

# CONTENTS

*List of Illustrations* vii

*Foreword* xiii

## **PART I      SETTING THE CONTEXT**

- 1      Introduction 3
- 2      U.S. Megaregions 21

## **PART II     U.S. MEGAREGIONAL TRENDS AND THREATS**

- 3      Rising Inequality and Declining Affordability 67
- 4      Competitiveness of U.S. Megaregions 103
- 5      Building Environmental Resilience and Ecosystem Services 127
- 6      Changing Work and Travel Patterns in U.S. Megaregions 146

## **PART III    UNLOCKING THE ECONOMIC POTENTIAL OF MEGAREGIONS**

- 7      The Green Mega Deal 171
- 8      A Strategic Plan for the Northeast Megaregion 206
- 9      High-Speed and High-Performance Rail 242
- 10     Governing U.S. Megaregions 267

## **PART IV    RETROSPECT AND PROSPECT**

- 11     Reflections 285
- 12     Megaregions and the Next “American Century” 303

*Acknowledgments* 307

*References* 309

*Index* 327

*About the Authors* 349

*About the Lincoln Institute of Land Policy* 351