



JOHN I. CARRUTHERS

Department of City and Regional Planning

College of Architecture, Art, and Planning | Cornell University

jc3474@cornell.edu | +011.607.280.9008

OCCUPATION

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

Graduate Fields Regional Science (DGS); City and Regional Planning; Demography; Peace Studies and Peace Science; Real Estate

PREVIOUS WORK EXPERIENCE

01/2011 – 06/2019 Founding Director of the Sustainable Urban Planning Program, College of Professional Studies, The George Washington University (nearly 150 graduates as of 2025)

12/2005 – 01/2011 Research 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, Department of Urban Design and Planning, University of Washington

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

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

AFFILIATIONS AND OTHER APPOINTMENTS

01/2026 – present Series Editor: *Advances in Spatial Science*, Springer.

06/2021 – present Editor in Chief, *Growth and Change: A Journal of Urban and Regional Policy*

09/2020 – present Fellow, Cornell Atkinson Center for Sustainability.

05/2013 – 05/2016 Adjunct Professor, Department of Urban Planning and Engineering, College of Engineering, Yonsei University, Republic of Korea.

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

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



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)

1. Wang Y, * Lin S, Carruthers JI, (2025) Tracking the Peacocks: A Spatial Analysis of the Chinese Migration System, 1990 – 2020. *The Annals of Regional Science*: <https://doi.org/10.1007/s00168-024-01339-1>.
2. Carruthers JI, Wei H * (2024) What Drives Urban Redevelopment Activities? Evidence from Econometric and Machine-Learning Analysis in Three American Cities. *Journal of Geographic Systems*: <https://doi.org/10.1007/s10109-024-00451-2>.
3. Bower CV, * Minton, MJ, * Carruthers JI (2023) Endogenously Driven De-Peripheralization Through Political Secession: The Case of the Donbas Region. *Regional Science Policy and Practice*, 15: 1647 – 1663.
4. Ru Y, * Haile B, Carruthers JI (2022) Urbanization and Child Growth Failure in Sub-Saharan Africa: A Geographical Analysis. *Journal of Geographical Systems*, 24: 441 – 473.
5. Schmidt S, Li W, * Carruthers JI, Siedentop S (2022) Planning Institutions and Urban Spatial Patterns: Evidence from a Cross-national Analysis. *Journal of Planning Education and Research*, forthcoming.
6. Mulligan GF, Carruthers JI (2021) Location-Specific Adjustments in Population and Employment Across Metropolitan America. *Urban Science*, 5: 24 – 42.
7. Wei H, * Wostenholme LC, * Carruthers JI (2021) Growing Denser and Greener: The Tale of the “Emerald City”. *Sustainability*, 7634 – 7652.
8. 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.
9. 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.
10. 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.
11. 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.



12. Mulligan GF, Partridge M, Carruthers JI (2012) Central Place Theory and its Reemergence in Regional Science. *Annals of Regional Science*, 48: 405 – 431.
13. 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.
14. Carruthers JI, Clark DE (2010) Valuing Environmental Quality: A Space-based Strategy. *Journal of Regional Science*, 50: 801 – 832
15. 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.
16. 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.
17. Carruthers JI, Ulfarsson GF (2008) Does “Smart Growth” Matter to Public Finance? *Urban Studies*, 45: 1791 – 1823.
18. Carruthers JI, Mulligan, GF (2008) A Locational Analysis of Growth and Change in American Metropolitan Areas. *Papers in Regional Science*, 87: 155 – 171.
19. 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.
20. Carruthers JI, Mulligan, GF (2007) Land Absorption in U.S. Metropolitan Areas: Estimates and Projections from Regional Adjustment Models. *Geographical Analysis*, 39: 78 – 104.
21. 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.
22. 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.
23. Ulfarsson GF, Carruthers JI (2006) The Cycle of Fragmentation and Sprawl: A Conceptual Framework and Empirical Model. *Environment and Planning B*, 33: 767 – 788.
24. Vias AC, Carruthers JI (2005) Regional Development and Land Use Change in the Rocky Mountain West 1982 – 1997. *Growth and Change*, 36: 246 – 274.
25. 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.
26. Pendall R, Carruthers JI (2003) Does Density Exacerbate Income Segregation? *Housing Policy Debate*, 14: 541 – 589.



