

Value of Public Property: Diagnosing the Challenge

A tale of Stuttgart 21



Tip of the Challenge

Value for whom?



- One level of government vs. the other
- The public vs. private
- Activists vs. the rest

Which value?



- Economic vs. Social vs.
- Market value vs. Use Value

Value where – on the site,
neighborhood, or for the
whole jurisdiction?



- Neighbors vs. all taxpayers

Value materialized when –
now or in the future?



- Sale revenues now vs. Strategic disposition later