



**Smart Growth America**

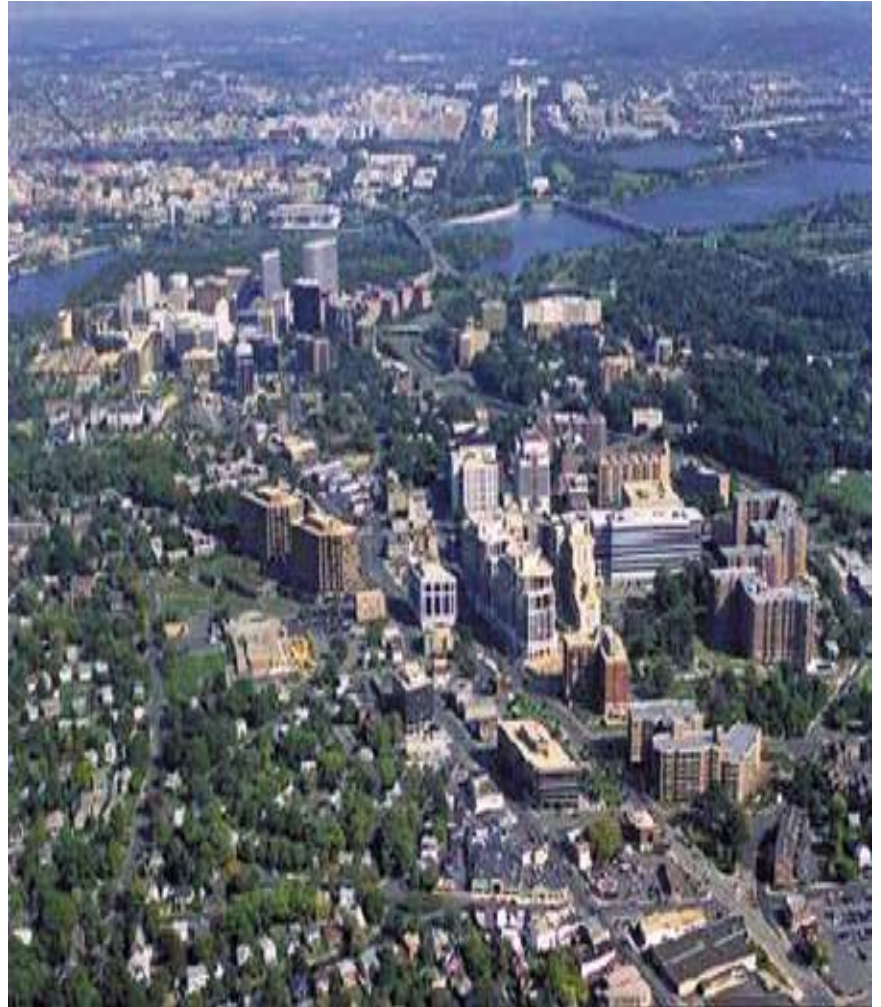
Making Neighborhoods Great Together

# Planning Challenge and Response

Geoffrey Anderson

# The Rise of Downtowns and Walkable Communities

- 63% of jobs in metro areas were within 3 miles of the traditional city center in 1960
- 16% in 1996
- 23% in 2013



