



Agenda	Action Items
Call to order – Ron Buss – 10:00 a.m.	
Minutes – April 26, 2018 LEF Board Meeting, Baltimore	Motion to Approve
Treasurer’s Report – Rachel Edds <ol style="list-style-type: none"> 2018 Current Financial Status and Grant Log 2019 Proposed Budget 	Informational Motion to Approve
LEF Nominating Committee Report – Ron Buss, Steven Gragg	Motion to Approve
Research Committee – Jon B. DeVries	
Progress Reports – Approved Grants <ol style="list-style-type: none"> <i>Dos Puertas International Trade and Innovation Center Market Study</i>; user demand, feasibility, campus; SDSU and San Diego Chapter members Carl Nettleton, Alan Nevin, \$20,000. <i>Puerto Rico Spring 2019 LEW - Professional Advisory Delegation (PAD), Project Support</i>, Cassandra Francis, LAI International VP, \$3,000 (plus \$3,000 from LAI subject to approval) <i>No Small Plans</i>, Phase Two: printing, teacher training with <i>Planning Chicago</i>, Chicago Architecture Foundation, Gabrielle Lyon, \$5,000 <i>Malaga Cove Plaza Enhancement</i> – LA Chapter – Millard Lee - \$18,500 	Informational
New Grant Applications <ol style="list-style-type: none"> <i>Puerto Rico Spring 2019 LEW – Rio Padres Professional Advisory Delegation (PAD), Project Support, Cassandra Francis</i>, Phase II - \$10,000 <i>Estimating Housing Supply Elasticities for Manhattan from 1870 to 2017</i>, Professor Jason M. Barr – Rutgers University - \$15,000 <i>Emergence of Novel Sensorial Apparatuses in Virtually Enhanced Urban Space: A Case Study of Tokyo</i>, Elitza Koeva - \$9,750 	Motion to Approve
Communication Committee – Russell Mathew and Steven Gragg <ol style="list-style-type: none"> Update of LEF Website PS&A Marketing and Video Project – Update – Phil Adams 	Informational
Adjourn – Ron Buss	



LEF BOARD OF TRUSTEES MINUTES, BALTIMORE MEETING, APRIL 26, 2018

ATTENDEES:

LEF Board Members: Ron Buss, Rachel Edds, Jon DeVries, Steve Gragg

Staff/Consultants: Shelley Lloyd, Phil Adams

Guests: Dr. Sofia Dermisi, Univ. of Washington; Director D. Bradford Hunt, Vice President for Research and Academic Programs, Newberry Library; Planning Administrator William Long and Planning Commissioner Chantell L. Okarter, City of Mt. Vernon, N.Y.; Alan Nevin and Carl Nettleton, San Diego Chapter

CALL TO ORDER: Ron Buss – 10:00 a.m.

APPROVAL OF MINUTES: September 14, 2017, December 7, 2017 (call), January 31, 2018 (call) and March 14, 2018 LEF Board. Moved Approval: Edds; Second, DeVries. APPROVED

TREASURER'S REPORT: Rachel Edds

1. 2018 Current Financial Status and Grant Log:
 - Total assets of \$575,000 as of 3/31/2018
 - 2017: \$24,580 in contributions / \$29,000 in investment income
 - 2018 to date: \$6,900 in contributions
 - A financial review was completed in 2017. It directed that contributions be posted on the date made, even if accompanying the next year's renewals
 - Rachel moved to approve the Getting It Done contract: APPROVED

RESEARCH COMMITTEE REPORT:

Status of Approved Grants

Exploring Office Buildings and Occupant Well-being, University of Washington, \$15,000 - Progress Report – Dr. Sofia Dermisi

- Looking at real estate office data with worker health data
- Going smoothly – expanding data sets
- Kicking off talks with ARES
- Paper in next few months

Preserving Chicago's Planning History: Digitization and Archive, Newberry Library, \$17,000–Progress Report- D. Bradford Hunt

- How to organize info is key
- Working on a beta website

- Would like it to be the “go to” place for planners to access history

Preserving Mount Vernon, NY’s Historic Downtown, City of Mt. Vernon, \$20,000 – Final Report – William Long, Chantell L. Okarter

- High density in 4.4 square miles
- Study area is between two other areas
- Looking at strategies for new mixed-use development
- Grant facilitated public participation and creation of new zoning overlay district

New Grant Applications:

- *Dos Puertas International Trade and Innovation Center Market Study*; user demand, feasibility, campus; SDSU and San Diego Chapter members Carl Nettleton, Alan Nevin, \$20,000.
 - Presentation by Nettleton and Nevin on proposal and work already underway
 - Jon moved to approve \$10,000 Phase 1 / \$5,000 Phase 2 (upon completion): APPROVED
- *Downtown Revitalization & Sustainable Economic Development*. “Work-oriented” strategies in six southeastern cities and research session. Emil Malizia, Univ. of North Carolina, \$15,000
 - Jon moved to defer action – weak study/needs to be more focused: DEFERRED
- *Puerto Rico Spring 2019 LEW - Professional Advisory Delegation (PAD), Project Support*, Cassandra Francis, LAI International VP, \$3,000 (plus \$3,000 from LAI subject to approval)
 - Steve moved to approve subject to matching LAI funding and approval: APPROVED
- *No Small Plans*, Phase Two: printing, teacher training, libraries, *Planning Chicago*, Chicago Architecture Foundation., Lyon, \$5,000
 - Jon moved to approve subject to 30 copies being provided for distribution to LAI Chapters: APPROVED
- *Big Data Accessibility Measures and Urban Land Values*, explore using the latest transportation accessibility data, Sugar Access, Steven Bourassa, Ph.D., FAU, \$25,000
 - \$10,000 anchor grant toward total \$93,000 proposed budget. APPROVED

NEW BUSINESS

LEF Bylaws: Amend the bylaws to a cap of \$30,000 for new grants per recommendation of chair Ron Buss: APPROVED

PS&A Contract: Phil’s current Phase I contract is \$5,000. We approved a Phase II work program of \$6,500 for videos and processing of LEF Grantees at the Baltimore LEW.

Phil reported findings of LAI membership survey regarding LEF and is working on follow up recommendations. Also reported grantee presentations at LEW were being filmed.

AMERICAN REAL ESTATE SOCIETY (ARES): Jon attended spring meeting and gave presentation on LAI. Reported Dr. Dermisi will be incoming president of ARES in 2020 and can facilitate cooperation with LAI.

ADJOURNED

Land Economics Foundation

GRANT LOG as of June 22, 2018

			Date	Date		
	<u>Awarded To:</u>	<u>Amount</u>	<u>Approved</u>	<u>Rescinded</u>	<u>Date Paid</u>	<u>Notes</u>
<u>Grants Committed</u>						
Ryerson University	Dr. Steven Webber	\$ 10,000.00	10/3/2012		2/8/2013	Industrial Land Preservation Strategies in 4 cities
Malaga Cove Plaza Enhancement	LA Chapter	\$ 18,500.00	4/21/2016		5/25/2016	Contingent on \$3,500 contribution by local merchants. 1st payment \$15,000
Preserving Chicago's Planning History	Newberry Library	\$ 15,000.00	9/22/2016		10/17/2016	\$10,000 initially; \$5,000 at completion of Digital Phase
Office Bldg Characteristics & Well-Being of Occupants	U. of Washington	\$ 16,500.00	4/27/2017		6/6/2017	\$11,500 initially; \$5,000 on completion.
Dos Puertas International Trade & Innovation Center Market Study	Carl Nettleton, SDSU Foundation	\$ 15,000.00	4/26/2018		6/18/2018	\$10,000 initially; \$5,000 with complete report
No Small Plans, Phase Two	Chicago Architecture Found	\$ 5,000.00	4/26/2018		6/18/2018	Provide reports to LAI Chapters
Big Data Accessibility Measures & Urban Land Values	Steven Bourassa, FAU	\$ 10,000.00	4/26/2018		6/18/2018	\$7,500 initially; \$2,500 with complete report
<u>Grants Completed</u>						
Clemson Grant		\$ 10,000.00	10/3/2011		10/31/2013	
Planning Chicago I	APA/Jon DeVries	\$ 5,000.00	8/1/2012		1/28/2014	Book Project
Planning Atlanta	APA	\$ 5,000.00	10/3/2013		12/14/2014	
Property Values & Environmental Factors	ARES	\$ 30,000.00	4/25/2013		7/16/2015	Publication expected in 2014
Transit Real Estate Premiums	Katherine Kittrell/U of Utah	\$ 5,000.00	10/3/2013		12/17/2014	
Transit R.E. Values - Com. & MultiFam	Katherine Kittrell/U of Utah	\$ 5,000.00	2/6/2015		4/3/2015	Publicity for results
Planning Chicago II	APA/ Jon DeVries	\$ 5,000.00	10/17/2014		12/24/2014	E-Book
Land Use Mix for Fiscal Sustainability in Beachfront Communities	Rebecca Harris/U of S. Florida	\$ 12,311.00	4/21/2016		5/25/2016	
Empirical Analysis of Central City Decline	Emil Malizia/UNC	\$ 15,000.00	4/21/2016		5/25/2016	
No Small Plans	Chicago Architecture Found	\$ 5,000.00	4/27/2017		6/6/2017	Chicago school outreach on why design matters.

