

# THE VALUE of Good Land Use



“**The effective and efficient use of land** is key to ensuring the quality of life and long-term health and vitality of our communities.”(1)

“**Compact, higher intensity, mixed-use**, pedestrian-oriented development uses less land, and can **cost 25% less** for roads, **15% less** for utilities, **5% less** for housing, and **2% less** for other fiscal impacts.”(2)

“Automobile-oriented development leads to traffic congestion, reduced pedestrian safety, and rising costs for commuters. **Residents of compact, mixed- use development** have shorter trips to grocery and hardware stores, healthcare, restaurants, and jobs. They can more easily travel by foot or bicycle.”(3)



“Low-density developments, and the isolation of residential, work place, and shopping uses **increases the per-unit cost of public facilities, taxes or user fees**, and the level of income needed to obtain housing.” (4)



“**Pedestrian-oriented, mixed-use centers** are more successful by virtually every measure: rental rates for apartments and for office and retail space, sales prices for residential units, sales and tax revenues, hotel-room occupancy rates, and property values. Overall, per-square-foot rates for retail and residential rents in mixed-use town center developments are 20 to 50 percent higher, absorption is two to four times faster, and appreciation is two to three times faster.”(5)

Source:

- (1) OKI, Strategic Regional Policy Plan p.94
- (2) OKI, Strategic Regional Policy Plan p.108
- (3) OKI, Strategic Regional Policy Plan p.108
- (4) OKI, Strategic Regional Policy Plan p.107
- (5) Creating Walkable Places, Compact Mixed-Use Solutions, Adrienne Schmitz and Jason Scully, 2006