

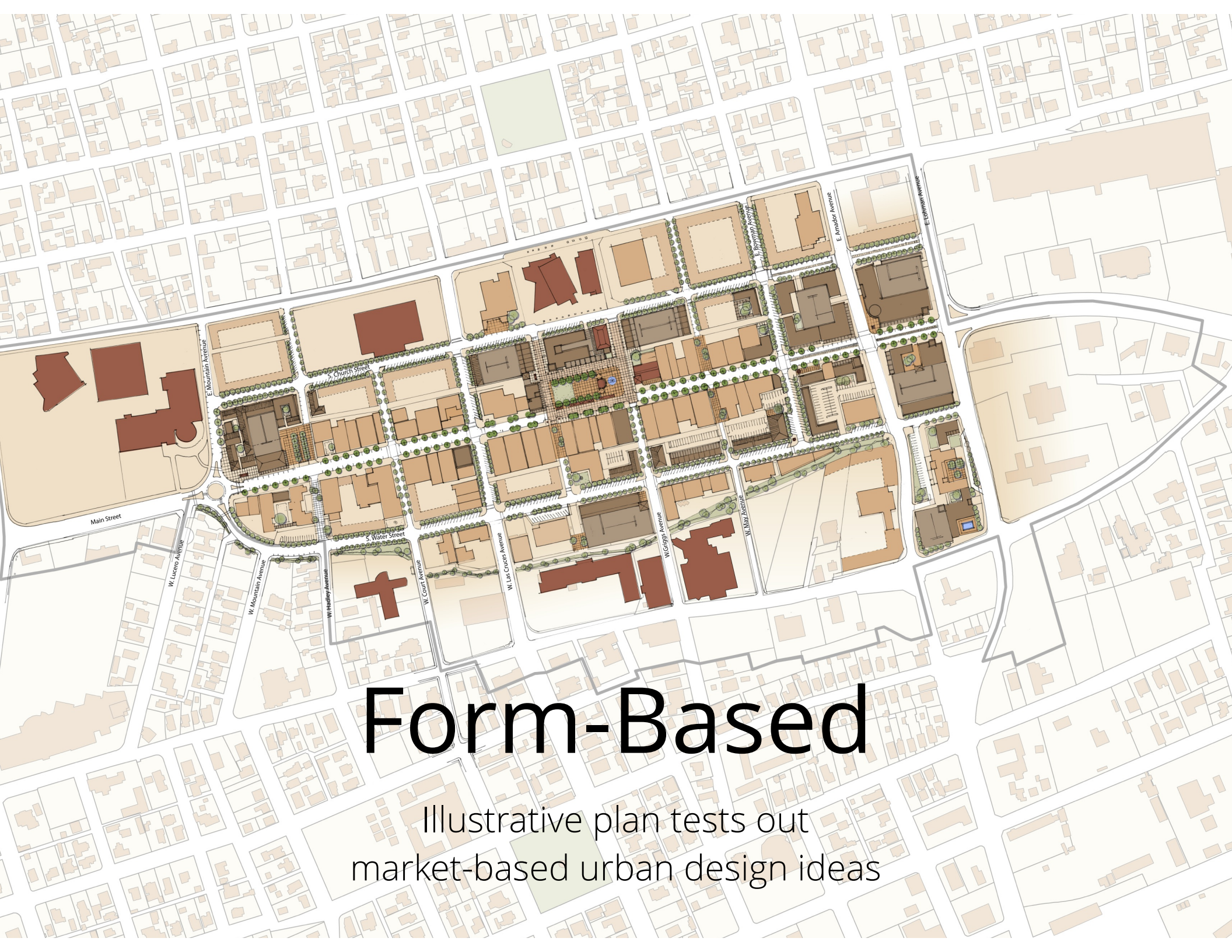
WHAT DOES **SMARTCODE DELIVER?**

Hazel Borys
PlaceMakers, LLC

RE DEVELOPMENT

Las Cruces, New Mexico
wanted a real downtown





Form-Based

Illustrative plan tests out
market-based urban design ideas







LOANS

Pro-Styles
HAIR & GROOMING



Excel

ABC



LOA S
Pro-Styles
MANICURE SHEET

BRIGGS

6EWS606



LOA S

Pro-Styles
HAIR & BEAUTY

BRIGGS

6EWS606



RASPBERRY'S
RESTAURANT

Pro-Styles
HAIRCUTS & SHAVES

BRIGGS

6EWS606



MY BROTHER'S PLACE
RESTAURANT & CANTINA

VEGAN
FOOD

Billiards
Bo

OUR TACO
AND FAJITA
SALADS
YUMMY

Las Vegas
Expert Fire

Expert Fire

DISCOUNT
PRICES

FAST
SERVICE

NAME
BRANDS







Expert Tire

Expert Tire

CALIFORNIA
5PFY383
BERKELEY

FINE SCOTT FOOD

Billiard

OUR TACO AND TAJITA SALADS YUMMY

AMADOR



GREENFIELD

Hampstead, Montgomery,
Alabama wanted a walkable
neighborhood near the city







CELEBRATING
★
LIFE
IN THE
SOUTH
Hampstead



Southern Living
INSPIRED COMMUNITIES





GREENFIELD

Waters, Pike Road, Alabama
wanted a new walkable town
on the edge of a metropolis



