



**Smart Growth America**

Making Neighborhoods Great Together

# Strengthening the future of our communities In a post-recession economy

January 28, 2015  
Baltimore, MD

DEMOGRAPHIC TRENDS

# Millennials

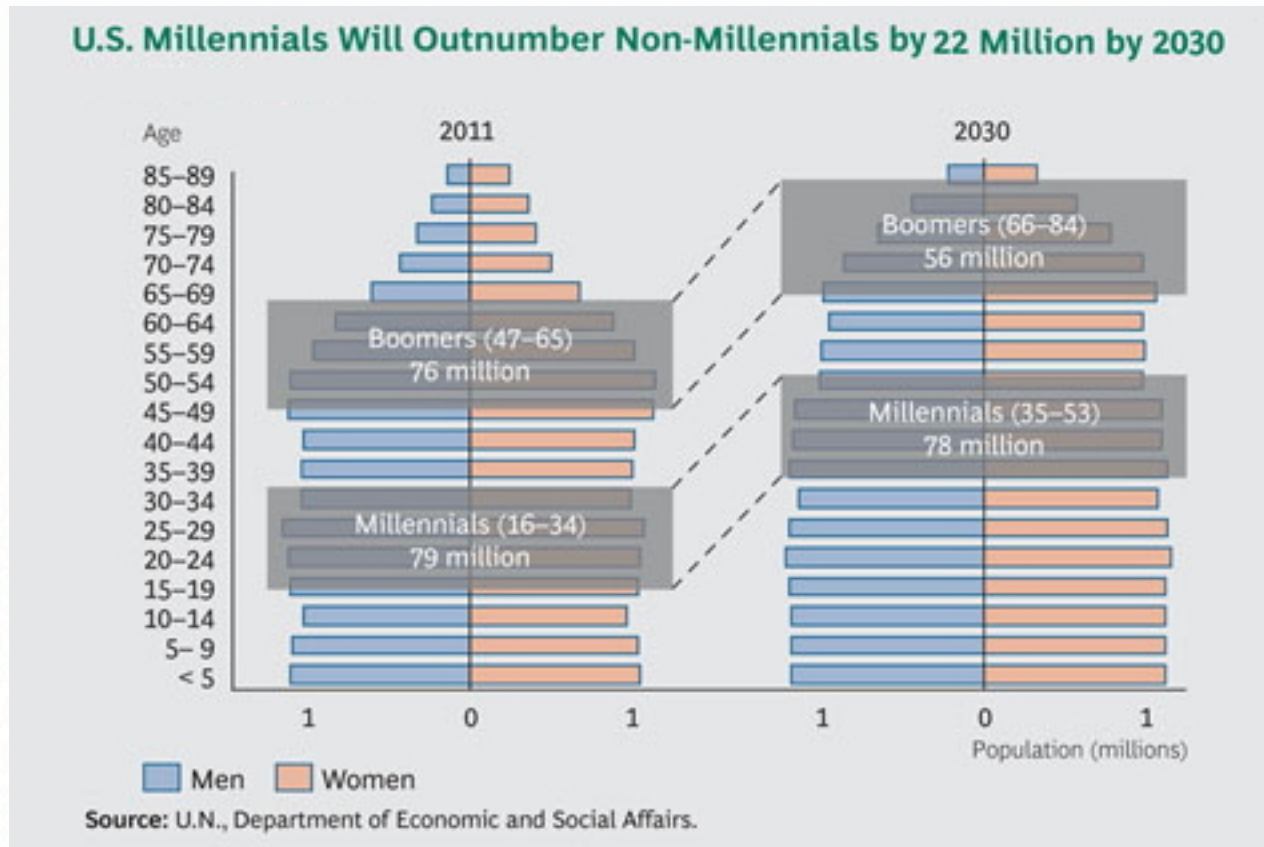


Boise, Idaho



DEMOGRAPHIC TRENDS

# Millennial population



DEMOGRAPHIC TRENDS

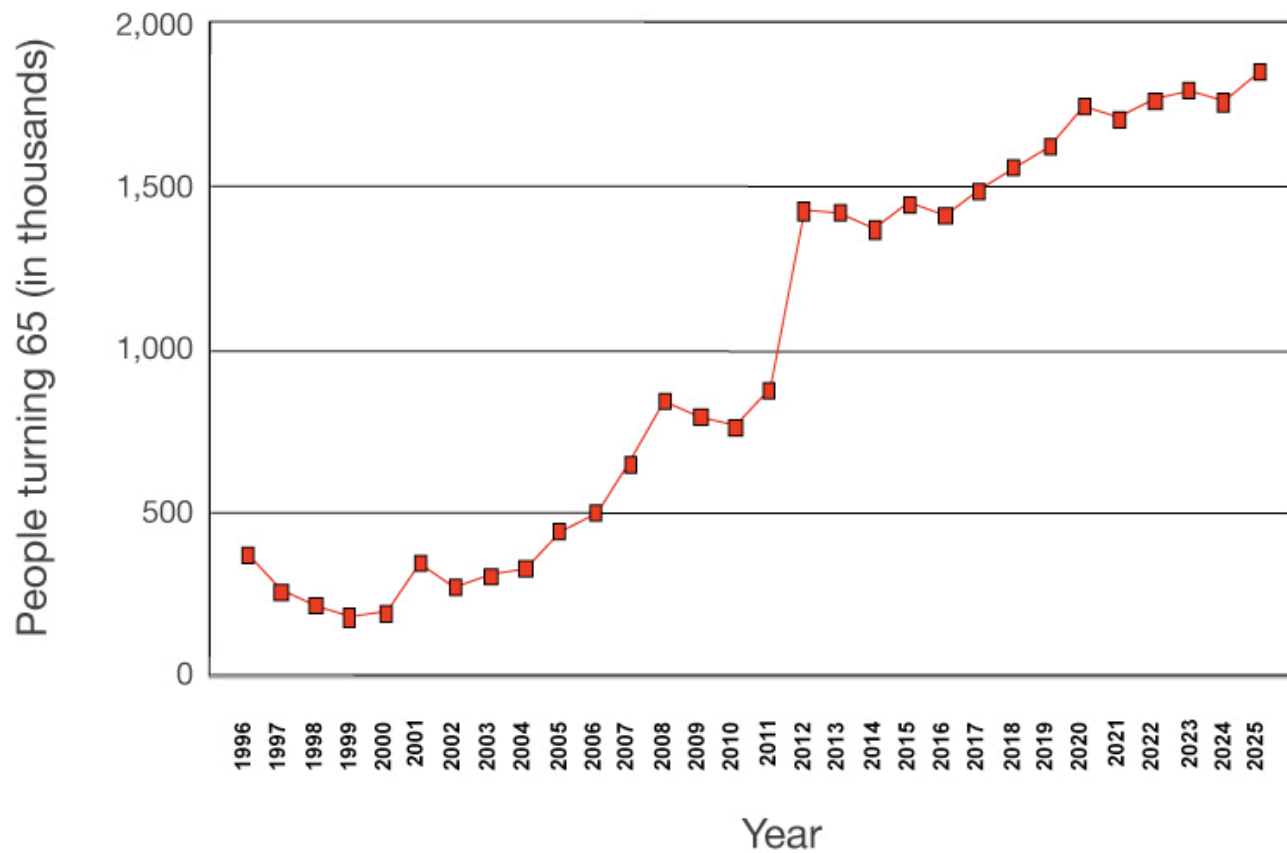
# Changing demographics: decline in households with children

Rising millennial demand

	<b>1960</b>	<b>2000</b>	<b>2025</b>
Households with children	<b>48%</b>	33%	<b>28%</b>
Households without children	52%	67%	<b>72%</b>
Single households	13%	26%	28%

# Growing senior population

U.S. residents turning 65, 1996-2025



DEVELOPMENT TRENDS: THE PAST

# Growth patterns



DEVELOPMENT TRENDS

# The new American Dream





DEVELOPMENT TRENDS: THE PAST

# The (old) American Dream



# Building Better Budgets



Smart growth **costs 1/3 less** on upfront infrastructure costs.

Smart growth **saves 10%** on the ongoing delivery of services.

Smart growth **generates 10 times more tax revenue** per acre than suburban development.

