

# Growing Sustainable Wealth

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New Partners for Smart Growth  
Growing Wealthier Training Workshop  
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# Four components of Sustainable Wealth



## 1. Treasure



## 2. Tangible Assets: land, infrastructure, resources, water, air, biodiversity, oil, etc.

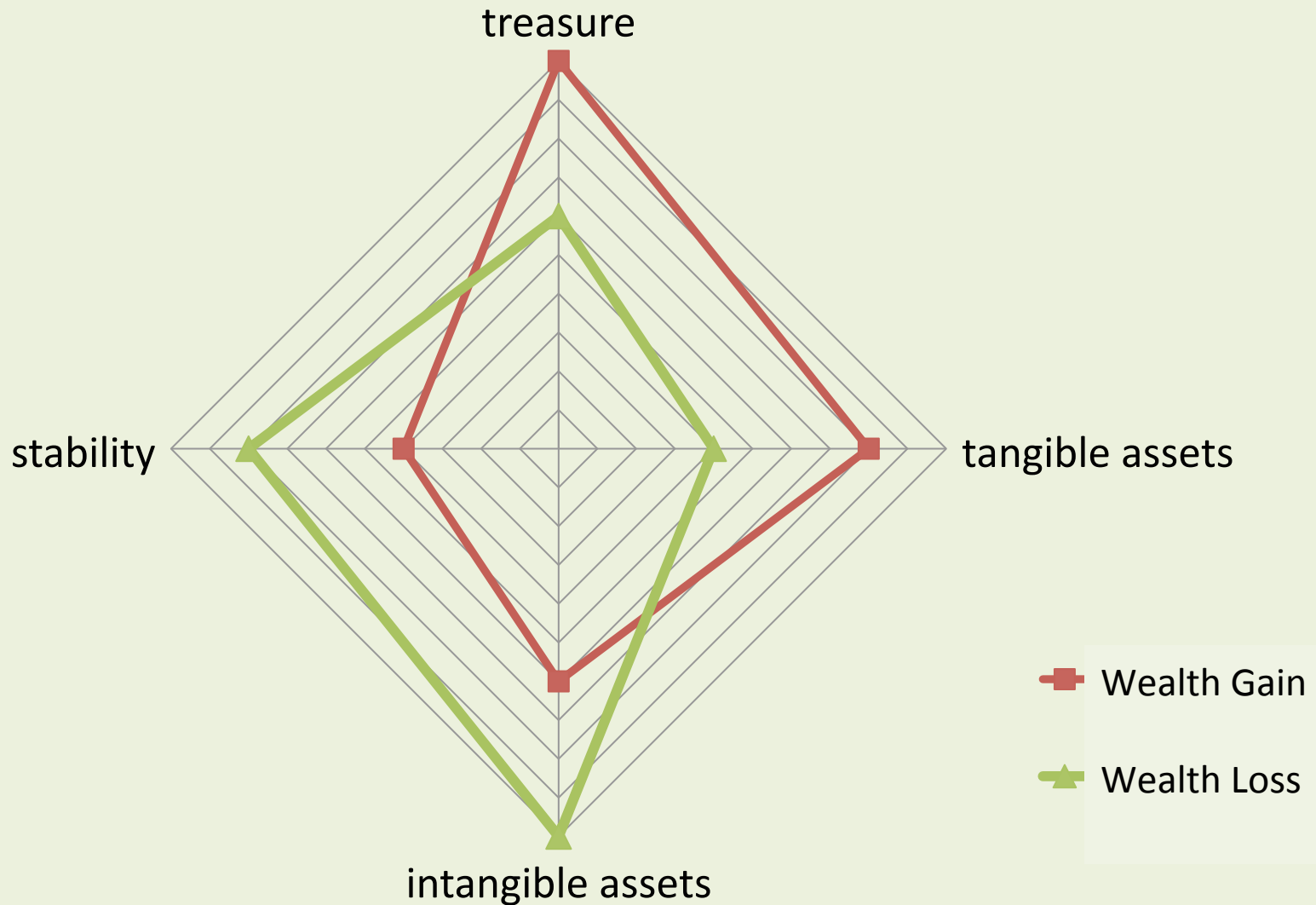


## 3. Intangible Assets: health, education, social cohesion, historic/cultural heritage, quality of life, etc.



## 4. Stability: confidence in predicting your future relationship to the other three components of wealth

# Cost and benefit performance on four dimensions of wealth



## Wealth Metrics: +

## Cost Metrics: -

Jobs  
Profit/ROI  
Accessibility –travel time/cost  
Mobility of persons and freight  
Travel mode choice  
Safe person trips  
Nice public realm

Unemployment  
High costs/losses  
Long/expensive trips to destinations  
Congestion/delay/unreliability  
Single dominant mode  
Deaths/injuries  
Unpleasant public realm