MARLER ROAD - TO I-85

THE OAKS

PIERCE LANDING

DARBY DOWNS

CARTER'S GROVE

LAKE CAMERON

CROCKETT'S CREEK

WELCH COVE

LUCAS POINT

LAKE SWEET T

MARLER ROAD - TO VAUGEN R

JAKE LAKE

MARLER HILL

A
B

C

D

G

F

TOWN PLANNING IS AN EVOLVING AND ONGOING PROCESS. THUS, THE REPRESENTATIONS HEREIN ARE SUBJECT TO REFINEMENT, REVISION AND/OR CHANGE WITHOUT NOTICE.
10 NOVEMBER 2006





A
B

C

LAKE
SWEET T

LUCAS POINT









People, Planet, Profit

Delivering returns

Nashville Income Generated / Acre 1,150x suburban development



Building Better Budgets, Smart Growth America, 2013  Smart Growth America
Making Neighborhoods Great Together

Case Study

Nashville, Tennessee

Nashville Property Value Appreciation

Area	2005 Total Appraisal (\$ Million)	2009 Total Appraisal (\$ Million)	Change 2005-09	2013 Total Appraisal	Change 2009-13	Change 2005-13
Davidson County	\$ 49,699	\$ 63,492	28%	\$66,270	4%	33%
Form-based Code	\$ 918	\$ 1,553	69%	\$ 1,977	27%	115%

Richard Bernhardt, Planning Director, City of Nashville, 2013



FBC property values up **3.5x faster** than region.
 These FBC areas do not include downtown.

Nashville Property Value Appreciation

Downtown Code (DTC)	30 months pre-DTC	30 months post-DTC	% Change
Permitted Value	\$176,074,188	\$544,340,513	209%
% of County Total Permitted Value	7%	18%	

Richard Bernhardt, City of Nashville, 2013



Downtown FBC property values up **209%** post adoption.
 Note pre and post timeframes have same amount recession.

Salt Lake City

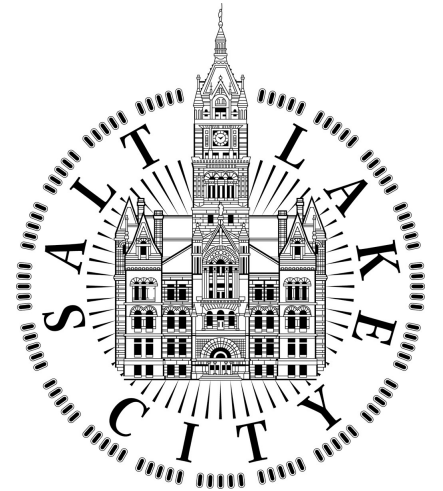
Modeled Growth Strategy
Saves \$4.5 billion over 20
years:

transportation

water

sewer

utility infrastructure



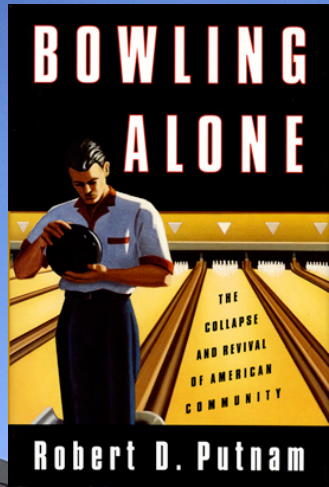
Savings on Services 10%



Building Better Budgets, Smart Growth America, 2013



10 min in car = 10% less



Social
Capital



17 v. 6 Metric Tons CO₂



Inventory of New York City Greenhouse Gas Emissions, 2012



Emissions Database for Global Atmospheric Research (EDGAR), 2011





41 million acres

of rural land the US lost to development from 1982 to 2007.
That's almost the size of the State of Washington.

DC Each Step Up Walkability Ladder
+ \$9 / SF to annual office rents
+ \$7 / SF to retail rents
+ \$300 /month to apartment rents
+ \$82 per square foot to home value

Chris Leinberger and Mariela Alfonzo, Brookings Institution, 2012



Homes in Walkable Neighborhoods
less than half average decline in price
from the housing peak in the mid-2000s



Brookings Institution, 2011



Copenhagen's Bike Account, 2012



1 mile cycling: \$.42 economic gain
1 mile driving: \$.20 loss to society

