

Growth: Western and Rocky Mountain Style

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Factors in Regional Growth and Land Development

- **Driving forces:** population and economic growth; preferences and private property rights.
- **Enabling forces:** infrastructure; technology; employment dispersal; lifestyle & work changes

Factors in Regional Growth and Land Development

- **Shaping forces:** investment logic; economic geography; tax law; public lands; planning and zoning; land conservation

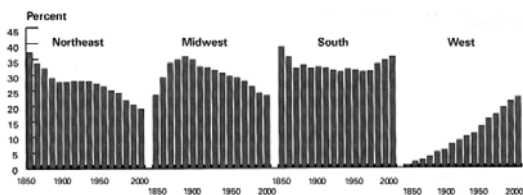
More Growth Coming to the West

- **Driving forces:** will continue to yield Western growth and land development above national rates for foreseeable future.
- **Enabling forces:** the infrastructure and other enabling resources for growth (more water, wider roads to exurbs, etc.) will be provided as demand grows.

More Growth Coming to the West

- **Shaping forces:** the locational logic of infrastructure, property rights, and economic geography encourages spread-out dev., fiscal policy adds inefficiencies; terrain and climate matter less and less in how we settle the land.

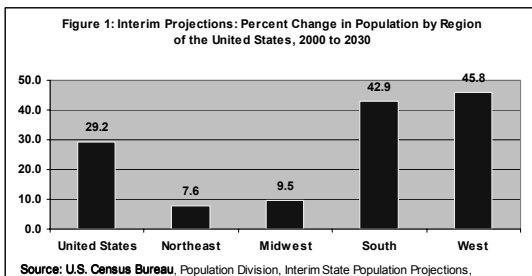
Share of U.S. Population in Each Region, 1850-1999



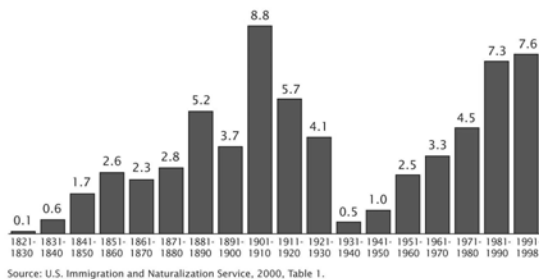
Source: Masnick, George (2001) "America's Shifting Population: Understanding Migration Patterns in the West." See *Further Readings* for complete source.

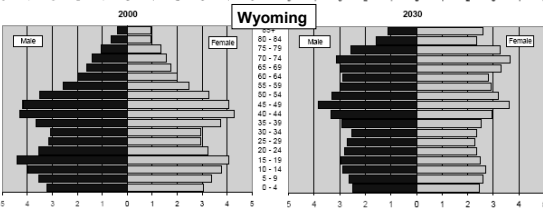
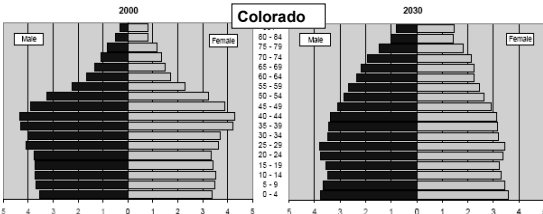
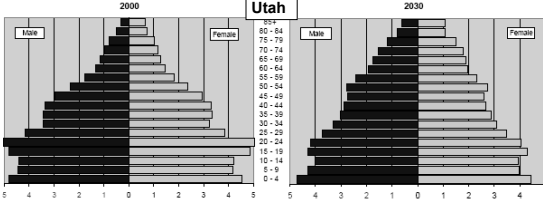
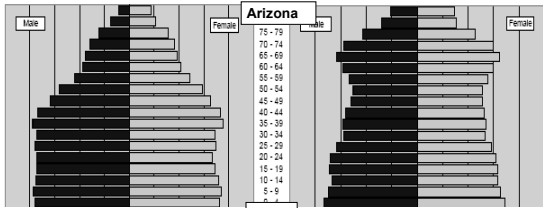
West Will Continue to Grow

- Domestic migration: gaining more than sending to all other regions
- International immigration: preferred landing spot for new comers.
- Fertility: higher than rest of country; expected to stay high because of above factors.



Immigrants to the United States by Decade:
Fiscal Years, 1821 to 1998
(Numbers millions)





Census: More growth coming.

