

# The Value of Well Designed Cities

Mapping the Dollars and Sense of Land Use Patterns

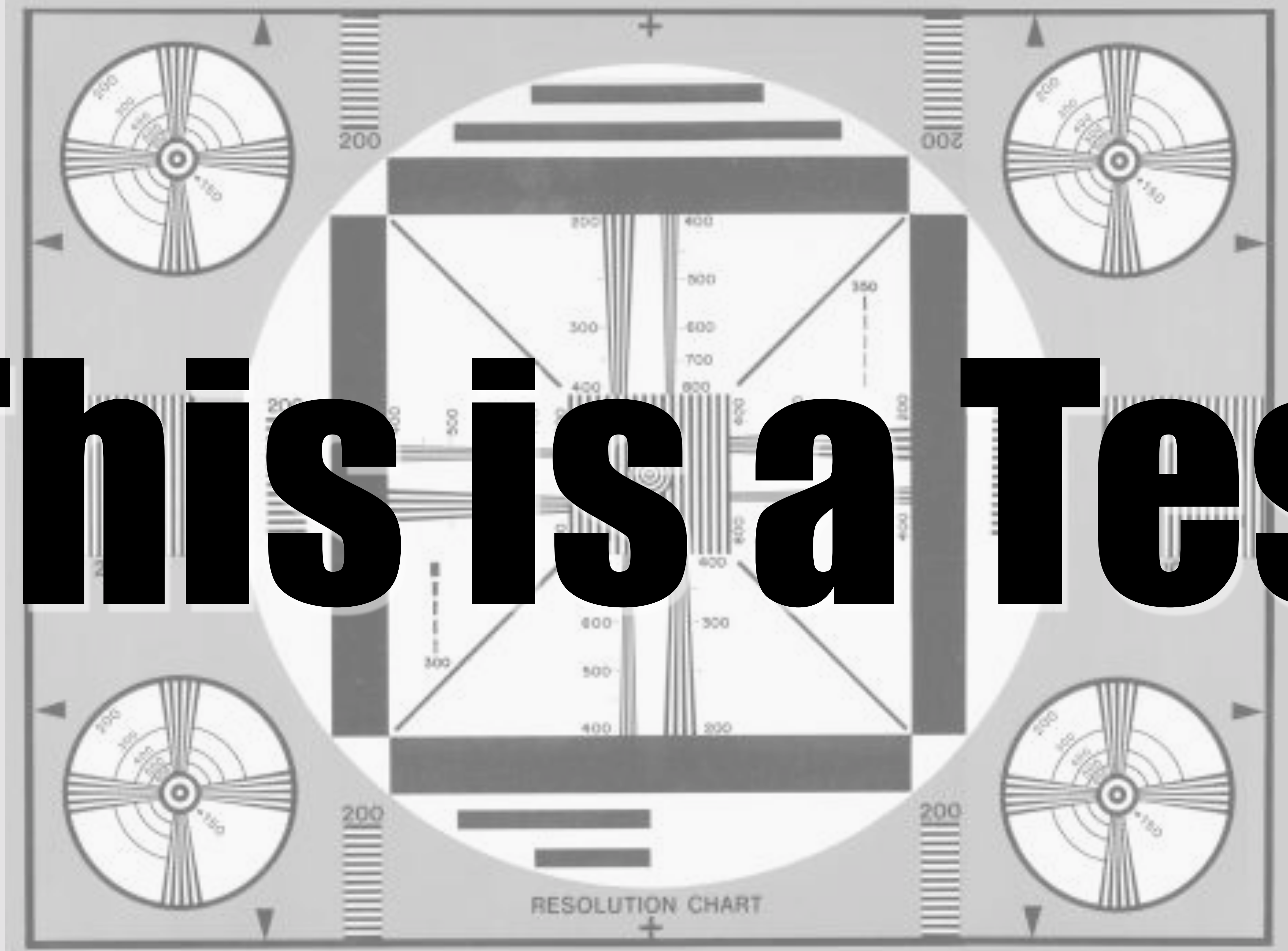








# This is a Test





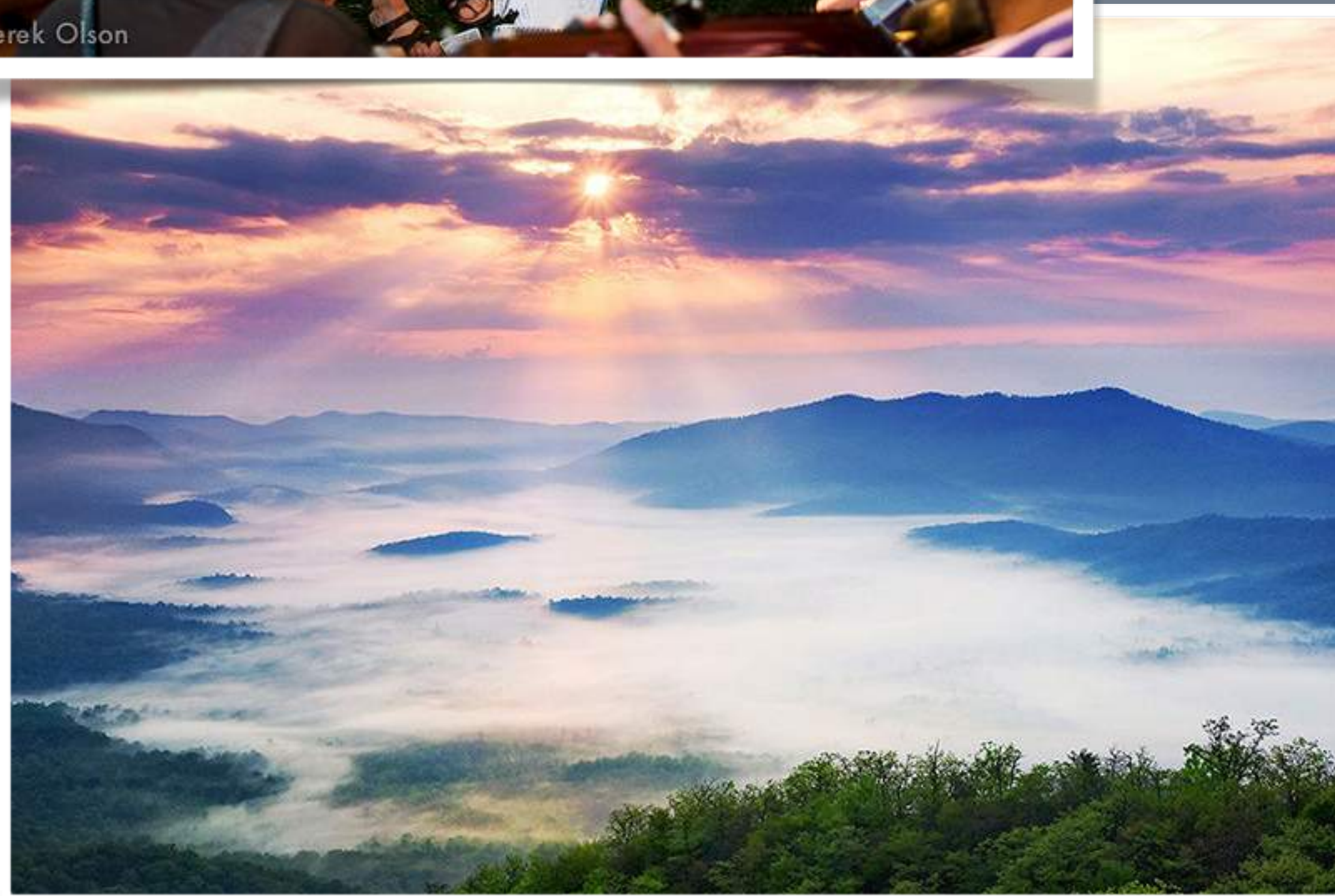






**What is a city?**







Things Change...







# The 3 T's – Trains, Tourism, & Tuberculosis



Pack Square, looking East, Asheville, N. C.





# During the 1920's



- Asheville grew by 20% population/year
- Second largest city in NC,  
(larger than Charlotte!)
- Achieved the highest debt per capita in  
the entire United States !!!
- City thought it had **\$5M in bank**, but  
when the audit on the bank happened, it  
was discovered to only be **\$18,000**
- 3 days after the elected officials were  
indicted, the Mayor committed suicide





Asheville has squandered fabulous sums.  
They've flung away the earnings of a lifetime.  
They've mortgaged those of a generation to come.  
They have ruined a city,  
and in doing so,  
have ruined themselves, their children, and their children's children.

Thomas Wolfe

Author (1900-1938)  
You Can't Go Home Again



## Fifth Victim Of McDowell County Prison Unit Fire Dies

By BARBARA BLAKE  
Citizen Staff Writer

Wednesday night's fire at the McDowell County prison unit claimed its fifth victim Thursday afternoon with the death of Gary Lowe of Hendersonville, who died of massive burns at about 1 p.m. in Memorial Mission Hospital.

Four other inmates who died in the fire Wednesday night were identified as David Rice,

19, and Clyde Brant, 26, both of Asheville; Robert Denton, 18, of Hendersonville; and Lonnie Potter, 18, of Todd.

The fire, which sent 34 prisoners to Asheville hospitals for emergency treatment, apparently began with a protest by inmates over the confiscation of a radio by prison guards.

W. L. Kautsky, assistant director of prisons, said Thursday the incident started about

5:30 p.m. Wednesday when a guard tried to confiscate two radios because the inmates had been playing them without surpluses on the night before.

The guard took one radio, Kautsky said, and the other was smashed by the inmates. The guard threatened disciplinary action.

After dinner, Kautsky said, the 35 inmates in dormitory "B" met and began protesting.

At about 8:15 p.m., he said, they started a fire on a picnic table inside the dormitory with paper, then stacked four mattresses on top.

Lt. Mack Wilson, shift officer on duty at the time, said the fire was first noticed when Sgt. Elmer Macgovern went to the dormitory and saw the mattresses smoldering on the table.

Kautsky said Thursday he

understood that three of the mattresses were removed from the fire, but one inmate pushed a mattress into the smoldering fire, then other inmates added their mattresses.

"These mattresses have all the elements of a Molotov Cocktail," Kautsky said. "I don't think the inmates know the seriousness of what they were doing."

The inmates at the McDowell

prison are those with misdemeanors who had previously escaped or who were considered management problems.

The seriousness of the situation, Kautsky said, was partly because of a shortage of personnel (five staff members were on duty Wednesday night) and the volatility of the mattresses.

"We know these types of

mattresses could be a problem if heated sufficiently," he said, adding that requests for new mattresses have been made since 1972.

The mattresses are made of polyethylene, Kautsky said, and once their flame retardants wear out, they are highly flammable.

The second problem, that of understaffing, has also grown worse because of insufficient

funding, Kautsky said. "The requests have gone unheeded, for whatever reason, legitimate or not," he said. "I'm afraid we're paying the price of years of neglect in our prison system."

Kautsky said the McDowell facility is not overcrowded. The prison can hold 75 inmates but more staff is needed to handle

—Turn To Page Three

## Open Cut Answers Avoided

(Continued From Page 1)

By JODY MEACHAM  
Citizen Staff Writer

Asheville City Council declined Thursday to clarify its June 17 resolution opposing the Boushatcher Mountain open cut at the request of a local civic group.

"I think it's clarified as we know it," said Mayor Eugene C. Octomier Jr. "If the Department of Transportation needs any more interpretations, they can call us."

The clarification was requested by Manly E. Wright, president of the Greater Asheville Council, because he said the DOT may delay highway construction as a result of Council's action.

"There apparently was a great deal of confusion as to the resolution on Boushatcher Mountain," Wright said. "We are asking you to (bring) clarification in the minds of the citizens of Asheville."

Councilman Olin Michael, who introduced the resolution, said it represents the opinion of a four-member majority of Council but is not an official Council action.

In Dr. Michael's words, as recorded in Council's official minutes, the resolution states: "that City Council adopt a policy that they are opposed to the open cut and would like to have twin tunnels."

Saying Thursday that "I've been misquoted by the media many times," Dr. Michael said his resolution is the same as previous ones passed by Council on the tunnel/open cut issue except that it stated a tunnel preference.

"I prefer twin tunnels and I object to the open cut," he said. "What I said in City Council was nothing more than what has been stated previously. I still prefer tunnels to an open cut."

He said last week's meeting with DOT administrator Billy Huse would not have been necessary if his resolution had

—Turn To Page Two



## After 40 Years, The Bonds Are Burned

Prominent participants at the Thursday night Bond Burning Ceremony at the Civic Center were (L-R) Jerry Thomas, Under Secretary of State who was speaker, and Julian A. Woodcock, chairman of the Buncombe County Sinking Fund Commission; R. Car-

ter Ratcliff, chairman of the Buncombe County Commission; Eugene C. Octomier, mayor of Asheville, and Cindi Drake, Miss Asheville. (Staff Photos by Gary Fields)

## \$56 Million Debt Is Officially Paid

By JODY MEACHAM  
Citizen Staff Writer

"I now declare the refunding bonds are burned and the debt repaid."

So went the pronouncement of Julian A. Woodcock Jr., chairman of the Buncombe County Sinking Fund Commission, at Thursday night's bond burning at Thomas Wolfe Auditorium.

The burning of a \$1,000 bond marked the repayment, after 40 years, of a \$6 million debt accumulated in the 1930s and '40s by Buncombe County and the city of Asheville.

Actually, the burning of the bond was almost as difficult as paying off the debt. Possibly it was due to the

poor, Depression-era paper, but the bond held by Cindi Drake, Miss Asheville, went out as soon as Woodcock drew the lighter away.

A second ignition started the paper to smolder, an occasional flame here and there. But the task was accomplished and Woodcock didn't wait for the paper to be consumed before he announced that the city and county had paid back what they owed.

Nearly any of the speakers, beginning with the Rev. Billy Graham who appeared on film, could resist the temptation to compare the financial situation of local government here to that of New York City.

Under Secretary of the Treasury Jerry Thomas, announced at the ceremony that the federal government extended another half billion dollars in aid to New York earlier in the day.

Thomas, who was keynote speaker at the event, criticized federal deficit spending and the increasing role of government in the national economy.

"The biggest competitor we have in America today is government itself," he told the crowd.

Of Congress, he said: "We don't know what they're doing for us or to us. Thank heavens we don't get all the government we pay for."

The national debt, he said, increases at the rate of \$1 billion a week and the interest on that debt accrues at the rate of \$1 billion every nine days. "What we need is a declaration of independence

## Congress Under Budget

WASHINGTON (AP) — Congress spent \$122.4 billion on the federal budget in the fiscal year that just ended — \$2.4 billion less than it had set as a target.

Leaders in the new congressional budget-making process hailed the record as a quiet revolution that could lead to a balanced federal budget by 1980.

They told reporters Thursday that the congressional budget-making process must be given credit for bringing the nation out of recession.

Midnight Wednesday closed out fiscal 1976, the first year for the new budget procedures aimed at:

—Giving Congress more control over federal spending by requiring lawmakers to look at the budget as a key factor in influencing the economy, rather than just a series of unrelated appropriation bills.

## Court Strikes Consent Rule In Abortions

By W. DALE NELSON

WASHINGTON (AP) — The Supreme Court ruled Thursday that neither husband nor parent can be given veto power over a woman's decision to have an abortion.

The court struck down provisions of a Missouri law which require the consent of the husband of a married woman and the consent of at least one parent of a single woman under 18.

The vote was 6 to 3 on the issue, with Chief Justice Warren E. Burger and Justices Byron R. White and William H. Rehnquist dissenting.

Justice John Paul Stevens joined Burger, White and Rehnquist in maintaining that the parental consent requirement should have been upheld.

The decision appeared to leave the way open for states to impose some provisions for parental consent, at least at some ages, as long as they did not amount to "parental veto."

"Our holding does not suggest that every minor, regardless of age or maturity, may give effective consent for termination of her pregnancy," Justice Harry A. Blackmun said for the court.

## Today's Chuckle

Summer is the time of year when you should study the travel folders to find a place you can't afford to go.

It was the court's first major abortion decision since the justices ruled in 1973 that states may not regulate abortion in the first three months of pregnancy.

That decision, which was also written by Blackmun, held that the state could not prohibit abortions until after the stage at which the fetus would be able to live on its own.

The Darling, national director of the Religious Coalition for Abortion Rights, predicted that Thursday's decision would "de-escalate the abortion controversy."

The National Abortion Rights Action League said it states re-

quire the consent of husbands and it states impose parental consent requirements of some kind.

In a separate decision the court suggested that a parental consent law adopted by Massachusetts might be unconstitutional.

That law calls for consent of both parents but permits a judge to override their decision. A three-judge federal court ruled the law unconstitutional.

Massachusetts officials appealed, arguing that the law would permit a pregnant teenager to get a court order for an abortion even without consulting her parents.

## American Faces For The Fourth

The Community Life section celebrates the Fourth of July with a brotherhood message and a page full of American faces in the Sunday Citizen-Times.

## Other Highlights

How do the original Americans — the American Indians — feel about Independence Day and the Bicentennial? John Crowe, chief of the Eastern Band of Cherokee Indians, answers these questions in an exclusive interview with Bob Terrell, the first formal interview Crowe has granted a reporter since the 1950s.

Plus: Walter Scott's Personality Parade, color comics, jumbo crossword puzzle, Letter From The Farm and dozens of other regular features.



## More Pretty Weather Due

The beautiful weather which mostly sunny and warm, with expected to be only slightly less

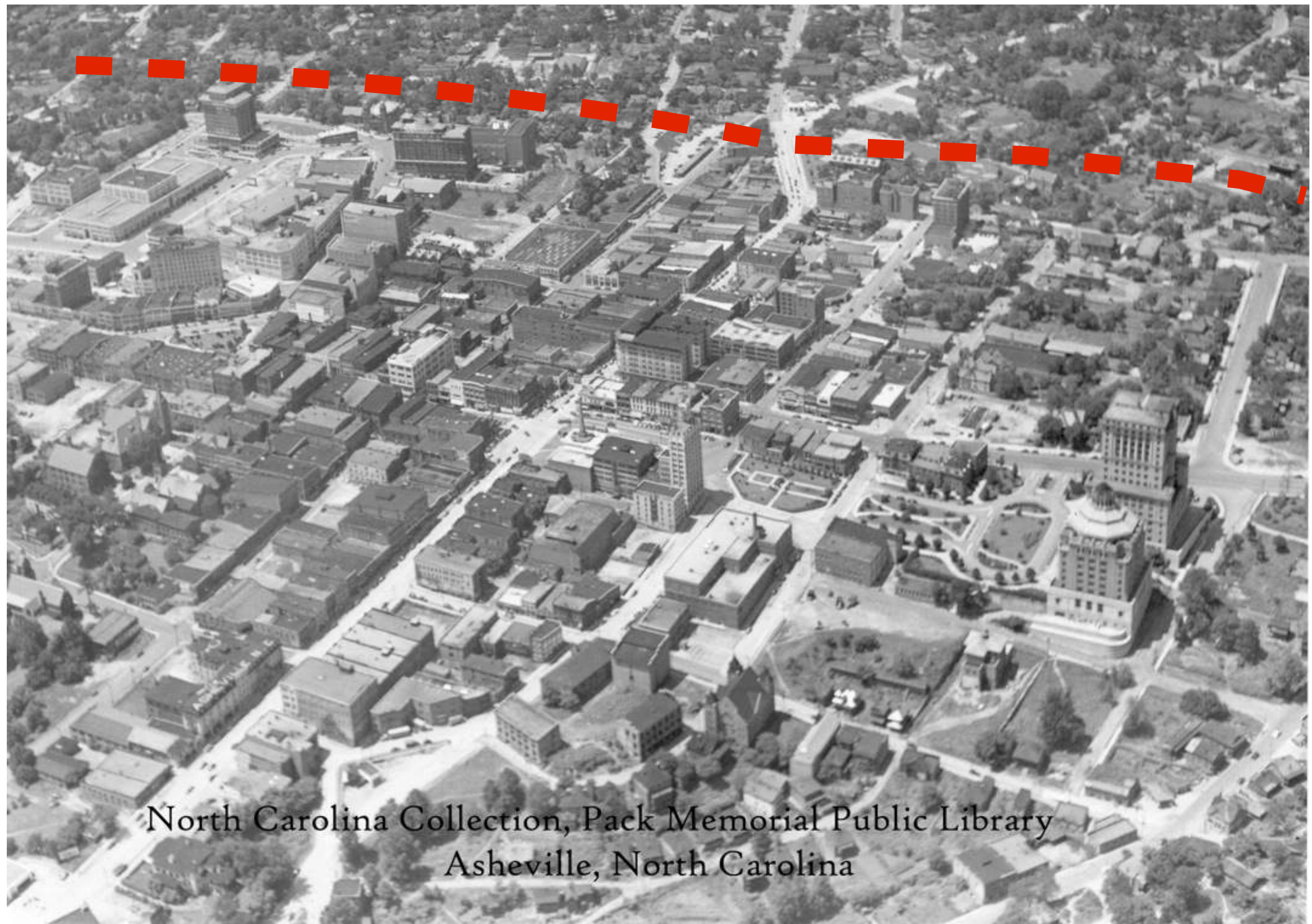


The Decline Began in the 50's & 60's

Development outside of downtown was encouraged by the new expressways.





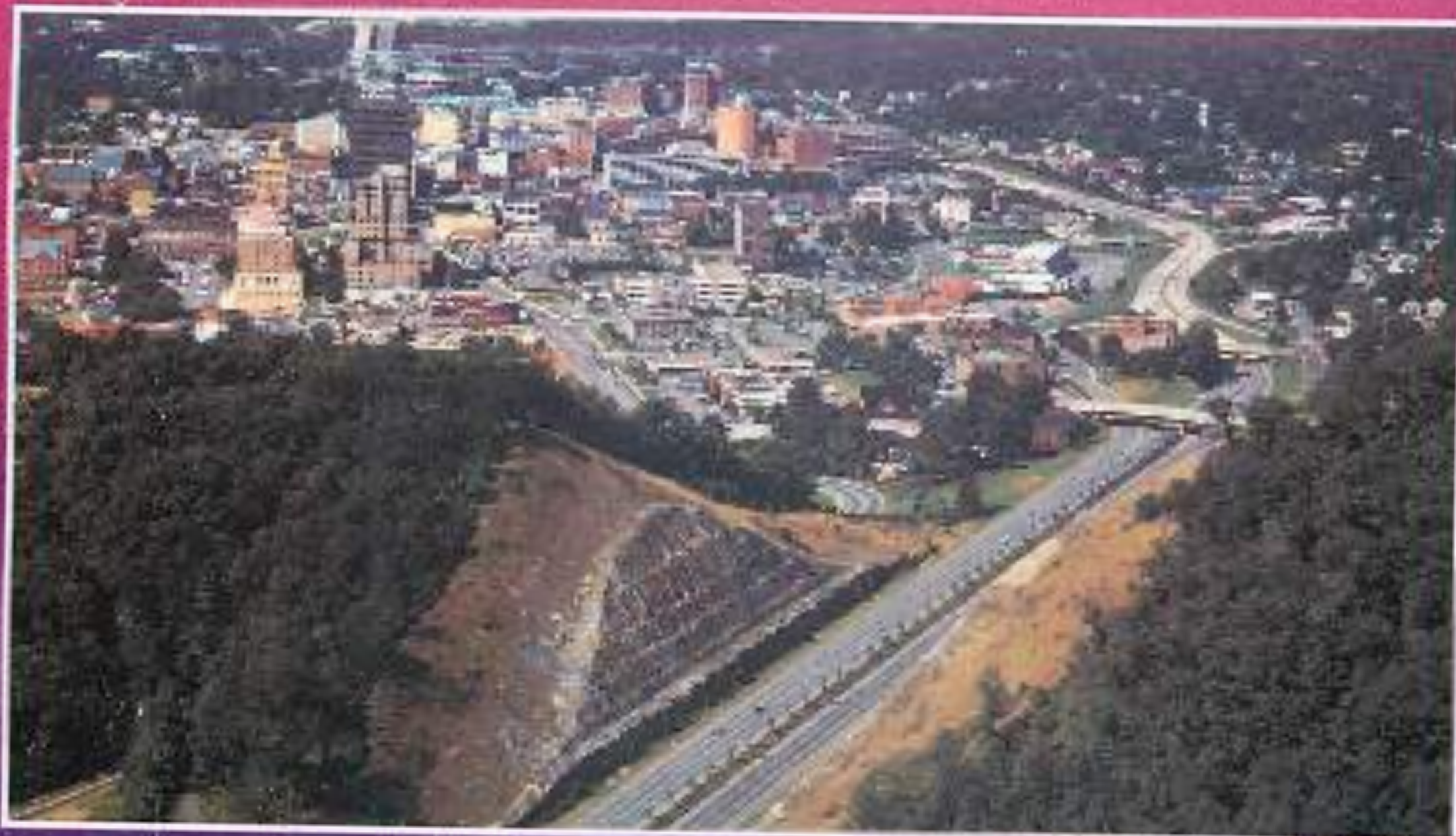


North Carolina Collection, Pack Memorial Public Library  
Asheville, North Carolina









*Asheville, N.C.*

*Land of the Sky*



The  
73  
acre  
Asheville  
Mall





In the 70's and 80's our downtown died

















In the 70's and 80's  
our downtown died.



Asheville's de facto motto was:

**“That will never work here - don't even try.”**





Julian Price

1941 - 11/19/2001



the Alternative Reading Room

The Mountain Xpress

Salsa's & Zambras

City Seeds

Public Interest Projects



the Dogwood Fund



Urban3



51 Biltmore



Downtown benches



The Orange Peel

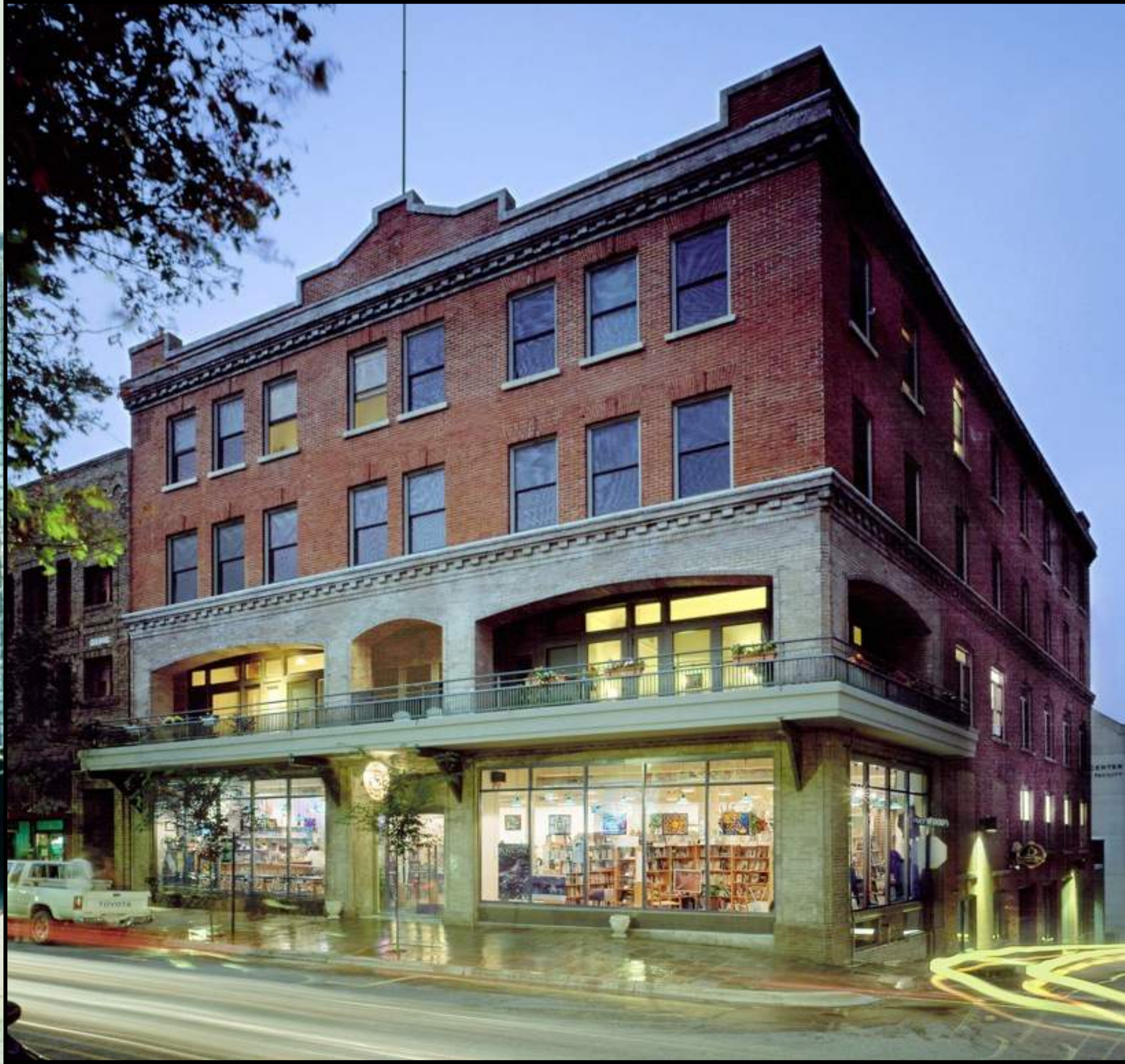
YWCA

The Public Service Building



The Laughing Seed







1993





## Community appearance and tourism: What's the link?

by Edward T. McMahon

The colorful brochures American cities and towns use to promote their charms are always filled with attractive scenes: sunsets, azaleas in bloom, historic house museums beautifully photographed. The reality is often not so lovely. Back away from the great columned house and you'll find, as likely as not, a fast food restaurant with screaming red roof to one side, and to the other a parking lot that is barren except for a flashing portable sign and a towering billboard. The brochure is handsome; the city is not.

