## Sherry's Index

## Figures and sidebars are indicated with **bold** type.

Abbey, Edward, 8, 38 ABC/Washington Post survey, 50 accessory dwellings, 75 Adams County, Colorado, 137 advisory committees, 36, 149 aesthetic value myth, 55–57 AFT studies, 54, 79–80, 82 agricultural land losses, 19–20, 82 taxes/services ratio, 54 zoning, 137 Alabama, open space savings, 134 Altshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24  Bammi, Delip, 41 Barry, Marion, 127 Barrllett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 19 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 10–5, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burdington, vermont, 74 business & growth. See economic development Buddier's approach, 122–123 costs of growth, 15–162, 111 transportation, cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123 costs of growth, 156–80, 82 Barry, 140 Boulder, Colorado commercial development Boulder's approach, 122–123 costs of growth, 162-127 controlled growth, 19–120 controlled growth policies, 138 farmland losses, 20, 82 housing cost research, 45 inclusionary zoning, 73, 74 open space savings, 134 population/sprawl compared, 24 Proposition 13, 11 surveys on controlling growth, 51, 112, 113, 139, 156–157n17 California Environmental Quality Act (CEQA), 219 campaig ninace reform, 36 Cannon, Frederick, 46–47 capital co		0.116
accessory dwellings, 75 Adams County, Colorado, 137 advisory committees, 36, 149 aesthetic value myth, 55–57 AFT studies, 54, 79–80, 82 agricultural land losses, 19–20, 82 taxes/services ratio, 54 zoning, 137 Alabama, open space savings, 134 Altshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24  Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth see urban growth boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business climate myth, 44 business & growth. 5-ee conomic development		
Adams County, Colorado, 137 advisory committees, 36, 149 aesthetic value myth, 55–57 AFT studies, 54, 79–80, 82 agricultural land losses, 19–20, 82 taxes/services ratio, 54 zoning, 137 Alabama, open space savings, 134 Altshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadre's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24 Barmin, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development Boulder's approach, 122–123	The state of the s	
advisory committees, 36, 149 aesthetic value myth, 55–57 AFT studies, 54, 79–80, 82 agricultural land losses, 19–20, 82 taxes/services ratio, 54 zoning, 137 Alabama, open space savings, 134 Altshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth (citizen). See public opinion about growth (citizen). See public opinion about growth automobile usage, 24 Barmi, Delip, 41 Barry, Marion, 127 Barflett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business climate myth, 44 business & growth. See economic development Boulder's approach, 122–123		- · · · · · · · · · · · · · · · · · · ·
aesthetic value myth, 55–57 AFT studies, 54, 79–80, 82 agricultural land losses, 19–20, 82 taxes/services ratio, 54 zoning, 137 Alabama, open space savings, 134 Altshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24 Bammi, Delip, 41 Barry, Marion, 127 Barry, Marion, 127 Barry, Marion, 127 Barry, Marion, 127 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development		
AFT studies, 54, 79–80, 82 agricultural land losses, 19–20, 82 taxes/services ratio, 54 zoning, 137 Alabama, open space savings, 134 Attshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24 Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 105, 106 boundaries, urban growth. See urban growth boundaries, (UGBs) Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development Boulder's approach, 122–123		
agricultural land losses, 19–20, 82 taxes/services ratio, 54 zoning, 137 Alabama, open space savings, 134 Altshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinkling (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24 Barny, Marion, 127 Barny, Marion, 127 Barny, Marion, 127 Barllett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development	aesthetic value myth, 55–57	inclusionary zoning, 73, 74
losses, 19–20, 82 taxes/services ratio, 54 zoning, 137 Alabama, open space savings, 134 Altshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24 Bammi, Delip, 41 Barry, Marion, 127 Barllett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs)  Broposition 13, 11 surveys on controlling growth, 51, 112, 113, 129 Carlson. Frederick, 46–47 capital costs. See infrastructure costs caps on growth, 48–49, 119–120, 121–122 Carlson, Arne H., 151 Carregie Group, 9–100 carrying capacity limits, 133 catch 22 of growth, 61–62, 72, 152 Charlat Valley, California, 82 Charlatona, Frederick, 46–647 Carlson, Frederick, 46–647 Carlson, Frederick	AFT studies, 54, 79–80, 82	open space savings, 134
