



## Atlanta and Smart Growth Fact Sheet

### Atlanta's Regional Growth in the Next 25 years

- More than 2 million more people are expected to live here
- Half the growth will be the children of current residents
- Half of the built environment will be new construction or the result of redevelopment
- Residents over 65 will triple
- Residents over 45 will double
- Households with minor children will shrink by one-third

### Atlanta's Current Growth Pattern

- The least densely developed region in the top 15 U.S. metro areas
- New residents consume twice the amount of land today than in 1980
- One of the nation's leaders in traffic congestion
  - Residents spend more time commuting, drive more miles per person and spend more money on gas than residents of almost all U.S. metropolitan areas
- Many current zoning regulations restrict the development of affordable housing near jobs
  - Two-thirds of metro Atlanta residents and 40 percent of its households earn less than \$40,000 per year

### Impacts of Current Growth Pattern

- Lack of affordable housing near jobs
- Increases traffic congestion
  - According to the work of the Metro Atlanta Chamber of Commerce's Quality Growth Task Force, current development patterns will increase traffic delays by 22 percent in 2030, even with 50 billion in transportation improvements
- Increases demands on the transportation system
- Reduces air and water quality
- Creates the need to build new infrastructure
  - Strains air, water and financial resources
  - Spreads limited tax dollars over a wider area

### Smart Growth Principles

- Support greater densities and mixed uses in appropriate areas, particularly in transportation corridors
- Integrate transportation investment with appropriate land use
- Increase housing choices by removing barriers that artificially restrict the market
- Ensure that greenfield development is designed to achieve a sense of community, provide more housing choices, leverage existing infrastructure, and conserve natural resources.



## **Smart Growth Benefits**

- Increases high-density, mixed use development near corridors and job centers
  - Creates more housing choices, walkable/accessible communities
- Reduces traffic
  - According to work of the Metro Atlanta Chamber of Commerce's Quality Growth Task Force, congested travel would decrease by three minutes, after accommodating 2.3 million people
- Recycles underutilized and blighted properties
  - Increases tax base
  - Leverages overall public infrastructure investments
  - Provide more housing choices closer to jobs
- More efficient use of public infrastructure
- Meets increasing market demand for mixed use housing