There is an immense but too often ignored relationship between community appearance and tourism. As Mark Twain once said, "We take stock of a city like we take stock of a man. The clothes or appearance are the externals by which we judge." Unfortunately many tourism officials are far more concerned with marketing and promotion—creating fancy brochures and compelling ads—than they are with protecting and enhancing the product they are trying to sell.

Tourism involves much more than marketing. It also involves making destinations more appealing. This

means conserving and enhancing a destination's natural tourism assets. It is, after all, the heritage, culture and natural beauty of a community or region that attracts tourists. But today a person dropped along a road outside of most American cities (whether tourist destination or not) wouldn't know where he was because it all looks the same. Is it Albany or Allentown? Clarksdale or Cowpens? Providence or Pittsburgh? Who can tell?

The truth is, the more a community does to enhance its unique set of assets, whether natural, architectural, or cultural, the more tourists it will attract. On the other hand the more a community comes to resemble Anyplace, U.S.A., the less reason there will be to visit. Make a destination more appealing and people will stay longer and spend more.

### The special places didn't get that way by accident

Clearly, certain places have more appeal than others. But no place will retain its special appeal by accident. Without exception those places that have successfully protected their uniqueness—whether natural or man-made—are those places that have used vision, management and control to protect the special features that make them special. Without planning and management, tourism can destroy the very attributes—both natural and man-made—that people come to see. As a result, local policies that shape growth and development are critical to the success of tourism development efforts.

Many cities have gotten used to ugliness, accepting it as inevitable to progress. But there are others across America who have begun an active push for a more appealing environment. The tools to make a community memorable and beautiful

CityWatch/Fall 1993/Page 7

The poignant contrast: The new look for Patton Avenue has rows of trees, all wiring underground and old-fashioned street lights, but still retains the intrusive billboards. "Wherever possible install underground wires and screen unsightly intrusions; prohibit billboards and strictly limit the size, height and number of other outdoor signs," suggests the author.

*Among cities with no particular recreational appeal, those that have preserved their past continue to enjoy tourism. Those that haven't receive almost no tourism at all. Tourism simply doesn't go to a city that has lost its soul.*





## Top Travel Destinations of 2007

Asheville: #5 of the top 12

**Frommer's**



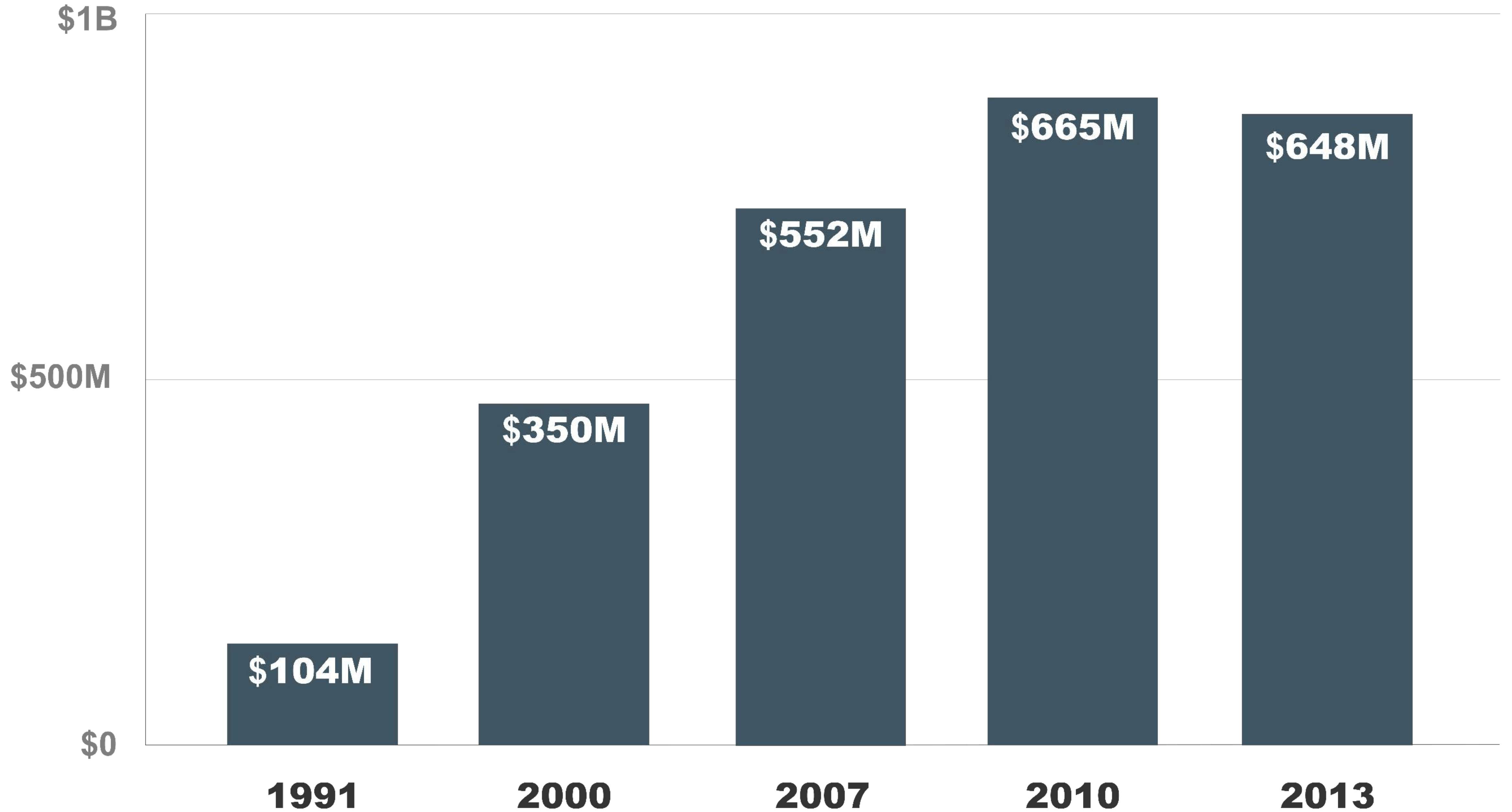
**In God we trust;  
everyone else,  
bring data.**

Mayor Michael Bloomberg



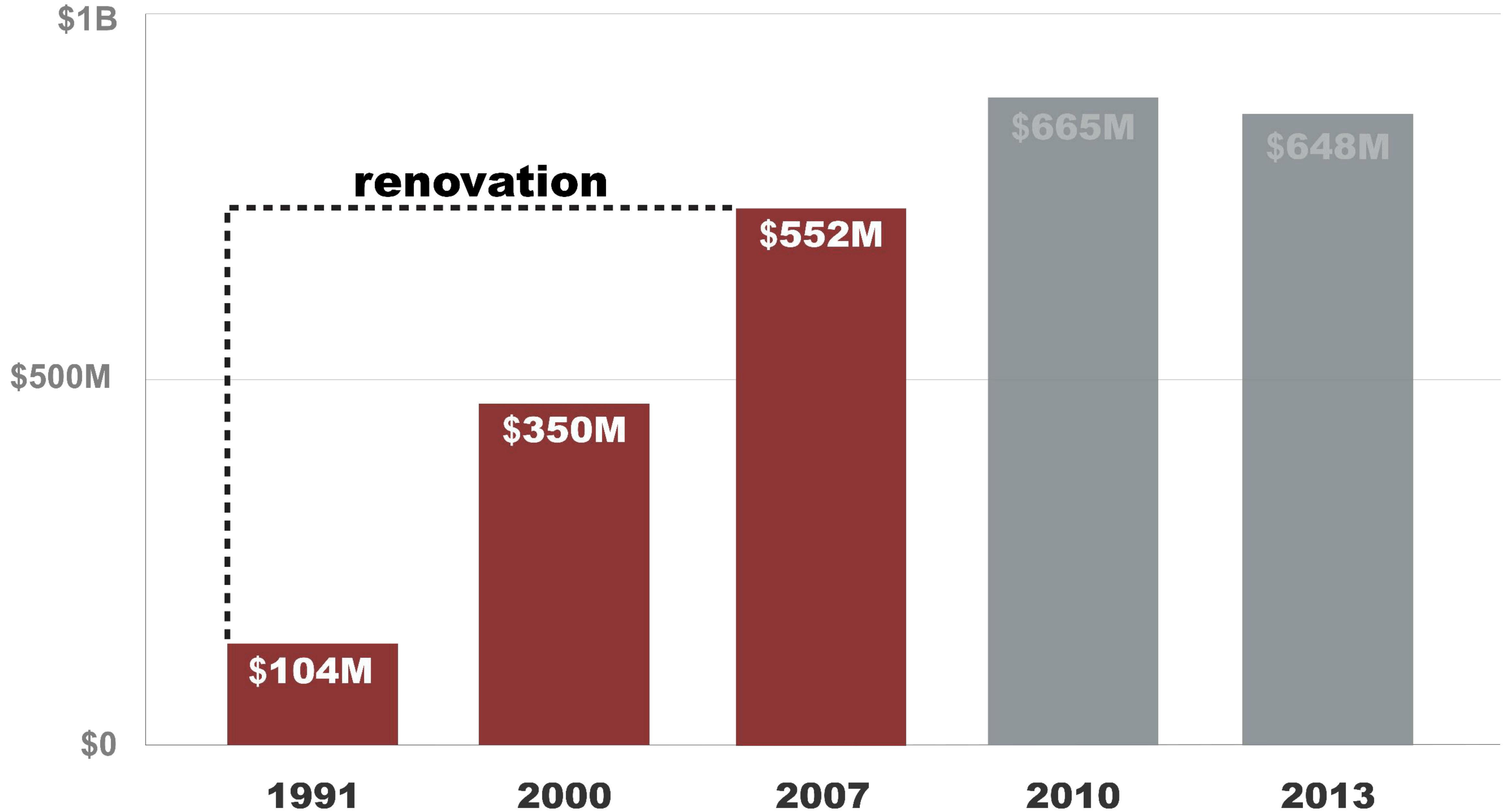


# Asheville CBD Taxable Value





# Asheville CBD Taxable Value





# WELCOME TO ASHEVILLE



## THE BURDENS OF POOR DECISIONS ARE BECOMING UNBEARABLE!

- Parking Garages 4.5 Million & Climbing
- Pack Square Projects 10.0 Million & Climbing
- Wall Street Project 1.8 Million & Standing Empty
- New Garage for Garbage Trucks 5 Million Plus
- City Hall Beautification Project 4.8 Million
- 26.1 Million & Climbing

In 1990 Asheville City taxes were raised

## 2 Million Dollars

to help pay for these projects for  
*Downtown Dignitaries.*

These are just a few of the failed policy decisions supported by the Old Council. The taxpayers can no longer afford the policies of the 80's.

Here are your choices on November 5TH  
*You May Vote For Six*

- |                                    |                                    |
|------------------------------------|------------------------------------|
| ■ Gene Ellison - 2 year Incumbent  | ■ Bill Moore - 2 year Incumbent    |
| ■ Chris Peterson - Fresh New Ideas | ■ Carr Swicegood - Fresh New Ideas |
| ■ Charles Worley - Fresh New Ideas | ■ Barbara Field - Fresh New Ideas  |
| Norma Price - 14 years Incumbent   |                                    |

SHOW YOUR SUPPORT FOR A NEW CITY COUNCIL.  
DISPLAY THIS POSTER IN YOUR CAR, YOUR WINDOW, OR YOUR YARD.

PAID FOR BY: CITIZENS FOR A NEW CITY GOVERNMENT, DOROTHY F. WORLEY, TREASURER

# BLUEPRINT OF CITY HALL

## THE INCUMBENTS: WHY SHOULD WE VOTE AGAINST THEM?

The decade of the 80's was controlled by the incumbents  
Bratton, Frank, Price, and Michalove.

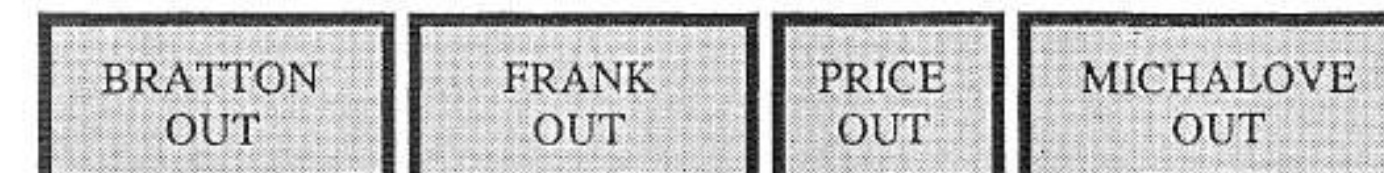
*During their tenure, we have witnessed the following:*

1. Personal income has decreased.
2. Property taxes are at an all time high. In 1990 these four council members voted for a 16% increase in personal property taxes.
3. In 1981 water was at the top of their list of priorities. In 1991 water remains at the top of their list.
4. Increased crime rate. Inadequate police protection due to massive annexation during the past 10 years.
5. Downtown development for bureaucrats instead of water, sewer, and streets for our citizens.
6. Fewer jobs for our residents. We have lost good sound industries such as Burlington, Sayles, Kellwood, Girmes and Stencil, not to mention 3000 jobs at Enka.
7. Enormous waste of city tax dollar and manpower within the fire department (i.e.: fire trucks being routed to fender benders, etc.).
8. Downtown parking fiasco. Millions of dollars wasted on unused parking decks.
9. Turmoil in the City School System. The only voice city residents have is through our vote for Asheville City Council.
10. Community favoritism. Certain communities have been ignored far too long while others have been given the royal treatment. This cannot be tolerated. All city areas are entitled to all city services.



VOTE OUT THE POLICY MAKERS OF THE 80'S.

THEY'VE BEEN IN CHARGE TOO LONG!



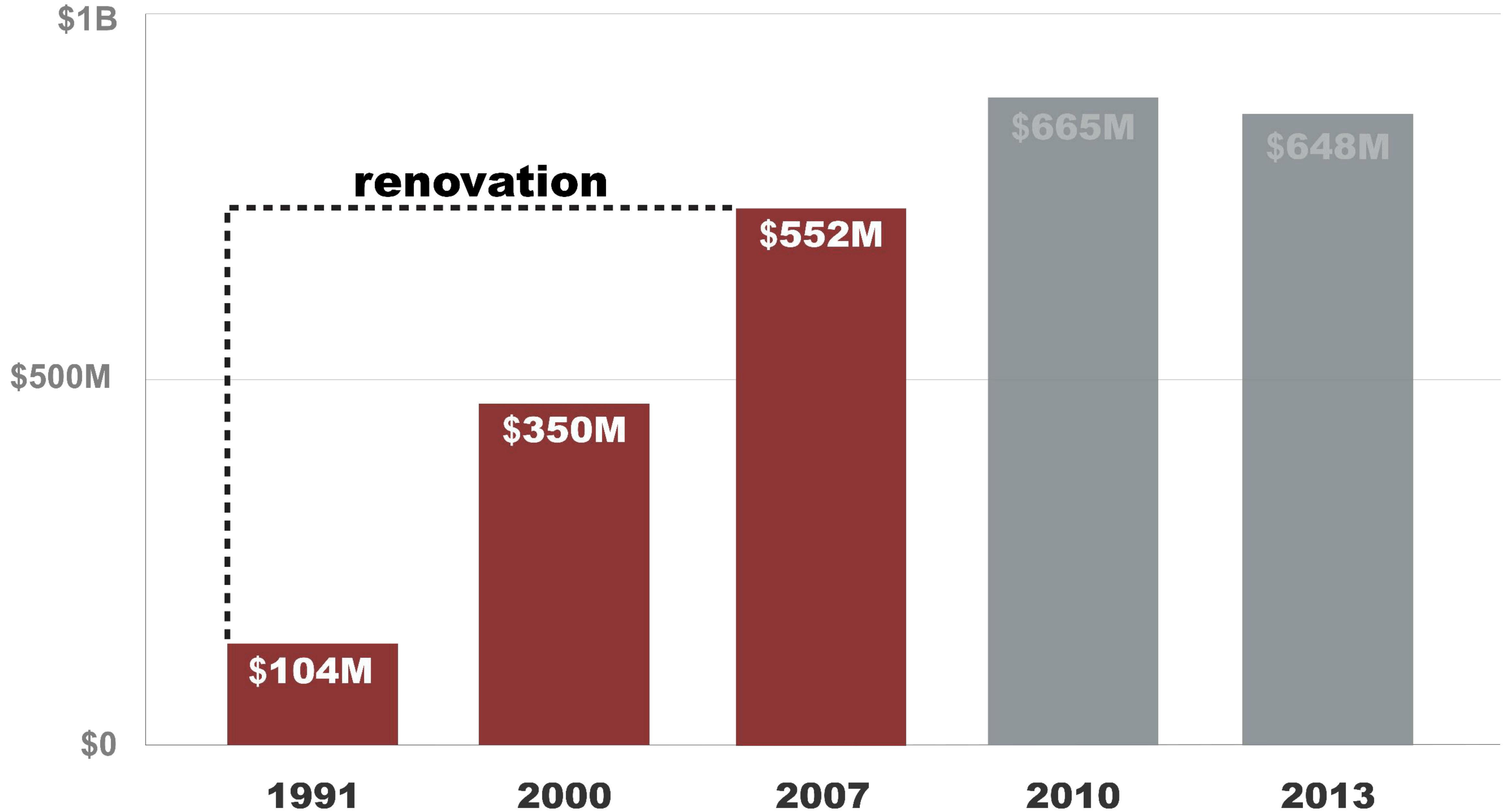
PAID FOR BY THE CITIZENS TO ELECT A NEW CITY GOVERNMENT

Asheville's de facto motto was:

**“That will never work here - don't even try.”**



# Asheville CBD Taxable Value







**Incorporate** (in'kôrpə,rāt)

**VERB**

Constitute (a company, city, or other organization) as a legal corporation.

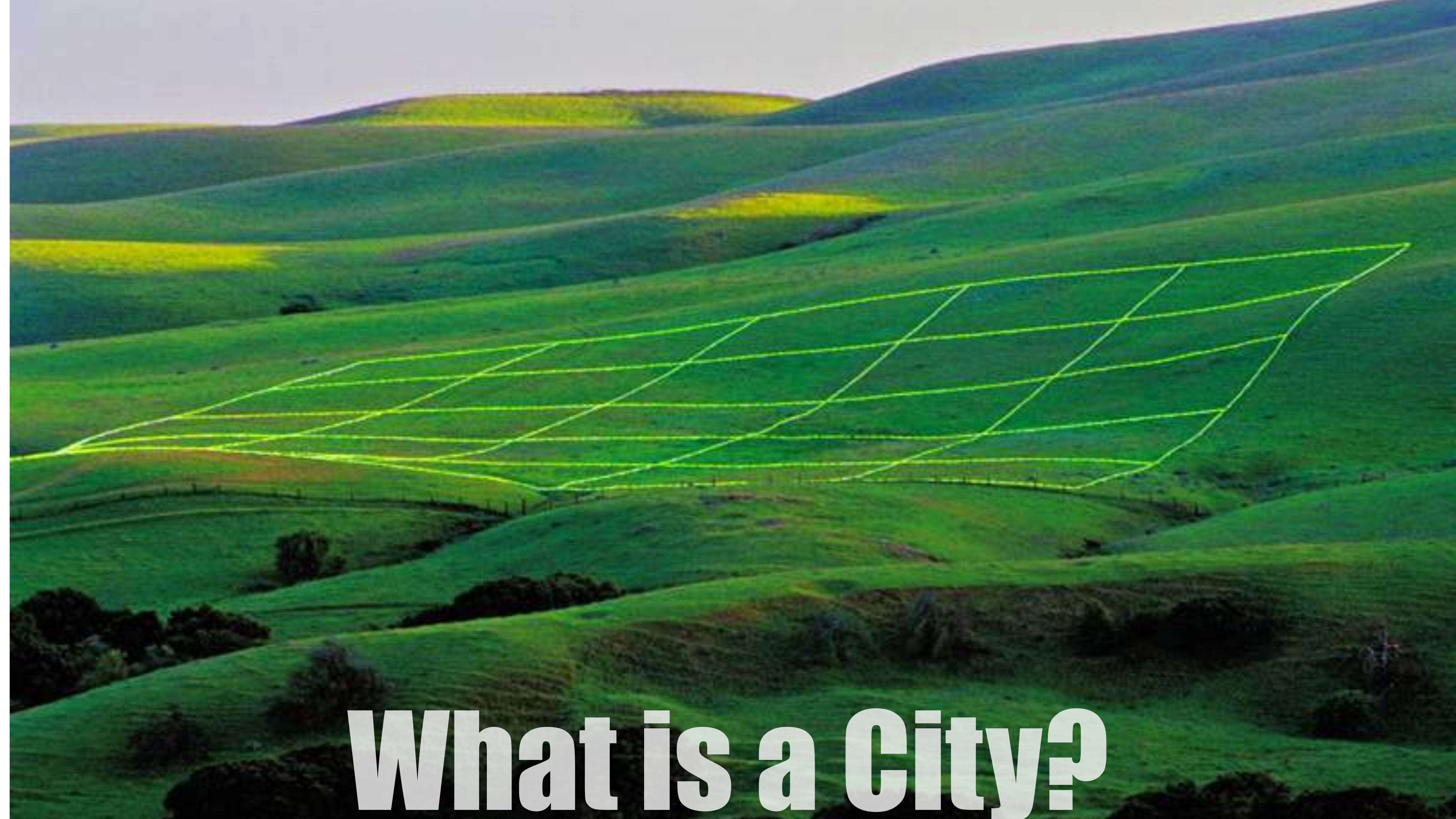
Source: Oxford Dictionary





# What is a city?





**What is a City?**





**Asheville is 4x >**



# Land Production







For 40 years this building remained vacant..... its tax value in 1991 was just over **\$300,000**



Today the building is valued at over **\$11,000,000** an increase of over **3500%** in **15 years**

The lot is less than **1/5 acre**





# Walmart



**34.0 Acres**  
**220,000 sf Building**  
**\$20,000,000 Tax Value**

# Downtown



**0.19 Acres**  
**54,000 sf. Bld**  
**\$11,000,000 Tax Value**

# My House



**0.13 Acres**  
**1 unit (2 people + 2 dogs)**  
**\$232,000 Tax Value**



# Walmart



**34.0 Acres**  
**220,000 sf Building**  
**\$20,000,000 Tax Value**

# Downtown



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**54,000 sf. Bld**

**\$11,000,000 Tax Value**

# My House



**0.13 Acres**

**1 unit (2 people + 2 dogs)**

**\$232,000 Tax Value**

**Property Taxes/Acre**

**\$19,542**



# Walmart



**34.0 Acres**

**220,000 sf Building**

**\$20,000,000 Tax Value**

**Property Taxes/Acre**

**\$6,500**

# Downtown



**0.19 Acres**

**54,000 sf. Bld**

**\$11,000,000 Tax Value**

# My House



**0.13 Acres**

**1 unit (2 people + 2 dogs)**

**\$232,000 Tax Value**

**Property Taxes/Acre**

**\$19,542**



# Walmart



**34.0 Acres**

**220,000 sf Building**

**\$20,000,000 Tax Value**

**Property Taxes/Acre**

**\$6,500**

# Downtown



**0.19 Acres**

**54,000 sf. Bld**

**\$11,000,000 Tax Value**

**Property Taxes/Acre**

**\$634,000**

# My House



**0.13 Acres**

**1 unit (2 people + 2 dogs)**

**\$232,000 Tax Value**

**Property Taxes/Acre**

**\$19,542**



# Wheat



**34.0 Acres**  
**220,000 sf Building**  
**\$20,000,000 Tax Value**

**Property Taxes/Acre**  
**\$6,500**

# Cannabis



**0.19 Acres**  
**54,000 sf. Bld**  
**\$11,000,000 Tax Value**

**Property Taxes/Acre**  
**\$634,000**

# Soybeans



**0.13 Acres**  
**1 unit (2 people + 2 dogs)**  
**\$232,000 Tax Value**

**Property Taxes/Acre**  
**\$19,542**



# Property + Retail Sales Taxes

Retail Sales (average)

**\$77,000,000**



**\$6,500** Total Property Taxes/Acre  
**\$3,300** to the City

# Downtown



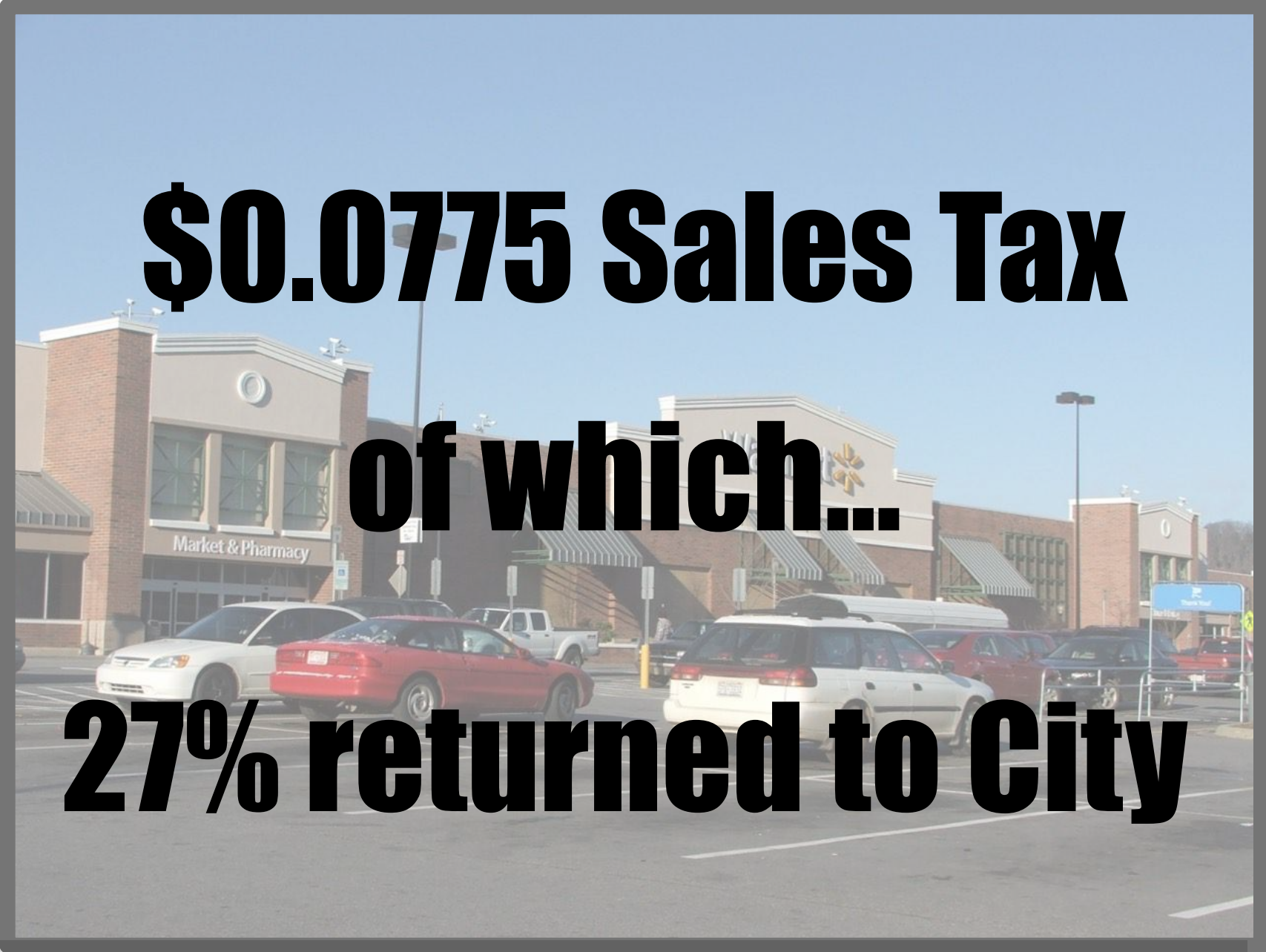
**\$634,000** Total Property Taxes/Acre  
**\$330,000** to the City



# Property + Retail Sales Taxes

Retail Sales (average)

**\$77,000,000**



**\$0.0775 Sales Tax**  
**of which...**  
**27% returned to City**

**\$6,500** Total Property Taxes/Acre  
**\$3,300** to the City



**Downtown**

**\$634,000** Total Property Taxes/Acre  
**\$330,000** to the City



# Property + Retail Sales Taxes

Retail Sales (average)

