

Redevelopment The Unknown Government

European retailers have successfully internationalised their activities in Europe but have been less successful in North America. American retailers have been successful in their home market but less so in Europe. The major European and American retailers are now entering Asia and competing directly with each other in a substantive way for the first time. These Western retailers, using modern managerial methods, are entering markets typified by more traditional managerial approaches. Western managerial cultures and values are interfacing with Asian ones. The results of these moves are new stresses for Asian retail structures that bring a new dynamism to Asian retailing. The contributions in this book explore the conflicts and benefits that arise as retailing in Asia becomes internationalised. The contributions are provided by experts in retail research from across Asia and for the first time in depth analyses are provided of the ways that Western retailers are provoking change in Asia. The book results from a seminar held at the University of Marketing and Distribution Sciences, Kobe, in November 2001 under the auspices of Society for Asian Research in Distribution. Scholars from across the region presented research results of their analyses of the New Commerce now appearing in Asia.

This book is a comparative study of two energy policies that illustrates how and why technical fixes in energy policy failed in the United States. In the post-WWII era, the U.S. government forcefully and consistently endorsed the development of civilian nuclear power. It adopted policies to establish the competitiveness of civilian nuclear power far beyond what would have occurred under free-market conditions. Even though synthetic fuel was characterized by a similar level of economic potential and technical feasibility, the policy approach toward synthetic fuel was sporadic and indeterminate. The contrast between the unfaltering faith in nuclear power and the indeterminate attitude toward synthetic fuel raises many important questions. The answers to these questions reveal provocative yet compelling insights into the policy-making process. The author argues that these diverging paths of development can be explained by exploring the dominant government ideology of the time or "ideology of the state" as the sociology literature describes it. The forceful support for nuclear power was a result of a government preoccupied with fighting the Cold War. The U.S. national security planners intentionally idealized and deified nuclear power to serve its Cold War psychological strategy. These psychological maneuverings attached important symbolic meaning to nuclear power. This symbolism, in turn, explains the society-wide enthusiasm. The fabricated myth of the Atomic Age became a self-fulfilling prophecy and ushered in a bandwagon market. On the other hand, a confused, indeterminate, and relatively powerless welfare state stood behind synthetic fuel. The different ideologies of the state explain the government's different attitudes toward nuclear and synfuel endeavors. The overarching discovery is a mode of "belief-based decision-making" in long-term energy planning. This discovery goes against the prevalent assumption of rational choice in social sciences. The author argues that rational-choice assumption is inapplicable because of the extreme long-term nature of energy planning. It is not usually possible to predict the sociopolitical and economic conditions in the distant future. Rational decisions require supporting information, which often includes impossible long-term foresights. One cannot rationally choose between one unknown and another unknown. Pivotal decisions in long-term energy planning must inevitably be belief based, and beliefs are subject to political manipulation and distortions by social mechanisms. Understanding these peculiar but pervasive characteristics of energy business bears important lessons for today's decision making about energy technologies, and the stakes, if anything, are even higher than before. Energy policy communities; historians of the Cold War, American history, and technology; and sociologists would find this book an invaluable resource. For more than a decade, Melbourne has had the fastest-growing population of any Australian capital city. It is expanding outward while also growing upward through vast new high-rise developments in the inner suburbs. With an estimated 1.6 million additional homes needed by 2050, planners and policymakers need to address current and emerging issues of amenity, function, productive capacity and social cohesion today. Planning Melbourne reflects on planning since the post-war era, but focuses in particular on the past two decades and the ways that key government policies and influential individuals and groups have shaped the city during this time. The book examines past debates and policies, the choices planners have faced and the mistakes and sound decisions that have been made. Current issues are also addressed, including housing affordability, transport choices, protection of green areas and heritage and urban consolidation. If Melbourne's identity is to be shaped as a prospering, socially integrated and environmentally sustainable city, a new approach to governance and spatial planning is needed and this book provides a call to action.

