



American Planning Association

Making Great Communities Happen

Leadership in a New Era

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American Planning Association

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America Grows

200 million in 1968

300 million in 2006

400 million in 2037

500 million in 2068

600 million in 2099

**America adds 100 million people faster than
any other nation except India**



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Growth-Related & Converted Units, 2005-2030

<u>Purpose</u>	<u>Number</u>
Growth-Related	32M
Replaced/Rebuilt	18M
<i>Converted</i>	<i>6M</i>
Total Unit Built	50M
<i>Growth + Converted</i>	38M
<i>% 2005 Occupied Units</i>	35%

Figures in millions of units of occupied units.



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Traditional Households on the Wane

<u>Household</u>	<u>1960</u>	<u>2000</u>	<u>2030</u>
With Children	48%	33%	28%
Without Children	52%	67%	72%
<i>Single</i>	13%	26%	28%

Source: Census for 1960 and 2000, 2025 adapted from Martha Farnsworth Riche, How Changes in the Nation's Age and Household Structure Will Reshape Housing Demand in the 21st Century, HUD (2003).



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Share of Growth 2005-2030

<u>HH Type</u>	<u>Share</u>
With children	12%
Without children	88%
<i>Single-person</i>	34%

Figures in millions of households.

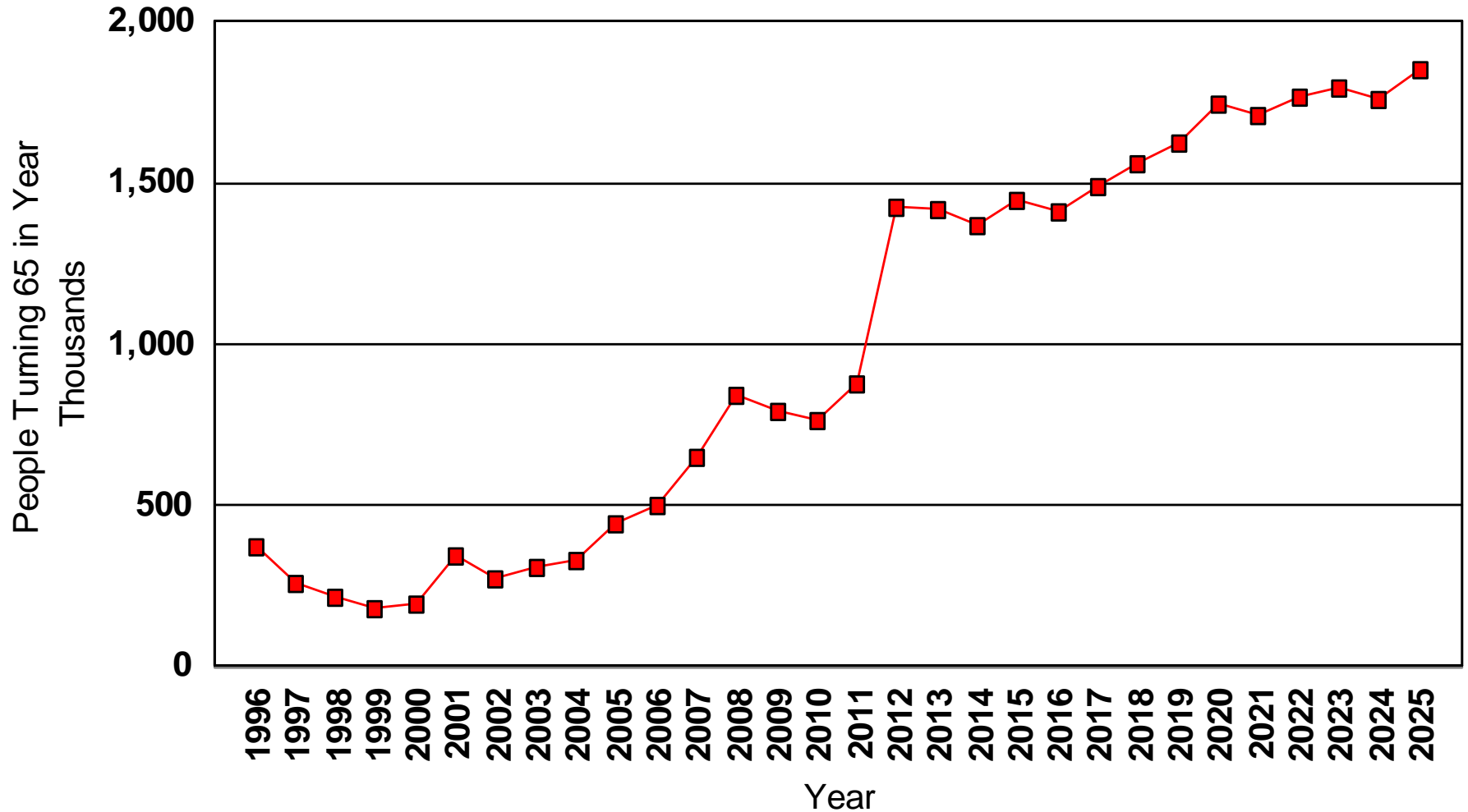
Source: Adapted and extrapolated from Martha Farnsworth Riche, *How Changes in the Nation's Age and Household Structure Will Reshape Housing Demand in the 21st Century*, HUD (2003).



