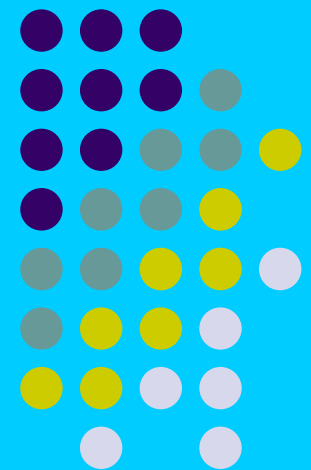


Boomburbs at “Buildout”

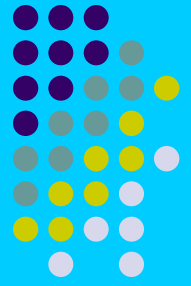
Future Development in Large, Fast-Growing Suburbs

Robert E. Lang, Ph.D.
Metropolitan Institute
at Virginia Tech

January 21, 2005

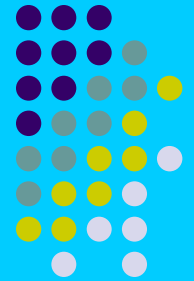


What is a Boomburb?



- Incorporated places with > 100,000 people.
- **Not** the largest city in their Metropolitan Area.
- Double-digit growth rates for the past 3 decades.
- Mostly in Southwestern U.S.
- Are located in the nation's 50 largest metropolitan areas as of the 2000 census.
- Baby Boomburbs are smaller versions 50 to 100K.

The 54 Boomburbs



Arizona: Chandler, Gilbert, Glendale, Mesa, Peoria, Scottsdale, Tempe

California: Anaheim, Chula Vista, Corona, Costa Mesa, Daly City, Escondido, Fontana, Fremont, Fullerton, Irvine, Lancaster, Moreno Valley, Oceanside, Ontario, Orange, Oxnard, Palmdale, Rancho Cucamonga, Riverside, San Bernardino, Santa Ana, Santa Clarita, Santa Rosa, Simi Valley, Sunnyvale, Thousand Oaks

Colorado: Aurora, Lakewood, Westminster

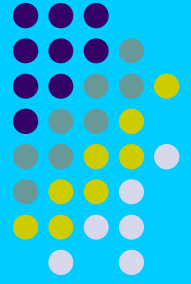
Florida: Coral Springs, Hialeah, Pembroke Pines, Clearwater

Nevada: Henderson, North Las Vegas

Texas: Arlington, Carrollton, Garland, Grand Prairie, Irving, Mesquite, Plano

Other States: Naperville, IL; Salem, OR; West Valley City, UT; Chesapeake, VA; Bellevue, WA

The 84 Baby Boomburbs



California: Antioch, Apple Valley, Chino, Cupertino, Davis, Fairfield, Folsom, Gardena, Hemet, Hesperia, Laguna Niguel, Livermore, Lynwood, Milpitas, Mission Viejo, Napa, Petaluma, Pittsburg, Pleasanton, Rialto, Roseville, San Marcos, Santa Cruz, South Gate, Tustin, Union, Vacaville, Victorville, Vista, Yorba Linda

Colorado: Greeley, Longmont, Thornton

Florida: Boca Raton, Boynton Beach, Davie, Deerfield Beach, Del Ray Beach, Lauderhill, Margate, Miramar, North Miami, Plantation, Sunrise, Tamarac

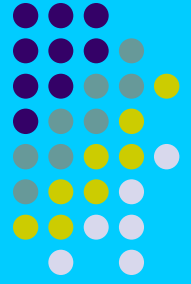
Georgia: Marietta, Roswell

Illinois: Elgin, Orland Park, Palatine

Maryland: Frederick, Gaithersburg

Minnesota: Brooklyn Park, Burnesville, Coon Rapids, Eagan, Eden Prairie, Maple Grove, Plymouth