Land Economics Foundation

			Date	Date		
	<u>Awarded To:</u>	<u>Amount</u>	<u>Approved</u>	<u>Rescinded</u>	<u>Date Paid</u>	<u>Notes</u>
Trip & Parking Generation at TOD	Guang Tian, U. of Utah	\$ 7,500.00	4/21/2016		5/25/2016	1st payment \$5,000; 2nd payment \$2,500 2017
Santa Fe Innov. Dist.	Zia Chapter	\$ 20,000.00	4/23/2015		5/3/2015	Matching donation from Santa Fe realtors. \$8,000 refunded (unneeded) - See below
Preserving Mt. Vernon, NY's Historic Downtown	City of Mt. Vernon	\$20,000.00	9/22/2016		10/17/2016	\$12,500 initially; \$5,000 on completion of public input; \$2,500 final case study report
<u>Grants Rescinded</u>						
Santa Fe	St. Catherine's Indian School	\$ 4,668.46	10/21/2010	4/25/2013		Did not find a match. Invited to reapply in the future.
						9/25/13 Rec'd ck from Zia chapter for \$4,668.46 as refund of grant money. \$5,000, less photographer costs of \$337,.50, plus interest of \$5.96.
San Francisco	SPUR	\$ 25,000.00	?	10/3/2012		
San Francisco	SPUR	\$ 15,000.00	?	10/3/2012		Money returned around time of Sacramento LEW '11
U. of Toronto	Eric Miller	\$ 15,000.00	4/3/2014	8/19/2014		Study of transportation investment decision making. \$5,000 advance will be paid for lit. search & framework; \$10,000 paid upon completion of initial phase & assurance of sufficient other funds to complete study.
			revised			Eric Miller declined.
Site Plan Review Guide	Les Pollock	\$ 12,000.00	4/23/2015	2/23/2016		Check voided. Project was not funded by APA
Santa Fe Innov. Dist.	Zia Chapter	\$ 8,000.00	4/23/2015	9/14/2017		Amount unneeded and refunded 2017

Balance Sheet
Land Economics Foundation of Lambda Alpha International
As at 30 September 2018
Cash Basis

Assets

Cash and Cash Equivalents

WF Checking xxx4632 \$7,718.32

Total Cash and Cash Equivalents \$7,718.32

Current Assets

UBS Investments \$562,639.23

Total Current Assets \$562,639.23

Total Assets \$570,357.55

Liabilities and Equity

Equity

Current Year Earnings -\$16,724.64

Net Assets \$587,082.19

Restricted Net Assets \$0.00

Total Equity \$570,357.55

Total Liabilities and Equity \$570,357.55

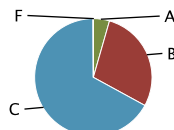


Portfolio review

as of October 01, 2018

Asset allocation review

	Value on 10/01/2018 (\$)	% of Portfolio
A Cash	25,127.17	4.45
Cash	25,127.17	4.45
US	25,127.17	4.45
US Cash	25,127.17	4.45
B Fixed Income	160,999.13	28.50
US	125,959.49	22.30
US Fixed Income	89,193.42	15.79
Intermediate	42,129.03	7.46
Other	47,064.39	8.33
Corporate High Yield	36,766.07	6.51
Corporate High Yield	36,766.07	6.51
Global	30,641.19	5.42
Global	30,641.19	5.42
Global	30,641.19	5.42
International	4,398.45	0.78
International	4,398.45	0.78
International	4,398.45	0.78
C Equity	378,291.95	66.97
US	248,432.74	43.98
Large Cap	220,663.41	39.06
Core	59,049.80	10.45
Growth	100,502.04	17.79
Value	61,111.57	10.82
Mid Cap	22,568.82	4.00
Core	6,188.34	1.10
Growth	10,495.60	1.86
Value	5,884.88	1.04
Small Cap	5,200.51	0.92
Core	1,408.80	0.25
Growth	2,562.13	0.45
Value	1,229.58	0.22
International	129,859.21	22.99
International	129,859.21	22.99
Other	129,859.21	22.99
D Commodities	0.00	0.00
E Non-Traditional	0.00	0.00



UX 22585 • Land Economics Foundation • Business Service Account

Prepared for Land Economics Foundation

Risk profile: Moderate

Return Objective: Current Income and Capital Appreciation

	Value on 10/01/2018 (\$)	% of Portfolio
F Other	432.15	0.08
Other	432.15	0.08
Other	432.15	0.08
Other	432.15	0.08
Total Portfolio	\$564,850.40	100%

Balanced mutual funds represented in multiple asset classes based on Morningstar allocations

Pooled investment cash allocation: \$25,127.17

Portfolio value and investment returns

	Performance returns (annualized > 1 year)			
	MTD 08/31/2018 to 09/30/2018	QTD 06/30/2018 to 09/30/2018	YTD 12/31/2017 to 09/30/2018	ITD 05/07/2013 to 09/30/2018
Opening value	562,904.88	548,567.03	560,630.71	457,073.60
Net deposits/withdrawals	0.00	0.00	-20,000.00	-99,937.00
Div./interest income	1,766.02	2,291.37	8,189.93	125,745.96
Change in accr. interest	0.00	0.00	0.00	0.00
Change in value	-481.48	13,331.02	15,368.79	82,056.87
Fees	0.00	0.00	0.00	-750.00
Closing value	564,189.43	564,189.43	564,189.43	564,189.43
Net Time-weighted ROR	0.23	2.85	4.30	7.75

Past performance does not guarantee future results and current performance may be lower/higher than past data presented.

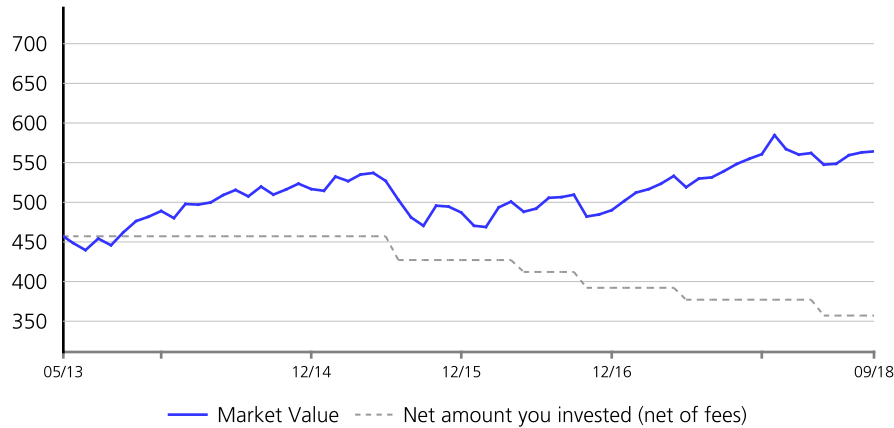
Report created on: October 02, 2018

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Portfolio review - as of October 01, 2018 (continued)

Sources of portfolio value

\$ Thousands

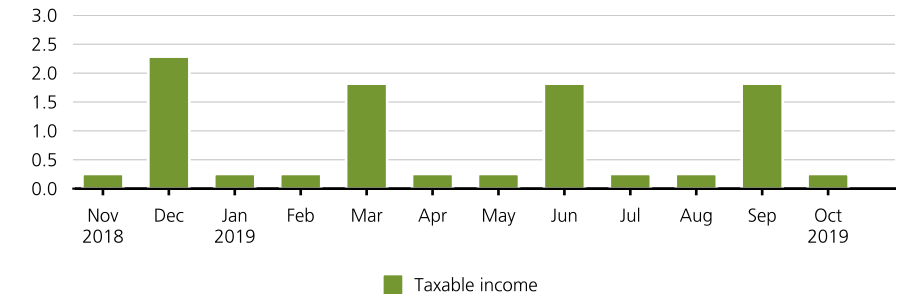


Summary of gains and losses

	Short term (\$)	Long term (\$)	Total (\$)
2017 Realized gains and losses	0.00	1,501.21	1,501.21
Taxable	0.00	1,501.21	1,501.21
Tax-deferred	0.00	0.00	0.00
2018 Year to date	0.00	2,802.56	2,802.56
Taxable	0.00	2,802.56	2,802.56
Tax-deferred	0.00	0.00	0.00

Expected cash flow

\$ Thousands



Total taxable income: \$9,655.15

Total expected cash flow: \$9,655.15

Cash flows displayed account for known events such as maturities and mandatory puts.

Equity sector analysis

Compared to S&P 500 index

	Value on 10/01/2018 (\$)	Actual (%)	Model (%)	Gap (%)
Communication Services	9,442.90	2.50	9.80	-7.30
Consumer Discretionary	45,020.58	11.90	10.37	1.53
Consumer Staples	27,909.30	7.38	7.40	-0.02
Energy	27,523.11	7.28	5.88	1.40
Financials	70,417.22	18.61	12.74	5.87
Health Care	44,315.91	11.71	14.65	-2.94
Industrials	27,603.20	7.30	9.74	-2.44
Information Technology	96,233.51	25.44	20.59	4.85
Materials	17,352.09	4.59	2.43	2.16
Real Estate	6,475.01	1.71	2.56	-0.85
Utilities	5,999.12	1.58	2.65	-1.07
Total classified equity	\$378,291.95			
Unclassified Securities	0.00			



Portfolio review - as of October 01, 2018 (continued)

Summary of performance by account

					Performance returns (annualized > 1 year)			
					MTD 08/31/2018 to 09/30/2018	QTD 06/30/2018 to 09/30/2018	YTD 12/31/2017 to 09/30/2018	ITD Start Date to 09/30/2018
Performance start date	Value on 09/30/2018 (\$)	% of portfolio						
UX 22585 Land Economics Foundation•Business Service Account	May 07, 2013	564,189.43	100.00%	Net time-weighted	0.23%	2.85%	4.30%	7.75%
Risk profile: Moderate								
Return objective: Current Income and Capital Appreciation								
Total Portfolio	May 07, 2013	\$564,189.43	100%	Net time-weighted	0.23%	2.85%	4.30%	7.75%
					MTD 08/31/2018 to 09/30/2018	QTD 06/30/2018 to 09/30/2018	YTD 12/31/2017 to 09/30/2018	ITD Start Date to 09/30/2018
Benchmarks - Annualized time-weighted returns								
US Treasury Bill - 3 Mos					0.16%	0.48%	1.26%	0.45%
Barclays Agg Bond					-0.64%	0.02%	-1.60%	1.54%
S&P 500					0.57%	7.71%	10.56%	13.74%