**\$77,000,000**



**\$6,500** Total Property Taxes/Acre  
**\$3,300** to the City



**\$634,000** Total Property Taxes/Acre  
**\$330,000** to the City



# Property + Retail Sales Taxes



Total Taxes/Acre to the City

\$50,800



Property Taxes/Acre to the City

\$330,000



# Property + Retail Sales Taxes



Total Taxes/Acre to the City

**\$50,800**



Total Taxes/Acre to the City

**\$414,000**



# Jobs per Acre



**200 jobs on 34.0 acres**

**5.9**



**14 jobs on 0.19 Acres**

**73.7**



# Urban<sup>3</sup>

## Asheville Walmart



## Downtown



**Land Consumed (Acres):**

**34.0**

**00.2**

**Total Property Taxes/Acre:**

**\$ 6,500**

**\$634,000**

**City Retail Taxes/Acre:**

**\$ 47,500**

**\$ 83,600**

**Residents per Acre:**

**0.0**

**90.0**

**Jobs per Acre:**

**5.9**

**73.7**

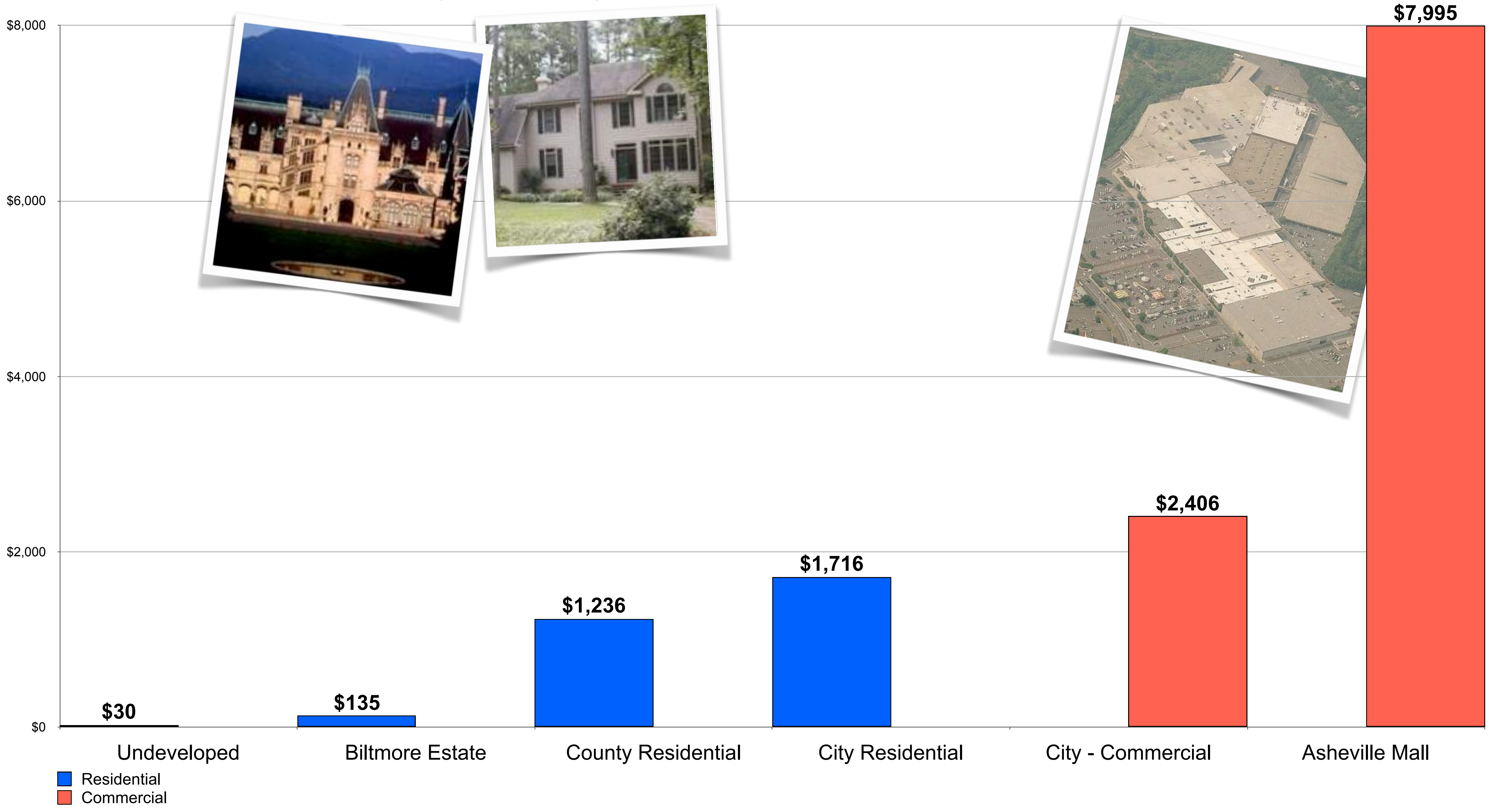


# Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre





# Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre

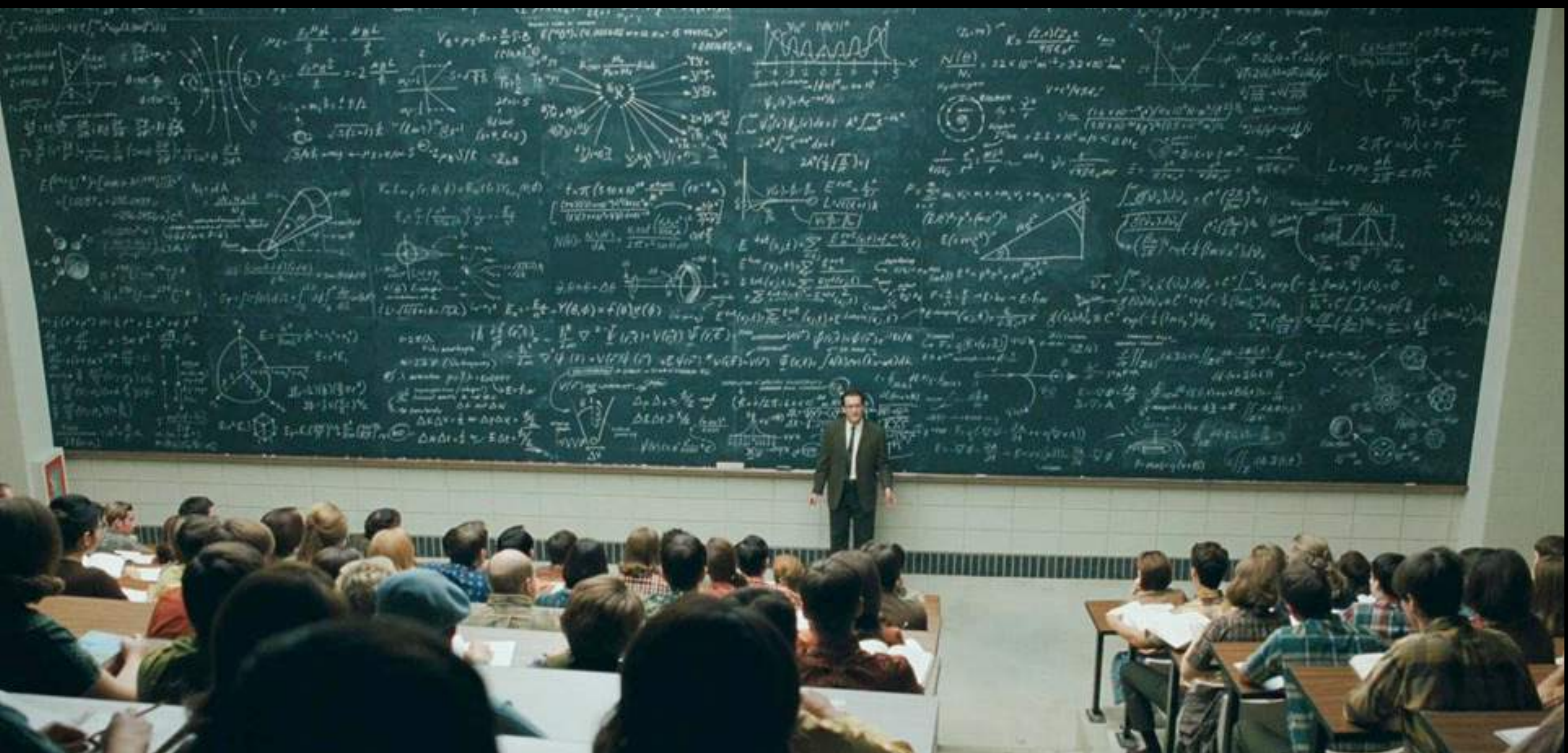




# Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre







**Scary Math**



# How do you compare cars?



**Ford F150 Lariat LTD**  
**648 miles per tank**



**Toyota Prius**  
**571 miles per tank**



**1955 BMW Isetta**  
**245 miles per tank**



**Rolls-Royce Phantom Drophead**  
**380 miles per tank**



**Bugatti Veyron SS**  
**390 miles per tank**



# How do you compare cars?



Ford F150 Lariat LTD  
648 miles per tank



Toyota Prius  
571 miles per tank



1955 BMW Isetta  
245 miles per tank



Rolls-Royce Phantom Drophead  
380 miles per tank



Bugatti Veyron SS  
390 miles per tank



# How do you compare cars?



**Ford F150 Lariat LTD**  
**13/18 mpg**



**Toyota Prius**  
**51/48 mpg**



**1955 BMW Isetta**  
**50/70 mpg**



**Rolls-Royce Phantom Drophead**  
**11/18 mpg**



**Bugatti Veyron SS**  
**8/14 mpg**



# How do you compare cars?



Ford F150 Lariat LTD  
13/18 mpg



Toyota Prius  
51/48 mpg



1955 BMW Isetta  
50/70 mpg



Rolls-Royce Phantom Drophead  
11/18 mpg



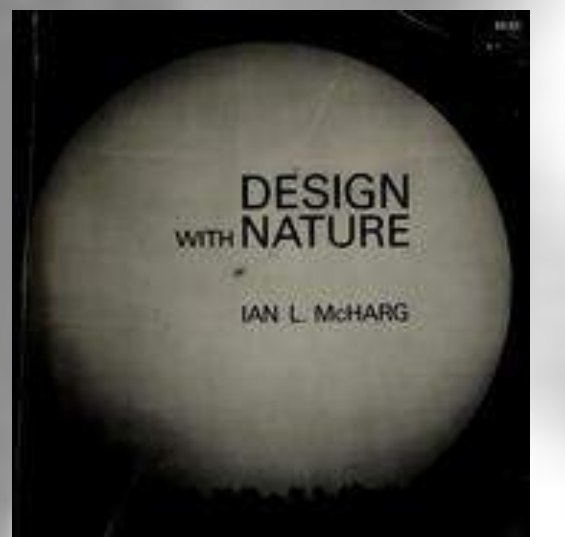
Bugatti Veyron SS  
8/14 mpg



**We have but one explicit  
model of the world and that  
is built upon economics.**

The present face of the land of the free is its  
clearest testimony, even as the Gross  
Domestic Product is the proof of its success.

**Money is our measure,**  
convenience is its cohort, the short term is its span,  
and the devil may take the hindmost is the morality.

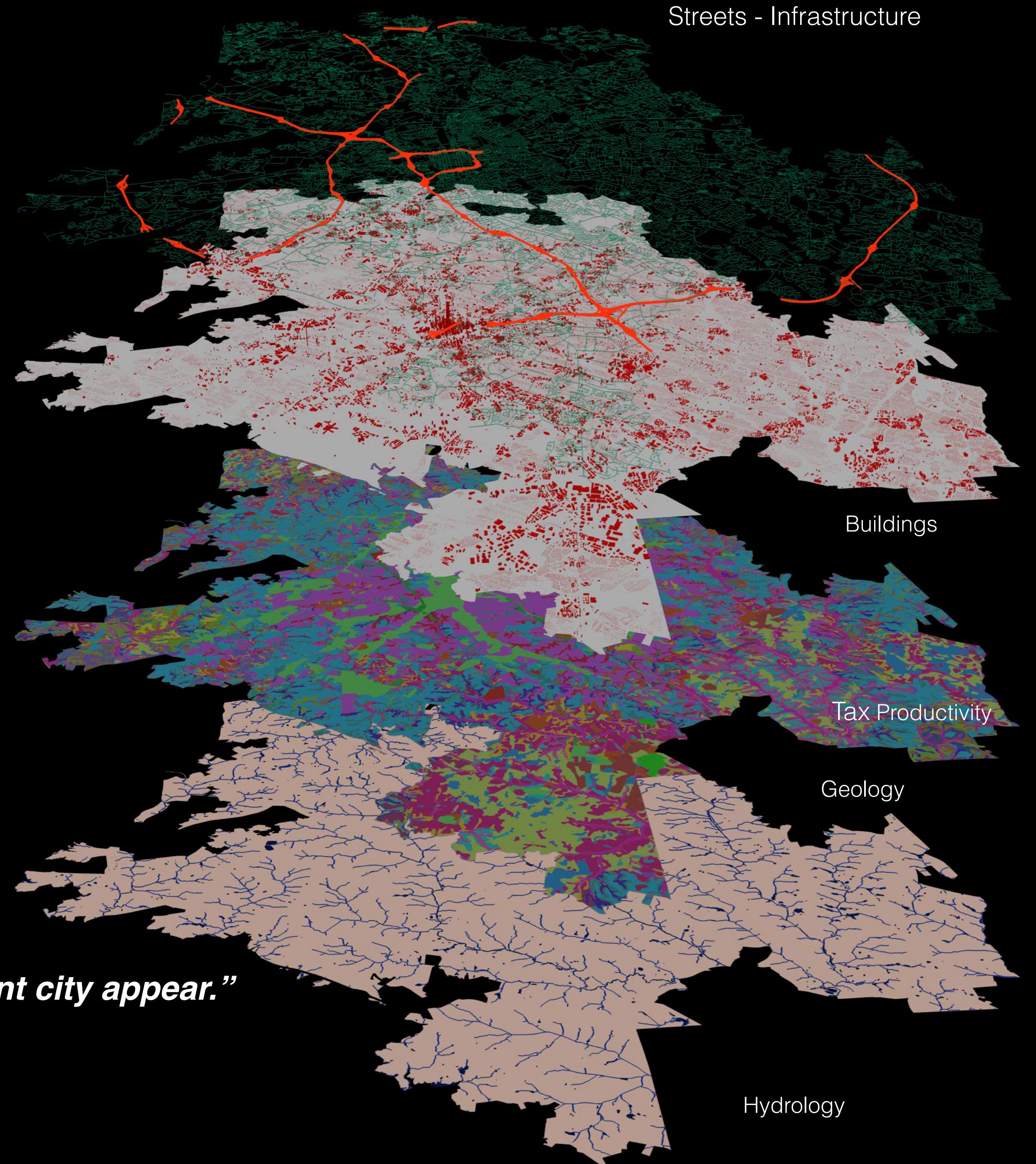


**Ian McHarg**  
Design With Nature  
1969









***“...when you least expect it, you see a crack open and a different city appear.”***

Italo Calvino  
Invisible City



# What are the numbers for Buncombe County?

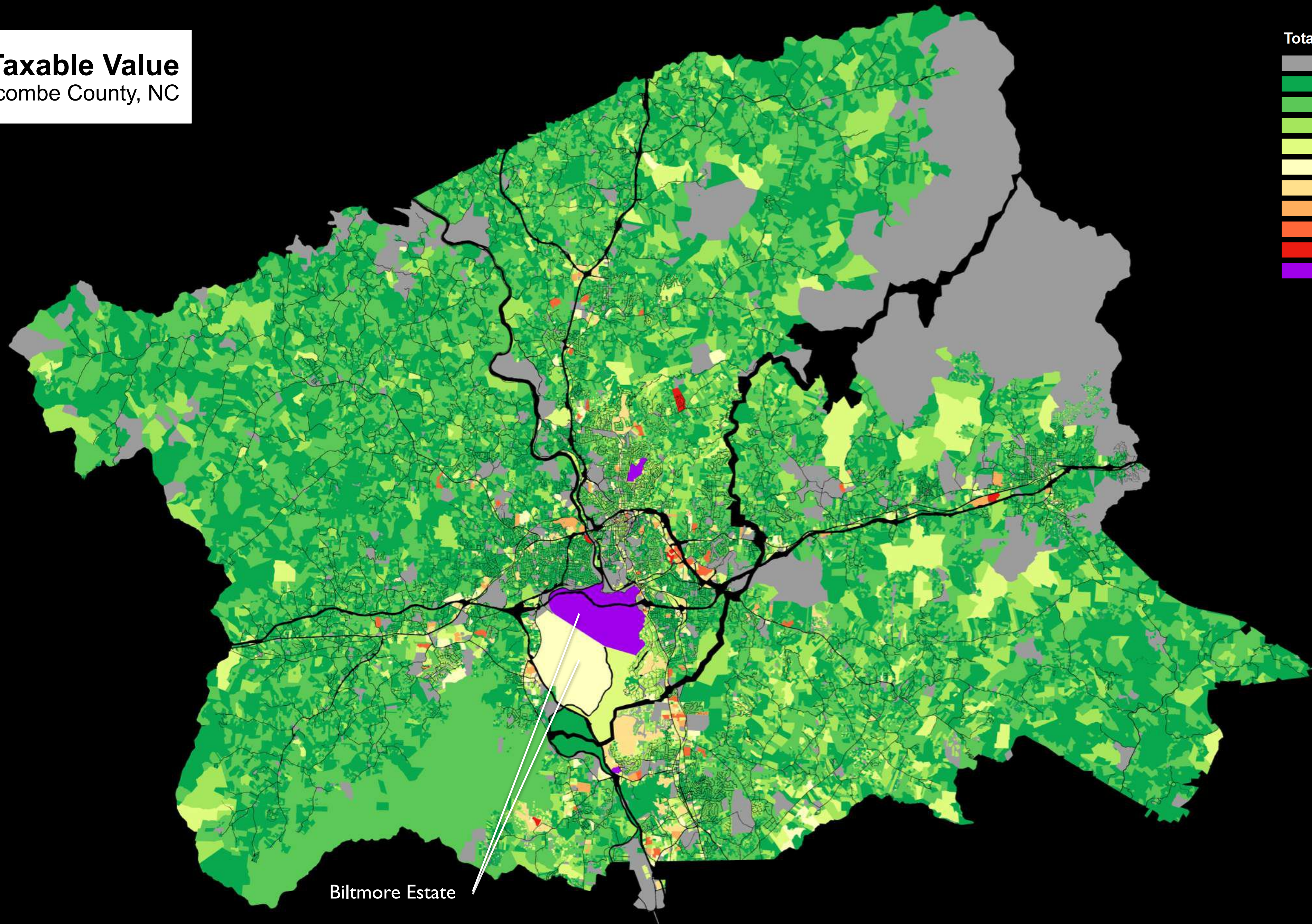
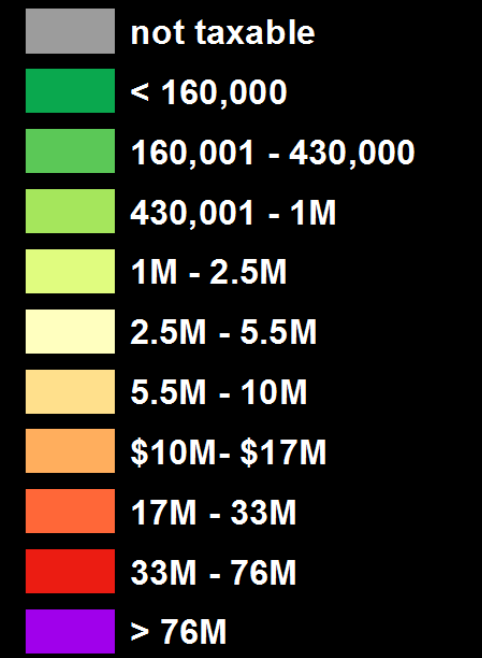




# Total Taxable Value

Buncombe County, NC

## Total Tax Value (\$)



Biltmore Estate

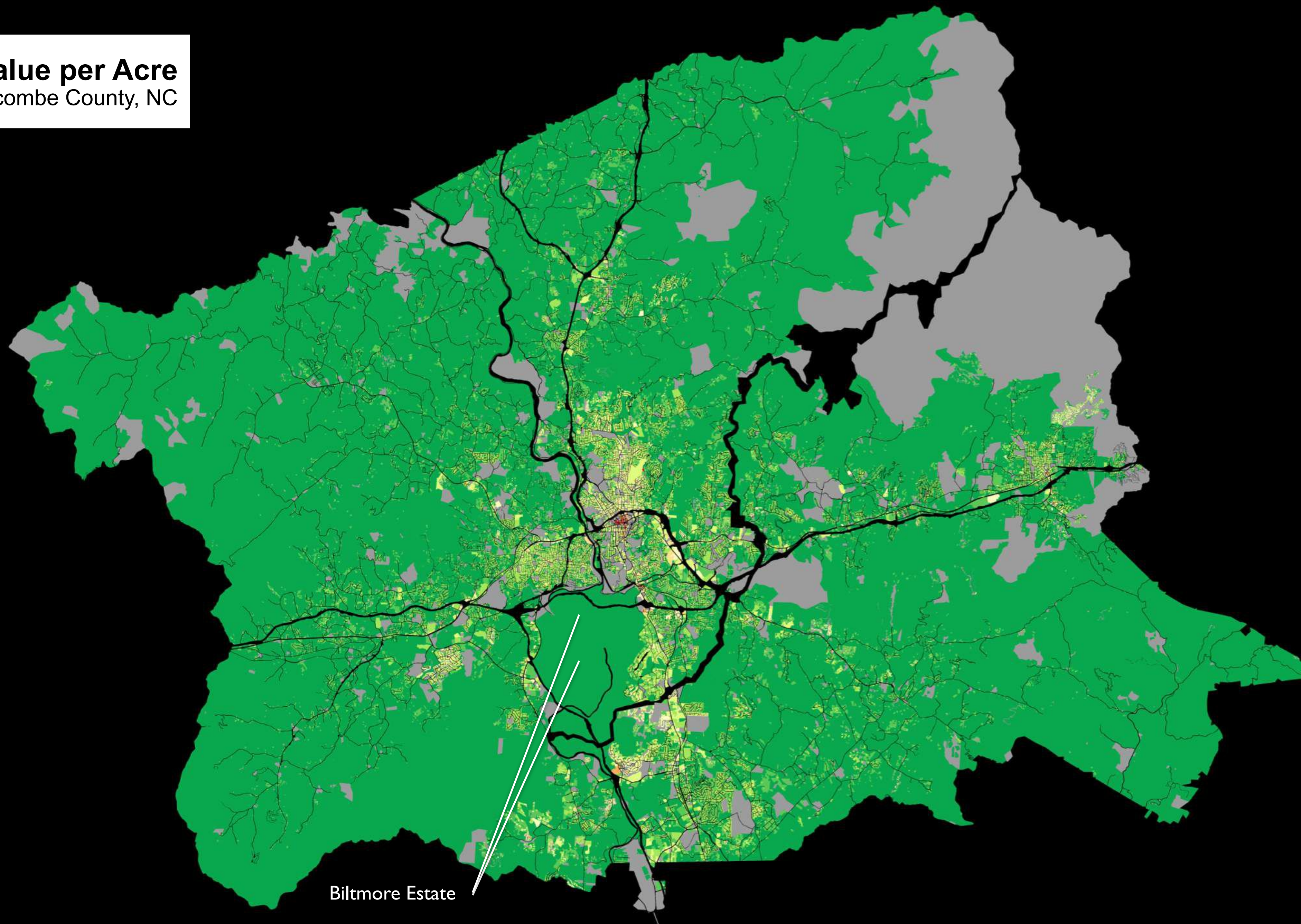


# Taxable Value per Acre

Buncombe County, NC

## Value per Acre (\$)

- not taxable
- < 170,000
- 170,001 - 420,000
- 420,001 - 760,000
- 760,001 - 1.2M
- 1.2M - 2M
- 2M - 3.5M
- 3.5M - 6.2M
- 6.2M - 12M
- 12M - 20M
- > 20M

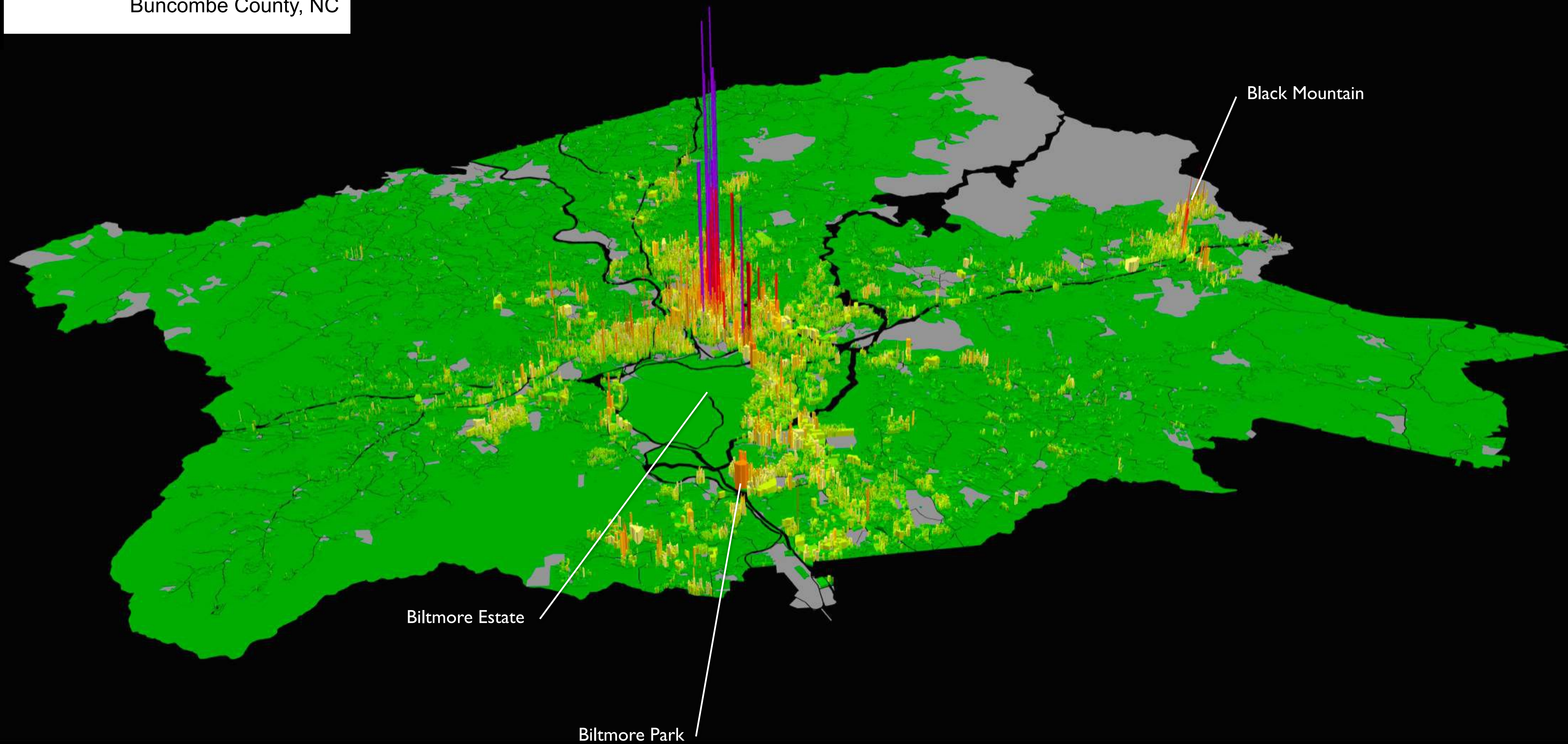


Biltmore Estate



# Taxable Value per Acre

Buncombe County, NC





What are the numbers in Ontario?