27. Carruthers JI (2003) Growth at the Fringe: The Influence of Political Fragmentation in United States Metropolitan Areas. *Papers in Regional Science*, 82: 472 – 499.
28. Carruthers JI, Ulfarsson GF (2003) Urban Sprawl and the Cost of Public Services. *Environment and Planning B*, 30: 503 – 522.
29. Carruthers JI (2002a) The Impact of State Growth Management Programs: A Comparative Analysis. *Urban Studies*, 39: 1959 – 1982.
30. Carruthers JI (2002b) Evaluating the Effectiveness of Regulatory Growth Management Programs: An Analytical Framework. *Journal of Planning Education and Research*, 21: 406 – 420.
31. Carruthers JI, Ulfarsson, GF (2002) Fragmentation and Sprawl: Evidence from Interregional Analysis. *Growth and Change*, 33:312 – 340
32. 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.

BOOKS AND EDITED VOLUMES (* indicates student co-author)

1. Minner J, Carruthers JI, Rangaraj S * (2026) *Working to Preserve New York State: Economic Impacts and Workforce Training in the Preservation Trades*. Ithaca, NY: Cornell University.
2. Carruthers JI (2024 guest ed.) *International Regional Science Review*, 47: issue 5 - 6. Special issue containing papers in honor of Kieran Donaghy.
3. Carruthers JI, Kim JHT (2015) *The Benefits of Green Space in the Seoul Metropolitan Area*. Korea Development Institute: Sejong-si, South Korea.
4. Carruthers JI (2012 guest ed.) *Regional Science Policy and Practice*, 4: issue 4. Special issue focused on land use and urban form.
5. Carruthers JI (2012 guest ed.) *Annals of Regional Science*, 49: issue 2. Special issue containing papers in honor of Gordon F. Mulligan.
6. 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.
7. Carruthers JI, Mundy B (eds.) (2006) *Environmental Valuation: Interregional and Intraregional Perspectives*. Aldershot: Ashgate.

CHAPTERS IN BOOKS (* indicates student co-author)

1. Carruthers JI, Wei H,* Wostenholme LC* (2022) Urban Containment as Smart Growth: The Evolution and Future of a Powerful Policy Concept. In Knaap G, Lewis R,



- Chakraborty A (eds.) *The Handbook of Smart Growth: Promise, Principles, and Prospects for Planning*. Edward Elgar Publishing: The UK.
2. Mulligan GF, Carruthers, JI (2021) City-Size Distribution: The Evolution of Theory, Evidence, and Policy in Regional Science. Forthcoming in Fischer MM, Nijkamp P (eds.) *The Handbook of Regional Science* (2nd edition).
 3. Carruthers JI, Lee SJ [☆] (2020) 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.
 4. Mulligan GF, Nilsson, HAK, Carruthers JI (2019) Population and Employment Change in US Metropolitan Areas. In Franklin R (ed.) *Population, Place, and Spatial Interaction: Essays in Honor of David Plane*. Springer.
 5. Carruthers JI, Mulligan GF (2019) The Regional Adjustment Model: An Instrument of Evidence-based Policy. In Capello R, Nijkamp P (eds.) *The Handbook of Regional Growth and Development Theories*.
 6. Mulligan GF, Reid N, Carruthers, JI, Lehnert MR [☆] (2017) Exploring Innovation Gaps in the American Space Economy. In Jackson R, Schaefer P (eds.) *Regional Research Frontiers: The Next 50 Years*. New York, NY: Springer
 7. 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.
 8. 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.
 9. 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.
 10. 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.
 11. 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.
 12. 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.)



13. 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.
14. 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.
15. 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.
16. 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 / PROJECTS IN DEVELOPMENT ([☆] student indicates co-author)

1. Carruthers JI, Li W (2026) Population and Employment Dynamics in China: Evidence of a Perfect Storm Gathering. Submitted for publication in *Papers in Regional Science*.
2. Carruthers JI, Wei H, (2026) Redevelopment and Social Change in American Cities. Intended for publication in *Urban Studies*.

SELECT INVITED PRESENTATIONS

1. Keynote Speaker International Conference on Civil and Environmental Engineering — National University of Architecture and Construction of Armenia, Yerevan, Armenia, October 2025.
2. Tracy Mott Workshop on Urban Ecosystem Services, Urban Land Use, and Housing / Homelessness — University of Denver, Colorado, October 2024.
3. Cornell-Columbia-World Bank Discussion of 2024 World Development Report — New York City, Columbia University, February 2024.
4. Migrant Friendly Cities: People, Places, and the Environment – Keynote Speech. Presented at the Fourth National Conference on Urban Resilience, Dhaka, Bangladesh, November 2019.
5. 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.



6. 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.
7. Master Planning Strategies. Executive training course on placemaking, presented to site managers of the US Department of Energy’s National Nuclear Safety Administration, with former students, Dulce Naime and Su Lee.
8. 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.

