

Active Transportation and Real Estate

THE NEXT FRONTIER

 **Urban Land Institute**
Building Healthy Places Initiative

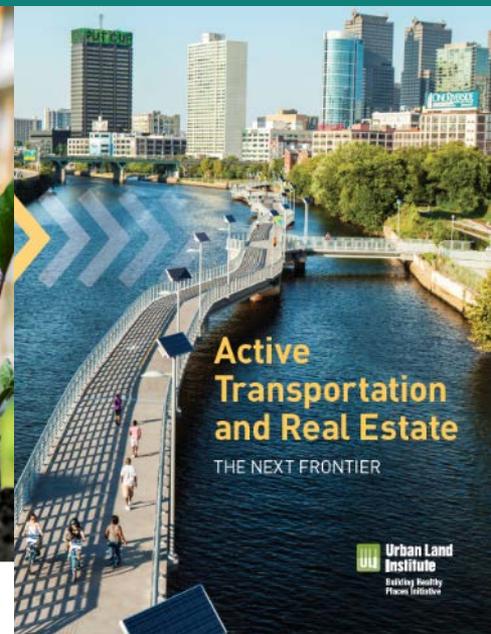
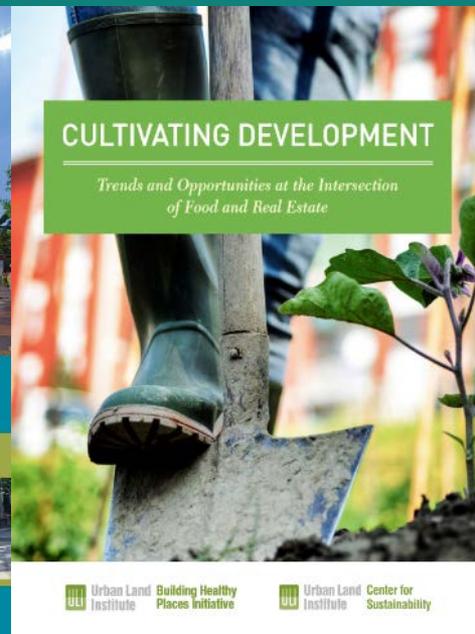
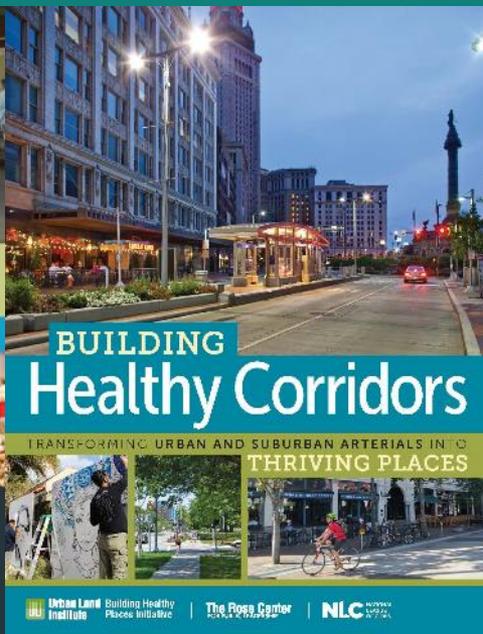
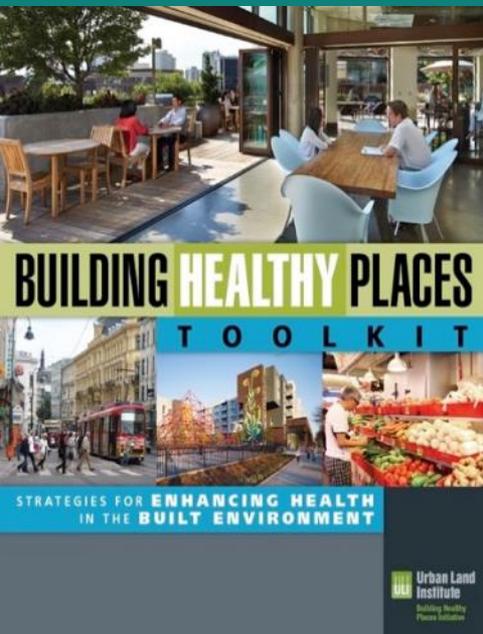


Images: (pdinner; Copenhagen Cycle Superhighways; Saari Photography)

ULI BUILDING HEALTHY PLACES INITIATIVE

Leveraging the power of ULI's global networks to shape projects and places in ways that improve the health of people and communities