taxes/services ratio, 54 zoning, 137 Alabama, open space savings, 134 Altshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 automobile usage, 24 Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 122 carb, 26 and 27 capital costs. See infrastructure costs caps on growth, 48–49, 119–120, 121–122 Carlson, Arne H., 151 Carregie Group, 99–100 carrying capacity limits, 133 catch 22 of growth, 61–62, 72, 152 Central Valley, California, 45 Charlanooga, Tennessee, 45 Chicago, Illinois, 24, 41–42, 82–83 Chula Vista, California, 119 citizen participation importance, 141 project reviews, 126–127 promoting, 11–12, 35–37, 58–59, 137–139 sustainable communities and, 148, 149 Clark, Mary, 146 Closter, New Jersey, 134 Colorado Anheuser-Busch Brewery, 64–65 controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) boundaries, urban growth. See urban growth boundaries (UGBs) business climate myth, 44 business & growth. See economic development  Surveys on controlling growth, 51, 112, 113, 139, 156 California Erwirommental Quality Act (CEQA), 129 campaign finance reform, 36 Cannon, Frederick, 46–47 capital costs. See infrastructure costs caps on growth, 48–49, 119–120, 121–122 Carlson, Arne H., 151 Carrical costs. See infrastructure costs caps on growth, 48–49, 119–120, 121–122 Carlson, Arne H., 151 Carrical costs. See infrastruct	agricultural land	population/sprawl compared, 24
zoning, 137 Alabama, open space savings, 134 Alabama, open space savings, 134 Altshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24  Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development	losses, 19–20, 82	Proposition 13, 11
zoning, 137 Alabama, open space savings, 134 Alabama, open space savings, 134 Altshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24  Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development	taxes/services ratio, 54	surveys on controlling growth, 51, 112, 113,
Altshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24  Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development  129 campaign finance reform, 36 Cannon, Frederick, 46–47 capital costs. See infrastructure costs caps on growth, 48–49, 119–120, 121–122 Carlson, Arne H., 151 Carnegie Group, 99–100 carrying capacity limits, 133 catch 22 of growth, 61–62, 72, 152 Central Valley, California, 82 Charlotte, North Carolina, 45 Chattanooga, Tennessee, 45 Chicago, Illinois, 24, 41–42, 82–83 Chula Vista, California, 119 citizen participation importance, 141 project reviews, 126–127 promoting, 11–12, 35–37, 58–59, 137–139 sustainable communities and, 148, 149 Closter, New Jersey, 134 Coburg Hills (Oregon), 51 Colorado Anheuser-Busch Brewery, 64–65 controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123	zoning, 137	
Altshuler, Alan, 29, 40 American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24  Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development  129 campaign finance reform, 36 Cannon, Frederick, 46–47 capital costs. See infrastructure costs caps on growth, 48–49, 119–120, 121–122 Carlson, Arne H., 151 Carnegie Group, 99–100 carrying capacity limits, 133 catch 22 of growth, 61–62, 72, 152 Central Valley, California, 82 Charlotte, North Carolina, 45 Chattanooga, Tennessee, 45 Chicago, Illinois, 24, 41–42, 82–83 Chula Vista, California, 119 citizen participation importance, 141 project reviews, 126–127 promoting, 11–12, 35–37, 58–59, 137–139 sustainable communities and, 148, 149 Closter, New Jersey, 134 Coburg Hills (Oregon), 51 Colorado Anheuser-Busch Brewery, 64–65 controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123	Alabama, open space savings, 134	California Environmental Quality Act (CEQA),
American Chemical Society, 48 American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24  Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development		· · · · · · · · · · · · · · · · · · ·
American Farmland Trust (AFT), 54, 79–80, 82 Anheuser-Busch Brewery, 64–65 annexation, restricting, 125 Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth (citizen). See public opinion about growth (automobile usage, 24  Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development		campaign finance reform, 36
Anheuser-Busch Brewery, 64–65 annexation, restricting, 125  Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146  Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24  Bammi, Delip, 41 Barry, Marion, 127 Barlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado		
annexation, restricting, 125  Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146  Aspen, Colorado, 75, 120  attitudes about growth (citizen). See public opinion about growth automobile usage, 24  automobile usage, 24  Bammi, Delip, 41  Barry, Marion, 127  Bartlett, Albert, 28, 43, 105, 144  Beckenridge, Colorado, 119  bedroom communities, 81  benefits of growth, 10–11, 78  Berry, Wendell, 140  biological productivity, 19–20 Boca Raton, Florida, 119  bonds, municipal, 83  Soulder, Colorado  controlled growth strategies, 119, 120, 121–123, 124  cost of growth, 105, 106  boundaries, urban growth. See urban growth boundaries (UGBs)  Burlington, Vermont, 74  business & growth. See economic development  acps on growth, 48–49, 119–120, 121–122  Carlson, Arne H., 151  Carlson, Arne H., 151  Carsegie Group, 99–100  carrying capacity limits, 133  catch 22 of growth, 61–62, 72, 152  Charlotte, North Carolina, 45  Chattanooga, Tennessee, 45  Chicago, Illinois, 24, 41–42, 82–83  Chula Vista, California, 119  citizen participation  importance, 141  project reviews, 126–127  promoting, 11–12, 35–37, 58–59, 137–139  sustainable communities and, 148, 149  Closter, New Jersey, 134  Coburg Hills (Oregon), 51  Colorado  Anheuser-Busch Brewery, 64–65  controlled growth policies, 119, 120  growth interest groups, 31  housing-job linkage program, 75  housing-protacon cost analysis for Denver, 100–102  See also Boulder, Colorado  commercial development  boulder's approach, 122–123	, ,	