LEF 2018

	2011		2012		2013		2014		2015		2016		2017		2018		2019
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual as of 9/30/2018	Budget
Revenue																	
Member's Contributions	\$32,000	\$42,436	\$25,000	\$27,045	\$35,000	\$20,910	\$30,000	\$22,010	\$25,000	\$ 30,210.00	\$25,000	\$ 28,640	\$25,000	\$24,680	\$35,000	\$15,818	\$35,000
Investment Income	\$8,500	\$9,667	\$6,500	\$9,689	\$10,000	\$27,195	\$10,000	\$11,302	\$10,000	\$ 24,538.66	\$10,000	\$ 19,408	\$10,000	\$29,252	\$10,000	\$6,405	\$10,000
Change in Value of Investments		\$4,616	\$0	\$35,295		\$39,643		\$16,175		\$ (23,986.30)		\$ 18,808		\$56,493		\$15,850	
Restricted Member Contribution										\$ 5,000.00							
TOTAL	\$ 40,500.00	\$ 56,719.00	\$ 31,500.00	\$ 72,029.56	\$ 45,000.00	\$ 87,748.00	\$ 40,000.00	\$ 49,486.96	\$ 35,000.00	\$ 35,762.36	\$ 35,000	\$ 66,856	\$ 35,000	\$ 110,425	\$ 45,000	\$ 38,073	\$45,000
Operating Expenses																	
Admin Services			\$7,500	\$7,500	\$7,500	\$7,500	\$8,000	\$7,500	\$7,500	\$ 7,500.00	\$7,500	\$ 7,500	\$7,500	\$7,500	\$8,100	\$8,100	\$8,335
Acct & Audit	\$750	\$995	\$5,500	\$3,495		\$0			\$5,000	\$ 2,552.50	\$500	\$ 2,860	\$5,000	\$5,895	\$3,000		\$3,000
Printing/Copying				\$193		\$96	\$100	\$30		\$100		\$50					
Postage/Shipping						\$4	\$100	\$4		\$50							
Officer Travel *	\$4,000	\$2,500	\$4,000	\$4,000	\$4,000	\$4,500	\$4,000	\$1,000	\$4,000	\$ 4,000.00	\$4,000	\$ 3,500	\$4,000	\$3,000	\$4,000	\$1,000	\$4,000
Bank Fees		\$196	\$300	\$236	\$300	\$250	\$300	\$82	\$200	\$ 533.40	\$250	\$ 466	\$600	\$437	\$600	(\$19)	\$500
Investment Fees					\$4,000	\$150	\$4,000	\$150	\$200	\$ 150.00	\$150	\$ 150	\$150	\$150	\$150		\$150
Committee Member Support			\$2,500	\$124	\$1,000	\$0	\$2,000	\$0	\$1,000		\$1,000						
Website Creation & Fees			\$6,000	\$5,766		\$17	\$2,000	\$595	\$250		\$250			\$19			
Branding Initiative							\$5,000	\$5,000	\$2,000								
LEW Travel for Grantees *															\$2,000	\$872	\$2,000
Marketing															\$16,200	\$12,513	\$20,000
Misc.	\$1,200	\$1,374		-\$1,389	\$1,000	\$1,434	\$1,000	\$3,134	\$200		\$1,000		\$1,000	\$300	\$1,000	\$547	\$1,000
Taxes									\$ 852.00				\$250	\$150	\$250		
TOTAL	\$5,950	\$5,065	\$25,800	\$19,926	\$17,800	\$13,951	\$26,500	\$17,495	\$20,500	\$ 15,587.90	\$ 14,700	\$ 14,476	\$18,500	\$17,450	\$35,300	\$23,013	\$38,985
Grants (from Investment Fund)	\$25,000	\$17,500	\$0	\$10,000	\$30,000	(\$5,000)	\$30,000	\$5,000	\$25,000	\$ 30,000.00	\$25,000	\$ 69,811	\$40,000	\$11,000	\$26,500	\$31,785	\$28,500

St. Catherine's
Rescinded

Assumptions:

- (1) travel for 4 LEF Board members two times per year;
- (2) Two grantees attend each LEW

Notes:

- 1. Annual grants are approximately 5% of Investment Funds
- 2. David Lackoff's 2015 Grant applied to 2018 Marketing Initiative.
- 3. 2018 Marketing Budget: \$5,000 approved 9/14/17 + \$7,000 approved 3/14/18 + \$4,200 approved 9/25/18

LEF FUNDING APPLICATION

Title of Project

Puerto Rico Spring 2019 Land Economics Weekend
Make No Small Plans: Río Piedras Professional Advisory Delegation (PAD)
[Application for *Round 2* of Support]

Dollar Amount Requested

\$10,000 (of total project cost of \$13,000 – see attached budget)
[Supplemental to the initial LEF grant of \$3,000 already received]

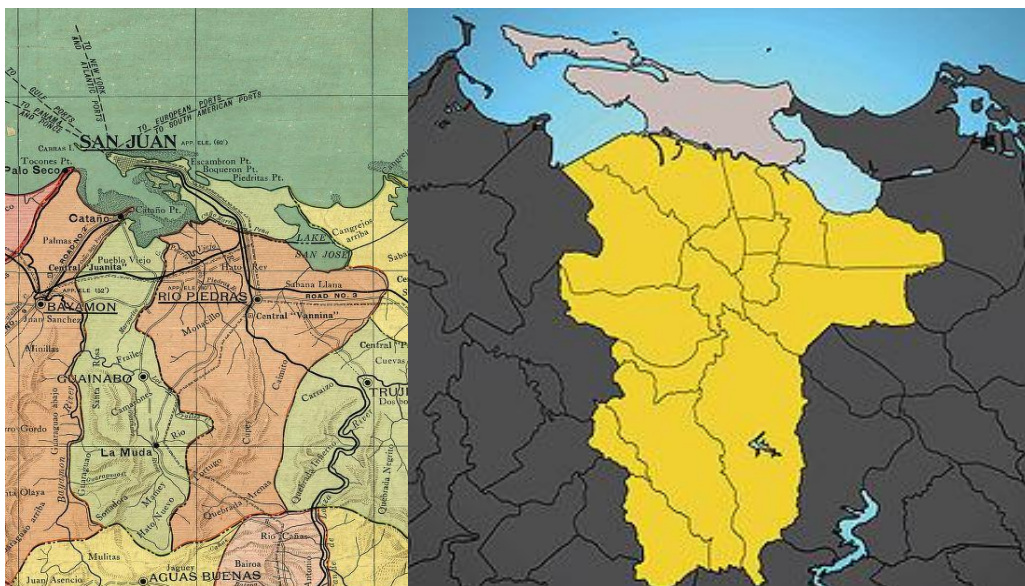
Submitted By

Cassandra Francis, LAI International Vice President, on behalf of LAI

Concept of Project

For spring of 2019, we propose a novel format for LAI's Land Economics Weekend (LEW), which we would test for implementation for certain circumstances for specific LEW's in the future. Particularly in geographic locations where there are cases of natural disaster or some other form of destructive event or structural dilemma, we would like to design the LEW with a combined mission: to learn more about land use and development issues in a specific locale and to provide a Professional Advisory Delegation (PAD) to assist on a specific local issue.

The spring 2019 LEW will be held in San Juan, Puerto Rico in order for our members and LEW attendees to honor and better understand the complex issues affecting land use and development on the island, particularly in light of the destruction caused by Hurricane Maria one year ago. Through our partner for the PAD, the University of Puerto Rico Graduate School of Planning, we have identified a client organization, the **Trust for the Development of Río Piedras (TDRP)**, which is undertaking a strategic planning process for the Río Piedras community. Río Piedras is a former municipality of Puerto Rico which was consolidated into the capital of San Juan in 1951.



Overview

Río Piedras is a community of San Juan which was once thriving. Río Piedras is the home to the main campus of the University of Puerto Rico (UPR) and Puerto Rico's only commuter rail system. However, the community has experienced significant population loss and disinvestment over the last few decades despite its proximity to downtown San Juan and its substantial infrastructure in place. Río Piedras also houses UPR's 300 acre San Juan Botanical Garden. Río Piedras had a population of 332,344 at the time of the 2000 Census which represents approximately 77% of the population of San Juan. Río Piedras has an urban center with a pedestrianized commercial street and central plaza and marketplace as well as the more arterial commercial road, Ponce de León Avenue, which is lined with many of the community's larger commercial, entertainment and institutional land uses. Río Piedras comprises 16 of the 18 barrios (or districts) of larger San Juan.

The Río Piedras PAD proposes that a LAI expert delegation and many spring 2019 LAI LEW attendees collaborate to provide significant recommendations and input into TDRP's upcoming strategic planning process. Please see the attached letter from Cristina Miranda Palacios, the President of the Trust for the Development of Río Piedras which indicates their desire to participate with LAI for the PAD. TDRP has also received funding from the Center for Popular Democracy to support their strategic planning process which further ensures the ongoing success and implementation of their initiative of which LAI would be a large part.

