

2040 Regional Framework

Challenges and Opportunities

A presentation to the Metropolitan Council

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Envision Minnesota



Our mission

Promote development that creates healthy communities while conserving natural areas, family farms, woodlands and water.

Or

Helping Minnesota Grow Without
Wrecking the Place

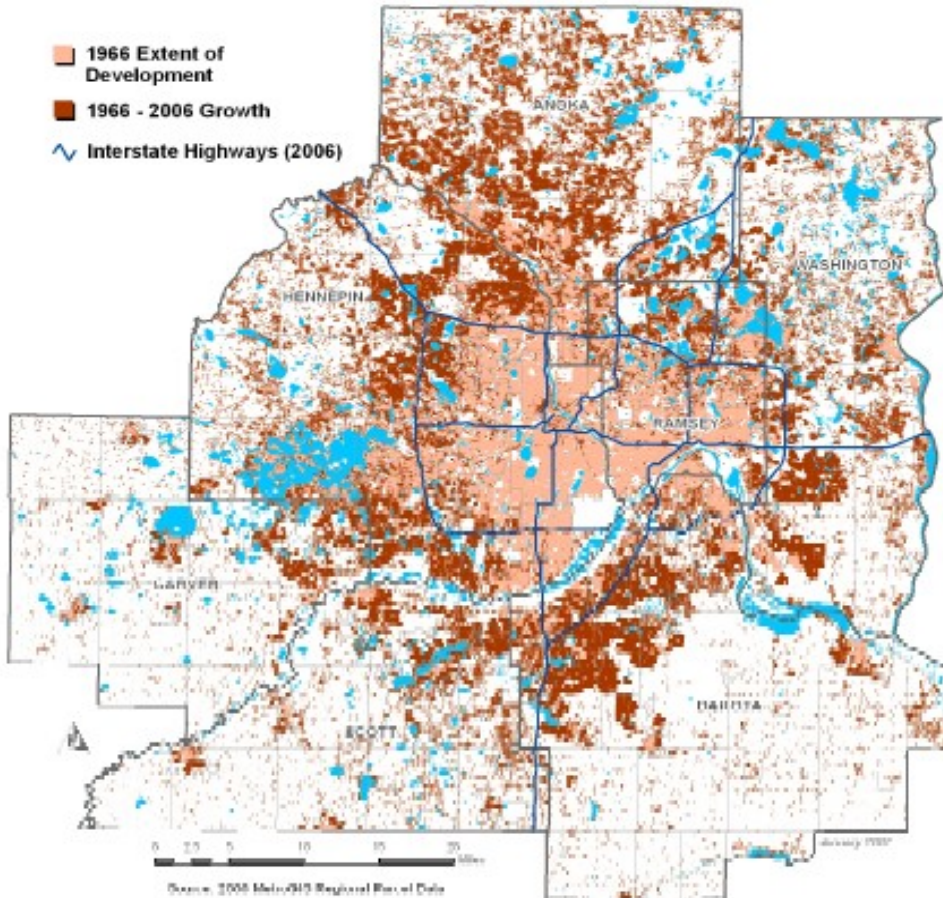
What is a sustainable community?

A Sustainable Community is an urban, suburban or rural community that has more housing and transportation choices, is closer to jobs, shops or schools, is more energy independent and helps protect clean air and water.

- Balances economic and natural assets to meet the diverse needs of residents now and in the future
- Uses resources efficiently
- High quality of life attracts residents and businesses

Not a one-sized fits all solution!



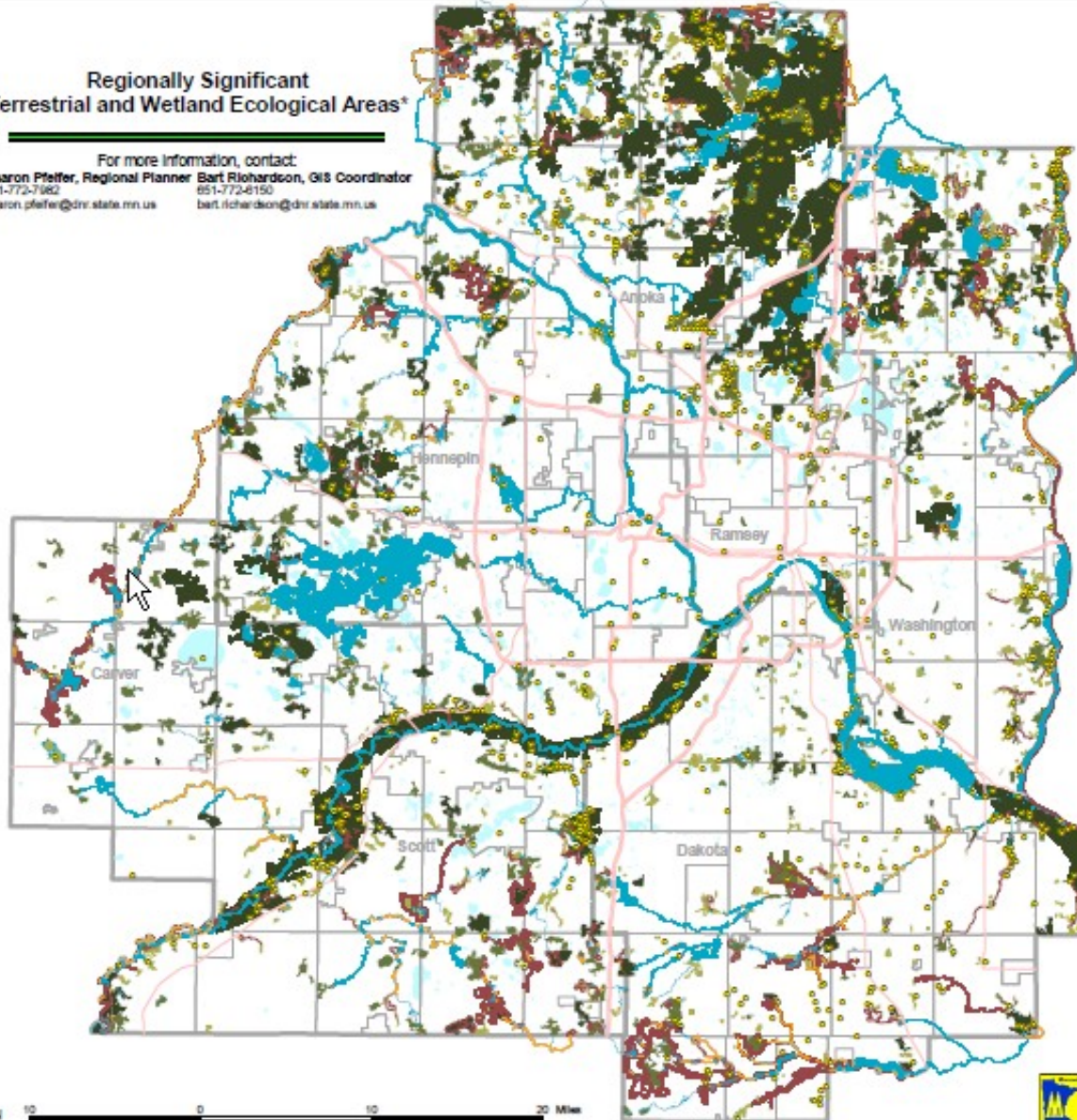


Over the last five years, the region converted over 31,000 acres of land that had been either agricultural or undeveloped in 2005 into developed uses observed in 2010.

Source: Metropolitan Council

Regionally Significant Terrestrial and Wetland Ecological Areas*

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MN DNR, January 31, 2005
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Challenges and Opportunity

- Moving forward
 - Wring every dollar out of public (and private) investment
 - Connect workforce and employment
 - Attract jobs and retain talent
- Emerging Trends
 - Demographic shifts
 - Pent up demand for a variety of housing options
 - Increasing diversity

Combination of forces driving market demands for more dense, walkable urban places

“If you aren’t a city where people want to live, you aren’t a city where businesses want to invest.”

— Mayor Ron Littlefield,
Chattanooga, Tennessee

Sustainable development Saves More Through Redevelopment and Infill

Dwelling Units per Gross Acre	Raw Land	Infill	Reuse
2	\$5,512		
4	\$4,189	\$3,351	\$3,561
6	\$3,707	\$2,966	\$3,151
8	\$3,485	\$2,788	\$2,962
16	\$3,058	\$2,447	\$2,600

Courtesy of Envision Utah
Metropolitan Council

March 7, 2012

Sustainable Growth Reduces Costs of Services

Type of Cost	Higher Density	Medium Density	Rural Cluster	Rural Low Density
	4.5 Units/Acre	2.67 Units/Acre	1 Unit/Acre	0.2 Units/Acre
Schools	\$3,204	\$3,252	\$4,478	\$4,526
Roads	\$36	\$53	\$77	\$154
Utilities	\$336	\$364	\$497	\$992
Total	\$3,576	\$3,669	\$5,052	\$5,672
Increased Cost	N/A	3%	41%	59%

Apples-to-apples comparison of a prototypical community of 1,000 units housing 3,260 people, including 1,200 students.

Source: "Density-Related Public Costs, American Farmland Trust," Robert Smythe (1986), as cited in "Understanding Smart Growth Savings: What We Know About Public Infrastructure an Service Cost Savings and How They are Misrepresented by Critics," Todd Littman, Victoria Transport Policy Institute (2009).



A HEAVY LOAD:

The Combined Housing and Transportation Burdens of Working Families



October 2006





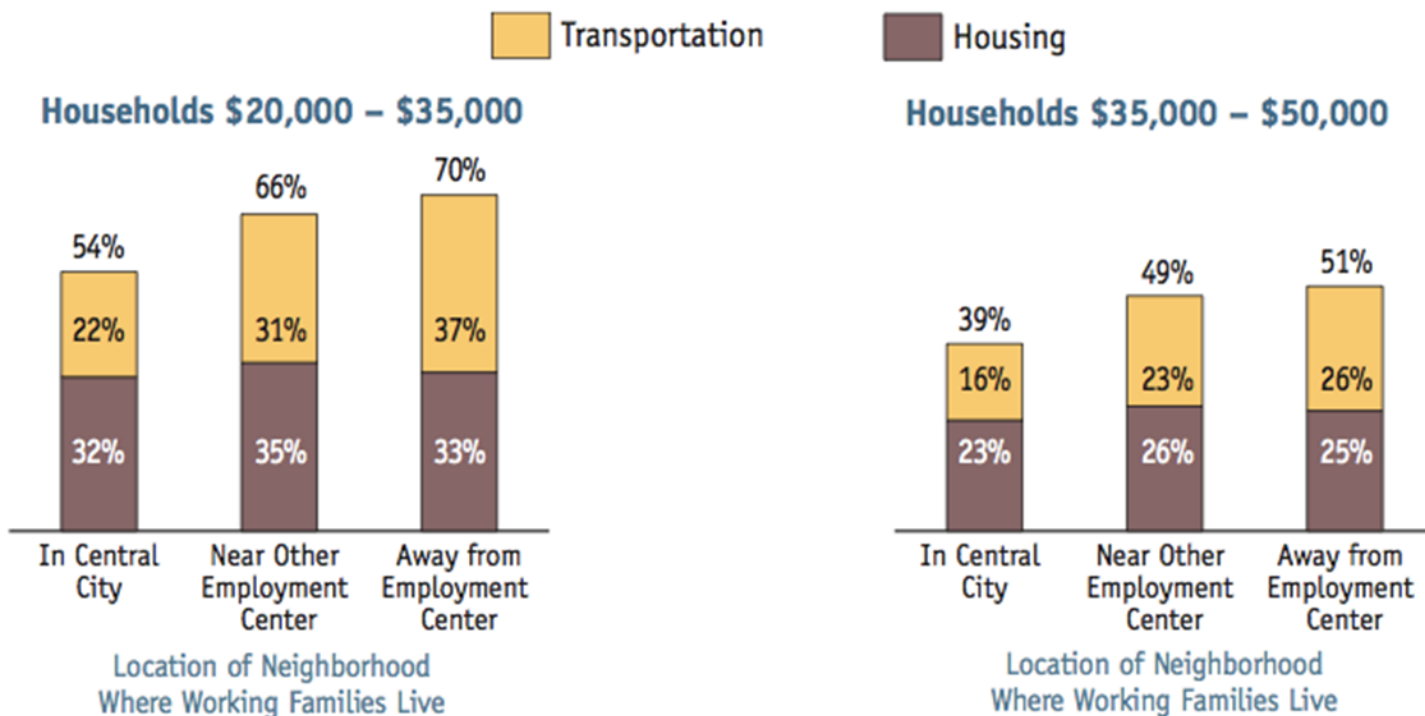
Transportation Costs

A Big Portion of Household Budgets

- The average household spends 51% of income on the combined costs of housing & transportation; both costs are increasing.
- The average household spends 19% of income on transportation.
 - Households in auto-dependent neighborhoods spend 25% on transportation.
 - Households with good transit access spend only 9%.
- This savings can be critical for low-income households:
 - **Very-low-income households spend 55% of income or more.**

Transportation Costs Hurt Working Families

Share of Income Spent on Housing and Transportation



Source: Center for Neighborhood Technology calculations.

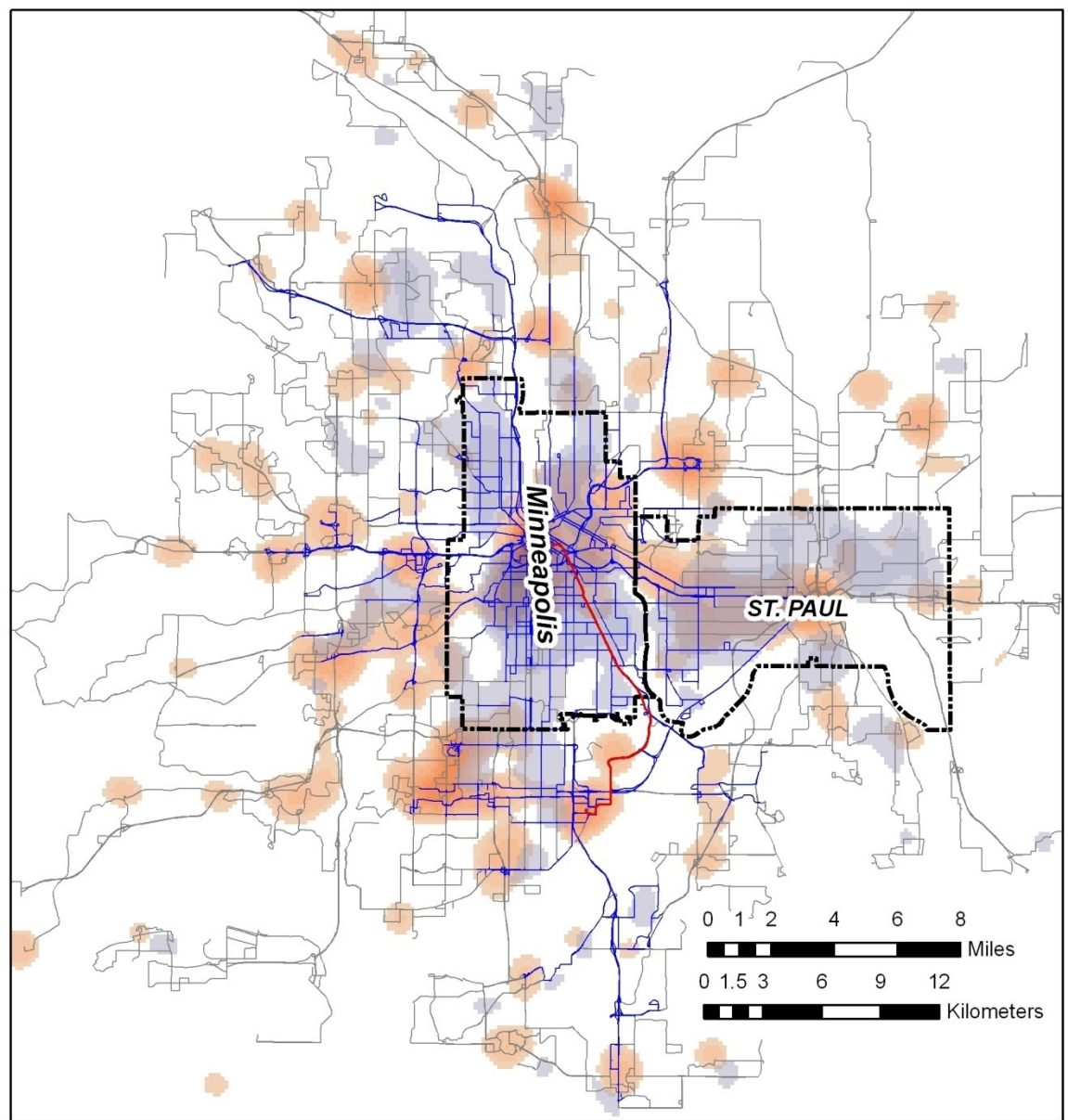
NOTE: Employment centers are job locations with a minimum of 5,000 employees.

Job accessibility by transit

Locations of low-wage workers/jobs in 2002 relative to LRT and bus connections

Source: Census LEHD.

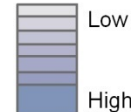
Map courtesy of Yingling Fan, University of Minnesota



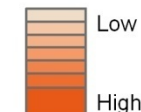
Legend

- Hiawatha LRT
- Connecting Route
- Other Bus Route

Residence of low-wage workers (Workers per acre)



Worksites of low-wage workers (Jobs per acre)



Emerging Trends

- Demographics are shifting

- Silver Tsunami

- The number of Minnesotans age 65 and older will explode in coming decades. By 2035 22 percent of the population will be 65 or older.¹

- Decreasing number of households with children

- ONLY 14% of new households over next 20 years will have children/ 86% without.²

¹ source – Minnesota state Demographic Center, “Minnesota’s Population Projections 2005-2035, June 2007

² source – The StructuralMarket Shift Toward Walkable Urban Development, Presentation, Chris Leinberger, May 2011

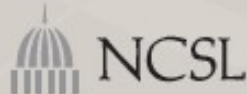
Aging in Place:

A State Survey of Livability
Policies and Practices



*A Research Report by the
National Conference of State Legislatures
and the AARP Public Policy Institute*

AARP



According to AARP, “a livable community is one that has affordable and appropriate housing, supportive community features and services, and adequate mobility options, which together facilitate personal independence and the engagement of residents in civic and social life.”

Survey Says.....

- Nearly 6 in 10 adults (58%) would prefer to live in a neighborhood with a mix of houses and stores and other businesses within an easy walk.
(National Association of Realtors, 2011)
- 63% of Americans agreed that lower transportation costs would be a significant reason to move to a sustainable community where they could walk to shops, and 58% agreed that “wasting less time driving around” was another key factor
(Smart Growth America, 2011)



Sustainable Communities Attracts and retains Talent

- In the last U.S. census, almost two-thirds (64%) of college-educated 25- to 34-year-olds said they looked for a job after they chose the city where they wanted to live.
- Regions with a competitive advantages are those that can generate, retain and attract the best talent.



Strong public support
is KEY to any plan
with staying power.

Invite diverse input
and build support in
non-traditional ways

Our Recommendations

- **Retain** strategies that “Support land-use patterns that efficiently connect housing, jobs, retail centers and civic uses within and among neighborhoods.”
- **Encourage** the preservation and reuse of existing assets
- **Target** new growth in the core and in proximity to transit accessibility - increase densities when possible
- **Focus** on investments that align systems and realize multiple benefits (cost savings, connectivity, attractive to business and talent)
- **Involve** as much public dialogue as possible to build support among diverse constituencies
- **Identify**, measure and report outcomes to increase trust
- **Provide** technical assistance and incentives to help local governments adopt and adapt framework strategies