

JOHN I. CARRUTHERS

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OCCUPATION

07/2019 – present Associate Professor of Regional Science, Department of City and Regional Planning, College of Architecture, Art, and Planning, Cornell University

PREVIOUS WORK EXPERIENCE

01/2011 – 06/2019 Director, Sustainable Urban Planning Program, College of Professional Studies, The George Washington University

12/2005 – 01/2011 Economist, U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Economic Development and Public Finance Division

09/2005 – 12/2005 Visiting Research Fellow, University of Washington, Runstad Center for Real Estate Studies

05/2003 – 09/2005 Director of Research, Greenfield Advisors, LLC

07/2001 – 05/2003 Assistant Professor, University of Arizona, School of Planning and Department of Geography and Regional Development

AFFILIATIONS

04/2018 – present Member, Regional Science Academy

04/2007 – 01/2011 Adjunct Professor, University of Maryland, National Center for Smart Growth Research and Education

06/2003 – 12/2006 Adjunct Professor, University of Washington, Department of Urban Design and Planning

EDUCATION

Ph.D., University of Washington, 2001; M.S., University of Arizona, 1998; B.A., Hunter College, CUNY, 1995

JOURNAL ARTICLES (☆ indicates student co-author)

- Carruthers JI, Mulligan GF (2013) Through the Crisis: The “Plane of Living” and the Spatial Disposition of Housing Values in the United States. *Economic Development Quarterly*, 27: 124 – 143.
- Carruthers JI, Duncan NT, Waldorf BS (2013) Public and Assisted Housing as a Platform for Becoming a United States Citizen. *Journal of Regional Science*, 53: 60 – 90.
- Carruthers JI, Mulligan GF (2012) The “Plane of Living” and the Recent Evolution of Housing Values in the United States. *Journal of Economic Geography*, 12: 739 – 773.
- Carruthers JI, Hepp S,☆ Knaap GJ, Renner RN (2012) The American Way of Land Use: A Spatial Hazard Analysis of Changes Through Time. *International Regional Science Review*, 35: 267 – 302.
- Mulligan GF, Partridge M, Carruthers JI (2012) Central Place Theory and its Reemergence in Regional Science. *Annals of Regional Science*, 48: 405 – 431.
- Boarnet MG, McLaughlin RB,☆ Carruthers JI (2011) Does State Growth Management Change the Pattern of Urban Growth? Evidence from Florida. *Regional Science and Urban Economics*, 41: 236 – 252.
- Carruthers JI, Clark DE (2010) Valuing Environmental Quality: A Space-based Strategy. *Journal of Regional Science*, 50: 801 – 832
- Carruthers JI, Hepp S,☆ Knaap GJ, Renner RN (2010) Coming Undone: A Spatial Hazard Analysis of Urban Form. *Papers in Regional Science*, 89: 65 – 88.
- Renner RN, Hepp S,☆ Carruthers JI, Knaap GJ (2009) A Note on Data Preparation Procedures for a Nationwide Analysis of Urban Form and Settlement Patterns. *Cityscape: A Journal of Policy Development and Research*, 11: 127 – 136.
- Carruthers JI, Ulfarsson GF (2008) Does “Smart Growth” Matter to Public Finance? *Urban Studies*, 45: 1791 – 1823.
- Carruthers JI, Mulligan, GF (2008) A Locational Analysis of Growth and Change in American Metropolitan Areas. *Papers in Regional Science*, 87: 155 – 171.
- Carruthers JI, Hollar MK, Mulligan, GF (2008) Growth and Convergence in the Space Economy: Evidence from the United States. *Région et Développement*, 27: 35 – 60.
- Carruthers JI, Mulligan, GF (2007) Land Absorption in U.S. Metropolitan Areas: Estimates and Projections from Regional Adjustment Models. *Geographical Analysis*, 39: 78 – 104.
- Welch RK,☆ Carruthers JI, Waldorf BS (2007) Public Service Expenditures as Compensating Differentials in United States Metropolitan Areas: Housing Values and Rents. *Cityscape: A Journal of Policy Development and Research*, 9: 131 – 156.
- Kilpatrick JK, Throupe RL, Carruthers JI, Krause A☆ (2007) The Impact of Transit Corridors on Residential Property Values. *Journal of Real Estate Research*, 29: 303 – 320.

