

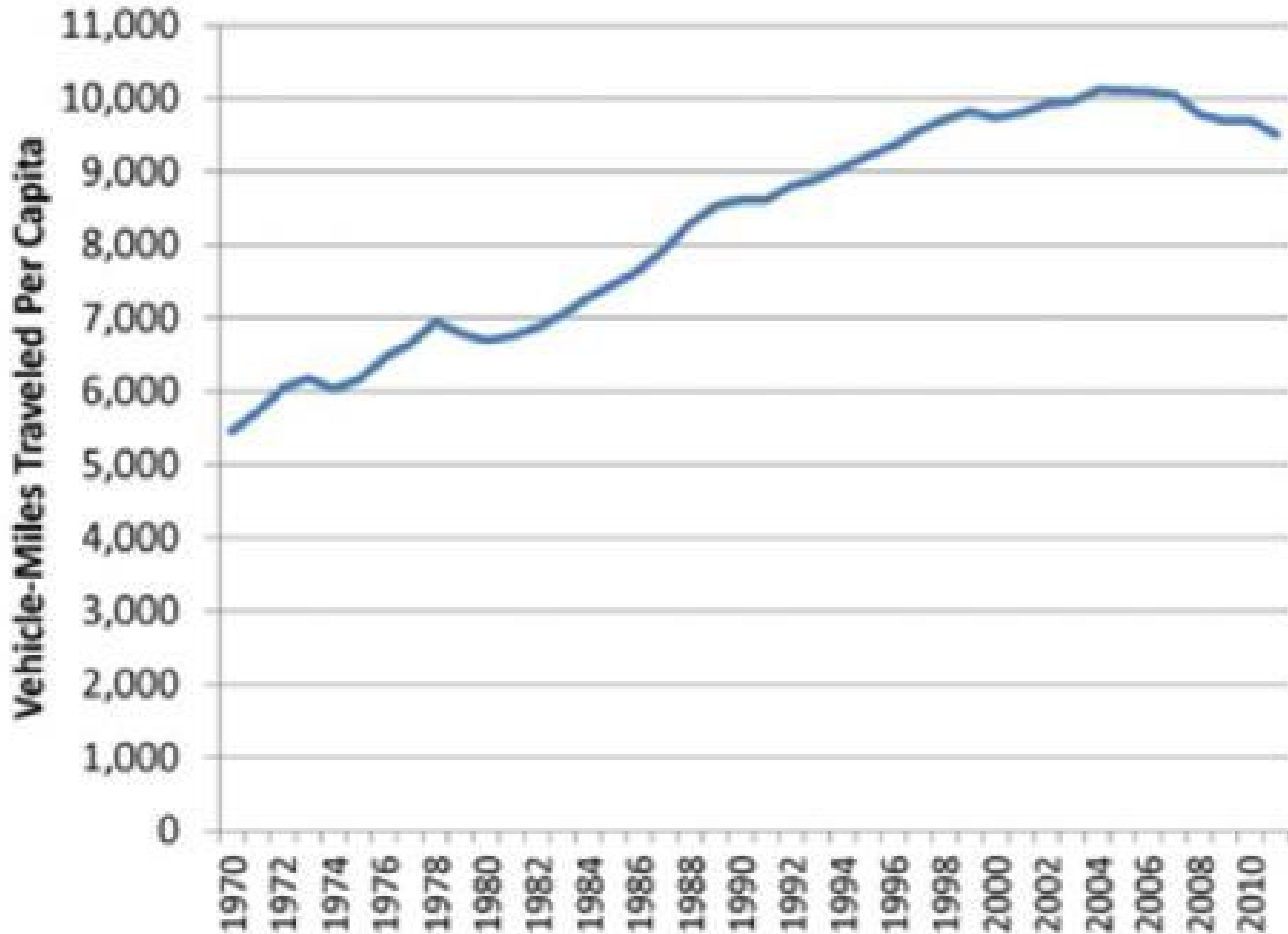


Smart Growth America

Making Neighborhoods Great Together

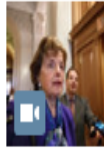
From Niche to Norm
Active Living Research Conference

March 2014





U.S., Citing 'Urgent' Need, Calls On Hospitals to Improve Disaster Plans



Feinstein Publicly Accuses C.I.A. of Spying on Congress

Almost a Million More Signed Up for Health Coverage in February

House Committee Demands Records From G.M.

Plea Deal Talks Resume After Setback in Prosecution of General

U.S.

Use of Public Transit in U.S. Reaches Highest Level Since 1956, Advocates Report

By JON HURDLE MARCH 10, 2014



A Brooklyn station operated by the Metropolitan Transportation Authority, whose overall ridership rose 3.6 percent last year. Michael Kirby Smith for The New York Times

EMAIL

PHILADELPHIA — More Americans used buses, trains and subways in 2013 than in any year since 1956 as service

