

Blueprint for a Better Region

Putting Development in the Right Places



Coalition for Smarter Growth

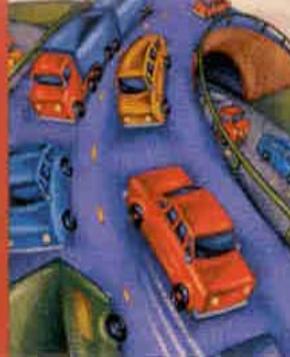


Piedmont Environmental Council

Surface Transportation Policy Project

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Why so much traffic?



Home



School



Recreation

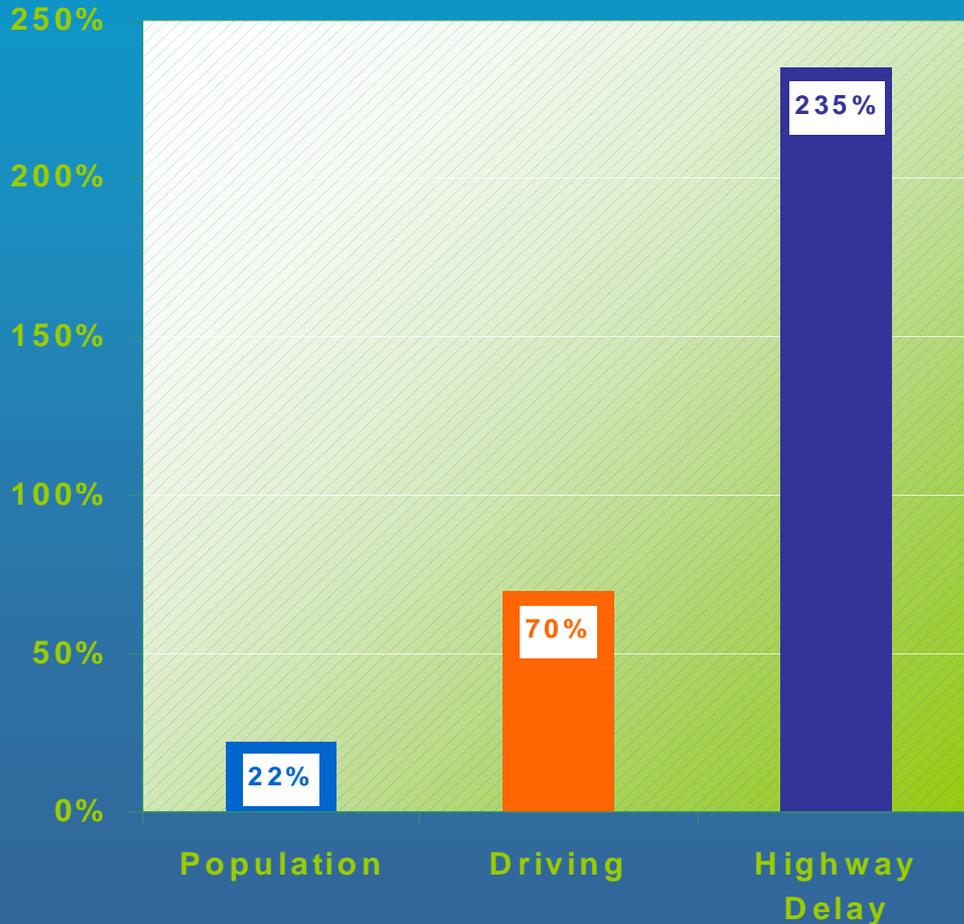


Store



Work

Since 1982



Population:
Up 22%

Driving:
Up 70%

Highway Delay:
Up 235%

(Based on data from the Texas
Transportation Institute)

Surface Transportation Policy Project

Separation of Community Activities: Where's the Center in Centreville?



