Foot Traffic Ahead

Ranking Walkable Urbanism in America’s Largest Metros 2016
The Old Dichotomy
Time for New Lenses

WALKABLE URBAN

DRIVABLE SUB-URBAN
Form & Function of Metropolitan America

METROPOLITAN LAND USE OPTIONS:

- **WALKABLE URBAN**
  - Metro Area Acreage: 1%

- **WALKUP**: NEIGHBORHOOD
  - Metro Area Acreage: 2-6%

- **DRIVABLE SUB-URBAN**
  - Metro Area Acreage: 3-4%

- **EDGE CITY**
  - Metro Area Acreage: 3-4%

- **BEDROOM COMMUNITY**
  - Metro Area Acreage: 90-94%
Key Land Use Metrics in Metropolitan DC: 2015

- **Land Area**
  - Total: 96.6%
  - WALK UP: 0.8%
  - WALKABLE NEIGHBORHOOD: 1.5%
  - DRIVEABLE EDGE CITY: 1.1%
  - DRIVEABLE SUB-DIVISION: 4.4%
  - WALKABLE: 4.0%

- **Population**
  - Total: 83.1%
  - WALK UP: 8.6%
  - WALKABLE NEIGHBORHOOD: 6.1%
  - DRIVEABLE EDGE CITY: 49.3%
  - DRIVEABLE SUB-DIVISION: 4.0%

- **Jobs**
  - Total: 49.3%
  - WALK UP: 30.4%
  - WALKABLE NEIGHBORHOOD: 14.2%
  - DRIVEABLE EDGE CITY: 49.3%
  - DRIVEABLE SUB-DIVISION: 4.0%
Walkable Urban Rent Premiums in Metro Washington, DC

Product Type Rent Premiums:
Walkable Urban vs. Drivable Suburban

- Hotel: 88%
- Multifamily: 37%
- Retail: 22%
- Office: 52%
**Walkable Urban Valuation Premiums in Metro Boston**

*Significant and increasing* real estate premiums for Walkable Urban real estate over Drivable Sub-urban across all product types.

*Pent-up demand for walkable urbanism*...probably take 20-30 years to satisfy (2% added in good year)
**Correlation:**

**WALKUPS & GDP per Capita**

- Significant correlation between walkable urbanisms & GDP per capita
- *Causal* link between Education of workforce & GDP per capita
- $56,598 average GDP per capita for largest 30 metros
- The top 6 high-ranked walkable urban metros GDP per capita of $72,110 vs. 7 low ranked metros of $48,314—or 49% higher
- Comparable to difference between Germany VS Russia, Latvia or Croatia

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**Correlation:**

Walkable Urbanism & Per Capita GDP of Metro Regions

(2012 per capita GDP, chained 2005 dollars)

\[ R^2 = 0.49 \]