HONORS AND AWARDS

1. 2019 The George Washington University — George Washington Award; the highest academic honor bestowed by the university.
2. 2016 Ranked among the top 25 scholars in Regional Science.¹
3. 2016 American Planning Association, National Capital Area Chapter — Distinguished Leadership Award for a Planning Educator.
4. 2011 Elected to serve on the North American Regional Science Council (2011 – 2014).
5. 2009 Elected to serve on the RSAI Council (2009 – 2011).

SELECT PROFESSIONAL SERVICE

1. Board Member — Western Regional Science Association, 2010 – present.
2. Founding Board Member — Northeastern Regional Science Association, 2022 – present.
3. Board Member — RSAI Diversity and Equity Committee, 2023 – present.
4. Organizer and Keynote Speaker — The International Conference on Civil and Environmental Engineering, October 24–26, 2025, Yerevan, Armenia.
5. Visiting Lecturer — Korkyt Ata University, Kyzylorda, Kazakhstan, November 17 – 27 2025; sponsored by the Kazak Ministry of Science and Higher Education.
6. Consultant — Climate Expenditure Economist, Bangladesh, Asian Development Bank May 2023 – December 2023.
7. Chair — PAB Advisory Committee, Associated Collegiate Schools of Planning, 2021 – 2024.

¹ See: Rickman DS, Winters JV (2016) Ranking Authors and Institutions by Publications in Regional Science Journals: 2010 – 2014. *Growth and Change*, 47: 312 – 336.



8. Program Accreditation — Led and oversaw external accreditation process (from the *Planning Accreditation Board*, 2016 – 2019) as Director of Sustainable Urban Planning Program at The George Washington University.
9. External reviewer on five Promotion and Tenure Committees: urban planning; geography; economics (× 2); sustainability / architecture.
10. Senior Advisor — Geography and Spatial Sciences, National Science Foundation, Directorate for Social, Behavioral, and Economic Sciences (2018 – 2019).
11. Editorial Board — *Annals of Regional Science* (2012 – 2018); *Computers, Environment and Urban Systems* (2011 – 2014); *Journal of the American Planning Association* (2008 – 2019; 2026 –); *Papers in Regional Science* (2010 – present); *Regional Science Policy and Practice* (2012 – 2017); *Review of Regional Studies* (2011 – 2016).

SELECT DEPARTMENTAL SERVICE, CRP

1. Director of Graduate Studies — Regional Science, Cornell University (2020 – 2026).
2. Chair — And Principal Letter Writer for two Promotion and Tenure Committees.
3. Chair — Diversity and Inclusiveness Committee (2023 – 2024).
4. Chair — ACSP / PAB Reaccreditation Committee (2019 – 2020).

DOCTORAL STUDENTS – COMMITTEE CHAIR, CRP

1. Waishan Qiu (2022) University of Hong Kong
2. Hanxue Wei (2023) New York University
3. Yating Ru (2024) Asian Development Bank
4. Chanchal Pramanik (2024) University of Idaho
5. Zoe Wang (2025) Private Sector Consulting
6. Jorge Jimenez (2027, expected) TBD

GRANTS AND CONTRACTS

1. 2026 Cornell University City of Ithaca Impact Research Grant Program — housing affordability and market analysis: \$99,868.
2. 2025 Preservation League of New York State (with Jenni Minner) Economic Analysis of Historic Preservation Labor Force — \$15,000.
3. 2020 Cornell Center for Social Sciences — seed grant: \$6,512.50.
4. 2014 – 2019 The World Bank Group, Land and Poverty Conference — 20 students, plus SUP time: ~\$14,500 project (2014) ~\$25,000 projects (2015, 2016, 2017, 2018, and 2019).
5. 2016 U.S. Department of Energy, National Nuclear Safety Administration — executive training: \$24,983 project.



6. 2015 Korea Development Institute, Estimating the Public Benefits of Green Space in the Seoul Metropolitan Area – 9 months: ~\$75,000 project.
7. 2013 – 2014 GW Office of Study Abroad — in support of the 2014 Korea Studio: \$11,744; in support of the 2013 Korea Studio: \$6,122.

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; 2020 - 2021); 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, 2016, 2020); meetings of the International Geographical Union (2011); meetings of the North American Regional Science Council (2001, 2003 – 2013, 2019 – 2022); meetings of the Pacific Regional Science Conference Organization (2001, 2011); various meetings of the Regional Science Academy (2016, 2017, 2018, 2022, 2023, 2024); meetings of the Regional Science Association International (2008, 2012, 2026); 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, 2021 – 2024, 2026).