# To Attract and Retain Talented Workers: Millennials

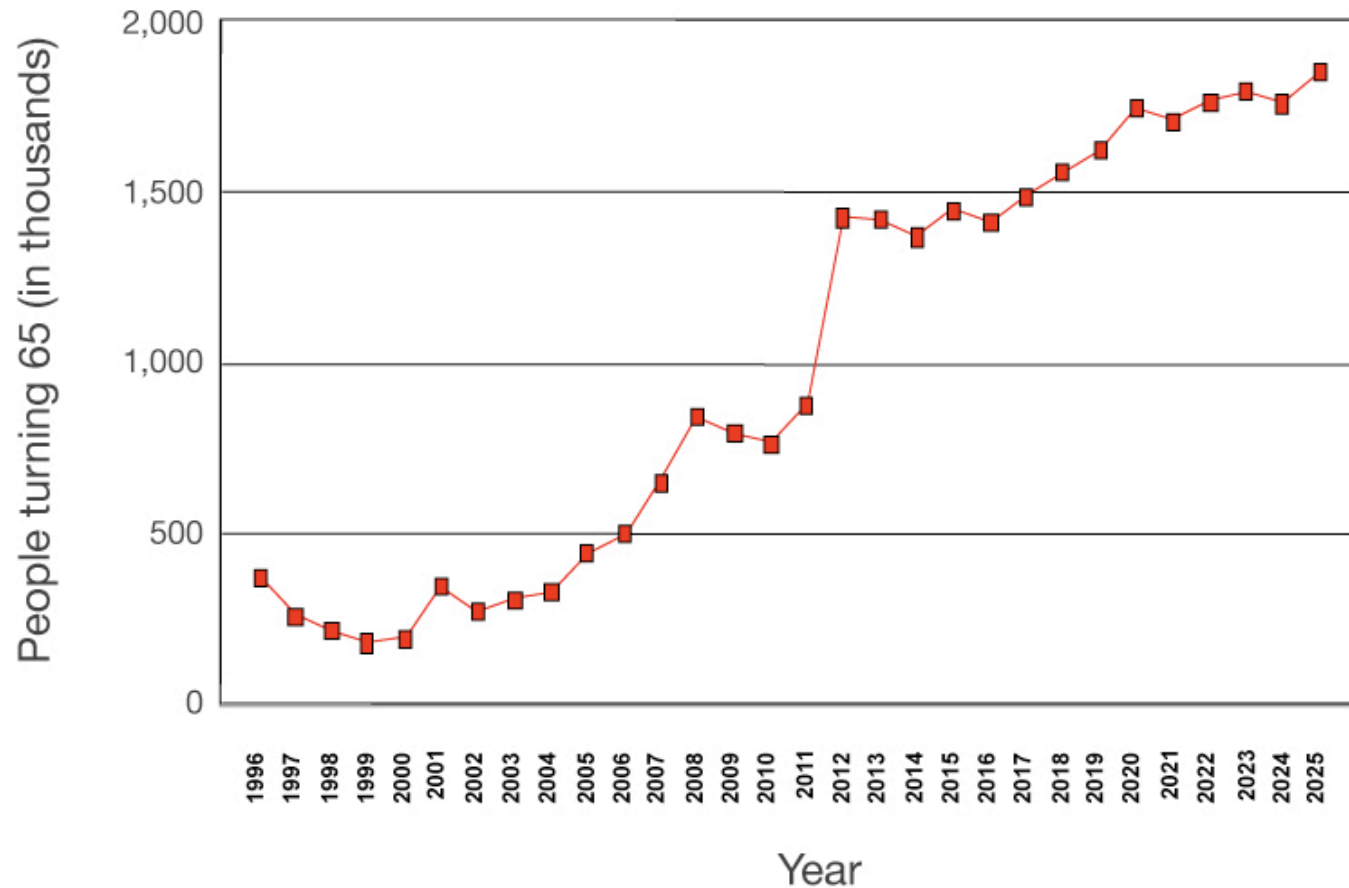
“We’re in a creative industry, so being in the center of the creative culture downtown is hugely important to us. It’s the kind of energy and environment that Millennials and now the Generation Z want to be in, and it’s just something that we can’t offer out in the suburbs. We know our move downtown will make us a more attractive employer for our next generation of employees.”

- Eric Pehle, Executive Vice President and General Manager in Minneapolis, Weber Shandwick, Minneapolis, MN