- Raising awareness
- Defining the approach
- Exploring the value proposition
- Advancing the state of practice and policy

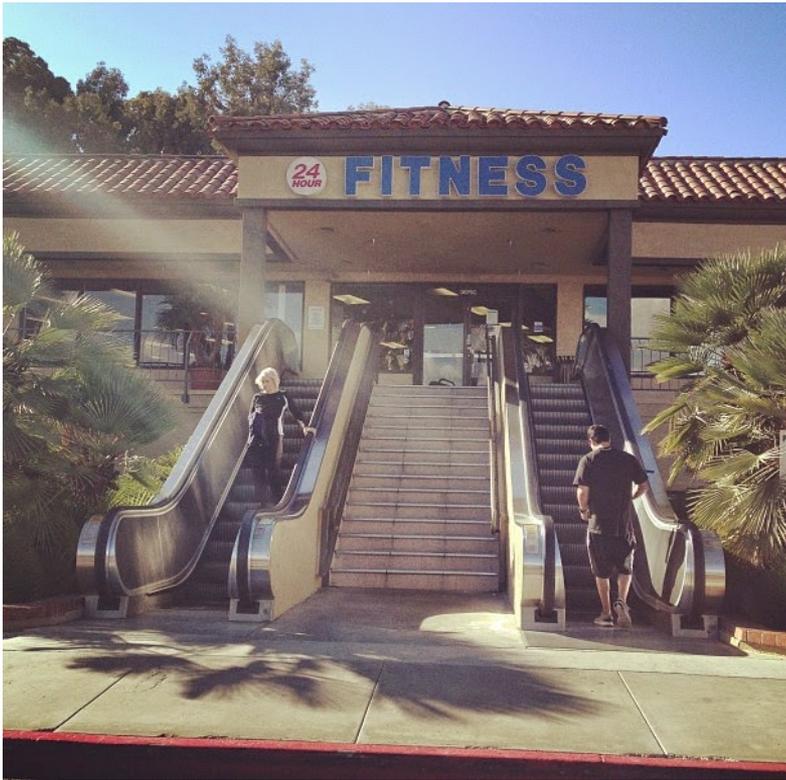


THE INTERSECTION OF HEALTH AND THE BUILT ENVIRONMENT

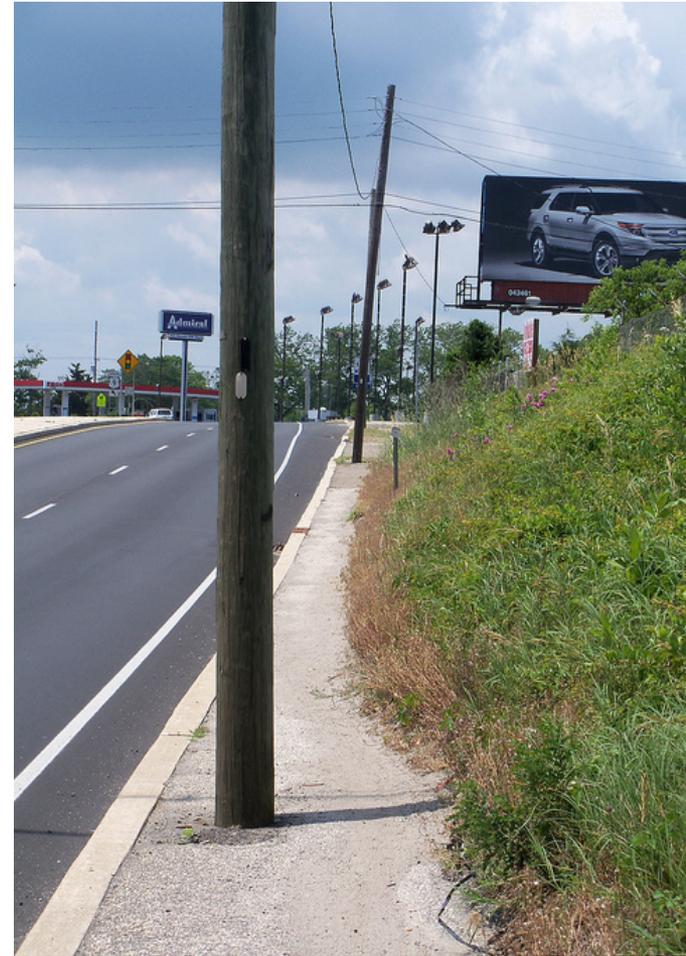
- **Physical activity**
- **Obesity and chronic disease**
- **Pedestrian injuries**
- **Asthma and respiratory diseases**
- **Child development**
- **Crime and violence**
- **Elder health and mobility**
- **Water quality and quantity**
- **Mental health**
- **Health disparities**



