
Mixed use is becoming the prime development trend.

Buildable land is becoming scarce.

Non-residential building costing \$176 billion will occur in 1987.

Construction is shifting back to the northeast and Great Lakes states.

Another major trend in urban areas is towards construction of mixed use developments. Single-use buildings are becoming less common as housing, office, retail and public facilities are combined in increasingly larger projects.

Availability of buildable land is becoming constrained. Developers are now often required to pay for construction of municipal services, roads and even highway interchanges in suburban locations. In addition, land prices are increasing in most growth centres.

1.4 Building Construction

Total value of building construction in 1987 is expected to reach \$343.2 billion (Fig.5). Construction has increased by \$100 billion since the recession in the early 1980's. Residential building will account for almost half of total construction in 1987, up from 47% in 1986. Since comparatively little design of housing projects is done by architects, this leaves a total of approximately \$176 billion of non-residential construction open to firms on an annual basis over the next few years.

The shift back to the industrial north-east and south Atlantic states is shown clearly in 1984-1986 non-residential construction trends (Fig. 6). Pennsylvania, Michigan, Virginia and Tennessee all increased their capital outlays while the heavily populated states of Texas and California spent less. Overbuilding in these latter states in every sector but residential and retail is the principal cause for decline in construction activity.