

# Economic Benefits of Walkable Communities

Setting the Context

# Non-motorized (people-powered) transport

The key to **NEIGHBORHOODS** that are:

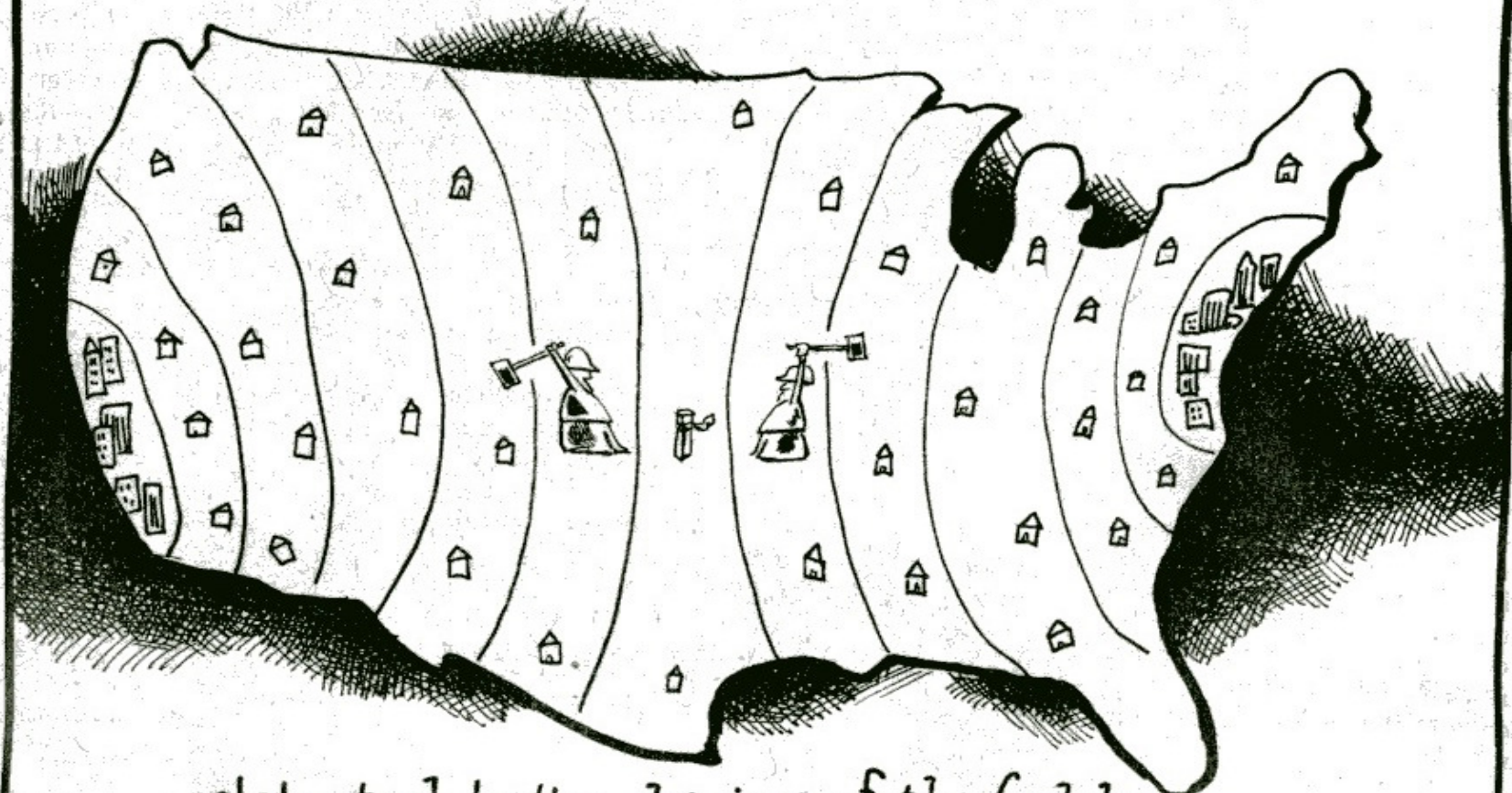
- Walkable
- Complete
- Green
- Healthy
- Sustainable

Green, walkable neighborhoods are the key to an **economically sustainable future.**



Tom Toles

U.S. Population Reaches 300,000,000



...celebrated by the driving of the Golden Construction Stake where the Great Western Exurb meets the Great Eastern Exurb.