Canada's Tax Code

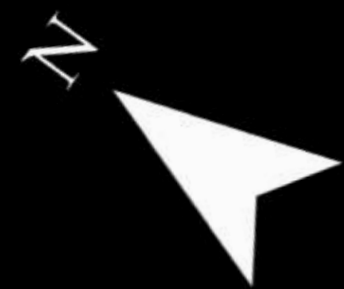


North Carolina's Tax Code

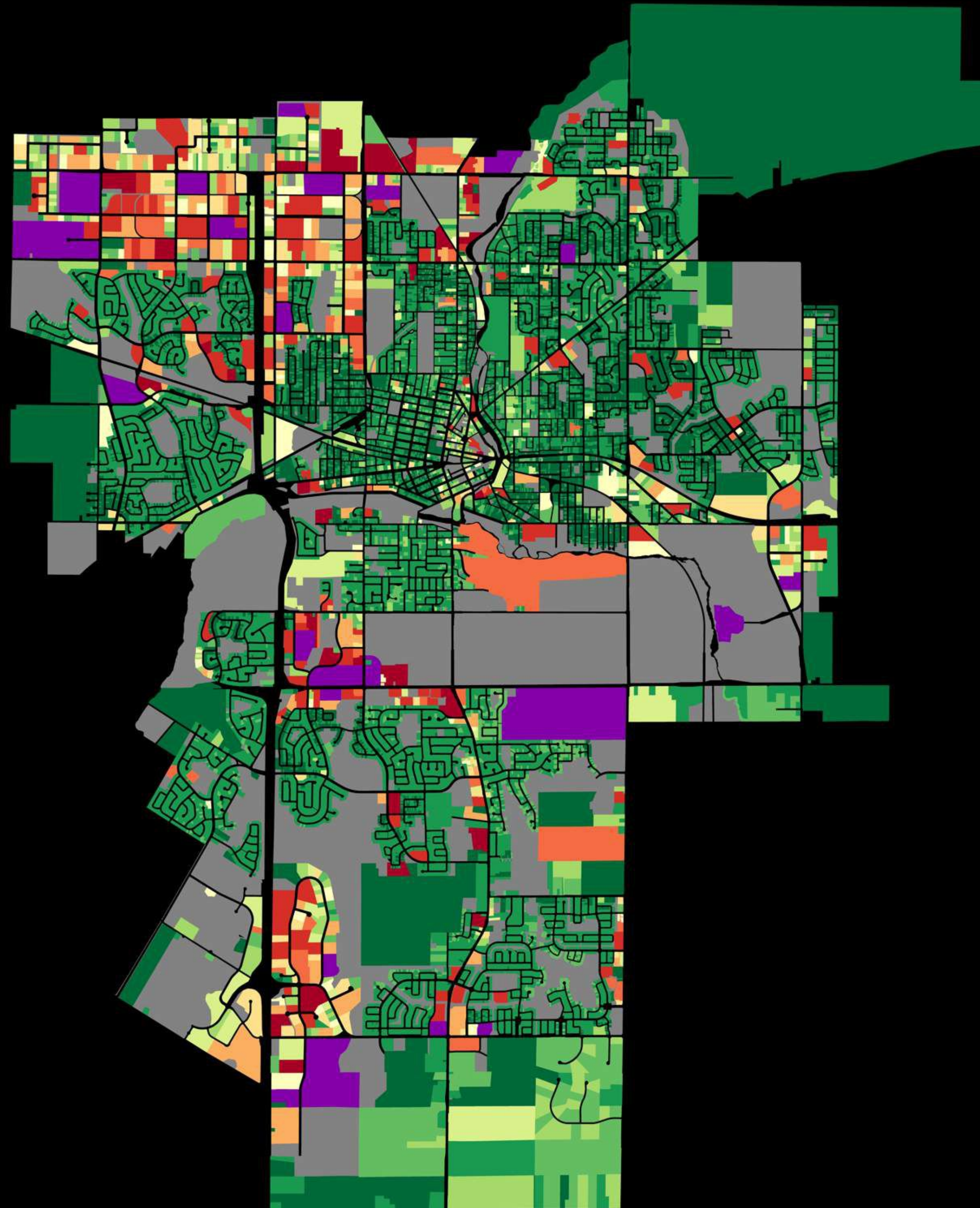
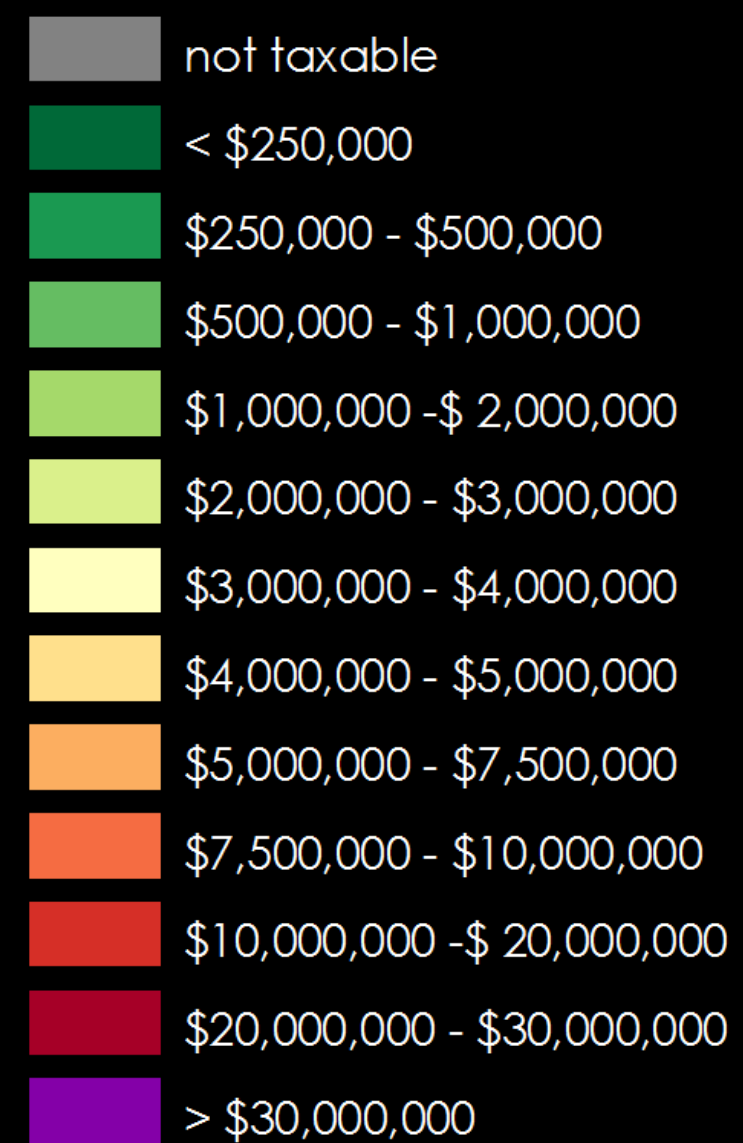


# Guelph, ON

How the taxes look (2013)



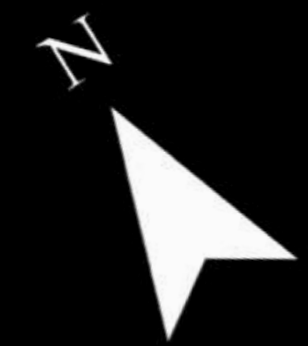
## Adjusted Tax Value



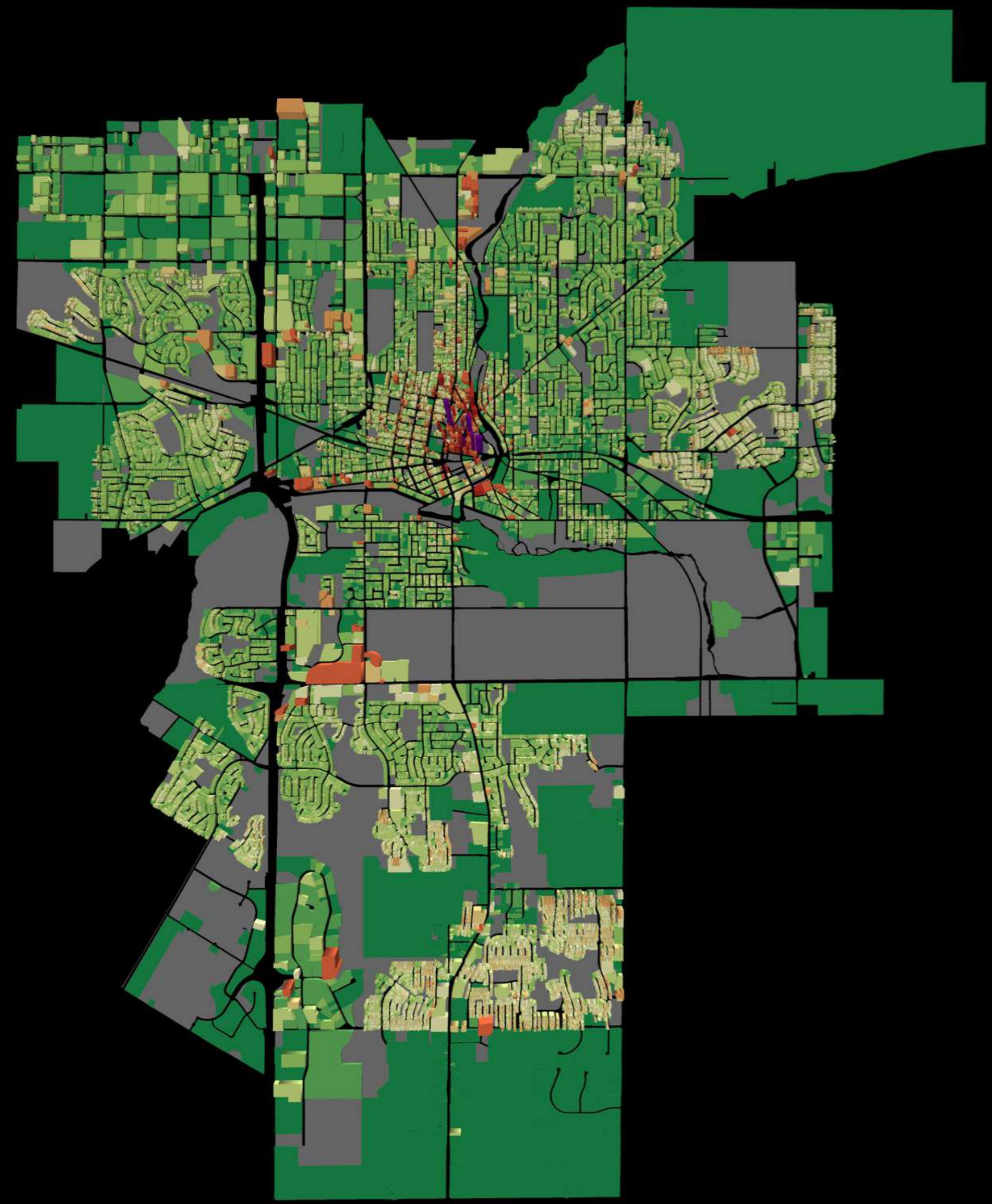
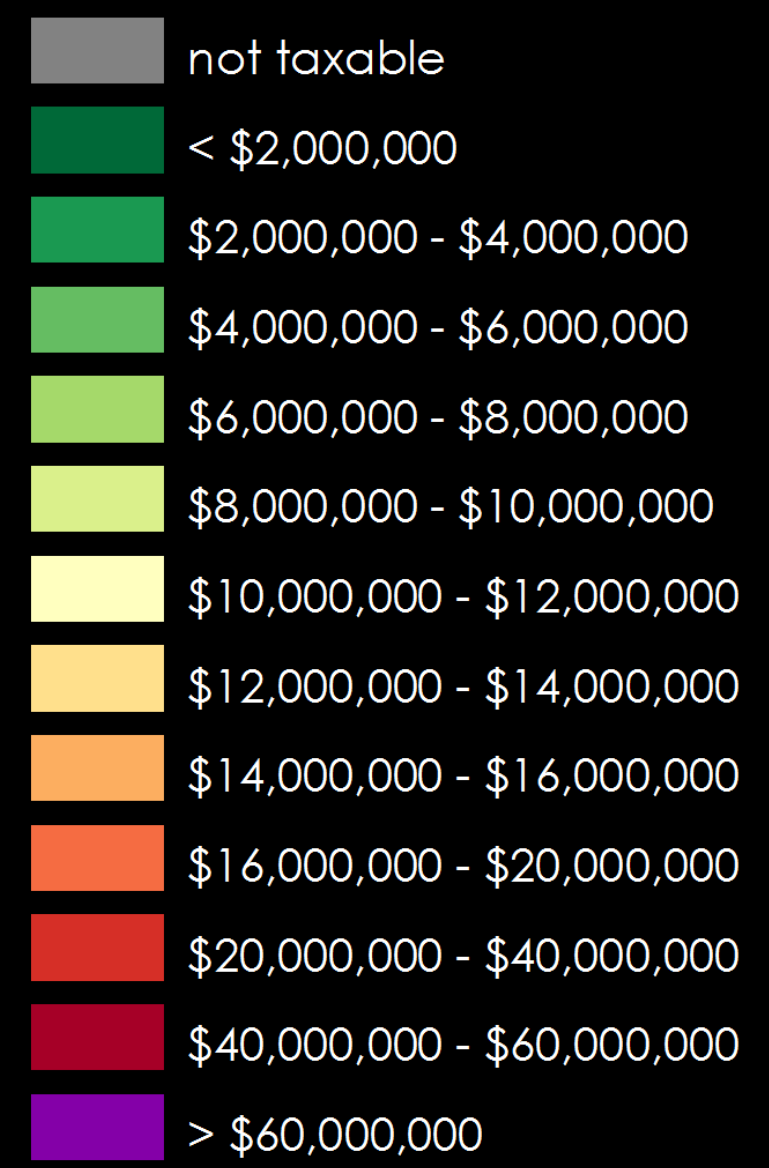


# Guelph, ON

Tax Value Per Hectare (2013)



## Value per Hectare



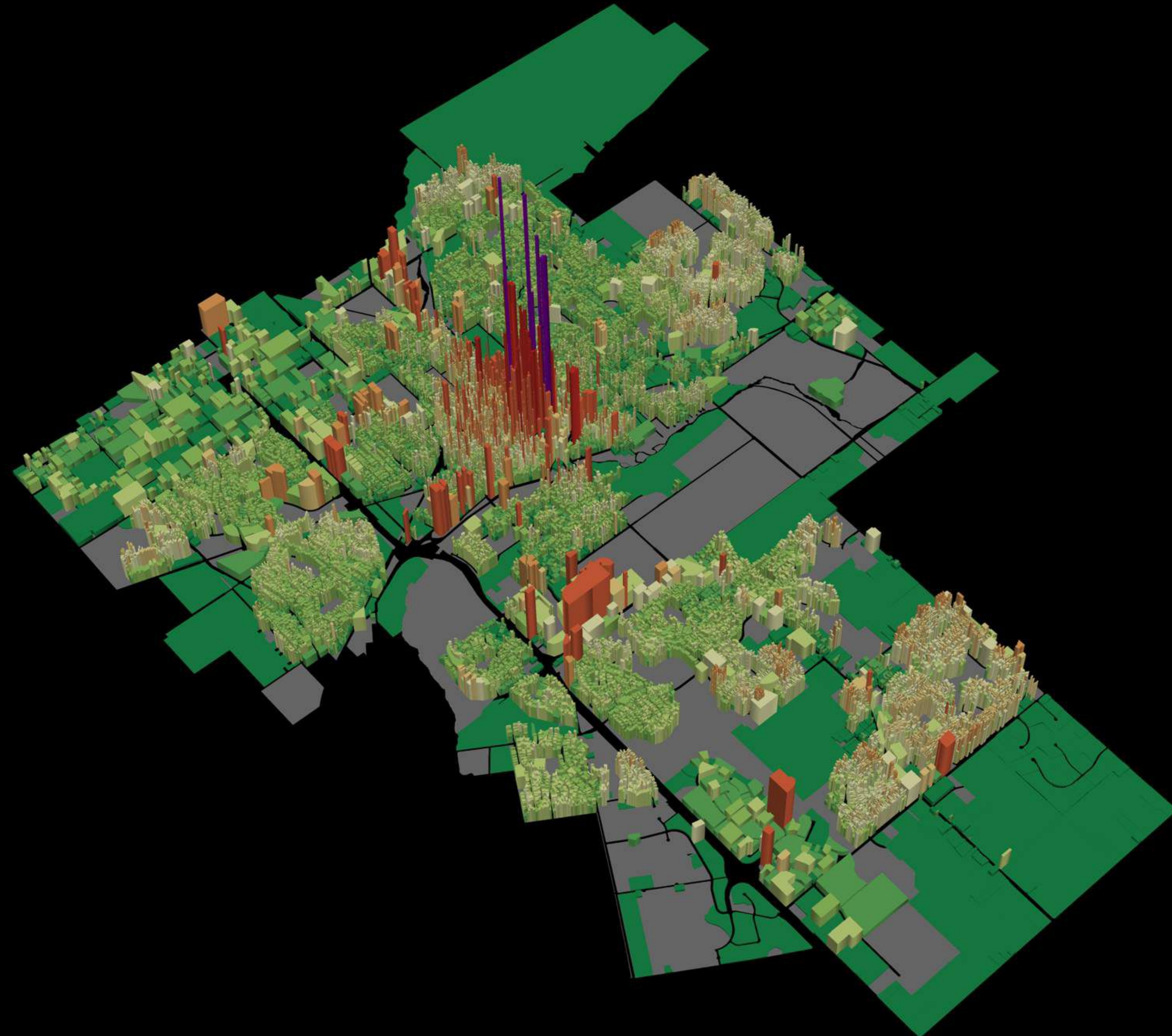
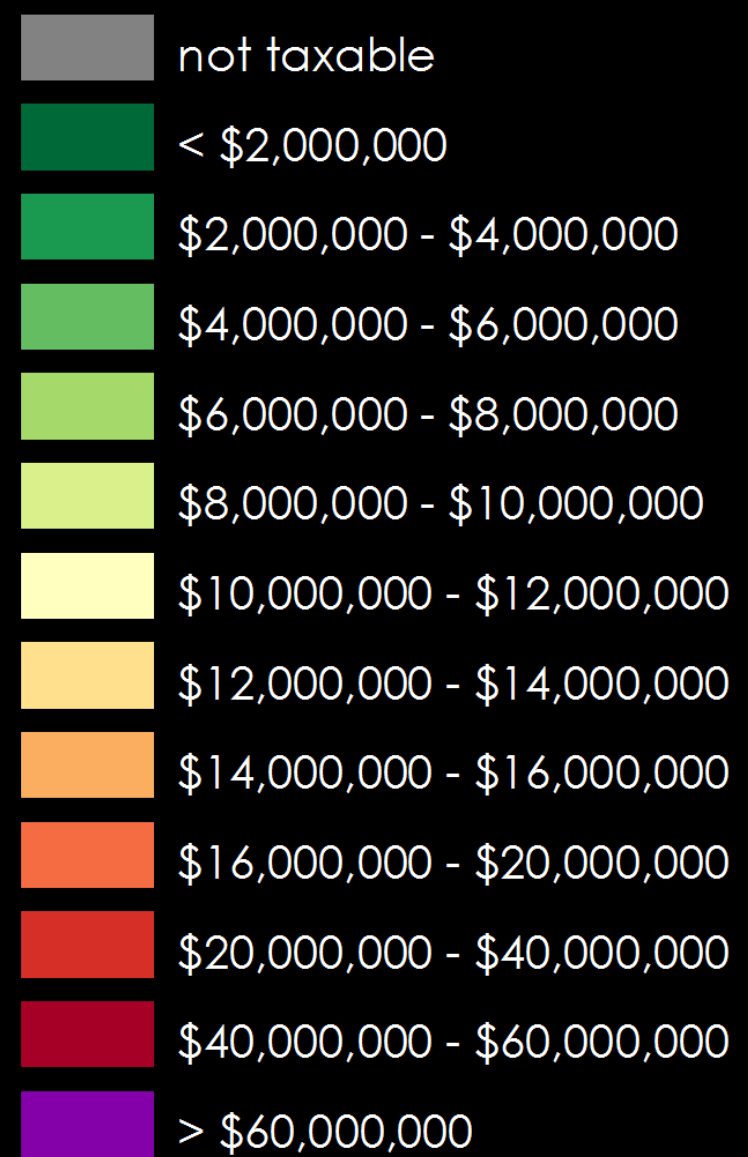


# Guelph, ON

Tax Value Per Hectare (2013)



## Value per Hectare

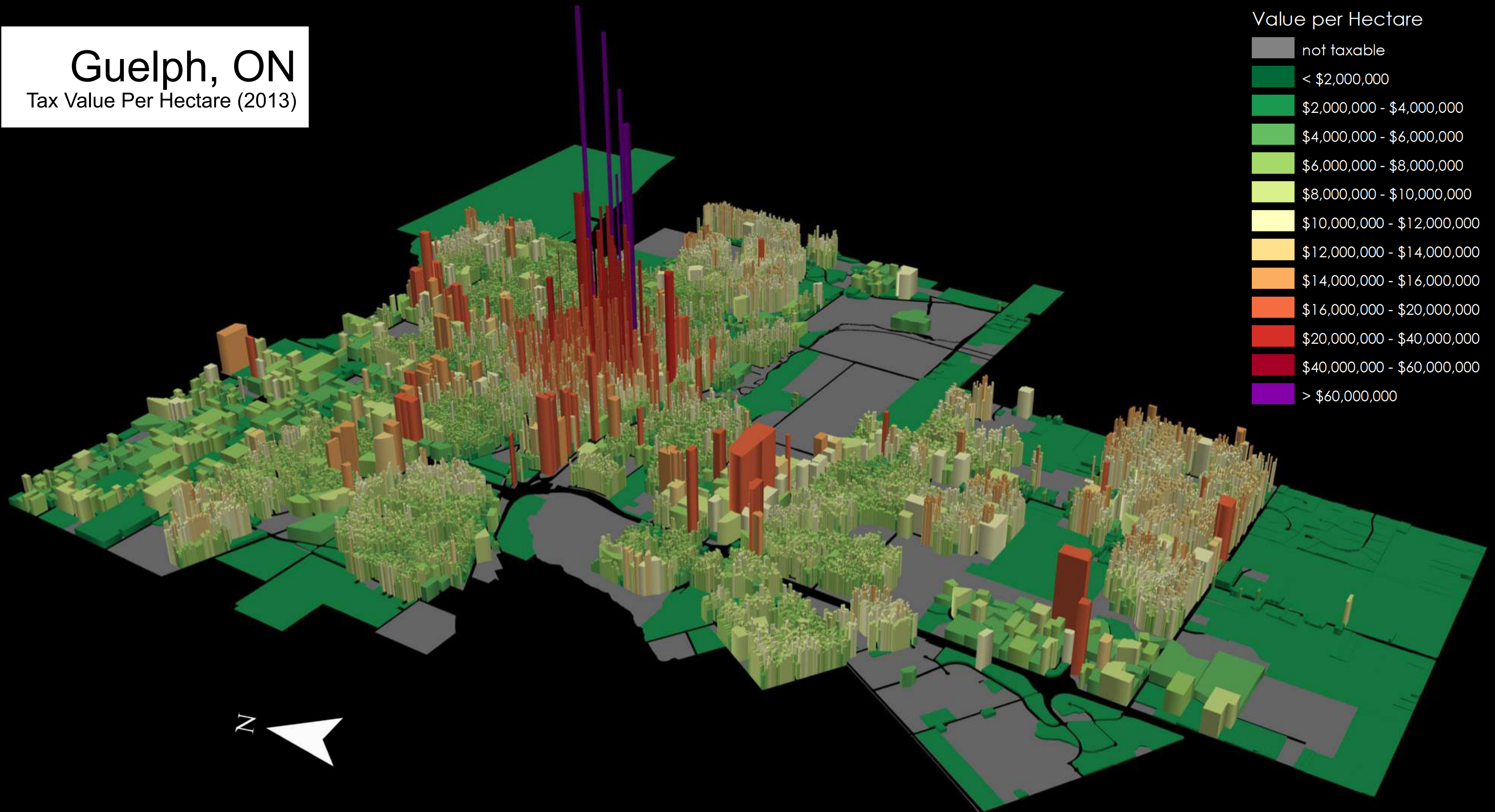
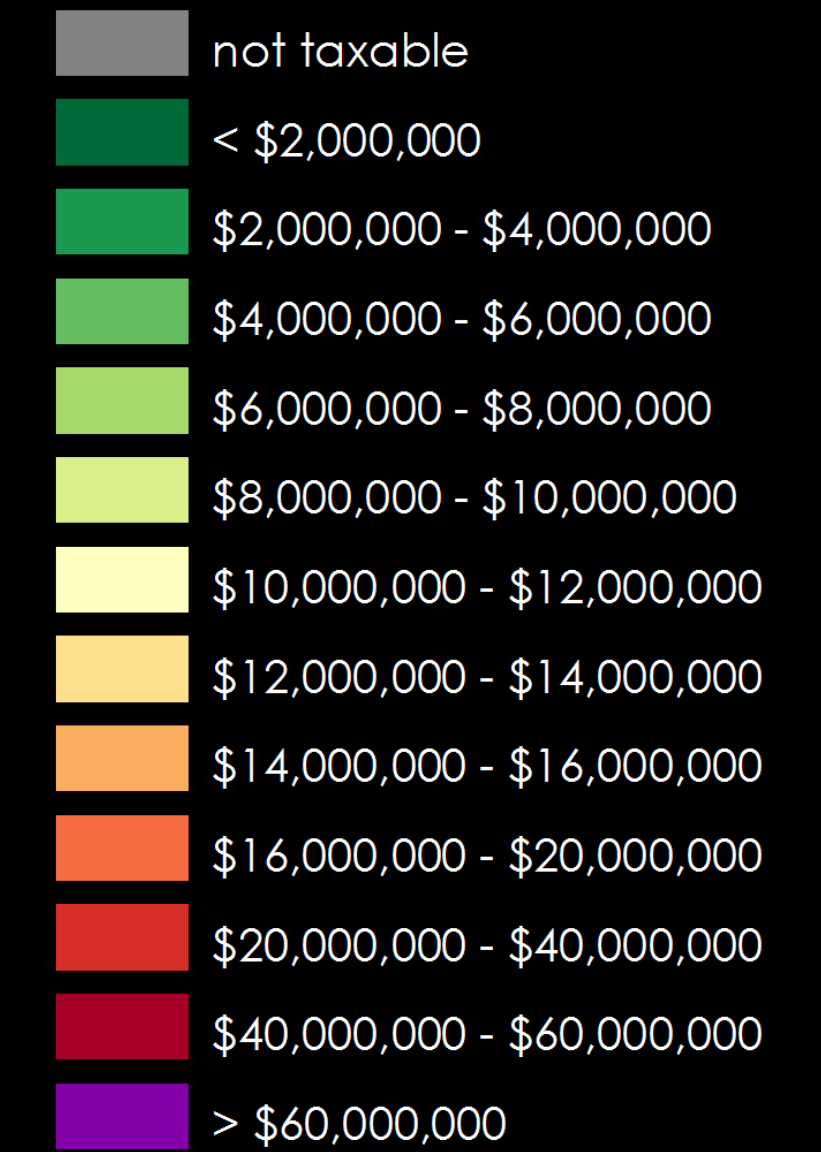




# Guelph, ON

Tax Value Per Hectare (2013)

