

EXAMPLES: DRIVING FORCES

SOCIAL & DEMOGRAPHIC

- Housing affordability
- Net population growth
- Millennial and senior housing preferences
- Millennial and senior transportation preferences
- Attraction of “cool” factor (new urbanism)
- Aging population
- Homeless population and their resource use
- Housing proximity to essential goods, services, and jobs
- Waste diversion
- Informed populace

ECONOMIC

- Cost of oil and gas
- Economic opportunity, vibrancy, and volatility
- Access to real estate financing for builders and buyers
- Perceived strength of job market
- Impact of distributed employment centers
- Employee turnover rate
- Utility rates
- Infrastructure
- Brick-and-mortar sales revenue
- Cost of building materials
- Housing costs
- Price of copper

POLICY & POLITICS

- Political will (including balance of local versus regional control)
- Impact of Colorado’s Taxpayer Bill of Rights (TABOR) on investments
- Municipal fiscal health
- Organizational culture and collaboration
- Budgeting processes
- Staff capacity
- Grant funding and non-profit support
- Federal oversight and funding

ENVIRONMENT

- Access to outdoors and recreation
- Water availability to outlying areas
- Longer and more frequent droughts
- Water supply gap
- Natural disasters
- Fires
- Storm intensity
- Legal availability of water supply
- Commodification of water
- Annual CO2 emissions

TECHNOLOGY

- Transportation network and technology
- Flexibility in working environment (such as telecommuting)
- Big data and cyber security
- Greener technology
- Local data and metrics

Examples from *How to Use Scenario Planning* by Jeremy Stapleton (2020): <https://www.lincolnst.edu/publications/policy-focus-reports/how-use-exploratory-scenario-planning-xsp>