- Ulfarsson GF, Carruthers JI (2006) The Cycle of Fragmentation and Sprawl: A Conceptual Framework and Empirical Model. *Environment and Planning B*, 33: 767 – 788.
- Vias AC, Carruthers JI (2005) Regional Development and Land Use Change in the Rocky Mountain West 1982 – 1997. *Growth and Change*, 36: 246 – 274.
- Carruthers JI, Vias AC (2005) Urban, Suburban, and Exurban Sprawl in the Rocky Mountain West: Evidence from Regional Adjustment Models. *Journal of Regional Science*, 41: 21 – 48.
- Pendall R, Carruthers JI (2003) Does Density Exacerbate Income Segregation? *Housing Policy Debate*, 14: 541 – 589.
- Carruthers JI (2003) Growth at the Fringe: The Influence of Political Fragmentation in United States Metropolitan Areas. *Papers in Regional Science*, 82: 472 – 499.
- Carruthers JI, Ulfarsson GF (2003) Urban Sprawl and the Cost of Public Services. *Environment and Planning B*, 30: 503 – 522.
- Carruthers JI (2002a) The Impact of State Growth Management Programs: A Comparative Analysis. *Urban Studies*, 39: 1959 – 1982.
- Carruthers JI (2002b) Evaluating the Effectiveness of Regulatory Growth Management Programs: An Analytical Framework. *Journal of Planning Education and Research*, 21: 406 – 420.
- Carruthers JI, Ulfarsson, GF (2002) Fragmentation and Sprawl: Evidence from Interregional Analysis. *Growth and Change*, 33:312 – 340
- Esparza AX, Carruthers JI (2000) Land Use Planning and Exurbanization in the Rural Mountain West: Evidence from Arizona. *Journal of Planning Education and Research*, 20: 26 – 39.

MONOGRAPHS AND EDITED VOLUMES

- Carruthers JI, Kim JHT (2020 – approved) *A Revealed Preference Exploration of Quality of Life in Seoul, Korea*. New Frontiers in Regional Science: Asian Perspectives. Springer: New York, NY.
- Carruthers JI (2019 – approved) *Spatial Hazard Analysis: A Primer*. Springer Briefs in Regional Science. Springer: New York, NY.
- Carruthers JI, Mulligan (2020 – in progress) *Cityscape: A Journal of Policy Development and Research*, 22: July 2020 issue. Special issue focused on growth and change United States metropolitan areas in the third decade of the 21st Century.
- Carruthers JI, Kim JHT (2015) *The Benefits of Green Space in the Seoul Metropolitan Area*. Korea Development Institute: Sejong-si, South Korea.
- Carruthers JI (2012 guest ed.) *Regional Science Policy and Practice*, 4: issue 4. Special issue focused on land use and urban form.

- Carruthers JI (2012 guest ed.) *Annals of Regional Science*, 49: issue 2. Special issue containing papers in honor of Gordon F. Mulligan.
- Carruthers JI (2009 guest ed.) *Cityscape: A Journal of Policy Development and Research*, 11: November 2009 issue. Special issue focused on United States immigration policy.
- Carruthers JI, Mundy B (eds.) (2006) *Environmental Valuation: Interregional and Intraregional Perspectives*. Aldershot: Ashgate.

CHAPTERS IN BOOKS (☆ indicates student co-author)

