



Regional Leadership Institute

Atlanta Metro 2030

Arthur C. Nelson, Ph.D, FAICP
Director, Metropolitan Institute
Virginia Tech – Alexandria Center
September 17, 2007



America Grows

200 million in 1968

300 million in 2006

400 million in 2037

500 million in 2068

600 million in 2099

**America adds 100 million people faster
than any other nation except India and
Pakistan – But *faster* than China.**

Source: Analysis by Arthur C. Nelson.

Buildings to go up like never before

Study: Half needed for 2030 don't exist

By Haya El Nasser
USA TODAY

Residential and commercial development in the next quarter-century will eclipse anything seen in previous generations as the nation moves to accommodate rapid population growth, according to a Brookings Institution report today.

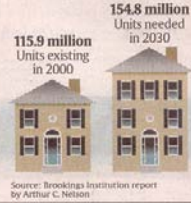
About half the homes, office buildings, stores and factories that will be needed by 2030 don't exist today, says Arthur C. Nelson, author of the report for the think tank in Washington, D.C.

The U.S. population is expected to increase 33% to 376 million by 2030, according to Nelson's analysis. That's 94 million more people than in 2000.

To serve that population, almost 60 million housing units will have to be built. About 20 million of these units will replace destroyed or aging homes. In addition, half of the largest metropolitan areas will have to add as much or more commercial and industrial space as existed in 2000, the report says.

The projections are startling for a nation already coping with sprawl, traffic congestion and the strains they put on the environment. Phe-

Housing demand soars



New housing needed

Your state by 2030, 4A

nominal growth in the South and West has turned deserts and soybean fields into cities. The report projects that these regions, which face water limitations, will experience the greatest surge in construction in the next 25 years.

"That kind of statistic is either terrifying or a wonderful opportunity," says David Goldberg, spokesman for Smart Growth America, a national coalition of groups that support managing growth.

If development patterns don't change, subdivisions will continue to sprout on farmland farther from metropolitan areas, requiring more

roads and sewer lines.

"We need to get this message out to planners so that they see the big numbers," says Nelson, director of urban affairs and planning at the Metropolitan Institute at Virginia Tech in Alexandria, Va. "There may be no better time than now to plan the shape of the landscape."

For generations, Americans favored single-family homes on larger lots. Development spread to where land is cheaper but within commuting distance to jobs.

Communities must decide if they "want to develop policies consistent with those preferences or constrain them," says John Kasarda, director of the Kenan Institute of Private Enterprise at the University of North Carolina-Chapel Hill. "Sprawl is a choice."

There are signs that people want more choices. Frustration with long commutes is mounting. Downtown housing is enjoying a revival. Even suburbs are creating city-styled town centers that combine stores, offices, condos and townhouses in a walkable environment.

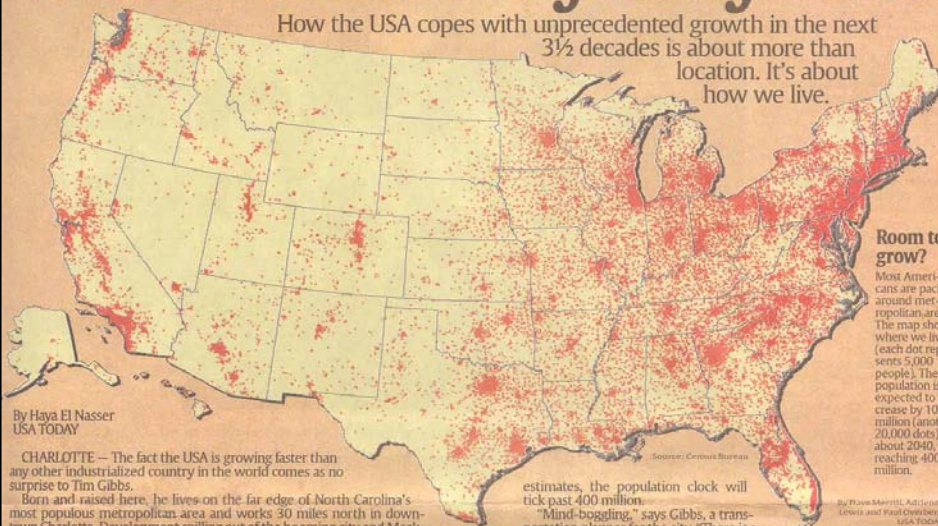
But change is coming slowly, says John McIlwain, senior housing fellow at the Urban Land Institute, a research group that works with developers: "We're going to wind up with anywhere between 60% and 70% of development occurring where it's always occurred since World War II: on the outer edge."



Front Page
December 4,
2004

Where will everybody live?