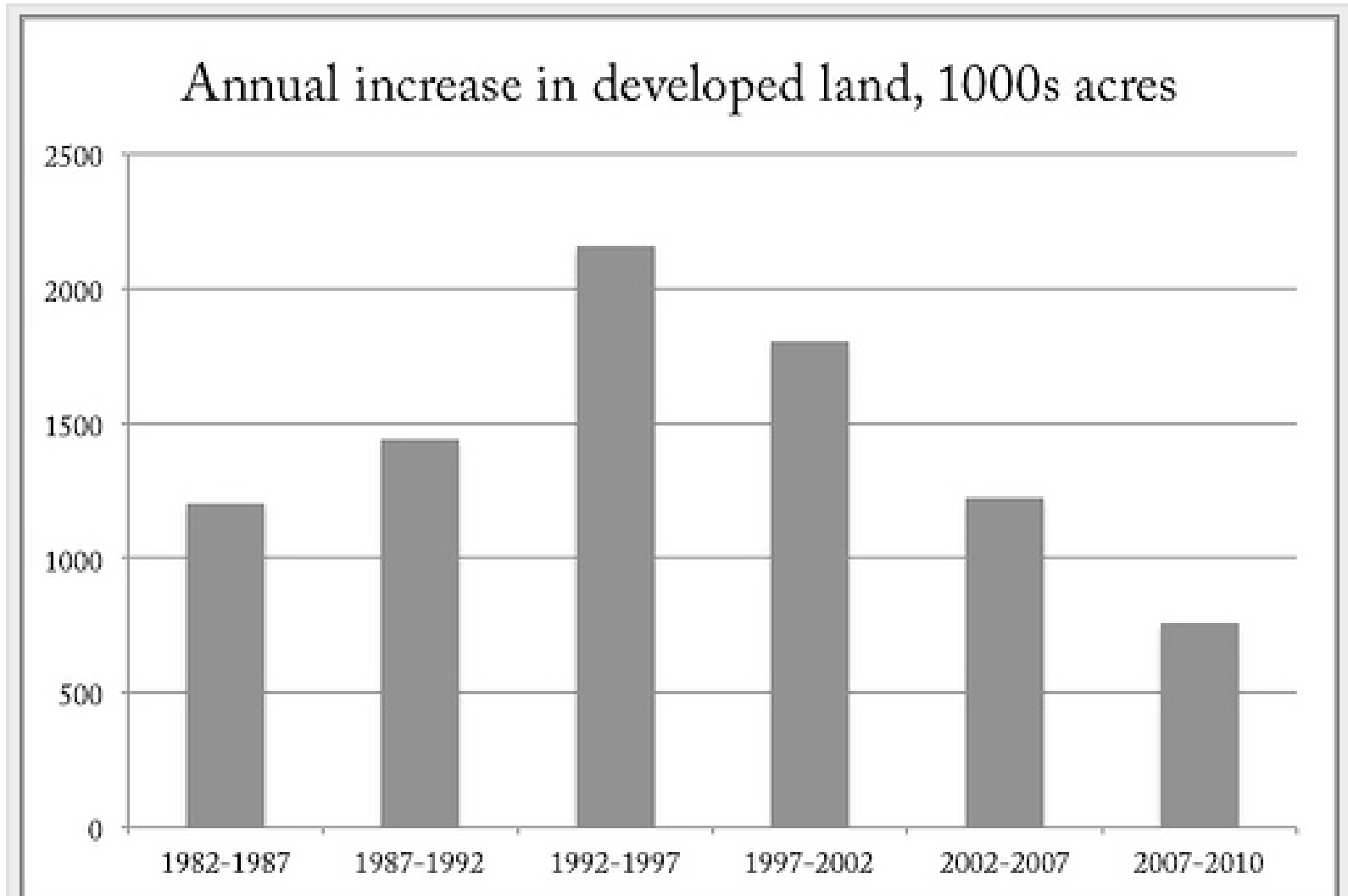
Take the Journey with Team USA

The path to victory has many great moments achieved by U.S. Olympians



The Sprawl Machine Started Winding Down 20 Years Ago

by Angie Schmitt



USDA figures show that sprawl has been losing momentum for a long time.

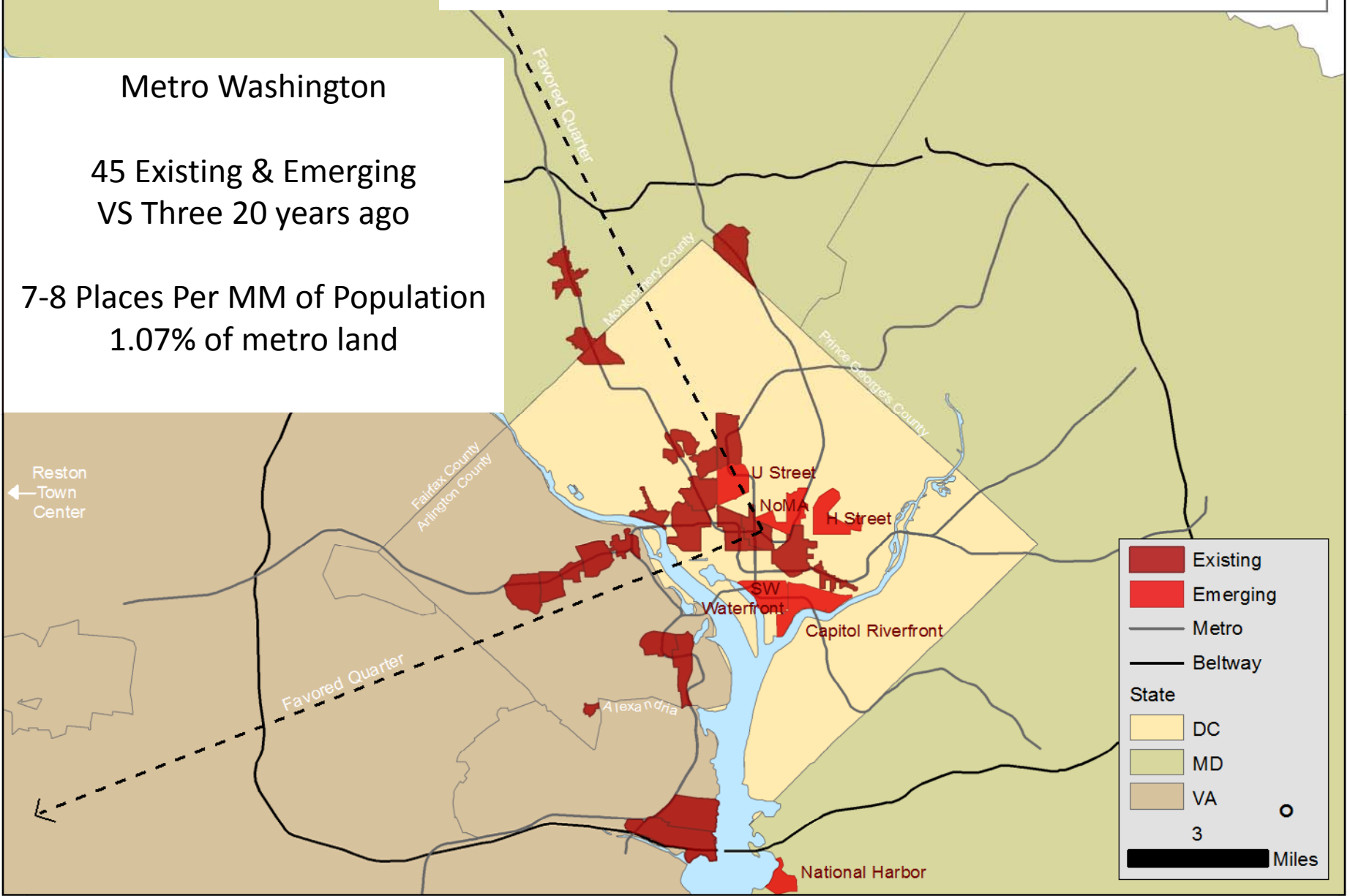
Frederick (30 miles)

