



Smart Growth America

Making Neighborhoods Great Together

A Smart Growth Approach

Strengthening the future of Charles County

May 30, 2013

A Better Charles County through Smart Growth
La Plata, MD

Building Better Budgets



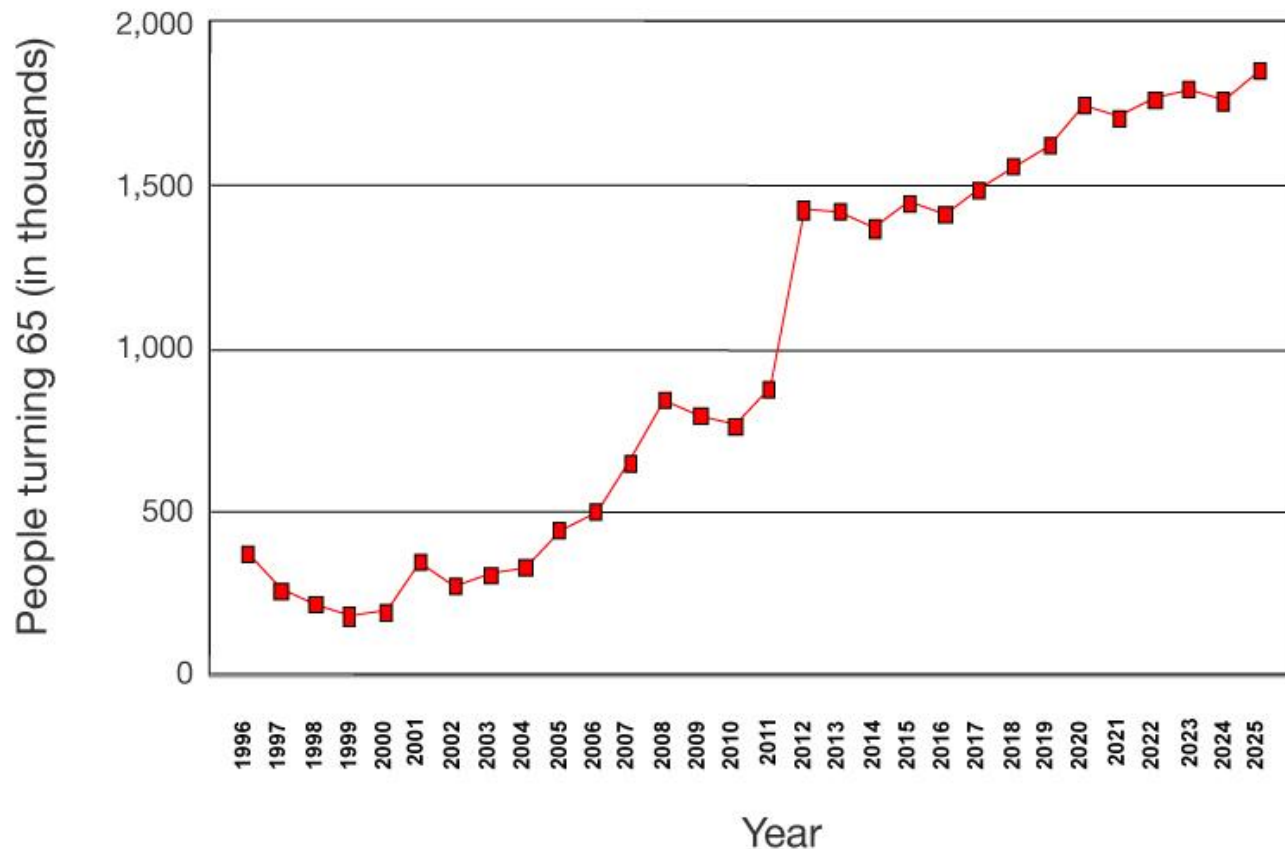
www.smartgrowthamerica.org/building-better-budgets