# Research Triangle Park | North Carolina

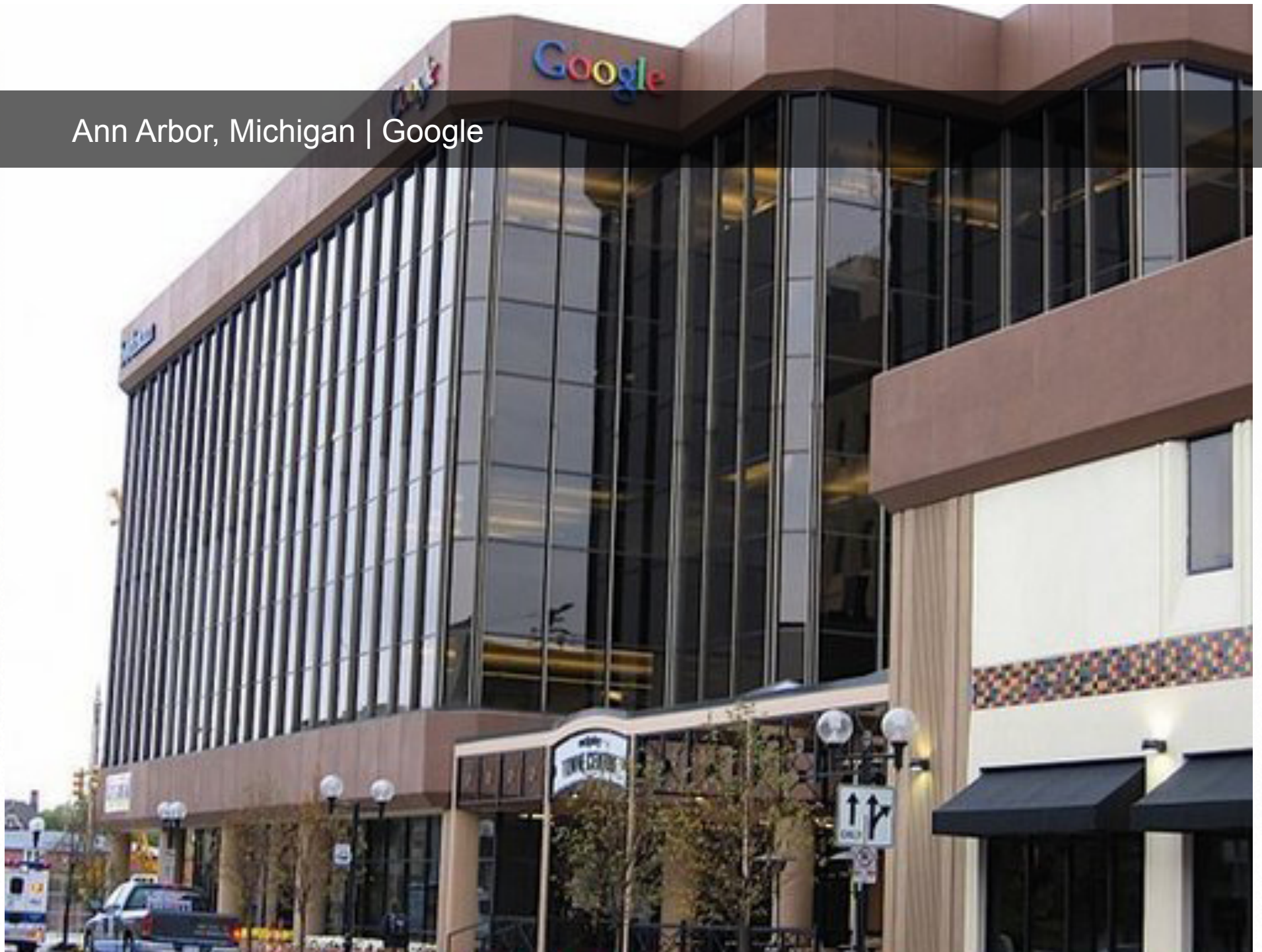


Research Triangle Park - current



Illustrative concept from Research Triangle Park Master Plan

Ann Arbor, Michigan | Google



Chicago, Illinois | Hillshire Farm



DEVELOPMENT TRENDS

# Place: Building long term economic stability





**ASHEVILLE  
WALMART**

**DOWNTOWN  
MIXED-USE**

Land Consumed (acres):	<b>34.0</b>	<b>00.2</b>
Total Property Taxes per Acre:	<b>\$6,500</b>	<b>\$634,000</b>
Retail Taxes* per Acre to City:	<b>\$47,500</b>	<b>\$ 83,600</b>
Residents per Acre:	<b>0.0</b>	<b>90.0</b>
Jobs per Acre:	<b>5.9</b>	<b>73.7</b>

\*Estimated from public reports of annual sales per sq.ft..