Regionally Significant Walkable Urban Places

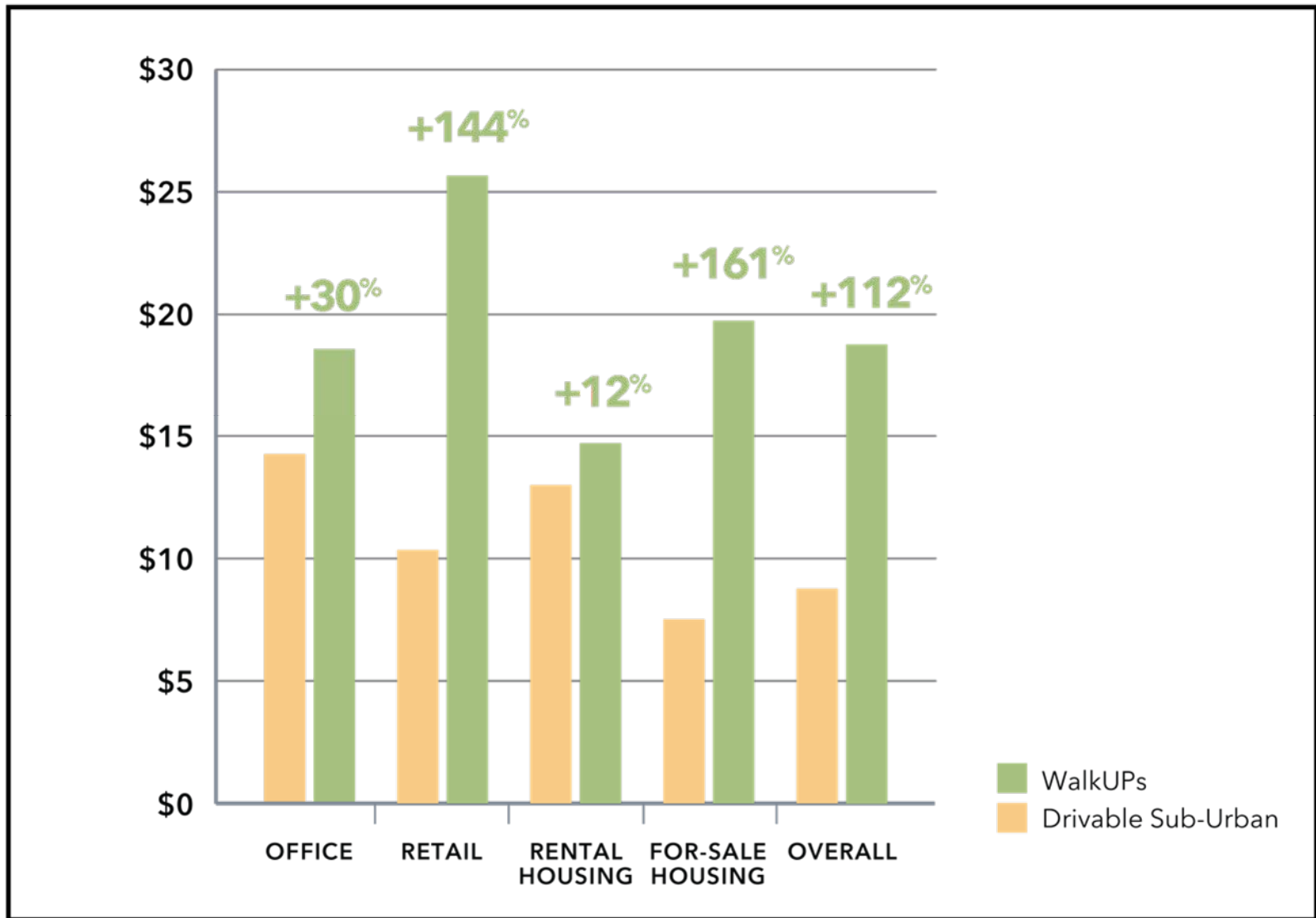
Metro Washington

45 Existing & Emerging
VS Three 20 years ago

7-8 Places Per MM of Population
1.07% of metro land

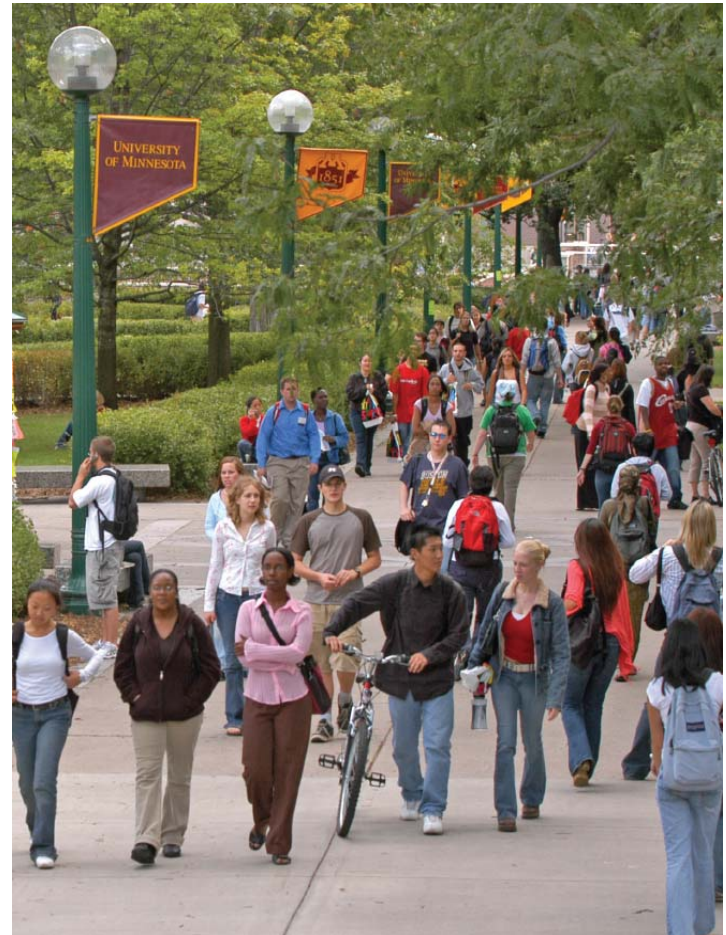


walk ups vs. drivable sub-urban **average rents per sq. ft.**



Signs of demand

- Retail or office properties with a WalkScore of 80 are **worth 54% more per square foot** than those with a WalkScore of 20.
- An additional one point increase in WalkScore was associated with between a **\$700** and **\$3,000** increase in home values.