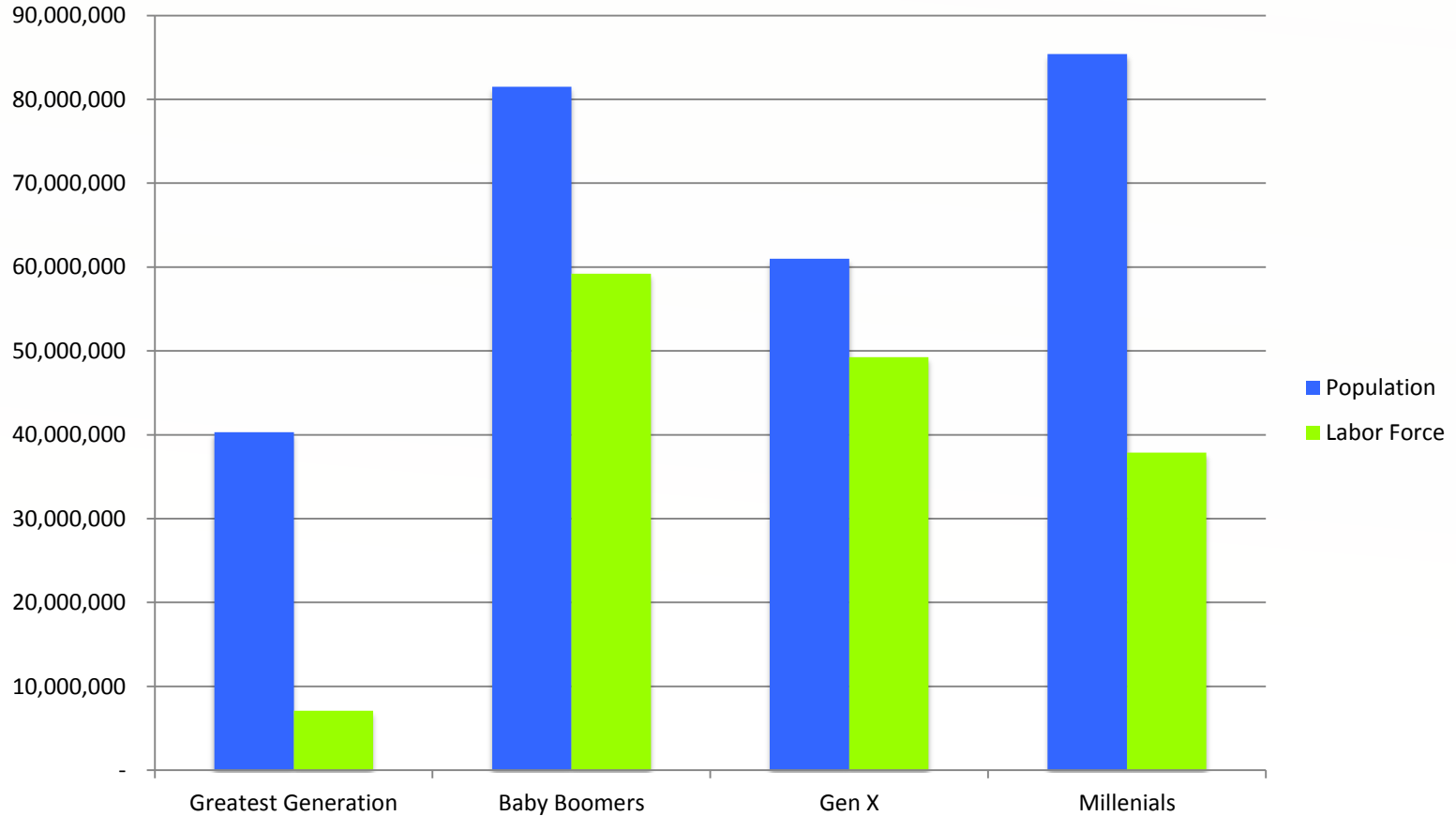
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Growing senior population

U.S. residents turning 65, 1996-2025



Population and the labor force



DEMOGRAPHIC TRENDS

Changing demographics: decline in households with children

Rising millennial demand

	1960	2000	2025
Households with children	48%	33%	28%
Households without children	52%	67%	72%
Single households	13%	26%	28%