Robust infrastructure  
Natural areas  
Clean air/water/  
Stable climate-low GHG

Dilapidated infrastructure  
Loss of habitat/views/recreation  
Air/water pollutants  
GHG emissions

Equity of any of above

Inequity of any of above

Stability of any of above  
Resilient infrastructure

Instability of any of above  
Vulnerable infrastructure



## Return on Investment

Business

Household

Municipal and  
Region

Nation



## Savings on Expenditures and Resources



Business

Household

Municipal and  
Region

Nation



## Improved Quality of Life



Business

Household

Municipal and  
Region

Nation

# Key Principles of Smart Growth

1. Create a Range of Housing Opportunities and Choices
2. Create Walkable Neighborhoods
3. Encourage Community and Stakeholder Collaboration
4. Foster Distinctive, Attractive Communities with a Strong Sense of Place
5. Make Development Decisions Predictable, Fair and Cost Effective
6. Mix Land Uses
7. Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
8. Provide a Variety of Transportation Choices
9. Strengthen and Direct Development Towards Existing Communities
10. Take Advantage of Compact Building Design

## Smarter development patterns can:

- make money
- save on costs
- improve quality of life

- for households, businesses and governments.



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## It's Common Sense...

### Improved Accessibility

- things closer together
- efficient travel choices

### Infrastructure Efficiency

- more people served

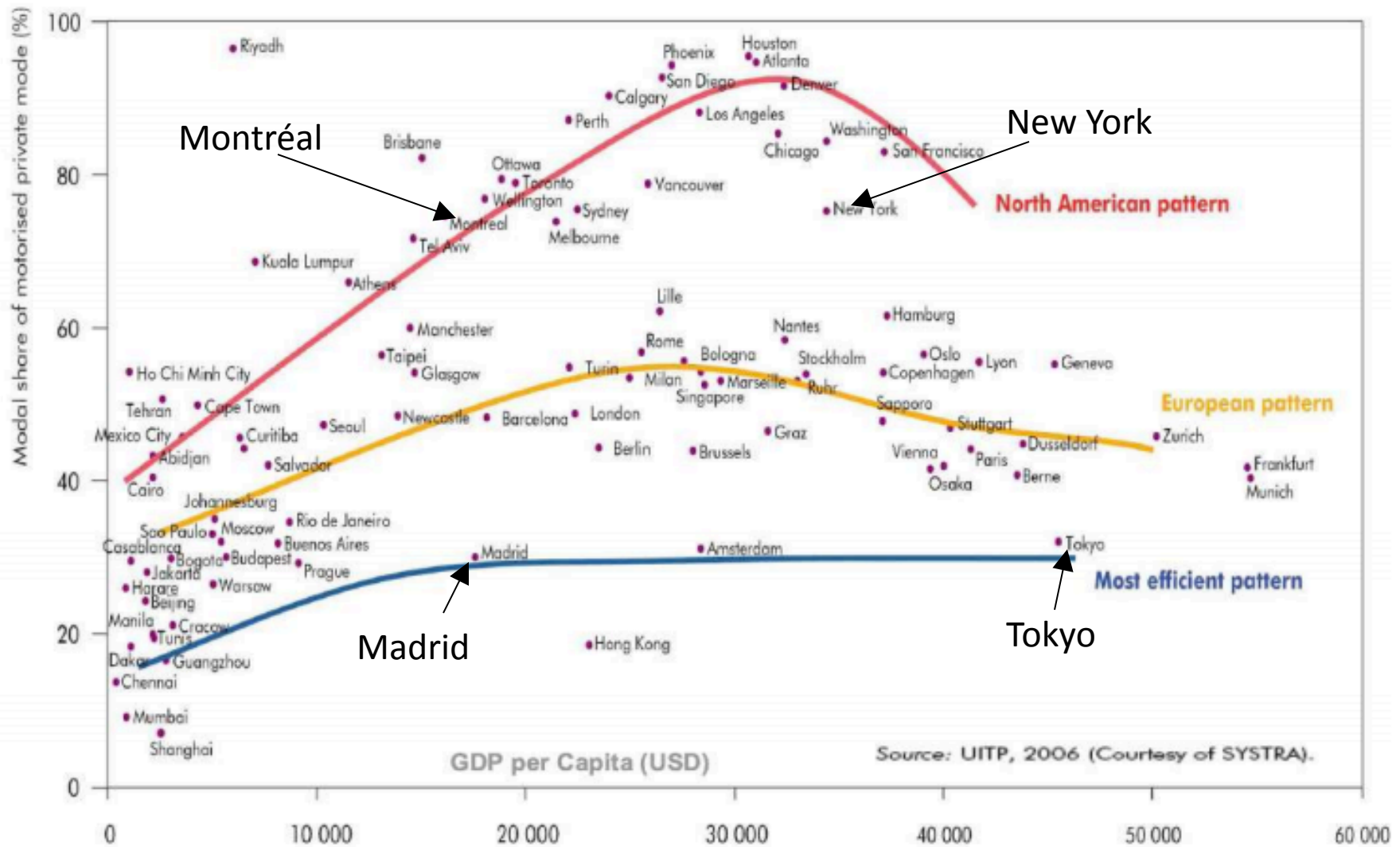
### Visioning is Market Research

- profits follow demand



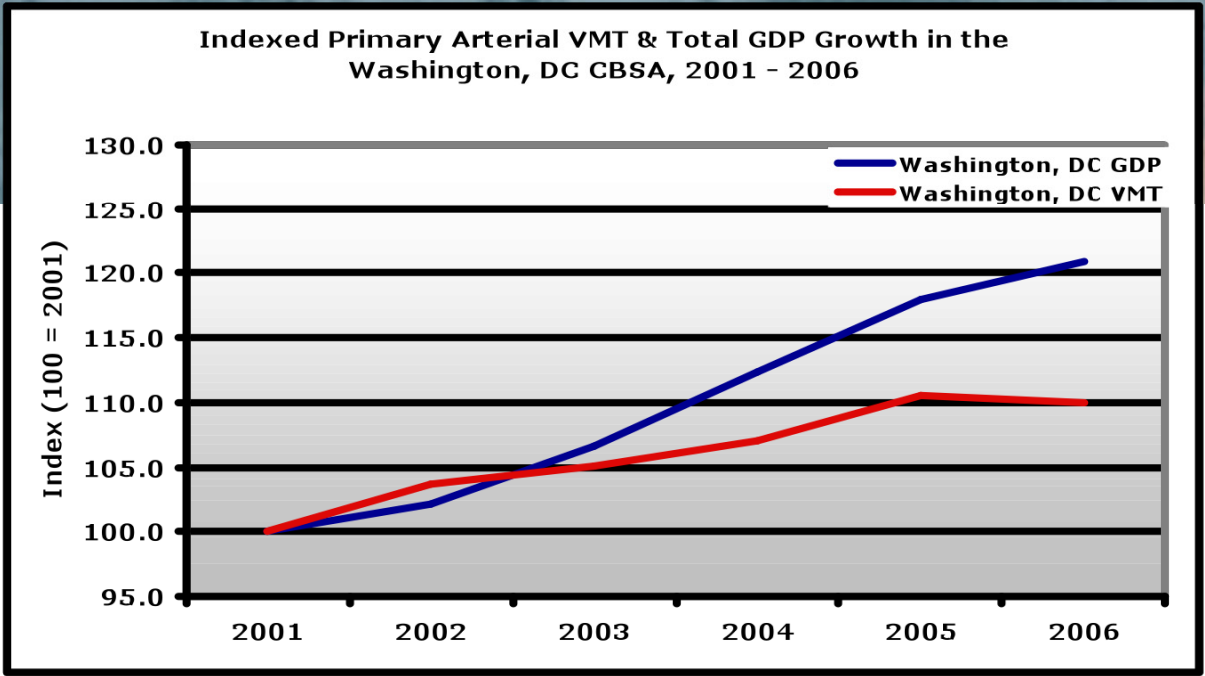
