Foot Traffic Ahead

Ranking Walkable Urbanism in America’s Largest Metros
The Largest 30 Metros in the United States

**SHARE OF U.S. POPULATION**

- LARGEST 30 METROS: 46%
- REST OF U.S.: 54%

**SHARE OF U.S. GDP**

- LARGEST 30 METROS: 58%
- REST OF U.S.: 42%
The Old Dichotomy
Time for New Lenses

WALKABLE URBAN

DRIVABLE SUB-URBAN
**Form & Function of Metropolitan America**

<table>
<thead>
<tr>
<th>METROPOLITAN LAND USE OPTIONS:</th>
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<tr>
<td>REGIONALLY SIGNIFICANT</td>
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<tr>
<td>LOCAL SERVING</td>
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<td><strong>WALKABLE URBAN</strong></td>
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<td>Metro Area Acreage: 1%</td>
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<td><strong>WALKUP:</strong></td>
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<td>Metro Area Acreage: 3-7%</td>
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<tr>
<td><strong>NEIGHBORHOOD</strong></td>
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<td>Metro Area Acreage: 80-85%</td>
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<td><strong>DRIVABLE SUB-URBAN</strong></td>
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<td><strong>EDGE CITY</strong></td>
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<td>Metro Area Acreage: 5-7%</td>
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<tr>
<td><strong>BEDROOM COMMUNITY</strong></td>
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WalkUPs Defined

**WALK SCORE:**
- Walk Score $\geq 70$

**OFFICE & RETAIL SPACE:**
- Office $\geq 1.4$ million sq. ft.
- Retail $\geq 340,000$ sq. ft.
Key Findings

• **There are 558 WalkUPs**, or regionally significant, walkable urban places, in the 30 largest metropolitan areas in the United States.

• High, Moderate, Tentative & Low

• **Six High-Ranked Metros:**
  - Metro Washington, DC
  - Metro New York City
  - Metro Boston
  - Metro San Francisco
  - Metro Chicago
  - Metro Seattle
Key Findings

- Future-oriented metrics show that some metropolitan areas, such as Miami, Atlanta, Los Angeles and Denver, are making some surprising and unexpected shifts toward walkable urban development.
Key Findings

- The most walkable urban metro areas have substantially higher GDPs per capita and percentages of college graduates over 25 years of age in the population.

These relationships are correlations. Determining the causal relationships will require further research.
Walkable urban office space in the 30 largest metros commands a 74 percent rent-per-square-foot premium over rents in drivable suburban areas. And, these price premiums continue to grow.
Key Findings

- **Walkable urban development** is not limited to the revitalization of center cities; it is also the **urbanization** of suburbs.
WalkUPs in Metro Washington, DC

- 45 WalkUPs
- 408 acres on average
- 17,500 acres or 1% of land mass
Correlation:

WALKUPS: EDUCATION & GDP

- Significant correlation, but no causal link
- % of workforce with college degrees:
  - Top 6 high-ranked metros: 39%
  - Low-ranked 10 metros: 29% (overall average = 33%)
- GDP per capita:
  - Top 6 high-ranked metros: $60,400
  - Low-ranked 10 metros: $43,900—or 38% higher (overall average = $52,000)
Future Rankings

Boston
Washington, DC
New York
Atlanta
Seattle
San Francisco
Detroit
Denver
The National Model

Metro Washington, DC continues to be the national model of walkable urban growth.

- **48% of residents over 25 have college degrees**, highest in country
- **Metrorail** (one of three) **constantly expanded**, and 80% of WalkUPs rail transit served but 20% are not
- **Public sector relative cooperation**: Few jurisdictions plus walkable urbanism is legal and generally supported by public
- **Real estate developers understand** how to build walkable urban projects
- **Outstanding place management**
- **50/50 split between center city and suburbs**: More of the consumer market served many urbanites will not live in center city
- **NOT result of federal government**, just as Seattle is not due to Boeing or Microsoft or Boston is due to Harvard/MIT or metro NYC is due to finance
Surpassing City Limits

Metro New York’s greatest development opportunities lie in its suburbs.

- **Image of metro New York: skyscrapers,** crowded sidewalks and most walkable so why #2 and not #1?

- **Answer:** 89% of walkable urbanism in central city—bulk on Manhattan, which is 8% of population and 0.3% of landmass. **Very few WalkUPs in suburbs**

- In spite of extensive rail transit system, **hundreds suburban jurisdictions fight the “Manhattanization” of _____** (fill-in the blank)

- **Biggest opportunity is in urbanization of suburbs:** Long Island is leading the way, with many towns adopting high density walkable urbanism for their downtowns

- **Some suburban leaders have heard from their children:** Build walkable urbanism or we are leaving for Manhattan, Brooklyn, Jersey City, etc.
The End of Sprawl
How metro Atlanta turned the corner on sprawl development.


• WalkUP Wake-Up Call and this study: Atlanta ranked 8th of 30 metros on future walkable urbanism which is right?

• Both are: *Measuring Sprawl 2014* reflect 70 years of history, *Foot Traffic Ahead* looks to future and THIS real estate cycle metro Atlanta turned

• 50% of all office and retail growth this cycle in WalkUPs (<1%)

• Walkable urban office rent premiums that are growing and absorbing 59% faster than market growth

• Will metro Atlanta build needed infrastructure, such as BeltLine?
Metropolitan Boston

- #3 in current rankings (36% of office & retail)
- 37 WalkUPs or 1:108,000 residents (#1)
- #1 in future rankings by far, above #2 DC
- 1.21 FSI/182% office price premium/107% increase in premium from 2007
- Types of WalkUPs:
  - Downtown: 1
  - Downtown Adjacent (Seaport, South End): 6
  - Urban Commercial (Back Bay, Porter/Davis Square): 11
  - Urban University (Kenmore-Fenway, Harvard Square): 4
  - Suburban Town Center (Quincy, Wellesley): 15
  - Drivable Sub-urban Redevelopment: 0
  - Green/Brown Field: (emerging: Assembly Row): 1
Executive Summary

Metros found to have **HIGH WALKABLE URBANISM** are **MODELS FOR THE FUTURE DEVELOPMENT** patterns of many—and possibly most—of the **LARGEST 30 U.S. METROS**

These trends suggest **FUTURE DEMAND** for tens of millions square feet of **WALKABLE URBAN DEVELOPMENT** and **HUNDREDS OF NEW WALKUPS**  Likely **the end of sprawl**.

This demand would provide an **ECONOMIC FOUNDATION** for the **U.S. ECONOMY**, similar to the building of drivable suburbs in the mid to late 20th century.
Thank You

For Report & Video Presentation:
www.smartgrowthamerica.org/locus/foot-traffic-ahead
Unintended Consequence of WalkUPs

- Without intervention, increasing walkable urbanism leads to decreasing social equity
- Planning affordable housing to combat the natural effects of WalkUP development