Americans Split on Preference Between Walkable, Mixed-Use Community and Conventional Suburban Community

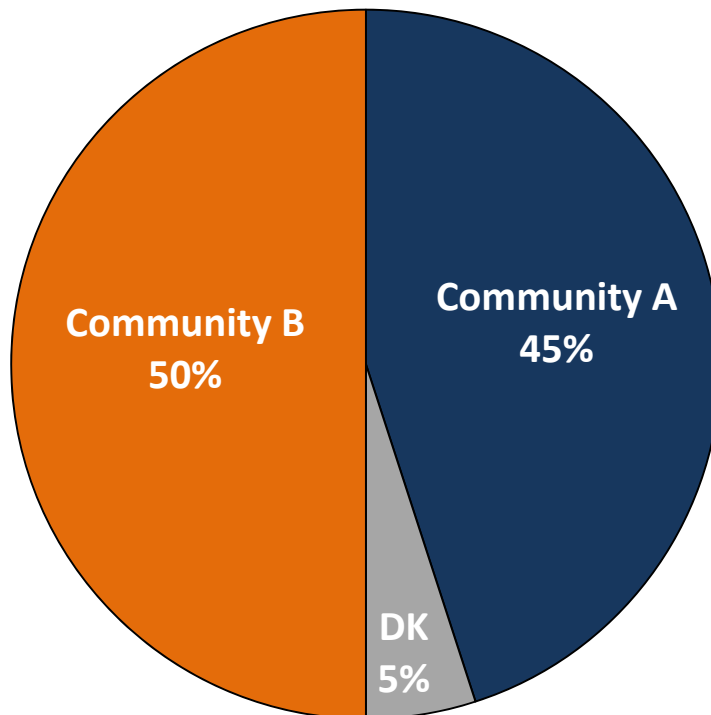
Preferred Community:

Community B

(Walkable Community):

There is a mix of single-family detached houses, townhouses, apartments and condominiums.

Places such as shopping, restaurants, a library, and a school are within a few blocks of your home and you can either walk or drive. Parking is limited when you decide to drive to local stores, restaurants and other places. Public transportation, such as bus, subway, light rail, or commuter rail, is nearby.



Community A

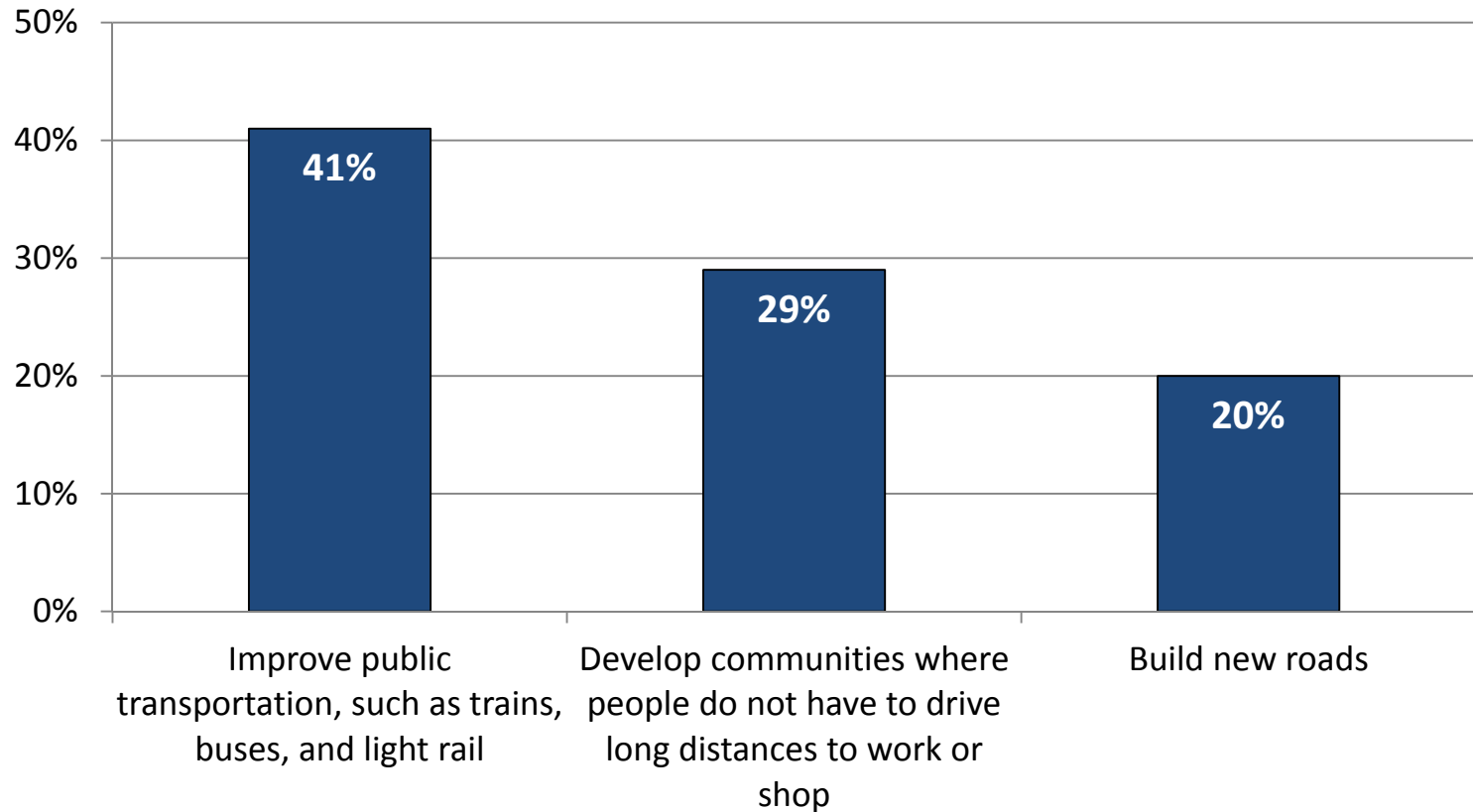
(Conventional Suburb):

