



WALKABLE, LIVABLE COMMUNITIES ..and the CCT



Stu Sirota, AICP

What are walkable, livable communities?

- Transportation choices
- Complete Streets



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- Complete Streets



A response to “Drivable Suburbia”



90% of our built environment is Drivable Suburbia



Walkable, Livable Communities is a response to “Drivable Suburbia”



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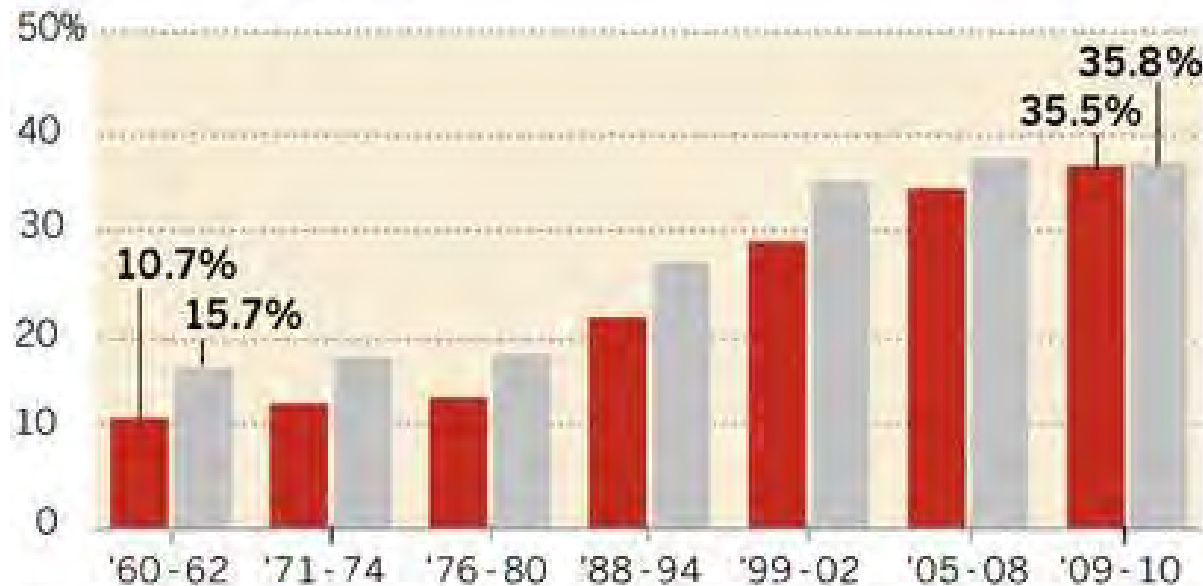


Walkable, Livable Communities is a response to “Drivable Suburbia”

Adult obesity rates

(Age 20 and older)

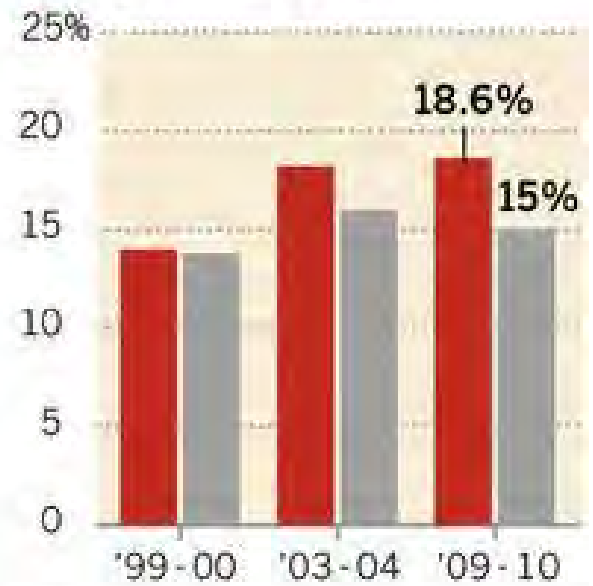
■ Men ■ Women



Child and teen obesity rates

(2 to 19 years of age)