# Rising Number of Seniors

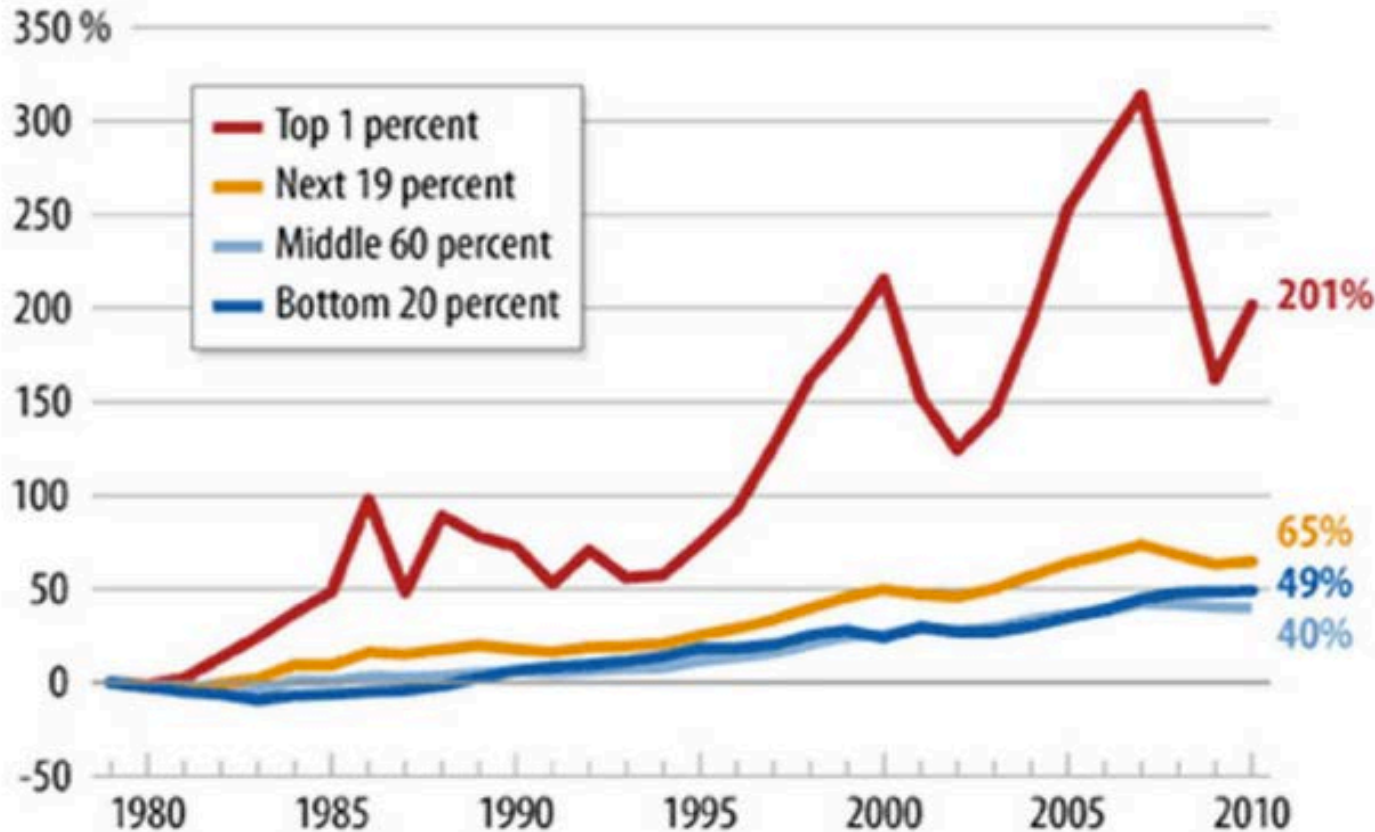
U.S. residents turning 65, 1996-2025



# Rising Income Inequality

## Income Gains at the Top Dwarf Those of Low- and Middle-Income Households

Percent change in real after-tax income since 1979



Source: Congressional Budget Office

Center on Budget and Policy Priorities | cbpp.org



# Rising Waters: Coastal and Inland

## Will a rising tide sink all homes?



Nationwide, almost 1.9 million homes (or roughly 2 percent of all U.S. homes) worth a combined \$882 billion are at risk of being underwater by 2100 if sea levels rise by six feet. Some states will be hit harder than others.

In the last year there have been three 1,000 year rain events with major flooding the result:

- Louisiana
- Maryland
- South Carolina

| State          | Number of Potentially Underwater Properties | Fraction of Total Housing Stock Underwater | Total Value of Potentially Underwater Properties |
|----------------|---|--|--|
| California     | 42,353                                      | 0.44%                                      | \$49.2B  |
| Texas          | 46,804                                      | 0.61%                                      | \$12B  |
| New York       | 96,708                                      | 2.10%                                      | \$71B  |
| Florida        | 934,411                                     | 12.56%                                     | \$413B   |
| Pennsylvania   | 2,661                                       | 0.06%                                      | \$730M   |
| Georgia        | 24,379                                      | 0.75%                                      | \$10.2B  |
| North Carolina | 57,259                                      | 1.64%                                      | \$20.6B  |
| New Jersey     | 190,429                                     | 7.35%                                      | \$93.1B  |
| Virginia       | 46,287                                      | 1.77%                                      | \$14.4B  |
| Washington     | 31,235                                      | 1.32%                                      | \$13.7B  |
| Massachusetts  | 62,069                                      | 3.10%                                      | \$51.2B  |
| Maryland       | 64,299                                      | 3.09%                                      | \$19.6B  |
| Alabama        | 12,735                                      | 0.77%                                      | \$3.8B   |
| South Carolina | 83,833                                      | 4.42%                                      | \$45B  |
| Louisiana      | 80,080                                      | 5.88%                                      | \$13.2B  |
| Oregon         | 4,959                                       | 0.37%                                      | \$1B   |
| Connecticut    | 18,173                                      | 1.61%                                      | \$13.2B  |
| Mississippi    | 5,572                                       | 0.72%                                      | \$1B   |
| Hawaii         | 37,556                                      | 9.07%                                      | \$25.3B  |
| Maine          | 5,412                                       | 0.98%                                      | \$3.1B   |
| New Hampshire  | 4,064                                       | 0.71%                                      | \$1.7B   |
| Rhode Island   | 4,853                                       | 1.47%                                      | \$2.9B   |
| Delaware       | 11,670                                      | 3.09%                                      | \$3.6B   |