Ariadne's Thread: The Search for New Modes of Thinking (Clark), 146 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24  Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 105, 106 boundaries, urban growth boundaries (UGBs) Burlington, Vermont, 74 business & growth. See economic development business & growth. See economic development  Carlson, Arne H., 151 Carnegie Group, 99–100 carrying capacity limits, 133 catch 22 of growth, 61–62, 72, 152 Central Valley, California, 82 Charlotte, North Carolina, 45 Chattanooga, Tennessee, 45 Chicago, Illinois, 24, 41–42, 82–83 Chula Vista, California, 19 citizen participation importance, 141 project reviews, 126–127 promoting, 11–12, 35–37, 58–59, 137–139 sustainable communities and, 148, 149 Closter, New Jersey, 134 Coburg Hills (Oregon), 51 Colorado Anheuser-Busch Brewery, 64–65 controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development		•
Aspen, Colorado, 75, 120 Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth opinion about growth automobile usage, 24  Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) boundaries (UGBs) Burlington, Vermont, 74 business dimate myth, 44 business & growth. See economic development  Carnegie Group, 99–100 carrying capacity limits, 133 catch 22 of growth, 61–62, 72, 152 catch 22 of growth, 61–62, 72, 152 catch 22 of growth, Carolina, 82 Charlotte, North Carolina, 45 Chatlanooga, Tennessee, 45 Chicago, Illinois, 24, 41–42, 82–83 Chatlanooga, Tennessee, 45 Chicago, Illinois, 24, 41–42, 82–83 Chicago, Illinois, 24, 41–42, 82–83 Charlotte, North Carolina, 45 Chula Vista, California, 19 citizen participation im		
Aspen, Colorado, 75, 120 attitudes about growth (citizen). See public opinion about growth automobile usage, 24  Bammi, Delip, 41 Barrlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Barry, Vernont, 74 business & growth. See economic development  Aspen, Colorado communities, 81 brief and the first open		
attitudes about growth (citizen). See public opinion about growth automobile usage, 24  Bammi, Delip, 41  Barry, Marion, 127  Bartlett, Albert, 28, 43, 105, 144  Beckenridge, Colorado, 119  bedroom communities, 81  Berry, Wendell, 140  biological productivity, 19–20  Boca Raton, Florida, 119  bonds, municipal, 83  Boulder, Colorado  controlled growth strategies, 119, 120,  121–123, 124  cost of growth, 105, 106  boundaries, urban growth. See urban growth boundaries (UGBs)  Burlington, Vermont, 74  business & growth. See economic development  catch 22 of growth, 61–62, 72, 152  Central Valley, California, 82  Charlotte, North Carolina, 45  Chattanooga, Tennessee, 45  Chattanooga, Tennessee, 45  Chattanooga, Tennessee, 45  Chicago, Illinois, 24, 41–42, 82–83  Chula Vista, California, 119  citizen participation  importance, 141  project reviews, 126–127  promoting, 11–12, 35–37, 58–59, 137–139  sustainable communities and, 148, 149  Closter, New Jersey, 134  Coburg Hills (Oregon), 51  Colorado  Anheuser-Busch Brewery, 64–65  controlled growth policies, 119, 120  growth interest groups, 31  housing-job linkage program, 75  surveys on controlling growth, 51–52, 111  transportation cost analysis for Denver,  100–102  See also Boulder, Colorado  commercial development  Boulder's approach, 122–123		
opinion about growth automobile usage, 24  Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 boulder, Colorado controlled growth strategies, 119, 120,		
automobile usage, 24  Bammi, Delip, 41  Barry, Marion, 127  Bartlett, Albert, 28, 43, 105, 144  Beckenridge, Colorado, 119  bedroom communities, 81  benefits of growth, 10–11, 78  Berry, Wendell, 140  biological productivity, 19–20  Boca Raton, Florida, 119  boundar, Colorado  controlled growth strategies, 119, 120,  121–123, 124  cost of growth, 105, 106  boundaries, urban growth. See urban growth boundaries (UGBs)  Burlington, Vermont, 74  business & growth. See economic development  Charlotte, North Carolina, 45  Chattanooga, Tennessee, 45  Chicago, Illinois, 24, 41–42, 82–83  Chula Vista, California, 119  citizen participation importance, 141  project reviews, 126–127  promoting, 11–12, 35–37, 58–59, 137–139 sustainable communities and, 148, 149  Clark, Mary, 146  Closter, New Jersey, 134  Coburg Hills (Oregon), 51  Colorado  Anheuser-Busch Brewery, 64–65  controlled growth policies, 119, 120  growth interest groups, 31  housing-job linkage program, 75 housing price comparisons, 123  open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver,  100–102  See also Boulder, Colorado commercial development  Boulder's approach, 122–123	· , , , , , , , , , , , , , , , , , , ,	
Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Burlington, Vermont, 74 business & growth. See economic development  Chattanooga, Tennessee, 45 Chicago, Illinois, 24, 41–42, 82–83 Chula Vista, California, 119 citizen participation importance, 141 project reviews, 126–127 promoting, 11–12, 35–37, 58–59, 137–139 sustainable communities and, 148, 149 Clark, Mary, 146 Closter, New Jersey, 134 Coburg Hills (Oregon), 51 Colorado Anheuser-Busch Brewery, 64–65 controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing-job linkage program, 75 housing-job linkage program, 75 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123		•