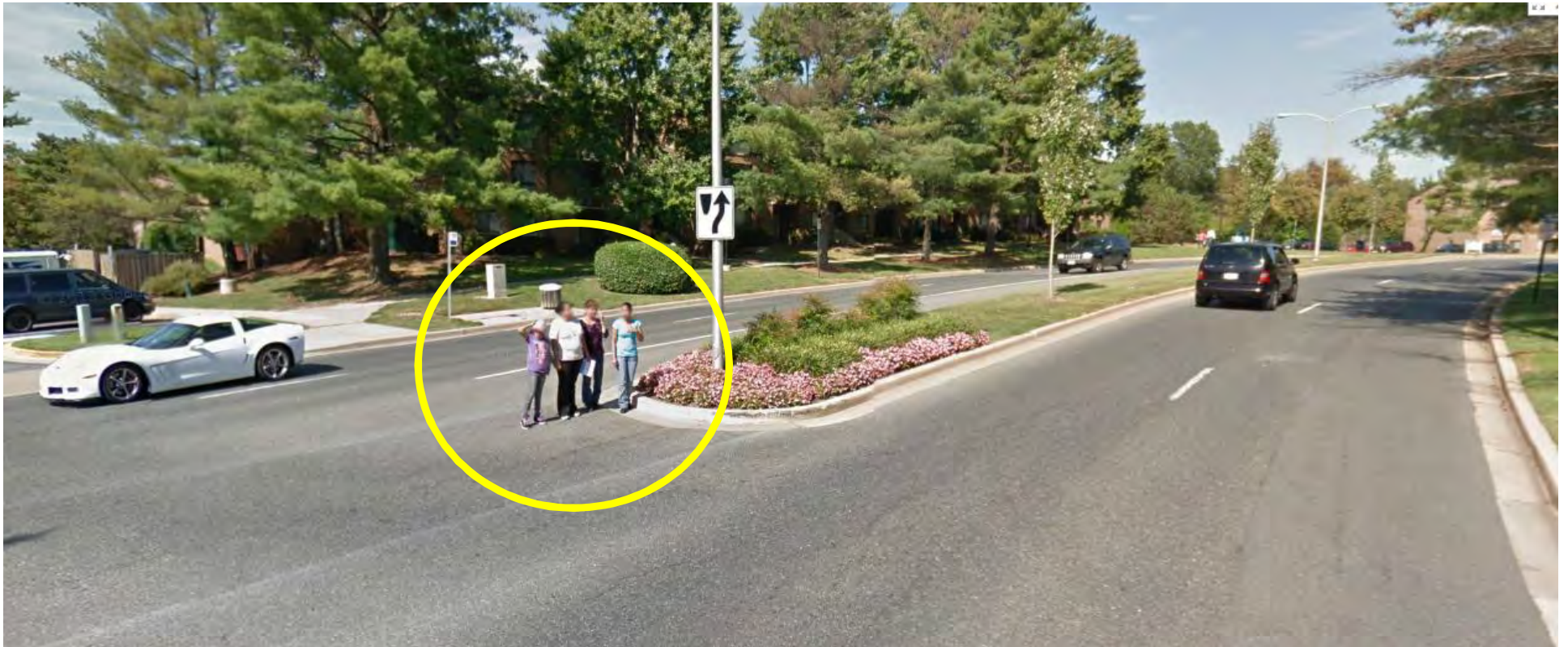
■ Boys ■ Girls



Note: Obesity is defined in children and teens as being at/above the 95th percentile of body mass index for age growth charts.
Sources: Centers for Disease Control and Prevention, National Health and Nutrition Examination Survey

Los Angeles Times

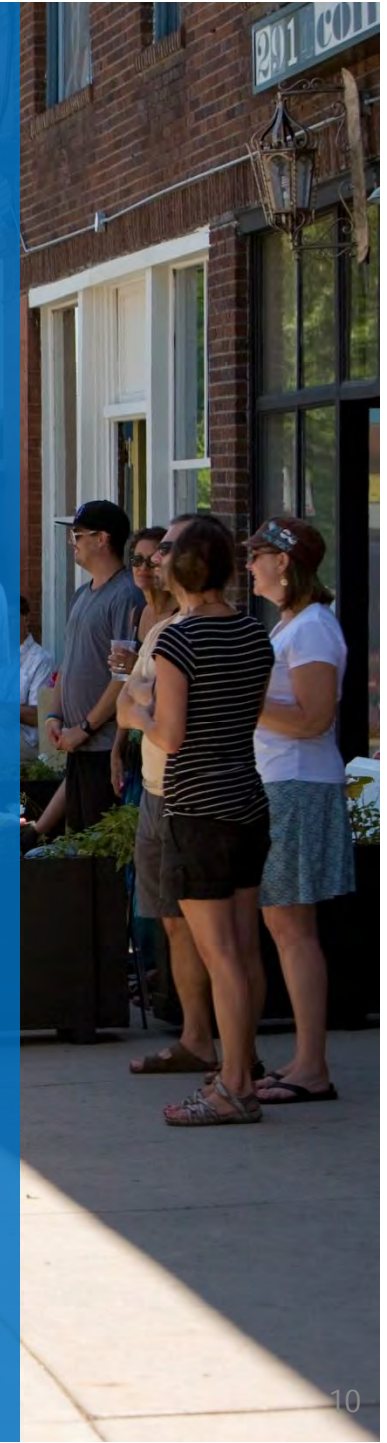
Walkable, Livable Communities is a response to “Drivable Suburbia”





Elements of Walkable, Livable Communities

- Interconnected street network
- Small, well defined blocks
- “Complete streets” designed for all users
- Buildings and public space oriented to the street
- Inviting streetscapes
- Sidewalks and crosswalks
- Street trees
- Doors and clear windows that open out on to the street, and other active ground floor uses



Same land uses, different design

Separated uses, spread out



Practical and efficient for..