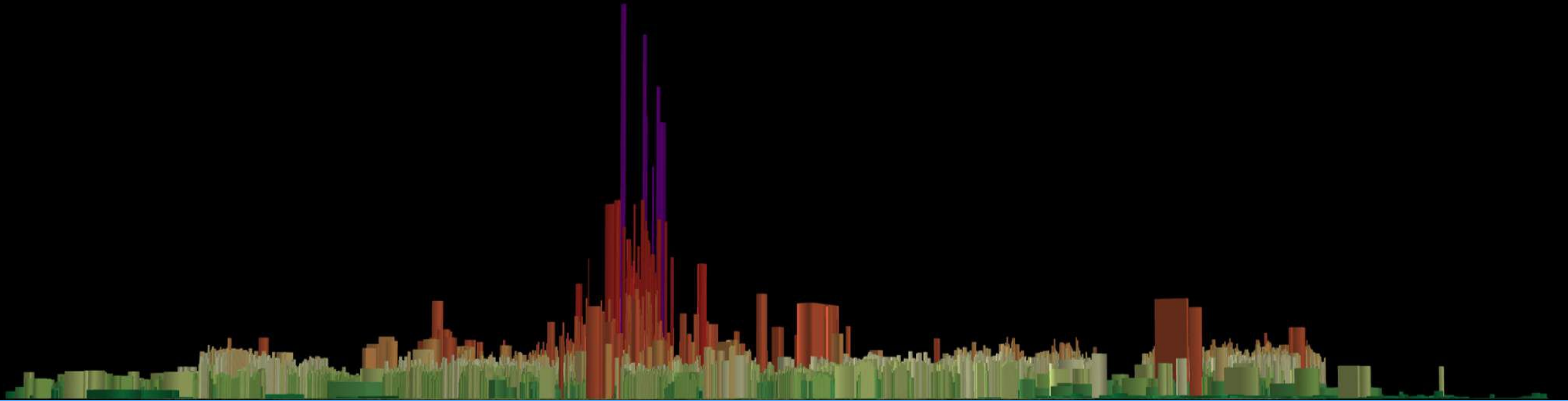
## Value per Hectare





# Guelph, ON

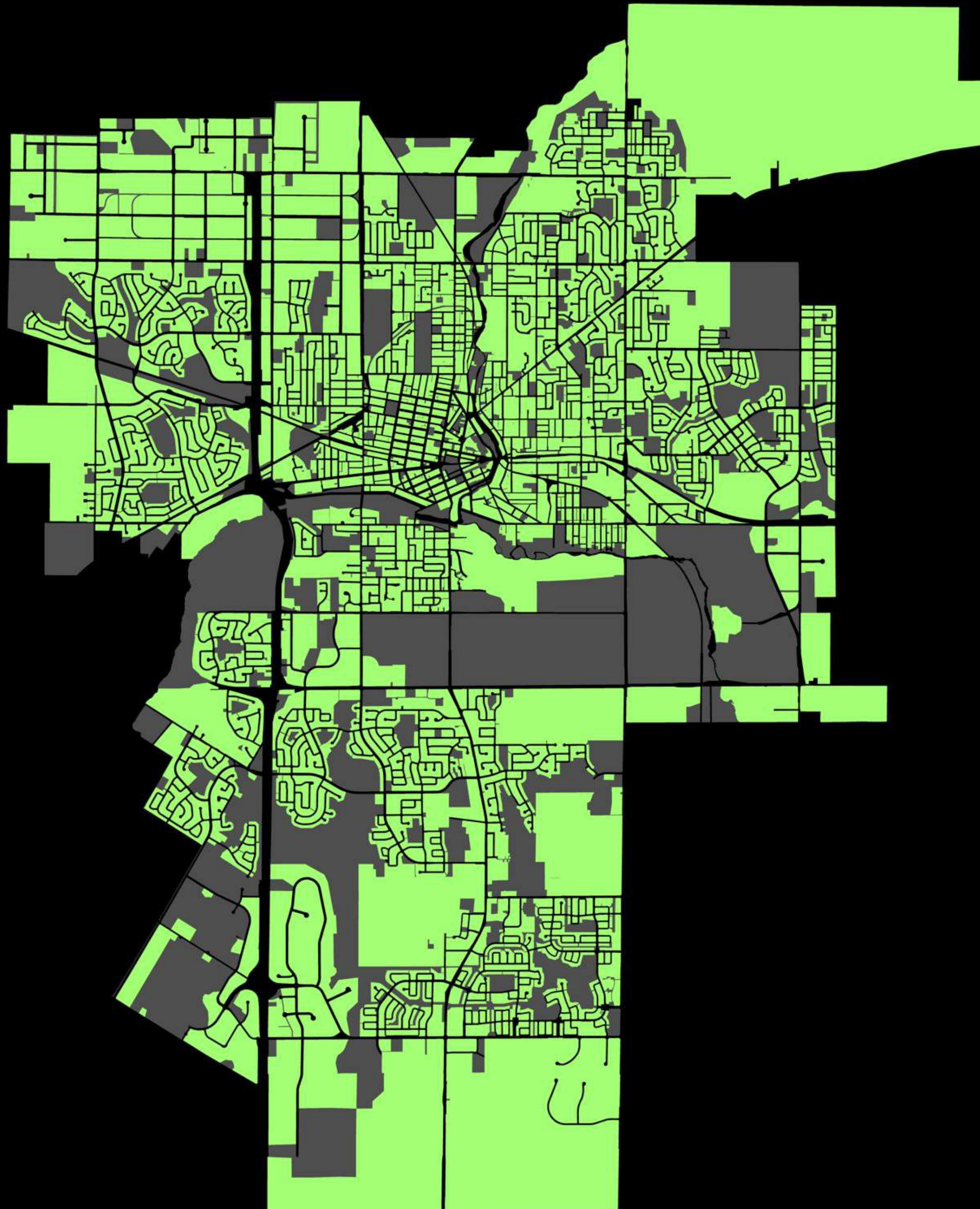
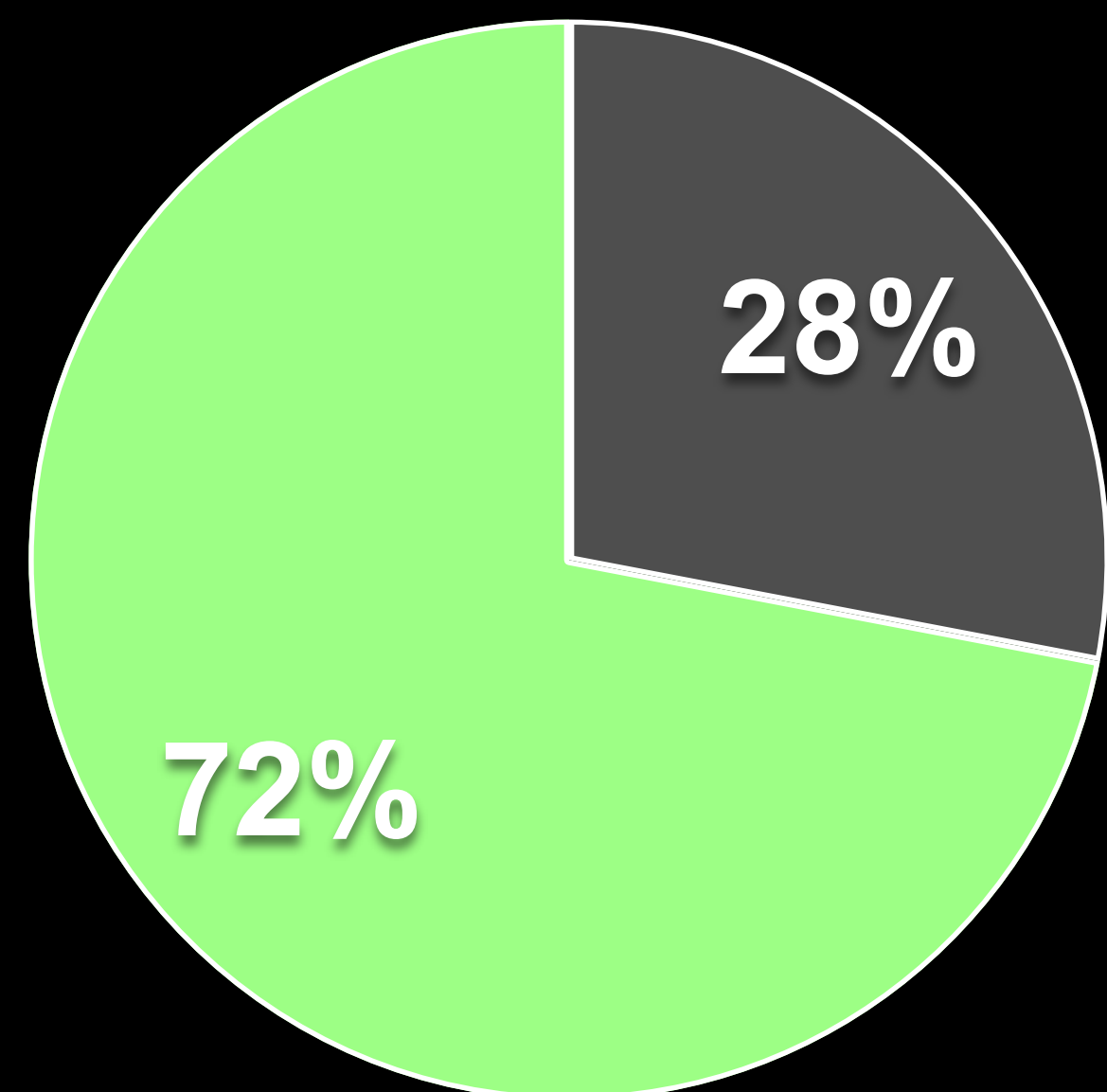
Tax Value Per Hectare (2013)





# Guelph, ON

City Taxable v. Not (2013)







**Tim Horton's Distribution**  
\$848,103 value per hectare



**TRS on Woodlawn**  
\$1,844,002 value per hectare





**Walmart**  
\$302,673 value per hectare



**Target**  
\$2,772,090 value per hectare







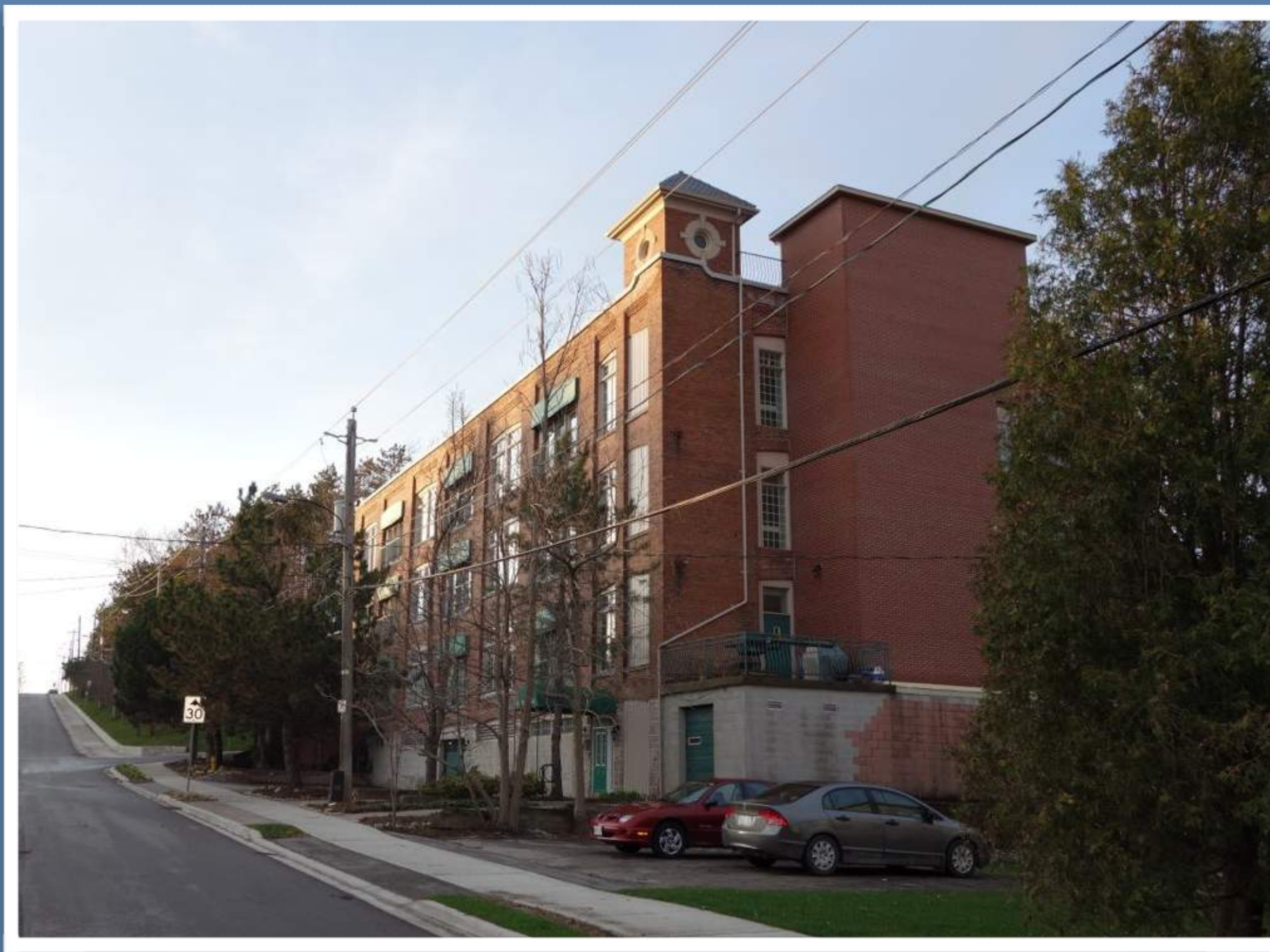


**Delta Hotel**  
\$3,007,673 value per hectare



**Stone Road Mall**  
\$8,767,515 value per hectare





Dublin St. Apartments  
\$754k on 0.06 hectares

**\$11.8M** Value per Hectare



140 Woolrich  
\$9.4M on 0.21 hectares

**\$17.4M** Value per Hectare



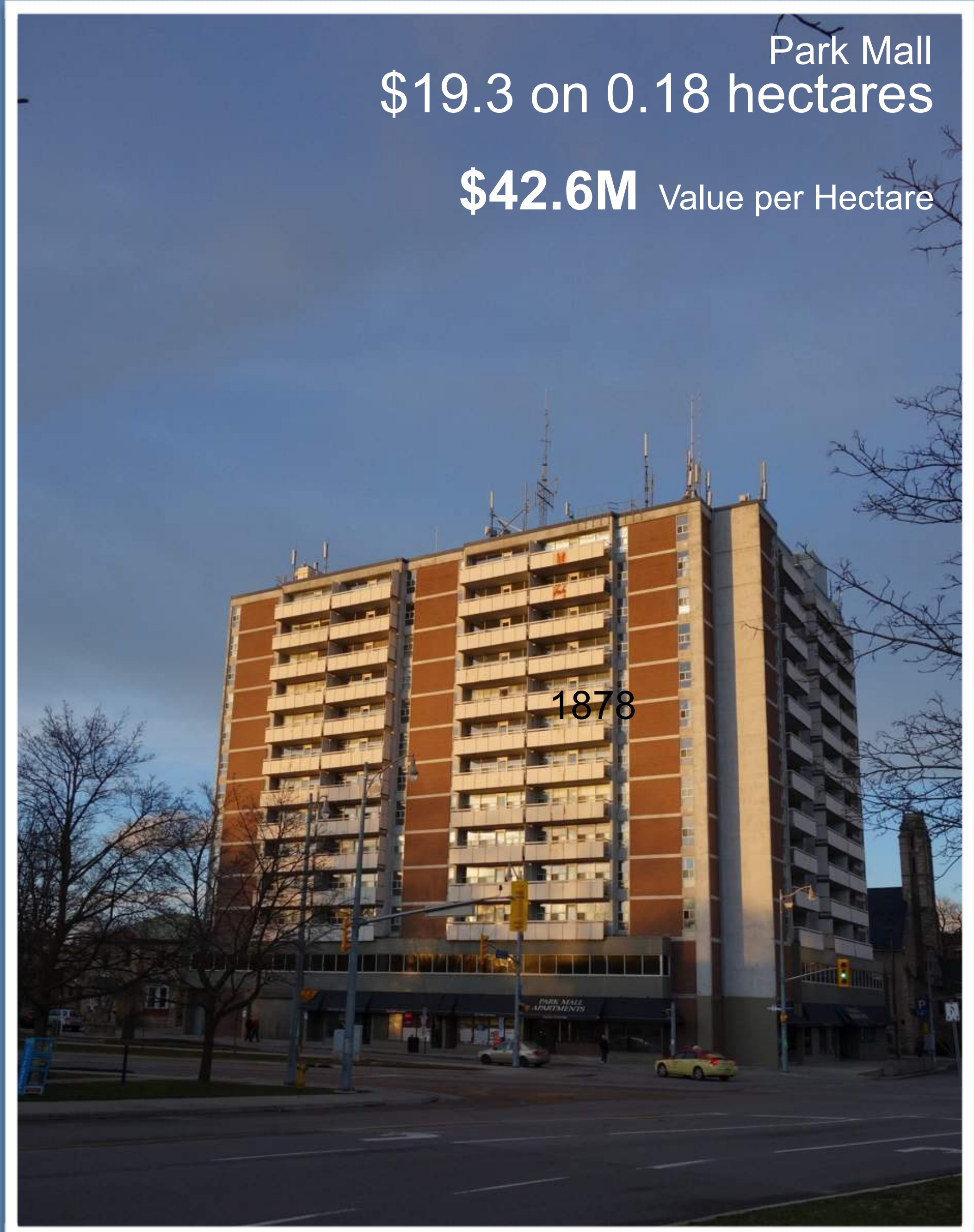
DGBA Building  
\$3.8M on 0.07 hectares



**\$21.4M** Value per Hectare

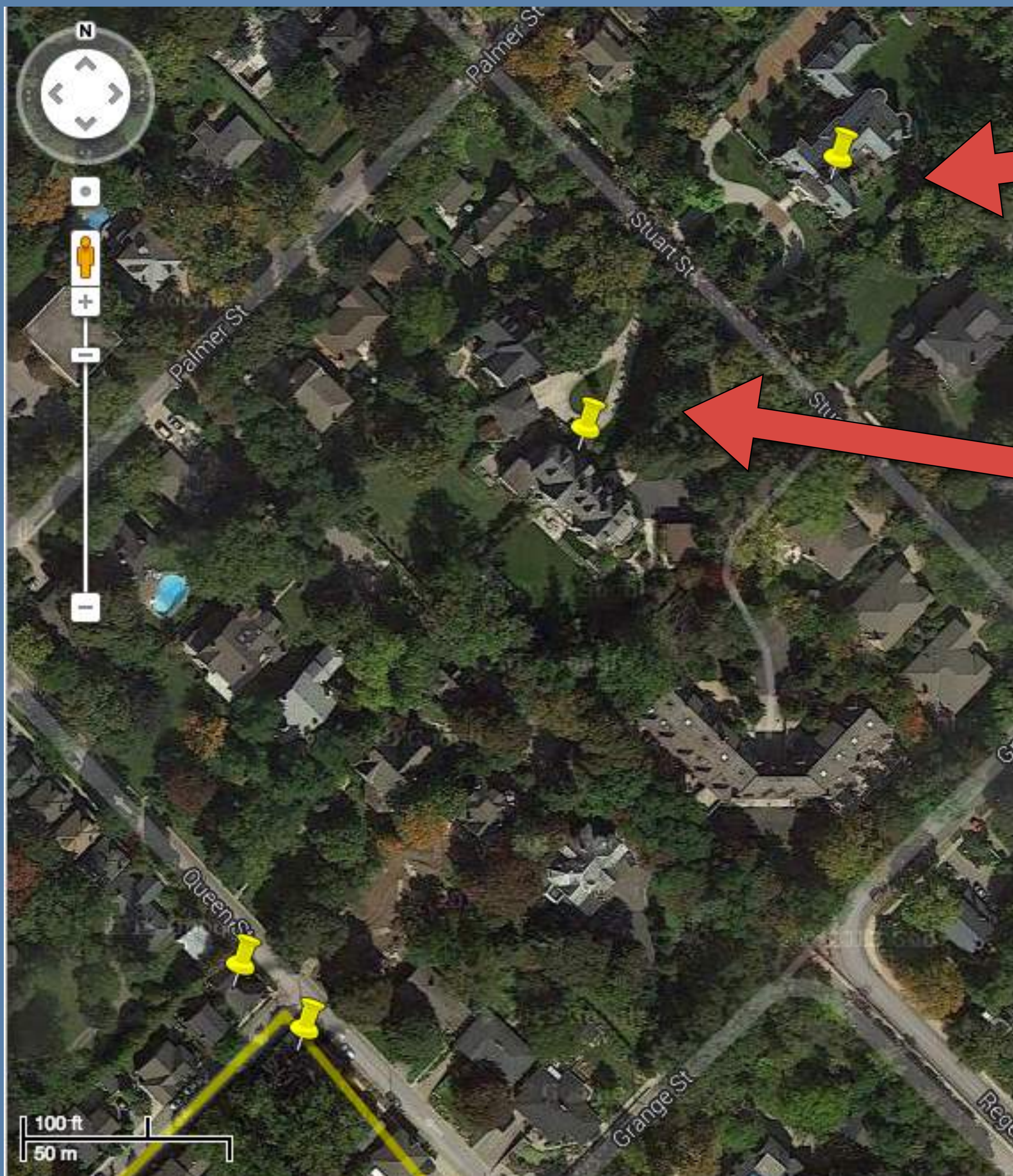
Park Mall  
\$19.3 on 0.18 hectares

**\$42.6M** Value per Hectare

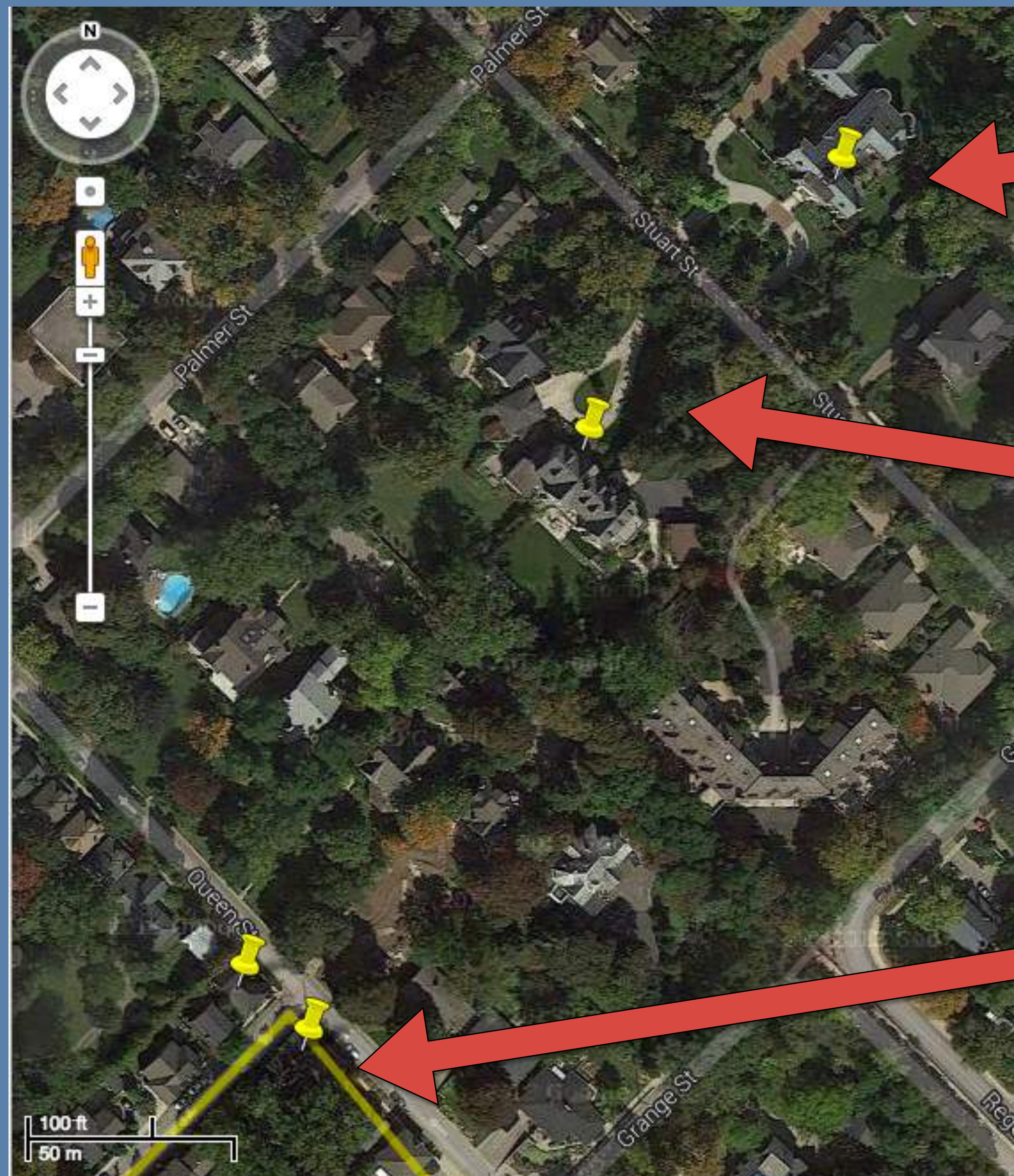


1878











# ARCHITECTURAL LEGACY







1897

Savage Building  
\$576k on 0.05 hectares

**\$4.4M** Value per Hectare

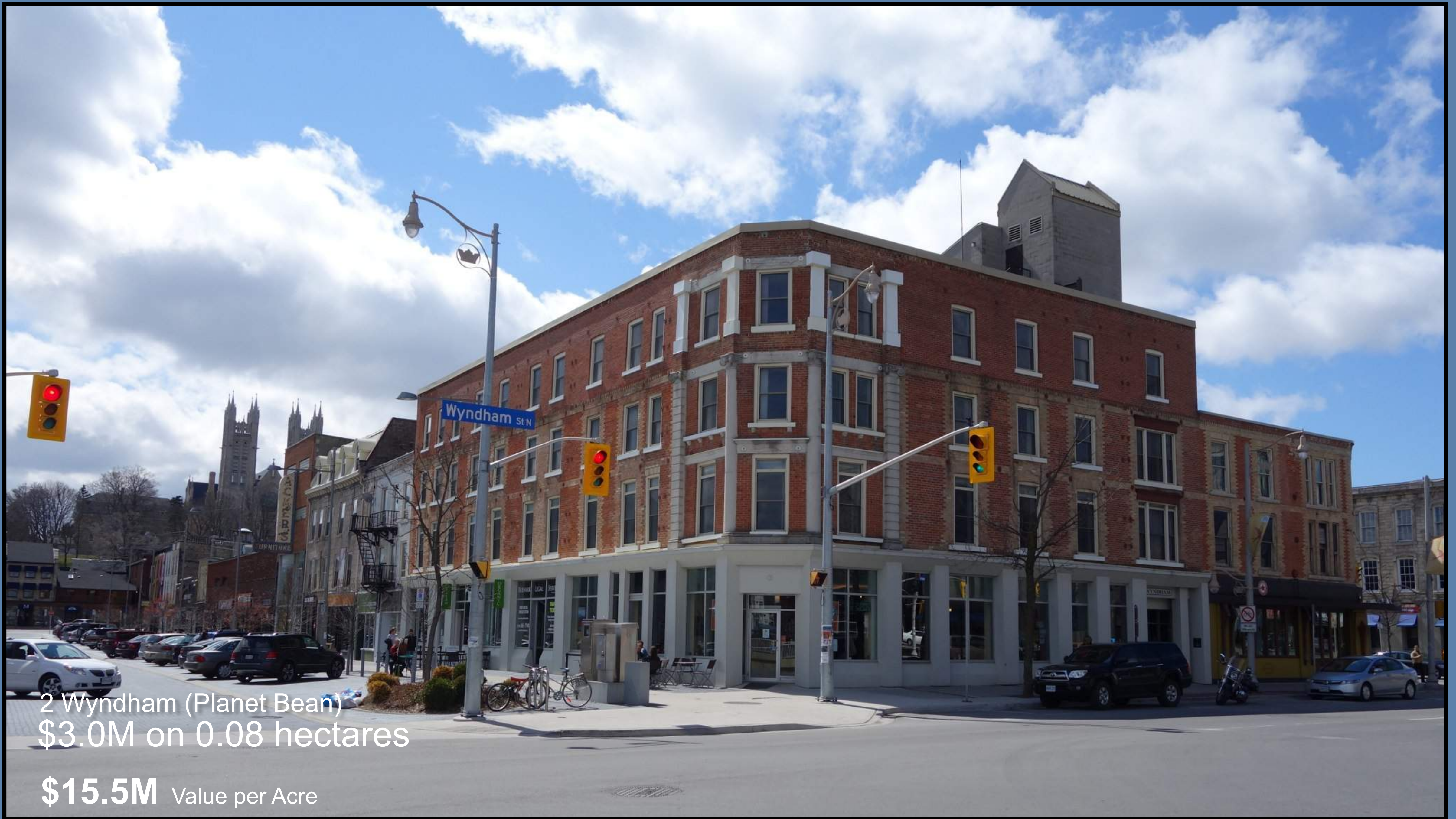


1878

New Wellington Hotel  
\$3.12M on 0.08 hectares

**\$15.1M** Value per Hectare





2 Wyndham (Planet Bean)  
\$3.0M on 0.08 hectares

**\$15.5M** Value per Acre



1859



Frank & Steins (Higinbotham Pharmacy)  
\$1.7M on 0.04 Hectares

**\$16.7M** Value per Hectare



1882

1882



Petrie-Kelly Building  
**\$63.8M** Value per Hectare



1882

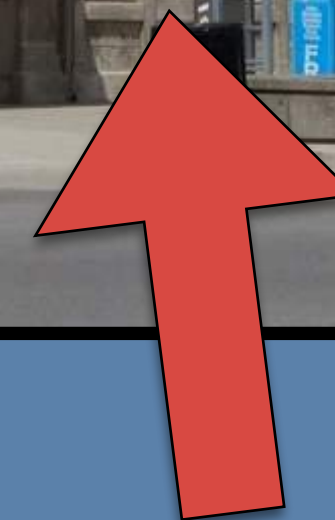


Petrie Building  
**\$25.1M** Value per Hectare

Petrie-Kelly Building  
**\$63.8M** Value per Hectare



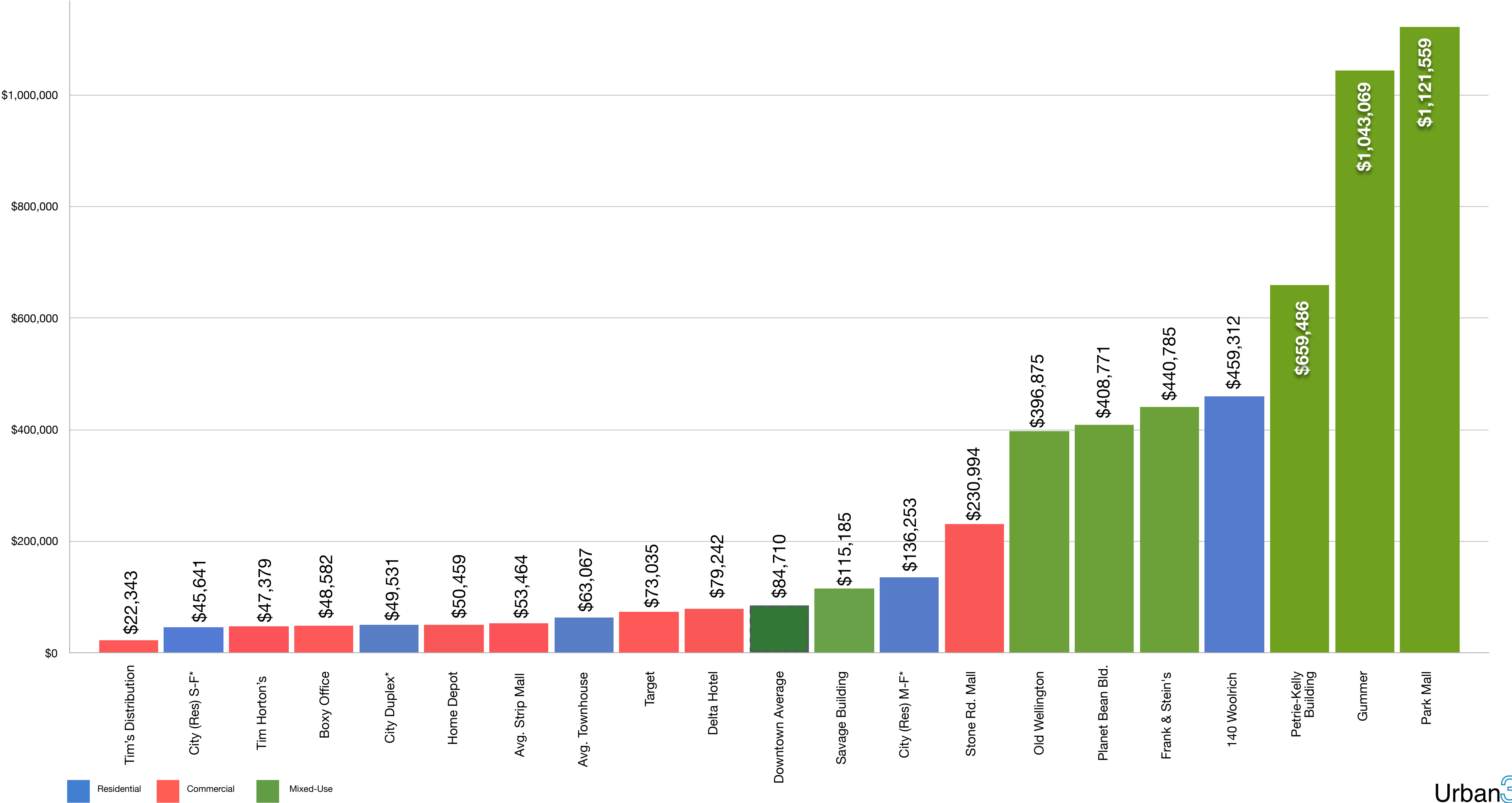
1882



Petrie-Kelly Building  
**\$63.8M** Value per Hectare



Guelph City Property Tax Revenue Profile: 2013 Tax Yield per Hectare





## Guelph City Property Tax Profile: 2013 Tax Yield



**Target**

\$2,772,090 value per hectare



**0.4 hectares of the  
Petrie-Kelly would equal  
the property taxes of one  
3.7 hectare Target**

Petrie-Kelly Building  
\$1.6M on 0.025 Hectares



## Guelph City Property Tax Profile: 2013 Tax Yield



**Stone Mall**  
\$8,767,515 value per hectare



**Gummer Building**  
\$12.6M on 0.12 hectares

**3.1 hectares of the Gummer  
would equal the property  
taxes of one 13.9 hectare  
Stone Road Mall**



What are the numbers for La Plata County?