Bammi, Delip, 41 Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Burdington, Vermont, 74 business & growth. See economic development  Barry, Marion, 127 Chicago, Illinois, 24, 41–42, 82–83 Chula Vista, California, 119 citizen participation importance, 141 project reviews, 126–127 promoting, 11–12, 35–37, 58–59, 137–139 sustainable communities and, 148, 149 Clark, Mary, 146 Closter, New Jersey, 134 Coburg Hills (Oregon), 51 Colorado Anheuser-Busch Brewery, 64–65 controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123	automobile usage, 24	
Barry, Marion, 127 Bartlett, Albert, 28, 43, 105, 144 Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Budhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development Boulder's approach, 122–123	Rammi Dolin 41	<del>_</del>
Bartlett, Albert, 28, 43, 105, 144  Beckenridge, Colorado, 119  bedroom communities, 81  benefits of growth, 10–11, 78  Berry, Wendell, 140  biological productivity, 19–20  Boca Raton, Florida, 119  bonds, municipal, 83  Boulder, Colorado  controlled growth strategies, 119, 120,  121–123, 124  cost of growth, 105, 106  boundaries, urban growth. See urban growth  boundaries, urban growth. See urban growth  business & growth. See economic development  business & growth. See economic development  citizen participation  importance, 141  project reviews, 126–127  promoting, 11–12, 35–37, 58–59, 137–139  sustainable communities and, 148, 149  Clark, Mary, 146  Closter, New Jersey, 134  Coburg Hills (Oregon), 51  Colorado  Anheuser-Busch Brewery, 64–65  controlled growth policies, 119, 120  growth interest groups, 31  housing-job linkage program, 75  housing price comparisons, 123  open space requirements, 137  surveys on controlling growth, 51–52, 111  transportation cost analysis for Denver,  100–102  See also Boulder, Colorado  commercial development  Boulder's approach, 122–123		
Beckenridge, Colorado, 119 bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Budhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development business & growth. See economic development business & growth, 105, 106 benefits of growth, 105, 106 project reviews, 126–127 promoting, 11–12, 35–37, 58–59, 137–139 sustainable communities and, 148, 149 Clark, Mary, 146 Closter, New Jersey, 134 Coburg Hills (Oregon), 51 Colorado Anheuser-Busch Brewery, 64–65 controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123	•	
bedroom communities, 81 benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Budhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development  project reviews, 126–127 promoting, 11–12, 35–37, 58–59, 137–139 sustainable communities and, 148, 149 Clorad, Mary, 146 Closter, New Jersey, 134 Coburg Hills (Oregon), 51 Colorado Anheuser-Busch Brewery, 64–65 controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123		
benefits of growth, 10–11, 78 Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development Burchell service of growth, 10-11, 78 promoting, 11–12, 35–37, 58–59, 137–139 sustainable communities and, 148, 149 Clark, Mary, 146 Closter, New Jersey, 134 Coburg Hills (Oregon), 51 Colorado Anheuser-Busch Brewery, 64–65 controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123		
Berry, Wendell, 140 biological productivity, 19–20 Boca Raton, Florida, 119 bonds, municipal, 83 Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development Berry, Wendell, 149 Clark, Mary, 146 Closter, New Jersey, 134 Coburg Hills (Oregon), 51 Colorado Anheuser-Busch Brewery, 64–65 controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123		
biological productivity, 19–20 Boca Raton, Florida, 119 Clark, Mary, 146 Closter, New Jersey, 134 Coburg Hills (Oregon), 51 Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development  Clark, Mary, 146 Closter, New Jersey, 134 Coburg Hills (Oregon), 51 Colorado Anheuser-Busch Brewery, 64–65 controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123		
Boca Raton, Florida, 119 bonds, municipal, 83 Coburg Hills (Oregon), 51 Colorado controlled growth strategies, 119, 120,		
bonds, municipal, 83 Boulder, Colorado     controlled growth strategies, 119, 120,         121–123, 124     cost of growth study, 88–90         greenway benefits, 55         rate of growth, 105, 106     boundaries, urban growth. See urban growth         boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development  Coburg Hills (Oregon), 51 Colorado  Anheuser-Busch Brewery, 64–65 controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123		
Boulder, Colorado controlled growth strategies, 119, 120, 121–123, 124 cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, 106 boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, 146 Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development  Colorado Anheuser-Busch Brewery, 64–65 controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123		
controlled growth strategies, 119, 120,	•	