- Carruthers JI, Lee SJ☆ (2019) Seoul as an Urban Empire: Evidence from Spatial Interaction Models. Forthcoming in *Urban Empires: Cities as Global Rulers in the New Urban World*, edited by Glaeser EL, Kourtit K, and Nijkamp P. Edward Elgar: Cheltenham, UK.
- Carruthers JI, Mulligan GF (2019) The Regional Adjustment Model: An Instrument of Evidence-based Policy. Forthcoming in *The Handbook of Regional Growth and Development Theories*, edited by Capello R, Nijkamp P. Edward Elgar: Cheltenham, UK.
- Mulligan GF, Carruthers, JI (2019) City-Size Distribution: The Evolution of Theory, Evidence, and Policy in Regional Science. Forthcoming in *The Handbook of Regional Science (2nd edition)*, edited by Fischer MM, Nijkamp P.
- Mulligan GF, Reid N, Carruthers, JI, Lehnert MR☆ (2017) Exploring Innovation Gaps in the American Space Economy. Forthcoming in Jackson R, Schaefer P (eds.) *Regional Research Frontiers: The Next 50 Years*. New York, NY: Springer
- Carruthers JI (2013) Land Use Regulation and Regional Form: A Spatial Mismatch. In Capello R, Dentinho T, (eds.) *Emerging Challenges in Regional Development*. UK: Edward Elgar. Pages 181 – 204.
- Carruthers JI (2012) The Public Finance of Urban Form. In. Weber R, Crane R (eds.) *The Oxford Handbook of Urban Planning*, New York, NY: Oxford University Press.
- Mulligan GF, Carruthers JI (2011) Environmental Amenities and Regional Development: A Survey of Recent Research. In (eds.) Marans RW, Stimson R. *Urban Quality of Life: Implications for Policy, Planning, and Research*. Springer: New York, NY.
- Carruthers JI, Hepp S,☆ Renner RN (2010) Population and Land Use. In (eds.) Solomon B, Warf B. *Encyclopedia of Geography*. Thousand Oaks, CA: Sage Press. Pages 2,236 – 2,237.
- Carruthers JI, Hepp S,☆ Renner RN (2010) Suburban Land Use. In (eds.) Solomon B, Warf B. *Encyclopedia of Geography*. Thousand Oaks, CA: Sage Press. Pages 2,713 – 2,716.
- Carruthers JI (2007) The Impact of State Growth Management Programs: A Comparative Analysis. In Priemus, H, Button, K, and Nijkamp, P (eds.) *Classics in Urban Planning 6: Land Use Planning*, pages 324 – 347. Edward Elgar: Cheltenham, UK. (Reprint of *Urban Studies* 39: 1959 – 1982.)

- Carruthers JI, Boarnet MG, McLaughlin RB[☆] (2007) Growth Management and the Spatial Outcome of Regional Development in Florida, 1982 – 1997. In Connerly, C.E., and Chapin, T.S. (eds.) *Evaluating Florida's Growth Management Approach*, pages 101 – 118. Aldershot: Ashgate.
- Carruthers JI, Mulligan GF (2006) Environmental Valuation: Connecting Theory, Evidence, and Public Policy. In Carruthers J.I. and Mundy, B. (eds.) *Environmental Valuation: Interregional and Intraregional Perspectives*, pages 3 – 23. Aldershot: Ashgate.
- Mulligan GF, Carruthers JI, Cahill ME[☆] (2004) Public Policy and Quality of Life. In Capello, R., Nijkamp, P. (eds.) *Urban Dynamics and Growth*, pages 729 – 800. Elsevier Science: Amsterdam, The Netherlands.
- Carruthers JI (2003) Land Use and Zoning. In eds. Cristensen K, and Levinson C. *Encyclopedia of Community: From the Village to the Virtual World*, pages 833 – 837. Thousand Oaks, CA: Sage Press.

WORKING PAPERS

- Carruthers JI, Clark DE (2019) The Benefits of Environmental Remediation: Evidence from Space-time Analysis. Working paper.

INVITED PRESENTATIONS ([☆] indicates student co-author)

- Climate Resilient and Migrant Friendly Cities – Keynote Speech. Presented at the Third National Conference on Urban Resilience, Dhaka, Bangladesh, November 2018.
- Seoul as an Urban Empire: Evidence from Spatial Interaction Models (with Su Lee) Presented at the meetings of the Regional Science Academy, World Bank, Washington, DC , April 2018 and University of Tsukuba, Japan, January 2018.
- Balanced Growth in Bangladesh: Resilience Via a National Urban Hierarchy – Keynote Speech. Presented at the Second National Conference on Urban Resilience, Dhaka, Bangladesh, November 2017.
- Standing on the Shoulders of a Giant: From Regional Science to Peace Science. A Lecture in Honor of Walter Isard. Presented at the meetings of the Regional Science Academy, Stellenbosch, South Africa, July 2017 and a colloquium of the China Fortune Land Development Corporation, Beijing, China, July 2017.
- Master Planning Strategies. Executive training course on placemaking, presented to site managers of the US Department of Energy's National Nuclear Safety Administration With Dulce Naime and Su-Jung Lee.[☆]

City Systems in the Caspian Sea Region: A Spatial Economic Analysis – presented at the RSAI Symposium on Regional Development in Western Asia, Central Bank of Armenia, October, 2016.

