

The Role of Sustainable Development Funding and Financing Solutions Forum

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RPA

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The long term impact of **delinking design of transportation and cities** is pulling the current funding system down onto its last leg

Structuring greater value capture



Arlington, Va.
31% Taxbase
7% land area

Alternatives to 'Business as Usual'

Connected Centers



Return on Investment



North Texas 2050:
A Future that is Better than
Business As Usual



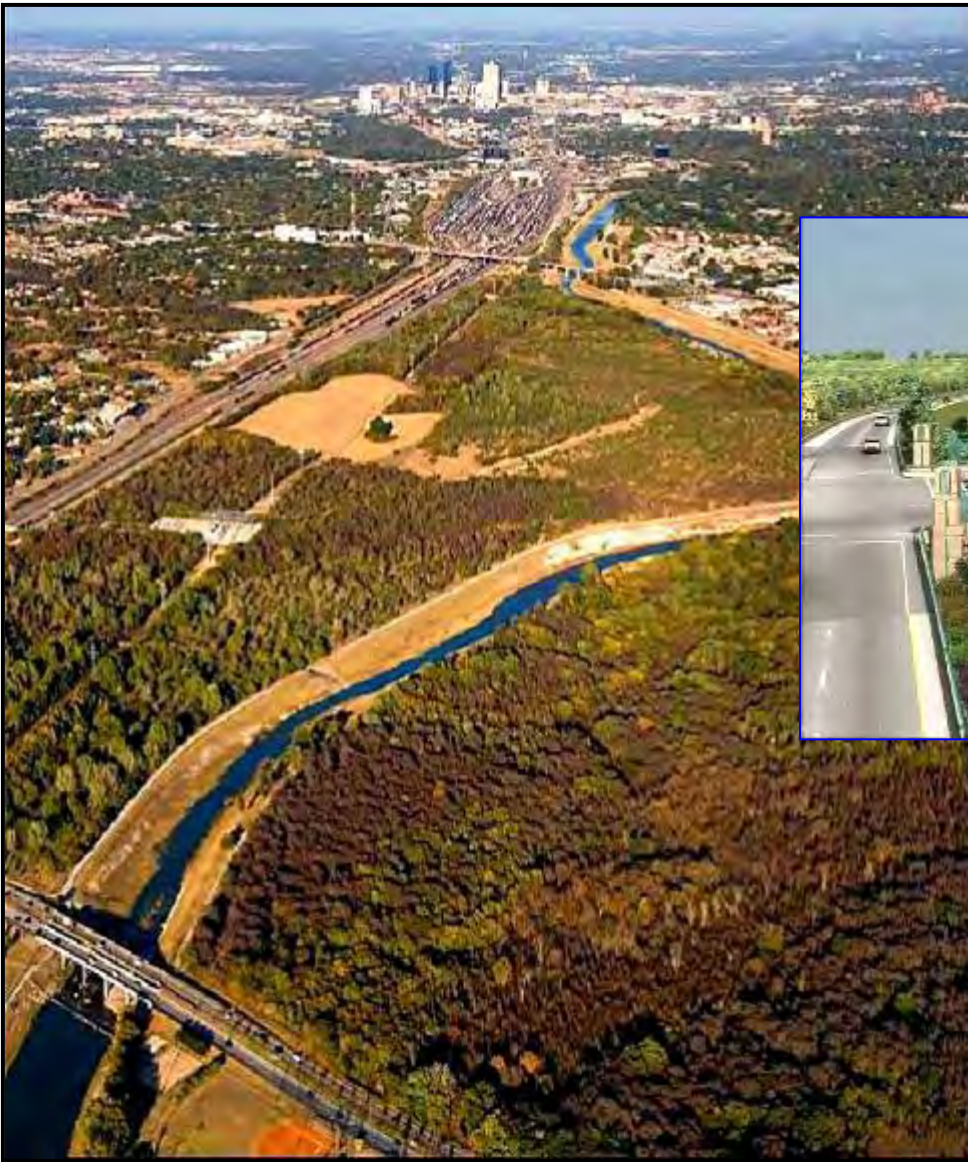
Best Communities



Green Region



Southwest Parkway Tollroad Fort Worth



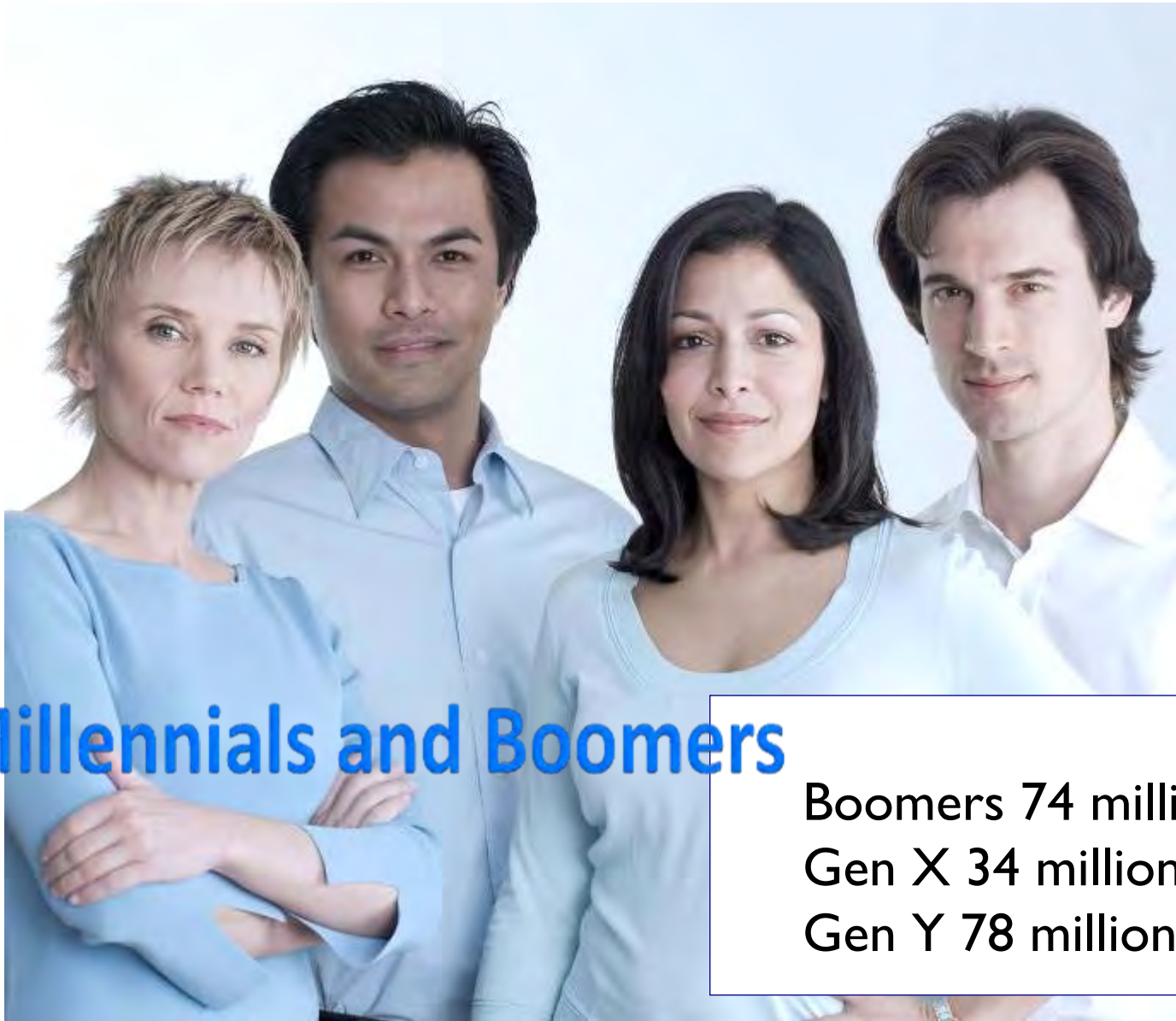
Contextual
Design enhances
Value Capture



Creative partnerships are necessary to fill the federal funding gap



The ITE/CNU Manual and other design criteria are critical to re-linking roads and neighborhoods



Millennials and Boomers

Boomers 74 million
Gen X 34 million
Gen Y 78 million



That scenario is unfolding in Dallas, where the rental market in popular urban neighborhoods is “rocking,” says Rogers Healy, the 30-year-old broker owner of Rogers Healy and Associates Residential Real Estate. “No one wants to give up their life savings just to buy and be forced to consider less expensive outer suburbs — a big change from the past when people moved there by choice to find newer and bigger homes, McIlwain explained.

There is, however, a smart growth solution. “This provides a major opportunity for developers to create new outer-edge communities with real town centers and urban amenities,” McIlwain says. “Even on the outer edges a compact, walkable lifestyle that is affordable will be attractive ... especially if it has transportation alternatives.” ●

The Realtors are talking about the Cotton Belt



Bush Turnpike Station Proposed Cotton Belt Interface, Roads, and Trails

©2014 TDD Bush Turnpike Partner Group/DC Property Cotton Belt Trails Interface Series

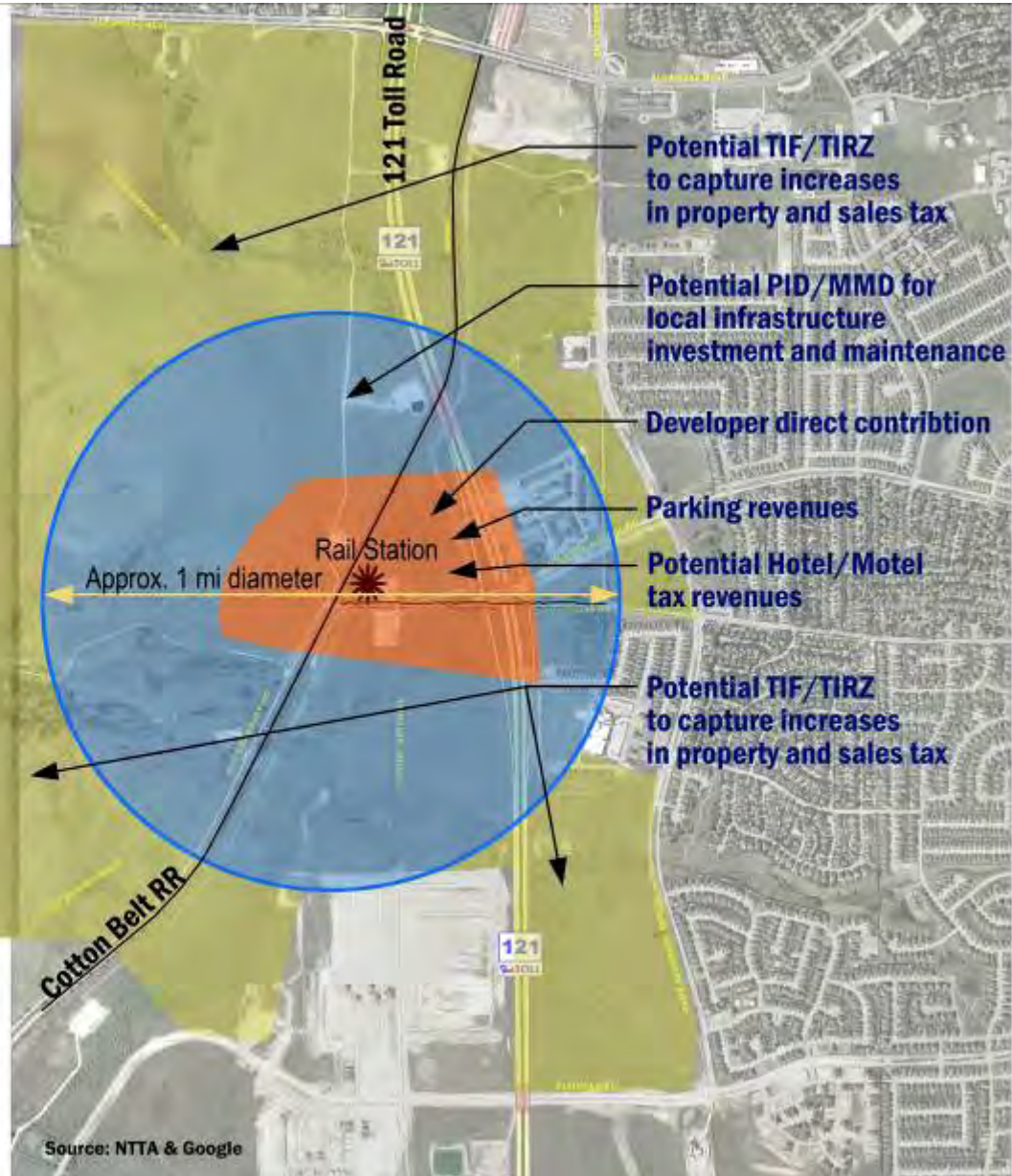


Bush Central Station Richardson, Texas

- 2500 housing units
- 1.5 Million SF commercial

Just 57 acres

Expand the size of the Value Capture



Thousands of acres can be captured

Developer—Local Govt.
Partnerships facilitate the
expanded reach of value
capture

A interconnected local
street network is critical



Federal Considerations

- Make it easier to utilize *private investment* sources (NEPA etc.)
- Incent *sustainable development* (not just congestion relief)
- Support *Regional flexibility and creativity* (MPOs)
- Funding priority for *utilization of local value capture*



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