cost of growth study, 88–90 growth interest groups, 31 greenway benefits, 55 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, Burchell, Robert, 82 surveys on controlling growth, 51–52, 111 transportation, Vermont, 74 See also Boulder, Colorado commercial development business & growth. See economic development  controlled growth policies, 119, 120 growth interest groups, 31 housing-job linkage program, 75 housing-job linkage program, 75 housing price comparisons, 123 open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123		
cost of growth study, 88–90 greenway benefits, 55 rate of growth, 105, <b>106</b> boundaries, urban growth. See urban growth boundaries (UGBs) Buddhist economics, <b>146</b> Burchell, Robert, 82 Burlington, Vermont, 74 business & growth. See economic development  growth interest groups, <b>31</b> housing-job linkage program, 75 housing price comparisons, <b>123</b> open space requirements, 137 surveys on controlling growth, 51–52, <b>111</b> transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, <b>122–123</b>		
greenway benefits, 55 rate of growth, 105, <b>106</b> boundaries, urban growth. See urban growth boundaries (UGBs)  Buddhist economics, <b>146</b> Burchell, Robert, 82 Burlington, Vermont, 74 business climate myth, 44 business & growth. See economic development  housing-job linkage program, 75 h		
rate of growth, 105, <b>106</b> boundaries, urban growth. See urban growth boundaries (UGBs)  Buddhist economics, <b>146</b> Burchell, Robert, 82 Burlington, Vermont, 74 business climate myth, 44 business & growth. See economic development  housing price comparisons, <b>123</b> open space requirements, 137 surveys on controlling growth, 51–52, <b>111</b> transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, <b>122–123</b>		
boundaries, urban growth. See urban growth boundaries (UGBs)  Buddhist economics, 146  Burchell, Robert, 82  Burlington, Vermont, 74  business climate myth, 44  business & growth. See economic development  open space requirements, 137 surveys on controlling growth, 51–52, 111 transportation cost analysis for Denver, 100–102 See also Boulder, Colorado commercial development Boulder's approach, 122–123	greenway benefits, 55	housing-job linkage program, 75
boundaries (UGBs)  Buddhist economics, <b>146</b> Burchell, Robert, 82  Burlington, Vermont, 74  business climate myth, 44  business & growth. See economic development  Surveys on controlling growth, 51–52, <b>111</b> transportation cost analysis for Denver,  100–102  See also Boulder, Colorado  commercial development  Boulder's approach, <b>122–123</b>		housing price comparisons, 123
Buddhist economics, <b>146</b> Burchell, Robert, 82  Burlington, Vermont, 74  business climate myth, 44  business & growth. See economic development  transportation cost analysis for Denver, 100–102  See also Boulder, Colorado commercial development  Boulder's approach, <b>122–123</b>	boundaries, urban growth. See urban growth	open space requirements, 137
Burchell, Robert, 82 100–102 Burlington, Vermont, 74 See also Boulder, Colorado commercial development business & growth. See economic development Boulder's approach, 122–123	boundaries (UGBs)	surveys on controlling growth, 51–52, 111
Burlington, Vermont, 74  business climate myth, 44  business & growth. See economic development  See also Boulder, Colorado  commercial development  Boulder's approach, 122–123	Buddhist economics, 146	transportation cost analysis for Denver,
business climate myth, 44 commercial development business & growth. See economic development Boulder's approach, <b>122–123</b>	Burchell, Robert, 82	100–102
business climate myth, 44 commercial development business & growth. See economic development Boulder's approach, <b>122–123</b>		See also Boulder, Colorado
business & growth. See economic development Boulder's approach, 122–123		
		•
	·	

community impact statements (CIS), 103,	cost analysis methods (continued)
127–128	sustainable communities and, 150
Community Land Trusts (CLTs), 75, 136	Thurston County example, 98–100, <b>101</b>
compact growth	traditional approach, 13–14
benefits, 25–26	transportation requirements, 93–95, 100–102
cost savings, 79–80, 82, 83	water requirements, 96–97
public opinion, 26	Cost of Growth (Springfield Planning Dept.), 84
See also density levels	Cost of Sprawl (Real Estate Research Corp.), 79
concurrency requirements, 123	costs. See economic costs; environmental costs
Connecticut, land gains tax, 130	infrastructure costs; public services costs
conservation easements, 135	Country View Estates (Oregon), <b>51</b>
conservation taxes, 137	
constitutional basis for controlling growth,	Daly, Herman, 52, 142, 144, 145, 147
110–111	Davis, California, 74
construction tax, 130	debt as growth cost, 83
consumption levels	democratic principles and growth. See citizen
community values and, 141–143	participation
increases in, 23–24	density bonuses, 74
limiting for controlled growth, 133–134	density bondses, 74 density levels
controlling growth, strategies	controlling growth with, 125–126, 133
	land tax effects, 130–131
overview of types, <b>115, 138</b> annexation restrictions, 125	public opinion, 26
	• •
Boulder's approach, 119, 120, <b>121–123, 124</b>	See also compact growth; population growth