shopping

office

church

homes

homes

homes

Separation of Uses Leads to More Driving



Homes

Offices

Homes

Dulles Corridor



Reston



LOWE'S

Marshall's

OFFICE DEPOT

PARTY DEPOT

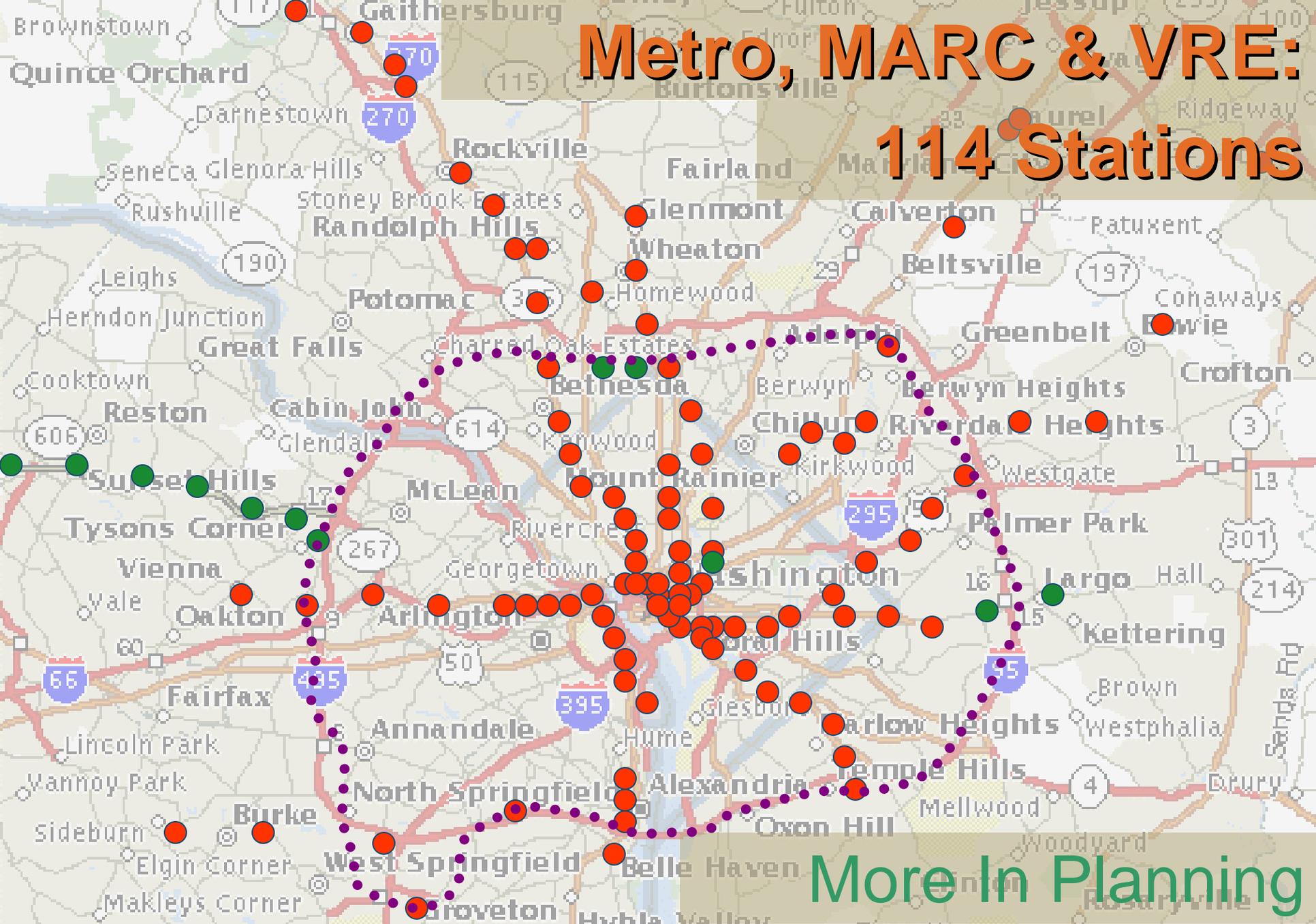
English Stonehenge

Great Value

FLOUR

Beacon Hill

Metro, MARC & VRE: 114 Stations



More In Planning

SOLUTIONS:

Network of Livable Communities

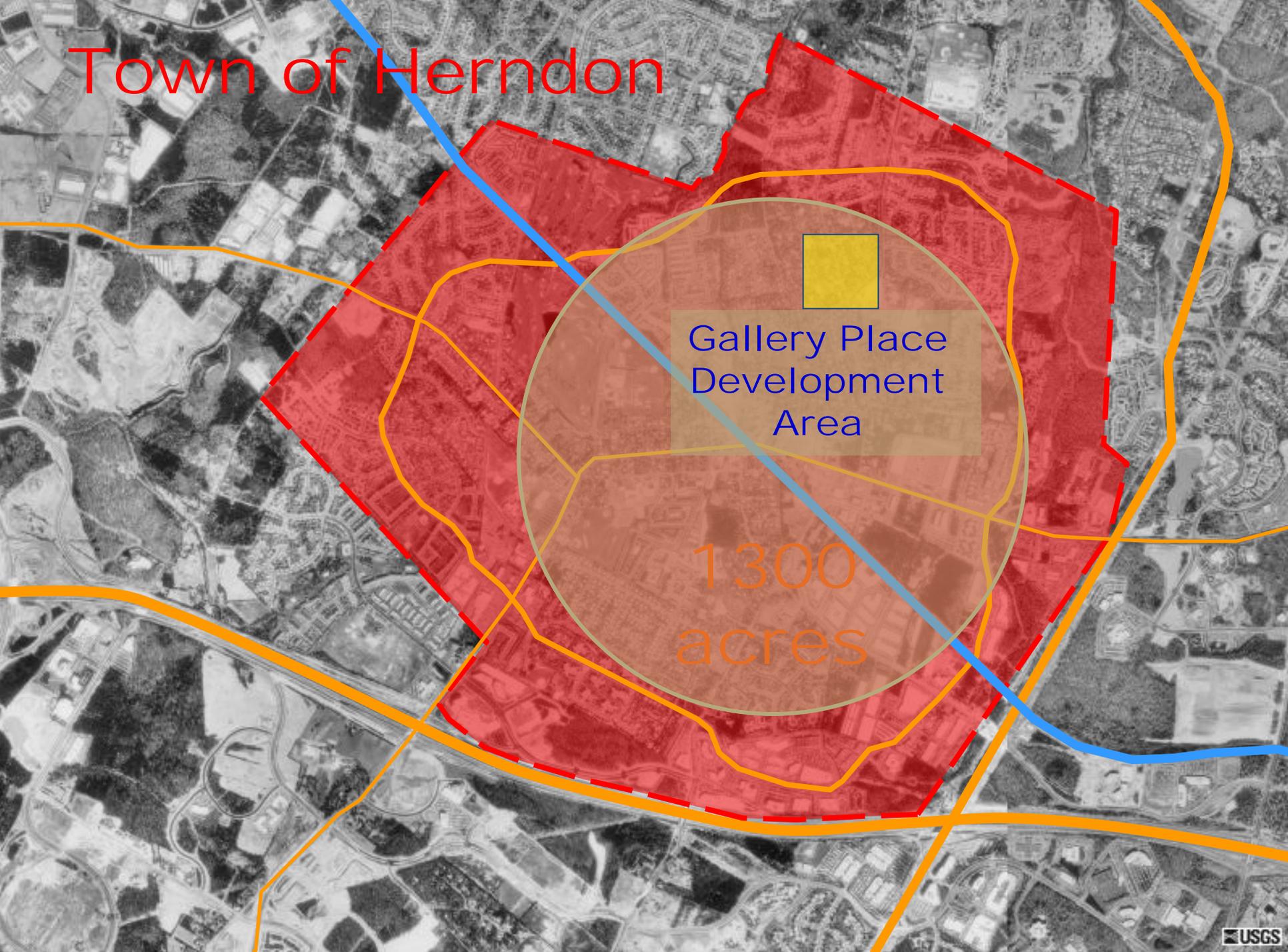
- Urban revitalization and transit-oriented development with pricing cuts traffic:
 - 15% reduction in daily vehicle trips
 - 11.5% reduction in vehicle miles traveled
 - 22% reduction in vehicle hours of travel
 - 13% increase in average daily highway speed

SOLUTIONS:

Balanced Land Use

- Montgomery County Study (TPR-BLU)
 - Balanced jobs and housing and used TOD
 - Directed more jobs to eastern MontCo and more housing to job centers of I-270
 - Result was lower VMT, VHT and more jobs accessible by transit
- ICC Alternative – Balance with TOD
 - Fewer hours of delay, fewer VMT, less traffic on local roads, less air pollution.

Town of Herndon



Gallery Place
Development
Area

1300
acres

Arlington County, Virginia

- Use Metrorail as catalyst for redevelopment of commercial spine of Arlington
- Concentrate density and promote mixed use at five stations; scale development down to neighborhoods
- Preserve and reinvest in adjacent residential neighborhoods



5 Metro Stations



Undisturbed

Undisturbed

Undisturbed

Undisturbed



Qwest

kendo
433 4th St

FAIRFAX
STUART





Ballston



Now Leasing
Clarendon's
Premier
Apartment
Homes
528-9566

Now Leasing
Clarendon
Premier
Apartment
Homes
528-9566



Clarendon

Rosslyn-Ballston Corridor Results

- 33% of County's real estate tax revenue comes from 7.6% of its land area.
- 73% of Metro users at these five stations walk there.
- 70% of residents in the corridor own 1 or 0 cars.
- Traffic at local intersections in the corridor has seen only slight increases, if any, despite large-scale development.