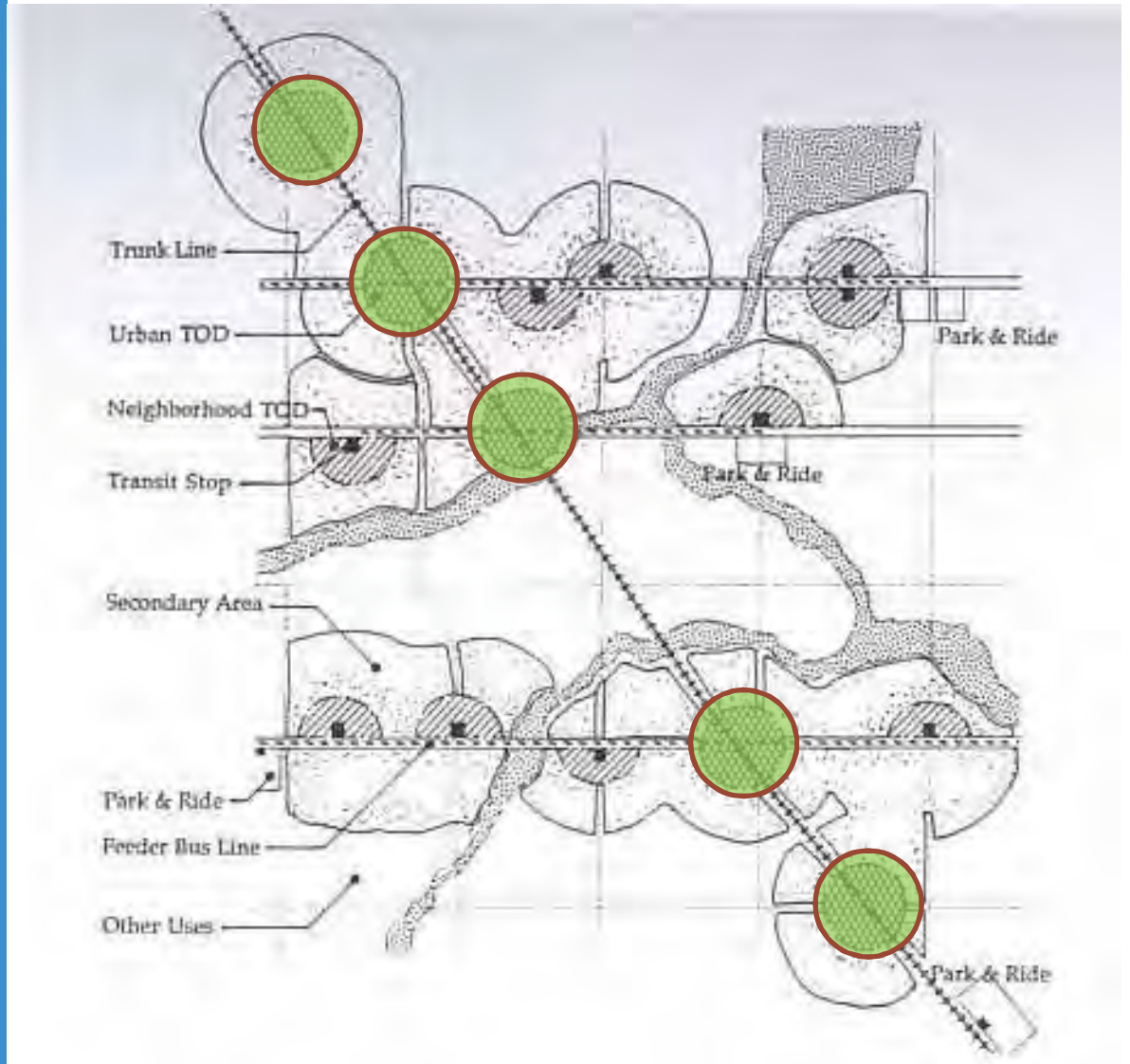
Cars

Cars, transit,
pedestrians, bicycles

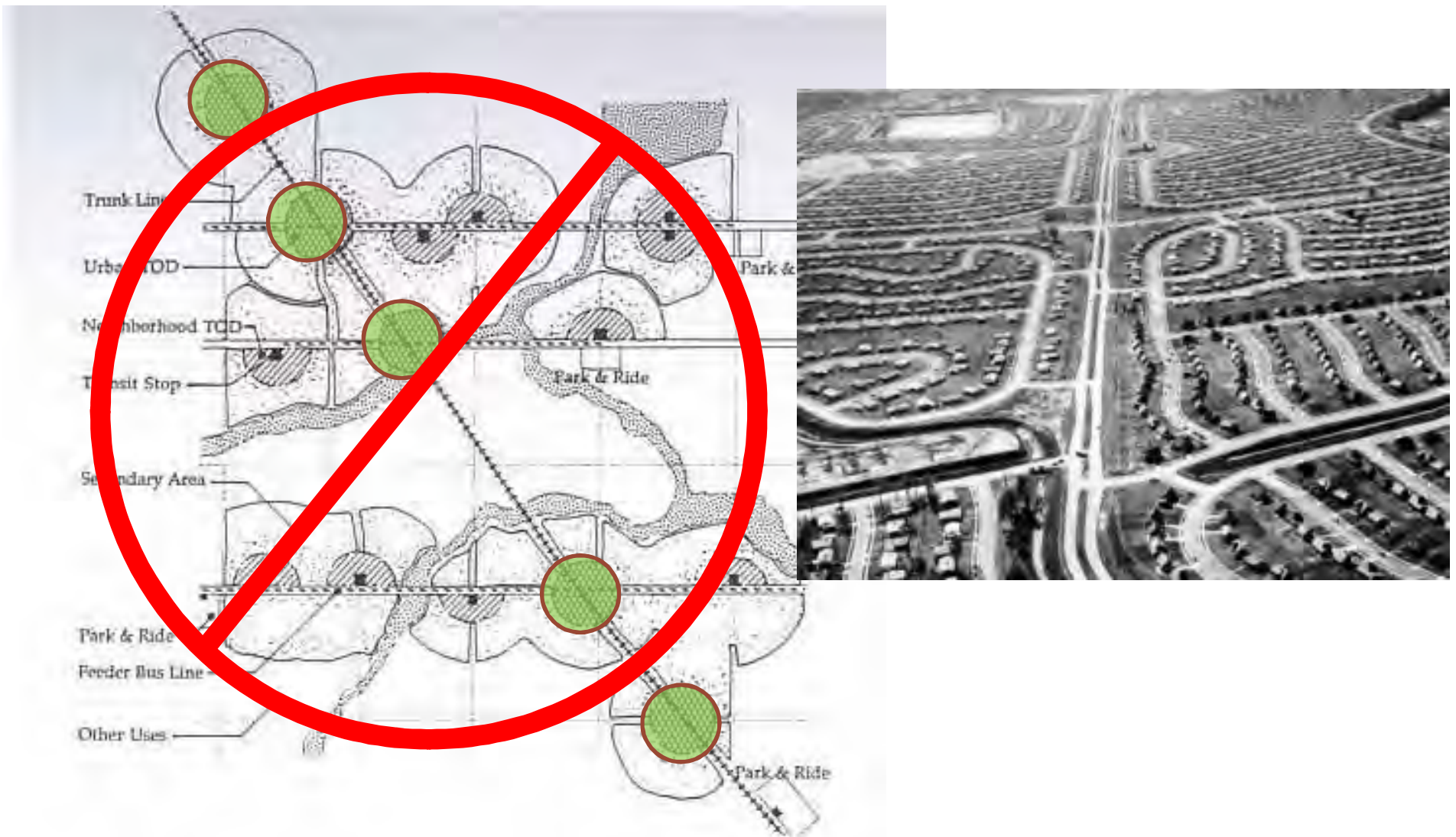


Walkable communities achieve their maximum potential when connected to each other via a regional transit network.

Extends the range of the pedestrian



Not part of the post-war era suburban playbook



Transit system planning in post-war U.S. was all about the park and ride to downtown.



