

BOOK NOTES

Management and Control of Growth: Issues-Techniques-Problems-Trends. (Washington, D.C.) 1975. Urban Land Institute, Scott, Randall W., Editor. 1800+ pages, 3 volumes, \$22.50 paper + \$1.25 postage, available from ULI, 1200 18th Street N.W., Washington, D.C. 20036.

This 3-volume anthology with both original and reprinted works by over 140 authors, sponsored by the Urban Land Institute and assisted by a research grant from HUD, provides background resources/reference materials (current through 1974) useful to practicing professionals, elected officials, academicians, and other citizens concerned about the issues involved in the management of growth. Each volume begins with a brief introduction outlining its own contents and its relationship to the other two in the set. Each of the total of 20 chapters is also prefaced with an article-by-article description and comment which guides the reader to those items of greatest interest by explaining the themes developed in that chapter and the central ideas of the various articles. Footnotes cross-reference individual articles and chapters.

Volume I begins with an Executive Summary and deals with the rapidly changing attitudes toward economic, population, housing, growth/production issues—including an examination of “no-growth” and of “managed growth” as critical planning and land use management alternatives. Summaries of several major national reports are incorporated. Included are critiques and commentaries on the limits

to growth; problems, pitfalls, and research needs. There is a focus on and an overview of traditional zoning powers and techniques, the taking issue, and the windfalls for wipeouts proposals.

Volume II examines a number of complex issues regarding phased growth, including several major court battles such as “Ramapo” and “Petaluma.” Many of the available tools and methods for controlling growth, e.g., interim zoning, phasing of capital facilities, development moratoria, etc. are examined. Nationwide surveys by planners, local and state administrators, attorneys, and practitioners on a wide variety of case experiences and techniques in growth management are presented. This volume concludes with an extensive examination of the problem and methodologies of fiscal impact analysis.

Volume III includes authoritative overviews of such land use innovations as Transfer of Development Rights, land banking, Planned Unit Developments, agricultural districting/differential tax assessment/open space preservation, Environmental Impact Statements, carrying capacity analysis, and growth control on the urban fringe. Other chapters examine the influence of federal and state laws on growth patterns, including EPA regulations, the role of the state housing programs, and a survey of state land use laws. It concludes with a 40-page growth management bibliography.

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