The proposed format for the PAD in the context of the Puerto Rico LEW is that a selected delegation of LAI members with specific relevant skills and experience will visit Río Piedras during two delegation working visits to collaborate with TDRP, the community and UPR to help support the community's strategic planning process in wake of Hurricane Maria and Puerto Rico's economic downturn. TDRP will provide basic materials, tours and detailed presentations of the issues affecting the community prior to the initial delegation visit (2 delegates) proposed for November 2018. After the initial visit and follow up conference calls of the team, an interim report would be prepared to prepare and guide the 2nd delegation (3 delegates) visit proposed for March 2019. The delegation, in coordination with TDRP, the community and UPR, would prepare and plan for a LAI PAD workshop that would take place on Wednesday, May 1, 2019, the day prior to the official start of the Puerto Rico LEW. We would offer LEW attendees the option to participate in the workshop and to provide their professional input as part of a facilitated day of presentations and discourse to further the project on behalf of the community.

The PAD workshop would start with a tour and presentations during a morning session followed by a question and answer session facilitated by members of the client organization. Then over lunch and during the early afternoon, all participants will divide into context-based sub-groups to deliberate on aspects of the planning process and propose solutions and further considerations. The final session in the mid-afternoon will be the verbal reporting of the sub-groups followed by a general summation of recommendations. The afternoon proceedings will be recorded and a general report will be provided thereafter to summarize the delegation's guidance.

Timetable

October 2018: Identify and contract with client organization outlining project and desired outcomes, client organization participants, pre-, during and post-LEW activities and deliverables; conference calls to familiarize experts with community

November 2018: Delegation Working Visit #1 (3 days, 2 delegates)

December 2018-February 2019: Monthly conference call (supplemented as necessary)

March 2019: Delegation Working Visit #2 (5 days, 3 delegates)

April 2019: Conference Calls to plan PAD Workshop at LEW

May 1, 2019: PAD workshop takes place as part of LEW

May - June 2019: Preparation of report of recommendations and input to strategic planning process

Budget

This grant application request is for an additional \$10,000 of a total budget of \$13,000 (of which \$3,000 has been previously granted by LEF at the Baltimore LEW). Please see the following detailed budget on separate page. Please note that we have reduced the original budget for the May 1, 2019 PAD workshop as we have reduced the attendance anticipated from 145 to 40, causing the original budget of \$6,000 to be reduced to \$3,000.

Responsible Parties

This effort will be spearheaded on behalf of LAI by Cassandra Francis, LAI International Vice President, with 3-4 selected visiting delegates and other team members which will be comprised of subject matter experts selected from LAI membership. The LAI and LEF Executive Committees will provide guidance and approval during the planning process.

Sustainability

The benefits of this initial PAD in Puerto Rico are several. The funding will help LAI to establish the PAD process and format which, if successful, we anticipate will be utilized during selected future LEWs. LAI's proposed PAD process can continue to benefit many other organizations and engage LAI membership in the future. Further, the benefit provided by LAI's expert delegation and insight from all LEW attendees as part of the break-out sessions has the potential to significantly advance Río Piedras' strategic planning process during a very critical time. The PAD will occur just in advance of significant US Federal funding being allocated to Puerto Rico that will be directed to organizations with capacity for shovel ready projects. The funding can also lead to the opportunity for all PAD participants to become engaged not only in this particular community, but in the larger Puerto Rican reconstruction effort. Lastly, the client organization and the local attendees that participate can help LAI build connections to this Caribbean region and potentially seed new LAI chapters and future collaborations.

Alliance Partners

Trust for the Development of Río Piedras (TDRP)

University of Puerto Rico Graduate School of Planning (UPR)

Other collaborators to be identified

[Additional funding provided towards the TDRP's strategic planning process from the Center for Popular Democracy]

Fideicomiso para el Desarrollo de Río Piedras



September 25, 2018

Cassandra Francis

Via Email: raquela@mariafund.org

RE: Trust for the Development of Río Piedras

Dear Cassandra:

Greetings from the Trust for the Development of Río Piedras (TDRP) and the communities that we serve. Norma Peña brought to our attention your interest in supporting our group in terms of planning and land use for the efforts related to the Trust. I want to thank you for your interest and availability and hope to be able to continue the conversation. Below you will find some information regarding our Trust.

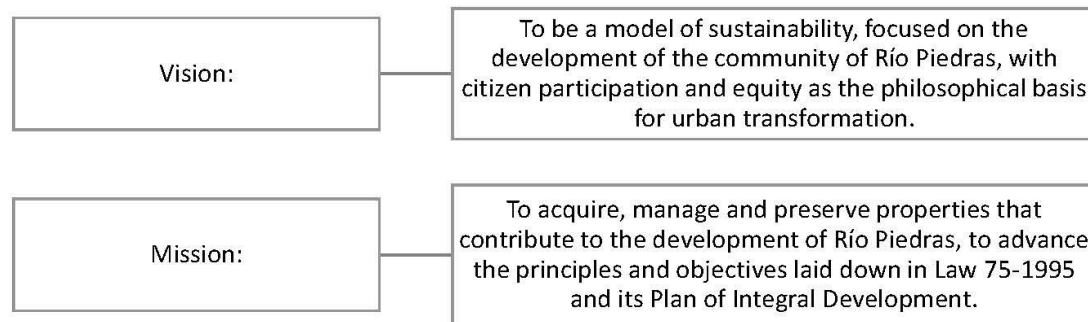
The TDRP was created by Law #39-2016, which amended Law # 75-1995, known as the *Special Law for the Rehabilitation of Río Piedras*. The amendment of the law was the result of a deliberative and comprehensive community participation process, in which residents and stakeholders got involved in the public policy design process. The focus of the amendments to the law was to ensure that the community had the tools it needed to revitalize its neighborhoods.

The TDRP was created as the response to one of the communities' biggest needs, to have an entity solely dedicated to the following efforts / objectives:

1. Establish initiatives to recover structures and lands, disused or abandoned sites, for the development of affordable housing, commerce, and non-profit organizations, in Río Piedras.
2. Acquire property for the benefit of the community of Río Piedras.
3. Facilitate the reconstruction and assessment of urban spaces, in accordance with the public policy established by Law 75-1995, and development plans and land use adopted by the Planning Board for the community of Río Piedras.
4. Acquire land and vacant lots to build affordable housing or for any other use necessary, for the benefit of the community of Río Piedras.

The TDRP was created on May 9th, 2017, by Deed #57. Members of the Trust were selected by the Community Association of Río Piedras, the local entity that represents all 8 *barrios* (neighborhoods) that compose the area of focus of the TDRP, and include

representatives from the following sectors: residents, students, commerce, other community groups as well as 2 experts. Our mission and vision guide all of our efforts, these are:



We have received funding from the Center for Popular Democracy in order to complete our strategic plan, and update the Comprehensive Plan for the Development of Río Piedras (Plan), and believe that your support would only enhance our initiatives.

We look forward to working together on behalf of the community of Río Piedras, and to continue designing and implementing initiatives and strategies that can serve as models for other distressed communities in need of community-led rehabilitation and transformation. If additional information is needed please feel free to reach us at 787.382.4078 or by email at fideicomisorp@gmail.com.

As always, gracias



Cristina M. Miranda Palacios, MCP, CHP
President

Río Piedras Professional Advisory Delegation (PAD) Budget

Item	#	Cost per	Total	Notes
Delegation Working Visits				
Delegation Working Visit #1 - November 2018				
2 Delegates Travel Expenses (3 nights)*	2	\$ 1,500	\$ 3,000	
Delegation Working Visit #2 - March 2019				
3 Delegates Travel Expenses (5 nights)*	3	\$ 2,000	\$ 6,000	
Materials/Video Conferencing/Printing			\$ 1,000	
		TOTAL	\$ 10,000	
May 1, 2019 Pre-LEW PAD Workshop (Assume 30 LAI Attendees, 10 Client/Community Members)				
Transportation for tour (bus)			\$ 500	
Video Conferencing/Video			\$ 500	
Printing/Materials			\$ 200	
Snacks/water for bus/breaks			\$ 100	
Lunch	40	\$ 25	\$ 1,000	
Flipboards, stickies, markers, etc.			\$ 100	
Report Preparation			\$ 300	
Translation			\$ 300	
Conference venue			\$ -	prov. by client org.
A/V, sound, if necessary			\$ -	prov. by client org.
Misc.			\$ -	
		TOTAL	\$ 3,000	

* Delegation Travel Expenses Calculation	Days	Cost	Total
Airfare			\$ 400
Home Ground Transportation			\$ 100
Hotel	5	200	\$ 1,000
Per Diem	5	70	\$ 350
Ground Transportation PR	5	25	\$ 125
	TOTAL		\$ 1,975

Assumes Delegates provide time and expertise on a pro bono basis

Title: Estimating Housing Supply Elasticities for Manhattan from 1870 to 2017

Dollar Amount Requested: \$15,000

Submitted by: Jason Barr

Address: Department of Economics, Rutgers University-Newark, Newark NJ 07102

Phone #: 917-658-5483

Email: jmbarr@newark.rutgers.edu

Executive Summary:

This research project aims to investigate the housing supply elasticity in Manhattan from 1870 to the present. The goal of the project is to evaluate, over the long run, the degree to which the New York City real estate community has been able to respond to the demand for new housing. We aim to see if the recent run up in housing prices is due to a reduction in the elasticity of supply over time; and if so, we investigate possible causes, such as zoning regulations.

Our work is expected to have an important policy dimension in that we will explore the factors that have an effect on housing supply over the long run, and which can inform the debate today about housing affordability.

We are requesting a grant of **\$15,000** which will be used to create an extensive data set over the period, which includes new building permits, residential real estate prices, and other relevant variables.

