my-backyard, has become a rallying cry in many cities.

Quality of life is increasingly becoming a primary factor in urban development across the country and will influence construction and architecture well into the next decade.

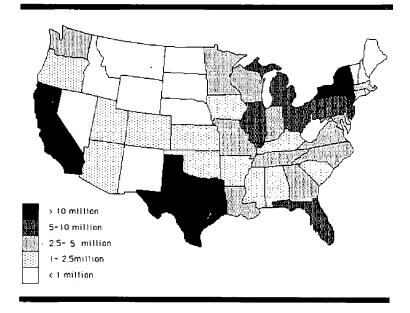


Figure 4: Size of Urban Population 1985 Source: U.S. Dept. of Commerce, Bureau of the Census

Retrofit and redevelopment is increasing throughout the U.S.

The private sector is expected to subsidize low-income housing and municipal infrastructre.

Retrofit and redevelopment is increasing throughout the U.S. governments and private developers. Both have found significant cost savings in retrofit and this has led to many older downtown buildings being converted, added to, or simply renovated.

The scarcity of government funding at all levels has resulted in the deterioration of America's urban infrastructure. Roads, bridges, sewers, and power lines are in increasing disrepair. Local governments are now turning to private developers to share the cost of maintenance by charging "impact fees" or municipal development levies. Boston, Miami, Princetown, San Francisco, Santa Monica and Seattle have turned to the private sector to finance low income housing by charging additional fees on new construction.