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

January 28, 2015
Baltimore, MD
DEMOGRAPHIC TRENDS

Millennials

Smart Growth America
Making Neighborhoods Great Together

1
Millennial population

Source: U.N., Department of Economic and Social Affairs.
Changing demographics: decline in households with children

Rising millennial demand

<table>
<thead>
<tr>
<th></th>
<th>1960</th>
<th>2000</th>
<th>2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households with children</td>
<td>48%</td>
<td>33%</td>
<td>28%</td>
</tr>
<tr>
<td>Households without children</td>
<td>52%</td>
<td>67%</td>
<td>72%</td>
</tr>
<tr>
<td>Single households</td>
<td>13%</td>
<td>26%</td>
<td>28%</td>
</tr>
</tbody>
</table>
Growing senior population

U.S. residents turning 65, 1996-2025
Growth patterns
DEVELOPMENT TRENDS

The new American Dream

Smart Growth America
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DEVELOPMENT TRENDS: THE PAST

The (old) American Dream

Smart Growth America
Making Neighborhoods Great Together
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
Chicago, Illinois | Hillshire Farm
DEVELOPMENT TRENDS

Place: Building long term economic stability
### Asheville Walmart vs. Downtown Mixed-Use

<table>
<thead>
<tr>
<th>Category</th>
<th>Asheville Walmart</th>
<th>Downtown Mixed-Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Consumed (acres)</td>
<td>34.0</td>
<td>0.2</td>
</tr>
<tr>
<td>Total Property Taxes per Acre</td>
<td>$6,500</td>
<td>$634,000</td>
</tr>
<tr>
<td>Retail Taxes* per Acre to City</td>
<td>$47,500</td>
<td>$83,600</td>
</tr>
<tr>
<td>Residents per Acre</td>
<td>0.0</td>
<td>90.0</td>
</tr>
<tr>
<td>Jobs per Acre</td>
<td>5.9</td>
<td>73.7</td>
</tr>
</tbody>
</table>

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

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**Urban3**

[Logo: Smart Growth America]

Making Neighborhoods Great Together
SMART GROWTH STRATEGIES

Bethesda – Silver Spring
Pittsburgh
Detroit
The divide of the creative class
Thank you

Gov. Parris N. Glendening

President, Smart Growth America’s Leadership Institute

www.smartgrowthamerica.org
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

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