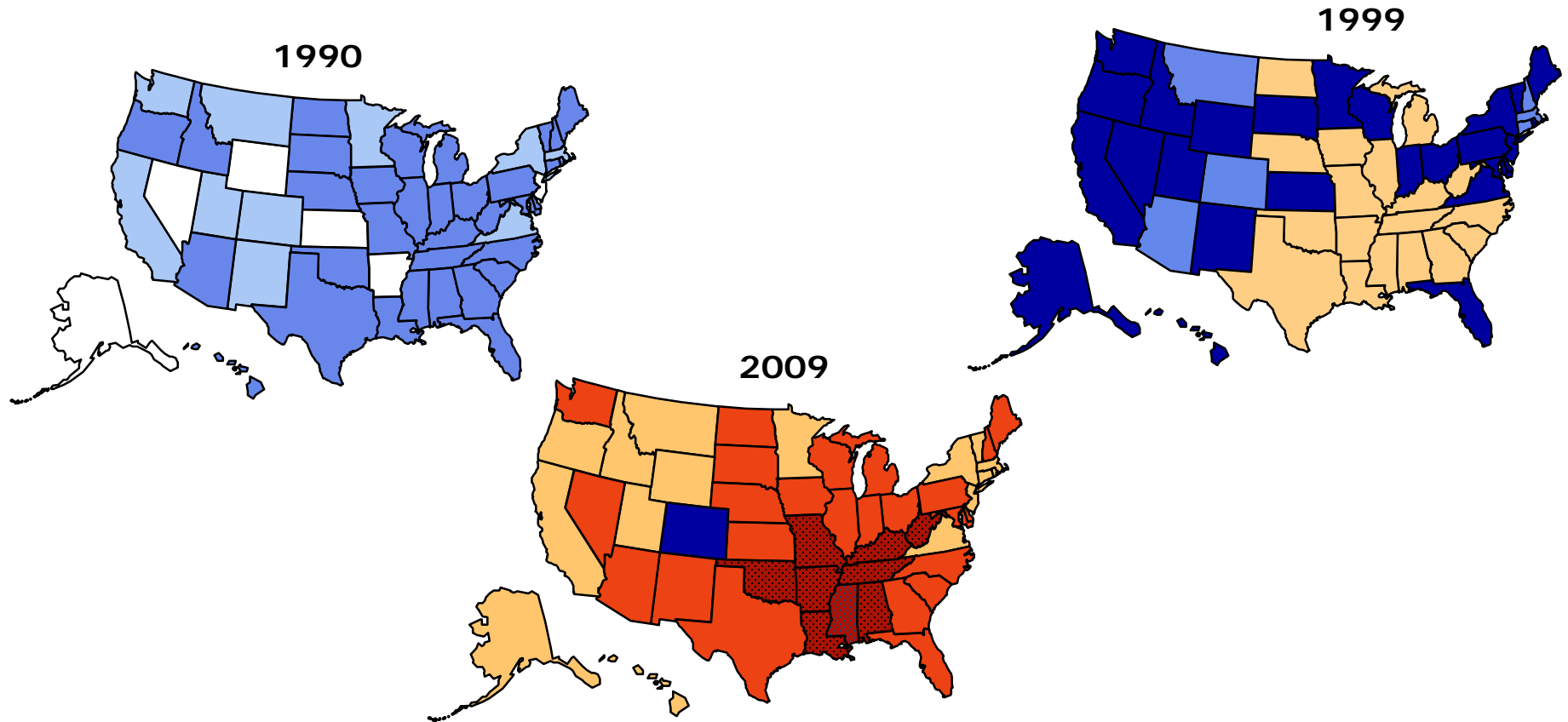
Source: National Oceanic and Atmospheric Administration (NOAA); Zillow data