More Baby Boomburbs



Missouri: Lee's Summit, St. Charles, St. Peters

Oklahoma: Edmond, Norman

Oregon: Beaverton, Gresham, Hillsboro

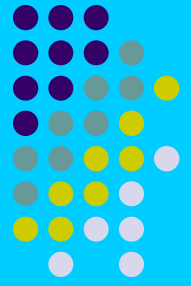
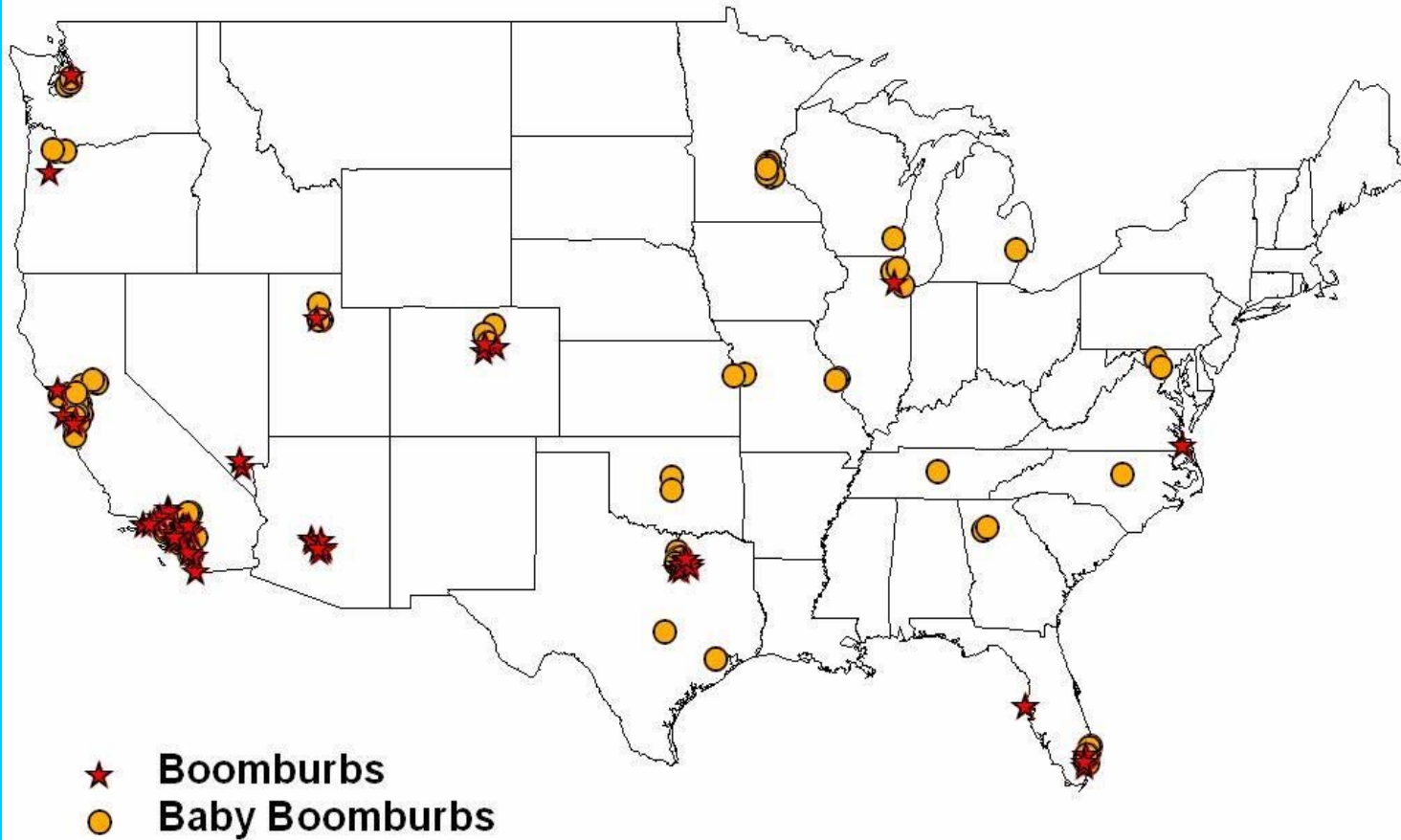
Texas: Denton, Flower Mound, Lewisville, Missouri, Round Rock, Sugar Land

Utah: Layton, Sandy, West Jordan

Washington: Federal Way, Kent, Renton

Other States: Cary, NC; Murfreesboro, TN; Olathe, KS; Rochester Hills, MI;
Waukesha, WI

Boomburbs and Baby Boomburbs

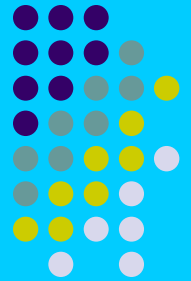


Where are They by Region?