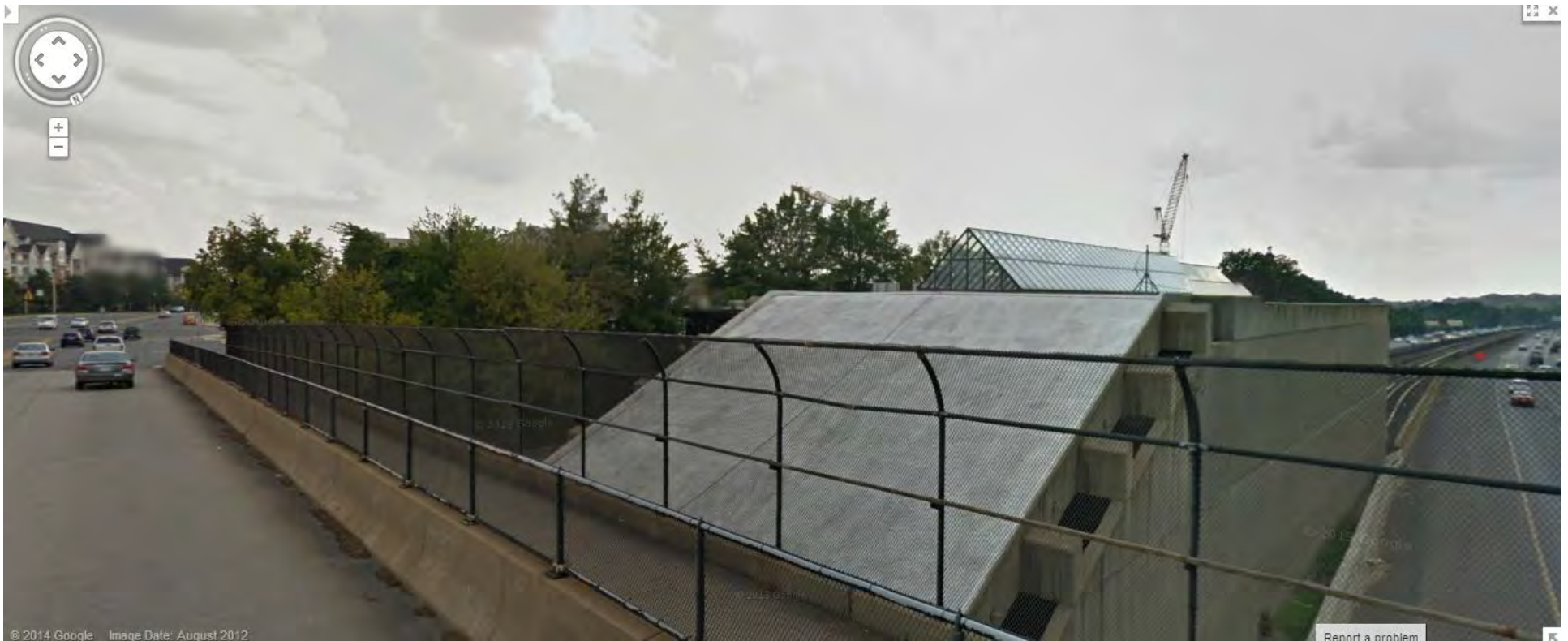
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Walkability was not a serious consideration for most suburban transit stations



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Times, they are a-
changin':
The marriage of walkable
communities and transit
aka Transit Oriented
Development (TOD)



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Why is this happening?

New economic realities, shifting demographics and preferences, environmental concerns

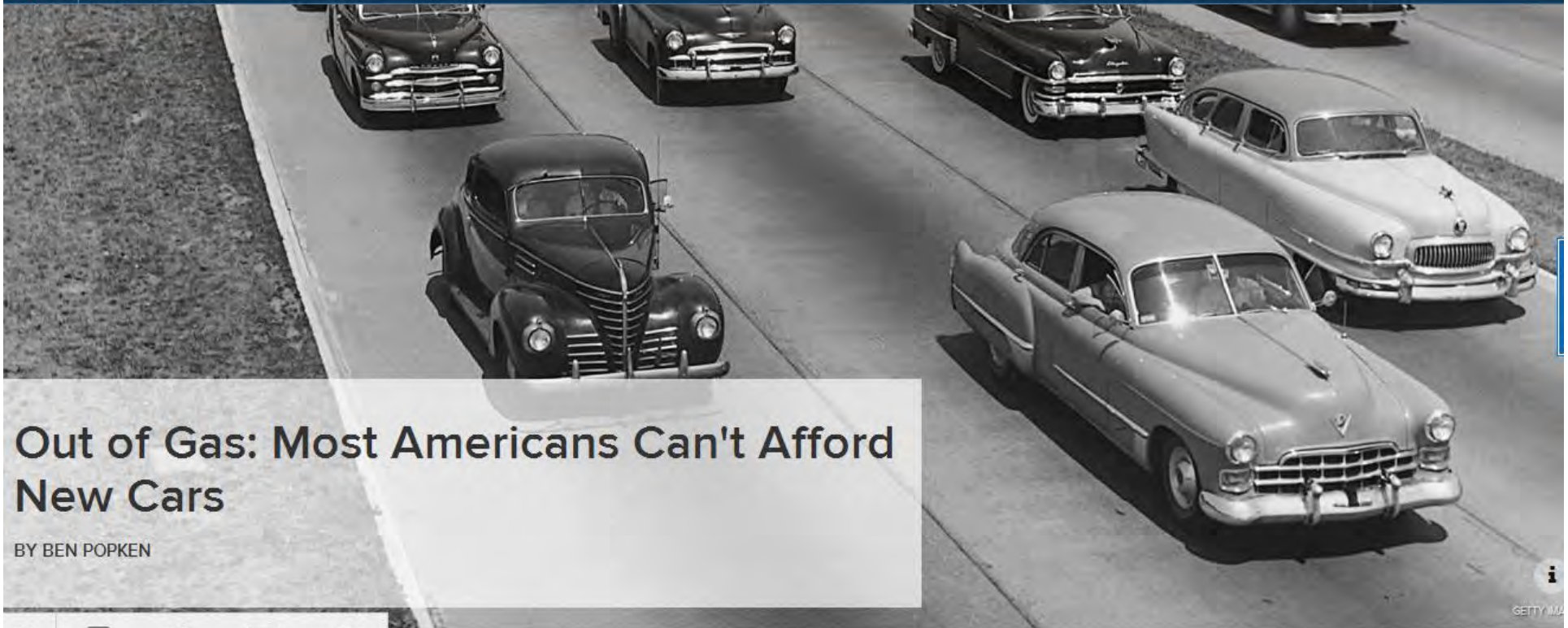


- 77 percent of respondents say that would prefer living in a walkable community
- 56 percent of respondents say that they would prefer to live in a community with walkability, mixed-use development, and transit.
- Only 43 percent who said they would rather live in an auto-dependent community.