# Driving isn't Destiny

## Modal Share of Motorized Private Travel vs. GDP

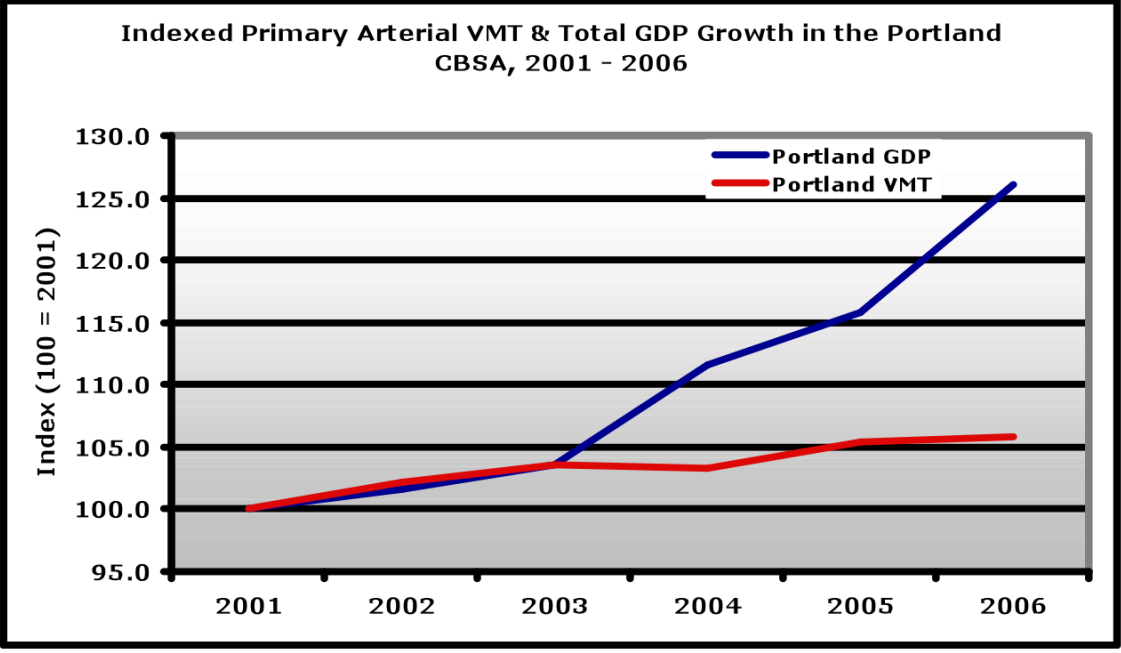


Source: Holger Dalkmann citation of UITP 2006, in IEA, 2008



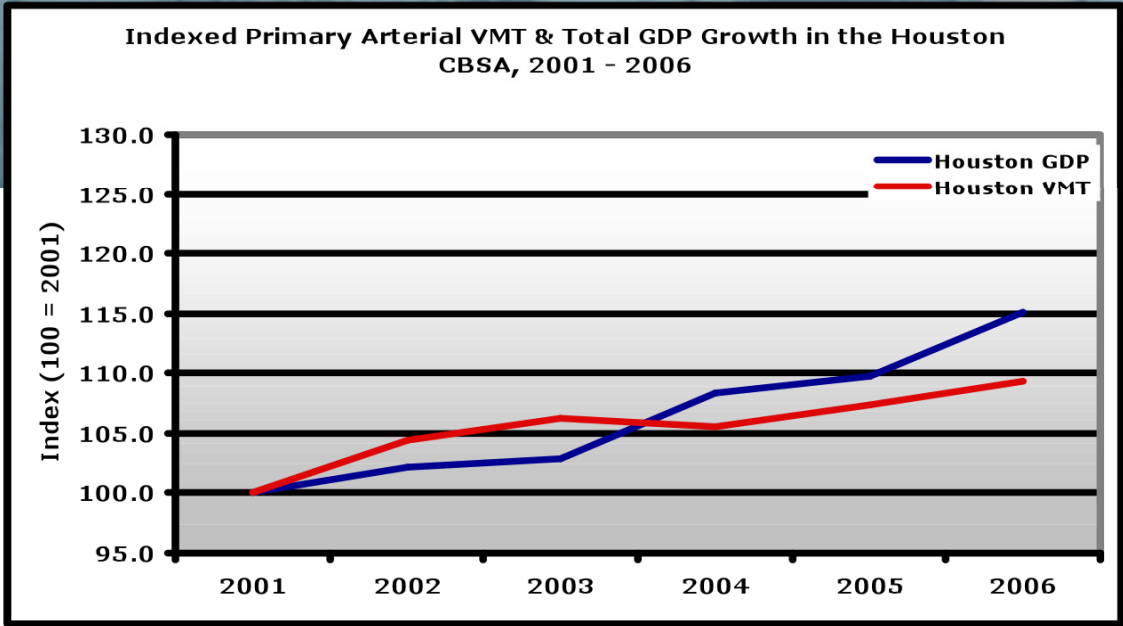


**Washington, DC**

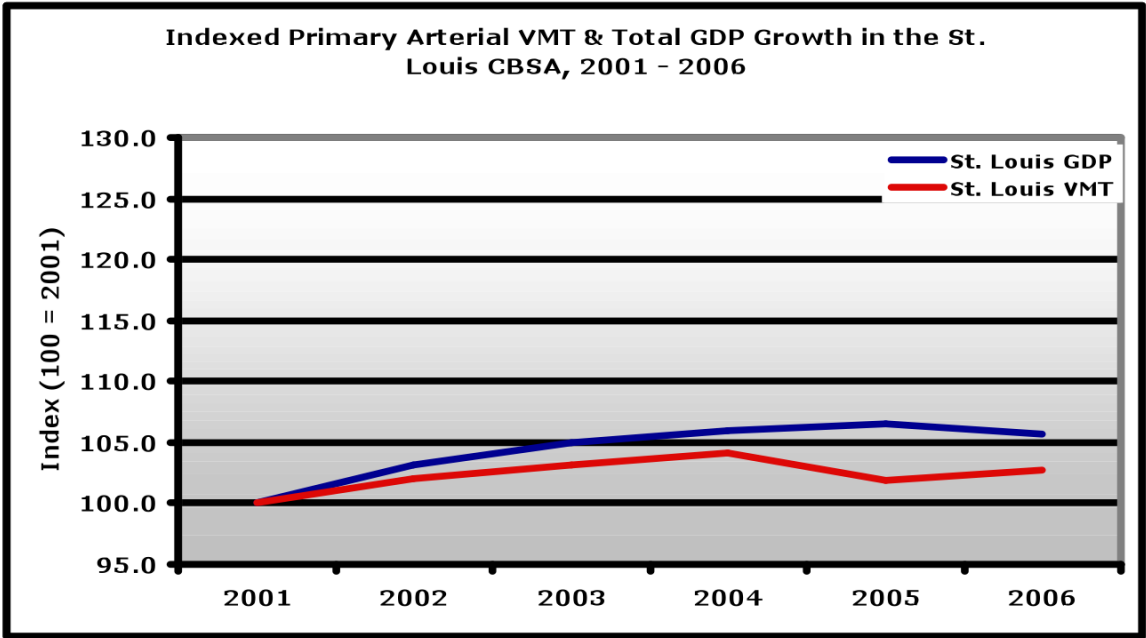


**Portland**





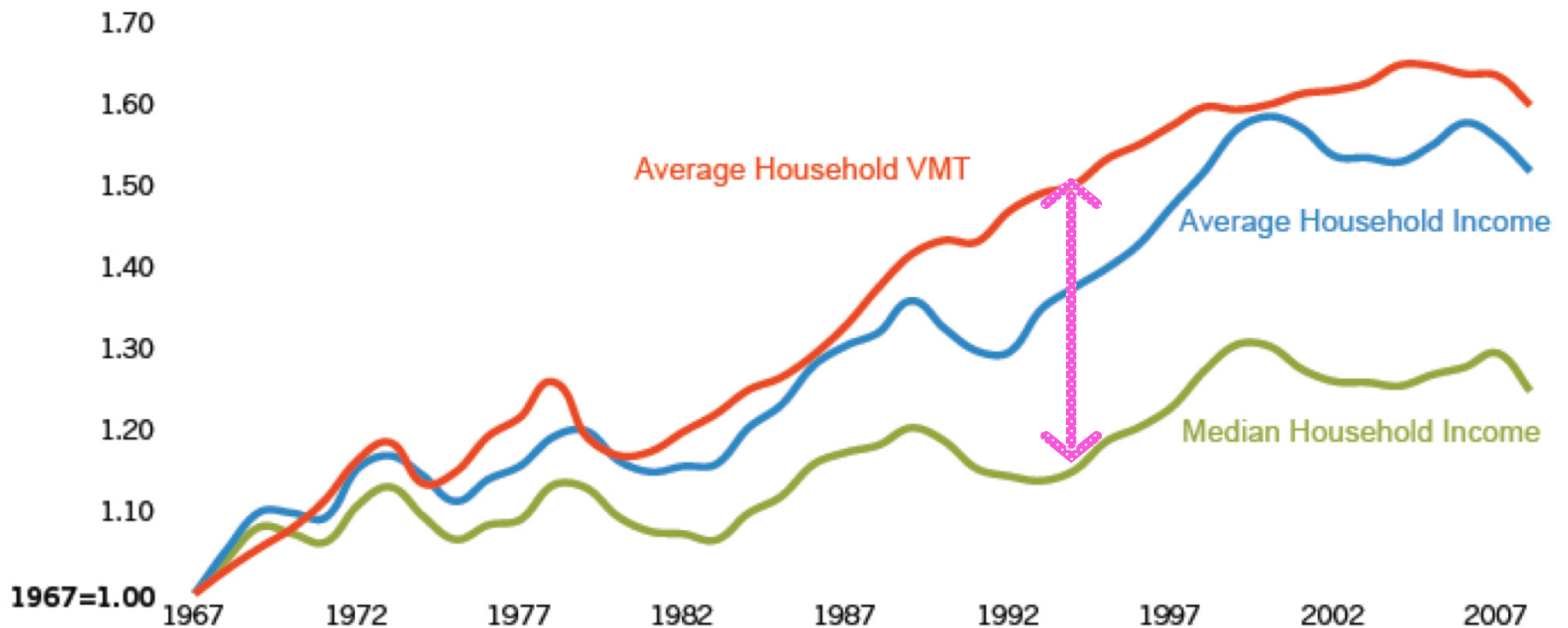
← **Houston**



**St. Louis** →



# Income and a driving economy



Source: *Growing Wealthier*, CCAP 2011

**Most households** are driving substantially more, but their income has not grown proportionally over the last 40 years.