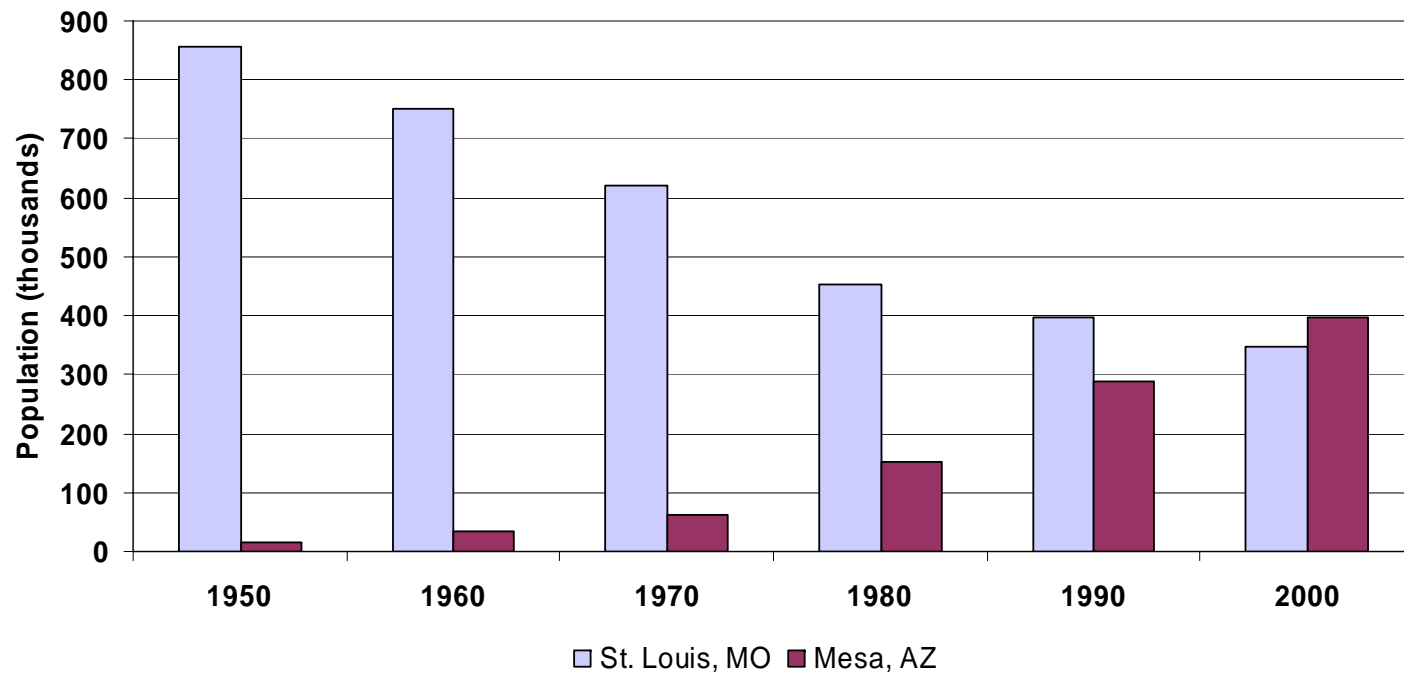


Region	No. of Boomburbs	No. of Baby Boomburbs	Total in Region
MW/NE	1	14	15
West	41	43	84
South	12	29	41
Total	54	86	140

Mesa vs. St Louis: 1950-2000

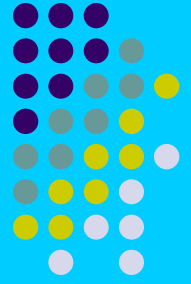


Crossing Paths:
Some "Boomburbs" Have Surpassed Traditional Cities



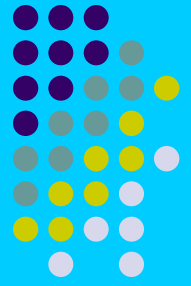
Source: Fannie Mae Foundation.

“Buildout”



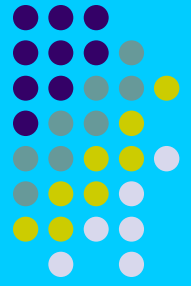
- Refers to the point at which development has reached a city’s borders or has exhausted large-scale greenfield options
- Controversial topic
- Not just how much land remains, but how it will be used

Boomburb Buildout Survey

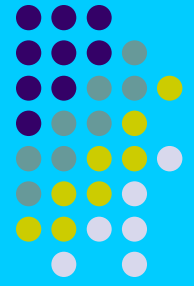


- 140 Surveyed, 87 provided complete answers
- 41 Boomburbs, 46 Baby Boomburbs
- Telephone and In-Person interviews
- Matrix provided in conference paper

Questions for Planning Depts:



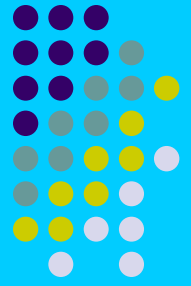
- *What percent of the city was left until buildout?*
- *What year would buildout occur?*
- *What will be the buildout population?*
- *Grow denser or less dense?*
- *Plans for passenger rail?*
- *Plans for transit-oriented development?*
- *Plans for mixed-use development?*
- *Plans for annexation?*