Strategies for Resolving Environmental Land Use Disputes

Bernard A. Schriever

Property Rights

Building Change of Use

How American Cities Rebuild Closed Military Bases

Institute for Local Government Studies, Plano, Texas, November 15-17, 2006 (Plano), December 6-8, 2006 (San Francisco)

State, Market, and Space

American communities face serious challenges when military bases close. But affected municipalities and metro regions are not doomed. Taking a long-term, flexible, and incremental approach, Michael Touchton and Amanda J. Ashley make strong recommendations for collaborative models of governance that can improve defense conversion dramatically and ensure benefits, even for low-resource municipalities. Communities can't control their economic situation or geographic location, but, as *Salvaging Community* shows, communities can control how they govern conversion processes geared toward redevelopment and reinvention. In *Salvaging Community*, Touchton and Ashley undertake a comprehensive evaluation of how such communities redevelop former bases following the Department of Defense's Base Realignment and Closure (BRAC) process. To do so, they developed the first national database on military redevelopment and combine quantitative national analyses with three, in-depth case studies in California. *Salvaging Community* thus fills the void in knowledge surrounding redevelopment of bases and the disparate outcomes that affect communities after BRAC. The data presented in *Salvaging Community* points toward effective strategies for collaborative governance that address the present-day needs of municipal officials, economic development agencies, and non-profit organizations working in post-BRAC communities. Defense conversion is not just about jobs or economic rebound, Touchton and Ashley argue. Emphasizing inclusion and sustainability in redevelopment promotes rejuvenated communities and creates places where people want to live. As localities and regions deal with the legacy of the post-Cold War base closings and anticipate new closures in the future, *Salvaging Community* presents a timely and constructive approach to both economic and community development at the close of the military-industrial era.

Report from the Committee's informational hearing -- A background paper for the Committee's informational hearing -- Written materials received by the Committee.

Radically reoriented under market reform, Chinese cities present both the landscapes of the First and Third World, and are increasingly playing a critical role in the country's economic development. Yet, radical marketization co-exists with the ever-presence of state control. Exploring the interaction of China's market development, state regulation and the resulting transformation and creation of new urban spaces, this innovative, key book provides the first integrated treatment of China's urban development in the dynamic market transition. Focusing on land and housing development, the authors, all renowned authorities in this field, show how the market has been 'created' under post-reform urban conditions, and examine 'the state in action', highlighting how changing urban governance towards local entrepreneurial state facilitates market formation. A significant, original contribution, they highlight the key actors and their institutional contexts. China has been very successful in using urban land development as an economic growth engine, and here the authors investigate complex interactions between the market and state in creating this new urbanism. Taking a unique perspective, they marshal

original ideas and empirical work based on field studies and collaborative work with colleagues in China.

Urban Development in Post-Reform China

Challenges in 2008 and Beyond : Hearing Before the Subcommittee on Housing and Community Opportunity of the Committee on Financial Services, U.S. House of Representatives, One Hundred Tenth Congress, Second Session, July 9, 2008

Legislators Look at Redevelopment Reforms : the Summary Report from the Joint Interim Hearing

Information on Shale Resources, Development, and Environmental and Public Health Risks (Gao-12-732)

Australian National Bibliography: 1992

Coming of an Age

Salvaging Community

Communities across the country struggle with the challenge of redeveloping vacant or underused, contaminated land, commonly referred to as "brownfields." Brownfields blight their neighborhoods and cause damage relating to poor environmental quality, detriments to public health, and decreased confidence in the surrounding area. Even though redeveloping brownfields offers numerous benefits, the process is an uphill battle for developers and municipalities alike. Given the multiple barriers to brownfield redevelopment, including: the difficulty of determining the level of contamination, unknown cleanup costs, uncertainty surrounding the extent of liability, the challenge of obtaining grants or outside funding to cover cleanup costs, and the unreliable development timeline, it is not surprising that private developers are often reluctant to undertake brownfield redevelopment projects on their own. Therefore, government plays a crucial role in spurring the redevelopment of brownfields to return them to productive reuse. Massachusetts' Brownfields Support Team (BST) Initiative offers an example of an innovative state program that takes a proactive approach to expediting brownfield redevelopment through the creation of interagency teams that meet monthly to facilitate assessment, cleanup and redevelopment of especially complicated sites. This thesis investigates the effectiveness of the BST through the experiences of two case studies: The Uniroyal and Facemate properties in Chicopee and the Kiley Barrel site in Somerville's Union Square. Through an analysis of these cases, this thesis aims to illustrate how and why the program is effective. Ultimately my research reveals that the BST approach was able to build strong relationships, generate creative solutions, and expedite the brownfield redevelopment process in both cases. This thesis also aims to inform other states' policies surrounding brownfield redevelopment with a discussion of the replication this program in other contexts.