caps, 48–49, 119–120	Density-Related Public Costs (AFT), 79
compared to managing growth, 27–28,	Denver, Colorado, 101–102, <b>123</b>
106–107	design review process, 126–127
consumption limits, 133–134	development impact fees
development fees, 114–116	arguments about, 102–103
downzoning, 125–126	Boulder's policy, 88–90
greenbelts/UGBs, <b>121</b> , 124–125	controlling growth with, 114–116
impact statements, 127–130	housing uses, 75–76
infrastructure spending limits, 131	Olympia's proposal, 100
legal basis for, 110–111, 131	public opinion survey, <b>112</b> , 156–157 <i>n</i> 17
lending policies, 132–133	development rights, 134–136
local importance, 62	diversity, as growth benefit, 78
moratoria, 131	"divider" effect, 67
neutral policies, 107, 108–109	downzoning, 125–126
preservation of open space, 134–137	drinking water, cost analysis, 96–97
project reviews, 126–127	DuPage County, Illinois, 41, 82
public facility requirements, 121, 123	Durning, Alan, 145
public opinion polls on, 51–52, <b>111, 112,</b>	
156–157 <i>n</i> 17	ecological footprints, 24, 134
research inadequacies, 26-27	ecological growth, defined, 21–22
selection criteria, 113–114	economic costs
standards of quality, 116–118	AFT studies, 54
tax-related, 130-131, 137	Boulder study, 88–90
cost analysis methods	distribution of, 32–34
annexation and, 125	Oregon study, 88
data sources, 90–91, 98	policymaking significance, 78
definitions/assumptions, 91–93	public sector types, 82–87
development impact fees and, 102–103	sprawl studies, 79–80, 82
environmental impact, 97	taxes, 39–42, 80–81, 82–83
school requirements, 93, <b>94</b>	See also cost analysis methods
sewage requirements, 95–96	300 also ossi allalyolo illotilodo

economic development	Genuine Progress Indicator (GPI), 52, 53
analyzing, 65, <b>67</b>	Gomez-Ibanez, Jose, 29, 40
environmental policy and, 46-48	Gone with the Wind (Mitchell), 21
in-migration from, 61–64	government. See local government
local vs. new business, 65–66	government costs. See public services costs
multiplier effects, 66–67	grassroots organizing, 36
myths about, 42–44, 52–53	greenbelt systems, 55, <b>121</b> , 124–125
public investment alternatives, 68–71	Gross Domestic Product (GPD), 52, <b>53</b>
subsidy costs, 64–65	growth, definitions, 21–22
sustainable, 144–147, 148	growth controls. See controlling growth,
See also urban growth machine	strategies
employment. See job creation	growth machine. See urban growth machine
environmental costs	Growth Management Act (Washington), 17, 99
analysis methods, 97	growth-neutral policies, 107, 108–109
farmland losses, 82	
Hyundai factory, 69	Hardin, Garrett, 32
landscape changes, 19–21	Hilton Hotel (Eugene), 54
listed, 87	Home Builders Association (Portland), 45
sprawl-type development, 79	housing
environmental impact statements (EIS),	aesthetic values and, 56
128–130	affordability strategies, 72–76
environmental protection	bedroom communities, 81
as growth control criteria, 133–134	Boulder's prices, 123
impact statements, 128–130	consumption levels, 23-24
job creation and, 68–71	federal government role, 62
myths about, 46–48, 57–59	ownership statistics, 72
public opinion polls, 50	pricing myth, 44–46, 113
threshold standards for, 116–117, 119	See also residential development
See also sustainable communities	Houston, Texas, 45
Eugene, Oregon	How Much is Enough (Durning), 145
development subsidies example, 33	Huntsville, Alabama, 134
growth myth example, <b>54</b>	Huszlar, Paul, 32
Hyundai factory, 64, 65, 69	Hyundai factory, 64, 65, 69
rezoning case study, <b>51</b>	
survey on controlling growth, 139	Illinois, 24, 41–42, 82–83
water cost study, 97	impact fees. See development impact fees
extinction rates, 20	impact statements, 103, 127–130
	inclusionary zoning, 73–74
facility maintenance deficit, 83	income/business climate comparison, 44
farmland	India, ecological footprint, 24
losses, 19–20, 82	industrial development. See commercial
taxes/services ratio, 54	development
zoning, 137	"inevitable growth" myth, 48–49
fees. See development impact fees	infrastructure costs
financial institutions & growth, 31	Boulder study, 88–90
finite-world planning, 27–28	compared to open space preservation, 134
fire service calls (Boulder, Colorado), 89	concurrency requirements, 123
Florida, 119, 123	described, 42, 83, 84–85, <b>87</b>
forest losses, 19	household average, 13, 84
Fort Collins, Colorado, 64–65	Oregon study, 88
Frederick County, Maryland, 54	sprawl vs. compact development, 79, 82
Fregonese, John, 125	stable vs. growing city comparison, 85–86
Freudenburg, William R., 44	
"Front Porch Forum," 18	

infrastructure costs (continued)	Livermore, California, 120
See also cost analysis methods; public	local business, 30, 65–66, 70
services costs; transportation	local government
infrastructure	democratic principles and, 11–12, 35–37,
infrastructure deficit, defined, 83	58–59, 148
infrastructure spending limits, 131	pro-growth actions, 30–32, <b>33,</b> 107–110
in-migration, 23, 24–25, <b>43</b> , 60–64	Londonderry, New Hampshire, 134–135
Institute for Southern Studies, 47–48	Los Angeles, California, 24, 51, 156–157 <i>n</i> 17
interest groups (growth)	LOS (level of service), establishing, 93–95,
described, 29–30, 34–35	118–119
environmentalism myth, 57–59	Loudoun County, Virginia, 80