Buildout Analysis Findings:

- More than half the Boomburbs will be at their buildout point by 2020
- Most Boomburbs expect to grow denser
- Over 1/3 have stopped annexing land
- Many have < 10% of land left to develop
- Almost half have or are planning passenger rail connections and a significant share of these places expect TOD

“BUILTOUT” BOOMBURBS



Tempe, AZ

Sunnyvale, CA

Mission Viejo, CA

Lakewood, CO

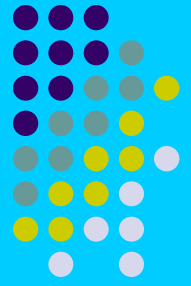
Oceanside, CA

Hillsboro, OR

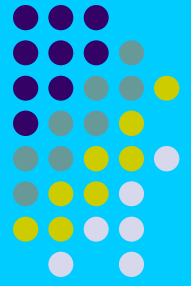
Santa Ana, CA

Palatine, IL

Transit and The Ballot



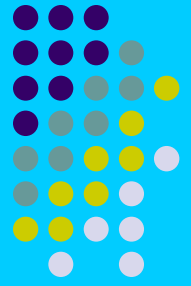
- 55 Transportation Initiatives in 2004 election
- 17 Affected Boomburbs--16 included provisions for transit, not just roads.
- 14 Passed



Case Studies

- “The Holdouts”
 - Gilbert, AZ
 - Chandler, AZ
 - North Las Vegas, NV
- “Town and Country”
 - Garland, TX
 - Plano, TX
 - Lakewood, TX
- Politics of Buildout:
 - Scottsdale vs. Tempe, AZ
 - Riverside, CA
 - Fontana, CA

Gilbert, Arizona: The Biggest “Town” in America



- Reluctant City
- No Light Rail, Thank You
- Land Locked
- Mostly Single Use
Development Planned



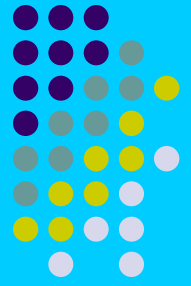
Chandler, Arizona: Planning for Less People



- “Quality Only”
- Big House, Big Lot
- Upscale Infill in the Downtown



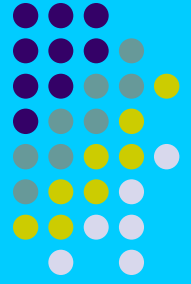
North Las Vegas, Nevada: Big Skies, Small Lots



- Bureau of Land Management (BLM)
- Fast Rising Home Prices
- Affordable Housing?



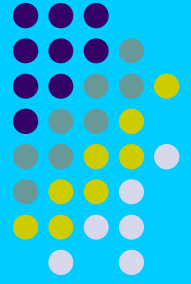
Plano, Texas: From Boomtown to Built Up 'Burb



- Mayor Recognizes Niche
- TOD at DART Station
- Competition from neighboring Baby Boomburbs

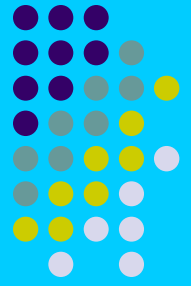


Lakewood, Colorado: Arlington, VA of the West



- Growth slowing
- Fewer traditional families
- Light Rail
- Planning for Infill

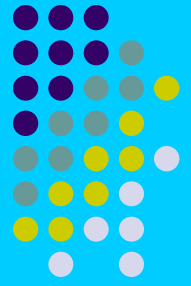




Scottsdale vs. Tempe

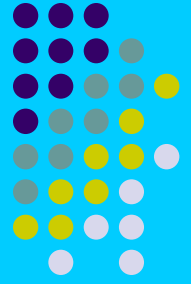
- Rusk's *Cities Without Suburbs*
- Tempe decided not to annex
 - Did not want split in neighborhoods
 - Flat tax base
- Scottsdale did annex
 - Low-density buildout plans
 - North/South split

Riverside, California

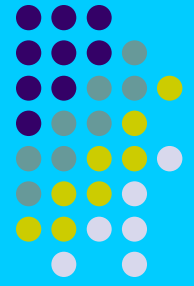


- Went from 78 to 90 acres
- Building high-end housing
- Simultaneous expansion and densification
- Growth is bifurcated by income

Fontana, California



- A Tale of Three Cities
- Income Disparities
- Power shift to affluent neighborhoods
- Ward based government?



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