Travel that contributes little or nothing to households and local economies might be called “**empty miles**”



Travel (Person hours) that consumes nearly as much as it contributes to households and local economies might be called “empty hours”



Business

Household

Municipal & Regional

National

## Return on Investment

Access to new markets

Reduced investment risks

Construction & transit jobs

Higher property values

Productivity enhancements due to agglomeration

Enhance or preserve housing values

Better access to jobs

Higher public revenues

Reduced citizen opposition to development

Attracts private investment

More efficient economy

More efficient use of transportation investments

Construction & transit jobs

**Dallas:** Retail grew 33% in 1<sup>st</sup> year after light rail began

**Portland:** \$100 million public investment in streetcar attracted \$3.5 billion in adjacent private investment

**Denver:** households within ½ mile of light rail line rose in value by 18% 2006-8; other Denver homes lost 7.5%

**US:** Investments in transit create 2X jobs as in highways

Business	Household	Municipal & Regional	National
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### Savings on Expenditures

Employee health care savings	Save on travel costs	Infrastructure savings (construction & operation)	Energy security
Better information & decision making	Reduced energy & water use		Health care savings
Reduced parking requirements	Health care savings	Reduced costs from urban decline	
Reduced energy & water use	Lower taxes for infrastructure services	Green infrastructure (such as natural filtration) replaces gray infrastructure	

**Sacramento:** Infrastructure savings: \$18,000 per household

**Bay Area:** \$140 million in health savings by 2035

**Sarasota, FL:** Downtown development cost city 50% less than similar suburban development and generated 8 times the tax revenues

**Garland, TX:** Tree canopy diffuses 19 million cubic feet of runoff per storm, displacing the need for \$38 million in retention infrastructure

Business	Household	Municipal & Regional	National
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### Improved Quality of Life

Quality places attract high quality workers	Better access to services	Reduced exposure to congestion	Reduced GHGs
	Affordable housing	Thriving public spaces	
Improved environment for small businesses	Access to nature & recreation	Growth reflects community values	
	Increased physical activity	Protects natural	

**US:** Lower rates of pedestrian fatalities in compact urban areas, higher rates in car-oriented suburban areas

**Seattle:** Increase in neighborhood walkability was associated with more time spent walking and lower body-mass-index

**Placemaking efforts** in Ohio, Kentucky, Washington DC, others help attract new businesses and visitors to formerly depressed areas.





# Arlington, VA (Rosslyn-Ballston corridor)





# Montréal Growing Wealthier

“Public Transit: At the Heart of Montréal’s Economic Development”

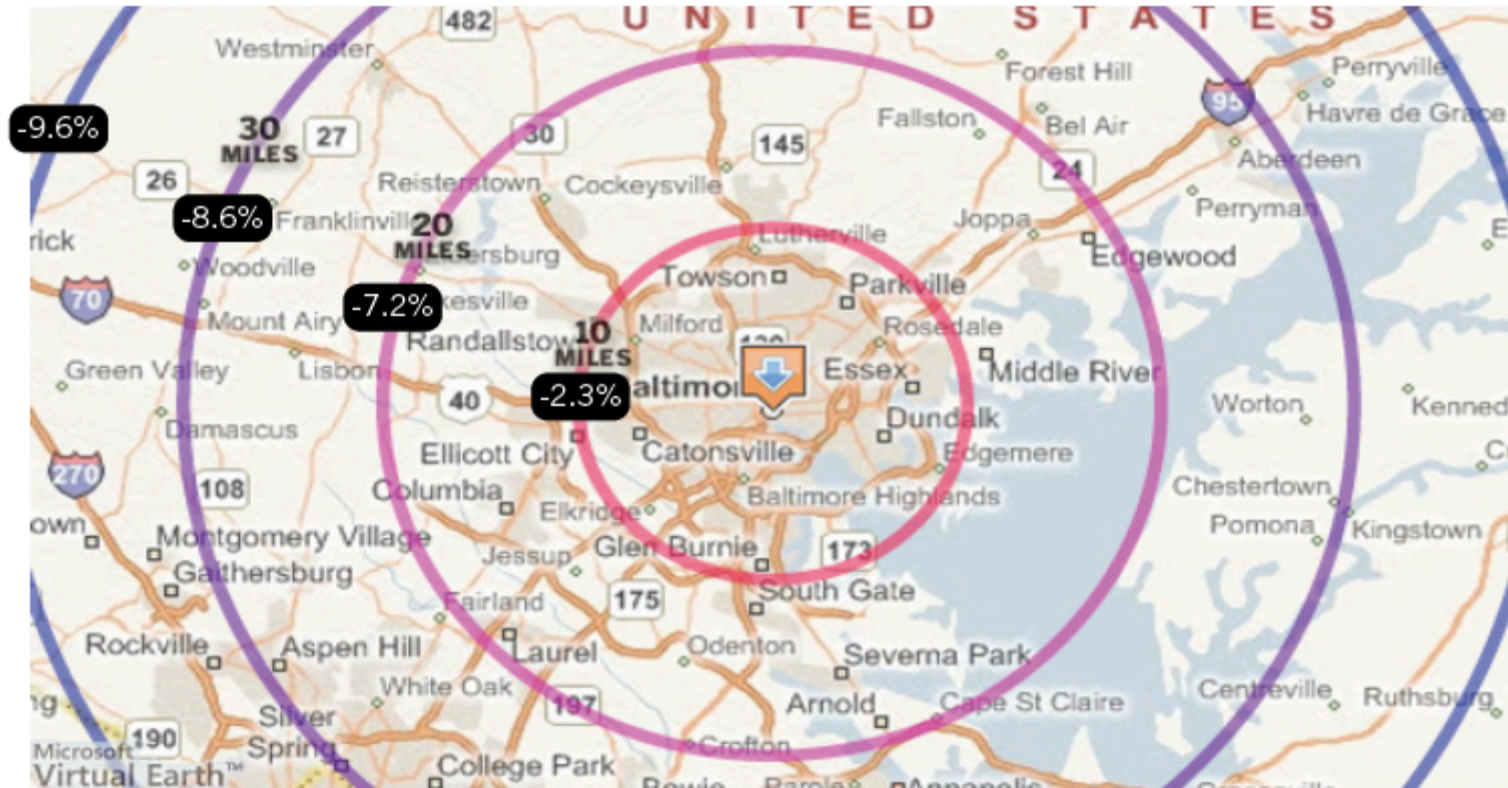
- Transit generates \$1.1 billion in added value
- Transit gives Montréal households \$800 million more to spend on other things, which has a 20% greater economic impact than expenditures on travel by car.
- A 3% increase in transit’s mode share would save
  - \$75 million in household costs
  - \$63 million in congestion-related costs
  - \$18 million in accident-related costs
  - \$ 6 million in pollution-related