This Air Force publication outlines the career of Air Force General Bernard Schriever, responsible for the development of America's intercontinental ballistic missiles. Undoubtedly Bernard Schriever left his most prominent mark on the development of Air Force intercontinental ballistic missiles (ICBMs). When he became manager of the ICBM program in mid-1954, it had suffered through a checkered history marked by stop-and-go development, unrealistic requirements, divided authority, low priorities, and indecision whether the emphasis should be on ballistic missiles or winged missiles like the Snark and Navaho, essentially unpowered aircraft. Research in the ballistic missile field had begun immediately after World War II but soon fell victim to budgetary cuts that reduced it to dormancy. The program was resurrected in January 1951 as Project MX-1593, which led ultimately to the Atlas ICBM. In December 1952, a committee of the Air Force SAB headed by Dr. Clark B. Millikan recommended a phased approach that would not produce an operational missile until 1965. In March 1953, Schriever learned of a scientific breakthrough that appeared to make intercontinental missiles technically feasible much sooner than the Millikan Committee thought possible. At a meeting of the SAB, Dr. Edward Teller, a leading advocate for the development of hydrogen weapons, reported on the successful test of a hydrogen bomb device in November 1952-the "Mike" shot. Dr. John von Neumann, head of the Institute for Advanced Study at Princeton, New Jersey, confirmed Teller's report and predicted that hydrogen warheads would be extremely light, with a high explosive yield. This news captured the attention of Schriever and Theodore Walkowicz, a retired Air Force officer. The two visited von Neumann and were convinced that the predicted new weapon, lighter and much more powerful than atomic warheads, promised to dispel one of the major obstacles in ICBM development. The missile could require less thrust because of its lighter warhead, and its trajectory could be less accurate because of the warhead's greater destructive power. Von Neumann believed a thermonuclear warhead weighing 1,500 pounds and yielding one megaton could be achieved by 1960. Schriever urged the SAB to formalize these findings and prevailed upon von Neumann, Teller, and other leading scientists to issue a report in June 1953 that confirmed the feasibility of such a lightweight, high-yield warhead.

In an effort to understand the reasons for and consequences of the political backlash to the U.S. Supreme Court decision, *Kelo v. New London*, this book brings together a diverse group of scholars and practitioners who explore the uses and abuses of eminent domain and regulatory takings.

An Assessment of Fifty Years of Redevelopment in Los Angeles

Massachusetts' Brownfield Support Team Initiative

Leading Lawyers on Responding to Changing Environmental Protection Standards, Ensuring Compliance in New Construction, and Improving Brownfield Redevelopment

Institute on Planning, Zoning, and Eminent Domain

Belief-based Energy Technology Development in the United States

The Internationalisation of Retailing in Asia

Federal Spending Requirements in Housing and Community Development Programs

38 south is the document of record for urban-focused architectural research from the School of Architecture and Design at RMIT University. In this issue the publication assumes its new role of presenting research from the Urban Architecture Laboratory. The UAL was established in 2002 with the explicit aim of providing a specialised research environment for intensive and focussed architectural research that engages with contemporary urban issues. This edition of 38 south is a progress report on the activities of UAL over its first two and a half years. As such this body of work from candidates in the program provides both reflective and prospective interpretations of our evolving understanding of the role that the laboratory can play. (Ed.).

Report from the joint interim hearing -- Briefing paper for the joint interim hearing -- Written materials received by the Committees.

This collection of case studies in public management bridges the gap between mainstream CSR - confined to the for-profit corporations -and the vast bodies of workers and organizations that make up government and its public administration. The variety and discretion of managerial endeavours in public management calls for accountability and responsibility of government beyond current legal instruments: The book argues that CSR must be brought to bear with government. In government in fact, knowledge management is not a linear process, but the result of working with passion of the parts, implying discretionary behaviour and creativity which in turn imply choice and responsibility. Cases ranging from the USA to Central America, New Zealand and Europe all confirm the complex nature of public management, entailing partnership synergy for disaster recovery, the intertwined link between management and new technology and mindfulness at individual level. The cases are set in a framework by theoretical essays on bureaucratic behaviour and unknown stakeholders.

Challenging the Unknown - Development of Ballistic Missiles and ICBMs, IRBMs, Atlas, Titan, Thor, Minuteman, Air Force Bombers, Nuclear Weapons, Sputnik Reaction

Comprehensive Economic Development Strategy ... Annual Report

Brownfields Redevelopment and the Quest for Sustainability

Kelo and California

Lessons for a Sustainable City

Eminent Domain and Regulatory Takings Re-Examined

How the Government Misuses Eminent Domain

The essays in The California Republic explore the evolution of Progressivism in California and also its contemporary policy consequences. Designed to work in tandem with other texts or as a stand-alone reader, the book examines themes ranging from founding principles to institutions, from local government to statesmanship, and from elections to policy analysis. By daring to use a variety of approaches, these essays lead to a greater understanding of the polity of the nation's largest state and a deeper appreciation of the nature of republican government.