Cost of car
ownership =
\$9,122/year
per average
vehicle





Out of Gas: Most Americans Can't Afford New Cars

BY BEN POPKEN

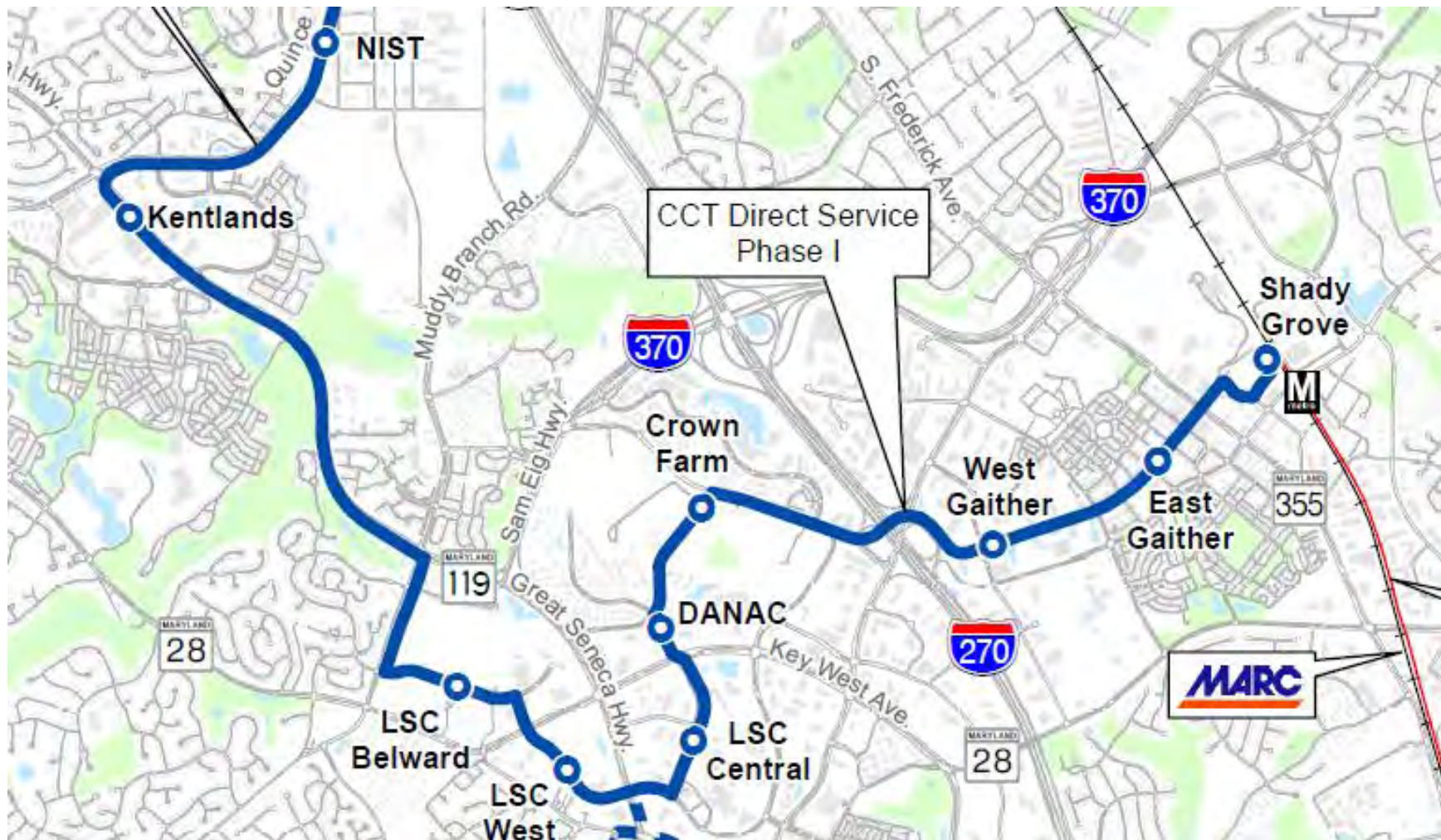


GETTY IMAGES

Integrating transit, biking, and walkability are enabling new lifestyle choices



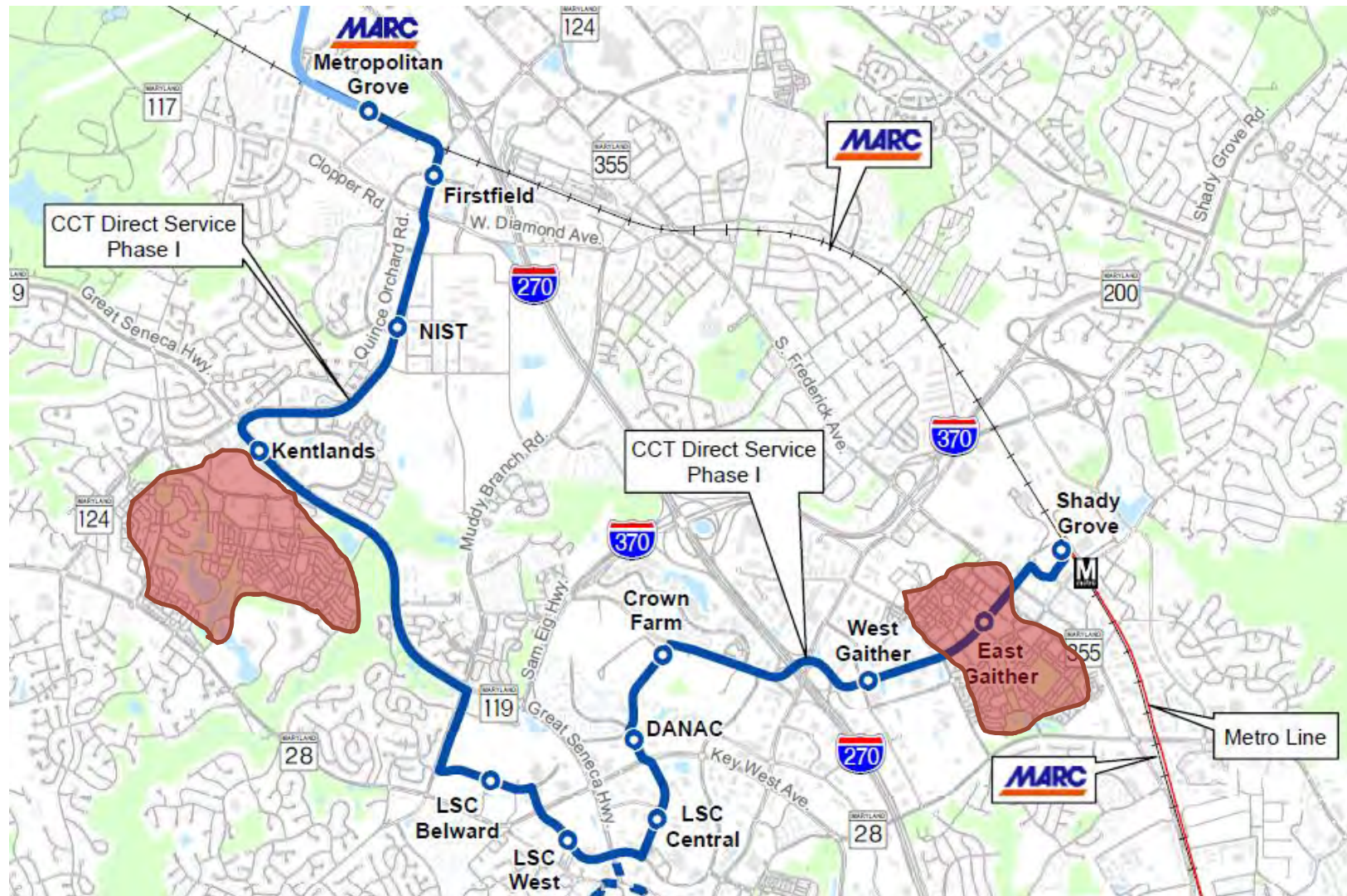
CCT and Montgomery Co. Planners have recognized the opportunity for this type of integration
"TOD" and "DOT"



