Land use impacts of IHS

Future Interstate Study
Transportation Research Board
Miami Beach listening session, March 27, 2017
Member supported 501(c)(3) not-for-profit
Florida’s growth-management “watch dog”
We educate, advocate and litigate to promote smart growth and to protect Florida’s environment
Bipartisan board of directors includes advocates and experts in Florida environmental and planning law, policy and practice
Thomas Hawkins

- Policy and Planning Director, 1000 Friends of Florida
- Former Gainesville City Commissioner
- Adjunct Professor, University of Florida Levin College of Law and University of Florida College of Design Construction and Planning
- Former member, Metropolitan Planning Organization serving Gainesville area
- Doctor of Law, Emory University School of Law
- Master of Science in Real Estate, University of Florida Hough Graduate School of Business
- Member, Florida Bar
integrated land use problem

disinvestment in cities

sedentary lifestyles

segregation by income & race

inability to walk

automobile dependence

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk

inability to walk
Transportation services and infrastructure that are *safe*, are *accessible* and that *support* communities.
Drivers killed 2,945 people in Florida in 2015

244, or 8.2%, were walking when killed

129, or 4.3%, were biking when killed

A year of driving costs $9,513

driving is not accessible
impact of freeways

stunt

growth in

cities

spur

sprawl
Tampa 1957 and today
Jacksonville 1952 and today
St. Petersburg 1952 and today
Proximity to other useful land drives demand for real estate

But we don’t measure proximity in distance
Proximity to other useful land drives demand for real estate
But we don’t measure proximity in distance
the favored quarter

- Concept from real estate developer and professor Christopher Leinberger
- Urban geography determined by
  - concentration of executive housing
  - concentration of minority housing
  - limited access highways
the favored quarter
favored quarter in Tallahassee, FL
favored quarter in Gainesville, FL

direction of growth

concentration of executive housing

concentration of minority housing
- Shows Florida of most recent census
- 15 million new residents
- Trend shows growth at current density
- What if we protect more farms and land?
- What if we prioritize walkable, livable communities?
2010 Baseline

- Developed: 19%
- Protected: 31%
- Other: 50%

2070 Trend

- Developed: 35%
- Protected: 34%
- Other: 31%

2070 Alternative

- Developed: 18%
- Protected: 28%
- Other: 54%
Recommended goal

Maintain Interstate Highway System for inter-region travel by reducing its use for intra-region travel.
Recommended strategies

- Toll for demand management
- Promote urban transit as strategy to protect integrity of IHS
- Remove urban freeways
Image credits

- Slides 3, 6, 12—Thomas Hawkins
- Slide 7—AAA
- Slides 9, 10, 11—from left: The University of Florida Map & Imagery Library, Aerial Photography: Florida Collection; Apple Maps
- Slide 13—from left: Apple Maps; Thomas Hawkins
- Slide 14—from left: Apple Maps; David B. Meleca Architects LLC, David B. Meleca Architects LLC
- Slides 17, 18—Christopher B. Leinberger
- Slides 19, 20—Apple Maps