Growth patterns



The new American dream

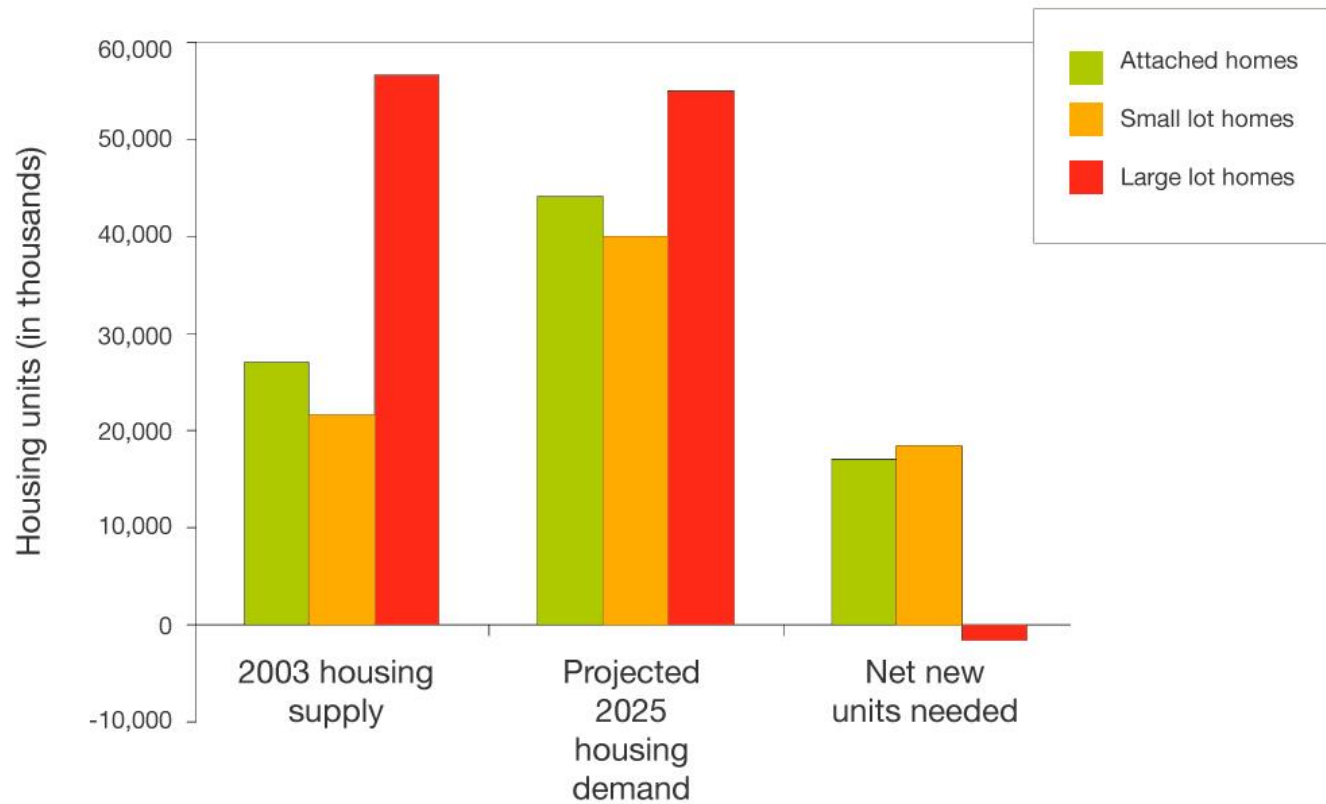


The American dream



Changing demand: Housing

U.S. real estate supply vs. demand, 2003-2025



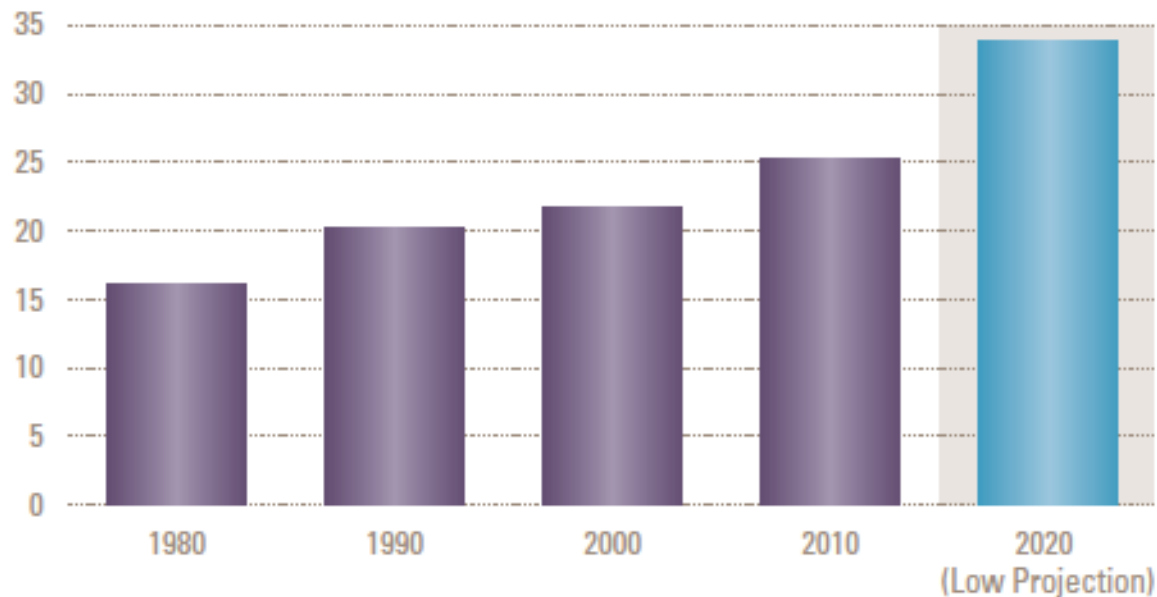
Place: Building long term economic stability



Households headed by Senior population

As the Baby Boomers Age, the Number of Seniors Will Increase Dramatically in the Next Decade

Households Headed by Persons Aged 65 and Older (Millions)



Notes: Senior households are those headed by a person aged 65 or older. JCHS low projection assumes that immigration in 2010–20 is half that in the US Census Bureau's 2008 middle-series (preferred) population projection.

