


KIERKEGAARD

Pattern breaks

1920

- **Inflation**
- **Congestion on streets**
- **New technology**
- **Cheap land**
- **Rising incomes**
- **Zoning, low-density housing, parking requirements**

1950

- **Petroleum**
 - **Autos**
 - **Highways**
 - **FHA loans**
 - **Income tax deductions**
 - **Private transit systems**
- Domestic**
- 

2000

“Congested”

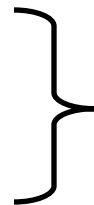
- Roadways
- Air quality
- Petroleum Imports
- Auto Internationalization

Technology

Government austerity or Public Sector jobs strategy

Public transportation

Highway



both public

Local

Regional

International

EQUITY

Economy

Environment

INSTITUTIONAL STRUCTURE INADEQUACY

WHO FUNDS RESEARCH?

MONOPOLY vs COMPETITION