

Suitability and Accessibility in Regional Infill Development

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What is driving the
economy?

FOCUS

You need to be
the best you
you can be.

Job-Centric ← → Quality of life -
centric

Raleigh

CHARLOTTE

Durham

Tampa/St. Petersburg

Wilmington

ATLANTA

Charleston

Nashville

Washington D.C.

AUSTIN

Asheville

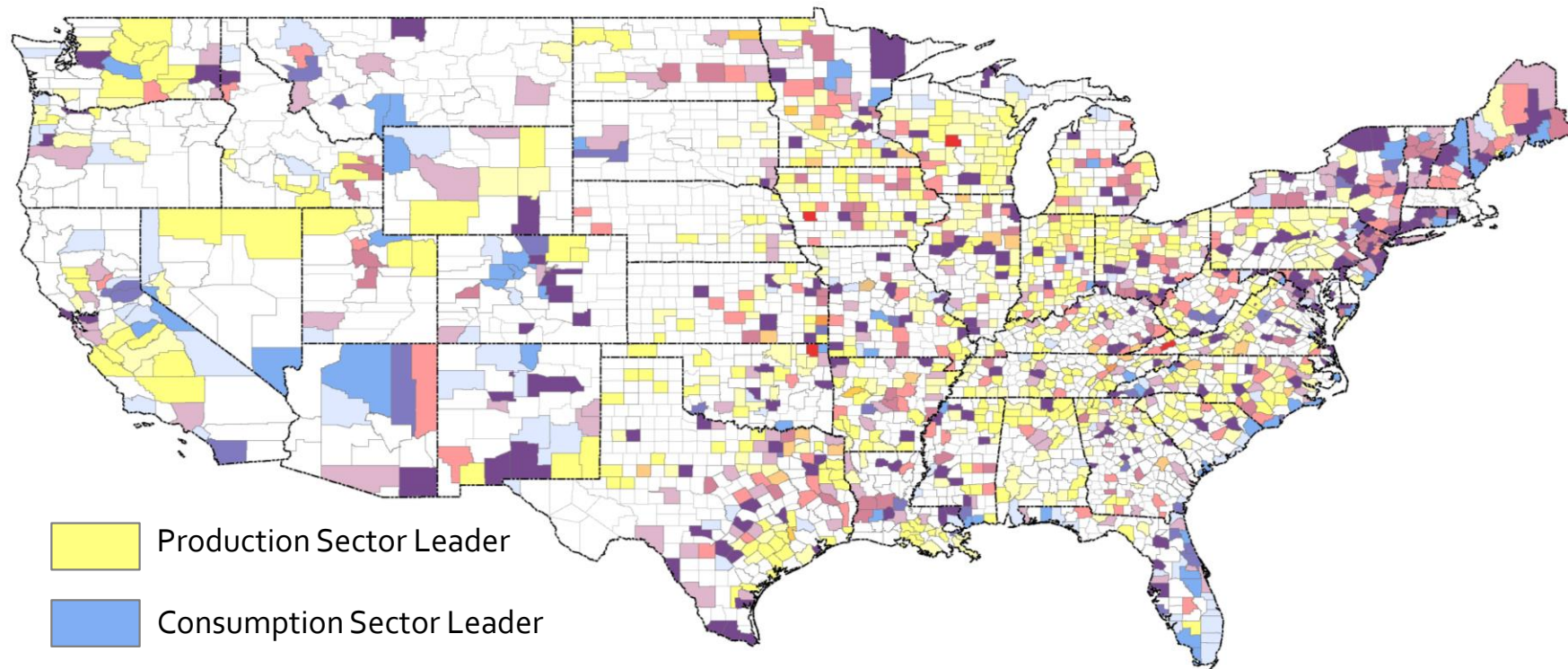
Orlando


Chattanooga

What if we
could define
success in
these areas?