TALS

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AND NOW  
A FENCE. -

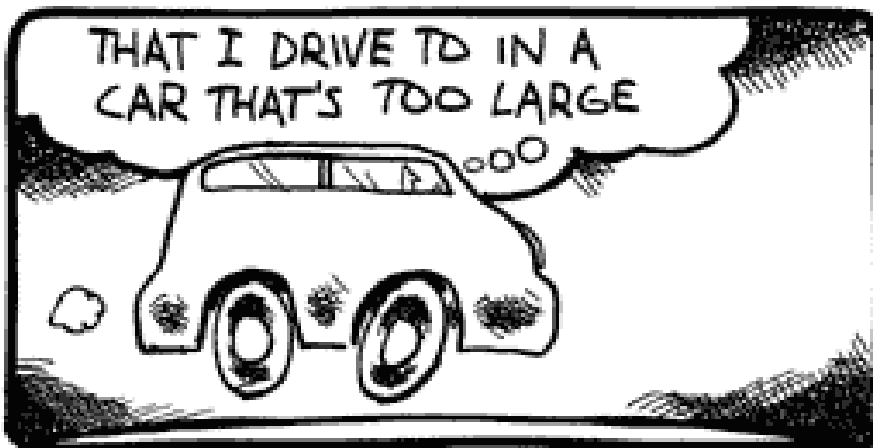
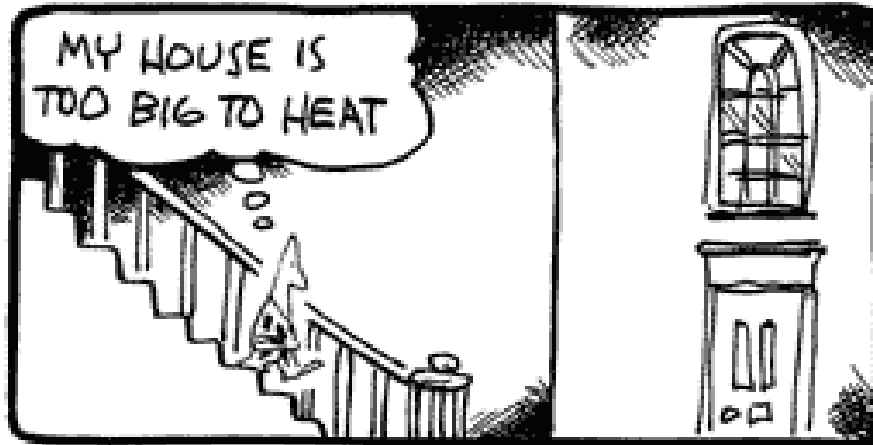


# Economic Trends

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The New York Times, 8/7/2007:

**“Market Falls Sharply on  
Housing and Oil Worries”**





# Living in Our Cars: The transport cost of housing

- In Atlanta, 61 cents of every household dollar goes to the combined cost of housing and transportation.

