

Foot Traffic *Ahead*

Ranking
Walkable Urbanism in
America's Largest Metros
2016



The Center for Real Estate
and Urban Analysis

LOCUS



The Old Dichotomy



URBAN

SUBURBAN

Time for New Lenses



**WALKABLE
URBAN**

**DRIVABLE
SUB-URBAN**

Form & Function of Metropolitan America

METROPOLITAN LAND USE OPTIONS:



**WALKABLE
URBAN**

REGIONALLY SIGNIFICANT



WALKUP:

Metro Area Acreage: 1%

LOCAL SERVING



NEIGHBORHOOD

Metro Area Acreage: 2-6%



**DRIVABLE
SUB-URBAN**



EDGE CITY

Metro Area Acreage: 3-4%



BEDROOM COMMUNITY

Metro Area Acreage: 90-94 %

MAP KEY:

ESTABLISHED WALKUPS:

- DOWNTOWN
- DOWNTOWN ADJACENT
- URBAN COMMERCIAL
- URBAN UNIVERSITY
- SUBURBAN TOWN CENTER
- REDEVELOPED DRIVABLE SUB-URBAN
- GREENFIELD / BROWNFIELD

OTHER:

- EMERGING WALKUP
- WALKABLE NEIGHBORHOOD
- DRIVABLE SUB-URBAN
- OUTSIDE STUDY AREA

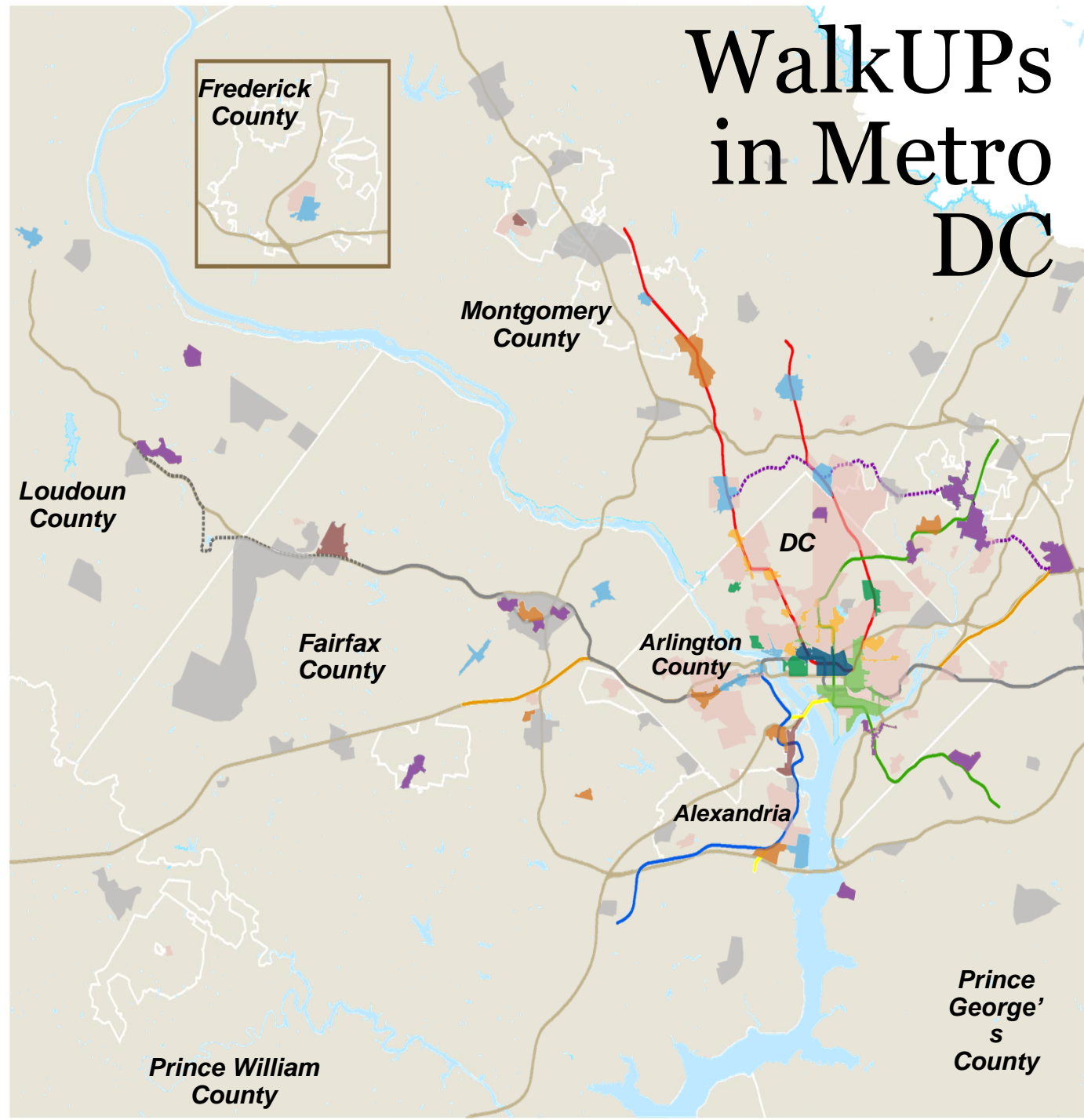
MAJOR HIGHWAYS



METRORAIL

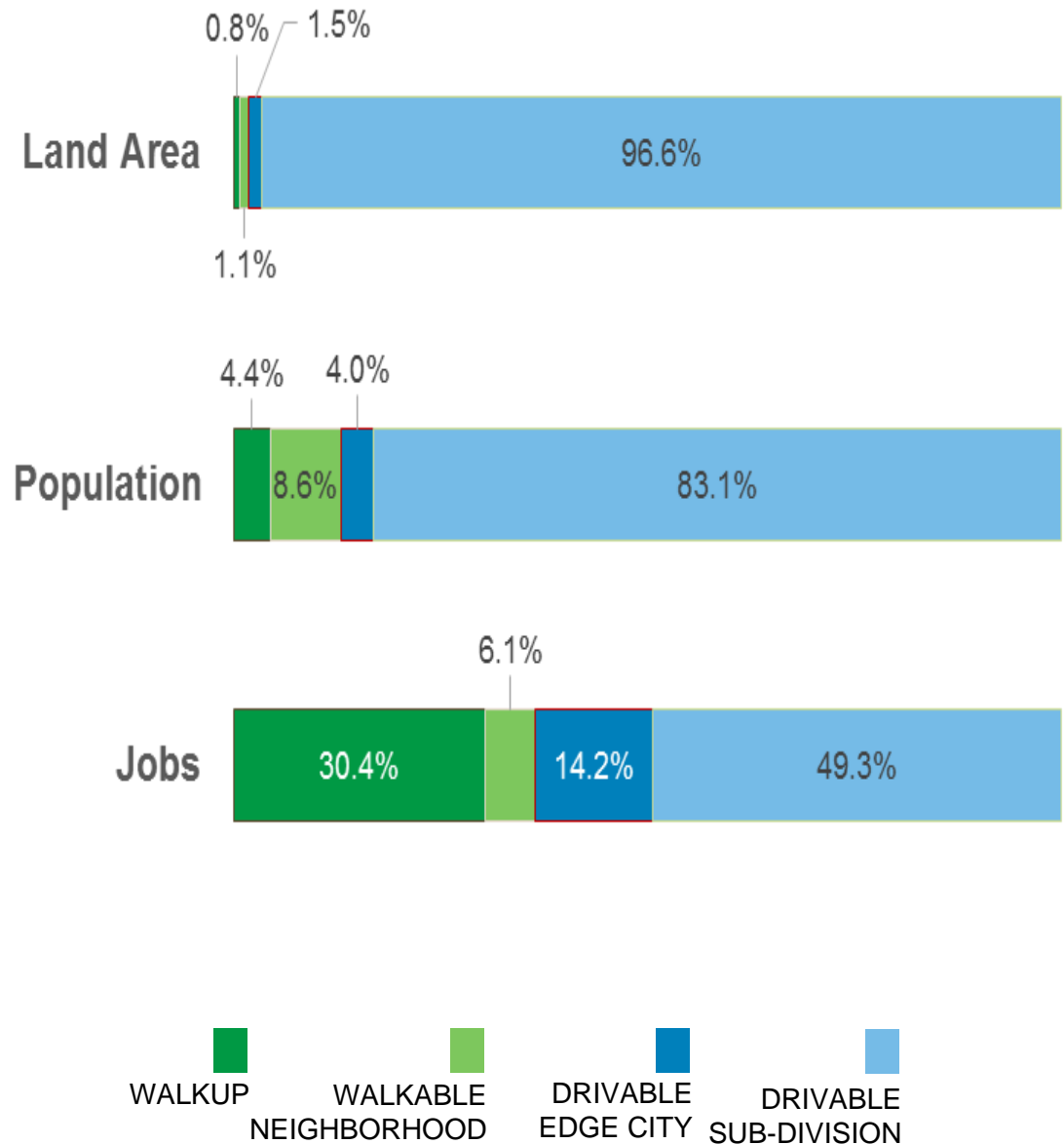
RAIL

WalkUPs in Metro DC



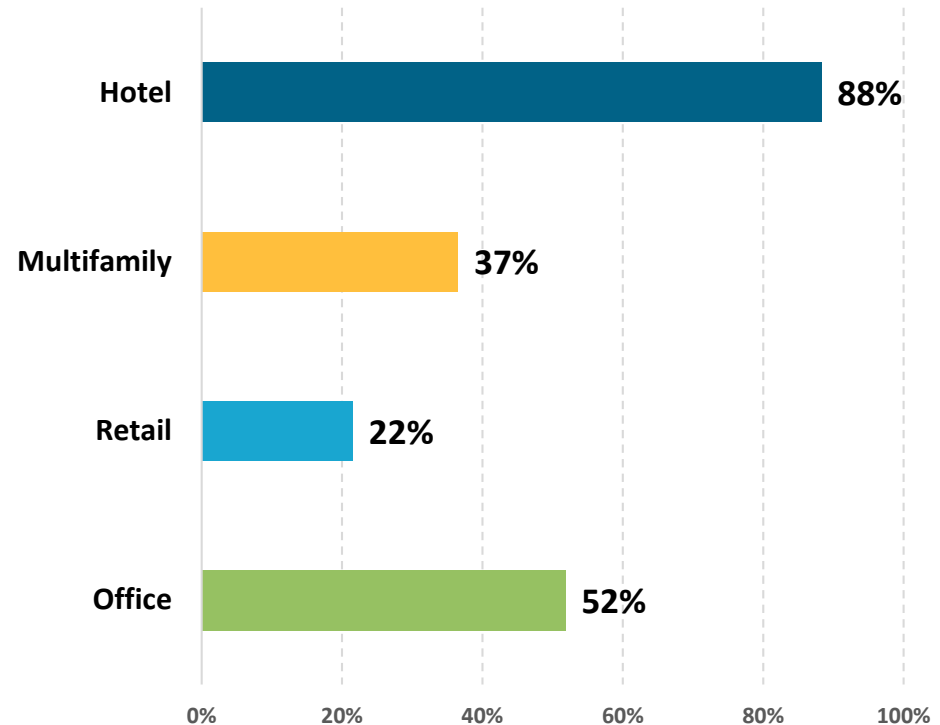
Key Land Use Metrics in Metropolitan DC:

2015



Walkable Urban Rent Premiums in Metro Washington, DC

Product Type Rent Premiums:
Walkable Urban vs. Drivable Sub-urban

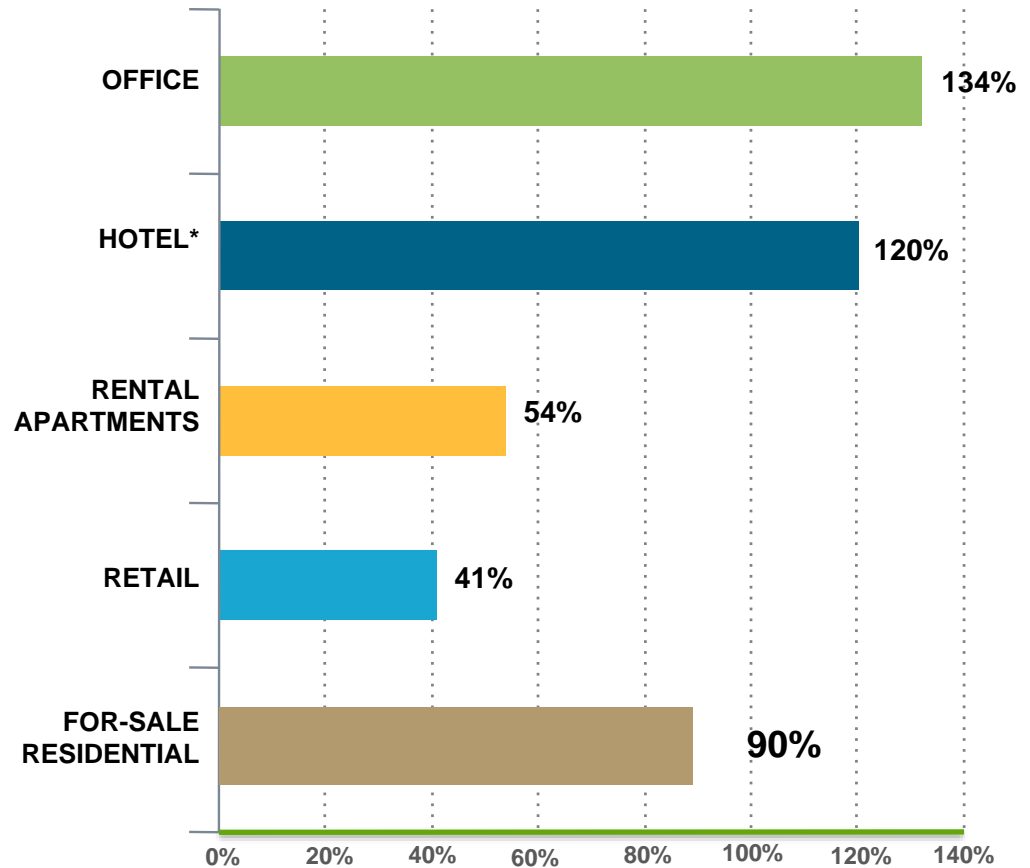


Walkable Urban *Valuation* Premiums in Metro Boston

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)

Product Type Valuation Premiums: *Walkable Urban vs. Drivable Sub-urban*



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**

Correlation:
Walkable Urbanism & Per Capita GDP of Metro Regions
(2012 per capita GDP, chained 2005 dollars)