government role, 30–32	Louisiana, subsidy criteria, 70
political influence, 32–34	low-income housing. See housing
political limacrice, 62 64	low-wage jobs, 66
Jacksonville, Oregon, 132	low-wage jobs, oo
job creation	Mack Orchards, New Hampshire, 134
housing linkage, 74–75	Maine, land preservation savings, 134
in-migration with, 43, 62–64	maintenance/operation costs, defined, 84
local vs. new business, 65–66	•
	See also public services costs
myths about, 42–44, 62	management of growth, types, 27–28, 106–107
small business, 157–158 <i>n</i> 5	See also controlling growth, strategies
subsidy costs, 64–65	Maryland
See also economic development	author's childhood landscape, 9–10
Job Creation Paradox (Bartlett), 43	land preservation strategies, 135, 136
	open space taxes/services ratio, 54
Kerr, Andy, 34	McMinnville, Oregon, 95–96
King County, Washington, 17–18, 135	Mencken, H. L., 35
Kitzhaber, John, 131	Metro Council (Portland, Oregon), 114, 118, 133
	Metropolitan Planning Council (Chicago), 41–42
Lake Oswego, Oregon, 118	82–83
Lamm, Richard, 123	Meyer, Stephen, 47
Lamont, Bill, 123	Michigan, growth study, 82
land	millennium community. See sustainable
aesthetic values, 55–57	communities
costs & housing prices, 45	Milwaukie, Oregon, 26
development tactics, 33, 51	Minnesota Environmental Rights Act (MERA),
growth-related changes, 9–10, 19–21, 24, 82	129
preservation strategies, 54, 75, 115,	Minnesota Sustainable Development Initiative,
134–137, 148–149, 150	151
regulation purposes, 25	Minutoli, Robert, 128
tax recommendations, 130–131	Mitchell, Margaret, 21
vacancy myth, 54–55	mixed-use zones, 75
land acquisitions, public, 134–135	Molotch, Harvey, 29, 31, 42-43
land banks, 136–137	Money magazine survey, 50
Land Trust Alliance, 136	Monfort, Kenneth, 31
land trusts, 75, 136	Montgomery County, Maryland, 135, 136
The Last Landscape (Whyte), 20	moratoria as growth control, 131, 132
Lawrence Township, New Jersey, 128, 129	multiplier effects, 66–67
Learning to Listen to the Land (Abbey), 8	myths of growth
legal basis for controlling growth, 110–111, 131	summarized, 12, <b>39, 40,</b> 59
lending policies, 132–133	economic development, 42–44, 52–53
Leopold, Aldo, 17	"empty" land values, 54–57
level of service (LOS), establishing, 93–95,	environmental standards, 46–48
118–119	housing prices, 44–46, 113

myths of growth (continued) inevitability of growth, 48–49 NIMBY motives, 49–50 public interest, 57–59 public opinion, 49–52, 156–157 <i>n</i> 17	Palo Alto, California, 134 parks. See open space performance standards, 116, 119 Petaluma, California, 119–120 Pinelands National Reserve, 136
taxes, 39–42  National Association of Home Builders, 56  National Environmental Policy Act (1970), 128–129  natural areas, aesthetic value, 55–57	Pittsford, New York, <b>135</b> , 137 planned growth management, 27–28, 106 See also controlling growth, strategies planners, as interest group, 34 pollution job creation and, 69–71
See also open space neighborhood associations (Washington, D.C.), 127	unemployment rates and, 48 See also environmental costs; environmental protection
net primary productivity (NPP), 19–20 neutral policies, growth, 107, <b>108–109</b> New Hampshire, 54, 134–135 New Jersey environmental impact statements, 128, 129	Pomerance, Steve, 100–101, 102 population growth, 22–25 See also density levels Portland, Oregon density goals, 133
land preservation strategies, 134, 136 public advocates, 155 <i>n</i> 8 sprawl cost study, 82 New Mexico, growth study, 83	housing costs, 45–46 Metro functions, 114 public opinion on urban sprawl, 26 poverty level wages, 66
new millennium community. See sustainable communities	prairie losses, 19 pro-growth coalition. See urban growth machine
newspapers, as interest group, 34 New York, 135, 137 NIMBY myth of growth, 49–50	property taxes. See tax revenues proportionate share cost method, 91 Proposition 13, 11
North Carolina, land prices, 45	prosperity/business climate comparison, 44 public advocates, 36–37, 155 <i>n8</i>
O'Hara, Gerald (fiction character), 21	public interest myth, 57–59
Oklahoma City, land prices, 45	See also citizen participation
Olympia, Washington, 98–100	public investments, alternative, 68–71
open space Boulder's, 55, 89–90, <b>121, 124</b>	public land banks, 136–137 public opinion about growth
myths about value, 54–57	citizen power, 8
preservation strategies, <b>115,</b> 124–125, 134–137, 148–149, 150	Colorado's survey, <b>111</b> development impact fees, <b>112</b> , 156–157 <i>n</i> 17
operation/maintenance costs, defined, 84  See also public services costs  Oregon	Eugene's survey, 139 Los Angeles survey, 156–157 <i>n</i> 17 myths about, 49–52
cost analysis examples, 94–97	Santa Barbara's survey, 139
growth cost studies, 13, 84, 88	sprawl vs. density, 26
growth myth example, <b>54</b>	survey design recommendations, 137–139
Hyundai factory, 64, 65, 69	Washington's forums, 18
Jacksonville's growth moratorium, 132	See also citizen participation
Lake Oswego's growth policy, 118	public participation. See citizen participation
rezoning case study, <b>51</b>	public services costs
road construction limit proposal, 131	household averages, 84
subsidy example, <b>33</b>	open space, 54, 134
