



The Past: Growth Trends Over the Last 50 Years

1. Growth on the edge

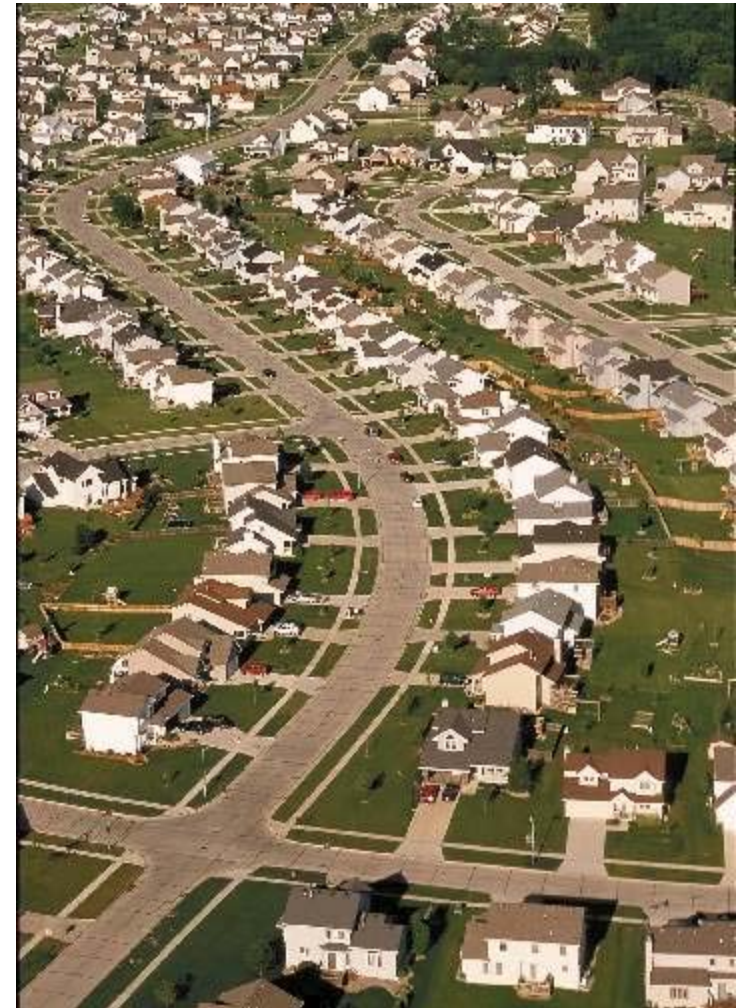
Employment and population growth heavily favored medium and large metropolitan regions over nonmetropolitan areas.

2. Low density

Within metropolitan regions, most growth occurred in low-density development at the fringe of urbanized areas.

3. Single use development

Emphasis on automobile travel to the exclusion of other modes.





Impacts of Growth Patterns

- Contaminated runoff and impaired water quality
- Habitat and farmland loss
- Growing obesity and asthma rates
- Brownfields abandonment
- Increased driving and decreased air quality
 - ✓ Higher GHG emissions - climate change
 - ✓ Higher housing costs (H+T)





Benefits of Smart Growth Approach

- Reduces emissions
- Reduces water demand
- Cleans up brownfields and returns them to productive use.
- Creates more walkable, healthier neighborhoods.
- Increases choice in housing and transportation.



Atlantic Station, a 139-acre redevelopment in midtown Atlanta, avoided 50 million VMT, 33 million cu/ft of runoff, and protected 1000+ acres from development compared with conventional development patterns.



Reduces VMT/ Increases Affordability

- VMT is growing 3x faster than population
- True cost of housing = H + T
- Reducing VMT is critical to
 - Increasing affordability
 - Reducing GHG emissions

% of Household Income Spent on:

	Housing	Transportation **	Housing + Transportation
National average	32	19	51
Auto-dependent suburbs	32	25	57
Location-efficient site	32	9	41

Source: Reconnecting America and Center for TOD, April 2007

**** As much as 55% or more for very low-income HH**



Market is Changing

- By 2025, the number of households without children will grow by 88%.
 - HH w/ children will grow by only 12%
- Studies show about one-third of the market wants smart growth
 - Only ½ of 1% currently provided

*Gilbert & Bennett Wire
Mill Development,
Redding, CT*

*Photo from Georgetown Land Devel
Corp*



*Metro Green,
Stamford, CT*

*Photo from Jonathan Rose
Companies*