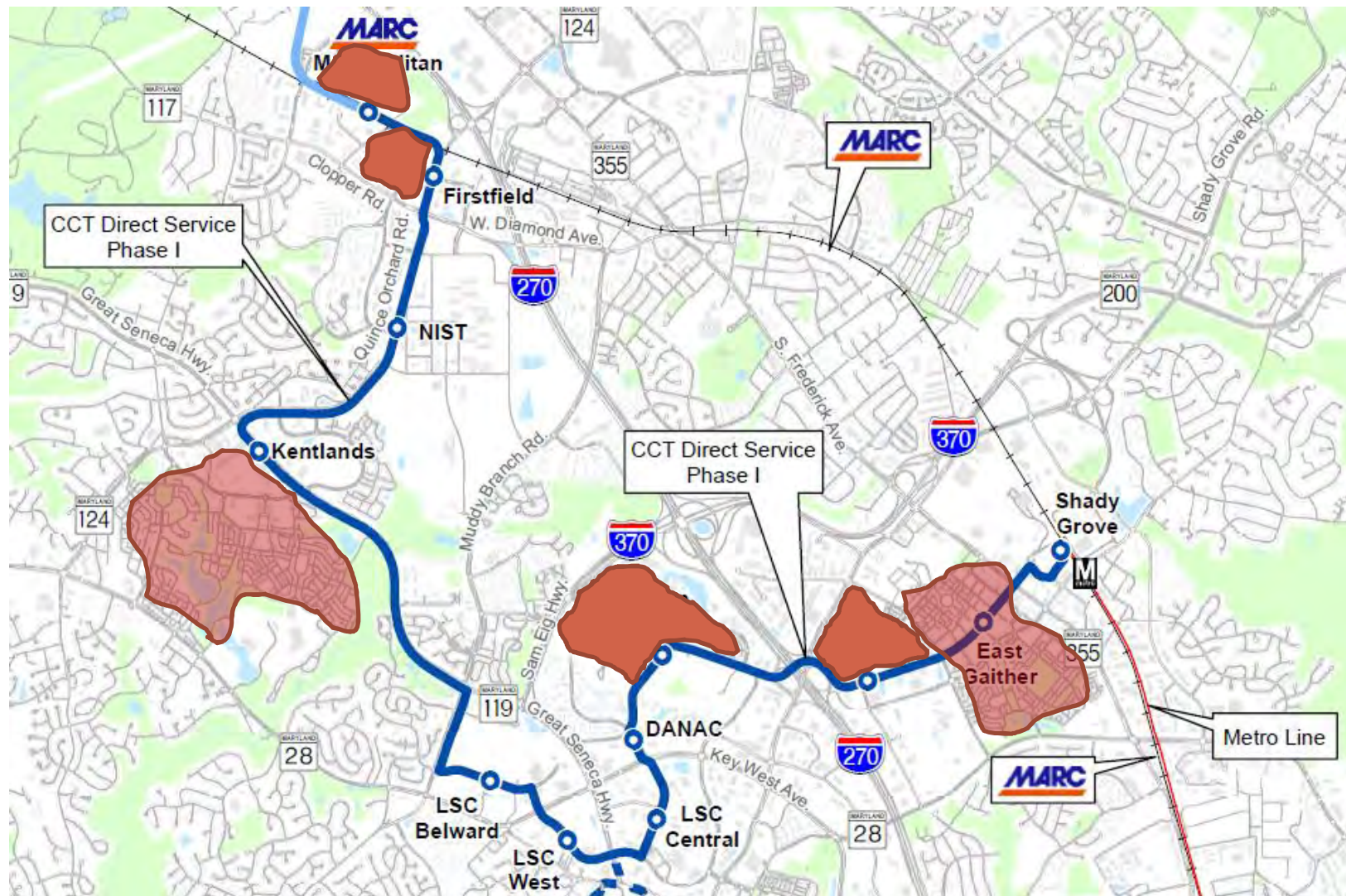
Opportunities for
integration:
Existing walkable
communities including
Kentlands, Lakelands,
and King Farm



Opportunities for integration: Existing walkable communities – Kentlands/ Lakelands and King Farm