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People Turning 65 Annually 1996-2025

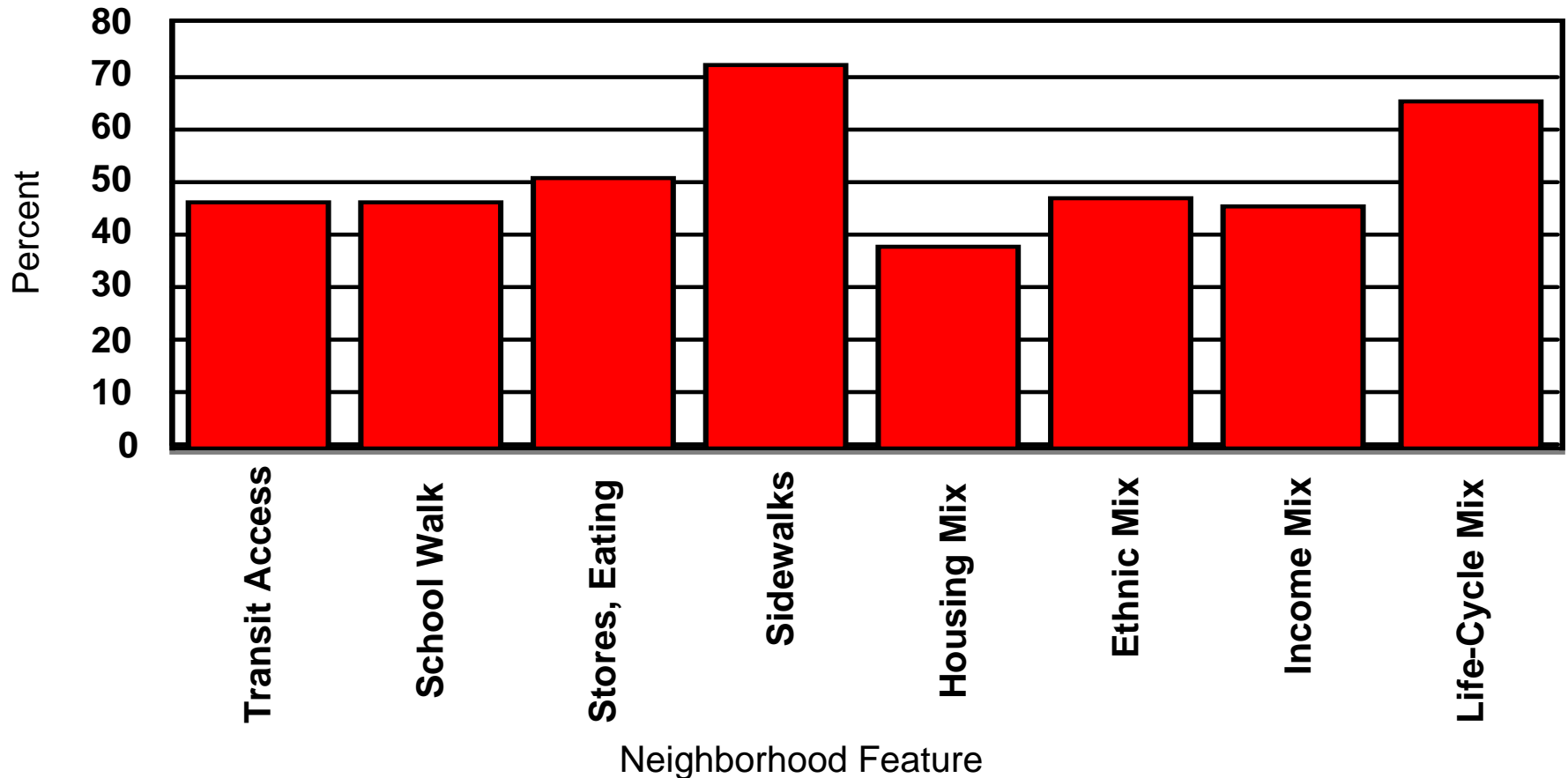




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Smart-Growth Neighborhood Feature Preferences



Source: National Association of Realtors & Smart Growth America, 2004.



Housing Unit

Preference by Type, Surveys

<u>Unit Type</u>	<u>Share</u>
Attached	38%
<i>Apartments</i>	14% (37%)
<i>Condos, Coops</i>	9%* (24%)
<i>Townhouses</i>	15% (39%)
Detached	62%
<i>Small Lot (<7,000 sf)</i>	37% (60%)
<i>Large Lot (>7,000 sf)</i>	25% (40%)

Source: **Low range** of surveys reviewed by Arthur C. Nelson, "Planning for a New Era," *Journal of the American Planning Association*, Fall 2006.

*Toll Brothers shifting product mix to 15% condominium; WSJ 12/06.



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Looming Large-Lot Oversupply, 2005-2030

<u>Unit Type</u>	<u>Supply 2005</u>	<u>Preference Change</u>	<u>Mid-Point Change</u>
Attached	39M	15M	13M
Small Lot	12M	40M	22M
Large Lot	58M	- 23M	- 3M

Figures in millions of units.

Preference change based on low-range of preference survey averages.

