

regulate building heights and coverage preservation of open space without necessarily loss to property owners. Great American plans.

flexible development rights or density transfer provisions. These mechanisms allow full property rights to be realized and even added to where substantial land is set aside as open space.

Older cities sometimes find their downtown booming with office construction while inner-ring typifies their neighborhoods. Years ago some cities tried "leakage" easements as a effort let downtown development to benefit the neighborhoods. For one city we indeed recommended Neighborhood Development Reviews that gave downtown developers extra allowable floor space if they voluntarily made investments outside of downtown.

Creating Winners

The difficulties municipal officials often experience with respect to having decisions on development proposals can often be traced back to how their cities' regulations were written years ago.

The impetus for adoption of many of these regulations was often a threat or perceived threat—from rapid development, say, or a potential "nuisance" land use. But reacting to threat can inspire a reactive approach that can backfire in the long run. Because nobody likes to lose.

Win-Win Regulation says communities can win without making their residents, businesses, property owners, or developers into losers. For municipal officials, creating winners can be good community relations, good politics and