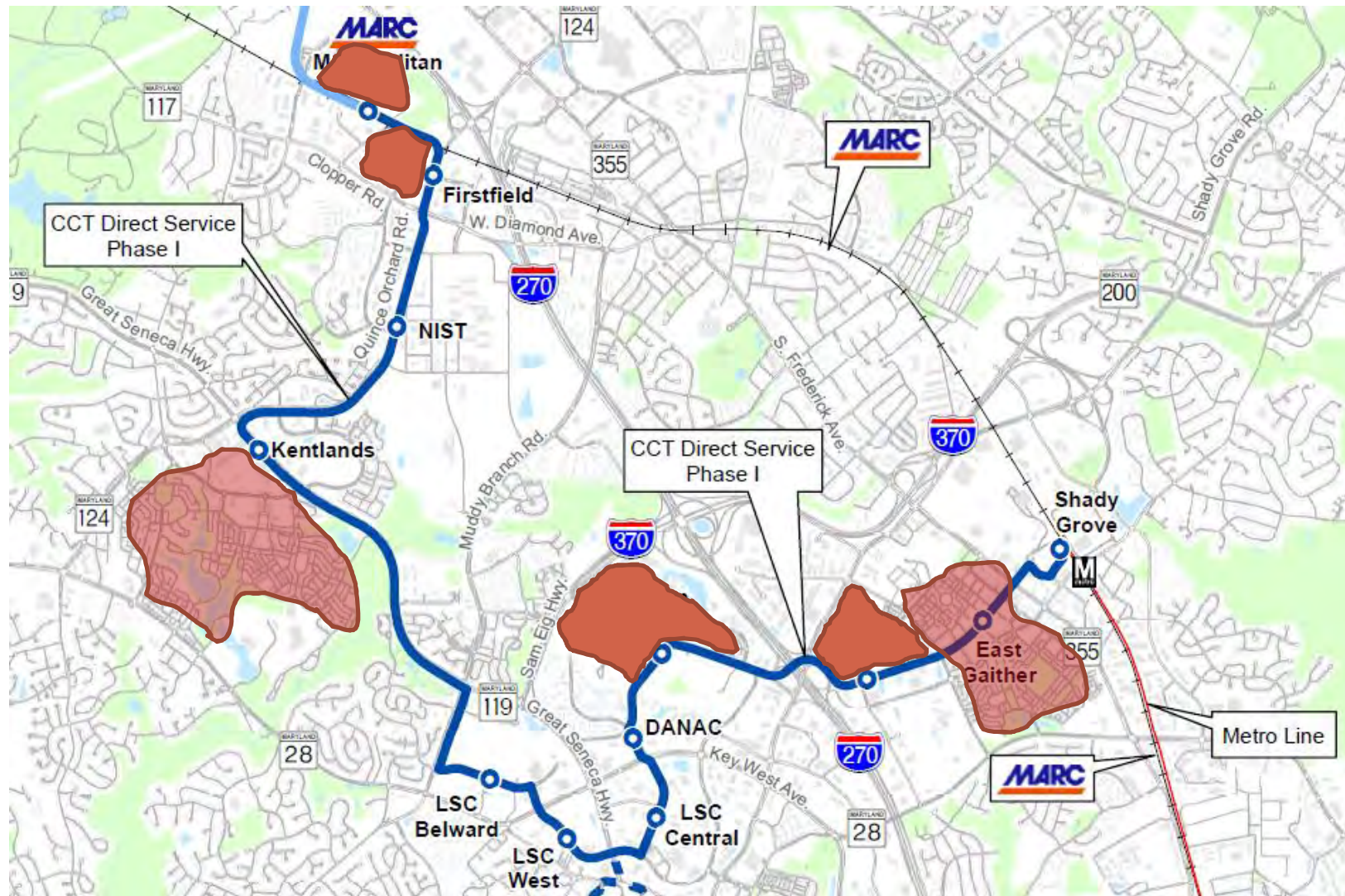
Opportunities for integration: Emerging walkable communities – Upper Rock, Crown Farm, Metro Grove, etc.