**Urban<sup>3</sup>**  
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SMART GROWTH STRATEGIES

# Bethesda – Silver Spring





SMART GROWTH STRATEGIES

# Pittsburgh

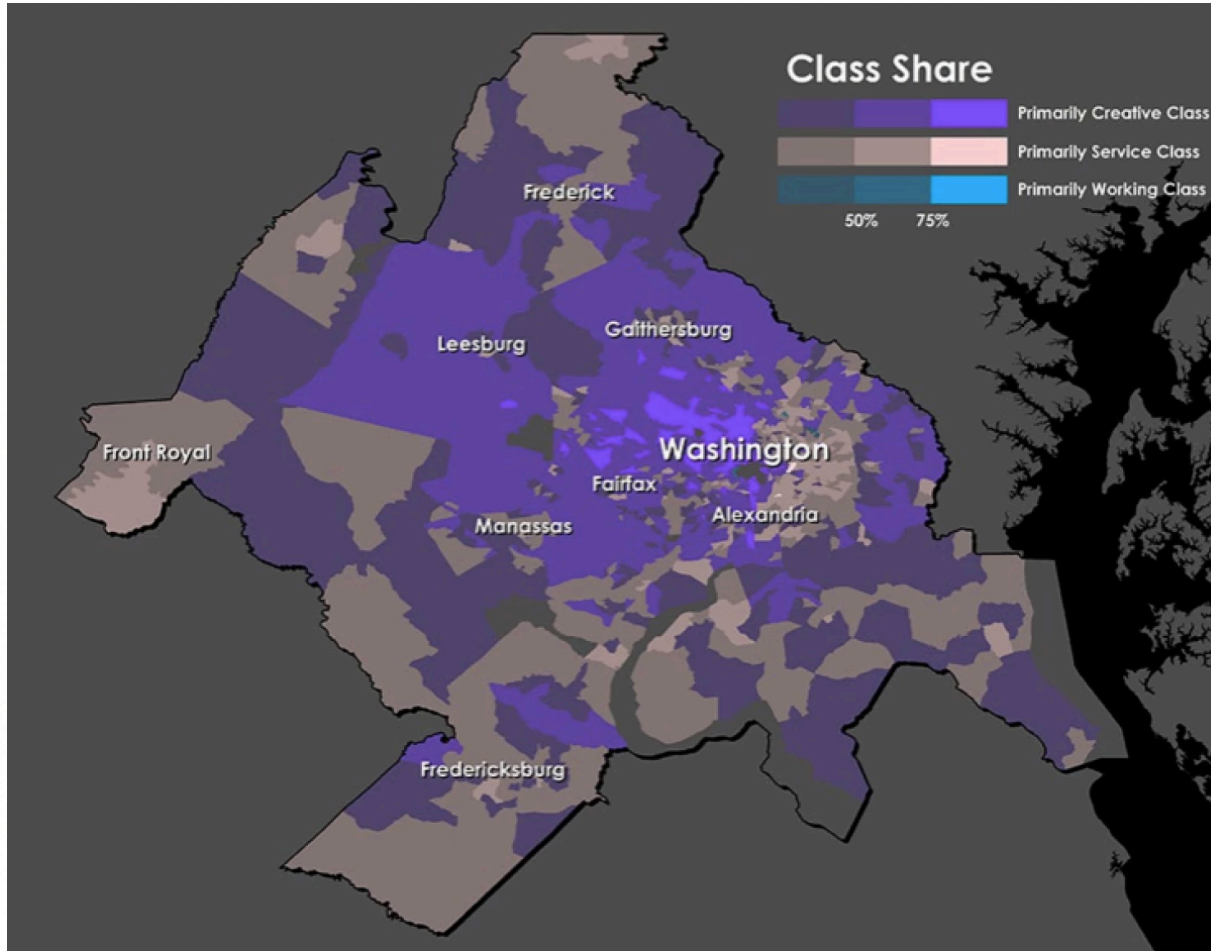


SMART GROWTH STRATEGIES

# Detroit



# The divide of the creative class





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**Thank you**

**Gov. Parris N. Glendening**

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



# Smart Growth America

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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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