

# Journal of Planning Education and Research

<http://jpe.sagepub.com/>

---

**Reviews : Alternative Techniques for Managing Growth** Irving Schiffman Institute of Governmental Studies, University of California at Berkeley, Berkeley, California, 1989. 135 pages. \$12.95 (PB)

Gary Pivo

*Journal of Planning Education and Research* 1991 11: 80

DOI: 10.1177/0739456X9101100112

The online version of this article can be found at:

<http://jpe.sagepub.com/content/11/1/80>

---

Published by:

SAGE

<http://www.sagepublications.com>

On behalf of:



Association of Collegiate Schools of Planning

**Additional services and information for *Journal of Planning Education and Research* can be found at:**

**Email Alerts:** <http://jpe.sagepub.com/cgi/alerts>

**Subscriptions:** <http://jpe.sagepub.com/subscriptions>

**Reprints:** <http://www.sagepub.com/journalsReprints.nav>

**Permissions:** <http://www.sagepub.com/journalsPermissions.nav>

**Citations:** <http://jpe.sagepub.com/content/11/1/80.refs.html>

the report instead of an expert system?"

In sum, the book is well written (especially with so many contributors) and is well worth the attention of the interested practitioner and/or teacher. The presentation is nicely balanced. The potential applications of ES are quite broad, but as the authors justly point out, we are still in the process of finding the best uses for the technique.

*John W. Dickey*

*John W. Dickey is Professor of Urban and Regional Planning at Virginia Polytechnic Institute and State University, Blacksburg, Virginia 24061, USA.*

### Alternative Techniques for Managing Growth

Irving Schiffman

Institute of Governmental Studies, University of California at Berkeley, Berkeley, California, 1989. 135 pages. \$12.95 (PB).

With all the attention that growth management issues have received over the years, it is surprising how few collections exist that summarize the major tools used by planners working in the field. Irving Schiffman has provided such a collection in *Alternative Techniques for Managing Growth*.

As stated by the author, "the purpose of this book is to introduce local government officials, planning commissioners, students, and interested citizens to some of the growing numbers of alternative techniques available to implement community planning objectives." This is accomplished through a discussion of 26 growth management activities of various kinds including planning strategies (e.g., area plan), regulations (e.g., design review), public acquisition (e.g., land banking), incentives (e.g., density bonus), administrative activities (e.g., streamlining land use reviews), design strategies (e.g., cluster development), analysis methods (e.g., fiscal impact analysis), and information programs (e.g., agricultural use notice).

The book is organized into four, loosely related chapters. The first chapter discusses the failure of state government, particularly in California, to provide a state and regional framework for local land use policies, and how one is needed to strengthen the effectiveness of local planning. The second chapter provides an overview of the evolution of growth management techniques. It discusses how early land use controls have evolved into techniques that emphasize flexibility, a broad range of objectives, case-by-case reviews, negotiations, and incentives. The third chapter, which is 80 percent of the book, introduces the techniques by giving definitions, descriptions of how they work, lists of potential benefits and limitations, comments on their legal status, their interrelationships with other techniques, how much

experience there has been with using them, and references for further reading. The final chapter deals with implementing the techniques by discussing land use politics, innovation in local government, and how to find assistance.

The author does not state the method that was used in preparing the book, but most of the material appears to have been drawn from existing literature, observations of local programs, and discussions with practitioners. The book also appears to have written for use by Californians and tends to discuss some techniques that are most common to that state (e.g., development agreements or specific plans).

The book achieves its objective of introducing alternative techniques very well, perhaps better than any other book on growth management. Most existing books emphasize famous cases (e.g., Porter 1986), issues surrounding growth management (e.g., Godschalk et al. 1979) or are too voluminous to provide a practical introduction (e.g., Scott et al. 1975). No other book provides as simple and straightforward a description of the tools. It can also be commended for giving the reader an appreciation of the historical and political contexts in which the tools developed and are implemented as well as the importance of basing them on a community general plan.

Of course, any book of this nature will have its flaws. It does not include several important techniques such as concurrency management, annual permit limits, land supply monitoring, development moratoria, current use taxation, or conservation easements. It ignores important process techniques such as visioning, consensus building, and dispute resolution, and provides very little analysis of the secondary effects of growth management, such as its potential for inflating the cost of housing or discouraging infill. It also would have been helpful to place each technique into the planning process, perhaps in association with the major phases of growth management planning.

Notwithstanding these criticisms, *Alternative Techniques for Managing Growth* provides a welcome introduction to some of the most important techniques being used by planning practitioners. It should serve as an excellent and affordable supplement to graduate courses on land use planning and growth management.

*Gary Pivo*

*Gary Pivo is Assistant Professor of Urban Design and Planning at University of Washington, Seattle, Washington 98105, USA.*

### ■ REFERENCES

- Godschalk, D., D. Brower, N. Chester, and B. Vestal. 1979. *Constitutional Issues in Growth Management*. Washington D.C.: The American Planning Association.
- Porter, D. 1986. *Growth Management: Keeping on Target?* Washington D.C.: The Urban Land Institute.
- Scott, R. W., D. J. Brower, and D. D. Miner. 1975. *Management and Control of Growth*. Washington D.C.: The Urban Land Institute.