# Rising Obesity

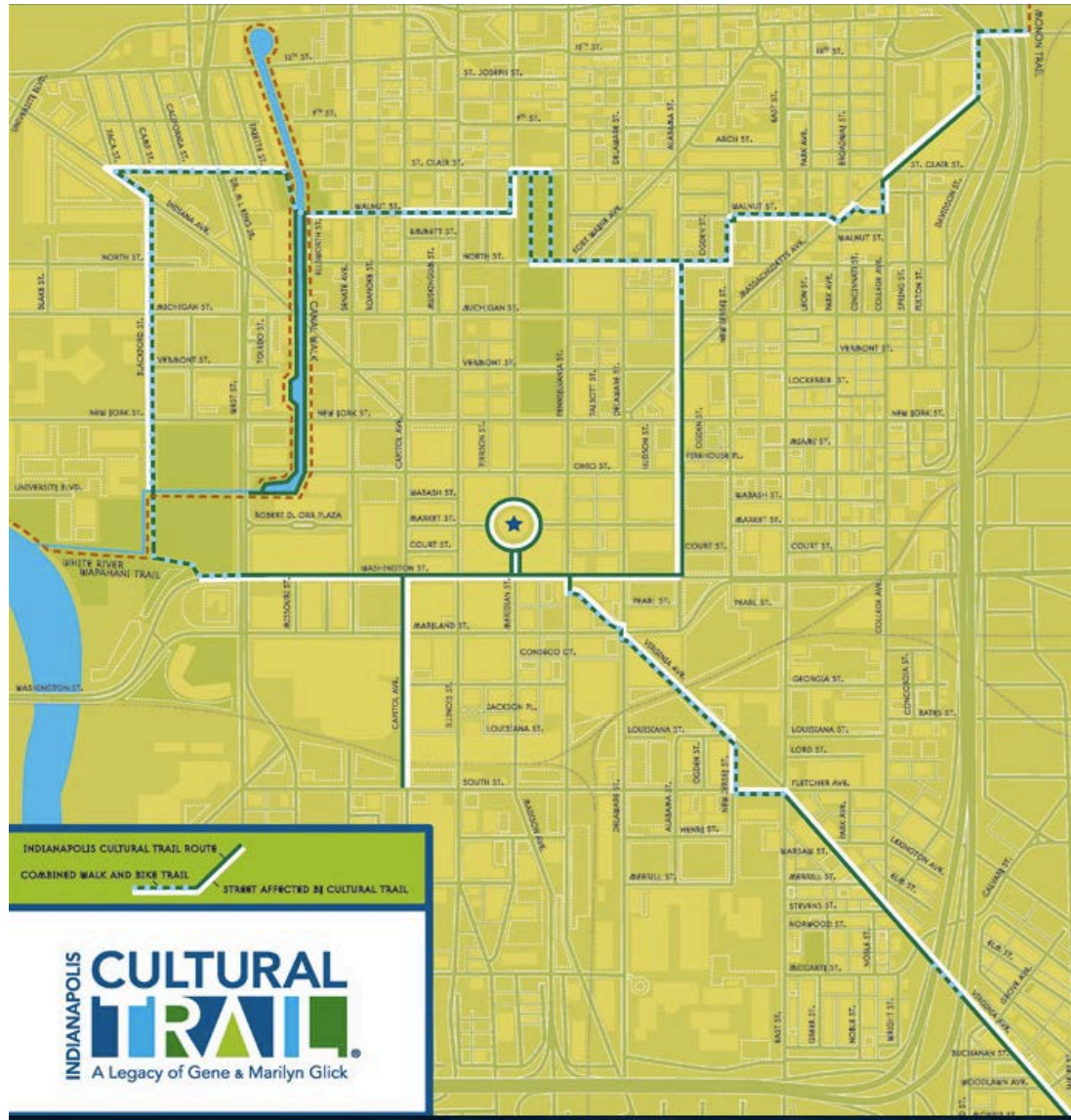
## Obesity Trends\* Among U.S. Adults

**BRFSS, 1990, 1999, 2009**

(\*BMI  $\geq 30$ , or about 30 lbs. overweight for 5'4" person)