More than any region except  
San Francisco

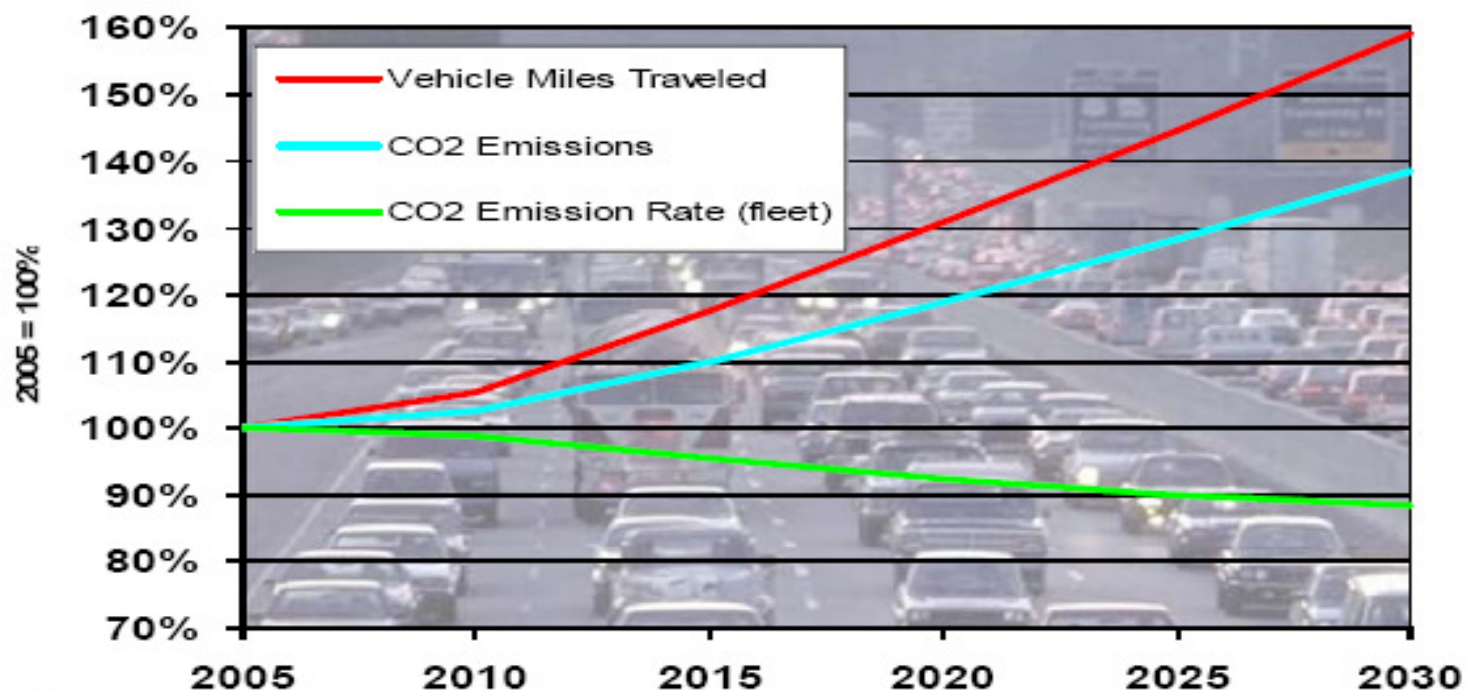
# Living in Our Cars: The transport cost of housing

- For low- to moderate-income families:

Each car = up to **\$75,000** in mortgage-buying power

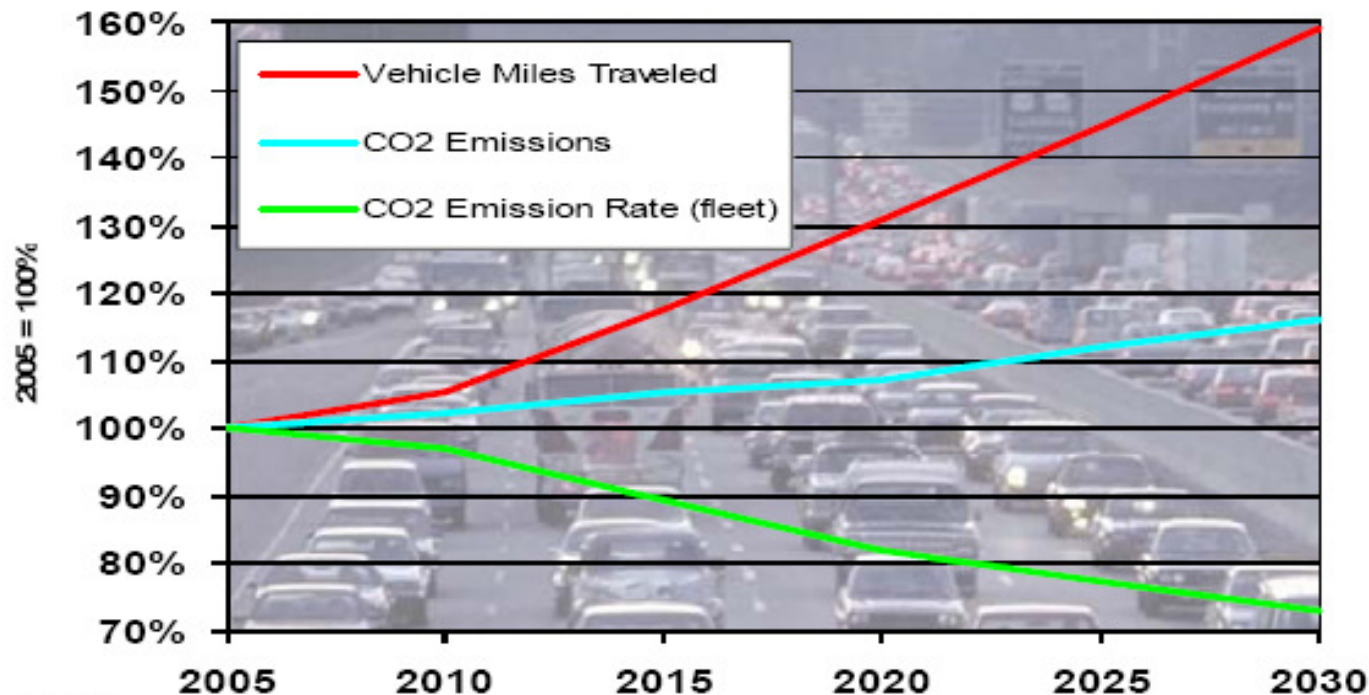
# Reducing greenhouse gases

## VMT Growth Projected to Outpace CO<sub>2</sub> Emissions Improvements...



# Driving overwhelms technological improvements

...even if Congress Adopted California Standards Tomorrow



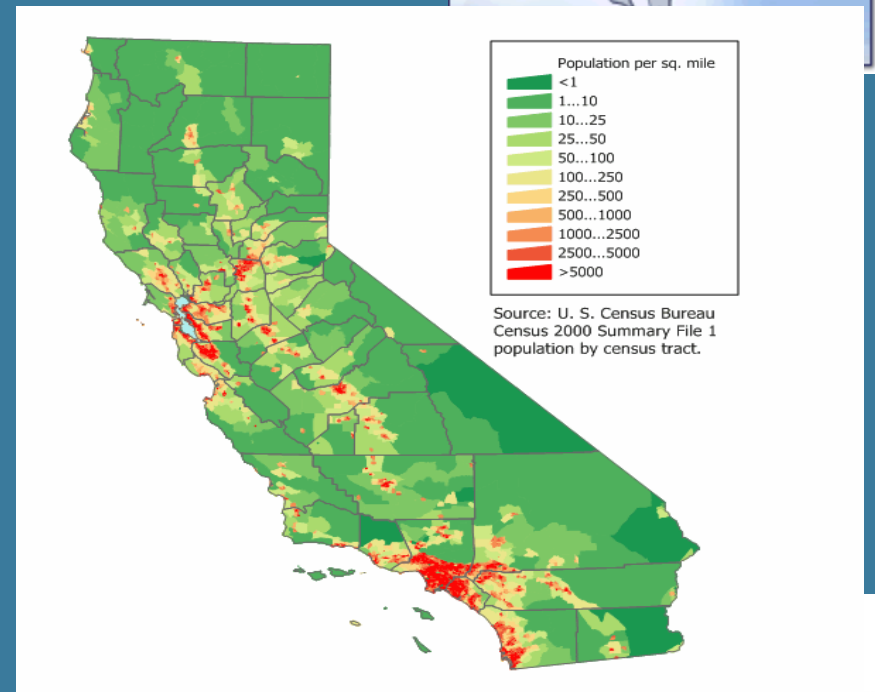
Based on US DOE, EIA "AEO 2007" and CARB 2006