surveys on controlling growth, 112, 139	sprawl vs. compact growth, 79-80
tax incentive study, 63	types, 83–85, <b>87</b>
UGB tradition, 124–125	See also infrastructure costs
See also Portland, Oregon	

quality-of-life threshold standards, 117, 118 slow growth. See controlling growth, strategies Small is Beautiful (Schumacher), 147 The Quiet Crisis (Udall), 26 quizzes on growth, 4-5, 39 smart growth management, 27-28, 106 See also controlling growth, strategies "railing" analogy, 48-49 speculative development rate caps, growth, 48-49, 119-120, **121-122** limiting, 132-133, 137 Rawls, John, 58 process of, 33, 107, 110 "Real Cost of Growth in Oregon" (Fodor), 13, 88 See also urban growth machine real estate development. See urban growth sprawl-type development commercial costs, 81 machine Real Estate Research Corporation, sprawl public opinion, 26 study, 79 residential costs, 79-80, 82, 83 See also density levels real estate transfer tax, 130 Recollected Essays 1965-1980 (Berry), 140 Springfield, Oregon, 84 Redmond, Washington, 81 stable (steady-state) economics, 52-53, 144-147 Rees, William, 24, 134 regional revenue sharing, 81 See also sustainable communities regulating growth, approaches Stafford, Oregon, 118 management/planned, 27-28, 106-107 standard setting for controlling growth, 27, neutral policies, 107, 108-109 116-119 See also controlling growth, strategies steady-state (stable) economics, 52-53, Regulation for Revenue (Altshuler & Gomez-144-147 Ibanez), 29 See also sustainable communities regulation of land use, purpose, 25 subsidies. See tax incentives/subsidies; urban Reilly, William K., 77 growth machine residential development Suffolk County, New York, 135 affordable housing policies, 73-76 Supreme Court, U.S., 110 service costs, 54, 79-80, 81, 82, 83 surveys. See public opinion about growth See also housing sustainable communities resource consumption. See consumption levels characteristics, 15-16, 140-141, 143-147 revenues. See tax revenues distractions from, 141-143 rezoning. See zoning strategies for, 147-153 systems development charges. See roads. See transportation infrastructure rural land. See farmland; open space development impact fees Rutgers University, growth cost study, 82 tax incentives/subsidies Salt Lake City, Utah, 45 alternative, 70-71, 130-131, 137 A Sand County Almanac (Leopold), 17 traditional, 63, 64-65, 108-109 Santa Barbara, California, 139 tax revenues Santa Fe, New Mexico, 83 Boulder's proposal, 88-90 commercial development, 81 savings account analogy, 55 schools myth of, 39-42 cost analysis methods, 93, 94 open space and, 55 residential development, 80, 82-83 development costs, 82, 83, 88 Proposition 13 impact, 11 stable vs. growing city comparison, 85-86 Schumacher, E. F., 147 TDRs (transferable development rights), 136 SDCs. See development impact fees Templet, Paul, 70, 119 Seattle, Washington, 17-18 Tenleytown and Cleveland Park Emergency Seattle Times, 17-18 Committee, 127 Seckle, David, 32 Tennessee, land prices, 45 Texas, land prices, 45 sewer infrastructure A Theory of Justice (Rawls), 58 cost analysis methods, 95-96 Thoreau, Henry David, 60 development costs, 83, 88 simplicity values. See sustainable communities threshold standards, 27, 116-119

Thurston County, Washington, 98–100, <b>101</b> Toynbee, Arnold, 104 traffic congestion & threshold standards,	"Veil of Ignorance" (Rawls' concept), 58 Vermont, 74, 130 Virginia, sprawl cost study, 80
117–118	Markey OA 404
See also transportation infrastructure	Wackernagel, Mathis, 24, 134
The Tragedy of the Commons (Hardin), 32	walking as transportation, 150
transferable development rights (TDRs), 136	Wall Street Journal, 41
transportation infrastructure	Washington, D.C., 126–127, 132
automobile usage, 24	Washington County, Oregon, 95
cost analysis methods, 93–95	Washington (state)
Denver's cost analysis, 101–102	concurrency requirements, 123
development-related costs, 82, 88	conservation easements, 135
spending limits for controlling growth, 131	growth study, 81
sustainable communities and, 150	public forums on growth, 17–18
threshold standards for, 117–119	Thurston County cost analysis, 98–100, 101
Trip Generation (Institute of Transportation	water system infrastructure
Engineers), 95	cost analysis methods, 96–97
Trust for Public Land, 134	growth moratoria and, <b>132</b>
	West Orange, New Jersey, 155n8
Udall, Stewart, <b>26</b>	wetlands losses, 19
UGBs. See urban growth boundaries (UGBs)	Whyte, William H., <b>20</b>
undeveloped land. See open space	Wisconsin Avenue development (Washington,
unemployment myth, 42–43	D.C.), 126–127
See also job creation	Woodburn, Oregon, 94–95
urban growth	
causes, 22–25	Yarmouth, Maine, 134
defined, 21	
urban growth boundaries (UGBs)	zoning
controlling growth with, 25–26, 124–125	affordable housing with, 73–74, 75
housing prices and, 45–46	agricultural land, 137
urban growth machine	controlling growth with, 120, 122–123,
government support for, 30–32, 107–110	125–126, 133
job creation myth and, 42-44	development case study, <b>51</b>
participants, 29–30, <b>31,</b> 34–35	
political power, 11, 32–34	
urban planners, as interest group, 34	
The Use of Land (Reilly), 77	
Utah, land prices, 45	
utility services, development costs, 79, 82	