Change: 2000 to 2030			
State	Number	Percent	Rank in percent change
United States	82,162,529	29.2	(x)
Nevada	2,283,845	114.3	1
Arizona	5,581,765	108.8	2
Florida	12,703,391	79.5	3
Texas	12,465,924	59.8	4
Utah	1,252,198	56.1	5
Idaho	675,671	52.2	6
North Carolina	4,178,426	51.9	7
Georgia	3,831,385	46.8	8
Washington	2,730,680	46.3	9
Oregon	1,412,519	41.3	10
Virginia	2,746,504	38.8	11
Alaska	240,742	38.4	12
California	12,573,213	37.1	13
Colorado	1,491,096	34.7	14
New Hampshire	410,685	33.2	15

Two Geographies of Dumb Growth

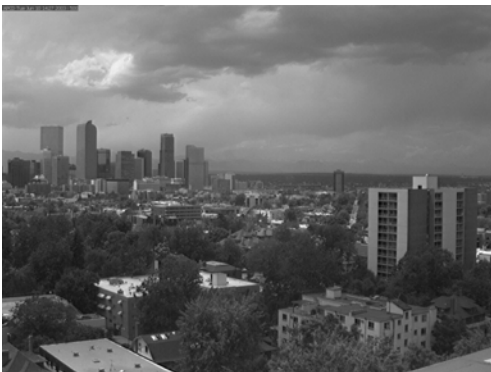
■ The Metro-Zones:

- Broad urbanizing landscapes.
- Regionally-inefficient land use patterns driven by tax and land wars, subsidies, and manipulated competition among fragmented jurisdictions.

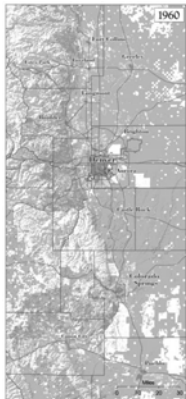
■ Exurbia: Trans-suburban Fringe:

- Low density development in rural/natural areas.
- The Subtle and not-so-subtle loss of ecological wealth with exurban land use patterns.

Urbia

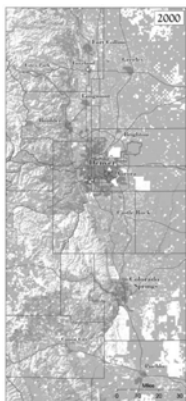






Colorado Front Range, 1960





Colorado Front Range, 2000

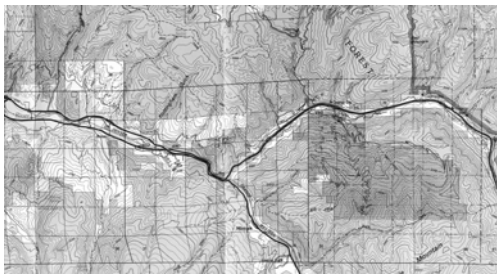


"We truly believe this is going to be just phenomenal," said Josh Poag, executive vice president of Poag & McQueen Lifestyle Centers. Poag & McQueen is a subsidiary of the Poag & McQueen Group, a leading national real estate and development firm.

Single white female. Whiskey can be reached at 720-327-0227 or mls@dailydenverpost.com.







Footprint Growth

Probably enlarging per capita:

e.g., 1980-2000 Colorado Pop grew 49% but urban/suburban land use grew 65%.

More/Larger houses per capita

- Enlarged commercial and infrastructure land uses
- Inefficient regional development.
- More development & people in the wildland interface
- Further reach for resources like water & recreation into wildlands and onto public lands.

**Intuitive Sense:
Countervailing Forces**

- We'll run out of room
- We'll limit immigration
- We'll get too big and growth will stop
- There's not sufficient water
- We'll run out of other resources (oil, thus limiting sprawl)

Smart-growth must be self-imposed to maintain Q of L

- Some communities will limit growth for Quality of Life
- Groups of communities will agree not to merge.
- We will densify, re-development, brown-fields development; enjoy city life.

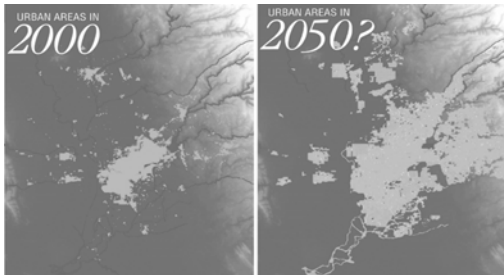
Smart-growth must be self-imposed to maintain Q of L

- We will choose to preserve more open space; habitat and wildlife areas within metro areas
- Private land conservation will enlarge significantly
- We will engage in some regional and bio-regional thinking and planning

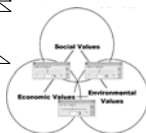
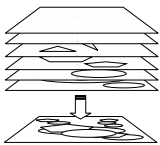
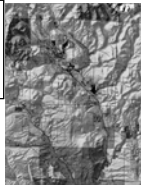
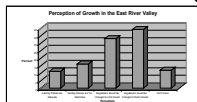
Instruments of Smarter Growth

- **Regional Councils of Governments (?)**
- **IGAs**
- **Rise of planning NGOs --- Watch-dog groups (1,000 friends; GYC; Sonoran Institute).**
- **Fluorescence of planning and visioning tools: planning models and tools making the break into civic efficacy.**

Projections for SacCOG with PLACE3S



Gunnison's Geographic Decision-Making w/ CommunityViz



- **Assessor's parcel map**
- **Each parcel analyzed for social, economic, and environmental sensitivity.**
- **Overlay analysis performed**
- **Threshold value established using "visual balance"**