# What Cities are Doing: Indianapolis, IN Placemaking











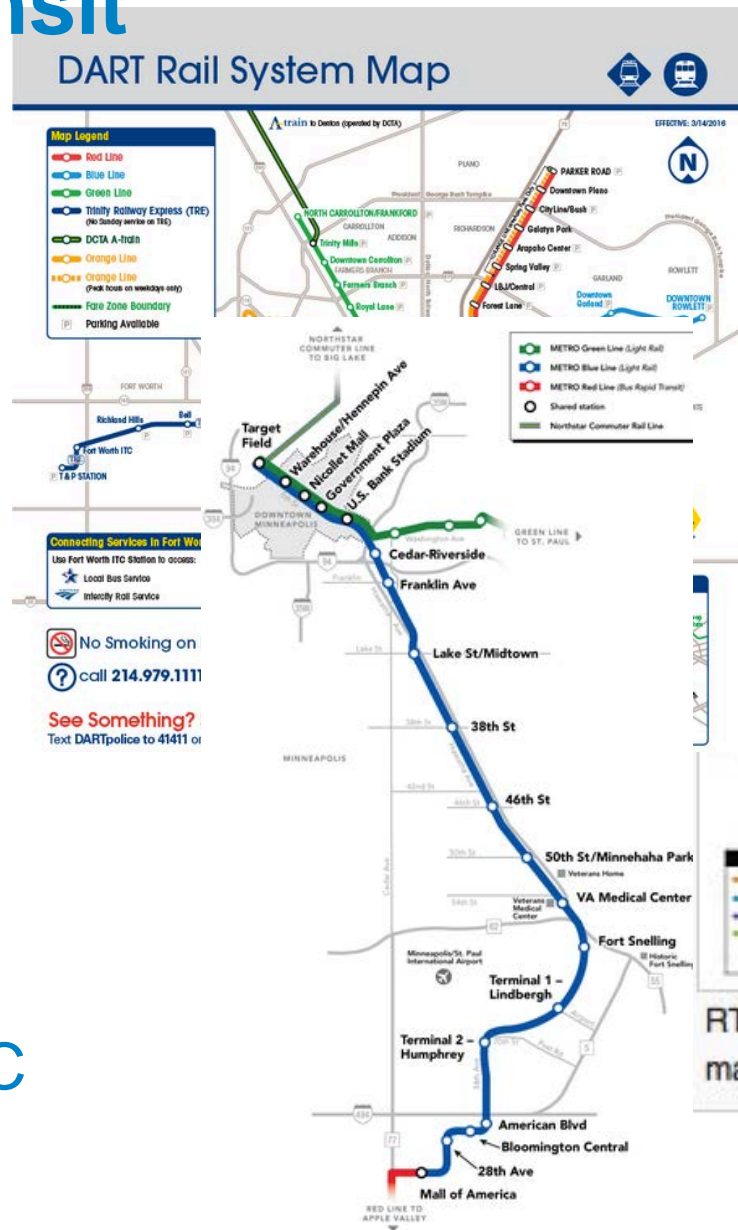


# What Cities are Doing: Greer, SC Leading Redevelopment



# What Cities are Doing: Big Investments in Rail Transit

Cincinnati  
Charlotte  
Dallas  
Denver  
Honolulu  
Houston  
Los Angeles  
Minneapolis  
Phoenix  
Portland  
Salt Lake  
Seattle  
Washington, DC





# What Cities are Doing: Transportation Choices

MORNING EDITION

## Nashville business heavyweights join new push for transit

Aug 5, 2015, 7:47am CDT Updated Aug 5, 2015, 2:49pm CDT

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**Scott Harrison**

Staff Reporter  
*Nashville Business Journal*



NATHAN MORGAN

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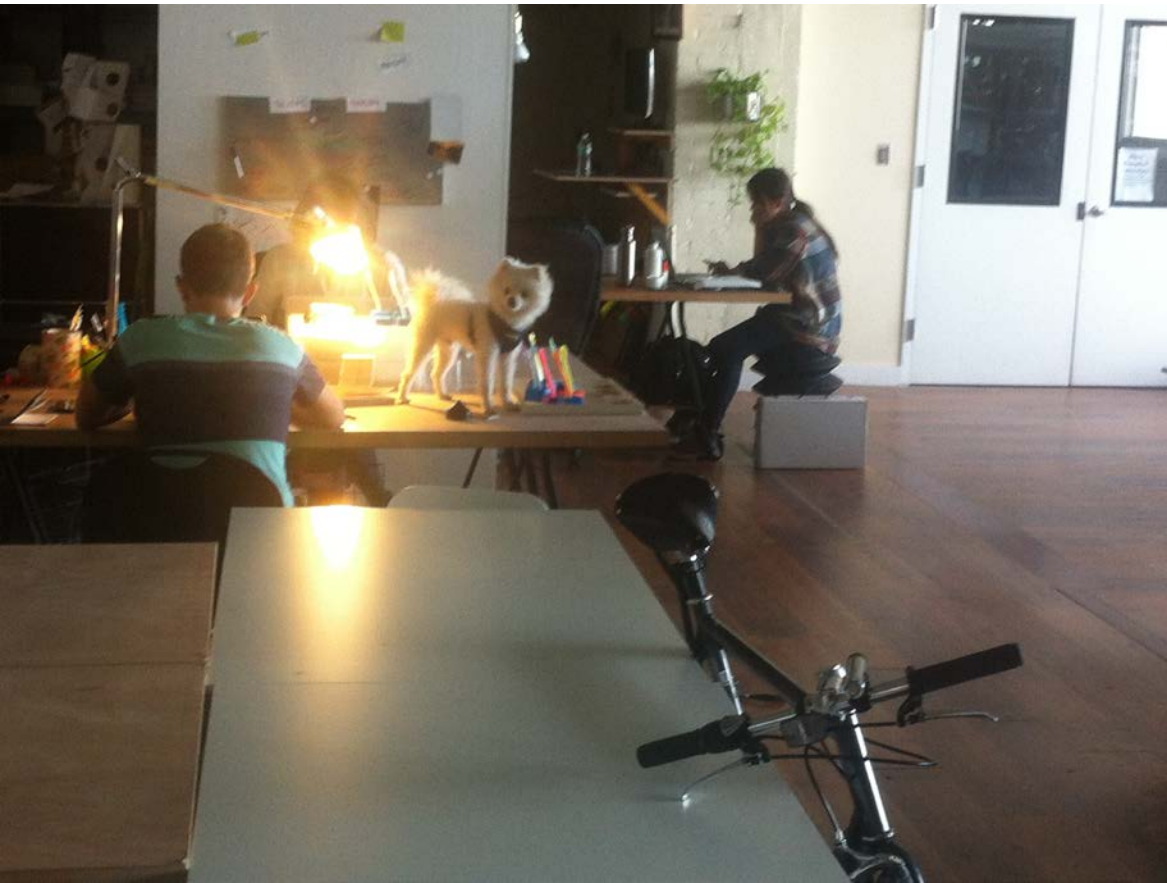
# What Cities are Doing: Affordable Housing