How the USA copes with unprecedented growth in the next 3 1/2 decades is about more than location. It's about how we live.



By Haya El Nasser
USA TODAY

CHARLOTTE — The fact the USA is growing faster than any other industrialized country in the world comes as no surprise to Tim Gibbs.

Born and raised here, he lives on the far edge of North Carolina's most populous metropolitan area and works 30 miles north in downtown Charlotte. Development spilling out of the booming city and Mecklenburg County is creeping closer and clogging his commute. If he leaves after 6:15 a.m. or before 8 a.m., he's on the road for up to 90 minutes.

"It's just overwhelming," says Gibbs, 46. "Folks who were born here try to figure out where is everybody coming from. . . . Growth is out of control."

He hasn't seen anything yet. The USA added 100 million people in the past 39 years and last week topped 300 million. We'll add the next 100 million even faster. Sometime around 2040, according to government

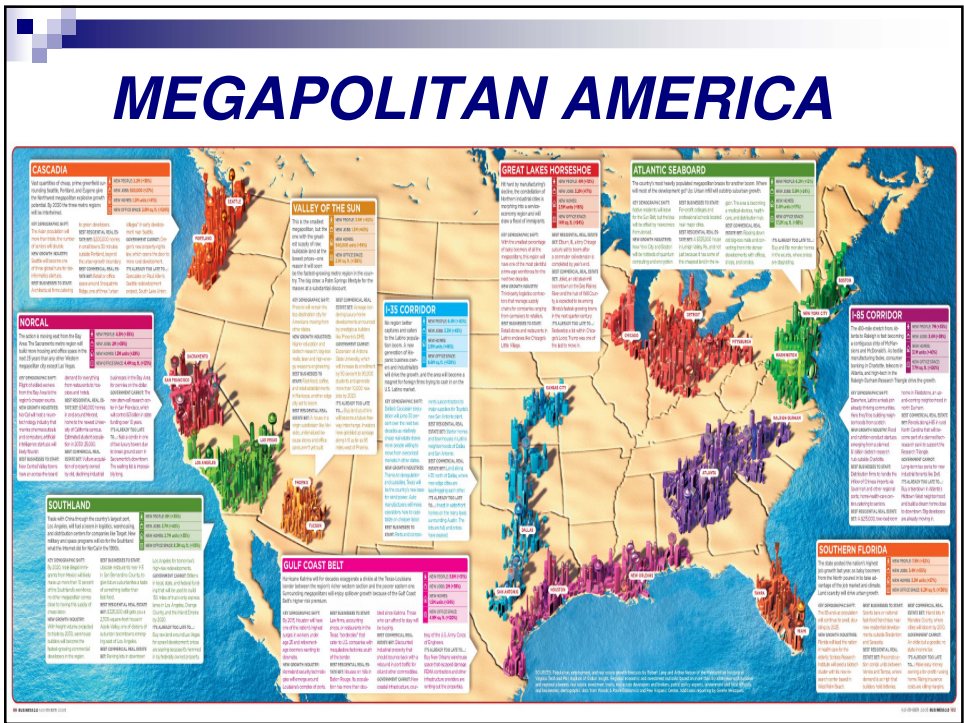
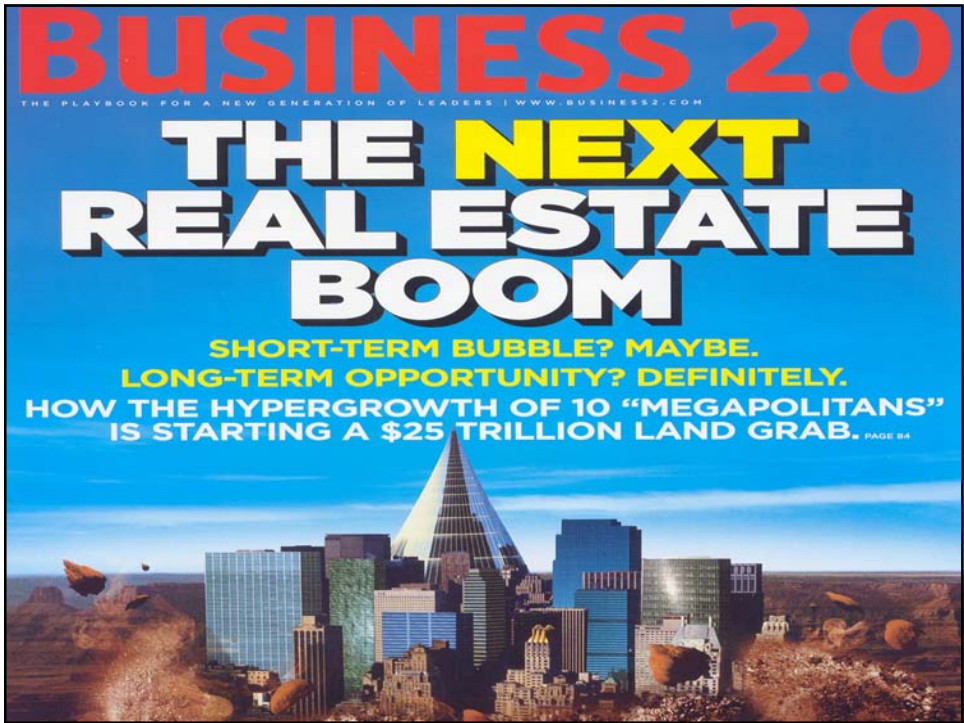
estimates, the population clock will tick past 400 million.