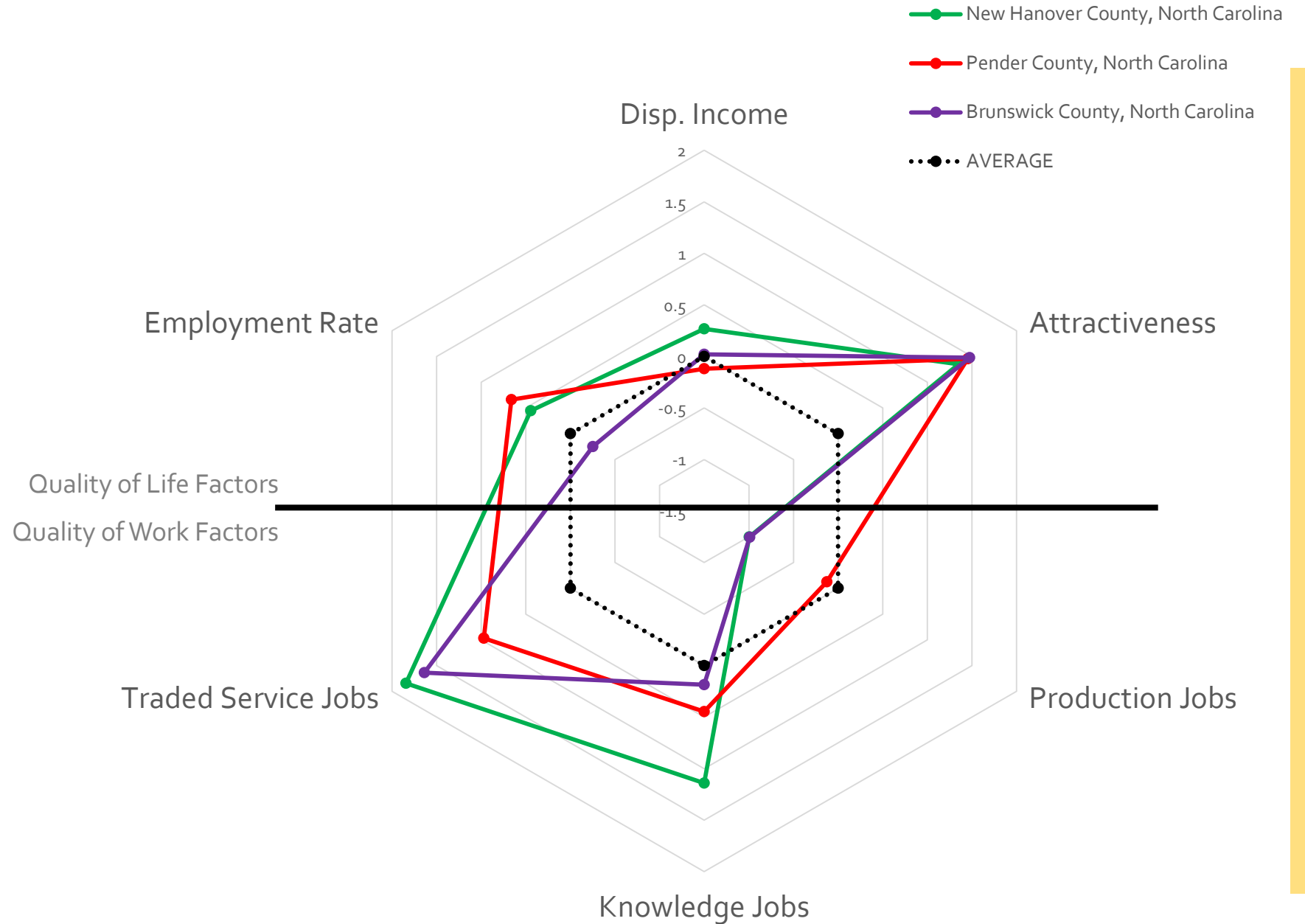
- Quality of living environment:
 - People have disposable income
 - People have jobs
 - People want to be there
- Quality of working environment:
 - Existence of traded sector jobs
 - Strength of the traded sector
 - Diversity of traded sectors

What if we had national-level data to measure that success?