Concept:

One of the most pressing problems today in large urban areas, like New York City, is that of housing affordability (Plitt and Rosenberg, 2017). A recent body of scholarship has documented the constraints, such as geography and regulation, which influence housing supply in the face of population or business growth (Saiz, 2010; Glaeser, et al., 2005). In addition, changes in new housing supply have implications for the distribution of wealth between homeowners and renters (Knoll, et al., 2017).

Despite the central importance of supply and demand parameters for real estate market analysis and policy, there is a shortage of empirical estimates of supply elasticities in the housing market literature. Here supply elasticities are measured by looking at the percentage change in housing supply (as measured by number of new units or floor area) versus a 1% change in housing prices. Surprisingly little is known about long-run trends, and whether increasing housing prices in large urban areas, like New York, reflect decreasing housing supply elasticity or changes in demand-side factors.

We aim to fill this void by estimating long-run trends in housing supply elasticities and the forces that have affected these trends, with a focus on Manhattan's real estate market. To achieve our goal, we are going to assemble a novel database on Manhattan real estate that runs from 1870 to 2017. This data set will include virtually every new building permit issued in Manhattan and

the sales prices of residential real estate during the period. This will be the *first systematic study* of housing supply elasticity over such a long period.

We conjecture that three events potentially have profound effects on the housing supply elasticity in Manhattan. The first is technological progress in the construction of skyscrapers. Starting in the late-1880s, with the capability to build tall buildings at much lower costs, real estate developers could, in theory, build higher in response to positive housing price increases, increasing the supply of total housing units.

The second is the 1916 Zoning Resolution in New York City. It was the first comprehensive zoning code in the U.S. Its goal was to limit building bulk and usages across neighborhoods. By establishing setback rules, the regulations were intended to help reduce shadows on the street as well as street congestion. We expect that neighborhoods with stricter restrictions saw a smaller increase or, potentially, even a decrease in supply elasticity.

The third is the 1961 Zoning Resolution in New York City. “The resolution was the first change to New York’s zoning since the first zoning code was passed in 1916. It was created to suit the changing economy, an increasing population, and the growth of automobile use. The 1961 Zoning Resolution divided New York City into residential, commercial, and manufacturing areas. Elsewhere in the City, the 1961 resolution dramatically reduced achievable residential densities, largely at the edges of the City” (NYC Department of City Planning).

Because of this zoning, the conversion between residential, commercial, and manufacturing land uses had become more difficult, which could have reduced the flexibility of adjusting land uses and decreased the supply elasticities of each type of real estate. Also, the reduced achievable residential densities could have reduced the residential housing supply elasticities.

We will also investigate the role of financing. In particular, when we perform our statistical analysis, we will include measures of interest rates, and the quantity of money provided for real estate construction. This data is readily available from online sources.

We expect this work to be of interest to not only the academic community, but also to the real estate and policy communities. We aim to understand the long run factors that have affected the cost of urban housing and we are interested in disseminating our findings to as wide an audience as possible.

Overview:

When the data collection is complete, we will use the following econometric specification to estimate housing supply elasticities, following Saiz (2010):

$$\Delta P_i = \beta \Delta H_i + \alpha X_i + \varepsilon_i,$$

where i stands for neighborhoods in Manhattan, ΔP_i is changes in the (natural logarithm) of prices, ΔH_i is changes in the stock of house units or floor space; X_i are other important control variables, such as construction costs and/or population growth. The coefficient of interest is β , which is the inverse of the supply elasticity. We will estimate the above equation using data for, at least, each decade between 1870 and 2017.

We have identified all the data sources needed to estimate the above equation. The following activities will jointly be overseen by Jason Barr and Wei You, who will work together to collect, process and analyze the data.

1. *Building Permits*. Each permit record tells the address, the building footprint size, the number of stories, construction costs, and building use. More recent data has number of units and total floor area. The footprint area multiplied by the number of stories yields an estimate of changes in floor space, ΔH_i .

The *Real Estate Record and Builders' Guide* in the Columbia University library contain such information from 1870 to 1974. The building permit data also contains information on construction costs, (and can be supplemented by historical materials cost data from the *Record and Guide*, *Engineering News Record* and *The Historical Statistics of the United States*). The building permit data from 1974 to present are available from the New York City Department of Buildings.

2. *Real Estate Sales Prices*: We have access to the transaction-level building price data for New York City from the Department of Finance (and the Furman Center) for the years 1974 to present. Prior to 1974, we will collect building sales data from the *Real Estate Record and Builders' Guide* referenced above.
3. *Location of Skyscrapers*: Tall buildings data will come from Emporis.com, skyscraperpage.com and historical Manhattan Land Book atlases (Barr, et al., 2010). This data has already collected.
4. *Zoning Maps in 1916 and 1961*: Zoning maps from 1916 to 1961 have been digitized but have not been geo-rectified. One of our aims in this project is to geo-rectify historical zoning maps for use in the analysis and also for future research.
5. *Census Tract Data*: To instrument the changes in the stock of house units, ΔH_i , we will construct a “Bartik-type” instrument for the housing demand shock, for which we need information on the neighborhood-level population, income, and country of origin for immigrants, etc. The neighborhood boundaries will be unified for every 10 years between 1870 and 2010, which serve as the basic units of regressions. Census data will come from IPUMS.

The aim of the project is start with an academic research paper, and then to highlight the findings to a wider audience. Jason Barr has wide contacts with the media and we will use these contacts to publicize the findings. Jason Barr also blogs regularly on real estate and urban economics, and plans to blog around the research (<http://buildingtheskyline.org/skynomics-blog/>). We will also be including students in our research projects as well.

About the Investigators:

Jason Barr will be the lead PI and will manage and oversee all aspects of the project in collaboration with Dr. Wei You of New York University. Dr. Barr is a Professor at Rutgers University-Newark in the Department of Economics, and an affiliated faculty member with the Global Urban Systems Ph.D. program. He is currently the Director of Graduate Studies for the Economics Department. His research interests include real estate and urban economics. Dr. Barr serves on the editorial boards of the *Eastern Economic Journal*, the *Journal of Economic Interaction and Coordination*, and the *Journal of Real Estate Finance and Economics*. He is the author of *Building the Skyline: The Birth and Growth of Manhattan's Skyscrapers* (Oxford U. Press, 2016). Dr. Barr received his B.S degree from Cornell University in 1992 and his Ph.D. from Columbia University in 2002.

Dr. Wei You, currently a postdoctoral researcher at the NYU Furman Center. His research interests focus on real estate economics and urban economics. He completed his B.A. in Economics and Mathematics at Renmin University of China, his M.A. in Economics at Peking University, and his Ph.D. in Economics at the University of California, San Diego in 2017.

Timetable:

We will conduct the research in two stages.

1. From present to November, we are going to estimate the housing supply elasticities using data from 1974 to 2017. We choose to focus on this period first because the data are more readily available. The estimated results will inform us about the validity of our empirical approach and yield a relatively long time series of housing supply elasticities.

This stage involves the follow steps:

- a. We have obtained the new building permits data for Manhattan from 1900 to 1986 and from 1991 to 2017. We have finished processing the building permit data from 1990 to 2017. We are in the process of processing 1974 to 1986.
Finish by October 2018.
- b. We've obtained a database of real estate prices from 1974 to the present (courtesy of NYC and the Furman Center). We are in the processing of creating price indexes at the neighborhood level over this time span (where our neighborhood levels will be census tracts or aggregations of census tracts).
Finish by October 2018.
- c. We have created GIS Shapefiles of our neighborhoods and have obtained census-tract-level data on population, income, and immigrant composition. This part of data will also allow us to construct instruments for housing demand shocks.

Jason Barr is scheduled to present this first stage research at seminar on December 6, 2018 at UC Irvine. For this seminar our goal is present our findings on the housing elasticity of supply from 1974 to the present.

2. In parallel, that is, from present to next 12 months, we will be working on collecting data from 1870 to 1973. Our plans are as follows:

- a. This past summer, we have isolated the respective pages from the various issues of the *Real Estate Record and Guide* that list these permits. Next we will use Mechanical Turk to hire online workers to transcribe the New Building Permit data from 1870 to 1900. Process and geocode this information.
Finish by January 2019.
- b. Process the New Building Permit database from 1900 to 1973, which have been collected, as we mentioned in part 1a.
Finish by February 2019.
- c. We know someone who has collected real estate sales data from 1870 to 1940 and we are hoping she will share this data with us. We will know if she is willing to share by February 2019. If not we'll need to collect it ourselves.
- d. We need to collect real estate sales data from the *Real Estate Record and Guide* from 1941 to 1974. We will hire a student research assistant to scan these books at a high resolution, use OCR to convert the images into text, and then send to Mechanical Turk for further processing (correct OCR errors, separate into spreadsheets). In addition, we will process and geocode this information.
Finish by May 2019.
- e. Use Mechanical Turk to hire online workers to geo-rectify historical zoning maps in Manhattan in 1916 and 1961. The output will be shapefiles for use in ArcGIS.
Finish by July 2019.
- f. Assemble all the data, run regressions, and write the paper draft.
Finish by October 2019.

Budget:

We are requesting **\$15,000** from LEF. This request is primarily to fund the costs associated with collecting and processing historical data. Here we itemize the total estimated costs of the project.