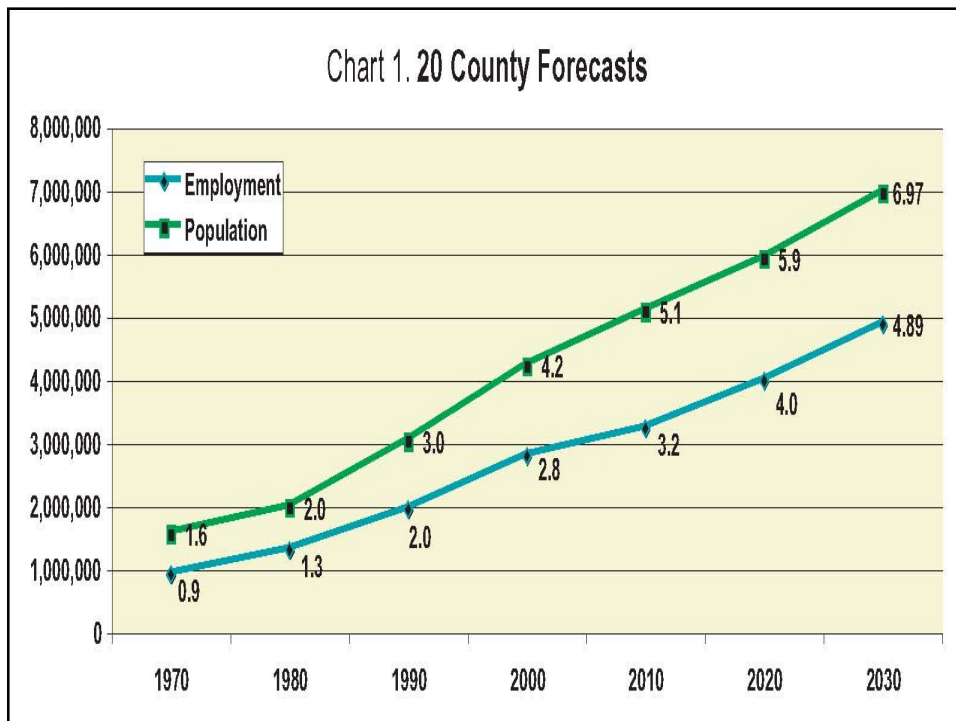
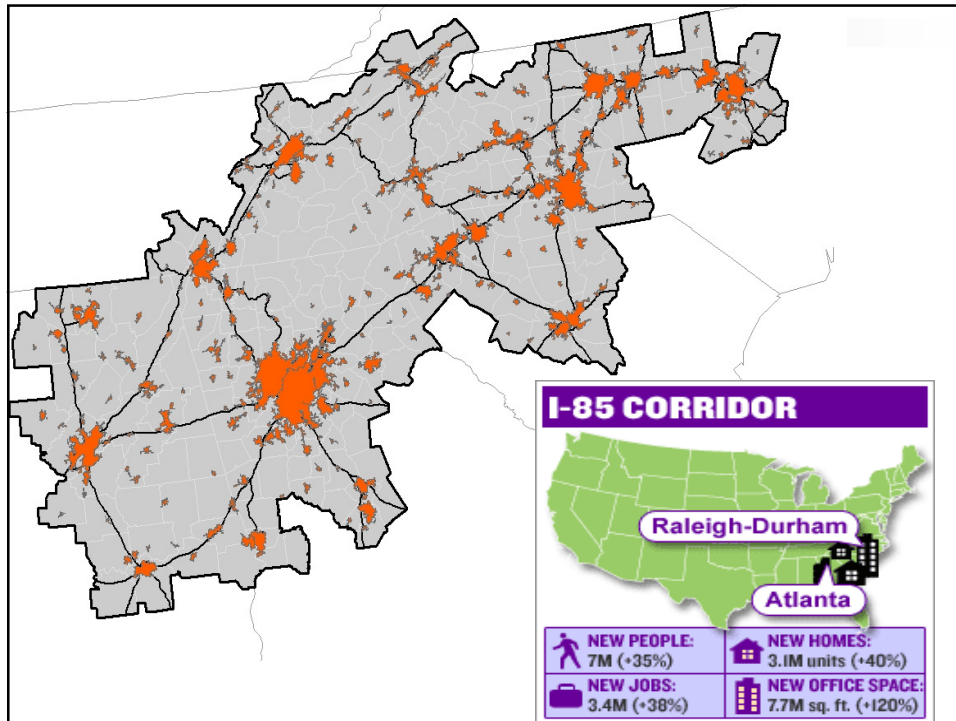
"Mind-boggling," says Gibbs, a transportation planner for the city. "There is a finite amount of land available."