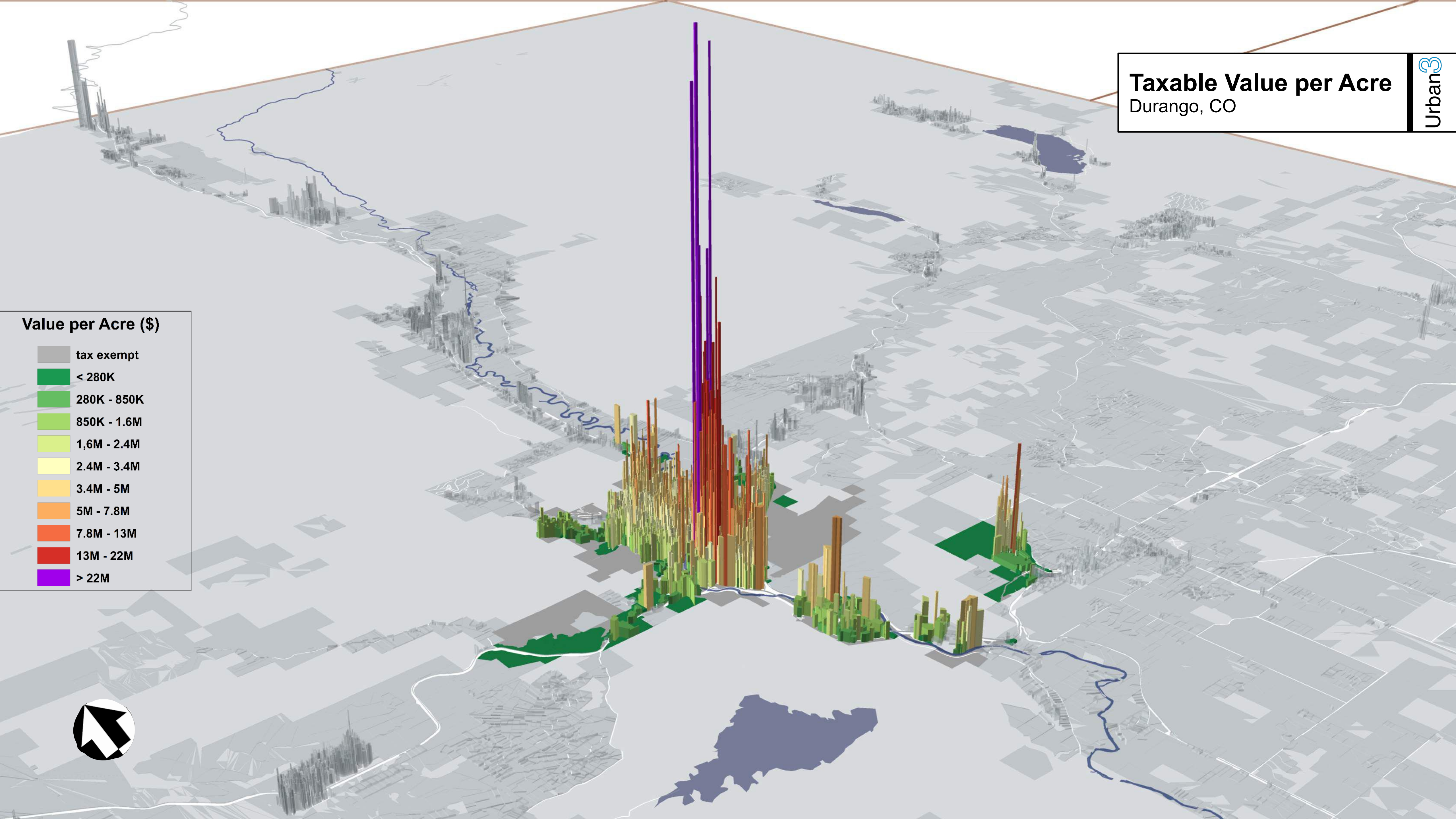




**Taxable Value per Acre**  
Durango, CO

**Value per Acre (\$)**

- tax exempt
- < 280K
- 280K - 850K
- 850K - 1.6M
- 1.6M - 2.4M
- 2.4M - 3.4M
- 3.4M - 5M
- 5M - 7.8M
- 7.8M - 13M
- 13M - 22M
- > 22M





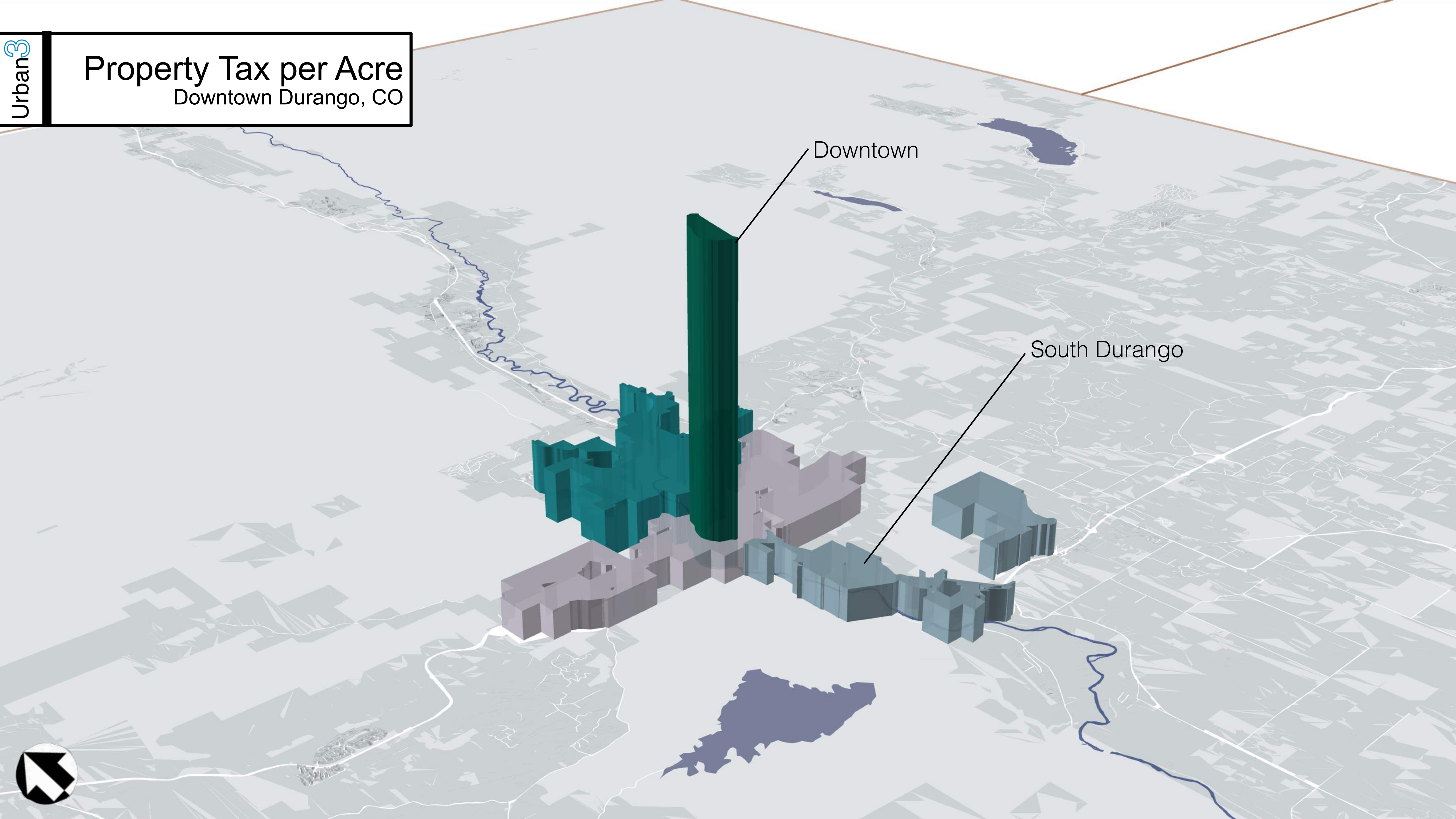


**RETAIL SALES**



# Property Tax per Acre

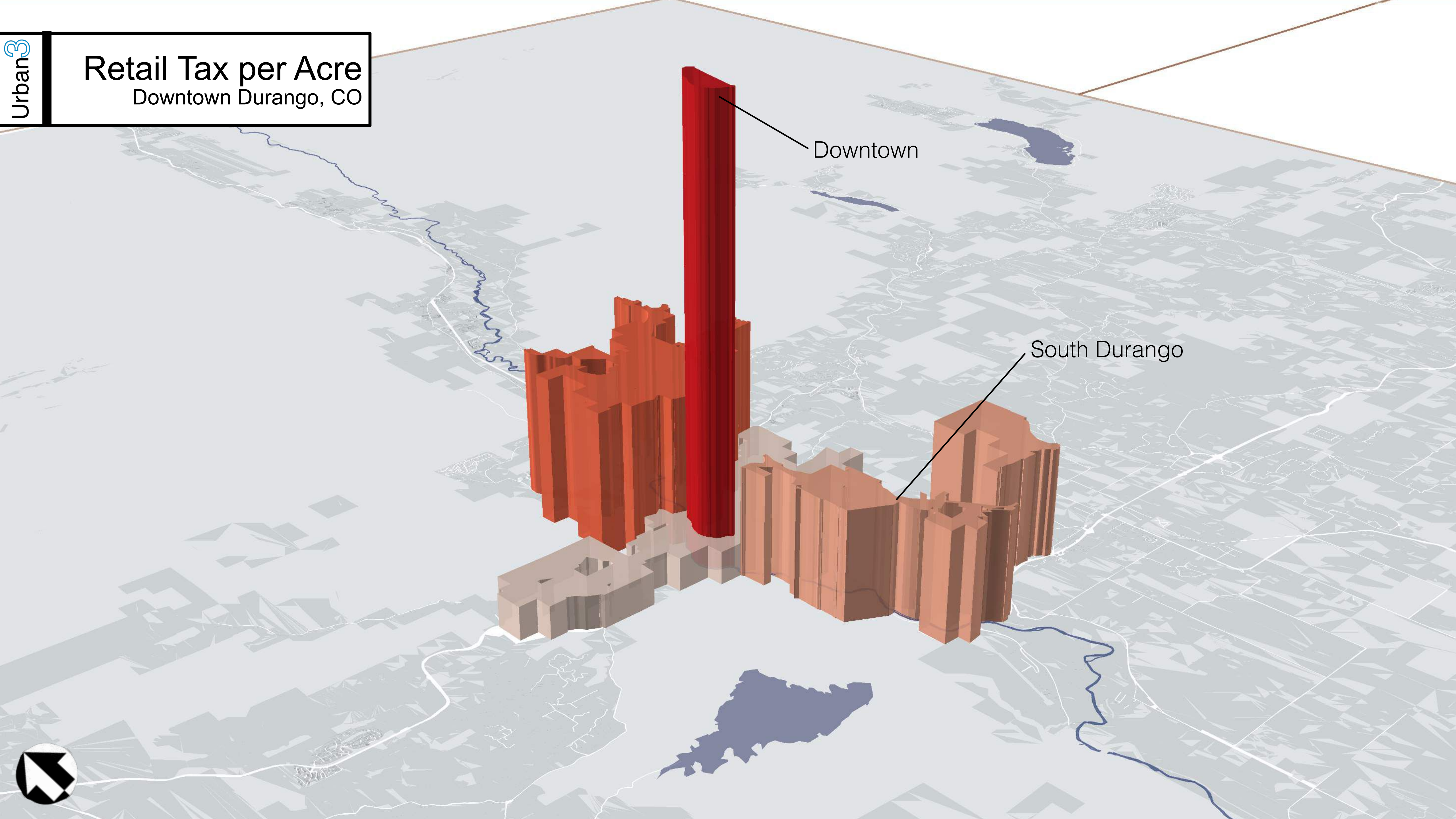
Downtown Durango, CO





# Retail Tax per Acre

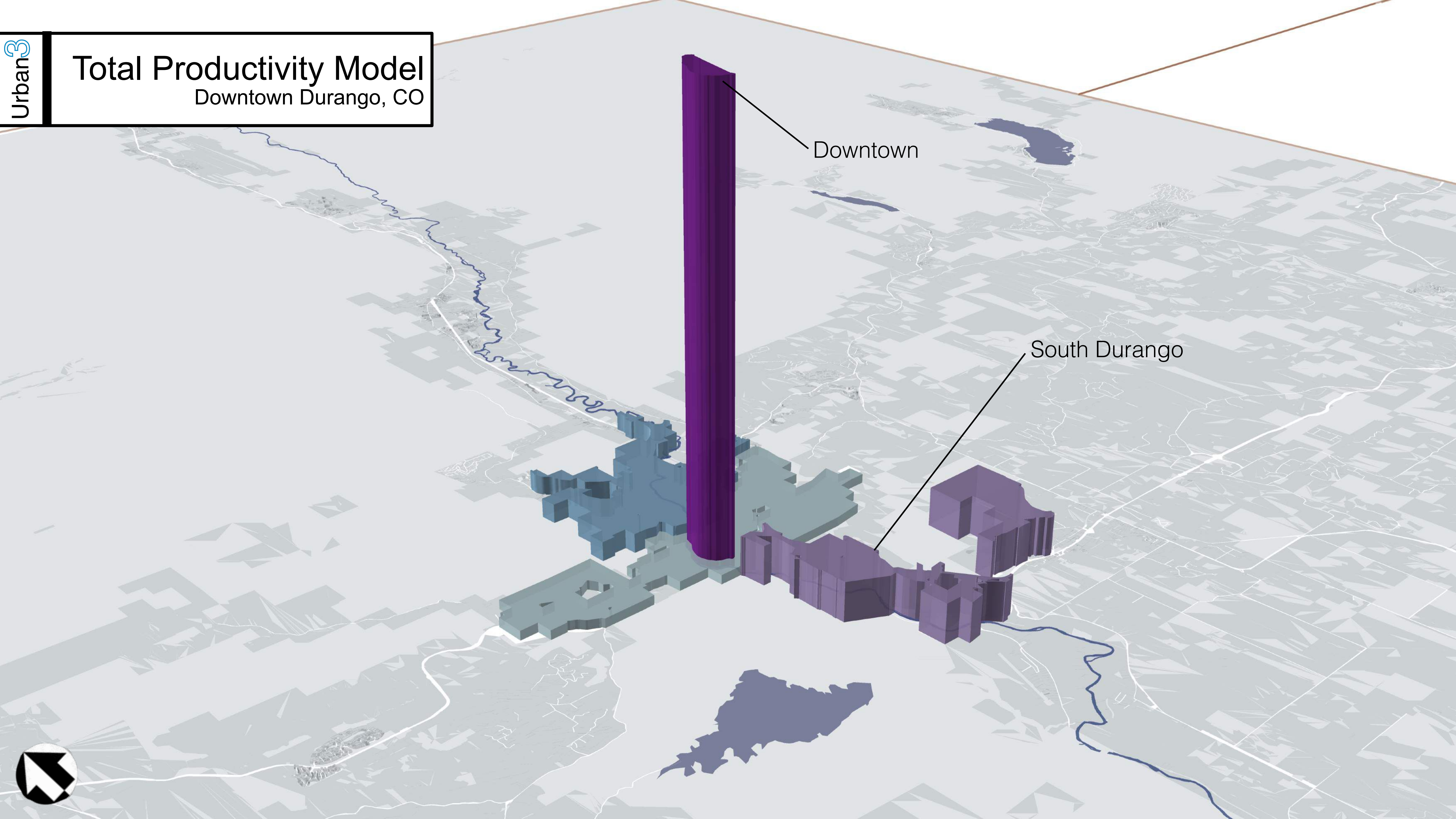
Downtown Durango, CO





# Total Productivity Model

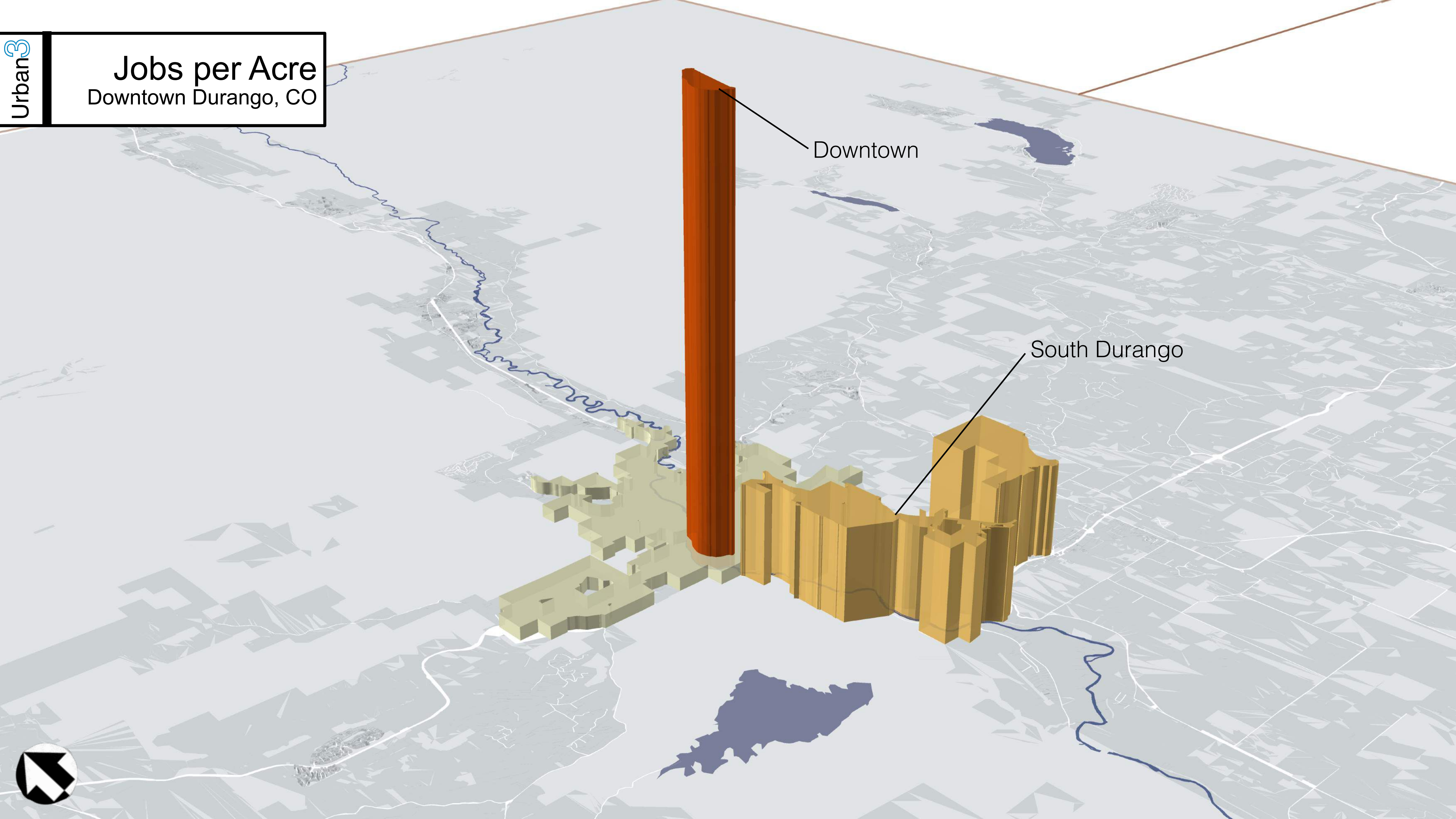
Downtown Durango, CO





# Jobs per Acre

Downtown Durango, CO





# Apples to Apples

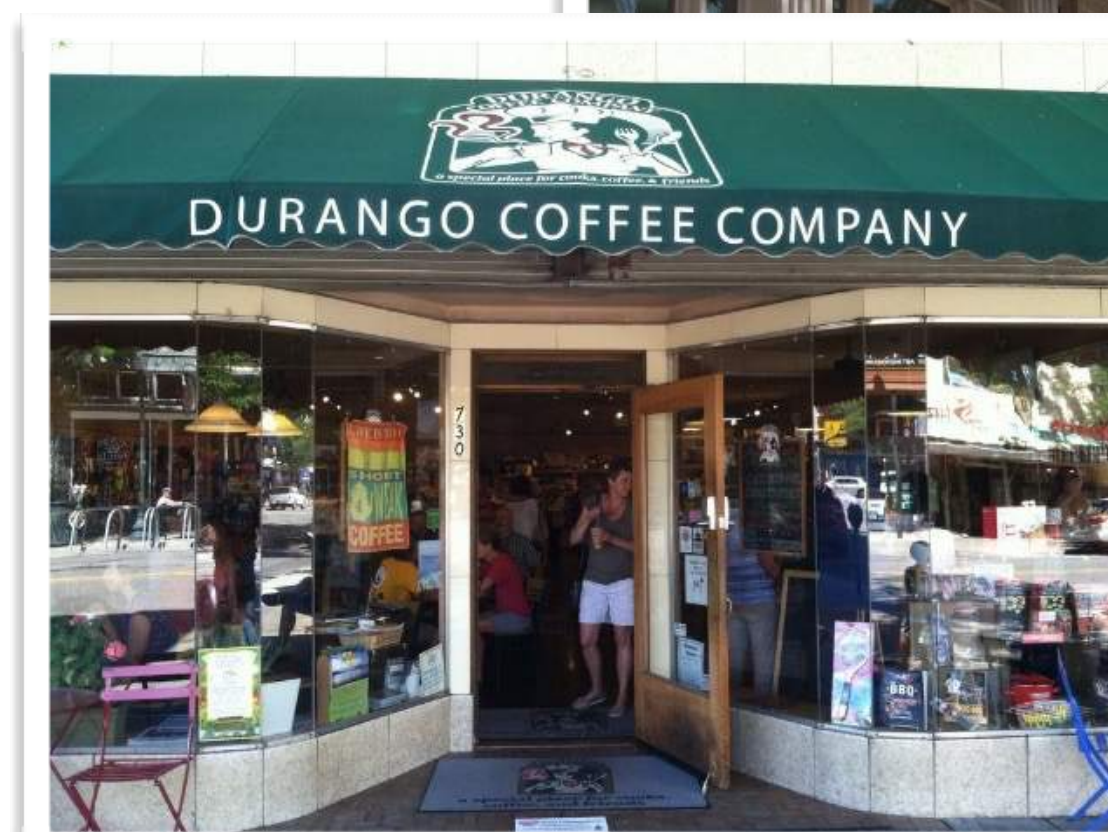
Comparing land use types





# Apples to Apples

Comparing land use types



land consumed (acres)

13.4



0.15



# Apples to Apples

Comparing land use types



land consumed (acres)

13.4

0.15

county property taxes / acre

\$1.8K

\$22.7K



# Apples to Apples

Comparing land use types



land consumed (acres)

13.4

0.15

county property taxes / acre

\$1.8K

\$22.7K

city retail taxes / acre

\$152K

\$556K



# Apples to Apples

Comparing land use types



land consumed (acres)

13.4

0.15

county property taxes / acre

\$1.8K

\$22.7K

city retail taxes / acre

\$152K

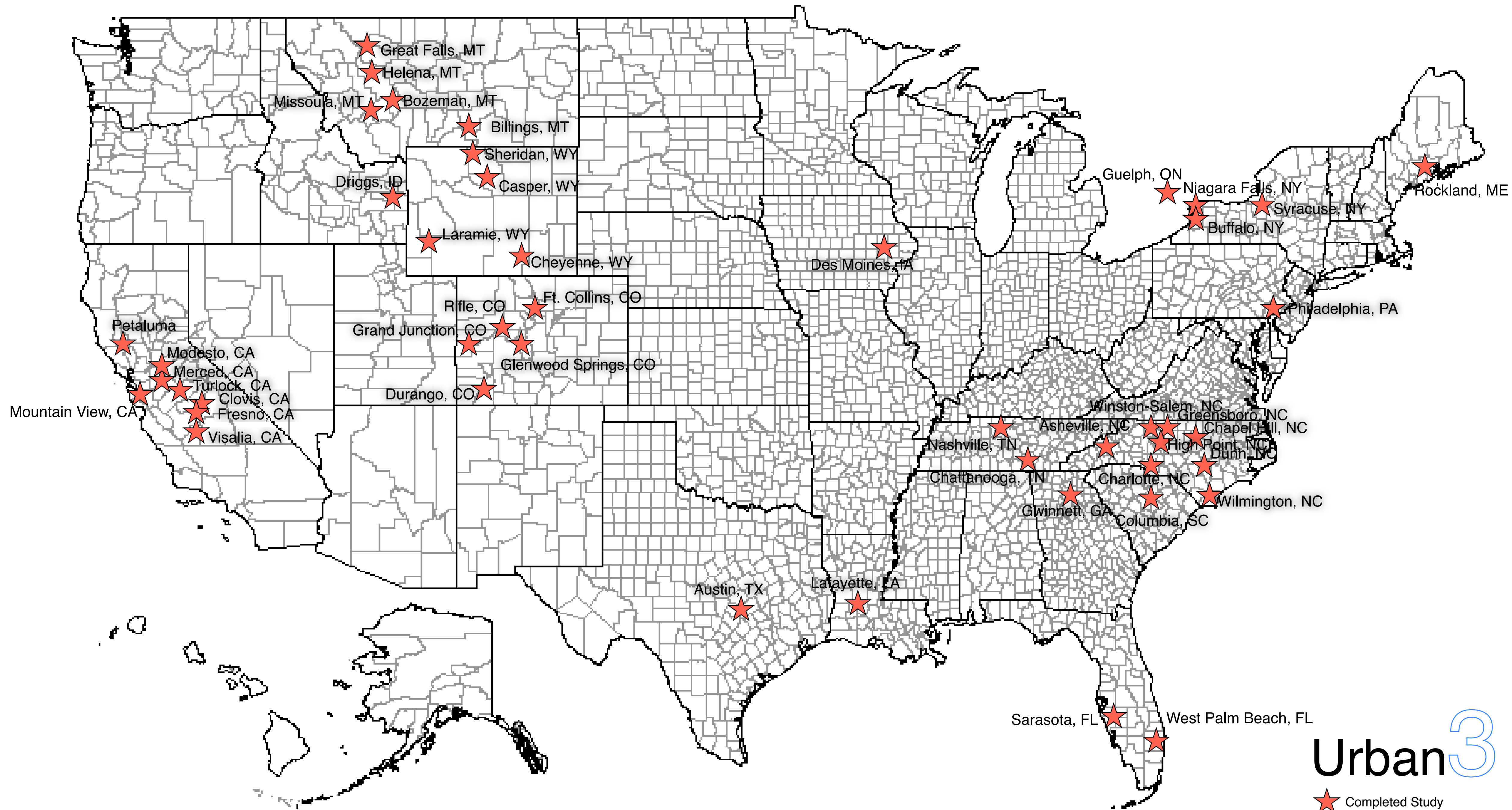
\$556K

jobs / acre

15

233



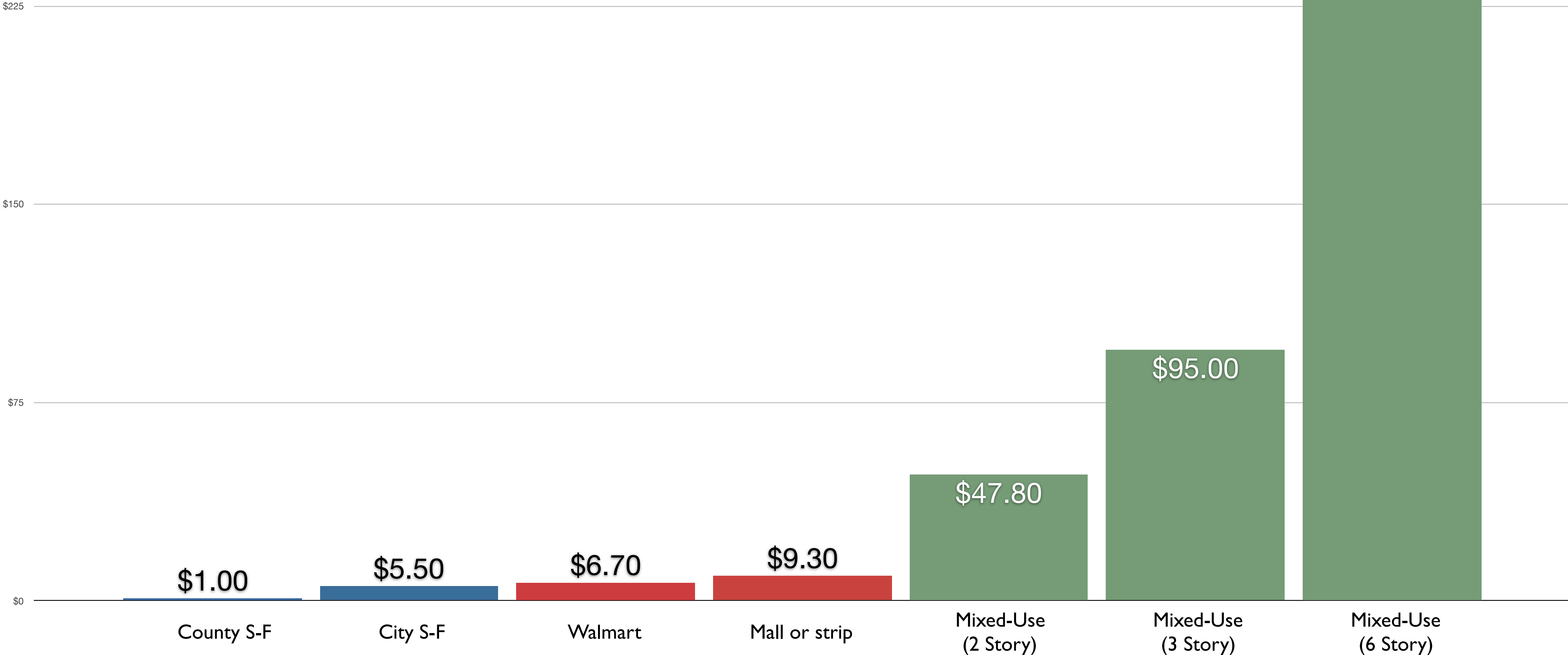




# County Property Taxes/Acre

Ratio Difference of 42 City Sample Set, in 16 States (+ a Province)