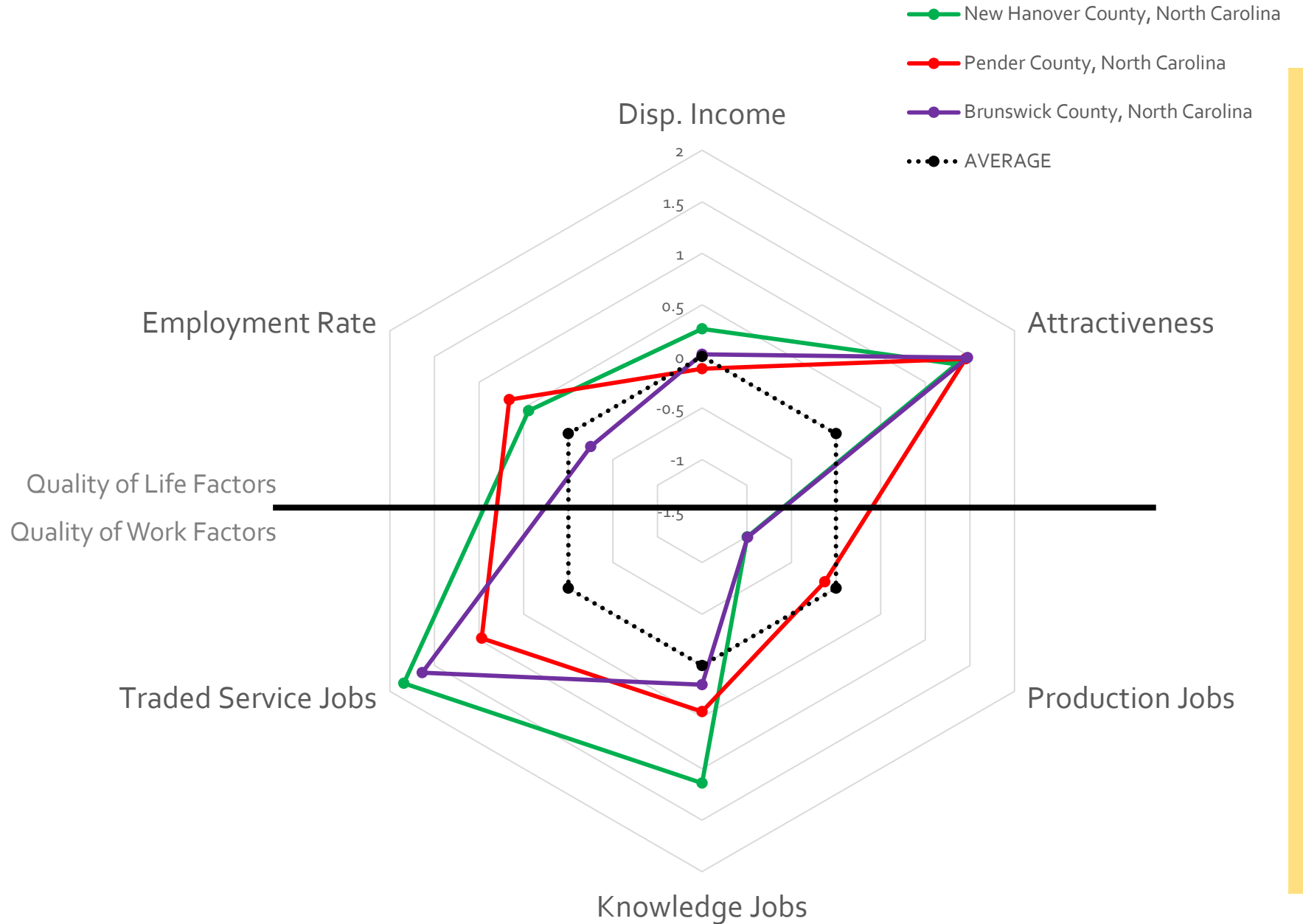
-  Production Sector Leader
-  Consumption Sector Leader
-  Knowledge Sector Leader
-  Multi-Sector Leader
-  No Sector Leaders

We could assess strengths and weaknesses and shape a strategy in response.



Highly attractive yet...

High percentage of low-wage jobs combined with average disposable income



What shapes a region's
development pattern?