Can the USA, which trails only China and India in population, absorb another 100 million people in such a short time? Where will everybody live? Space itself isn't the issue. More than half of Americans live within 50 miles of the Atlantic, Pacific, Gulf and Great Lakes coasts on just a fifth of the country's land area, according to the Center for Environment and

Cover
story

Please see COVER STORY next page ▶





Getting Ahead of the Curve

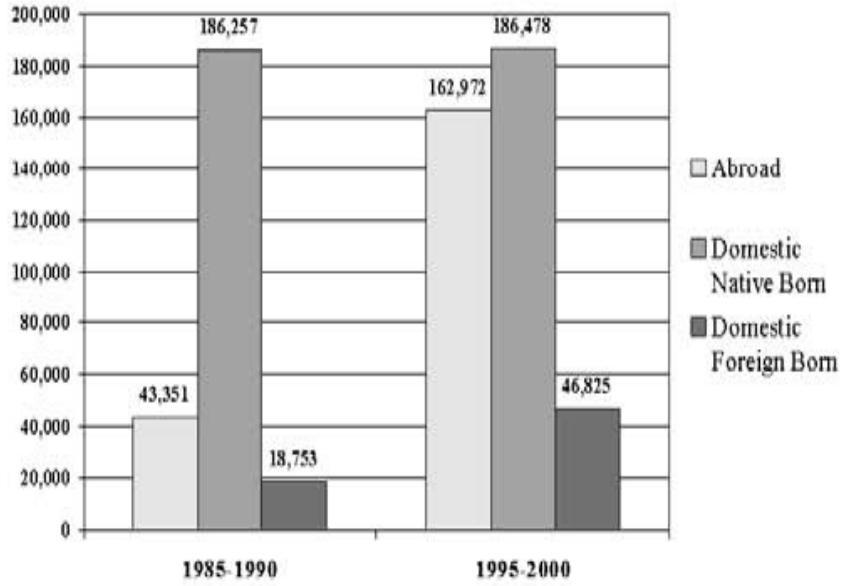
Greater Metropolitan Atlanta 2000-30

<u>Category</u>	<u>2000</u>	<u>2030</u>
Population	4.2 million	7.0 million
Housing Units	1.6 million	2.8 million
Jobs	2.8 million	4.5 million

Table 1
20-County Population Forecasts
2000 - 2030

	Population			
	2000	2030	Total Change	Percent Change
"Core" 10-Counties				
Cherokee	141,903	355,854	213,951	150.8%
Clayton	236,517	299,916	63,399	26.8%
Cobb	607,751	763,889	156,138	25.7%
DeKalb	665,865	819,073	153,208	23.0%
Douglas	92,174	218,551	126,377	137.1%
Fayette	91,263	160,860	69,597	76.3%
Fulton	816,006	1,145,902	329,896	40.4%
Gwinnett	588,448	988,694	400,246	68.0%
Henry	119,341	369,611	250,270	209.7%
Rockdale	70,111	139,184	69,073	98.5%
City of Atlanta	421,453	602,783	181,330	43.0%
10-County Region	3,429,379	5,261,534	1,832,155	53.4%
"External" 10-Counties				
Barrow	46,144	113,494	67,350	146.0%
Bartow	76,019	134,409	58,390	76.8%
Carroll	87,268	163,979	76,711	87.9%
Coweta	89,215	205,303	116,088	130.1%
Forsyth	98,407	273,501	175,094	177.9%
Hall	139,277	242,077	102,800	73.8%
Newton	62,001	159,700	97,699	157.6%
Paulding	81,678	221,839	140,161	171.6%
Spalding	58,417	82,938	24,521	42.0%
Walton	60,687	113,426	52,739	86.9%
Total 20-County Area	4,228,492	6,972,200	2,743,708	64.9%

Atlanta Migration – In-Migration



ERROR: stackunderflow
OFFENDING COMMAND: ~

STACK: