Kari’s Index

Cities and regions are indexed under state names.

2020 Regional Transportation Plan, 101

A
Abbey, Edward, 8, 38
agriculture. See farmland
Alabama, public land acquisition in Huntsville, 134
Altshuler, Alan, 29, 40
American Chemical Society, 48
American Farmland Trust (AFT) studies, 54, 79–80, 82
Anheuser-Busch Brewery in Fort Collins, Colorado, 64–65
architecture, building height limits, 121, 138
Ariadne’s Thread: The Search for New Modes of Thinking, 146
attorneys, 37

B
Bammi, Delip, 41
Barry, Marion, 127
Bartlett, Albert
First Law of Sustainability, 144
job creation paradox, 43
rate of growth for Boulder, Colorado, 105, 106
smart growth, 28
bedroom communities, 81, 122
benefits of controlling growth, 15–16
benefits of growth
cartoon about, 79
described, 10–11, 78
as liabilities, 14
subsiding growth in exchange for, 103
Berry, Wendell, 140
Boulder Valley Comprehensive Plan, 121
Buddhist economics, 146, 147
building height limits, 121, 138
Burchell, Robert, 82
businesses. See also commerical development; economic development
environmental standard developed for Louisiana, 69–70
involvement in land use policy-making, 57, 58, 79
jobs created by, 43–44
jobs-housing balance (linkages), 74–75
locally owned, 30, 66, 70
as part of urban growth machine, 30, 31
response to “The Real Cost of Growth in Oregon”, 13
subsiding. See subsidizing growth

C
calculating growth costs, 90–102
California
Central Valley, cost of growth study, 82
Chula Vista, performance standards, 119
Davis, inclusionary zoning for housing, 74
equality in growth controls, 112–113
farmland lost to development, 20, 82
growth measures and standards in, 138
housing
costs of, 45
employment tied to, 75
inclusionary zoning for, 73, 74
Livermore
performance standards in, 119
rate of growth limits, 120
Los Angeles
cartoon about, 37
land consumption, 24
support for controlling growth, 51
Palo Alto, public land acquisition, 134
Petaluma
rate of growth limits, 119–120
right to travel violations, 111
Proposition 13 (1978), 11
residential growth measures, reasons for, 113
Santa Barbara
city size preference survey, 139
Planning Task Force, 99
California Environmental Quality Act (CEQA), 129
Cannon, Frederick, 46–47
capital costs of growth, 87, 114–115. See also specific services and facilities
Catch 22 of growth, 61–62, 72, 152
causes of growth, 22–25
changes due to growth. See impacts of growth
cities. See also specific cities under state names
boundaries, 26, 121, 124–125
ideal size, 10, 52–53, 120, 139
citizens
attitudes toward growth, 8, 49–50
choosing cities of residence, 50
community leaders support, 19
consumption levels, 24
development impact fees supported by, in Oregon, 112
citizens (continued)
dissatisfaction with government, 11
electing council officers, 114
impacts of growth on individuals, 18
involvement in land use planning and policy-making, 36, 57–58, 59, 138, 148, 149
paying for cost of new housing, 116
public review process, 126–127
response to "The Real Cost of Growth in Oregon", 13
supporting growth controls, 51–52, 107, 111, 126–127, 137–139
understanding growth needs, 50–52
city councils. See government
Colorado
Adams County, preserving open spaces, 137
Aspen
jobs-housing balance, 75
rate of growth limits, 120
Boulder
Boulder Valley Comprehensive Plan, 121
building height limits, 121
"Comprehensive Rezoning Proposal", 122–123
cost of growth study, 88–90
economic impact of open spaces, 55
greenbelts used as urban boundaries, 121, 124
performance standards in, 119
population limits, 121
rate of growth limits, 120, 121–123
planning, 105, 106
re zoning land to reduce new jobs, 122–123
Breckenridge, performance standards, 119
businesses and growth machine, 31
Denver
rate of growth, 123
transportation costs, 100–102
Fort Collins, jobs created by Anheuser-Busch Brewery, 64–65
supporting growth controls, 51–52, 111, 121–123
commercial development. See also businesses; economic development
in Boulder, Colorado, 122
in California, 138
costs of growth, 81, 88–89, 91
infrastructure impacted by, 81, 84, 91
public review process in Washington, D.C., 126–127
residential communities impacted by, 81
community impact analyses and statements, 103, 127–128
Community Land Trusts (CLTs), 75, 136. See also land use
compact development, 25–26, 80, 82, 83
"Comprehensive Rezoning Proposal" (Boulder, Colorado), 122–123
Connecticut, land gains tax, 130
Constitution of the United States of America. See U. S. Constitution
construction of new developments, paying for, 84–90, 130
consumption. See also environmental impacts of growth, sustainable societies
Buddhist economics and, 146, 147
compact compared to sprawling development, 82
expanding, 23–24, 24–25
happiness related to, 145–147
limits to, 133, 152
measuring, 134
values shifting away from, 142–143
controlling growth. See also planned growth; slowing growth
annexation restrictions, 125
benefits of, 15–16
capping size of cities, 49, 119–120
carrying capacity limits, 133
choosing methods for, 105–107, 113–114
community impact statements, 127–128
compacting urban growth, 25–26
consumption limits, 133
design reviews and public review process, 126–127
development impact fees, 114–116
difficulty of, 11
downzoning and rezoning, 51, 125–126
ecological footprint, 134
economic incentives, 130–131, 137
environmental impact statements (EIS), 128–130
environmental standards for new businesses, 69–71
equality in, 112–113
greenbelt systems and UGBs, 121, 124–125
growth rate limits, 119–120
impossibility of, 48–49
infrastructure spending restrictions, 131
managing growth compared to, 27–28, 106–107
moratoria on growth, 131, 132
physical limits to, 152
rezoning and downzoning, 51, 125–126
speculative development limits, 132–133
standards for growth, 116–119
tax and economic incentives, 107–110, 130–131, 137
urban growth boundaries and greenbelts, 121, 124–125
Cost of Growth: 1971-1981 study, 84. See also "The Real Cost of Growth in Oregon"
Cost of Sprawl study (Real Estate Research Corporation), 79

Kari’s Index
cost-benefit analyses, 67–68, 103

costs of growth. See also economic impacts of growth;

specific costs
calculating
  environmental, 97
  infrastructure, 90–97
  methods for, 98–102
determining non-growth costs, 85
documentation of, 13–14
evaluating, 78
literature on, 79–90

density of population. See population density
Density Related Public Costs study, 79–80
Department of Transportation (U.S.), 95
developer incentives. See taxes, incentives
development impact fees
  affordable housing provided using, 75–76
  in Boulder, Colorado, 88–90
citizen support for, in Oregon, 112
controlling growth using, 114–116
controversy over, 102–103
  in Olympia, Washington, 100
development industry. See urban growth machine
development of land, 31, 32–34
downsizing. See land use, rezoning
Durning, Alan, 145–147

economic development (continued)
  traditional approaches to, 62–65

economic impacts of growth. See also subsidizing
growth; taxes
  allocating growth costs, 85, 86, 88–89
  on bedroom communities, 81
  calculating, 90–97
  categorizing growth costs, 86–89
  debts of government, 83, 84
  distinguishing from other costs, 85
  environmental protection relationship to, 46–48,
    50–52, 68–70
  fiscal impact analysis, 42
  full-cost accounting including, 150
  gross domestic product (GDP) and genuine progress
    indicator (GPI), 52, 53
  multiplier effects, 66–67
  myths about, 13–14, 52–53, 54
  net costs of growth, 82–83
  open spaces and farmland, 54–55
  paying growth costs, 102–103
  private and public sector, 78
  public assistance needs increasing with, 66

economics
  Buddhist, 146, 147
  equity and opportunity in communities, 148
  stable (steady-state), 52–53, 145
  sustainable economies, 144–147

education. See schools
effects of growth. See impacts of growth
employment
  housing tied to, 46, 74–75
  job creation paradox (new jobs increasing
    unemployment rates), 43
  job growth in Boulder, Colorado, 122–123
  locally owned businesses, 30, 66, 70
  myths about growth affecting, 42–44
  new businesses, 43–44, 63–66, 69, 70
  quality of jobs created by new businesses, 43–44
  unemployment and job creation, 43, 62, 64–65
environmental impact statements (EIS), 128–130
environmental impacts of growth. See also ecological
impacts of growth
  aesthetics as legitimate concern, 55–57
  calculating, 97
  cartoons about, 56, 97
  categories of, 87–88
  consumption levels and, 24
  as external costs, 97
  farmland and, 20, 82
  full-cost accounting including, 150
  groundwater levels declining, 133
environmental impacts of growth (continued)
  housing and, 56
  neighborhoods affected by, 18
  net primary productivity (NPP) use, 19–20
  pollution and growth standards, 119
sustainable societies
  creating, 147–152
  described, 143–144
  growth compromising, 19
  integrating sustainability with growth management, 28
  Minnesota Sustainable Development Initiative, 151
  public interests defined in context of, 58
  quality of life in, 140–141
urbanization and, 20–21
environmental protection. See also farmland; open spaces; undeveloped land, preserving carrying capacity limits, 133
Minnesota Sustainable Development Initiative, 151
myths about, 46–48, 50–52, 57–59, 68–70
standards for businesses fostering, 69–71
threshold standards, 116–119
unique local and regional features, 150
Eugene Water and Electric Board (EWEB), 97
F
farmland. See also environmental impacts of growth
American Farmland Trust (AFT) studies, 54, 79–80, 82
economic impacts of growth on, 54–55
lost to development in California, 20, 82
preserving, 136, 137
finite-world planning, 27–28. See also ideal size of cities; planned growth
fire service, allocating costs in Boulder, Colorado, 88, 89, 90
fiscal impacts of growth. See economic impacts of growth
Florida
  Boca Raton, growth rate limits in, 119
  concurrency requirements, 123
forums. See public forums
Fregonese, John, 125
Freudenburg, William R., 44
Front Porch Forums in Washington state, 18
G
genuine progress indicator (GPI), 52, 53
Gomez-Ibanez, Jose, 29, 40
Gone with the Wind, 21
government
  authority to regulate growth, 110, 114
government (continued)
citizen involvement in land use planning and policy-making, 18–19, 36, 57–58, 59, 138, 148
funding and spending related to growth, 83, 84–90. See also taxes
growth-inducing activities, 107–110
as part of urban growth machine, 11, 30–32, 35–37
proposed roles in controlling growth, 62
regional planning agency in Portland, Oregon (Metro), 114
voter approval required for rezoning in California, 138
greenbelt systems, 55, 121, 124–125, 138
gross domestic product (GDP), 52, 53
growth, defined, 21–22. See also topics generally in this index
growth machine. See urban growth machine
Growth Management Act (Washington state), 17, 99
growth ordinances, criteria for success, 110–111
growth rates. See rates of growth
H
Hardin, Garrett, 32
housing. See also residential development
affordable
  in California, 45
  Catch 22 of growth, 72
  encouraging growth using, 109
  methods of providing, 72–76
  myths about growth controls and, 44–46, 113
employment tied to, 46, 74–75
impact fees paying for, 102–103, 115–116
impacts of growth on infrastructure, 84, 88, 89, 90
land gains tax, 130
market values affected by views, 56
permit limitations, 138. See also residential development, growth controls
population growth related to, 23
real estate transfer tax, 130
size of new homes related to population growth, 23
subsidized, 60
tax revenues in sprawling compared to compact development, 80
How Much is Enough, 145–147
Huszlar, Paul, 32
I
ideal size of cities
  controlling growth to facilitate, 120
economic indicators of, 52–53
ideal size of cities (continued)
  questions about, 10
  survey of citizens in Santa Barbara, California, 139

Illinois, Chicago
  DuPage County Planning Department, 41, 82
  land consumption, 24
  Metropolitan Planning Council, 40–41, 82–83
  taxes and development, 40–41, 82–83

impact fees. See development impact fees
impact statements, 127–130
impacts of growth, 9–12. See also specific types of impacts
incentives for developers. See taxes, incentives
India, consumption levels in, 24
industrial development
  allocating growth costs, 88–89
  controlling growth in California, 138
  infrastructure impacted by, 84
infrastructure. See also specific services and facilities
alternative growth community requirements, 82
  capital improvement plans and capital facilities plans, 98
  commercial development and, 81, 138
  concurrency requirements, 123
costs
  calculating, 86–89
  in Colorado, 88–90
  deficits caused by, 83
  residential development impacting, 13, 91–97
  in Thurston County, Washington, 98–100
development impact fees funding, 114–116
distinguishing growth costs from non-growth costs, 85
facilities included in definition of, 85
level of service (LOS) standards, 118–119
new development impacting, 82, 84, 85
population density and, 79–80, 82, 89
purchasing development rights, 134
reductions in service caused by growth, 18–19, 83
relative capacity of, 118–119
residential development and, 84, 88, 89, 138
spending restrictions controlling growth, 131
subsidizing costs of, 102–103, 108, 109
taxes impacted by, 41
in-migration
  Catch 22 and, 61–62
  employment and, 43, 64, 65
growth as consequence of, 24–25
Institute for Southern Studies, 47–48
Institute of Transportation Engineers, 95

J
jobs. See employment

K
Kerr, Andy, 34
Kitzhaber, John, 131

L
Lamm, Richard, 123
Lamont, Bill, 123
Land Trust Alliance, The, 136
land use. See also environmental impacts of growth
  citizens involved in policy-making, 36
  community land trusts, 75, 136
  consumption and compact development, 82
  creating sustainable societies by improving, 148–149
  economic impacts of growth in Redmond, Washington, 81
  flexible residential zoning, 75
  gaining control over, 136–137
  greenbelts blocking sprawl, 121, 124
  inclusionary zoning for housing, 73–74
  land development, 31, 32–34, 51
  planning costs subsidized, 108
  public advocates for, 36–37
  regulating, 25, 30–31, 109
  rezoning
    in Boulder, Colorado, 120, 121–123
    downzoning (density limits), 120, 121–123, 125–126
  encouraging growth, 109
  opposition in Coburg Hills, Oregon, 51
  preserving undeveloped land, 137
  voter approval required in California, 138
  trip generation rates for, 95
Last Landscape, The, 20
lawyers, 37
Learning to Listen to the Land, 8
legislation and laws for controlling growth, 110–111, 114, 131
Leopold, Aldo, 17, 26
Lewis, Roger, 79
libraries, 83, 88, 90
limiting growth. See controlling growth
literature on growth costs, 79–90
Louisiana, environmental standards as criteria for
  economic development, 69–70

M
Maine, Yarmouth, 134

Kari’s Index
managing growth, 27–28, 106–107, 139. See also controlling growth
market analyses included in community impact statements, 128
Maryland
author’s childhood memories, 9–10
Frederick County, tax revenues from farmland and open spaces, 54
Montgomery County, development rights, 135, 136
mathematical equation for urban growth, 24
Mencken, H. L., 35
Meyer, Stephen, 47
Michigan, alternative growth scenario study, 82
millennium community. See environmental impacts of growth, sustainable societies
Minnesota Environmental Rights Act (MERA), 129
Minnesota Sustainable Development Initiative, 151
Minutoli, Robert, 128
Mitchell, Margaret, 21
Molotch, Harvey, 29, 31, 42–43
Monfort, Kenneth, 31
multiplier effects, 66–67
myths about growth, 12, 38–39, 40. See also specific myths

N
National Association of Home Builders, 56
National Environmental Policy Act (NEPA), 128–129
nature. See environmental impacts of growth
net costs of growth, 82–83
net primary productivity (NPP) use, 19–20
New Hampshire
Londonderry, purchasing development rights to save taxpayer money, 134–135
tax revenues from farmland and open spaces, 54
New Jersey
alternative growth scenario study, 82, 94
Closter, public land acquisition, 134
Lawrence Township, impact statements required by, 128, 129–130
Pinelands National Reserve, transferable development rights preserving, 136
schools and economic impacts of growth, 93, 94
New Mexico, Santa Fe, 83
new millennium community. See environmental impacts of growth, sustainable societies
New York
New York city, cartoon about, 37
Pittsford
land conservation, 135
preserving open spaces, 137
Suffolk County, development rights, 135
NIMBY (not in my back yard), 49–50
O
O&M (operation and maintenance), 84–90
open spaces and undeveloped land. See also environmental protection
in Boulder, Colorado
allocating costs of, 88–90
map of, 124
rezoning land reducing new jobs, 122–123
sales taxes financing, 121
disappearing, 18
economic impacts of, 54–55, 88, 90
greenbelt systems, 55, 121, 124–125, 138
preserving, 115, 134–137
urban growth boundaries (UGBs), 124–125
operation and maintenance (O&M), 84–90
optimal scale of cities. See ideal size of cities
Oregon
boundaries for urban growth, 26
citizens understanding environmental protection relationship to economic growth, 50
Coburg Hills, opposition to rezoning, 51
development impact fees supported by citizens in, 112
Eugene
convention center proposal (1995), 54
Hyundai factory, 64, 65, 69
public subsidization of private land development, 33
survey of growth management preferences, 139
water systems in, 97
infrastructure
costs of growth impacting, 88
sewage systems, 95–96
spending restrictions on, 131
Jacksonville, moratorium on growth, 132
Lake Oswego, growth standards in, 118
McMinnville, sewage systems, 95–96
Milwakie, boundaries for urban growth, 26
Portland area
boundaries for urban growth, 26
housing costs in, 45–46
Metro, 114, 118
residential development density goals, 133
transportation impacted by growth, 95
response to "The Real Cost of Growth in Oregon", 13
Springfield, municipal spending case study, 84
tax incentives for new businesses, 63
transportation impacted by growth, 94–95
urban growth boundaries, 124–125
Washington County, 95
Woodburn, 94–95
Oregon Department of Economic Development, 63
P

parks and recreational facilities. See also environmental impacts of growth
allocating costs in Boulder, Colorado, 88, 90
distinguishing growth costs from non-growth costs, 85
maintenance deficit, 83
overcrowding, 18
performance standards, 116, 119
photosynthesis and net primary productivity use, 19–20
Pinelands National Reserve, transferable development rights preserving, 136
planned growth. See also controlling growth
benefits of, 82
described, 106
finite-world planning, 27–28
planning
citizen involvement in, 148
incentives for, 116
long-range, 150
public advocates for, 36–37
regional agencies for, 114
subsidizing costs of, 108
planning boards, 79, 126–127. See also government
police service, allocating costs in Boulder, Colorado, 88, 90
politics. See government
pollution. See also environmental impacts of growth
Pomerance, Steve, 100–102
population density
costs independent of, 82
costs related to, 79–80, 89
ecological footprint, 24
in King County, Washington, 17
limits
in Boulder, Colorado, 121
in California, 138
downzoning (density limits), 120, 121–123, 125–126, 133
myths about, 12, 22–23
taxes encouraging, 130–131
urban growth as result of, 22–23
property rights. See also land use, regulating
public advocates for land use and planning, 36–37
public facilities. See also infrastructure
concurrency requirements for, 120, 123
cost of constructing, 84–90
cost of providing to new houses, 13
public forums
cartoon about, 79
in Seattle-Tacoma-Everett area, Washington, 18
public officials. See also government

Q

planning. See also controlling growth
quickcrisis, the, 26
quantitative growth, 144, 145
quality of life
building height limits, 121, 138
choosing cities to live in, 50
growth impacting, 18–19
improving neighborhoods, 150
in stable cities, 152
sustainable societies and, 140–141, 150
threshold standards, 116–117, 118
quiet crisis, the, 26
rates of growth. See also under specific states and cities
limits, 119–120, 121–122
long term effects, 104–105
planning, 105, 106
R

real estate research corporation, 79
recollected essays 1965-1980, 140
regulation for revenue, 29
reilly, william k., 77
residential development. See also housing
allocating growth costs, 85, 86, 88–89
bedroom communities, 81, 122
calculating costs for providing service to, 91–97
growth controls
growth rate caps, 119–120, 121–122
housing permit limitations, 138
reasons for enacting in California, 113
infrastructure impacted by, 80, 81, 84, 88–90
maximum lot size, 133
minimum densities, 133
rezoning, 138
traffic congestion impacted by, 122
residents. See citizens
revenues paying for new developments, 84–90. See also tax revenues
rezoning. See also land use, rezoning
right to travel, 111, 131
roads. See also transportation
cartoon about, 22
congestion caused by growth, 83
impacts of compact compared to sprawling development, 82
level of service standards and rating systems, 119
maintenance deficit caused by growth, 83
restricting spending to control growth, 131
subsidizing building costs, 109
rural land. See open spaces
Rutgers University alternative growth scenario study, 82

S
Sand County Almanac, A, 17
schools
calculating growth costs, 93
compact compared to sprawling development, 82
most expensive facility required by new development, 88
in New Jersey, 93, 94
programs and class size impacted by growth, 83
tax revenues and California Proposition 13 (1978), 11
Schumacher, E. F., 147
Scke, David, 32
sewage systems and plants, 83, 95–96
simplicity, values shifting towards, 142–143
size of cities, ideal. See ideal size of cities
slowing growth, 26–27, 56. See also controlling growth
Small is Beautiful, 147
smart growth, 106. See also planned growth
social impacts of growth
calculating, 97
categories of, 87
community leaders waning support, 19
community, sense of, 18
diversity in communities, 11, 78
full-cost accounting including, 150
gross domestic product (GDP) and genuine progress indicator (GPI), 52, 53
speculative development, 107, 110, 132–133
sprawling development
alternatives to, 25–27, 82, 94
cartoons about, 22, 37, 56
compact development compared to, 80, 82
costs of serving, 79, 80, 82
greenbelts blocking, 121, 124
land taxes discouraging, 130–131
urban growth boundaries controlling, 124–125
stable (steady-state) economics, 52–53, 145
stable cities, 85–86, 152
standards for growth, 27, 116–119
steady-state (stable) economics, 52–53, 145
stereotypes of growing cities. See myths about growth
subsidizing growth. See also economic impacts of growth; taxes
common subsidies, 108–109
eliminating subsidies by controlling growth, 107–110, 150
in Eugene, Oregon, 33
in exchange for benefits of growth, 103
infrastructure costs, 102–103, 108, 109
of land development, 32–34
of new businesses
costs to taxpayers, 63, 64, 65, 66
generating public benefits, 70–71
myths about, 43–44
tax waivers for, 29, 31
support for, 107
in Thurston County, Washington, 100
sustainable economy, 144–147
sustainable societies. See environmental impacts of growth, sustainable societies
T
tax increment financing (TIF) districts, 109
tax revenues
excise taxes paying for new developments in Boulder, Colorado, 90
from farmland and open spaces, 54
myths about growth providing, 39–42
from new houses in sprawling compared to compact development, 80
paying for new development, 84, 85, 86, 92–93
taxes. See also economic impacts of growth; subsidizing growth
commercial development and, 81
deficits caused by growth costs, 14, 83
development impact fees lowering, 116
fiscal impact analysis, 42
incentives
credits, 70
for developers, 63, 130–131
preserving undeveloped land, 137
waivers, 29, 31
increasing with growth, 82–83
infrastructure impact on, 41
open spaces financed in Boulder, Colorado, 121
reforms, 11
types of, 40–41, 130–131, 143
taxpayers. See citizens
Templet, Paul, 69–70, 119
Tenleytown and Cleveland Park Emergency Committee, 127

Kari’s Index
Theory of Justice, A, 58
Thoreau, Henry David, 60
threshold standards, 27, 116–117, 119, 126
Toynbee, Arnold, 104
traffic. See transportation
Tragedy of the Commons, The, 32
transportation. See also roads
allocating costs in Boulder, Colorado, 88, 90
analyzing and estimating growth costs in Denver area, 101–102
automobile usage, 24
calculating impacts of growth on, 93–95
cartoon about, 22
creating automobile-free zones, 150
in Denver, Colorado, 100–102, 122
threshold standards applied to, 117–118
traffic congestion in Boulder, Colorado, 122
in Washington County, Oregon, 95
in Woodburn, Oregon, 94–95
Trip Generation listing typical rates for land uses, 95
Trust for Public Land, 134–135
trusts, Community Land Trusts (CLTs), 75, 136. See also land use

U
Udall, Stewart, 26
undeveloped land. See open spaces and undeveloped land
unemployment. See employment
urban growth boundaries (UGBs), 121, 124–125
urban growth, defined, 21. See also topics generally in this index
urban growth industry, 11
urban growth machine
accessories to, 34–35
controlling, 35–37
keeping out of local government, 11–12
members of, 30–32
process of success, 32–34
urban planning. See planning
Use of Land, The, 77

U. S. Constitution
giving authority to regulate growth, 110
growth ordinances not violating right to travel, 111
moratoria impending right to travel, 131
U. S. Department of Transportation, 95
U. S. National Environmental Policy Act (NEPA), 128–129
utilities, compact compared to sprawling development, 82

V
Vermont
Burlington, inclusionary zoning for housing, 74
land gains tax, 130
Virginia, cost of growth studies, 80

W
Wackernagel, Mathis, 24, 134
Washington, D.C.
public review process in, 126–127
speculative development creating excess office space in, 132
Tenleytown and Cleveland Park Emergency Committee, 127
Washington state
concurrency requirements, 123
Growth Management Act, 17, 99
King County
population statistics, 17
purchasing development rights saving taxpayer money, 135
Redmond, cost of growth studies, 81
Thurston County, cost-of-growth analysis, 98–100
water systems
calculating impacts of growth, 96–97
efficient use creating sustainable societies, 150
groundwater levels declining, 133
Whyte, William H., 20

Z
zoning. See land use, rezoning