Sources: JCHS tabulations of US Census Bureau, Current Population Surveys; JCHS 2010 household growth projections.



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Boise, Idaho



Ann Arbor, Michigan | Google



Research Triangle Park | North Carolina



Research Triangle Park - current



Illustrative concept from Research Triangle Park Master Plan



Chicago, Illinois | Hillshire Farm

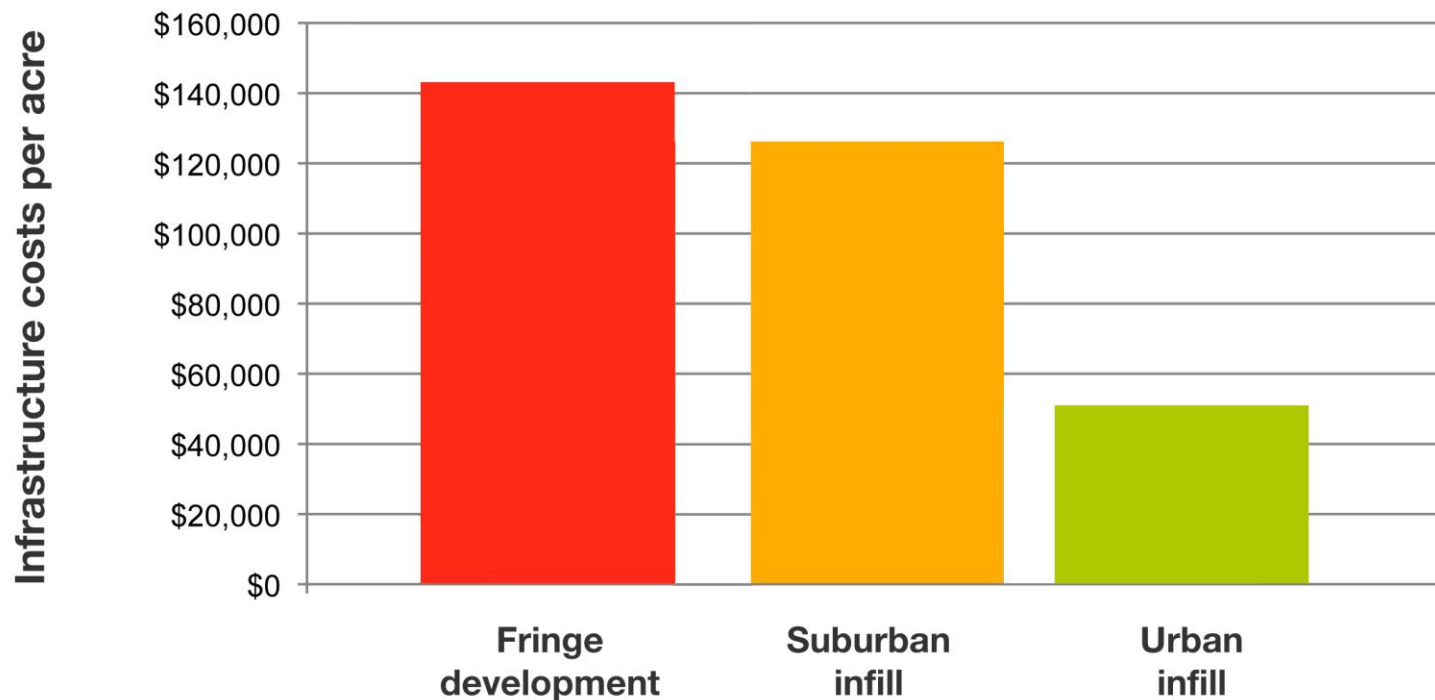


The value of place



Lower infrastructure costs

Per acre infrastructure costs for single-family homes by location



Building infrastructure to serve new development on the fringe can cost the city **up to three times more per acre** than urban infill development.



Economic competitiveness

From *Emerging Trends in Real Estate*

“Properties in better-planned, growth-constrained markets **hold value better** in **downmarkets** and **appreciate more** in **upcycles**.”

“Areas that integrate commercial, retail, and residential, parks, and street grids with sidewalks will age better than places oriented to disconnected cul-de-sac subdivisions and shopping strips, navigable only by car.”





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Thank you

Gov. Parris N. Glendening

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www.smartgrowthamerica.org



Smart Growth America

Making Neighborhoods Great Together

Smart Growth America is the only national organization dedicated to researching, advocating for and leading coalitions to bring smart growth practices to more communities nationwide.

www.smartgrowthamerica.org

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