Item #	Item	Estimated Cost
1	Mechanical Turk to transcribe New Building Permit data from 1870 to 1900 (Part 2a)	\$5,000
2	Mechanical Turk to geocode New Building Permit data from 1870 to 1900 (part 2a)	\$4,000
3	Hire RA to scan and use OCR conversion of the real estate sales data from the Real Estate Record and Guide (1941-1974) (Part 2d)	\$3,000
4	Mechanical Turk to geocode and organize the OCR results (Part 2d)	\$4,000
5	Mechanical Turk zoning maps geo-rectification (Part 2e)	\$4,000
6	Conference Travel cost of presenting the work (for both Jason Barr and Wei You)	\$3,000
7	Value of time of researchers over summer of 2019	\$15,000
Total Estimated Project Costs		\$38,000

Wei You has received \$5,000 grant from the Economic History Association (to pay for step 1)

Total request from LEF (initial funding for item #s 2-5)

\$15,000

Responsible Parties:

Jason Barr will act as lead PI and he will be working with Wei You, who will be the co-PI. They will work together to oversee the work being done by Mechanical Turk, and they will hire (graduate and undergraduate) student research assistants from Rutgers University, and possibly NYU and Columbia University.

Sustainability:

Our aim is to finish this project on housing supply elasticities for Manhattan by Fall 2019. Our long term goal is to make this part of a larger project to estimate real estate supply elasticities across all five boroughs of New York City and to include commercial properties as well. We will seek grant funding for this likely in early 2020.

Alliance Partners:

At this time, there are no alliance partners.

JASON M. BARR
CURRICULUM VITAE

Department of Economics
Rutgers University, Newark
Newark, New Jersey 07102

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Cell: (917) 658-5483
Email: jmbarr@newark.rutgers.edu
Website: <https://www.jasonmbarr.com/>

FIELDS OF INTEREST

Urban and Real Estate Economics, Computational Economics

POSITIONS

Professor, Rutgers University, Newark	July 2017 – Present
Director of Graduate Studies, Economics Department, RU-N	July 2008 – Present
Associate Professor, Rutgers University, Newark	July 2009 – June 2017
Assistant Professor, Rutgers University, Newark	September 2003 – June 2009

FACULTY AFFILIATIONS

RU-N Institute at NENU, Changchun, China	2016 – Present
Core Faculty, PhD Program in Global Urban Systems, RU-N	2016 – Present
Affiliated Faculty & Research Associate, PhD Program in Urban Systems, RU-N	2004 – 2016
Fellow, Newark Schools Research Collaborative	2009 – 2010
Affiliated Faculty, Institute on Education Law and Policy, RU-N	2004 – 2010

VISITING POSITIONS

Adjunct Professor, Dept. of Economics, Columbia University	Spring 2018
Adjunct Assoc. Professor, Dept. of Economics, Columbia University	Fall 2015
Visiting Researcher, Observatoire Français des Conjonctures Economiques, Paris	May 2006 – June 2006
Visiting Assistant Professor, Dartmouth College	September 2002 – June 2003

EDUCATION

COLUMBIA UNIVERSITY, Economics, Ph.D., 2002
COLUMBIA UNIVERSITY, Economics, M.A., 1997
EMERSON COLLEGE, Creative Writing, M.F.A., 1995
CORNELL UNIVERSITY, Consumer Economics and Housing, B.S. with Distinction, 1992

EDITORIAL BOARDS

Journal of Real Estate Finance and Economics
Eastern Economic Journal
Journal of Economic Interaction and Coordination

July 2018 – Present
February 2011 – Present
April 2011 – Present

BOOK

Building the Skyline: The Birth and Growth of Manhattan's Skyscrapers. (2016). Oxford University Press. Website: <http://buildingtheskyline.org/>.

JOURNAL PUBLICATIONS

“What’s Manhattan Worth? A Land Values Index, 1950-2014.” (2018). *Regional Science and Urban Economics*, 70, 1-19. (with F. Smith and S. Kulkarni).

“The Dynamics of Subcenter Formation: Midtown Manhattan, 1861-1906.” (2016). *Journal of Regional Science*, 56(5), 754-791. (with T. Tassier).

“Skyscraper Height and the Business Cycle: Separating Myth from Reality.” (2015). *Applied Economics*, 47(2), 148-160. (with B. Mizrach and K. Mundra).

“The Floor Area Ratio Gradient: New York City, 1890-2009.” (2014). *Regional Science and Urban Economics*, 48, 110-119. (with J. Cohen).

“Skyscrapers and Skylines: New York and Chicago, 1885-2007.” (2013). *Journal of Regional Science*, 53(3), 369-391.

“Skyscraper Height” (2012). *Journal of Real Estate Finance and Economics*, 45(3), 723-753.

“Bedrock Depth and the Formation of the Manhattan Skyline, 1890-1915.” (2011). *Journal of Economic History*, 71(4), 1060-1077. (with T. Tassier and R. Trendafilov).

“Skyscrapers and the Skyline: Manhattan, 1895-2004.” (2010). *Real Estate Economics*, 38(3), 567-597.

“Endogenous Neighborhood Selection and the Attainment of Cooperation in a Spatial Prisoner's Dilemma Game.” (2010). *Computational Economics*, 35(5) 211-234 (with T. Tassier).

“Organization, Learning and Cooperation.” (2009). *Journal of Economic Behavior and Organization*, 70, 39-53 (with F. Saraceno).

“Who has the Power in the EU?” (2009). *Mathematical Social Sciences*, 57(3), 339-366 (with F. Passarelli).

“Assessing the Geographic Distribution of Same Sex and Opposite Sex Couples across the United States: Implications for Claims of Causality between Traditional Marriage and Same Sex Unions.” (2008). *Review of Economics of the Household*, 8, 347-367. (with J. W. Graham).

“Cournot Competition and Endogenous Firm Size.” (2008). *Journal of Evolutionary Economics*, 18(5), 615-638. (with F. Saraceno).

“Organizations Undertaking Complex Projects in Uncertain Environments.” (2008). *Journal of Economic Interaction and Coordination*, 3, 119-135 (with N. Hanaki).

“Segregation and Strategic Neighborhood Interaction.” (2008). *Eastern Economic Journal*, 34, 480-503. (with T. Tassier).

“Preferences, the Agenda Setter, and the Distribution of Power in the EU.” (2007). *Social Choice and Welfare*, 28(1), 41-60. (with F. Passarelli).

“Charter Schools and Urban Education Improvements: A Comparison of Newark’s District and Charter Schools.” (2006). *The Urban Review*, 38(4), 291-311. (with A. Sadovnik and L. Visconti).

“Teacher Location Choice and the Distribution of Quality: Evidence from New York City.” (2005). *Contemporary Economic Policy*, 23(4), 585-600.

“Cournot Competition, Organization and Learning.” (2005). *Journal of Economic Dynamics and Control*, 29, 277-295. (with F. Saraceno).

“A Computational Theory of the Firm.” (2002). *Journal of Economic Behavior and Organization*, 49, 345-361. (with F. Saraceno).

BOOK CHAPTERS, CONFERENCE PROCEEDINGS AND OTHER PUBLICATIONS

“Economic Drivers: Skyscrapers in China” (2017). Research Report for the Council on Tall Buildings and the Urban Habitat (with Jingshu Luo).

“Introduction to the Symposium on Agent-based Modeling” (2017). *Eastern Economic Journal*, 43(2), 189-91 (with C. Ruebeck and L. Ussher).

Book review of *Model Building in Economics: Its Purpose and Limitations*. (2017). *Eastern Economic Journal*, 43(2), 370-71.

“Skyscrapers and Skylines: The Case of China.” (2016). CTBUH 2016 Shenzhen-Guangzhou-Hong Kong Conference Proceedings, 423-430 (with Jingshu Luo).

Book review of *The Great Society Subway: A History of the Washington Metro*. (2016). *Journal of Economic History*. 76(1), 251-52.

“The Economics of Skyscraper Construction in Manhattan.” (2015). *CTBUH Journal*, 4, 34-39. Reprinted in *International Journal of High-Rise Buildings* (2016), 5(2), 137-144.

“Skyscrapers and Skylines: New York and Chicago, 1885-2007,” (2014). *CTBUH Journal*, 14(1), 18-23. (4,000 word version of JRS article written for general audience).

“Governance, Mayoral Control and Urban School Improvement: Lessons for Newark in a Climate of Conflict” (2014). In: *The International Handbook of Cultures of Educational Policy*, vol. 2 Ed: Béatrice Boufoy-Bastick, 931-960. (with A. Sadovnik and T. Davidson).

“Introduction to Symposium” (2011). *Eastern Economic Journal, Special Issue on Agent-Based Computational Economics*, 37(1), 1-5. (with T. Tassier, and L. Ussher).

“Introduction to Symposium” (2008). *Eastern Economic Journal, Special Issue on Agent-Based Computational Economics*, 34(4), 421-422. (with T. Tassier, and L. Ussher).

“Modeling the Firm as an Artificial Neural Network” (2006). In: *Handbook of Research on Nature Inspired Computing for Economy and Management*, Ed. Jean-Philippe Rennard (with F. Saraceno).

“Firm Size Dynamics in a Cournot Computational Model.” (2006). In: *Artificial Economics: Agent-Based Methods in Finance, Game Theory and their Applications*. Eds. Mathieu, P; Beaufils, B.; Brandouy, O. Springer. (with F. Saraceno).

WORKING PAPERS

“Storm Surges, Informational Shocks, and the Price of Urban Real Estate: An Application to the Case of Hurricane Sandy.” (with J. Cohen), October 2017.

“Population Density across the City: The Case of 1900 Manhattan.” (with Teddy Ort), October 2013

“The Height Gradient in Manhattan, 1895 – 2010.” (with J. Cohen), May 2011

“Charter School Performance in New Jersey,” July 2007

GRANTS

PI: “Skyscrapers and Skylines: The Case of China,” Council on Tall Buildings and the Urban Habitat, 2015-2016.