**Brattleboro Food Coop, VT**

-Affordable Housing



# What Cities are Doing: Collaborative Maker Space in Brooklyn



# What Cities are Doing: Normal, IL, Urban Design







# What Cities are Doing: Charles City, IA, Turning Necessities into Luxuries

-Stormwater  
and Paddle  
Park





# What Cities Are Doing: Oklahoma City, OK, Changing the Way They Do Economic Development

Had the best incentives but lost the firm

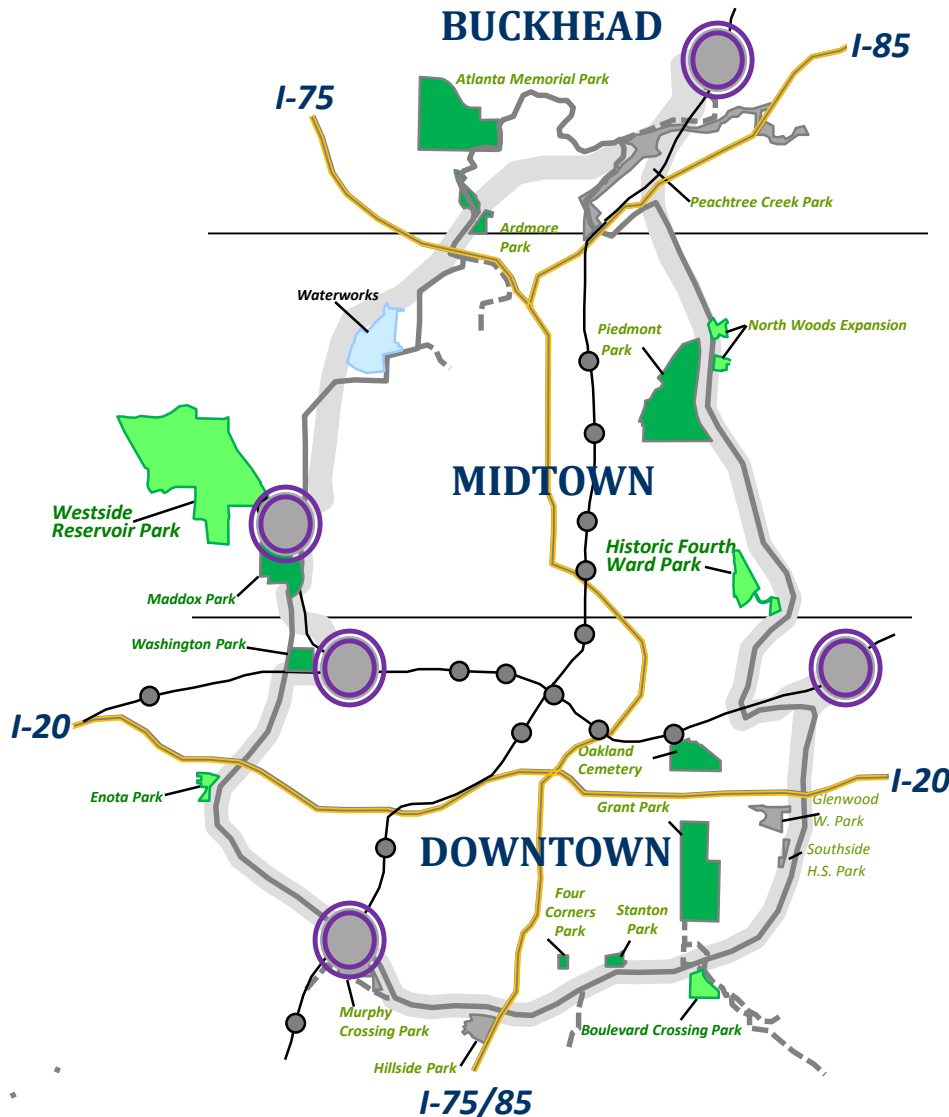
Embarked on major program including: entertainment district, ball park, waterfront improvements

Mayor believes jobs will move to where people want to live



# WHAT IS THE BELTLINE?

Slide Courtesy of: Atlanta Beltline Inc.