There are only single-family houses. Places such as shopping, restaurants, a library, and a school are within a few miles of your home and you have to drive to most. There is enough parking when you drive to local stores, restaurants and other places. Public transportation, such as bus, subway, light rail, or commuter rail, is distant or unavailable.

Please read the two descriptions below and answer the following questions. Assume that the quality of the schools, crime rates, and cost of house are exactly the same in the two communities:

Better Public Transit Best Solution To Reducing Traffic

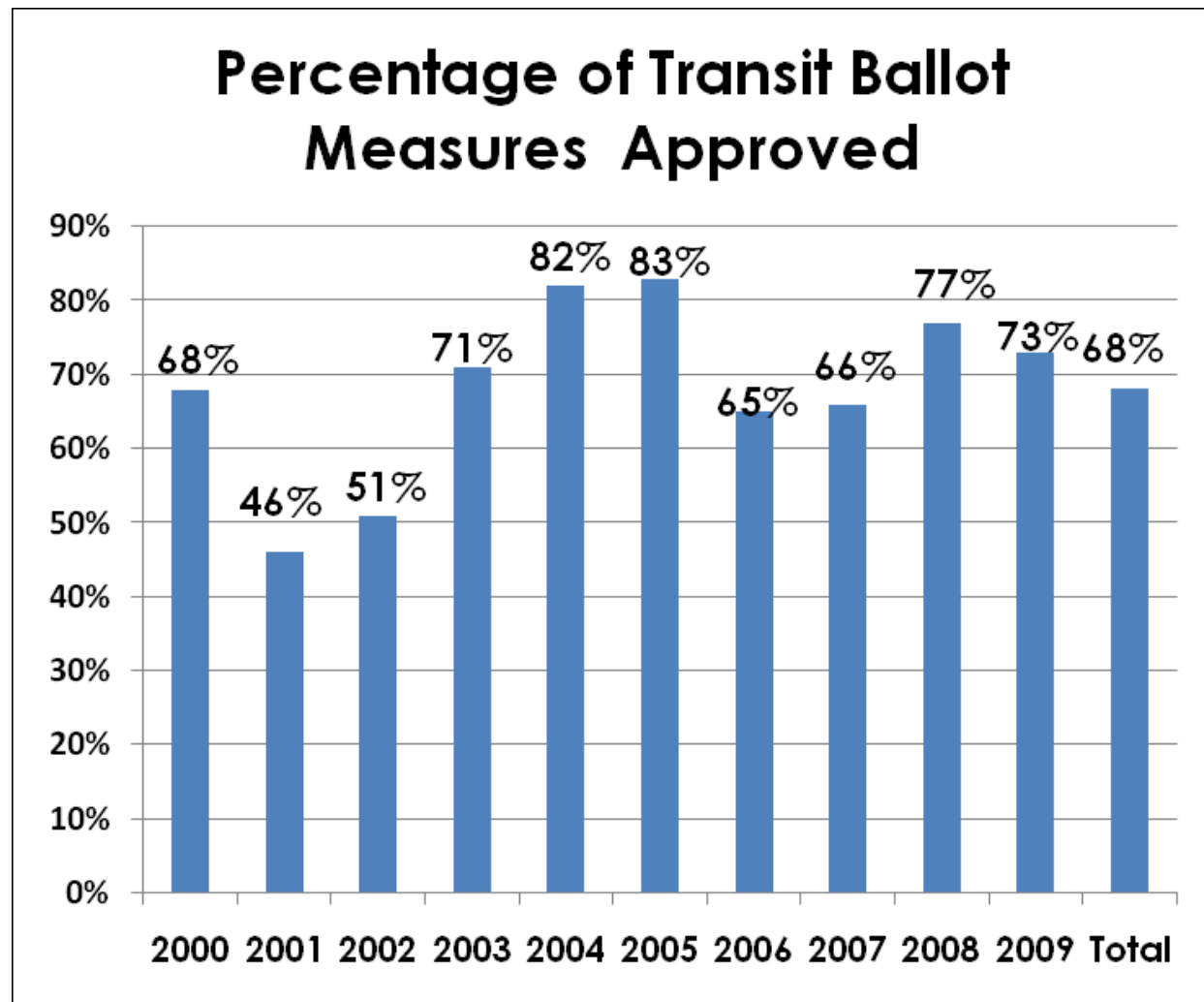
Proposals for Long Term Solution to Reducing Traffic and Improving Transportation in Your State:



Which of the following proposals is the best long term solution to reducing traffic and improving transportation in your state:

Transportation Choice Wins at the Ballot Box

- Almost a 70% approval rate for transportation measures (twice the rate of all ballot measures)
- Success across region, population, party affiliation
- But it takes a sustained and dogged public education effort to get to yes





Oklahoma City

Had the best incentives but
lost the firm

Embarked on major program
including: entertainment
district, ball park, waterfront
improvements, and city diet!