Co-PI: “Visionmaker Jamaica Bay: Analysis of Community Generated Adaptation Strategies to Enhance Resilient Ecosystems in Jamaica Bay, New York,” WCF/National Parks Service, 2014-2016

MEDIA PUBLICATIONS

“Stop the Sprawl! If We are Serious about Our Future, We Must Look Up.” (2018). [The Irish Independent](#), September 25 (with Ronan Lyons).

“Asia Dreams in Skyscrapers.” (2017). [New York Times](#), October 11.

“Unshackle New York: A Lot of Zoning Rules are Outdated or Never Made Sense to Begin With.” (2017). [Crain’s New York Business](#), April 17.

“Manhattan Real Estate: What's Next?” (2016). <http://www.realclearmarkets.com>, February 8 (with Anna Scherbina).

“The Myth of the Skyscraper Index” (2012). [History News Network](#), December 17.

“Spagna e Polonia Reclamano il Potere si Veto dei 4 Grandi.” (2003) *Sole 24 Ore*, November 11, p. 3., Op-Ed article. (with F. Passarelli)

“Getting Teachers to Leave Home.” (2005) *Crain’s New York Business*, Letter to the Editor, October 24.

CLASSES TAUGHT

Introduction to Microeconomics, Rutgers University
Intermediate Microeconomics, Rutgers University
Industrial Organization and Game Theory, Rutgers University
Introduction to Statistics, Dartmouth College, Rutgers University
Introduction to Econometrics, Dartmouth College, Rutgers University
Urban and Regional Economics, Rutgers University, Columbia University
Economic History of Newark, Honors College, Rutgers University
Economic History of New York City, Honors College, Rutgers University
Seminar in Applied Economics, Rutgers University

OTHER WORK EXPERIENCE

Labor Relations Analyst, Mayor’s Office of Labor Relations, New York City	2001- 2002
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PROFESSIONAL ACTIVITIES

Founder and co-organizer: New York City Computational Economics & Complexity Workshop
Member: American Economic Association, Eastern Economics Association, Society for Computational Economics and Finance

WEI YOU
CURRICULUM VITAE

CONTACT INFORMATION:

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New York, NY 10012
(646)715-2025
wei.you@nyu.edu
<https://sites.google.com/site/youweilucky/>

CURRENT POSITION:

Research Fellow, Furman Center for Real Estate and Urban Policy, New York University (August 2017-present)

EDUCATION:

University of California, San Diego
Ph.D. in Economics (2011-2017)
THESIS TITLE: The Spatial Organization of Economic Activity in Cities
Advisor: Gordon Hanson

Peking University, Guanghua School of Management
M.A. in Economics (2009-2011)

Renmin (People's) University of China
B.A. in Economics and Mathematics (2005-2009)

RESEARCH FIELDS:

Urban Economics, Development Economics, Economic History

TEACHING EXPERIENCE:

2011-2017: Teaching Assistant, UCSD Economics Department, School of Global Policy and Strategy
Classes taught: *Intermediate Microeconomics, Intermediate Econometrics, Marketing, Energy Economics, International Trade, Topics in International Trade (graduate level)*

RELEVANT POSITIONS HELD:

2012-2016: Research Assistant, Gordon Hanson
2014: Research Assistant, David Lagakos
2013: Research Assistant, Marc-Andreas Muendler

HONORS, SCHOLARSHIPS, AND FELLOWSHIPS:

2016: Runner-up of the North American Regional Science Council Graduate Student Paper Award
Research Grant, All-UC Group in Economic History
Research Grant, UCSD Department of Economics
Travel Grant, UCSD
2014: CPhil Fellowship, UCSD
2013, 2014: Graduate Summer Research Fellowship, UCSD

2013: Fellow Participant, NBER Entrepreneurship Research Boot Camp
2008: Meritorious Winner, Mathematical Contest in Modeling, COMAP
2007: First Prize for China Mathematical Contest in Modeling

PUBLICATIONS:

[Detecting the Boundaries of Urban Areas in India: A Dataset for Pixel-Based Image Classification in Google Earth Engine](#), (joint with Ran Goldblatt, Gordon Hanson, and Amit Khandelwal), *Remote Sensing*, 2016, 8(8), 634

WORKING PAPERS:

[The Economics of Speed: The Electrification of the Streetcar System and the Decline of Mom-and-Pop Stores in Boston, 1885-1905](#), *submitted*.

(Runner-up of the North American Regional Science Council Graduate Student Paper Award, 2016)

[Social Communication, Information Aggregation and New Investor Participations](#), (joint with Yu-Jane Liu, Juanjuan Meng, and Longkai Zhao), *submitted*.

RESEARCH IN PROGRESS:

[Is China Placing its Population in the Right Places?](#)

[Understanding the Long-Run Decline in Withincounty Migration: The Role of the Housing Market](#), (joint with Ingrid Ellen, Katherine O'Regan, and Vicki Been)

CONFERENCE PRESENTATIONS:

American Real Estate and Urban Economics Association, Philadelphia, January 2018

Annual North American Meetings of the Regional Science Association International, Minneapolis, November 2016

All-UC Group in Economic History Graduate Student Workshop, Berkeley, CA, October 2016

Transport, Urban, and Regional Seminar, UC Irvine, October 2016

DATE OF BIRTH: 1987/03/08

SEX: M

CITIZENSHIP: China

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Title of Project Emergence of Novel Sensorial Apparatuses in Virtually-Enhanced Urban Space: A Case Study of Tokyo

Dollar Amount Requested \$ 9,570

Submitted By Elitza Koeva

Address 10B Francis Avenue, Cambridge, Massachusetts, 02138

Phone Number +359 89 6730393?

Email Address eli.koeva@gmail.com

Concept of Project artistic & design spatial practice engenders people's engagement, critical awareness and participatory r

Overview The structuring of the way we navigate and experience the urban 'media landscape' (Muntadas) has fuelled a need for a renewed questioning of arts role within urban environments, saturated with information technologies and the plethora of fast changing imagery they produce. This research project will explore how virtually-enhanced urban space alters perception by interrogating the role of art, digital media technologies and the city in their respective and inter-related production of subjectivity.

Key to this research is the city of Tokyo which I will use as a case study for understanding the transformation of the polis and urban environment in the new spaces of late Capitalism where, as Frederic Jameson has observed developing a holistic image of the city is no longer possible. Tokyo's districts like Shibuya, Shinjuku and others, through the means of large-scale monitor screens, advertisement boards and digital technology, have shifted the public sphere realm into the virtual. In concurrence with Robert Smithson's dialectics of 'sites-nonsites,' and Gyorgy Kepes' focus on advanced technology, I will analyse how artistic & design practice engenders people's engagement, critical awareness and participatory responses to the virtual cityscape. I will create temporary spatial installations, sound sculptures and urban interventions, transforming sites in Tokyo into 'nonsites' through diverse cultural references as audiovisualscapes from NYC.

This research will produce new models for reconceptualising the self and the social at the level of city construction and subjectivity. It will question how we define and create our perception of space from Japanese and Western perspectives. Through psychogeographical experimentations (Debord) this project will also develop critical research methods evoking the 'neglected' human right (Harvey) - the 'right to the city' (Lefebvre).

Timetable September'18 – September'19 • Bibliographic research.

- I will continue to develop my skills and experimental practices in photography, film, sound design and sculpture with GSD mentors and peers.
- Fieldwork in NYC.

October'19 – September'20

- Field research in NYC and Tokyo. Documentation of the research process in writing as well as in photography, video and sound samples.
- Data Analyses.
- Thematic organization and preliminary writing structure.
- Visiting researcher at a host University in Tokyo. (I have an invitation from the University of Tokyo.)
- Building temporal spatial installations and sound sculptures.

October'20 – September'21 • Thesis writing.

- Final dissertation conclusion.
- Presentation and discussion.
- Exhibition.

Budget Field travels 4,000

Research equipment 2,850

Books 720

Building materials/ Construction 2,000

Total 9,570

Responsible Parties I am a Doctor of Design Studies student at Harvard GSD. The supervisory resources at the Harvard Graduate School of Design (GSD) are key to the development of the proposed research project. Working under the mentorship of Prof Antoine Picon (PI), whose research addresses the changes brought by the computer and digital culture to the theory and practice of architecture, as well as, to the experience of the city, and under Prof Allen Sayegh, whose research lab looks into the future of built environment from a technologically augmented point of view, would provide the needed theoretical and practical guidance.

Furthermore, drawing from the GSD resources and having supervision from Prof Krzysztof Wodiczko and Prof Giuliana Bruno will immensely benefit my art & design practice and understanding of media, materiality and the virtual world. The GSD faculty guidance would facilitate building the theoretical frameworks and methodological tools, crucial for the successful implementation and completion of the project.

Sustainability I have a funding through Fulbright, Thanks to Scandinavia and grant from Harvard GSD. For next year, I will apply to PEO International Peace Scholarship and AAUW International Fellowship program.

Alliance Partners Harvard Graduate School of Design

Tokyo University

The Graduate School in Arts and Sciences Harvard Critical Media Practice (CMP)

MIT Art, Culture & Technology (ACT)

Supplementary Materials [research_proposal.pdf](#)

Source URL (retrieved on Sep 25 2018 - 9:54am): <https://www.lai.org/node/1659/submission/7683?destination=node/1659/submission/7683>

Emergence of Novel Sensorial Apparatuses in Virtually-Enhanced Urban Space: A Case Study of Tokyo

Elitza Koeva

DDes, Harvard Graduate School of Design

The structuring of the way we navigate and experience the urban ‘media landscape’ (Muntadas) has fuelled a need for a renewed questioning of arts role within urban environments, saturated with information technologies and the plethora of fast changing imagery they produce. This research project will explore how virtually-enhanced urban space alters perception by interrogating the role of art, digital media technologies and the city in their respective and inter-related production of subjectivity.