Physical activity, once part of our normal lives, has been designed out of daily routines



BARRIERS TO WALKING AND BICYCLING



SUCCESSFUL PLACES PUT PEOPLE FIRST

Individuals are more likely to be active in communities designed around their needs



ACTIVE TRANSPORTATION: IMPORTANT TRENDS

- ➔ **Bicycling is the fastest-growing form of transportation for commuters in the United States**
- ➔ **50% of U.S. residents say that walkability is a top priority or a high priority when considering where to live**
- ➔ **“Walkable urban” market share for office and multi-family rentals has increased in all 30 of the largest metros between 2010-2015**



ACTIVE TRANSPORTATION & REAL ESTATE: THE NEXT FRONTIER

- ➔ **Is “trail-oriented development” the new TOD?**
- ➔ **How is human powered transportation changing the practice of real estate?**
- ➔ **How are developers leveraging growing interest in active transportation in their projects?**
- ➔ **In what ways do trails, bike lanes, bike-share stations, and sidewalks add value to development projects?**



TRAIL-ORIENTED DEVELOPMENT



(Shutterstock/nikitsin.smugmug.com)

- ➔ More than \$750 million worth of new housing has been built along Minneapolis' Midtown Greenway
- ➔ The value of properties within a block of the Indianapolis Cultural Trail has risen 148% since its opening in 2008
- ➔ Retail sales increased by 8.8% on Broadway Avenue in Salt Lake City after parking was replaced with protected bike lanes



“The Greenway is a critical amenity for MoZaic. We find our tenants love the ease and accessibility it provides.”

>> Stuart Ackerberg, CEO, Ackerberg Group

(Saari Photography)

MOZAIC

MINNEAPOLIS, MN

Developer:
Ackerberg Group

Project Type:
Mixed-use

Building Size:
77,000 square feet (7,200 sq m); 200,000 square feet (18,600 sq m) in new phase

ACTIVE-TRANSPORTATION-FRIENDLY FEATURES ▼

- ➔ **Pedestrian and bicyclist bridge and ramp**
- ➔ **Bicycle storage**
- ➔ **Locker room with showers**

“There is a strong market in downtown Albuquerque for apartments that cater to pedestrians and bicyclists.”

>> Jessie Lucero, property manager, Silver Moon Lodge

(Dekker/Perich/Sabatini)



Silver Moon Lodge

ALBUQUERQUE, NM

Developer:

DBG Properties, a subsidiary of GSL Properties Inc.

Project Type:

Mixed-use

Building Size:

154 units, 106,300 square feet (9,900 sq m) of residential space, 4,500 square feet (400 sq m) of commercial space

ACTIVE-TRANSPORTATION-FRIENDLY FEATURES ▼

- ➔ **A bike storage room**
- ➔ **Bike repair room**
- ➔ **Resident bike-share program**

KEY ACTIVE TRANSPORTATION DEVELOPMENT FEATURES

- ➔ **Dedicated bicycle storage areas**
- ➔ **Extra wide hallways or bike elevators**
- ➔ **Bicycle workrooms**
- ➔ **Bike washing stations**
- ➔ **Bike valet service**
- ➔ **Showers and locker facilities**
- ➔ **Bicycle parts or mechanic available on-site**
- ➔ **On-site bike rentals or bike share service**
- ➔ **Bicycle park and ride**
- ➔ **Project investments in public active transportation infrastructure**





(David McSpadden)

INCORPORATING ACTIVE TRANSPORTATION IN DEVELOPMENT PROJECTS: LESSONS LEARNED

- ➔ Choose project sites adjacent to active transportation routes.
- ➔ Include amenities that allow tenants to commute car-free and which provide opportunities to live healthier lifestyles.
- ➔ Market active transportation features as a key differentiating amenity.
- ➔ Forge partnerships between the public and private sector, as well as with non-profit groups to coordinate development and the creation of new active transportation infrastructure.
- ➔ Consider directly funding public improvements to trails, bike lanes, sidewalks and bike share systems.



(Copenhagen Cycle Superhighways)

DISCUSSION & QUESTIONS