Mayor believes jobs will move
to where people want to live

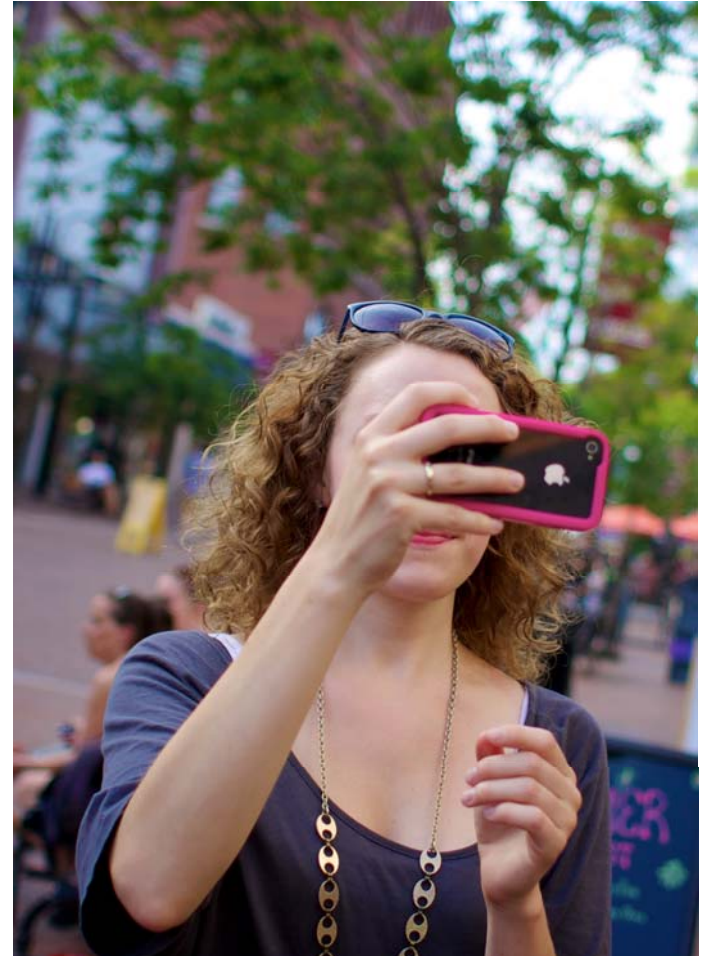


Attracting new residents

Young professionals

64% of college-educated 25- to 34-year-olds looked for a job **after** they chose the city where they wanted to live.

- *U.S. Census*





LOCATION AND FORM MATTER: WHO MOVES THERE

Attracting new residents

Talented workers

RUSTWIRE.COM

Michigan CEO: Soul-Crushing Sprawl Killing Business

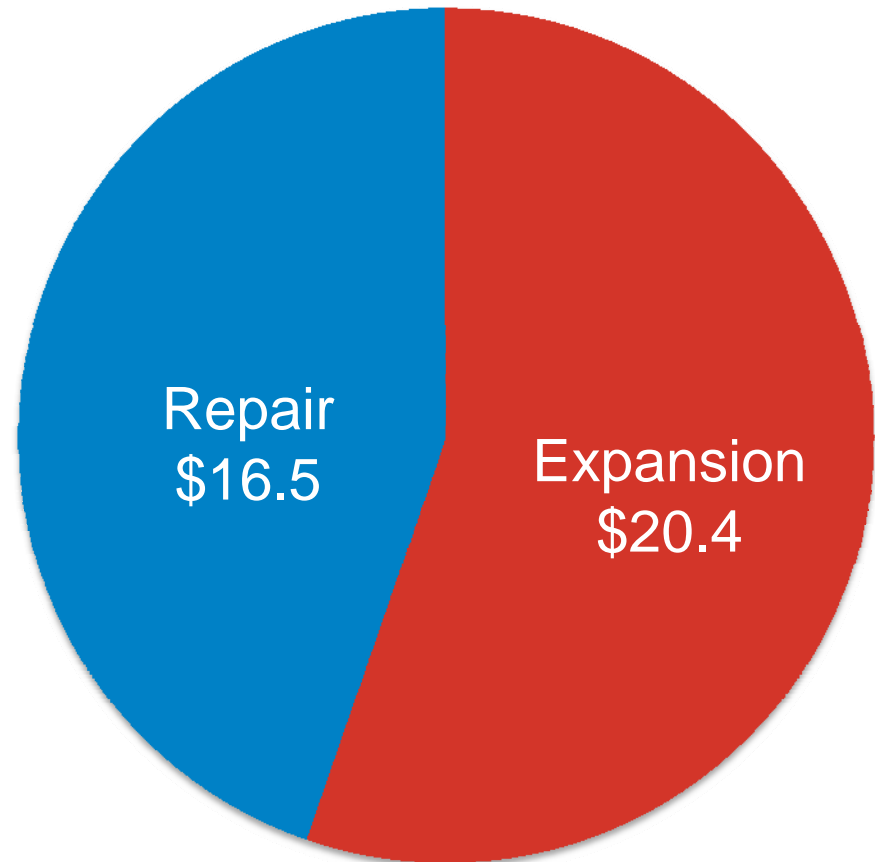
March 11, 2011

“The fundamental problem it seems to me is that our region as gone berserk on suburbia at the expense of having any type of nearby open space or viable urban communities, which are the two primary spatial assets that attract and retain the best human capital.”