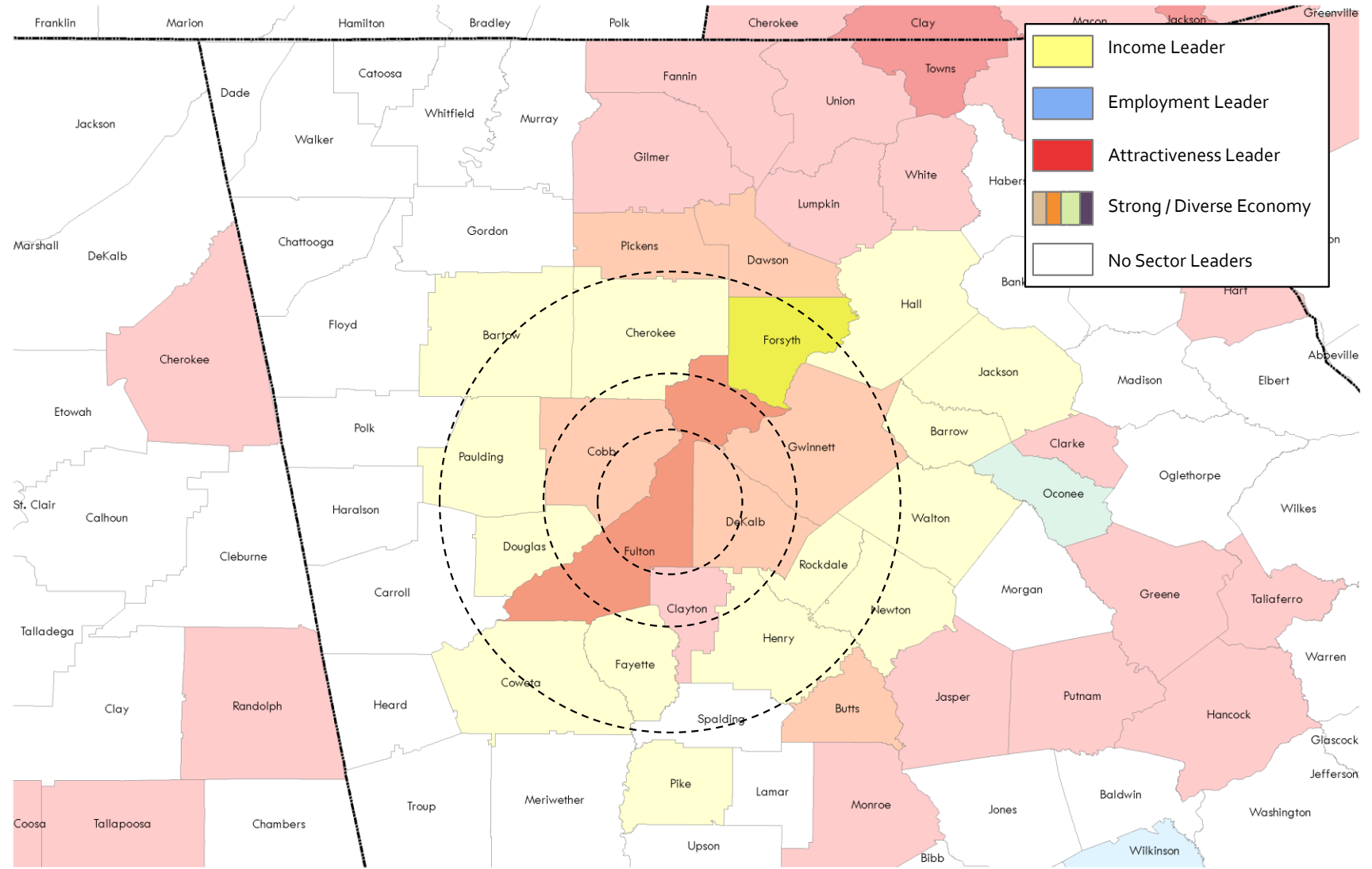
Accessibility is
key to
understanding
a region's
growth and
evolution.

- Accessibility is a direct measure of fundamental question:

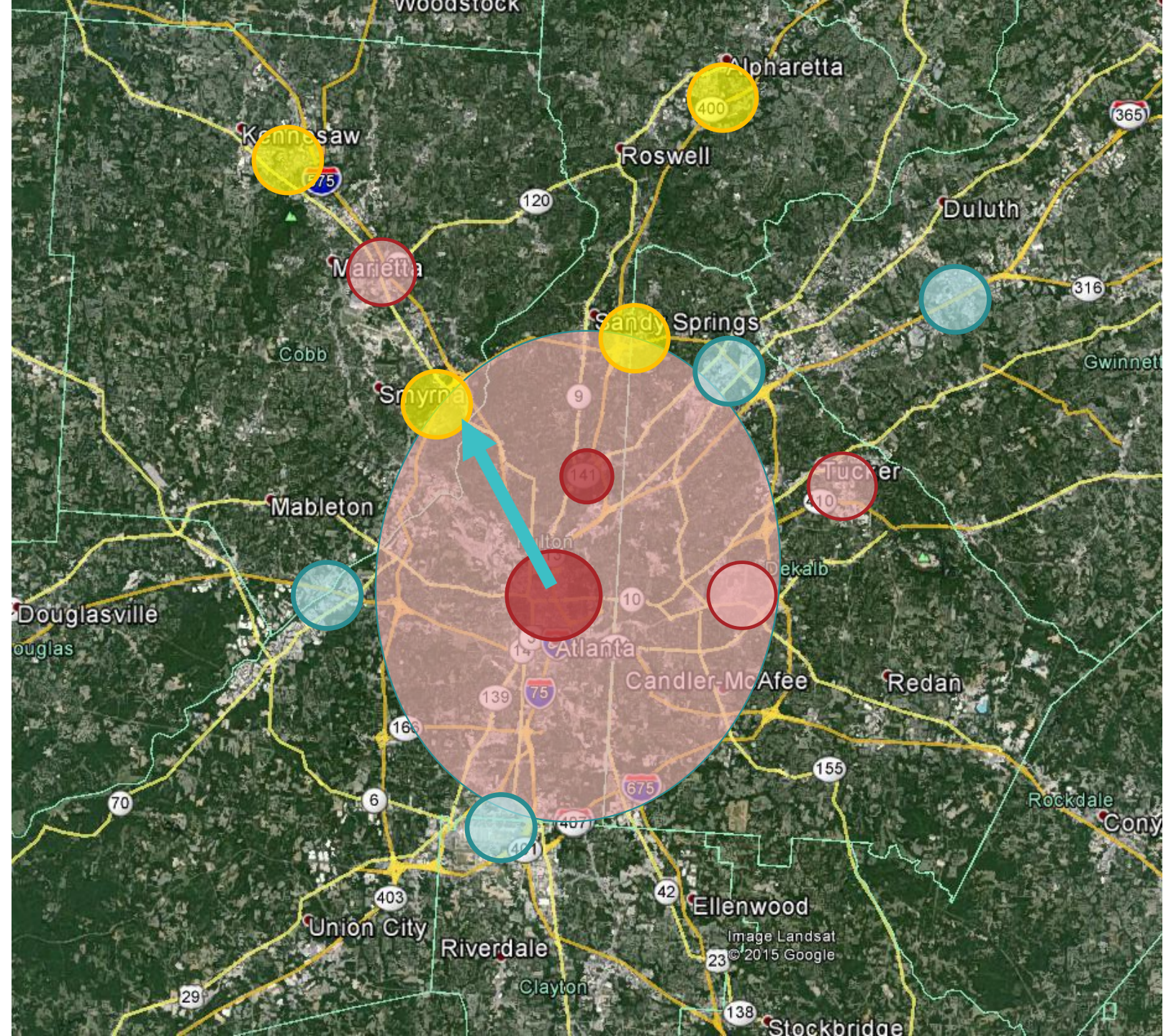
“What opportunities are available to me?”

- Accessibility by auto has shaped and will continue to shape regional growth

There are striking similarities across regions as to how they develop.

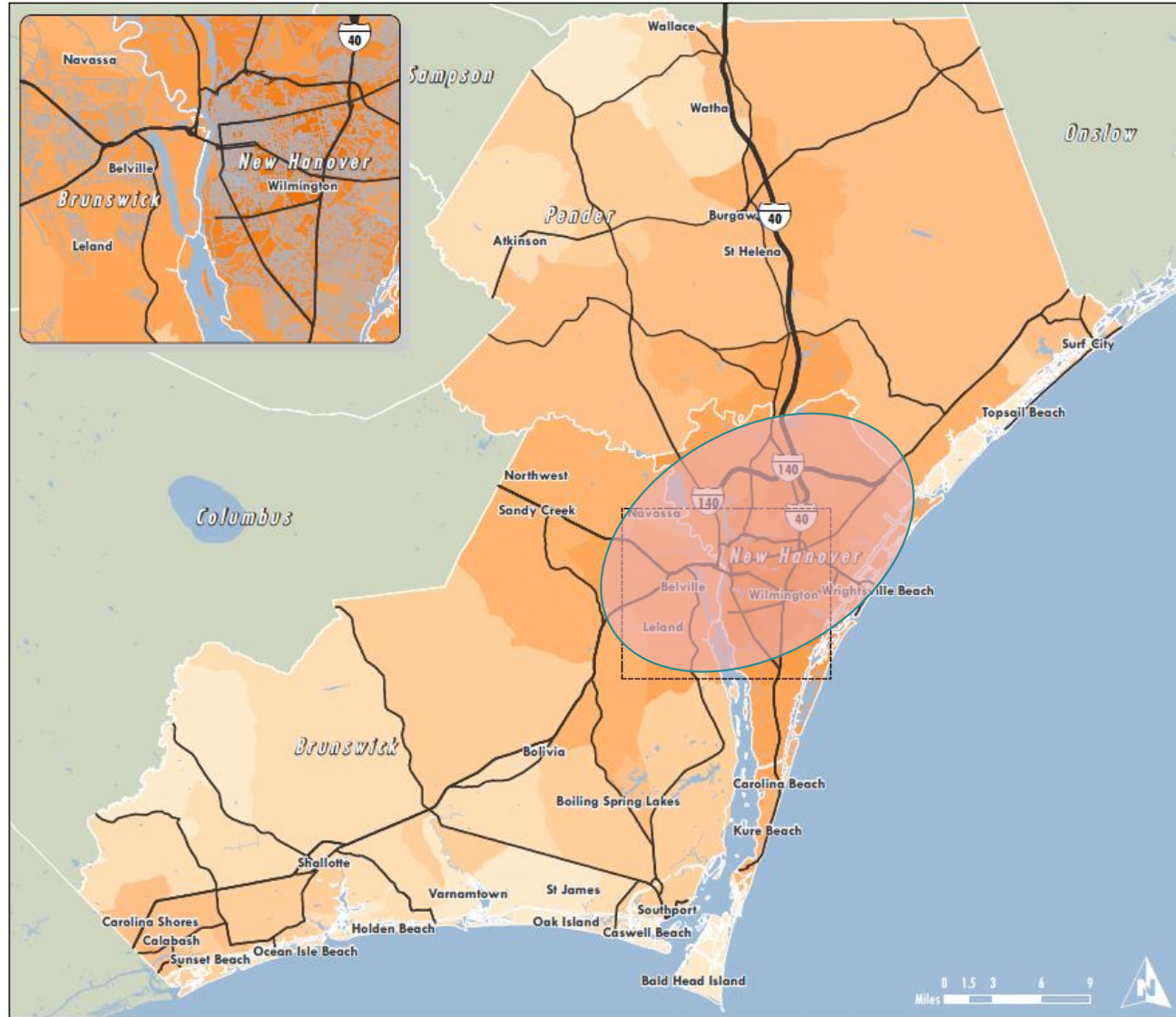


Centers emerge in defined patterns: 7-13 miles, 5-10 miles. Inner ring development is key.



What's happening
here?

Wilmington
centric region.
Inner ring not
yet developed.

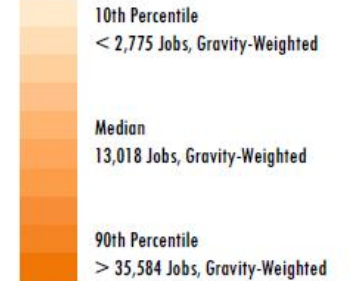


EXISTING CONDITIONS

Regional Accessibility 2010

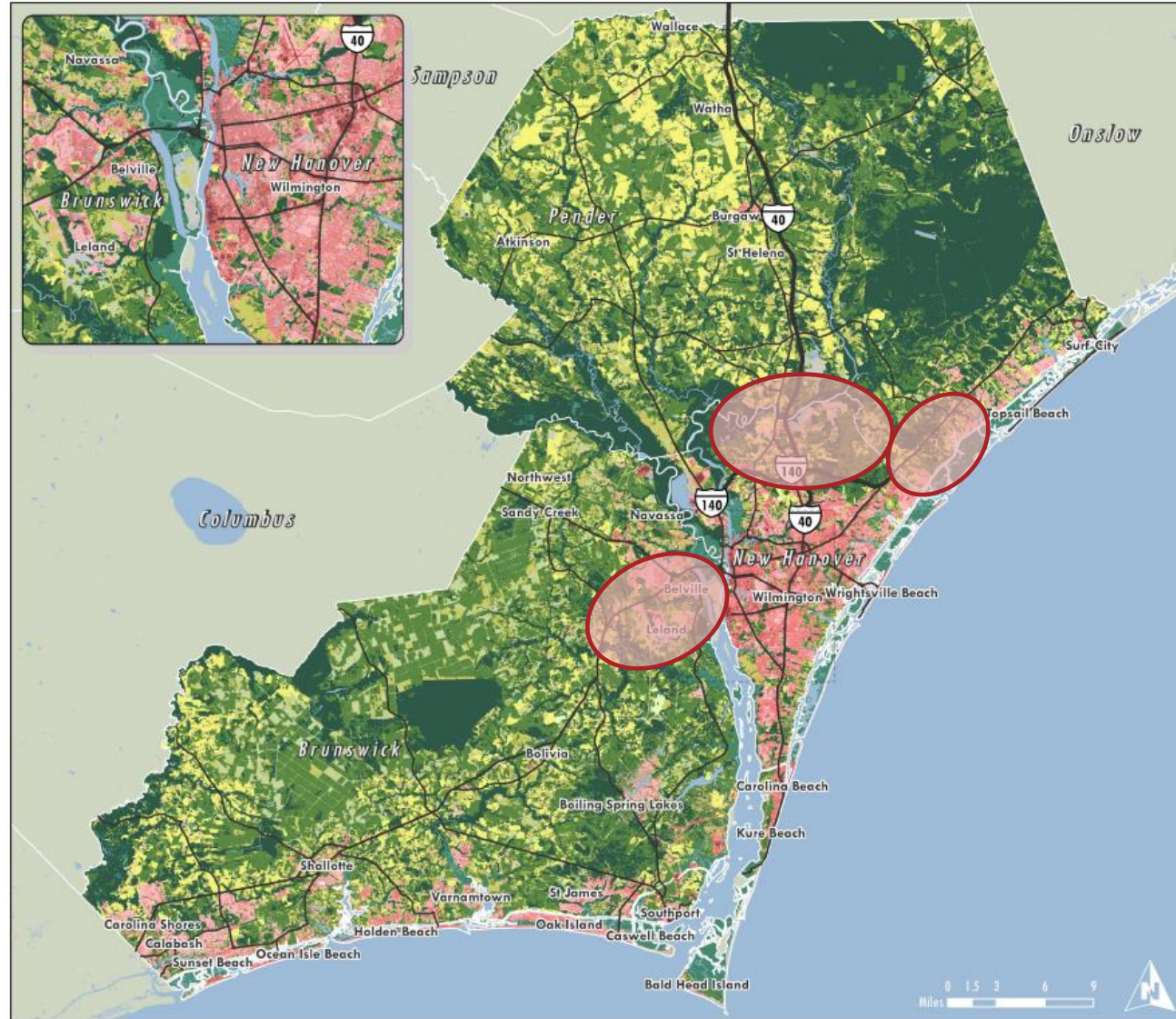
Census Block Groups

Regional Accessibility to Employment by Driving



Source: USEPA, Smart Location Database v. 2.0 (2013)
Assumes 45-minute maximum drive time

There is a lot of undeveloped land within close proximity to the center of the region.