* A professional architect/contractor's guide to retrofitting existing structures * Covers design, renovation, permits, and compliance in a logical step-by-step fashion * Includes wide range of case studies from public and private sectors * Hundreds of exhibits, tables, and checklists simplify project assessment and evaluation

This monograph provides a coherent and systematic explanation of China's regional economic development from the perspective of regional government competition. It gives an almost unknown exposition of the mechanisms of China's regional economic development, with numerous supporting cases drawn from both China and elsewhere. This book is an invaluable resource for anyone interested to learn more particularly the development and transformation of China's regional economy from both the Chinese and global perspectives.

Redevelopment and Blight

The Report of the President's Committee on Urban Housing

Highway Research and Development Studies, Using Federal-aid Research and Planning Funds

A Comparative Study of Nuclear Power and Synthetic Fuel Policies

A Decent Home

Redevelopment, the Unknown Government

Institutions, Statesmanship, and Policies

Redevelopment, the Unknown GovernmentA Report to the People of CaliforniaRedevelopment, the Unknown GovernmentWhat it Is, what Can be Done : a Report to the People of California

Redevelopment and BlightThe Summary Report from the Joint Interim Hearing

Thursday, November 17, 2005, State Capitol, Sacramento.

The national quarterly on local government law.

Planning Melbourne

The Summary Report from the Joint Interim Hearing

Calendar Year 1963 Or Fiscal Year 1964

Abuse of Power

European case studies

What it Is, what Can be Done : a Report to the People of California

This book offers a comprehensive overview of current housing practices across Asian cities based on facts and trends in the market. For many countries in Asia, the future of housing is now. This future is closely linked to successful theoretical advancement and policy practice in

housing studies. This volume brings together twelve chapters divided across four thematic parts that sum up the concept and conditionality of housing in Asian cities. It studies housing through conceptual perspectives and empirical studies to explore established notions, cultures and practices relevant to the 21st-century post-reform context in Asia. Housing and property have long been economic drivers, leading many individual households towards better lives and associated social and community benefits, while also collectively improving the economic base of a city or country. This book examines the nature of the interplay of both state and market in the housing outcomes of these cities. With its extensive geographic coverage across South East Asia, South Asia, and the Far East and a cross section of different income groups, the book will interest researchers and scholars in urban studies, architecture, development studies, public policy, political studies, sociology, policymakers in local and central governments, housing and planning professionals and commercial firms engaged in property markets or real estate in Asia. It will also provide ideas, tools and good practices for institutional enablement, stakeholders involved in these interventions, private sector organisations and NGOs.

Estimates of the size of shale oil and gas resources in the United States by the Energy Information Administration (EIA), U.S. Geological Survey (USGS), and the Potential Gas Committee--three organizations that estimate the size of these resources--have increased over the last 5 years, which could mean an increase in the nation's energy portfolio. For example, in 2012, EIA estimated that the amount of technically recoverable shale gas in the United States was 482 trillion cubic feet--an increase of 280 percent from EIA's 2008 estimate. However, according to EIA and USGS officials, estimates of the size of shale oil and gas resources in the United States are highly dependent on the data, methodologies, model structures, and assumptions used to develop them. In addition, less is known about the amount of technically recoverable shale oil than shale gas, in part because large-scale production of shale oil has been under way for only the past few years. Estimates are based on data available at a given point in time and will change as additional information becomes available. In addition, domestic shale oil and gas production has experienced substantial growth; shale oil production increased more than fivefold from 2007 to 2011, and shale gas production increased more than fourfold from 2007 to 2011. Oil and gas development, whether conventional or shale oil and gas, pose inherent environmental and public health risks, but the extent of these risks associated with shale oil and gas development is unknown, in part, because the studies GAO reviewed do not generally take into account the potential long-term, cumulative effects. For example, according to a number of studies and publications GAO reviewed, shale oil and gas development poses risks to air quality, generally as the result of (1) engine exhaust from increased truck traffic, (2) emissions from diesel-powered pumps used to power equipment, (3) gas that is flared (burned) or vented (released directly into the atmosphere) for operational reasons, and (4) unintentional emissions of pollutants from faulty equipment or impoundments--temporary storage areas. Similarly, a number of studies and publications GAO reviewed indicate that shale oil and gas development poses risks to water quality from contamination of surface water and groundwater as a result of erosion from ground disturbances, spills and releases of chemicals and other fluids, or underground migration of gases and chemicals. For example, tanks storing toxic chemicals or hoses and pipes used to convey wastes to the tanks could leak, or impoundments containing wastes could overflow as a result of extensive rainfall. According to the New York Department of Environmental Conservation's 2011 Supplemental Generic Environmental Impact Statement, spilled, leaked, or released chemicals or wastes could flow to a surface water body or infiltrate the ground, reaching and contaminating subsurface soils and aquifers. In addition, shale oil and gas development poses a risk to land resources and wildlife habitat as a result of constructing, operating, and maintaining the infrastructure necessary to develop oil and gas; using toxic chemicals; and injecting fluids underground. However, the extent of these risks is unknown. Further, the extent and severity of environmental and public health risks identified in the studies and publications GAO reviewed may vary significantly across shale basins and also within basins because of location- and process-specific factors, including the location and rate of development; geological characteristics, such as permeability, thickness, and porosity of the formations; climatic conditions; business practices; and regulatory and enforcement activities.

