

CONFRONTING SUBURBAN DECLINE

Strategic Planning for Metropolitan Renewal

William H. Lucy and David L. Phillips

The authors examine:

- **why suburban decline has become widespread**
- **how the “tyranny of easy development decisions” often results in new housing being built outside of areas that people prefer**
- **how strategic planning can help assess dangers**
- **how some suburbs have stabilized or revived**
- **how interactions between residential mobility and the age, size, and location of housing can help policy makers anticipate dangers and opportunities facing neighborhoods and jurisdictions**

William H. Lucy is professor in the Department of Urban and Environmental Planning at the University of Virginia and author of *Close to Power* (Planners Press, 1988).

David L. Phillips is associate professor in the Department of Urban and Environmental Planning at the University of Virginia.

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Sprawling commercial and residential development in outer suburbs and exurban areas has for a number of years masked increasingly severe socioeconomic problems in suburban America. In recent decades income declines, crime increases, and tax base erosion have affected many suburbs to an extent previously seen only in central cities.

In *Confronting Suburban Decline* William H. Lucy and David L. Phillips examine conditions and trends in cities and suburbs since 1960, arguing that beginning in the 1980s, the United States entered a “post-suburban” era of declining suburbs with maturation of communities accompanied by large-scale deterioration. In-depth case studies are provided of Richmond, Virginia and Washington, D.C., along with examples from Minnesota, Oregon, Maryland, Tennessee, and other locations. In addition, the book offers information and statistics on income, population, and racial transitions in 554 suburbs in the nation’s twenty-four largest metropolitan areas.

Making the case that a high quality natural and built environment is key to achieving economic stability, the authors set forth a series of policy recommendations with federal, state, regional, and local dimensions that can help contribute to that goal.

Confronting Suburban Decline provides a detailed look at the causes of and responses to urban and suburban decline. Planners and policymakers as well as students and researchers involved with issues of land use, economic development, regional planning, community development, or intergovernmental relations will find it a valuable resource.

Yes, I would like to order *Confronting Suburban Decline* by Lucy and Phillips:

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The price of decline necessary to bring a dwelling unit within reach of an income group lower than that of the original group also results in a policy of under-maintenance. Rapid deterioration of the housing stock is the cost to the community of rapid depreciation in the price of existing housing. (397).^Â Lucy, W.H. and D.L. Philips (2000) *Confronting Suburban Decline: Strategic Plan for Metropolitan Renewal*. Washington D.C: Island Press. Massey, D et al. Suburbanization and suburbia have not only represented a substantial component of urbanization for decades, but have also been subject to social construction and political contestation. This usually unfolds in highly critical assessments of suburban landscape by research, policy and planning.^Â It now represents despair and decline, even the next slum. Such discursive representations are based on an urban view rather than on a solid exploration of suburbs, and are ideologically constructed. Elizabeth Kneebone talked about her book *Confronting Suburban Poverty in America* , which found that the vast majority of the poor in the U.S. live in the suburbs of major metropolitan areas, rather than cities. She also responded to telephone calls and electronic communications. Among the issues she discussed were the reasons suburban poverty was increasing, and possible solutions to alleviate poverty and encourage access to economic opportunity. *Confronting Suburban Decline* book. Read reviews from world's largest community for readers. Sprawling commercial and residential development in outer sub...^Â Start by marking *Confronting Suburban Decline: Strategic Planning For Metropolitan Renewal* as *Want to Read*: *Want to Read* saving *Want to Read*. [Photos by Jason Griffiths]. On October 18, 2002, Alex Gino and I set out to explore the American suburbs. Over 178 days we drove 22,382 miles, made 134 suburban house calls and took 2,593 photographs. Our goal was not a particular place per se but more a collective view of contemporary housing. The distended sense of mass that characterizes suburbia was important as it provided a counter-experience to our usual architectural tourism; rather than preplanned visits to single buildings