- Connecting all of Atlanta's major submarkets.
- 22-mile Transit Loop with **5 new connections to existing MARTA service.**
- 33 miles of multi-use trails
- 1300+ acres of new greenspace **with the creation or expansion of 9 parks.**

# WHAT IS THE BELTLINE?

## Key Elements

Slide Courtesy of: Atlanta Beltline Inc.



**Parks**  
*1300 + new acres*



**Trails**  
*33 miles*



**Transit & Transportation Infrastructure**  
*22-mile loop*



**Economic Development & Jobs**  
*20 areas, 30k jobs*



**Affordable & Workforce Housing**



**Historic Preservation**

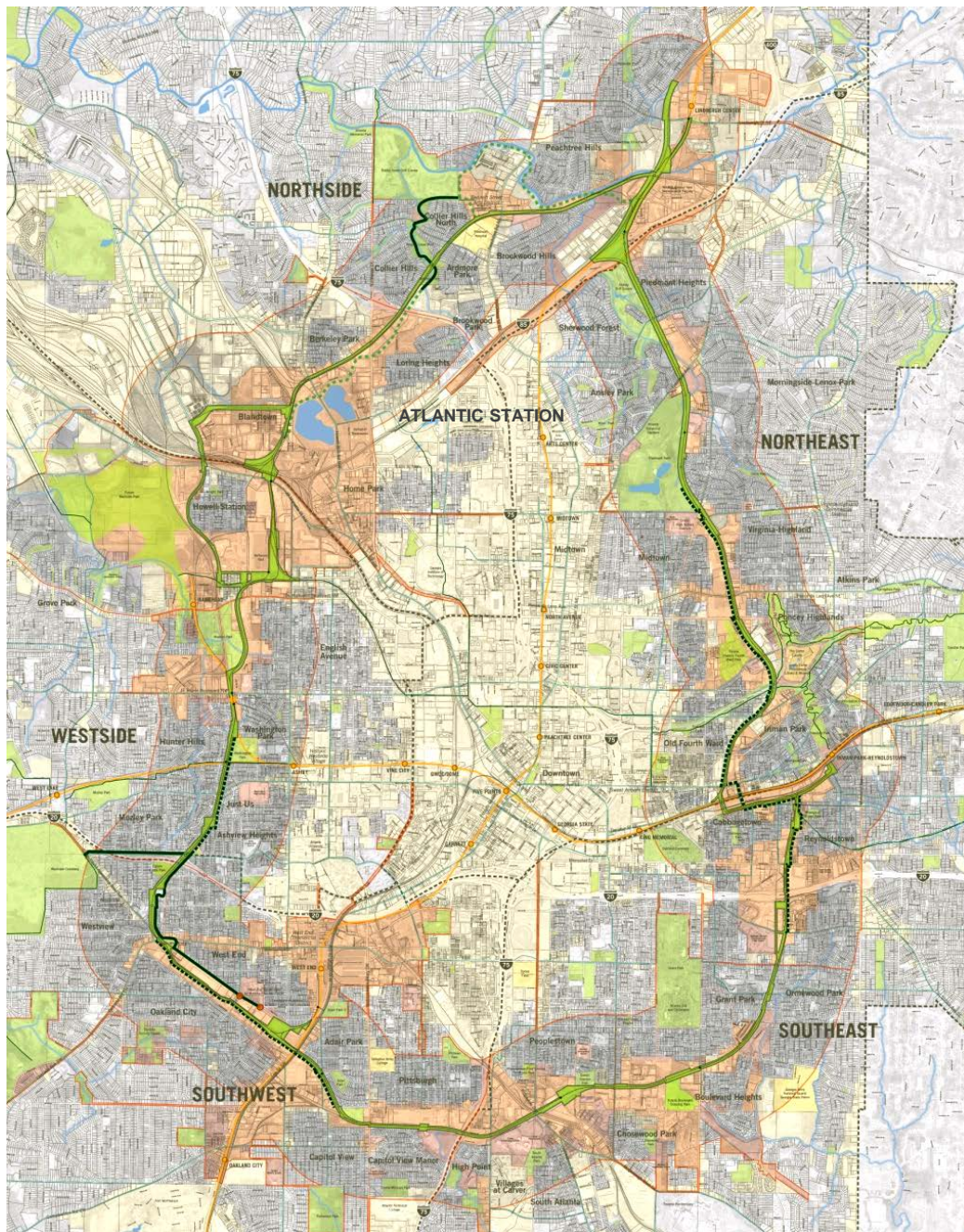


**Streetscapes & Public Art**



**Environmental Clean-up** 1100 + acres





Slide Courtesy of: Atlanta Beltline Inc.

- 6,500 Acre Redevelopment Area
- \$1,700,000,000 in Bond Capacity
- Multiple opportunities/challenges
- Equitable Development Sectors



# 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](http://www.smartgrowthamerica.org)

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