Smart Growth  
**America**  
Better Choices For Our Communities

# Adopting ambitious reduction targets

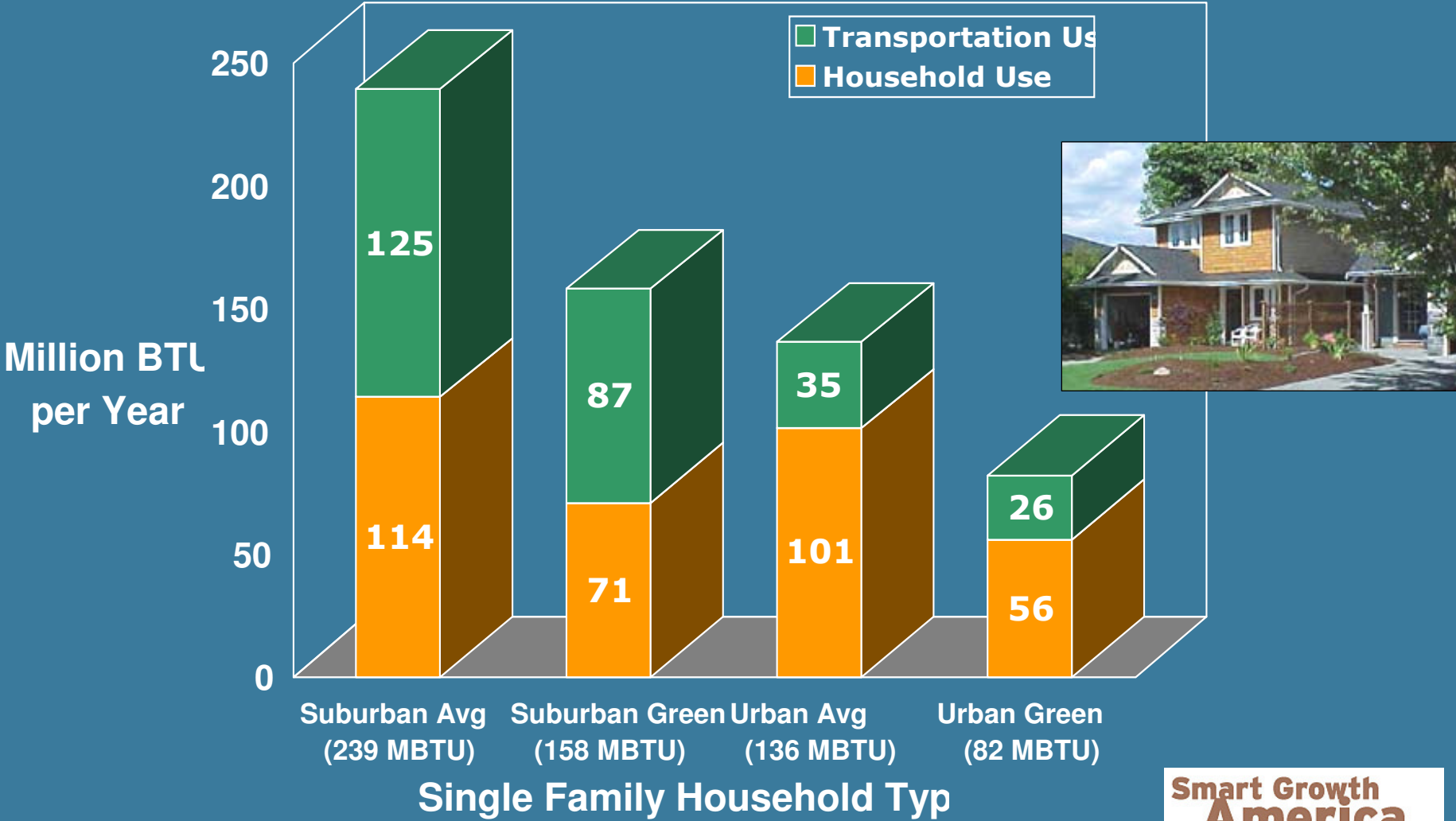
- ⇒AZ:2000 levels by 2020
- ⇒CA:1990 levels by 2020
- ⇒CT:10% below 1990 by 2020
- ⇒MA:10% below 1990 by 2020
- ⇒ME:10% below 1990 by 2020
- ⇒NH:10% below 1990 by 2020
- ⇒NJ:3.5% below 1990 by 2005
- ⇒NM:10% below 2000 by 2020
- ⇒NY:10% below 1990 by 2020
- ⇒OR:10% below 1990 by 2020
- ⇒RI:10% below 1990 by 2020
- ⇒VT:10% below 1990 by 2020
- ⇒AZ, CA, NM, OR, WA form compact

Sources: Pew Ctrs, U.S. Census, rggi.org



# Smart Location Outperforms Even Greenest Sprawl House w/Hybrid Cars

(“Green” assumes state-of-the-art green building & hybrid cars)



# Car crashes

- Leading cause of deaths among persons 1-24 years old
- Each year in the United States, motor vehicle crashes account for:
  - 43,000 deaths
  - 3.5 million nonfatal injuries
  - 24 million vehicles
  - estimated \$200 billion in costs

Source: NHTSA

## **Automobile fatality rates by city** (excluding pedestrian fatalities; deaths/100,000/year)

New York	2.51
San Francisco	3.76
Philadelphia	5.36
Portland	6.55
Houston	9.80
Phoenix	10.52
Dallas	11.33
Atlanta	13.12

Source: NHTSA

# Crash impacts in metro Atlanta

- **CRASHES EACH YEAR (FROM 2002-2004 ON AVERAGE):**
- 550: people killed
- 68,000: injured
- 140,000: property damage only
- \$4.7 billion: Estimated cost, in terms of medical bills, lost productivity and congestion

Source: Atlanta Journal-Constitution data analysis

# **Pedestrian fatality rates by city, 1998**

(deaths/100,000/year)