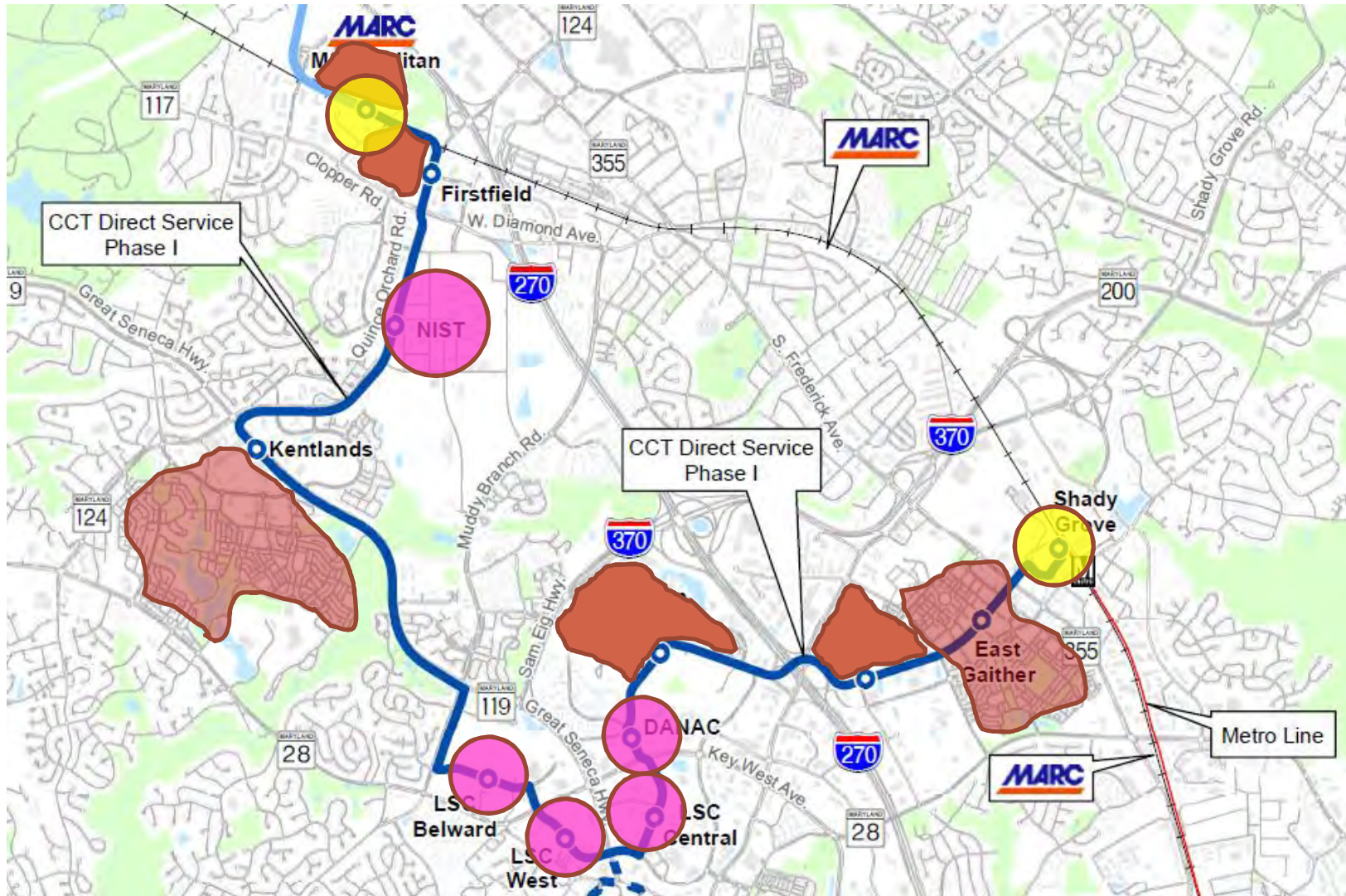
Crown Farm



Opportunities for integration: Emerging walkable communities – Upper Rock, Crown Farm, Metro Grove, etc.



Opportunities for integration: Major transit connections



Emerging opportunities

Unlike the post-war era, locations within easy walking (and biking) distance of transit stations will become sought after addresses.



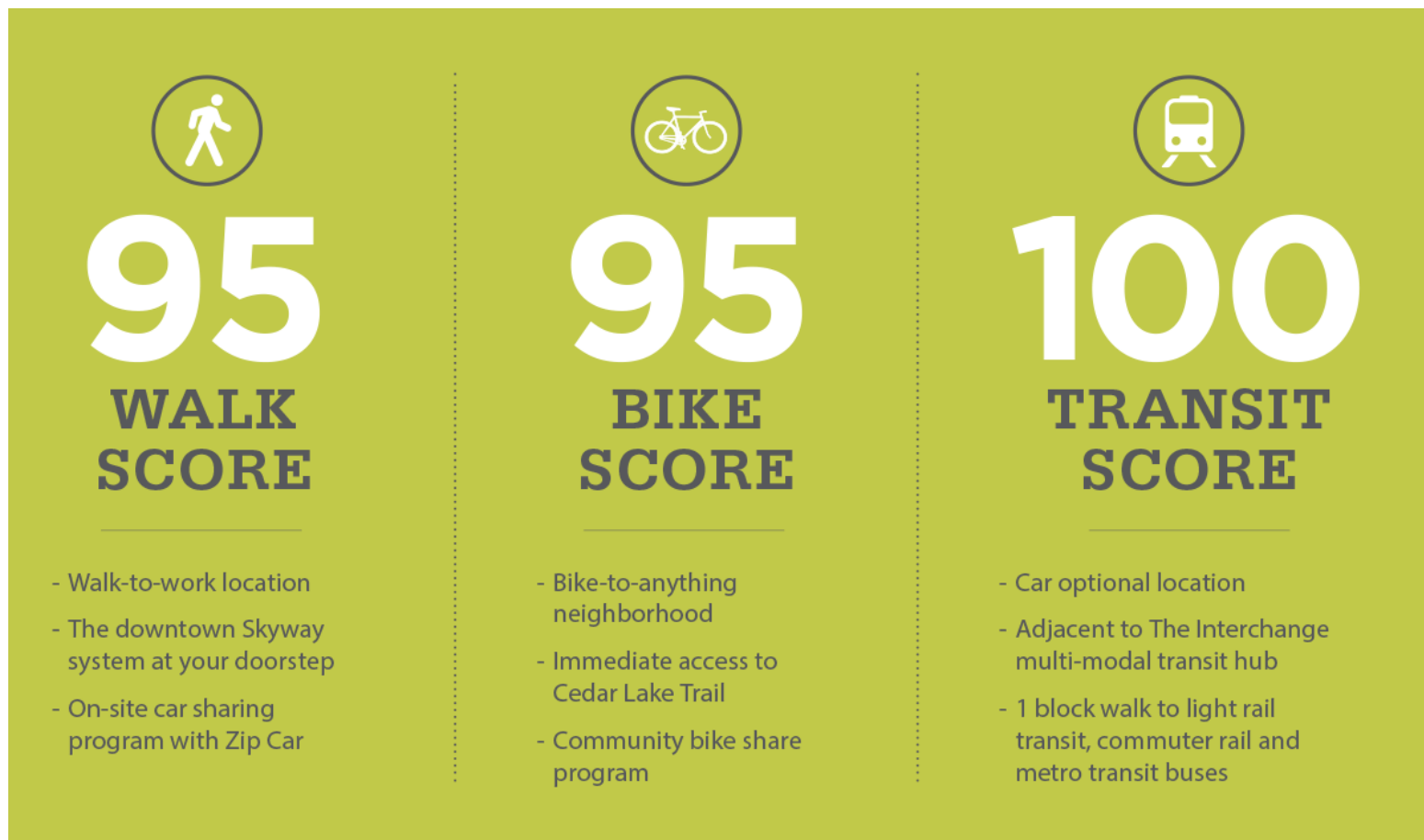
Emerging opportunities

Unlike the post-war era, locations within easy walking (and biking) distance of services and transit stations will become sought after addresses.



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Transformation from drivable suburban to urban walkable



Before

Transformation from drivable suburban to urban walkable



After

Transformation from drivable suburban to urban walkable



Before

Transformation from drivable suburban to urban walkable



After

The background features a blue-tinted photograph of a bus stop with a shelter and a bus. A man in a light blue polo shirt, khaki shorts, a cap, and sunglasses is walking past a bus on the right side of the image. The text is overlaid on the blue-tinted portion.

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Questions?

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