- Residential
- Commercial
- Mixed-Use





# What are the numbers for Auckland?



W. Beattie & Co.

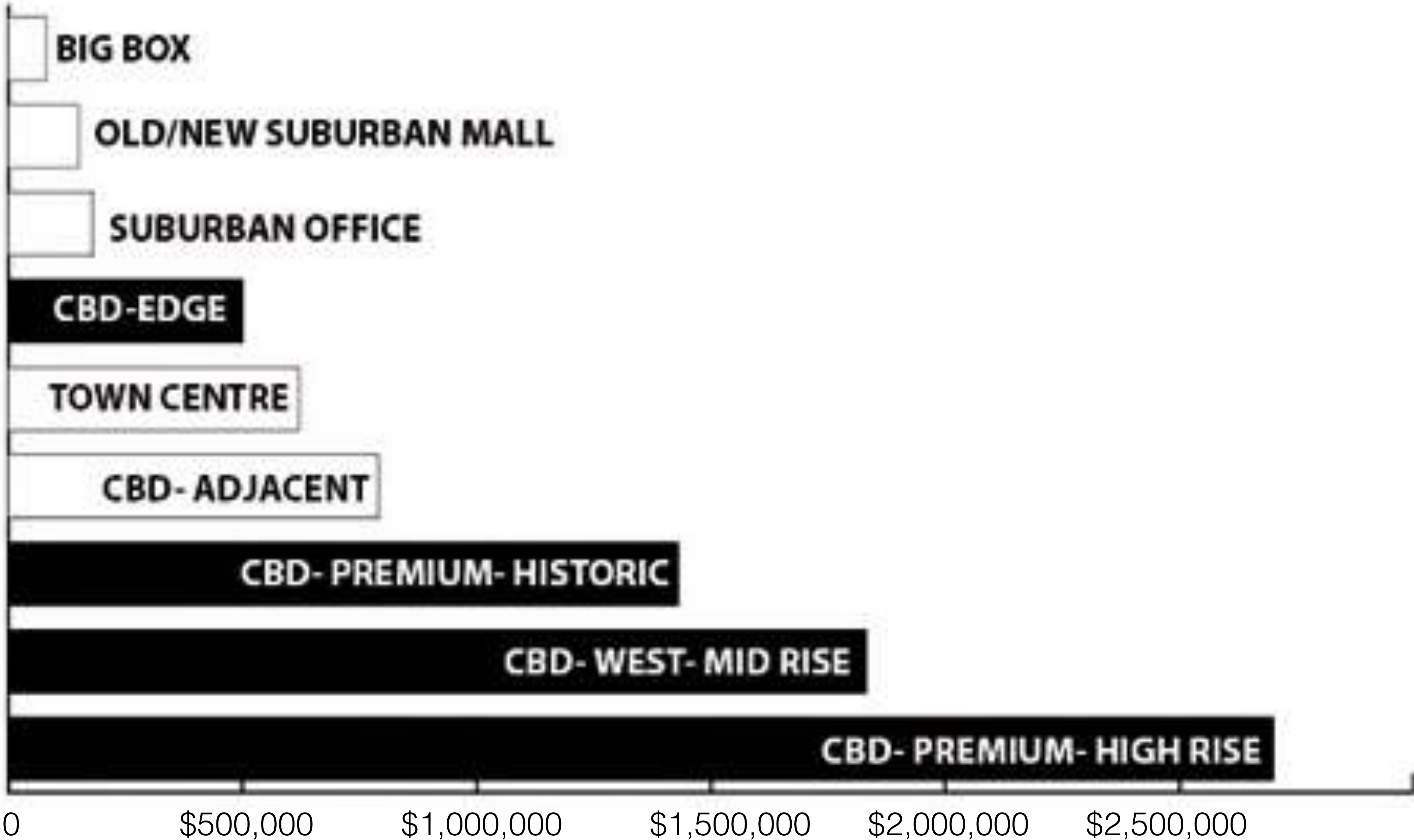
Wellesley Street, showing Municipal Buildings.

Auckland, N.Z.



# Annual Rates Per Hectare: Auckland

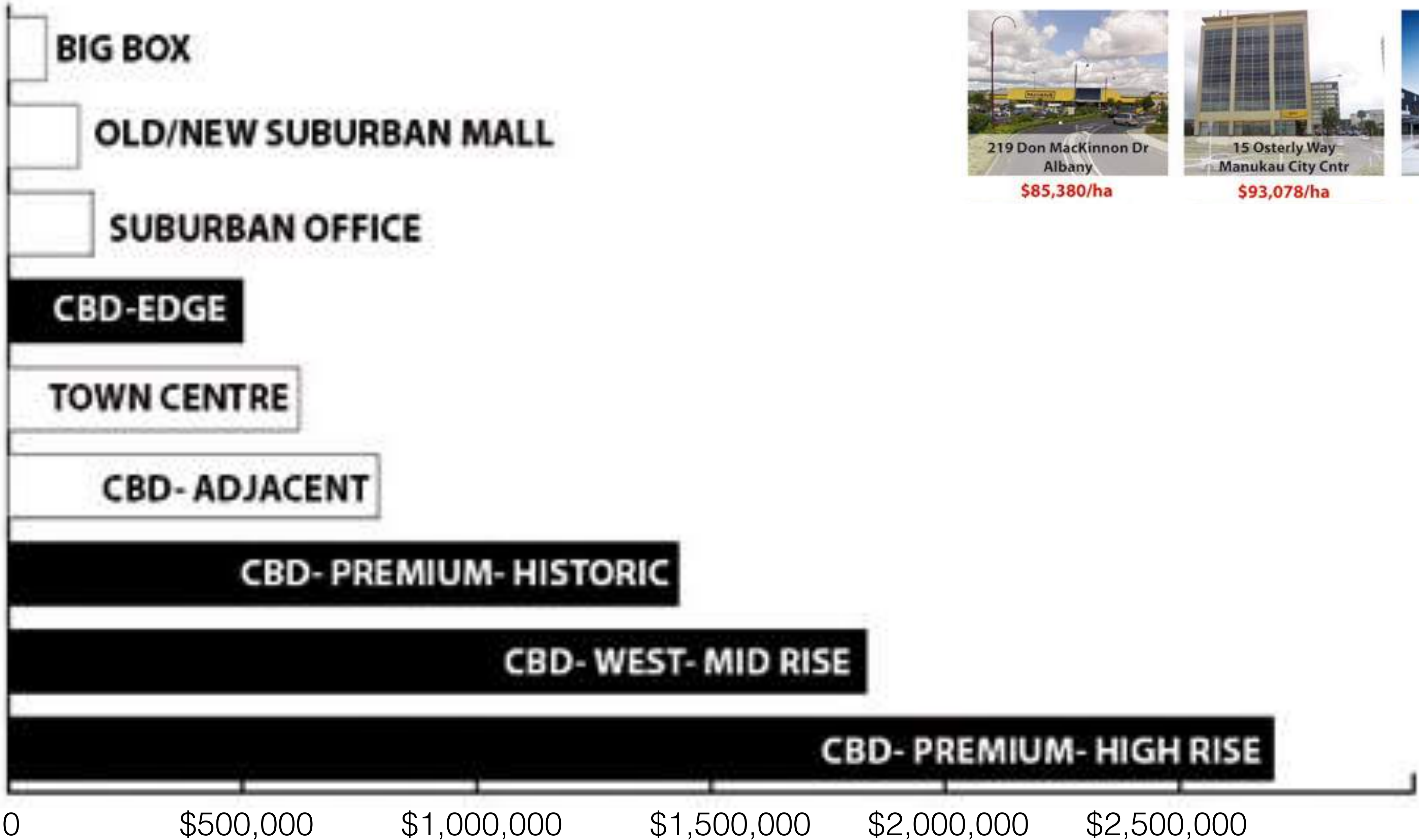
Source: **Kent Lundberg**, MRCagney; [transportblog.co.nz](http://transportblog.co.nz): Auckland Council GIS Viewer





# Annual Rates Per Hectare: Auckland

Source: **Kent Lundberg**, MRCagney; [transportblog.co.nz](http://transportblog.co.nz): Auckland Council GIS Viewer



\$85,380/ha



\$93,078/ha

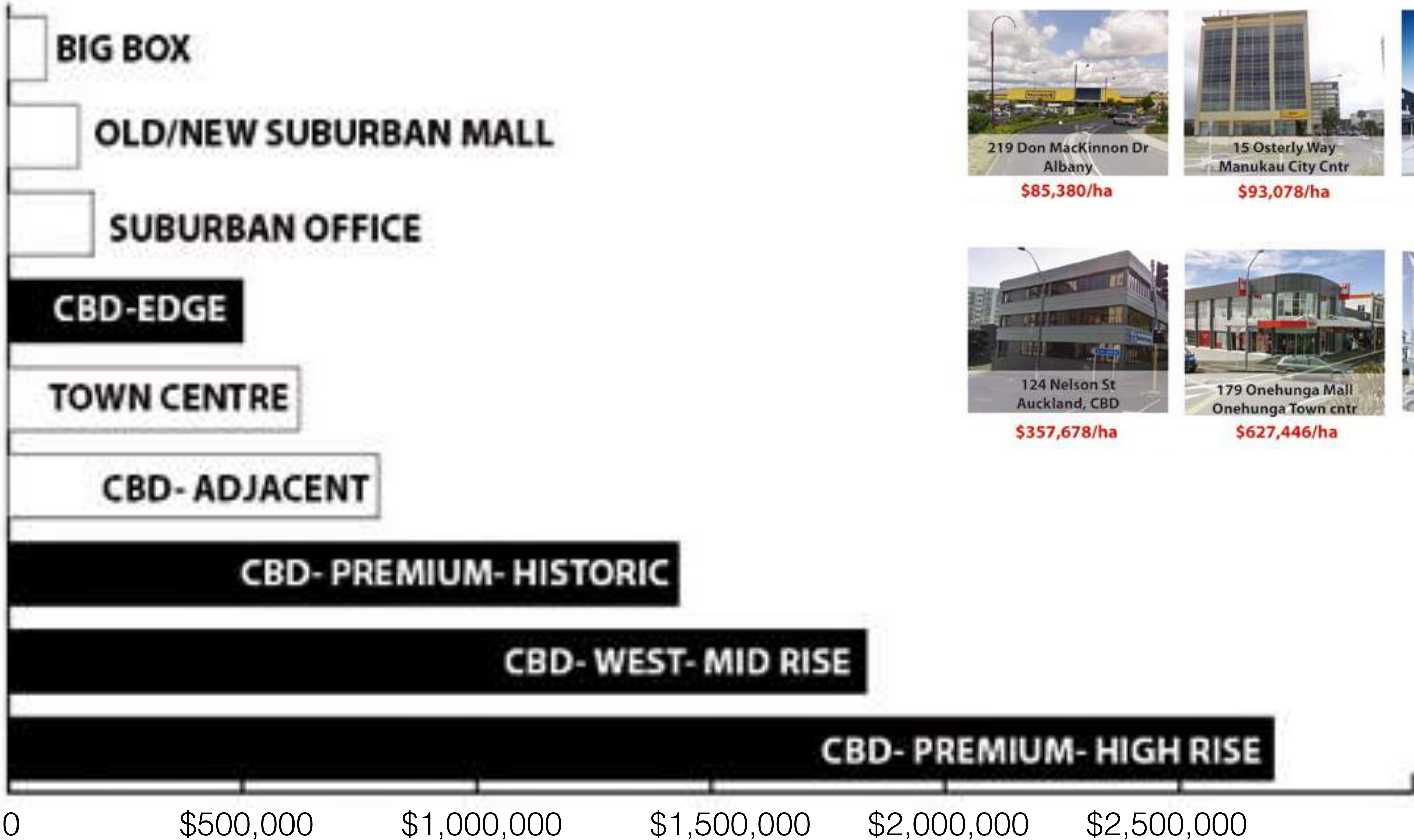


\$155,143/ha



# Annual Rates Per Hectare: Auckland

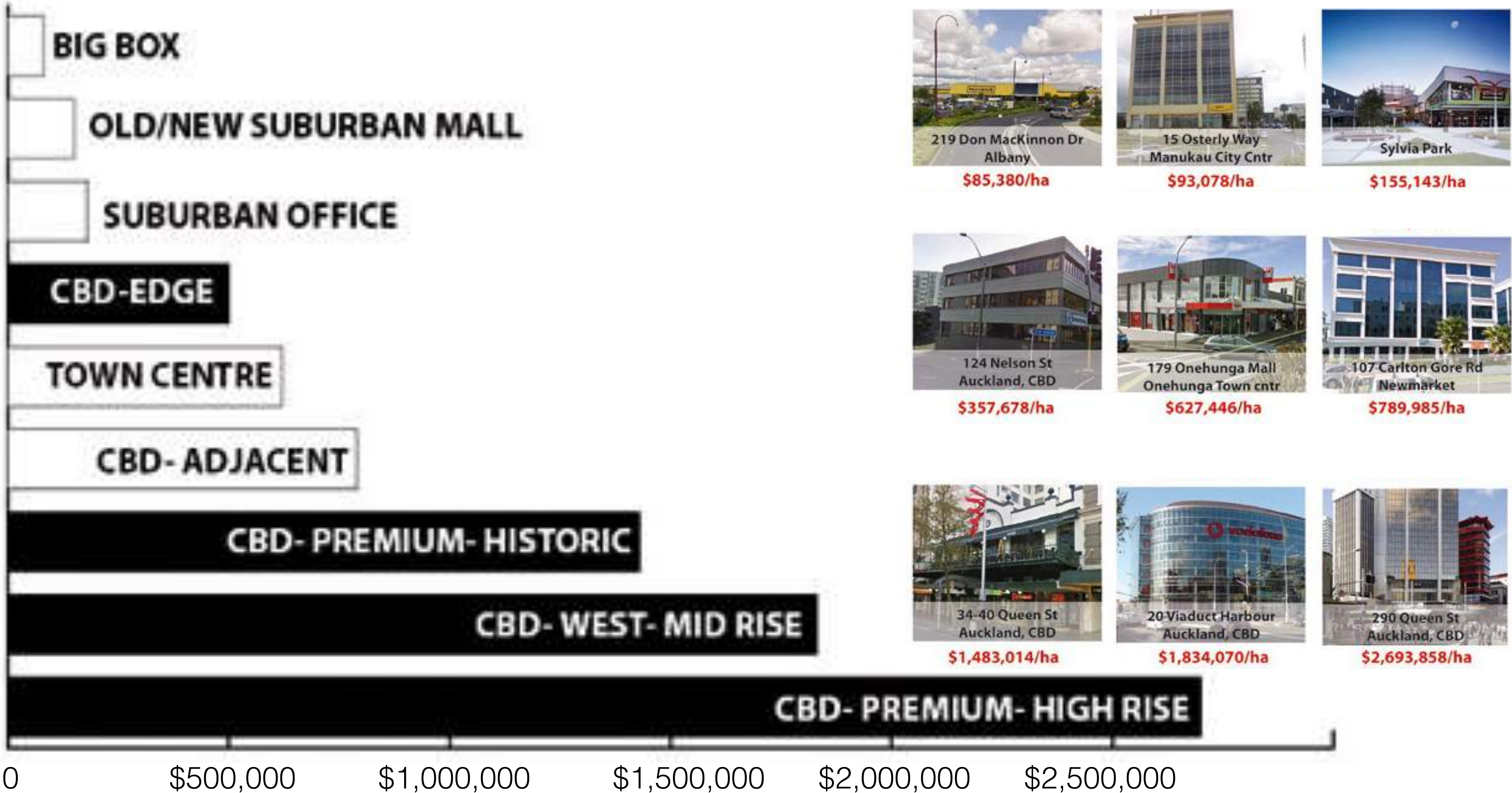
Source: **Kent Lundberg**, MRCagney; [transportblog.co.nz](http://transportblog.co.nz): Auckland Council GIS Viewer





# Annual Rates Per Hectare: Auckland

Source: **Kent Lundberg**, MRCagney; [transportblog.co.nz](http://transportblog.co.nz): Auckland Council GIS Viewer



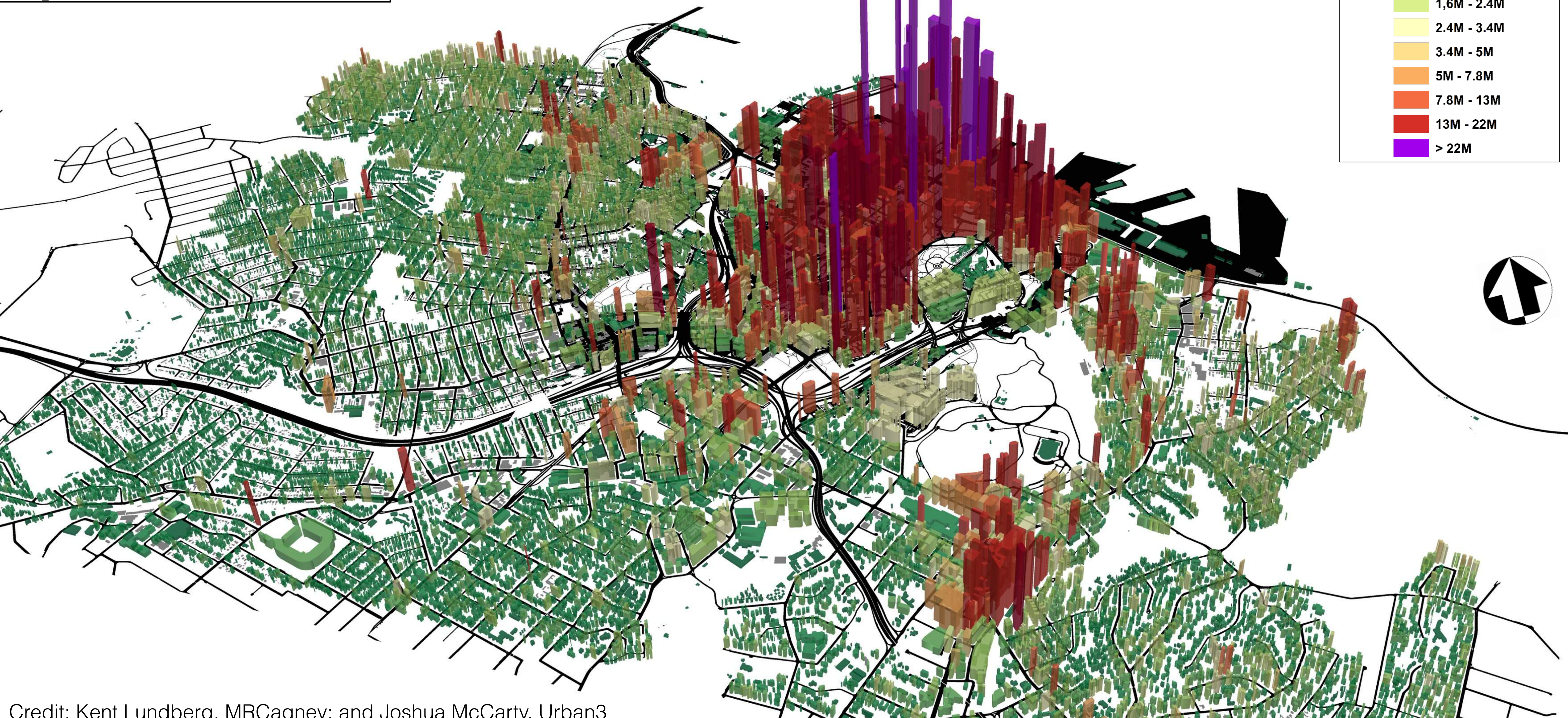


# Taxable Value per Hectare

Auckland, NZ

## Value/Hectare

- tax exempt
- < 280K
- 280K - 850K
- 850K - 1.6M
- 1.6M - 2.4M
- 2.4M - 3.4M
- 3.4M - 5M
- 5M - 7.8M
- 7.8M - 13M
- 13M - 22M
- > 22M





# How do you use it?

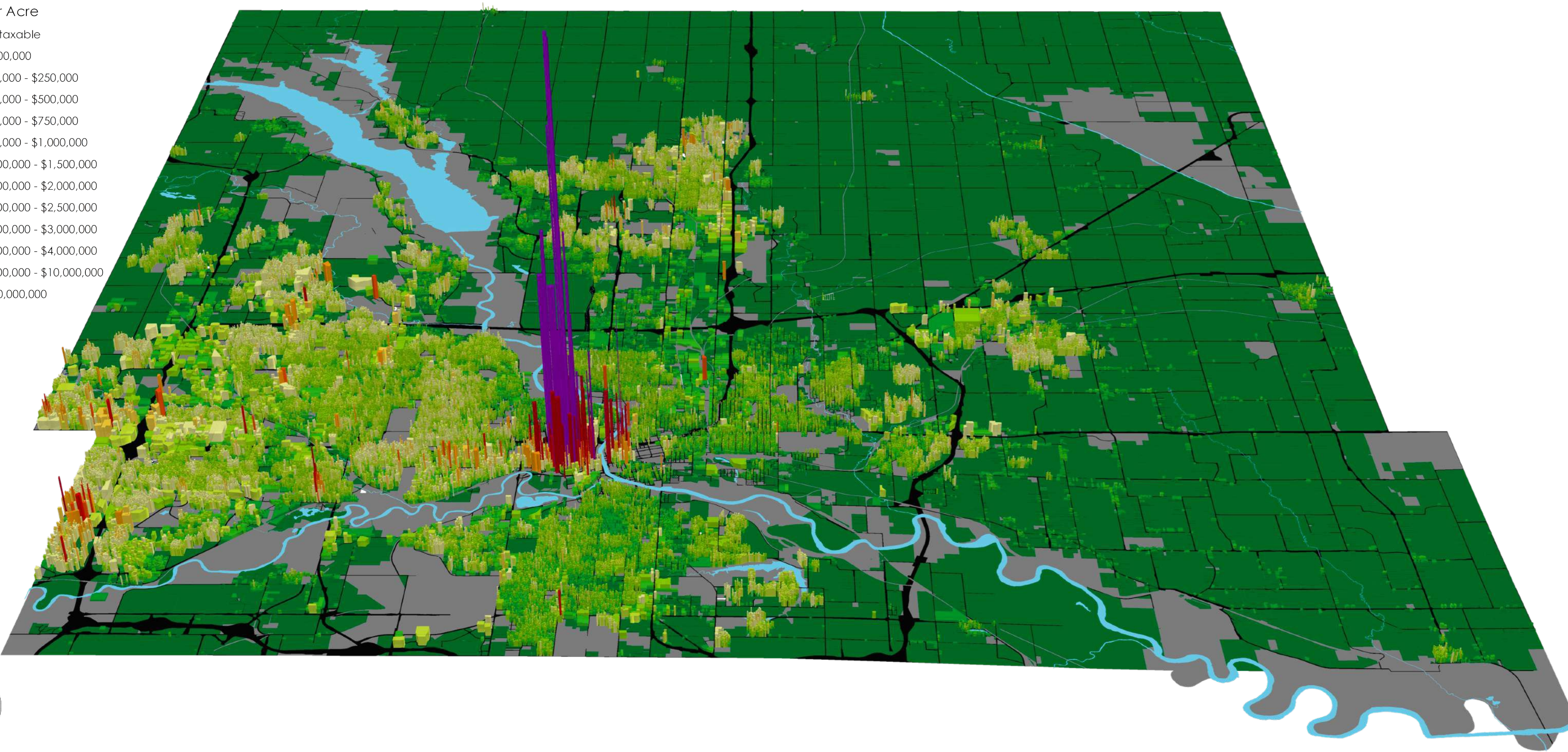
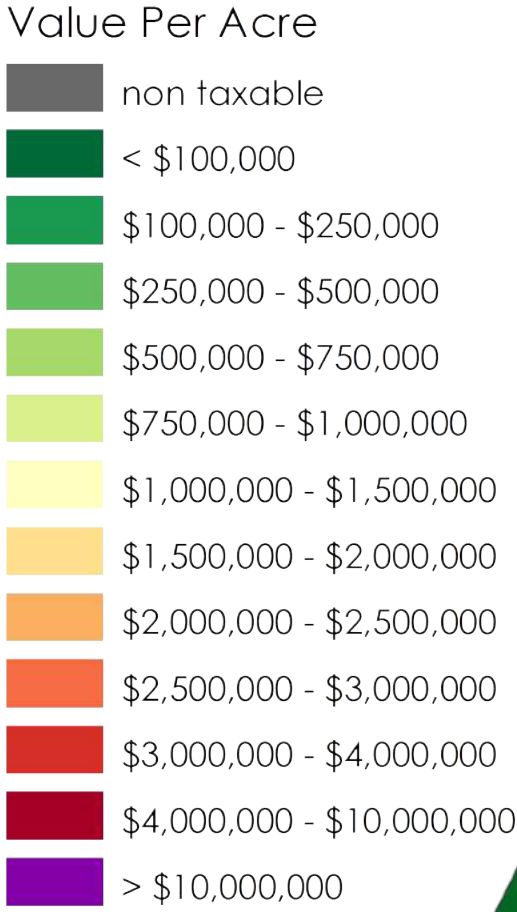




What are the numbers for Polk County?