Quality of Life in Korea: Evidence from the Seoul Housing Market. – presented to SAMOO Architects, Seoul, South Korea, August 2015; the Korean Research Institute on Human Settlements, Seoul, South Korea, August 2015; the Regional Research Institute, West Virginia University, April 2016; and the Department of Urban Planning and Real Estate, Chung Ang University, May 2016.

INVITED CONFERENCE PRESENTATIONS

Midyear meetings of the American Real Estate and Urban Economics Association (2010, 2011) meetings of the Associated Collegiate Schools of Planning (1998 – 2002, 2004, 2006 – 2009, 2011, 2016); joint meetings of the Associated Collegiate Schools of Planning and the Associated European Collegiate Schools of Planning (2008); meetings of the European Regional Science Association (2005 – 2007, 2009, 2011, 2013); meetings of the International Geographical Union (2011); meetings of the North American Regional Science Council (2001, 2003 – 2013); meetings of the Pacific Regional Science Conference Organization (2001, 2011); various meetings of the Regional Science Academy (2016, 2017, 2018); meetings of the Regional Science Association International (2008, 2012) meetings of the Southern Regional Science Association (2007 – 2010, 2013, 2016); Meetings of the Spatial Econometrics Association (2008, 2010); meetings of the Western Regional Science Association (1998, 2003, 2005, 2007 – 2014, 2016 – 2017, 2019).

SELECT PROFESSIONAL SERVICE

Senior Advisor – Geography and Spatial Sciences, National Science Foundation, Directorate for Social, Behavioral, and Economic Sciences (2018 – 2019).

External Reviewer – Promotion and Tenure Committee. Department of Economics, University of Denver (2018); School of Public Policy and Leadership, University of Nevada Las Vegas (2017).

Editorial Board – *Annals of Regional Science* (2012 – 2018); *Computers, Environment and Urban Systems* (2011 – 2014); *Journal of the American Planning Association* (~2008 – present); *Papers in Regional Science* (~2010 – present); *Regional Science Policy and Practice* (2012 – 2017); *Review of Regional Studies* (2011 – 2016).

Local Host — Meetings of the North American Regional Science Council (2014); Bethesda, Maryland.

Organizer – Meetings of the Associated Collegiate Schools of Planning (2002); meetings of the European Regional Science Association (2006, 2007); meetings of the North American Regional Science Council (2003, 2005, 2008, 2010, 2014: local organizer); meetings of the Pacific Regional Science Conference Organization (2001); meetings of the Regional Science Association International (2012); meetings of the Western Regional Science Association (2002 – 2019); World Bank Group, Land and Poverty Conference (2013 – 2017).

GRANTS AND CONTRACTS

2015 – 2019 World Bank Group, Land and Poverty Conference – 20 students, plus SUP time: ~\$25,000 projects (2015, 2016, 2017, 2018, and 2019 – in progress)

2016 U.S. Department of Energy, National Nuclear Safety Administration – executive training: \$24,983 project

2015 Korea Development Institute, Estimating the Public Benefits of Green Space in the Seoul Metropolitan Area – 9 months: ~\$75,000 project

2014 World Bank Group, Land and Poverty Conference – 12 students, plus SUP time: \$14,500 project

2013 – 2014 GW Office of Study Abroad – in support of the 2014 Korea Studio: \$11,744; n support of the 2013 Korea Studio: \$6,122

2013 World Bank Group, Land and Poverty Conference – 9 students, plus SUP time: \$10,650

RECENT HONORS AND AWARDS

2019 The George Washington University - George Washington Award; the highest academic honor bestowed by GW

2016 American Planning Association, National Capital Area Chapter - Distinguished Leadership Award for a Planning Educator

2011 Elected to serve on the North American Regional Science Council (2011 – 2014)

2010 Appointed to serve on the Board of the Western Regional Science Association

2009 Elected to serve on the RSAI Council (2009 – 2011)

MEDIA

The Washington Post, published March 14, 2016 – A Transportation Planning Degree Combines Sustainability, Transit and City Development.

CBS This Morning, nationally televised on June 9, 2015 – interviewed to discuss the Dupont Underground project in Washington, DC.