New York	2.33
San Francisco	4.55
Philadelphia	1.88
Portland	2.58
Houston	3.41
Phoenix	4.09
Dallas	4.28
Atlanta	6.44

Source: NHTSA

**“You want trails? We got TRAILS!”**



# Economic implications of transportation funding

The New York Times, 8/7/2007:

“Bridge Collapse Revives Issue of Road Spending”

# Is there a market for walkable neighborhoods?

- In a national survey, **6 out of 10** prospective homebuyers chose **walkable neighborhoods** with less time spent driving

- Source: 2004 poll by National Association of Realtors and Smart Growth America



# Is there a market for walkable neighborhoods?



Today's **fastest growing households** are:

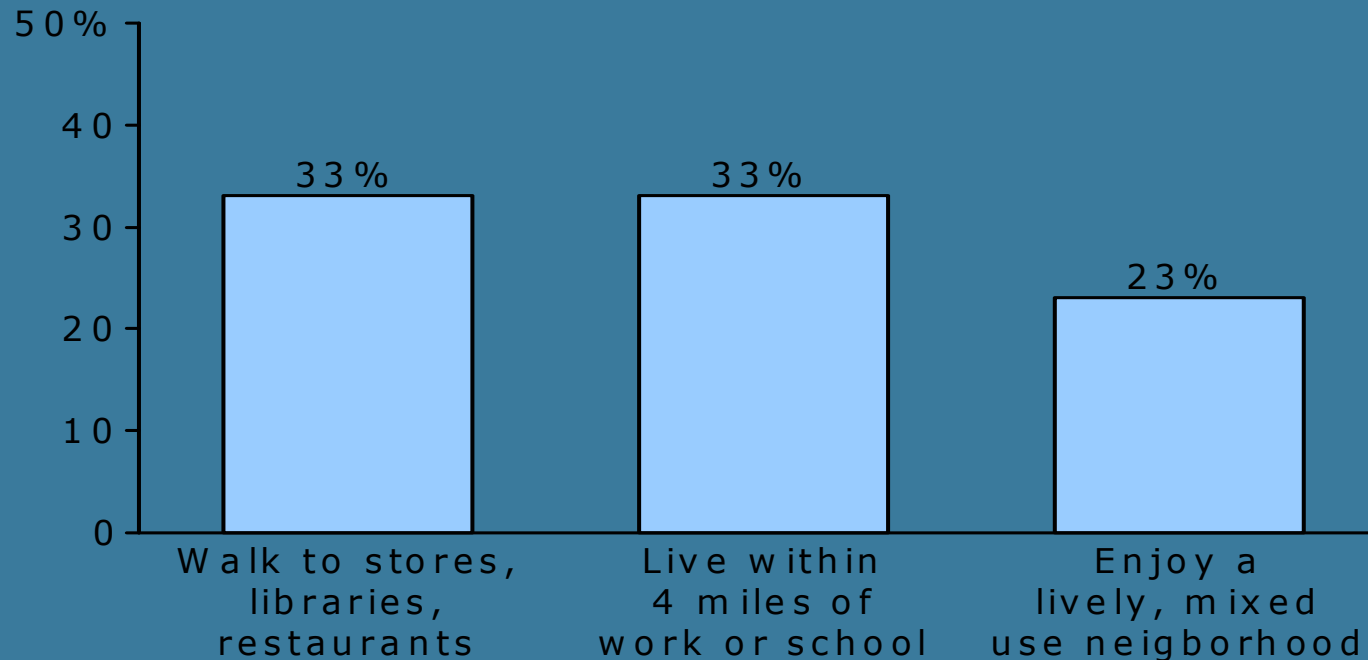
- Young professionals
- Empty nesters
- Single parents
- Couples without children
- Senior citizens

They create demand for:

- Convenient, vibrant, walkable places
- **Apartments, condos and townhouses**

# Survey: 1/3 of suburban Atlantans want to live in trad. neighborhoods

"I currently live in a suburb but would like to move to a higher density, higher amenity area so I can..."



These mixed use neighborhoods could be anywhere - in urban or suburban locations - though typically in centers and corridors

Source: Housing preference survey of 1450 Atlanta residents, SMARTRAQ 2003

# The economic appeal of green, walkable neighborhoods

- LEED for Neighborhood Development (LEED-ND)

More than 300 developer applications for right to be pilot project (120 slots available)



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