46. Brookings analysis of Bureau of Economic Analysis data.
47. Brookings analysis of data from Sperling's BestPlaces. Cost of living data was weighted by population.
51. Ibid.
54. Brookings analysis of U.S. Census Bureau data.
58. The Metropolitan Institute at Virginia Tech projected population and employment through 2040 for the five megapolitan areas, the five states, and the United States as a whole. The national population projections were initially based on the U.S. Census Bureau’s 1999 projections through 2100, which identified low, middle, and high growth scenarios based on fertility, longevity, and immigration. For more information, see U.S. Census Bureau, “Population Projections of the United States by Age, Sex, Race, Hispanic Origin, and Nativity: 1999 to 2100.” (Washington, 2000). The Metropolitan Institute assumed that growth through 2040 would track between the middle and high growth scenarios, based on rapid recent growth between 1999 and 2007. Growth through 2040 was then apportioned to states and to megapolitan geographies based on a constant-share analysis in accordance with each area’s growth rates between 1996 and 2006. The employment projections were initially based on county population and jobs projections from Woods & Poole through 2030, and then extended to 2040 by multiplying the jobs per capita values for 2030 by the 2040 population estimates. For more information, see www.woodsandpoole.com.
59. Using the growth projections, the Metropolitan Institute at Virginia Tech projected real estate investment in the nation’s megapolitan areas based on a formula that calculates demand for both new and replacement structures and public infrastructure needs to accommodate this growth. The projection method assumes that not all real estate has the same durability. For example, residential development endures the longest without replacement. According to U.S. Census Bureau data, housing can last 150 years. By contrast, certain commercial real estate has the same durability. For example, residential development endures the longest without replacement. According to U.S. Census Bureau data, housing can last 150 years. By contrast, commercial real estate such as big box retail, may need replacing in 10 to 15 years. Office buildings generally remain in use longer and are often occupied for several decades. The projection method first assessed the total volume of housing units and commercial space that would be needed in 2040, based on population and employment projections and using current ratios of housing units to population and jobs to commercial floor space from U.S. Census Bureau surveys. Decay rates for existing buildings were then computed based on surveys of building age to determine the share of existing building stock that would need to be rebuilt. The difference between the total needs in 2040 and the rebuilt shares is the “growth-related” stock.
60. The development cost projection estimates in Chapter 3 are reported in constant 2006 dollars.
64. For more information, see www.canex.org.
67. Ibid.
68. For instance, much of the revenue for the 215 beltway around Las Vegas came from direct pass-through business improvement district fees to homeowners in master planned communities lining the route. Lang and LeFurgy, Boomburbs: The Rise of America’s Accidental Cities.
74. For more information, see the “Southern Nevada Supplemental Airport Environmental Impact Statement.” Available at www.snvairports.com/impact/Files.pdf.
77. Ibid.
79. Ibid.
80. Kasarda, Aerotropolis: Airport-Driven Urban Development.”
84. Ibid.
86. Ibid.
87. Brookings analysis of data from the National Oceanic and Atmospheric Administration’s Climate Prediction Center.
90. Grady Gammage, Jr and others, “Megapolitan Arizona’s Sun Corridor” (Phoenix: Morrison Institute for Public Policy, 2008).
91. Urban Land Institute, “Infrastructure & Western Growth Patterns: Los Angeles Case Studies” (Los Angeles, CA, 2007).
92. Ibid.
96. One major problem with some water supplies in the Wasatch Front is that it is high in mineral content. High mineral content water is fine for agriculture use but poses a problem for human consumption. A process of reverse osmosis can remove dissolved minerals but it also produces a wastewater brine that must be discharged. Disposing of the brine will be difficult because it simply cannot be dumped back in
Survey data.

144. For more on the importance of industry clusters, see Karen Mills, Elisabeth Reynolds, and Andrew Reamer, “Clusters and Competitiveness: A New Federal Role for Stimulating Regional Economies” (Washington: Brookings Institution, 2008).


147. Virginia Tech analysis of data from the Las Vegas Convention and Visitors Authority. 


152. Singer, Hardwick, and Brettell.

153. Ibid.


155. Securing the Future: US Immigration Integration Policy; a Reader

156. Exact numbers of undocumented migrants are difficult to pinpoint. Latest estimates indicate Arizona is home to approximately 500,000 while Colorado, Nevada, New Mexico, and Utah together have almost 500,000 more. Jeffrey S. Passel, “Estimates of the Unauthorized Migrant Population for States Based on the March 2005 Current Population Survey” (Washington: Pew Hispanic Center, 2006).


161. Securing the Future: US Immigration Integration Policy; a Reader

162. Brookings analysis of state-level Census 2000 data. The baby boomer cohort was defined as born between 1945 and 1965, and its replacement cohort was defined as born between 1966 and 1986.


165. Brookings analysis of data from the Western Interstate Commission for Higher Education.

166. Brookings analysis of data from the Western Interstate Commission for Higher Education.


169. Brookings analysis of data from Sperling’s Best Places and from U.S. Census Bureau.

170. Brookings analysis of Census Bureau and HUD data.


172. The share in Salt Lake City is 18.9 percent, in Tucson 19.3 percent, and in Albuquerque 20.4 percent. Brookings Institution MetroTax model.


175. For more information, see www.azdot.gov/inside_adot/fms/rrlink.asp

176. Pawlukiewicz, “Ten Principles for Smart Growth on the Suburban Fringe.”


183. Ibid.

184. Puentes, “A Bridge to Somewhere.”


188. For more on New Mexico’s WIRED project, see the New Mexico Department of Workforce Solutions at www.dws.state.nm.us/ NMWIRED.html.

189. For more information on WIRED, as well as a detailed discussion of what a new federal cluster grant program could look like, see Mills, Reynolds, and Reamer, “Clusters and Competitiveness.”


192. For a full reform agenda for the nation’s transportation policy, see Puentes, “A Bridge to Somewhere.”

193. For more in-depth descriptions of the sustainability challenge concept see Marilyn Brown, Frank Southworth, and Andrea Sarzynski, “Shrinking the Carbon Footprint of Metropolitan America” (Washington: Brookings Institution, 2008) and Muro and others, “MetroPolicy.”

194. For a fuller account of the governance challenge proposal see Muro and others, “MetroPolicy.”