Transit Mode Shares

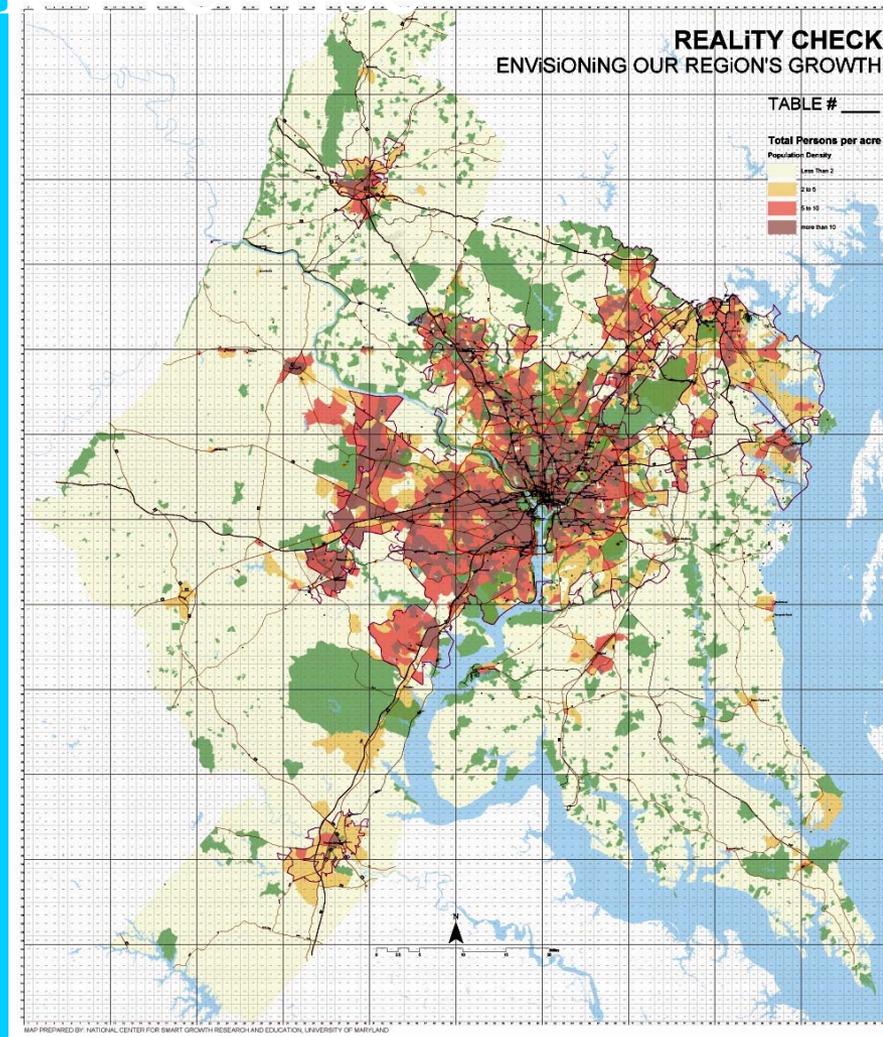
- 2/3 of Peak Hour Commuters on I-66/Orange Line Corridor use Transit
- 1/3 of Peak Hour Commuters on I-95 Corridor use Transit
- To Serve the Same Number of Commuters via Highways would require 15 additional lanes
- 35% of Peak Hour Commuters in Region use Transit

In February 2005, CSG and its partners including PEC participated in a regional planning exercise called Reality Check. New ideas were generated about regional development patterns.



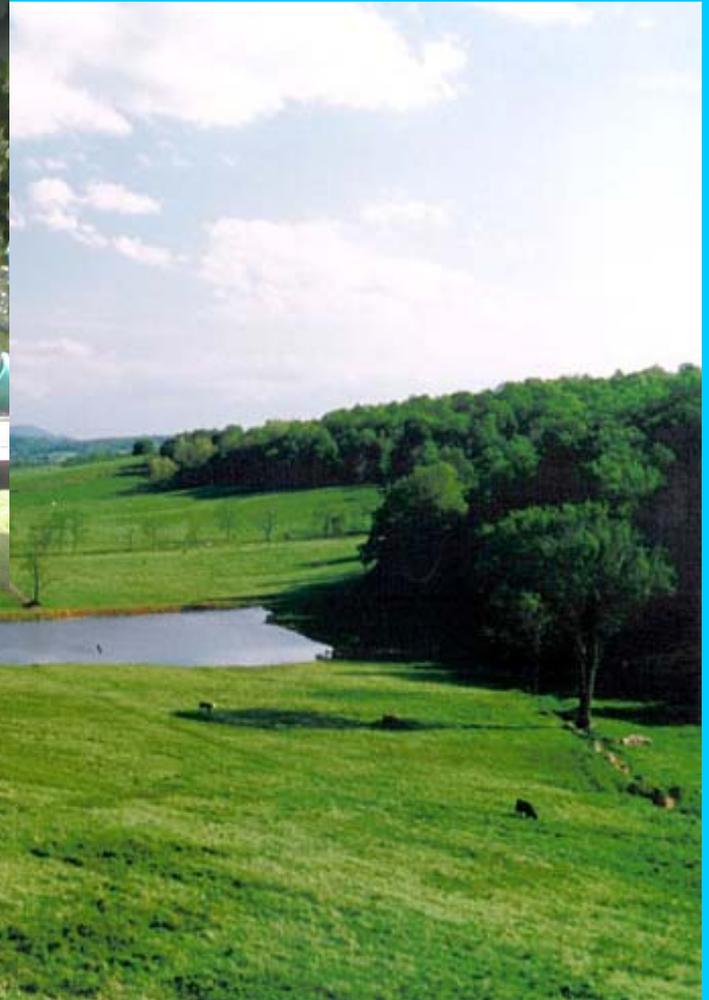
Reality Check Premise

- ☑ By the year 2030, the Washington Region will add...2 million new residents and 1.6 million new jobs
- ☑ Where will these individuals live, work, and play?



Common Principles Emerge

Preserve & Protect open space





**A Reality Check common theme:
Growth Concentrated Near Metro Areas-
Transit Oriented Development**

Focus development near transit stations

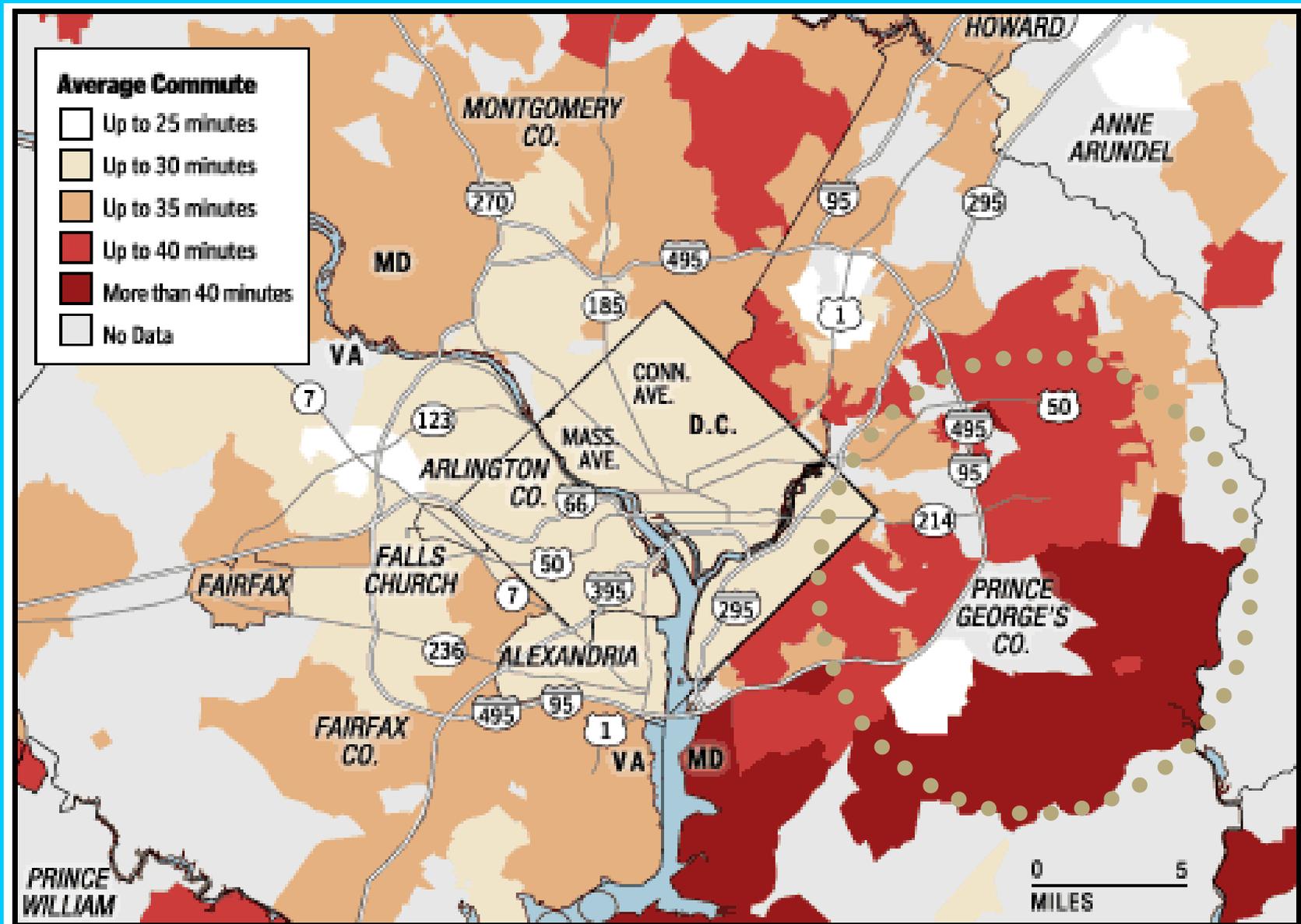


Developer east side of region

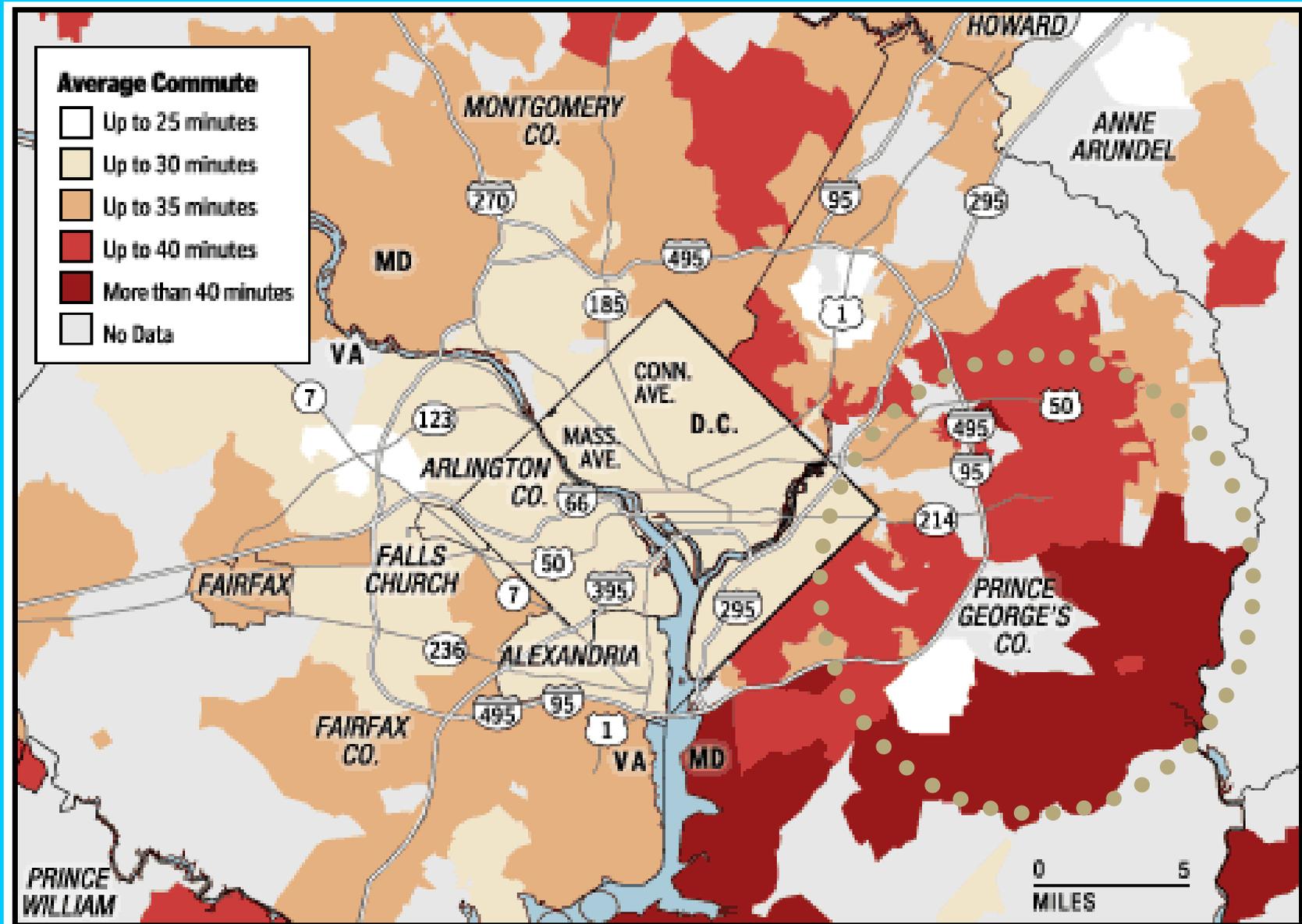


Naylor Road Metro Station

Maintain jobs-housing balance



A Region Divided But 15+ Metro Stations



Changing U.S. Demographics



- Married Couples with kids are no longer dominant (only 23% of households)
- “Empty-Nesters” are on the rise
- Single-Person Households will grow the most
- “The Rise of the Creative Class”



SWIMWEAR FOR MEN & WOMEN

EST. 1943

CHICAGO HILL

NO
PARKING
TOW-AWAY
ZONE
↔

Reston



TYSONS
GALLERIA

Tyson's Galleria Mall

Great Places Begin with Great Streets



Streets

Pedestrian-friendly four lane arterial residential street next to pocket park



Streets

Ample sidewalks for cafes



Public Spaces

Village green at the Ballston Metro station

- Good public space offers benches for sitting
- Combines hardscape and green
- Closely connects to retail, offices, transit

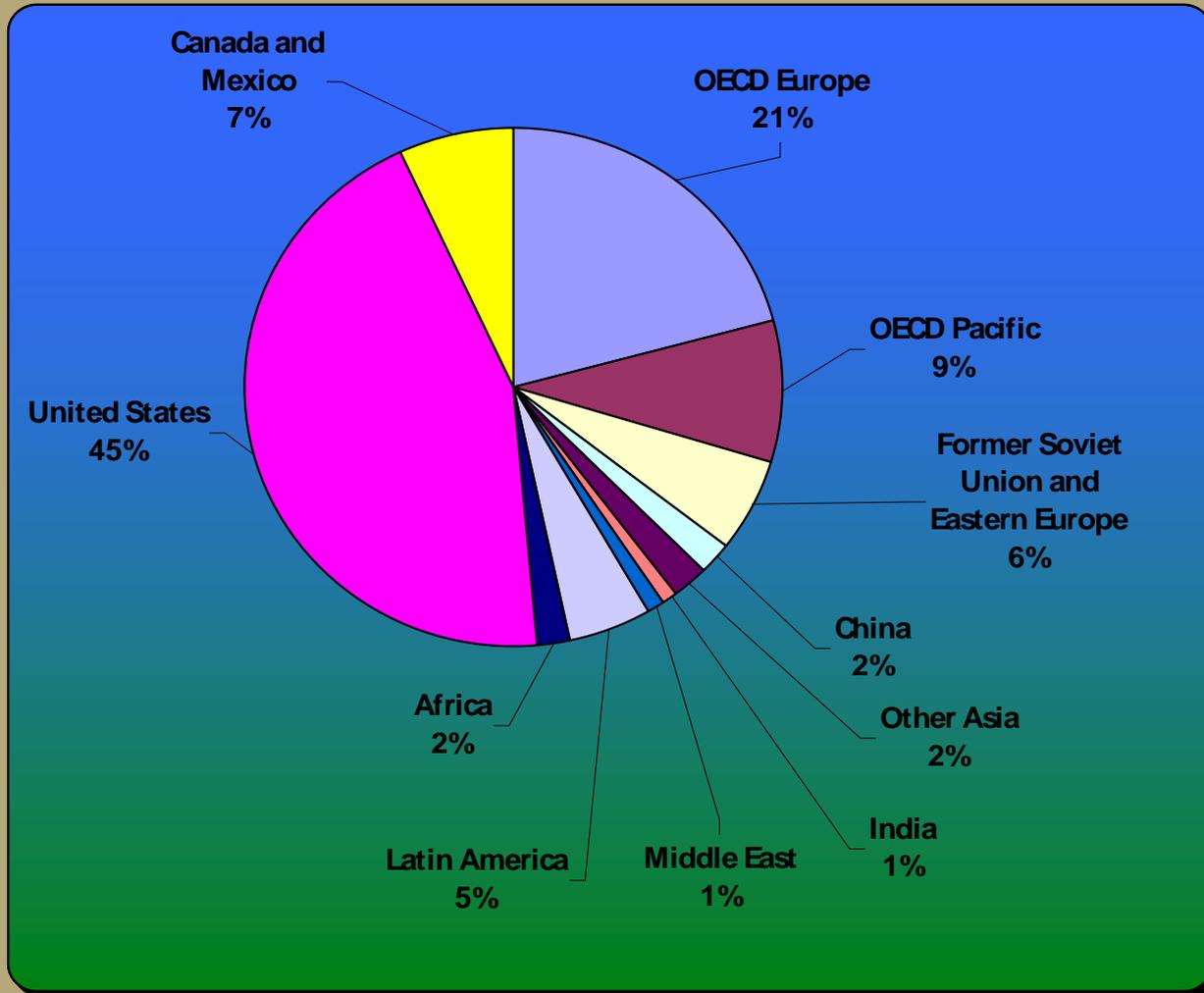
Public Spaces

Pocket Parks

- Every residence should be within a 3-5 minute walk of a pocket park
- Pocket parks should be small, front the street, and be visible from the street



U.S. Share of Car Emissions



2002-2030 Changes in Households, Employment, VMT, NO_x, VOC and CO₂ for the 8-Hour Ozone Non-Attainment

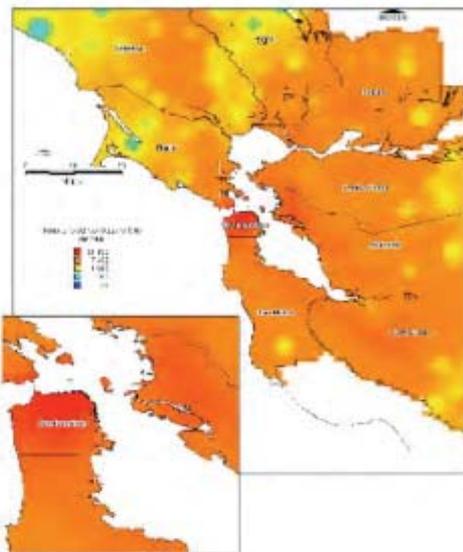
	2002	2030	% Change
Households	2,893,646	4,162,621	44%
Employment	1,742,117	2,463,893	41%
Annual VMT (000,000's)	39,212	53,726	37%
NO _x (tons/day)	259.232	34.899	-87%
VOC (tons/day)	101.117	39.41	-61%
CO ₂ (tons/year)	23,273,168	34,450,922	48%

Two Views of Cities and CO₂

CO₂ Generated by Automobiles in the San Francisco Region per Year

Traditional View:

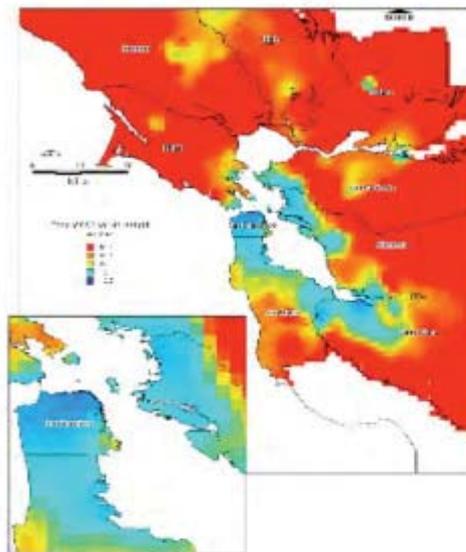
Cities produce large amounts of GHGs.



Source: 2002 Census of Air Quality in the Counties of Alameda and Contra Costa.

Emerging View:

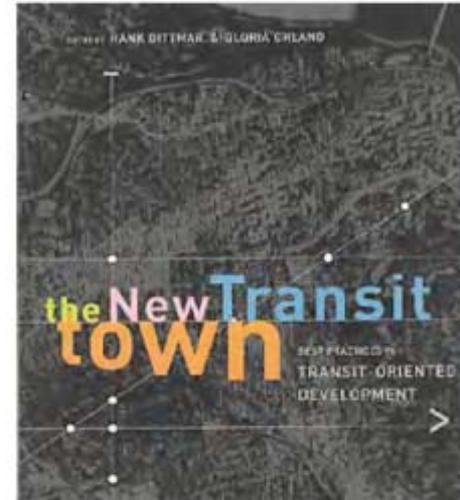
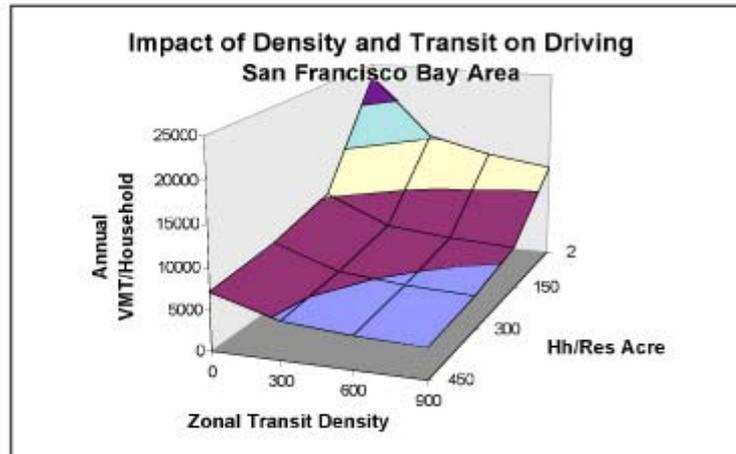
City dwellers produce relatively low amounts of GHGs.



Source: 2002 Census of Air Quality in the Counties of Alameda and Contra Costa.

Each color represents one fifth of the land area on each map.

Location Efficiency



- Urban design factors including residential density, transport access and pedestrian friendliness are positively correlated with reductions in driving, even after controlling for household size and income.
- Holtzclaw, Clear, Dittmar, Transportation Planning and Technology, 2001. (www.reconnectingamerica.org); Dittmar, *New Transit Town*, 2005.

Growing Cooler:
The Evidence on Urban
Development and Climate Change

www.smartgrowthamerica.org

The Key To Success

The Right

Development In The
Right Places



To Learn More, Contact:

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www.smartergrowth.net

www.reconnectingvirginia.org