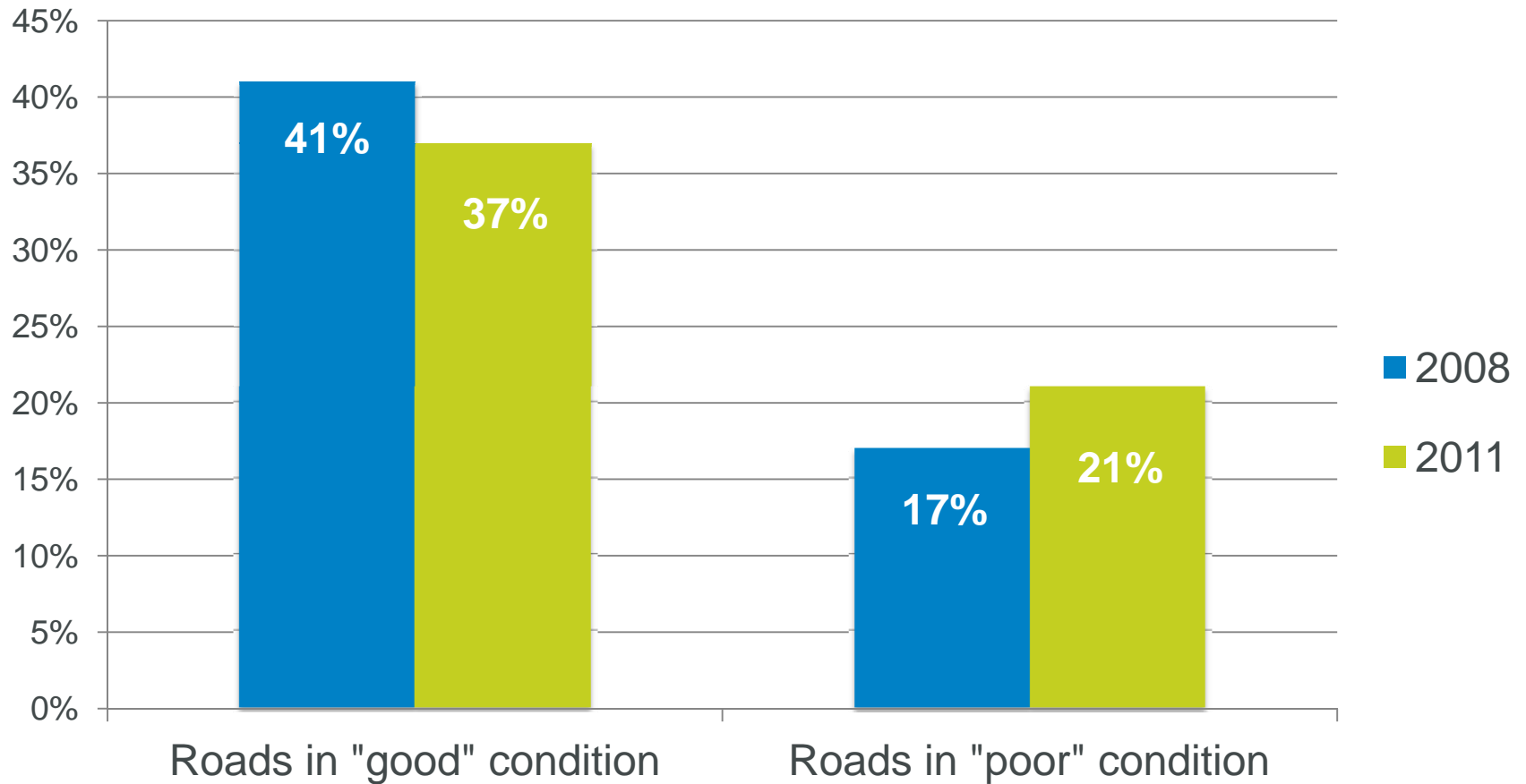
States are still investing more in road expansion than road repair and preservation