This monograph provides a coherent and systematic explanation of China's regional economic development from the perspective of regional government competition. It gives an almost unknown exposition of the mechanisms of China's regional economic development, with numerous supporting cases drawn from both China and elsewhere. This book is an invaluable resource for anyone interested to learn more particularly the development and transformation of China's regional economy from both the Chinese and global perspectives.

The Economic Bottom Line of Government

Regional Government Competition

How the Supreme Court's Decision Affects California's Local Governments : the Summary Report from the Committee's Informational Hearing

Final Report

Public Management as Corporate Social Responsibility

ALI-ABA Course of Study Materials

Highway Research and Development Studies Using Federal-aid Research and Planning Funds

Strategies for Resolving Environmental Land Use Disputes is an authoritative, insiders perspective on advising clients in handling outstanding environmental issues, liabilities, and risks involved in land use development. Featuring partners and chairs from some of nations leading law firms, these experts guide the reader through the variety of environmental issues that arise in land use disputes and define the responsibilities placed on the environmental attorney in these situations, including explaining compliance issues, helping establish corporate policies, and devising innovative green solutions. From the cleanup of contaminated property and the real estate purchase of this land to the development of brownfields and the push for greener construction practices, the authors explain the role environmental issues play in real estate transactions and development projects and provide advice for resolving these issues before they turn into complex and protracted disputes. Additionally, these leaders reveal their strategies for working with government agencies, preparing for new legislation, and staying on top of new developments in land, air, and water use. The different niches represented and the breadth of perspectives presented enable readers to get inside some of the great legal minds of today, as these experienced lawyers offer up their thoughts around the keys to success within this ever-evolving field.

Concerns over urban blight, environmental degradation, climate change, inner-city unemployment, and a host of other socio-economic and environmental problems have forced policy makers, planners, and others interested in the future of our planet to take a closer look at ways to foster more sustainable urban development. Drawing on the author's extensive research, this book examines the role that brownfields redevelopment is playing and can play in our quest for sustainability, focusing primarily on efforts in the US and Canada to build better places for urban dwellers to live, work, and play. It commences by reviewing the nature and scope of the brownfields problem and puts it into a sustainability context, both theoretically and in terms of real costs and benefits. The book then looks at how brownfields are being used as spaces for developing an array of residential, recreational, and employment-oriented projects that have breathed new life into the urban environment. For a more sustainable future, however, the author argues that more still needs to be done to connect sustainability objectives and processes to redevelopment efforts. This is a study of the nature of urban brownfields redevelopment in North America over the last two decades. It outlines the reasons behind the emerging success of recent brownfields redevelopment. It critically examines how affected stakeholders have overcome the numerous challenges facing brownfields redevelopment.

An exploration of eminent domain looks at the concept of "public use," the injustice and unfairness inherent in the definition when it is based on tax revenue, and the people who are fighting back to preserve their property rights.

The California Republic

Program Design and Implementation in Somerville and Chicopee, Massachusetts

Trends and Issues in Housing in Asia

Reclamation and Redevelopment of Contaminated Land

Urban Architecture Laboratory 2002-2004

A Report to the People of California

Status and Prospects of the Nonprofit Housing Sector