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Innovation is in our nature.

Competitiveness and Sustainability: The Role of Place

Dave Andersen
Tri-Cities 2015

Where Does Land Value Come From?

Location
Infrastructure
Resource

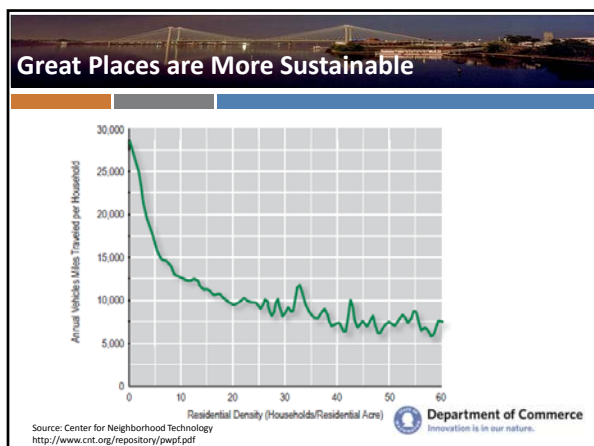
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Location: Where Great Places Come From

Every New Unit of Growth Has Both

Impacts: Noise, Traffic, Pollution
Opportunities: Jobs, Stores, Friends, Destination

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Great Places are Healthier

- Critical mass
- Places to go
- A way to get there

“Health is the new value add in real estate. Fifty years ago, developers figured out that sports added value to real estate. Thus were born fairways with housing lined up along them and tennis centers at the heart of resorts. Today, health and its various activities and amenities are going to do the same. People will be attracted to places that help them be healthier”

-Peter Rummel,
 Principal, RummelMunz Partners

Source: <http://uill.org/research/centers-initiatives/building-healthy-places-initiative/building-healthy-places-toolkit/>

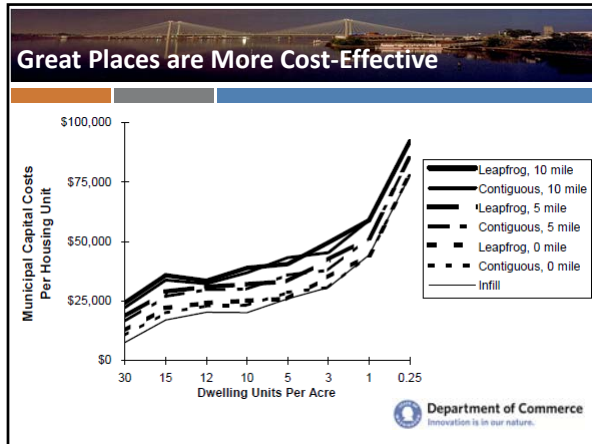
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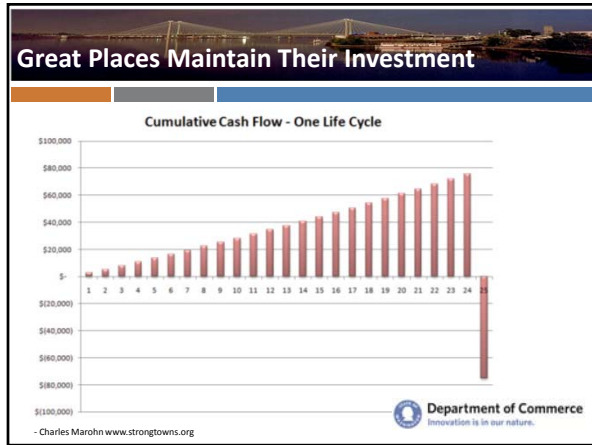
Great Places Maintain More Affordable

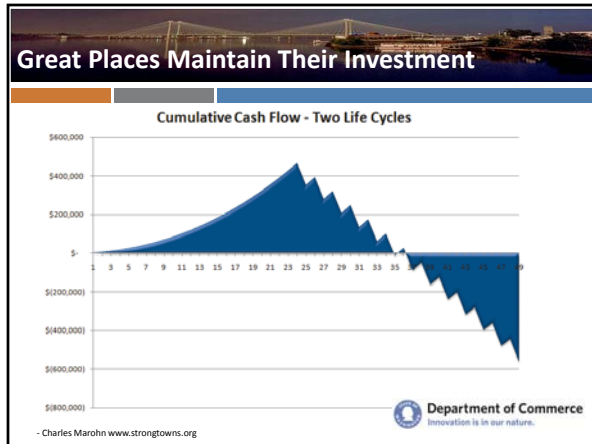
Community Type	Urban Lakewood East, Chicago, IL	Inner Ring Suburbs Hitachi, IL	Exurb North Aurora, IL
Average Autos Per Household	1.1	1.7	1.8
% of Workers Taking Transit to Work	43.1%	5.9%	1.2%
Annual Vehicle Miles Traveled per Household	10,620	15,687	20,423
Average Annual Transportation Costs	\$7,330	\$10,230	\$11,390
Average Annual Housing Costs	\$12,190	\$13,750	\$13,560
Average Transportation Cost Burden for AMI	14.2%	19.8%	22.0%
Average Housing Cost Burden for AMI	23.6%	26.5%	26.3%
Average Combined H + T Burden for AMI	37.8%	46.3%	48.3%

Source: Center for Neighborhood Technology
<http://www.cnt.org/repository/pwpt.pdf>

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Great Places are More Productive



- 38%** Reduction in Up-Front Infrastructure Costs
 - Includes reduction in up-front costs such as roads, sewers, water lines and other infrastructure. Other studies show savings as high as 50%
- 10%** Reduction in ongoing delivery costs
 - Ongoing services costs include costs such as police, ambulance and fire.
- 10x** 10 time more tax revenue per acre
 - Average per-acre is 10 time higher in compact, mixed use districts than in conventional suburban development

<http://www.smartgrowthamerica.org/documents/building-better-budgets.pdf>

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Great Places are More Productive



Multi-Story Mixed	\$415.0
3 Story Mixed	\$105.8
2 Story Mixed	\$53.7
Mall or Strip	\$7.8
Big Box Retail	\$7.0
Urban SF	\$3.7
SF Residential	\$1.0

Average county property tax/acre ratio across sample set of 15 different cities from Montana to Florida.

Source: Joseph Minicozzi www.urban3.com

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Want to Know More?

- Urban Form and Affordability**
Center for Neighborhood Technology <http://www.cnt.org/repository/pwnf.pdf>
- Urban Form and Fiscal Sustainability**
Building Better Budgets <http://www.smartgrowthamerica.org/documents/building-better-budgets.pdf>
<http://www.strongtowns.org/newcomers/#welcome-to-strong-towns>
<http://www.strongtowns.org/#curbsidelive>
- Urban Density and Competitiveness**
https://www.chicagofed.org/digital_assets/publications/working_papers/2013/wp2013_01.pdf
<http://www.growingwealthier.info/overview.aspx>
- Urban Density and Health**
<http://uli.org/research/centers-initiatives/building-healthy-places-initiative>

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