Annual state spending on road expansion versus repair, 2009-2011

Figures in billions

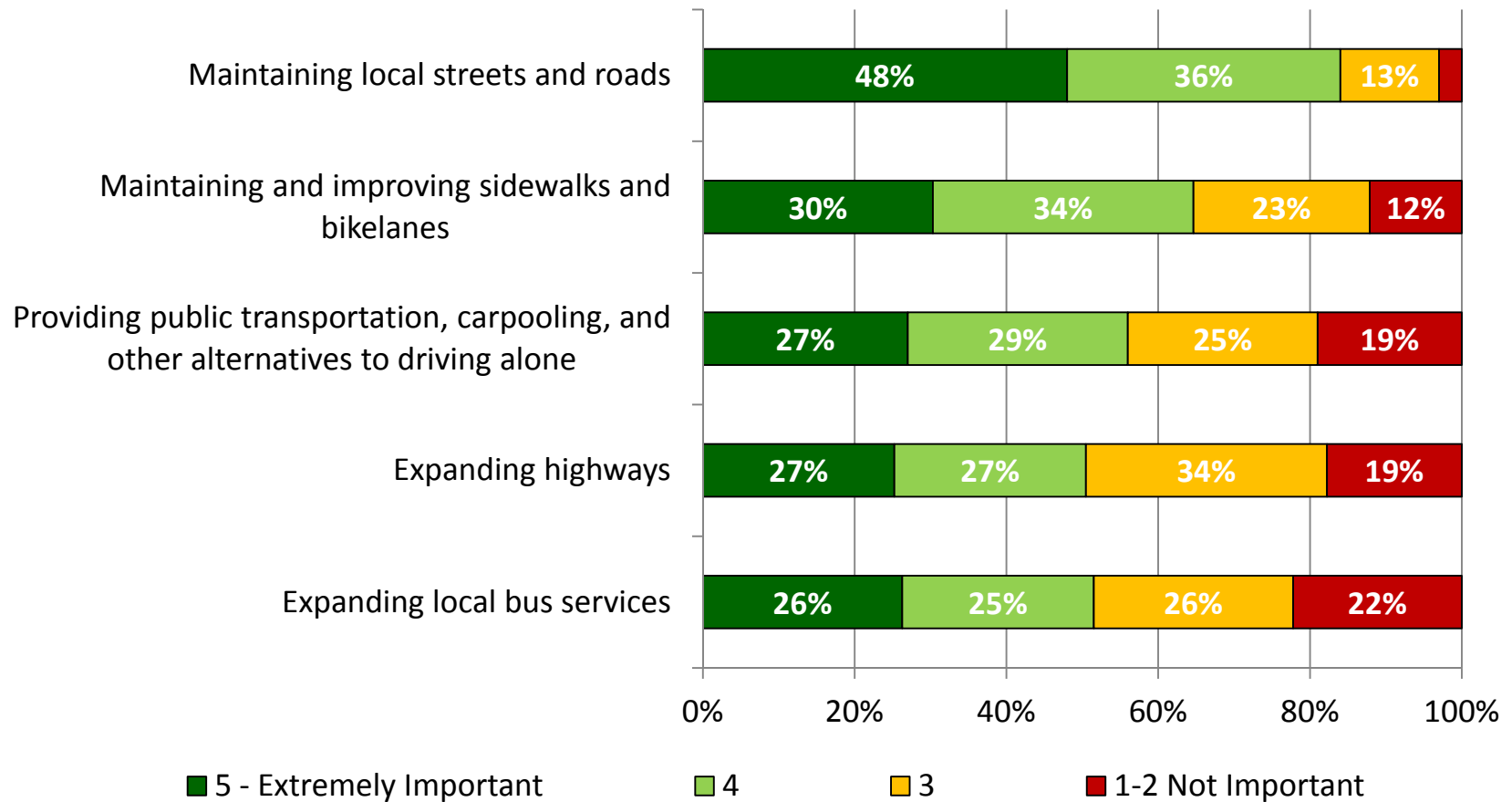


At the same time road conditions got worse



Road Maintenance Key To Improving Quality of Life

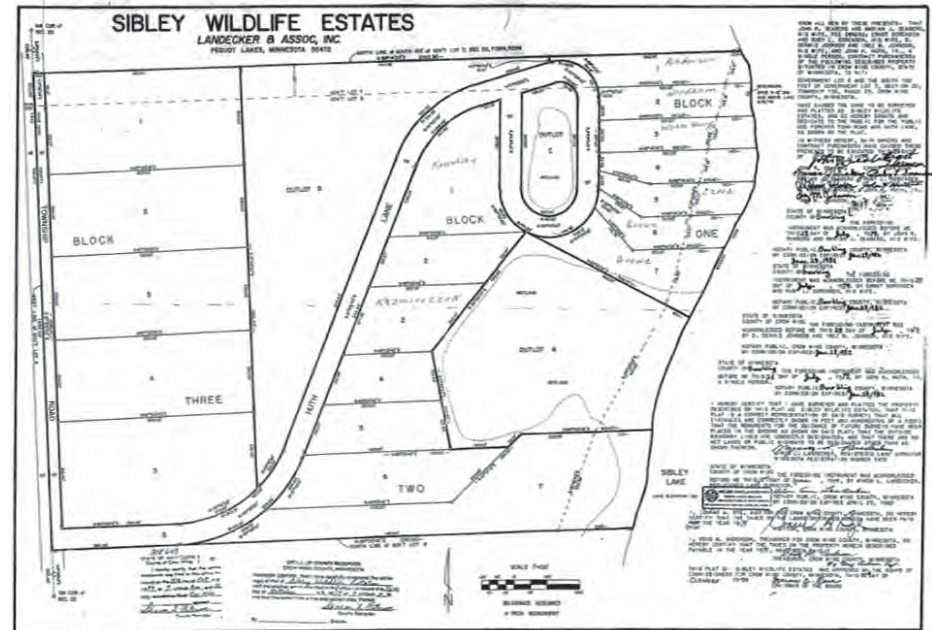
Importance for Improving the Quality of Life in the Area Where You Live (1 to 5 Scale)



Switching topics and thinking about traffic and transportation. Please rate the importance of each of the following in improving the quality of life in the area where you live. Use a scale from 1 to 5, where 1 means not important at all and 5 means extremely important.

Road serving a set of high-value, shoreline properties

- Property owners want city to improve their access road and have maintenance taken over by the public
- Road serves the properties only
- Proposal: property owners will cover construction costs if city takes over maintenance
- Is this a good deal?



Long term-maintenance cost (1 life cycle): \$154,000
Long-term revenue collected by city for maintenance:
\$79,000

To cover these costs within the road's life cycle, the local tax rate would need to go up 25% with 3% annual increase for next 25 years.



Sarasota County, FL

Fiscal Impact Case Study

A Comparison of Tax Revenue per Acre
Generated by Different Uses and Densities

Source: Public Interest Projects, Inc., J.
Patrick Whalen and Joseph Minicozzi, AICP.

Sarasota County: Southgate Mall is the Highest Yielding Suburban Real Estate



Sarasota County: Examples of Tax Yields per Acre



1.0 acre of CBD High-rise Mixed-use > local property taxes than **55.4 acres** of our 2 large mall and big box centers - **combined**

Property	Acres	Local Annual Property Tax Contribution
Southgate + Walmart	55.4	\$1,145,028
1 acre urban mixed-use high-rise	1.0	\$1,491,486



Smart Growth America

Making Neighborhoods Great Together

Smart Growth America is the only national organization dedicated to researching, advocating for and leading coalitions to bring smart growth practices to more communities nationwide.

www.smartgrowthamerica.org

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