Source: Board of Trade of Metropolitan Montréal, 2010.



# A Changing Real Estate Market

## Changes in Housing Price by Distance from Downtown for Baltimore MD



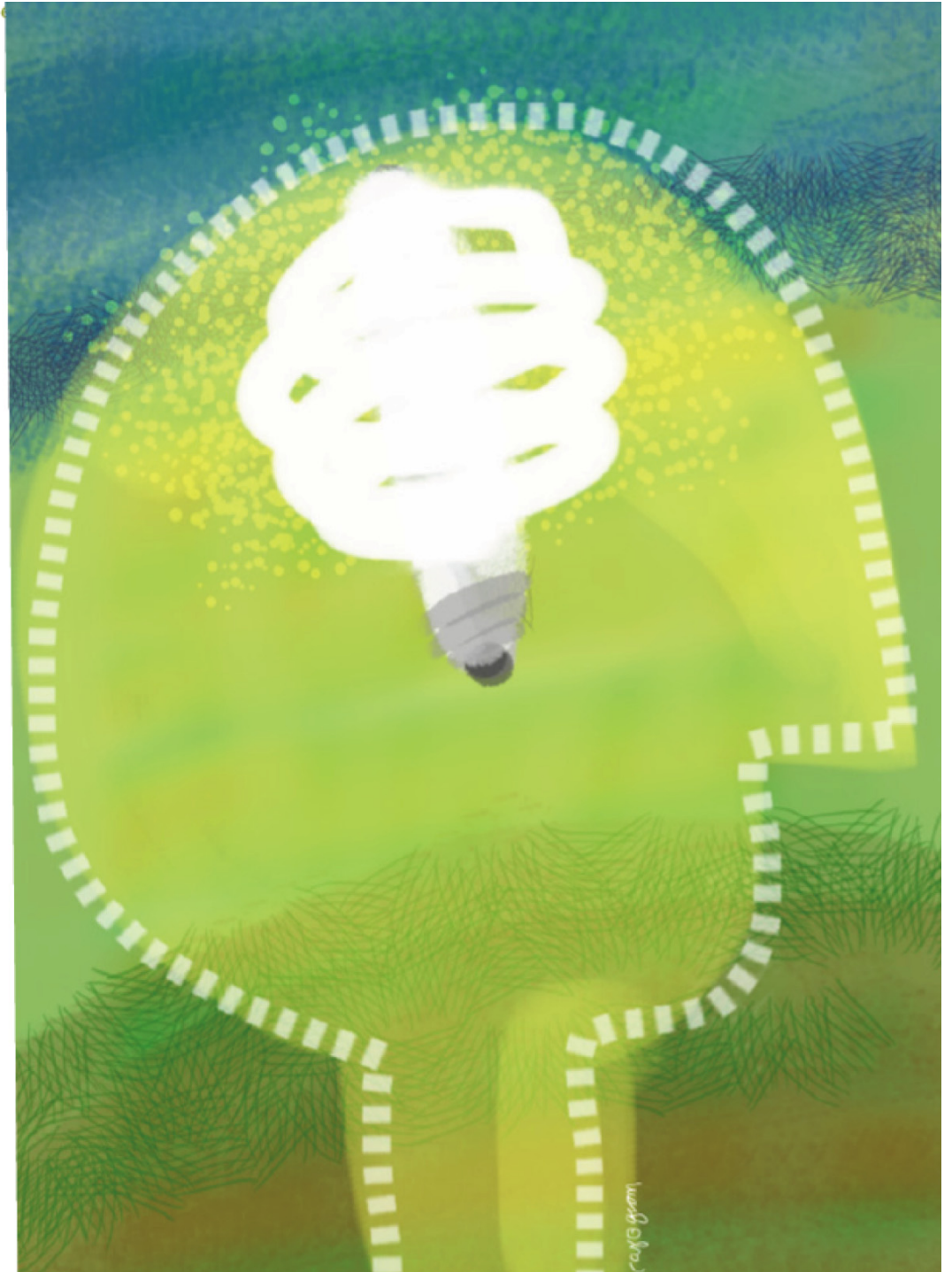
MICROSOFT VIRTUAL EARTH AND ZILLOW.COM

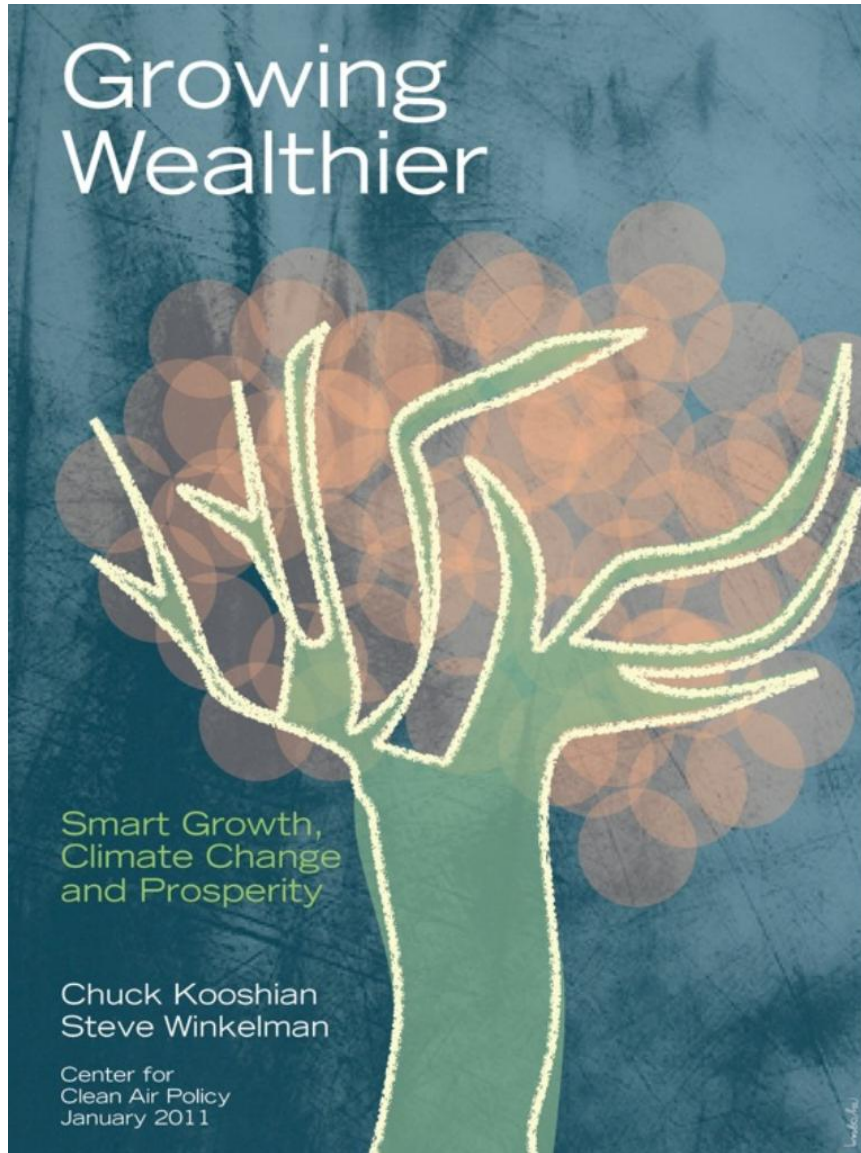
Source: Prashant Gopal, "The Unraveling of the Suburban Fringe", REAL ESTATE NEWS, July 12, 2008, [http://images.businessweek.com/ss/08/07/0711\\_suburbs/3.htm](http://images.businessweek.com/ss/08/07/0711_suburbs/3.htm)

Not just smart,  
it's what people  
want.

**RCLCO survey:**  
**88% of Gen Y**  
-- 80 million born  
1979 to 1996 --  
**prefer to live in  
an urban setting.**

**One-third are  
willing to pay for  
walkability.**





[www.growingwealthier.info](http://www.growingwealthier.info)



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