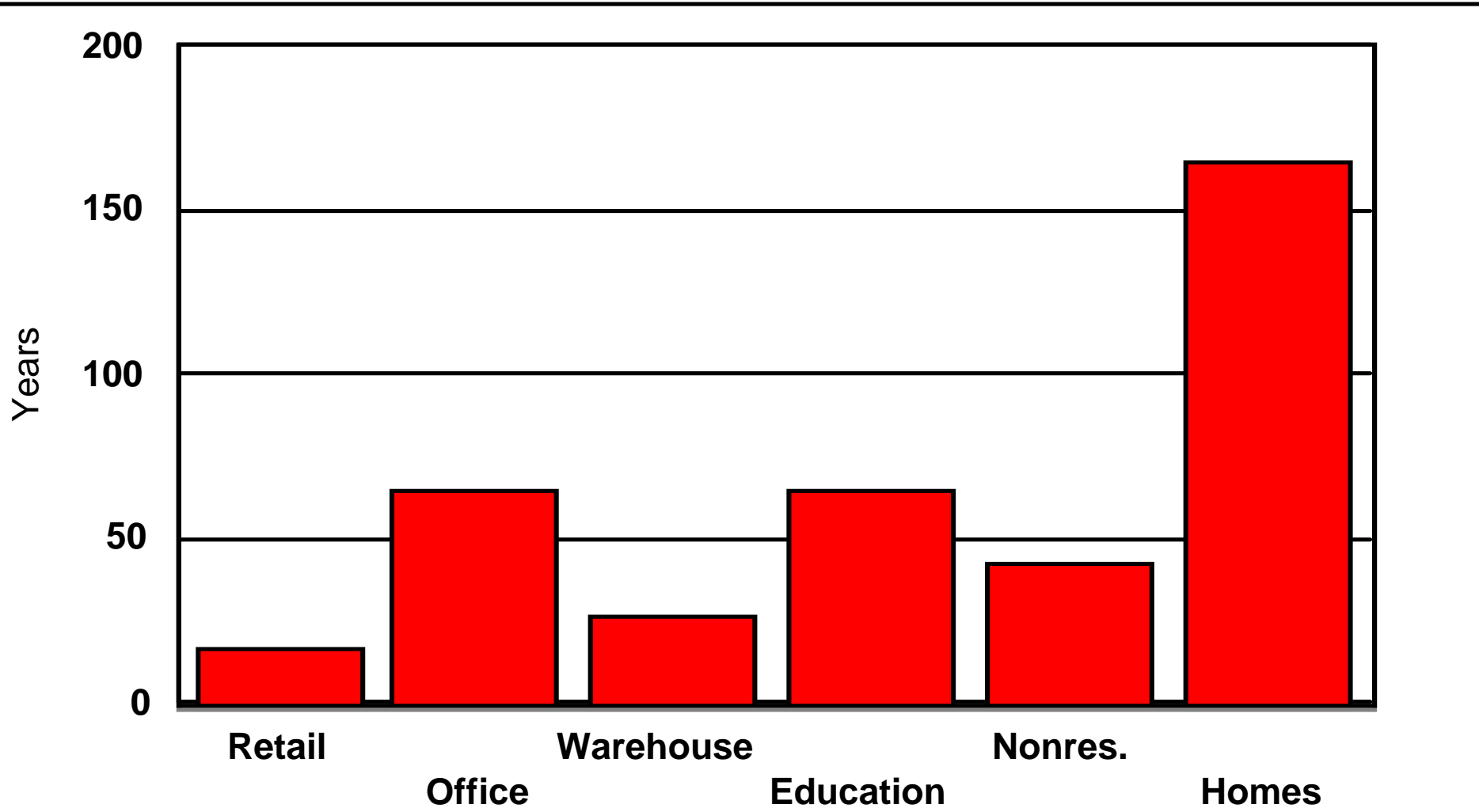
Mid-point is mid-percentage distribution between 2005 and low-range estimate of preference surveys and supply of occupied units in 2005.



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Life-Span of Buildings





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Nonresidential

Development 2005-2030

<u>Category</u>	<u>Constructed</u>
Growth-Related	15B
Replaced/Rebuilt	63B
Total Space	78B
<i>% of 2005 space</i>	90%

Figures in billions of square feet.

Analysis based on *Commercial Buildings Energy Consumption Survey 2003*, US DoE, Energy Information Administration.



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Development Cost 2005-2030

\$30 Trillion

Give or take a trillion

Source: Arthur C. Nelson, "Planning for a New Era," Journal of the American Planning Association, Fall 2006.



The Promise Land

NEW MAIN STREET: *Creating a new community crossroads*



- *Serve both the traditional neighborhood and the university communities.*
- *Create a vibrant mixed-use street.*
- *Build a neighborhood and a pedestrian-friendly Main Street.*
- *Introduce seamless connections from the residential neighborhood to the Charles River and Herter Park.*
- *Develop a significant new cultural facility at the crossroads as a neighborhood and regional attraction.*
- *Create 400,000-600,000 sf of mixed-use development, with heights of 35'-55' and first-floor retail.*
- *Create public gathering place for events, with linkages to community parks.*



Western Avenue at North Harvard Street: from auto-dominated strip retail to pedestrian-friendly Main Street.



The New American Suburb



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Actions Needed

Systematically evaluate existing low-intensity commercial areas for their conversion ripeness time-frame.

Assess redevelopment parameters, needs.

Evaluate feasibility of creating transit corridors out of existing commercial highways.

Engage stakeholders now; create “sector” and “form-based code” plans.

Explore win-win financial tools to bridge rate-of-return gap.