Key to this research is the city of Tokyo which I will use as a case study for understanding the transformation of the polis and urban environment in the new spaces of late Capitalism where, as Frederic Jameson has observed developing a holistic image of the city is no longer possible. Tokyo’s districts like Shibuya, Shinjuku and others, through the means of large-scale monitor screens, advertisement boards and digital technology, have shifted the public sphere realm into the virtual.

In concurrence with Robert Smitshon’s dialectics of ‘sites-nonsites,’ and Gyorgy Kepes’ focus on advanced technology, I will analyse how artistic & design practice engenders people’s engagement, critical awareness and participatory responses to the virtual cityscape. I will create temporary spatial installations, sound sculptures and urban interventions, transforming sites in Tokyo into ‘nonsites’ through diverse cultural references as audiovisualscapes from NYC.

This research will produce new models for reconceptualising the self and the social at the level of city construction and subjectivity. It will question how we define and create our perception of space from Japanese and Western perspectives. Through psychogeographical experimentations (Debord) this project will also develop critical research methods evoking the ‘neglected’ human right (Harvey) - the ‘right to the city’ (Lefebvre).

Intellectual Context & Research Questions:

Virtual reality (VR) is on the verge of being able to present us with an experience more heightened than actual reality. Perhaps the most significant issue of the ‘virtual’ for us as users is

related to our ability to integrate virtual experiences into the real and to process this new information into our conception of the world. As the boundary between reality and its virtual simulacra is blurred, the ability to distinguish virtual from real (and vice versa) has become increasingly obstructed.

Tokyo, what Saskia Sassen's termed 'global cities,' has become an important node in the flow of information and capital. As one of the world's most technologically advanced megacities, Tokyo provides a vast platform to analyse how virtually-enhanced urban space alters perception and subjectivity. The sites in which communities would traditionally gather as stable referents (i.e. the polis) are now reoriented in a differently configured urban experience that, whilst appearing dynamic and mutable presents a particular crisis for our ability to imagine, comprehend and build a political community.

The city of Tokyo has been chosen as a research field in order to observe the transformation of the urban environment in which reality is becoming increasingly immaterial. The analysis of the sociospatial immaterialization of the city and the urban environment in the highly mediated and information-oriented age would address the issues arising from the conditions of the post-digital society. We can certainly argue that contemporary art has struggled to understand its location with technology and society - especially as these are often pitted against each other in problematic polemics (see Steyerl or Flusser). I aim to understand how artistic & design spatial practice engenders people's engagement, critical awareness and participatory responses to the virtually-enhanced cityscape, reconciling the self and the social at the level of city construction and subjectivity. In taking art practice outside of the gallery space and into the city I ask: what are the points of interface where creative practitioners can assist in transforming the city?

This analysis would cast light on broader research questions and their interactions and interdependencies: will public space shift completely to the social media and communication realms, respectively, what kind of identities will be constructed in the age of 'media landscape' and information technology, and how this would impact the development of new modes of perception that would enable us to navigate within the communication framework delivered over a centerless network (Boyer), or perhaps we will turn from individual to collective consciousness (Flusser)?

Methodology:

This project will draw from diverse theoretical and practice-based approaches – ‘urban explorations’ (soundwalks, mapping, digital media interactions, chance encounters etc.) in order to develop methods for understanding and contesting the material, political, theoretical, cultural and quotidian interrelations at play (Lefebvre).

My methodology is contextualized in concurrence with Robert Smithson’s dialectics between ‘sites-nonsites,’ and Gyorgy Kepes’ focus on advanced technology, namely, that there is a lived social experience that is more advanced, than the actual material reality created by the society itself. Both practices address consciousness’ expansion into geographic space. In addition, I will employ Antoni Muntadas’ investigation of the relationship between public and private spaces and the praxis of the Brazilian Neo-Concretists - Lygia Clark and Hélio Oiticica, transcending mind/body duality by focusing on sensorial (embodied) and relational experiences, leading to expanse of psychological space.

I will develop a series of soundscapes, informed by the music theories of John Cage. The soundscapes seek to deconstruct the fixed mental maps of the city, as sounds cannot be fixed they are always fleeting. In order to collect the data for building these soundscapes I will employ *strollology*, a field of study founded by Lucius Burckhardt, examining the sequences of perception through which we map our surroundings. Soundwalks, mapping the acoustic environment, will act as a temporal expansion and will reveal the invisible dimension, multisensorial realm of space. For discovering these dimensions of the city, already present and occurring, but which our minds, oppressed by mental inertia, do not see, I will make use of Guy Debord’s theory of the *dérive*. I will also investigate different approaches that contemporary artists and architects have towards space representation and production, employing Latour’s actor-network theory (ANT).

Other methodologies will include video and photography for field research and capturing the data from sites in NYC and Tokyo; ethnographic & visual anthropology methodology for data analysis; mathematical, cybernetics and physics algorithms for processing the data structures in their possible sensorial effects on humans.

Timetable:

- | | |
|-----------------------------|---|
| September'18 – September'19 | <ul style="list-style-type: none">• Bibliographic research.• I will continue to develop my skills and experimental practices in photography, film, sound design and sculpture with GSD mentors and peers.• Fieldwork in NYC. |
| October'19 – September'20 | <ul style="list-style-type: none">• Field research in NYC and Tokyo. Documentation of the research process in writing as well as in photography, video and sound samples.• Data Analyses.• Thematic organization and preliminary writing structure.• Visiting researcher at a host University in Tokyo. (I have an invitation from the University of Tokyo.)• Building temporal spatial installations and sound sculptures. |
| October'20 – September'21 | <ul style="list-style-type: none">• Thesis writing.• Final dissertation conclusion.• Presentation and discussion.• Exhibition. |

Feasibility:

The supervisory resources at the GSD are key to the development of the proposed research project. Working under the mentorship of Prof Antoine Picon, whose research addresses the changes brought by the computer and digital culture to the theory and practice of architecture, as well as, to the experience of the city, and under Prof Allen Sayegh, whose research lab looks into the future of built environment from a technologically augmented point of view, would provide the needed theoretical and practical guidance. Furthermore, drawing from the GSD resources and having supervision from Prof Krzysztof Wodiczko and Prof Giuliana Bruno will immensely benefit my art & design practice and understanding of media, materiality and the virtual world.

The GSD faculty guidance would facilitate building the theoretical frameworks and methodological tools, crucial for the successful implementation and completion of the project.

Outcomes:

The thesis (written component) will embed the spatial practice in critical theory, and will demonstrate that critical artistic practices equal academic theoretical analysis in knowledge production. The thesis will also show that spatial praxis represents an essential dimension for creating more advanced ‘lived’ environment, reconceptualising the self and the social at their intersection in the public urban space.

The practice will include audio & visualsapes, temporary spatial installations and conceptual city maps (made of sounds, atmosphere etc.). It will transform sites in Tokyo into ‘nonsites’ obliterating physical distance and taking urbanites to ‘nonjourneys’ through diverse cultural references from the city of New York. The work will immerse in spatial experiences, conducive to self-enquiries as ‘Who am I within this space?’ By opening possibilities that were not previously there, the art & design practice will reveal that spaces are multidimensional and require plural thinking / sensing, allowing entrance into Edward Soja’s ‘Thirdspace’ where we can embody more progressive multiple realities. The artistic work will be exhibited at the end of the project.

This research project will help to significantly increase the understanding of the interactions and interdependencies within the visual arts, urban space, media, materiality and virtual world. It will vastly expand the Western and Japanese understanding of spatialization practices and contribute to debates on the transformation of the city and the renewed questioning of arts role within urban environments, saturated with digital telecommunications technologies. It will offer new conceptual frameworks for thinking about the production of virtually-enhanced urban space and how such space is altering bodily perceptions leading to the emergence of novel sensorial apparatuses. The study will also contribute to the better understanding of the densely populated Asian cities and their Western counterparts and their respective inter-connectedness in the new ‘Age of Entanglement.’ Furthermore, it will play an important role for fostering experimental research methods, cognitively mapping the new ‘media landscape’ of the city and its psychogeography.

References:

In-depth research in this area has been developed by architects and architectural theorists (Picon, Bratton, Bruno, Parisi, the project *Towards the Sentient City*, Bartlett's Department of Decay; Murphy and Hatherley), media theorists (Kittler, Lash), urban geographers, political theorists (Rowan, Sassen), interdisciplinary research groups (Harvard GSD, LSE Cities, UCL Urban Laboratory, MIT SENSEable City Lab, MIT Media Lab and ETH CAAD), artists (Wodiczko, Muntadas, Urbonas, Jarr, Hirschhorn, Steyerl, Raad), and philosophers (through a trajectory that includes Benjamin, Debord, Jameson, McLuhan, Flusser, Rancière, Leslie, Osborne, Deutsche, Diederichsen, Shaviro, Klein). Recently, this political question of the 'techno-image' and pluralism has been discussed in the work of Badiou, Laruelle, and those associated with Accelerationism and its critiques (Land, Williams and Snircek, Noys, Tilford, Wolfendale, Brassier). In mathematics and physics (Châtelet, Mazzola, Negarestani, Zafiris, and Petitot), the question of the multiverse - a multiplicity of worlds - addresses and complicates our inherited understanding of how we construct site as future. This project will draw from this significant field of artists, designers, thinkers and researchers, and will also extend invitations to researchers that I have established sustained dialogues with as a result of previous project research.

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