Parts of the region are largely decoupled from the core, separated by time and space.



EXISTING CONDITIONS

Generalized Land Cover 2006

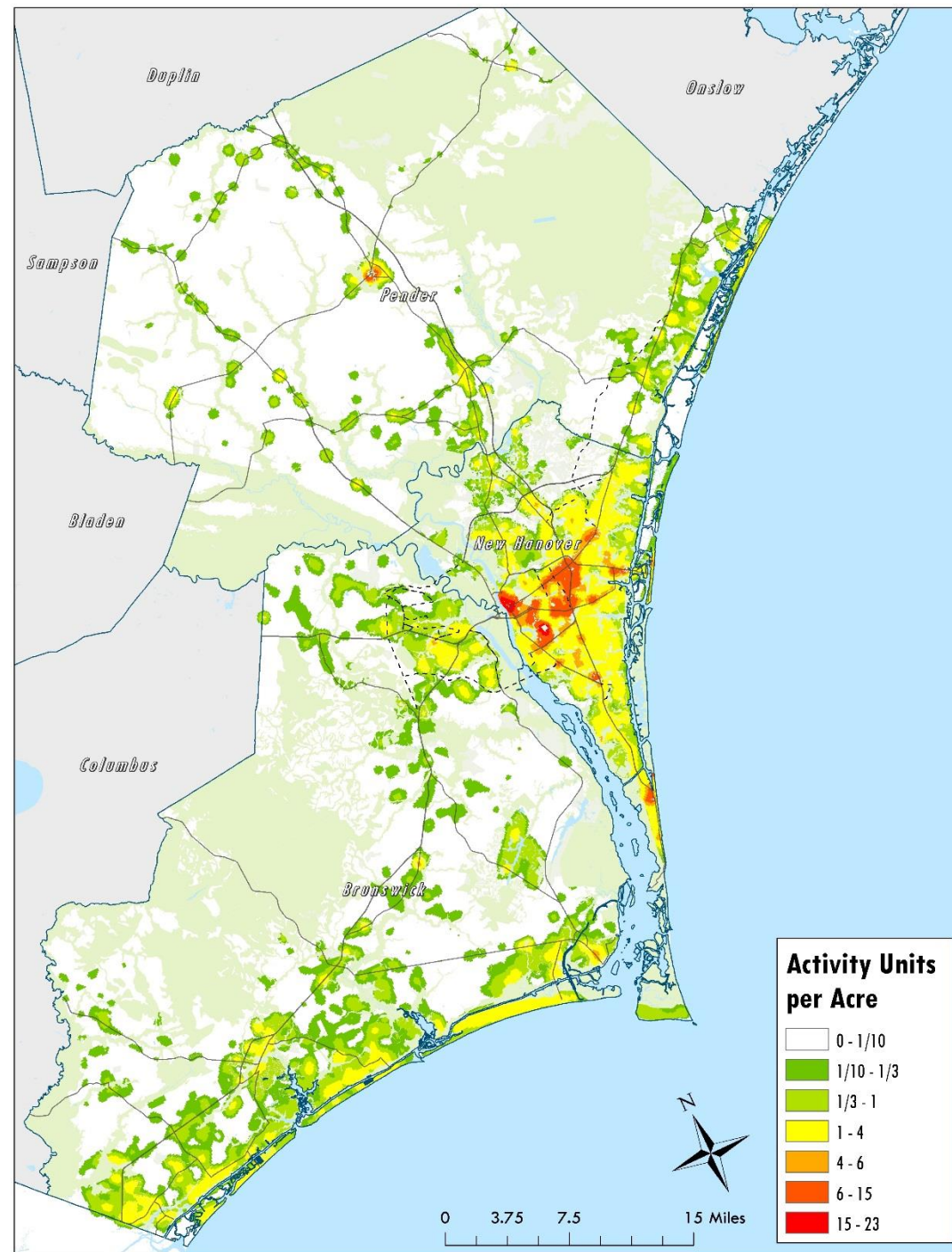
Land Cover

By Type

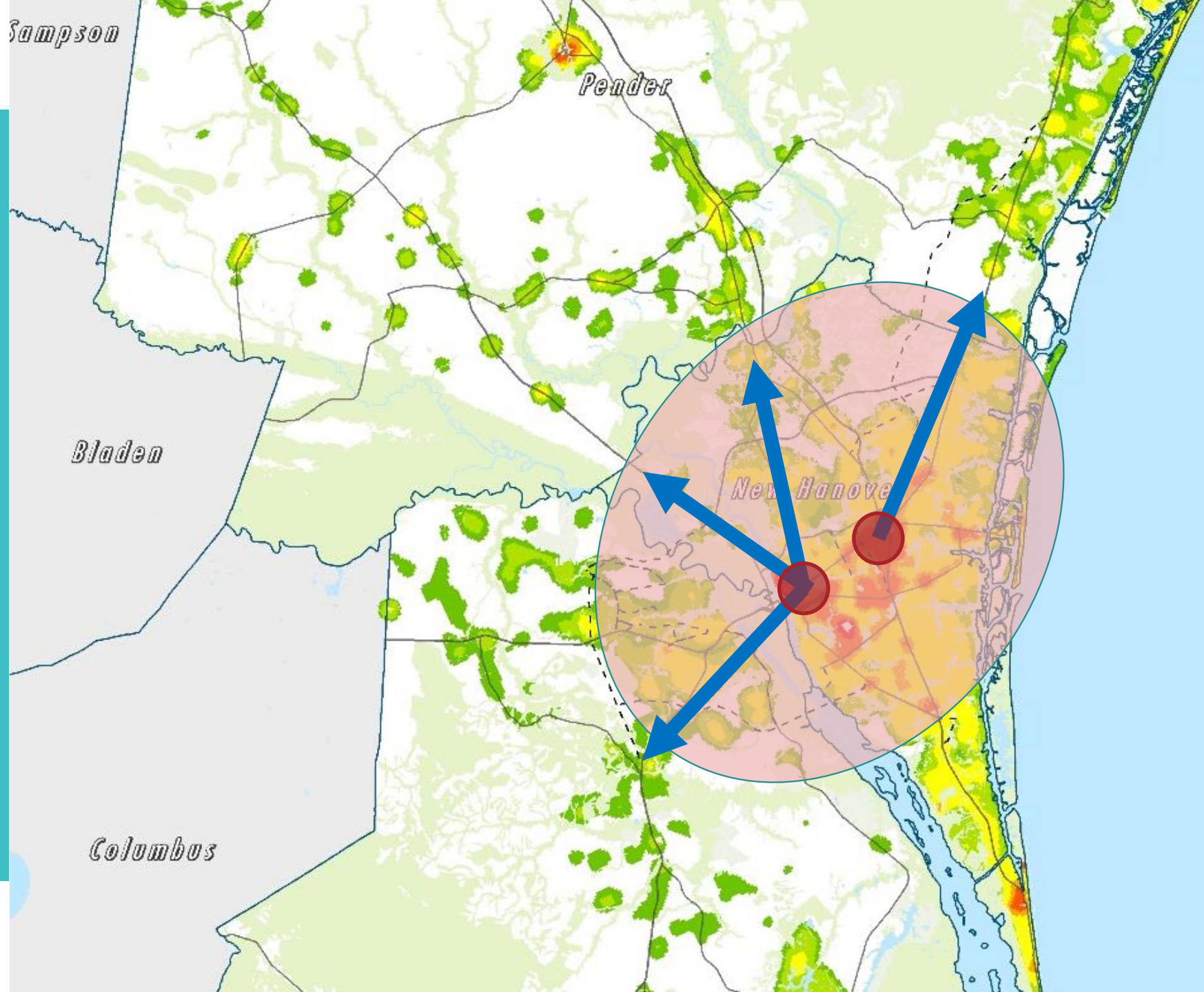
- Developed, High Intensity
- Developed, Medium Intensity
- Developed, Low Intensity
- Developed, Open Space
- Cultivated Crops
- Deciduous Forest
- Mixed Forest
- Evergreen Forest
- Hay/Pasture
- Shrub
- Herbaceous
- Emergent Herbaceous Wetlands
- Woody Wetlands
- Open Water
- Barren Land

Source: National Land Cover Database, 2006

Intensity of development is revealing.



The potential for new centers clear. The strength of existing centers is clear.



What do we do about
it?

Cities That Work

Cities that work foster diverse activity patterns (**proximity**) supported by multimodal travel networks (**mobility**) that maximize access to opportunities (**economic / quality of life outcomes**).

Complete Communities

- Quality of life infrastructure
 - Works at the local and regional scale
- Placemaking
 - Mindset and way of doing business
 - Have to make it easy to do
- Benefits
 - Attractiveness
 - Housing choice
 - Diverse and unique local economies