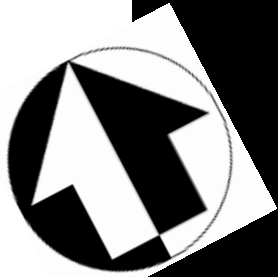






# Taxable Value Per Acre

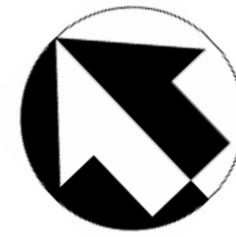
Polk County, IA



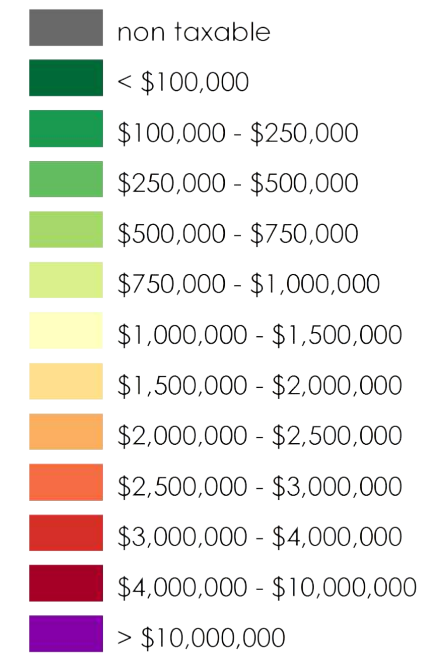


# Taxable Value Per Acre by Decade

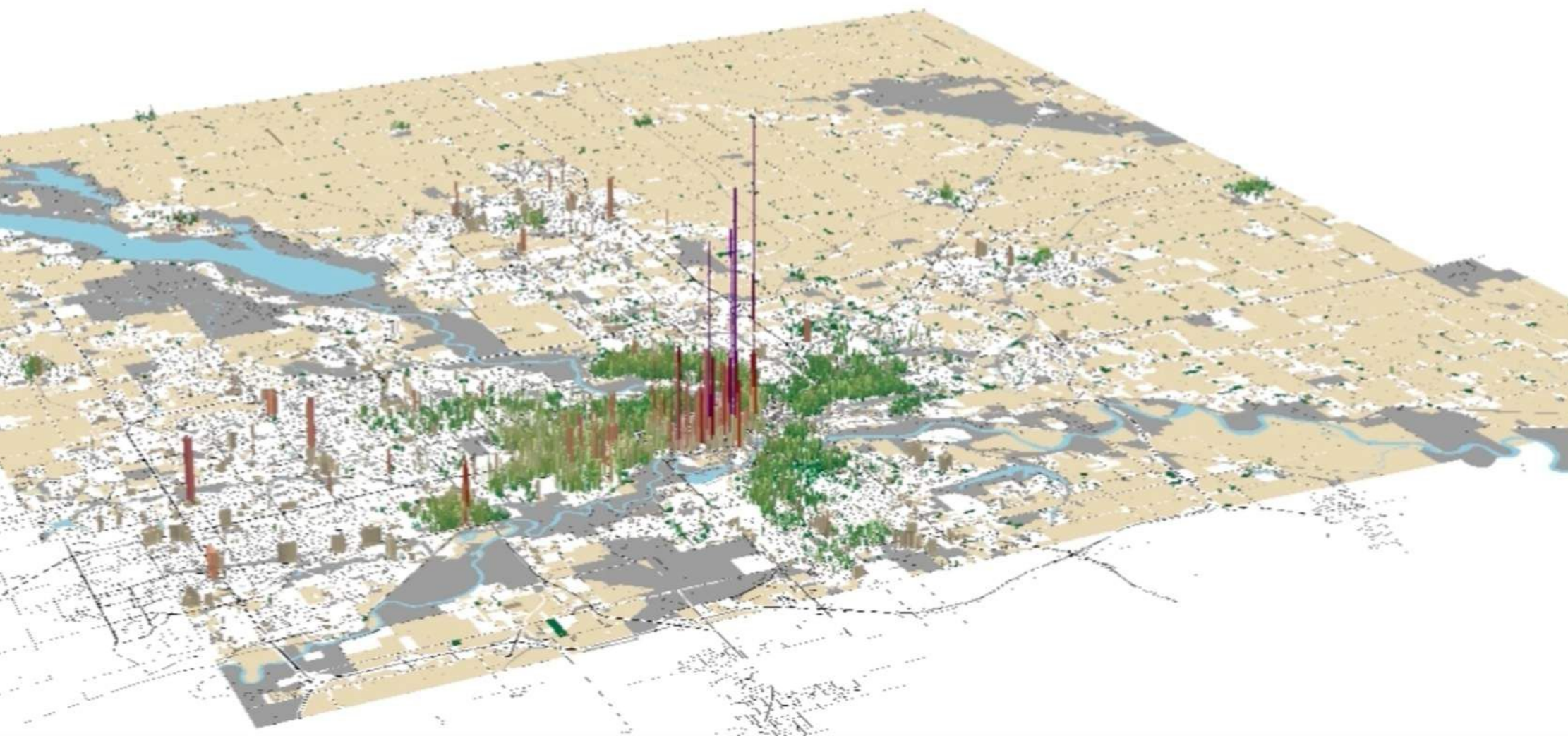
Polk County, IA



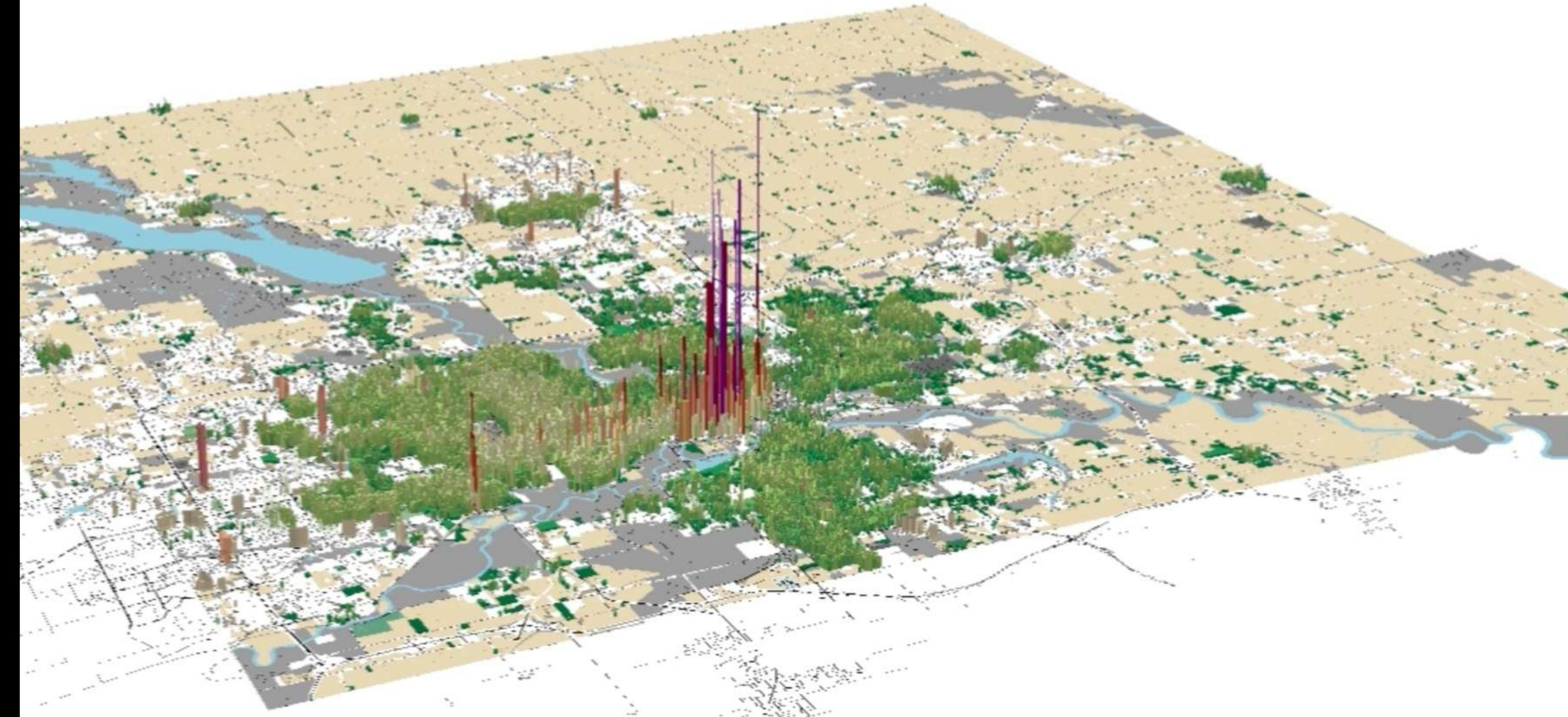
## Value Per Acre



# 1915



# 1968



Population	124,345	240%	298,559
Developed Area (Acres)	4,156	620%	25,956
Population/Acre	29.9	40%	11.5



# Land Use Layers

Des Moines, IA





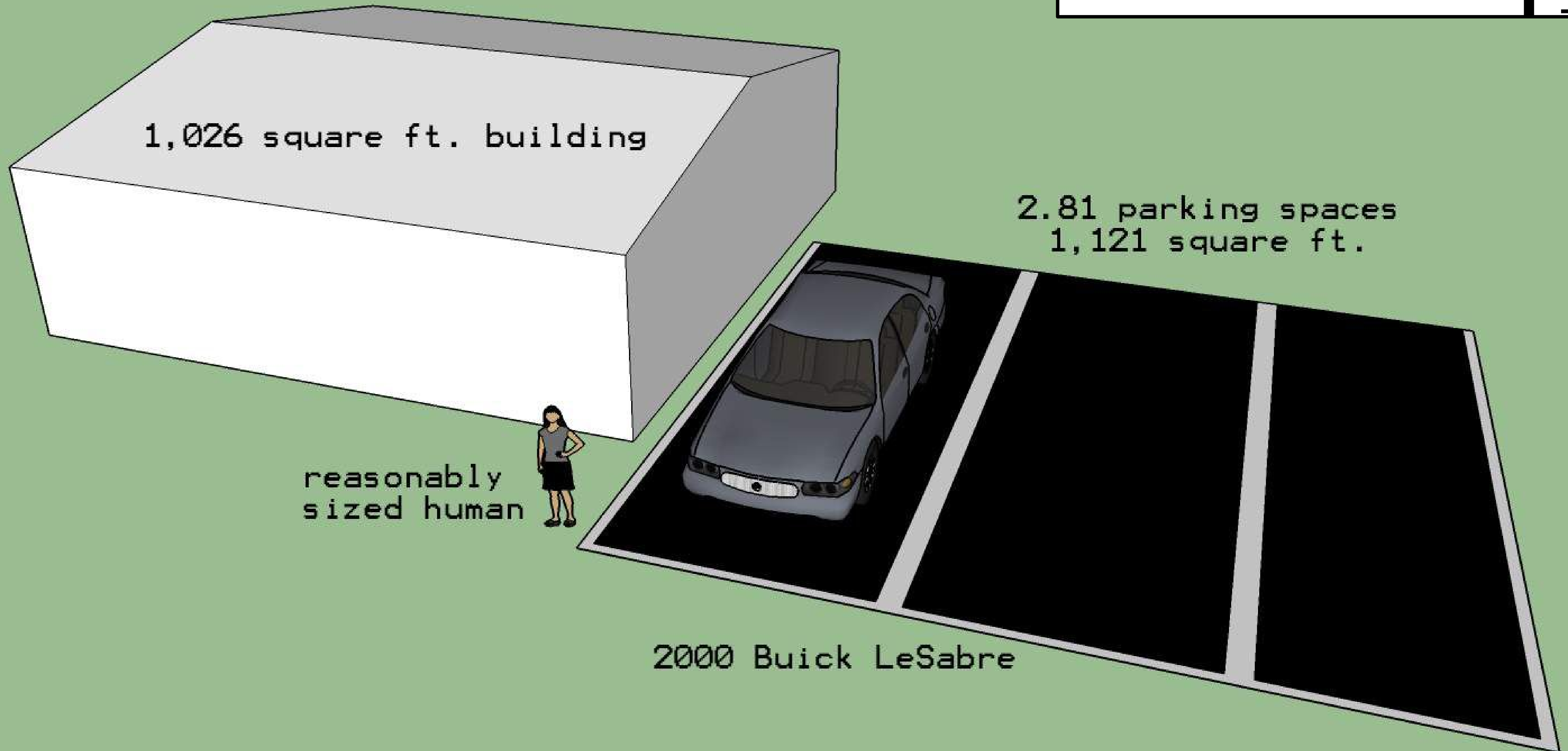






# What is Parking?

Measuring space





# What is Parking?

Measuring space

**\$100/square foot**

1,026 square ft. building

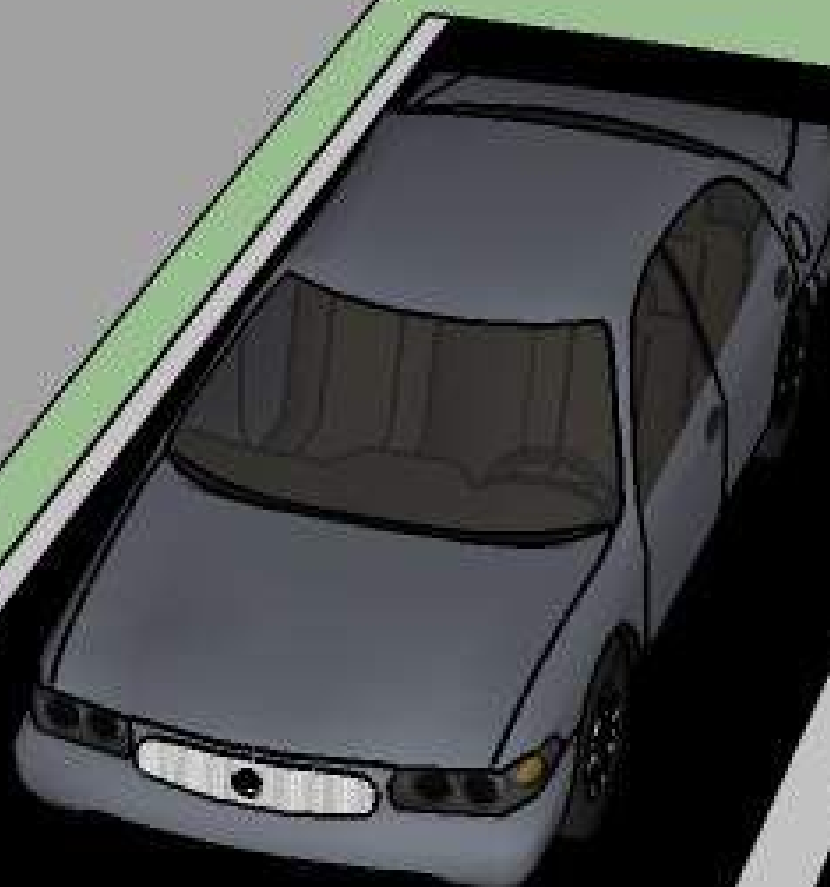


2.81 parking spaces  
1,121 square ft.

reasonably  
sized human



2000 Buick LeSabre





# What is Parking?

Measuring space

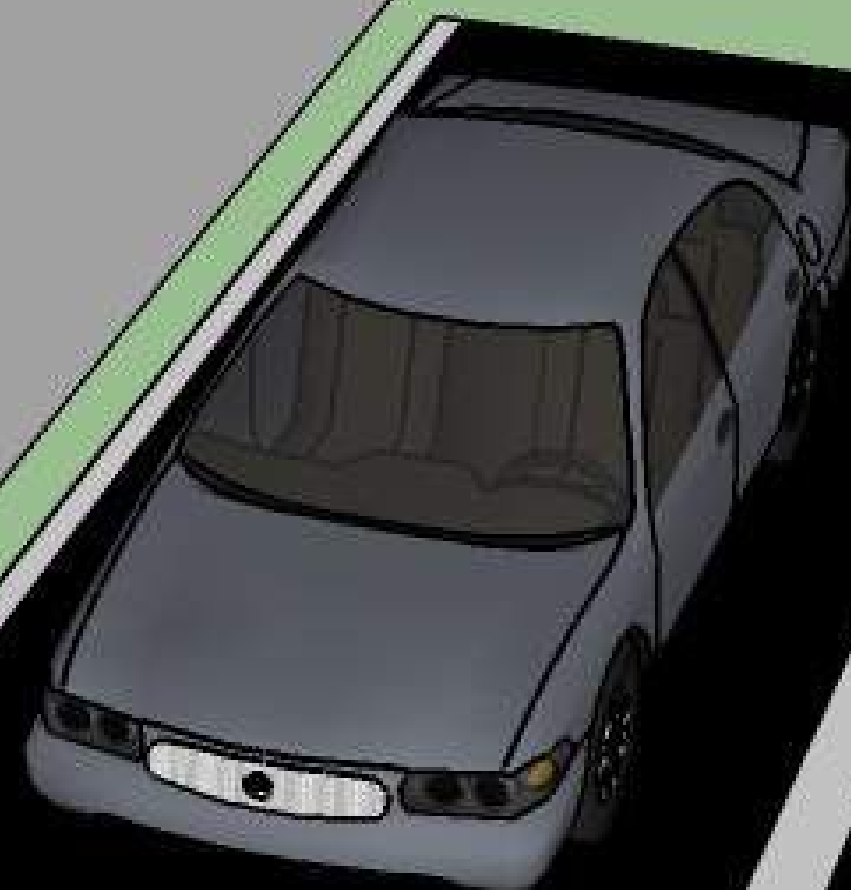
**\$100/square foot**

1,026 square ft. building



2.81 parking spaces  
1,121 square ft.

reasonably  
sized human



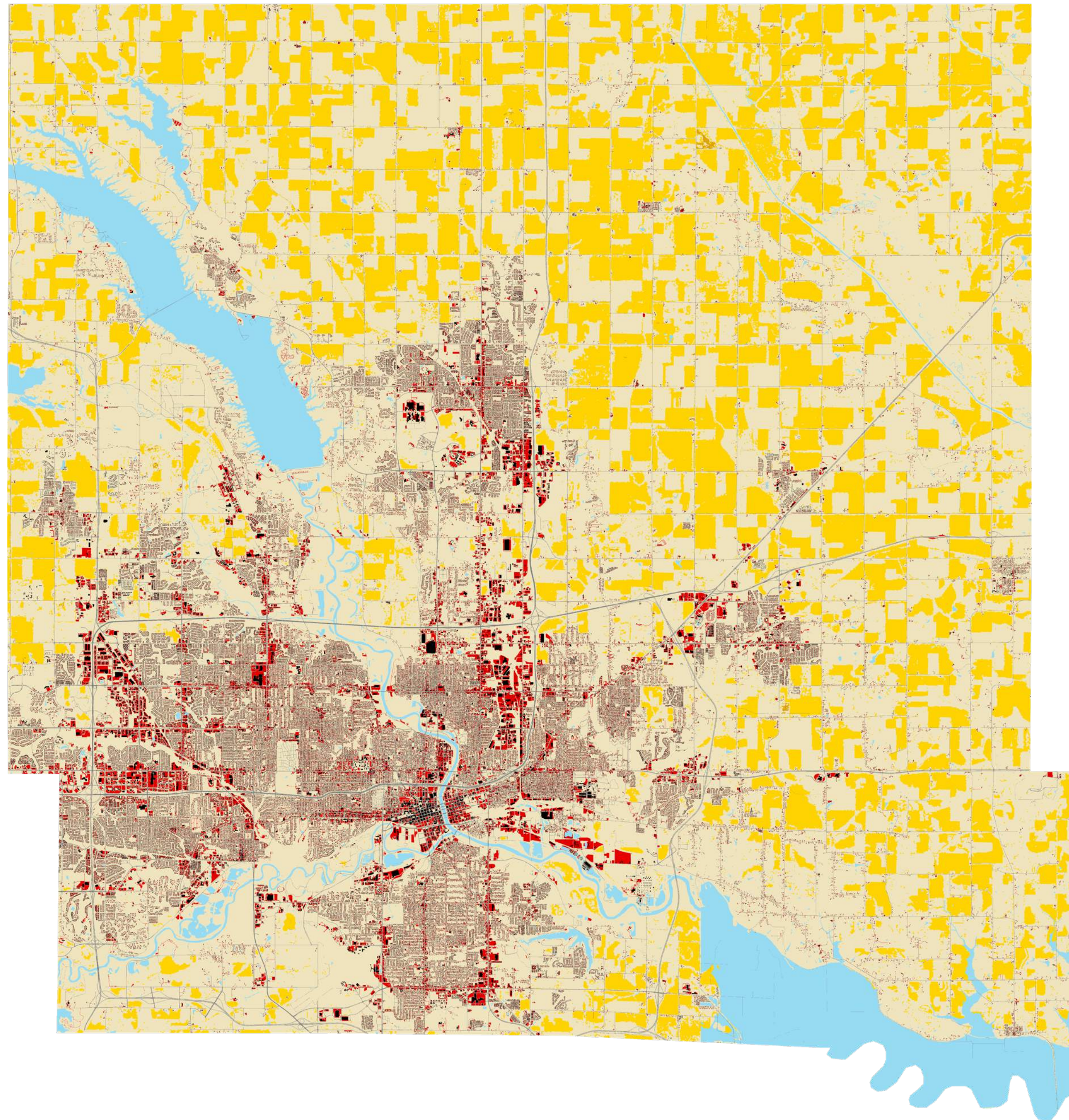
**\$5/square foot**



# Land Use

Polk County, IA

Urban3



Corn



Buildings



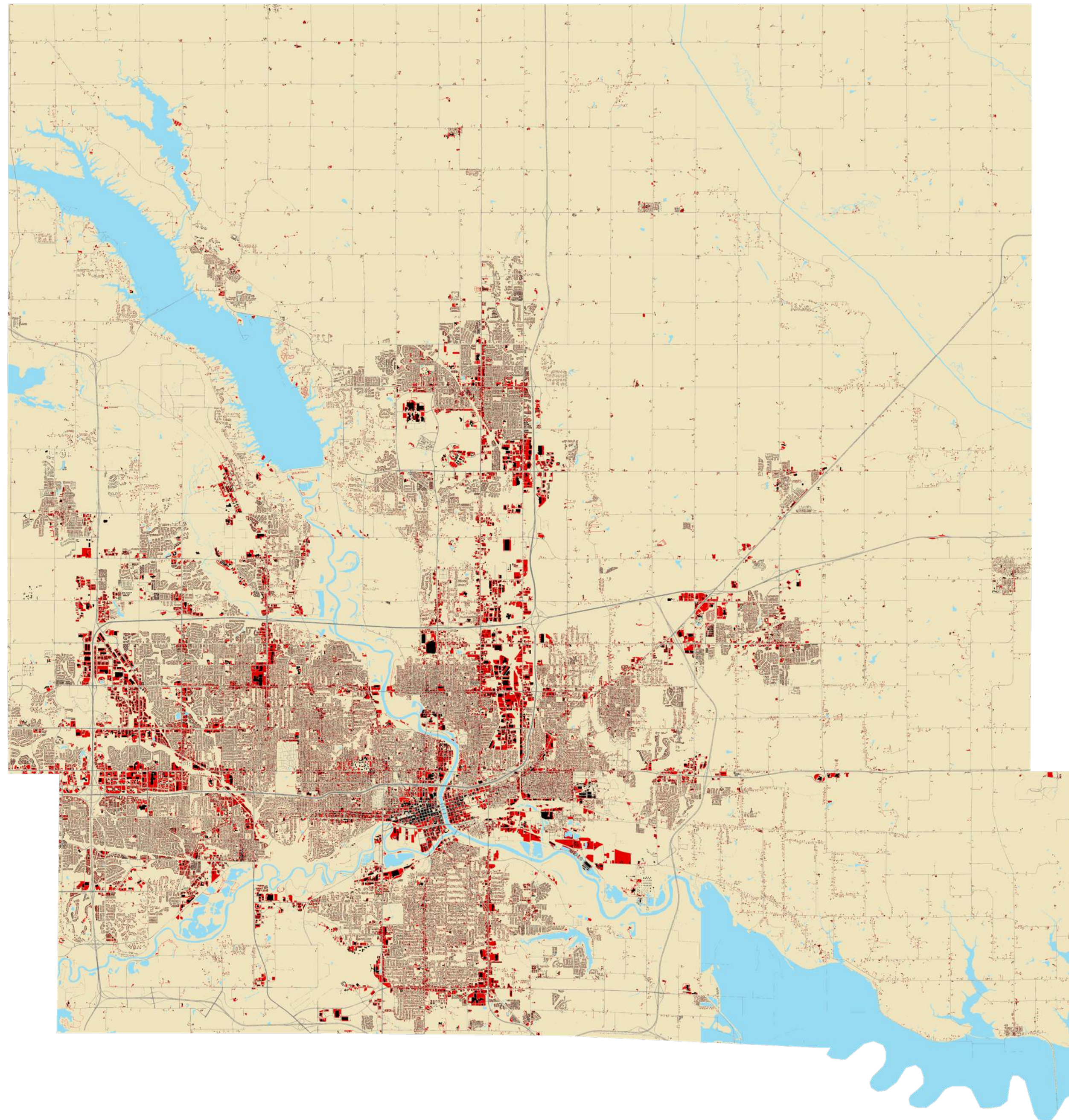
Parking



# Land Use

Polk County, IA

Urban3



Corn



Buildings



Parking



# Land Use

Polk County, IA

Urban3



Buildings



# Land Use

Polk County, IA

Urban3



Buildings

Parking



# Land Use

Polk County, IA

Urban3

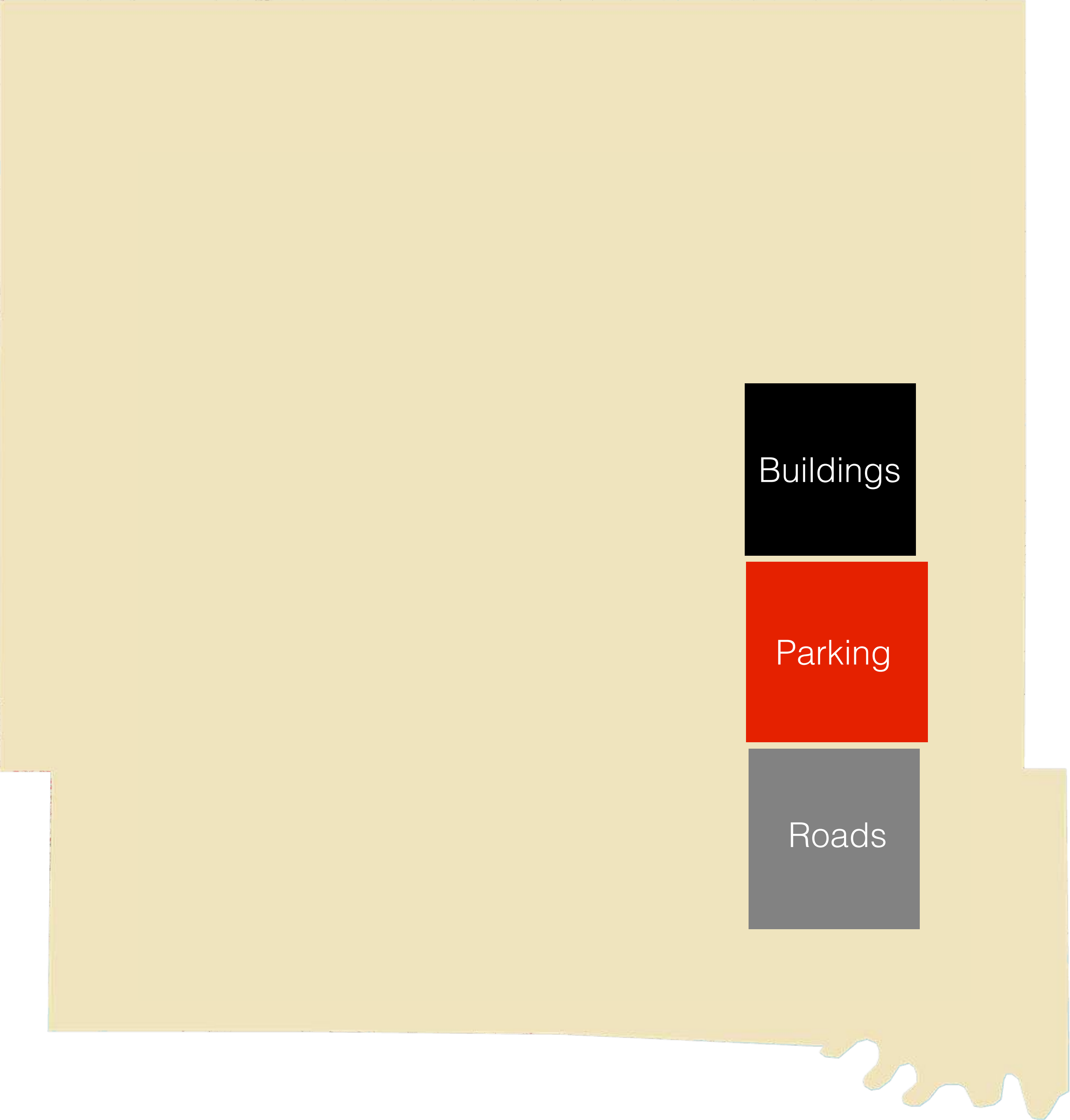


Buildings

Parking

Roads





# Land Use

Polk County, IA

Urban3



	Key	Area (miles <sup>2</sup> )	Revenue
Building		17	\$25 B



# Land Use

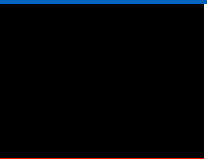
Polk County, IA



Buildings

Parking

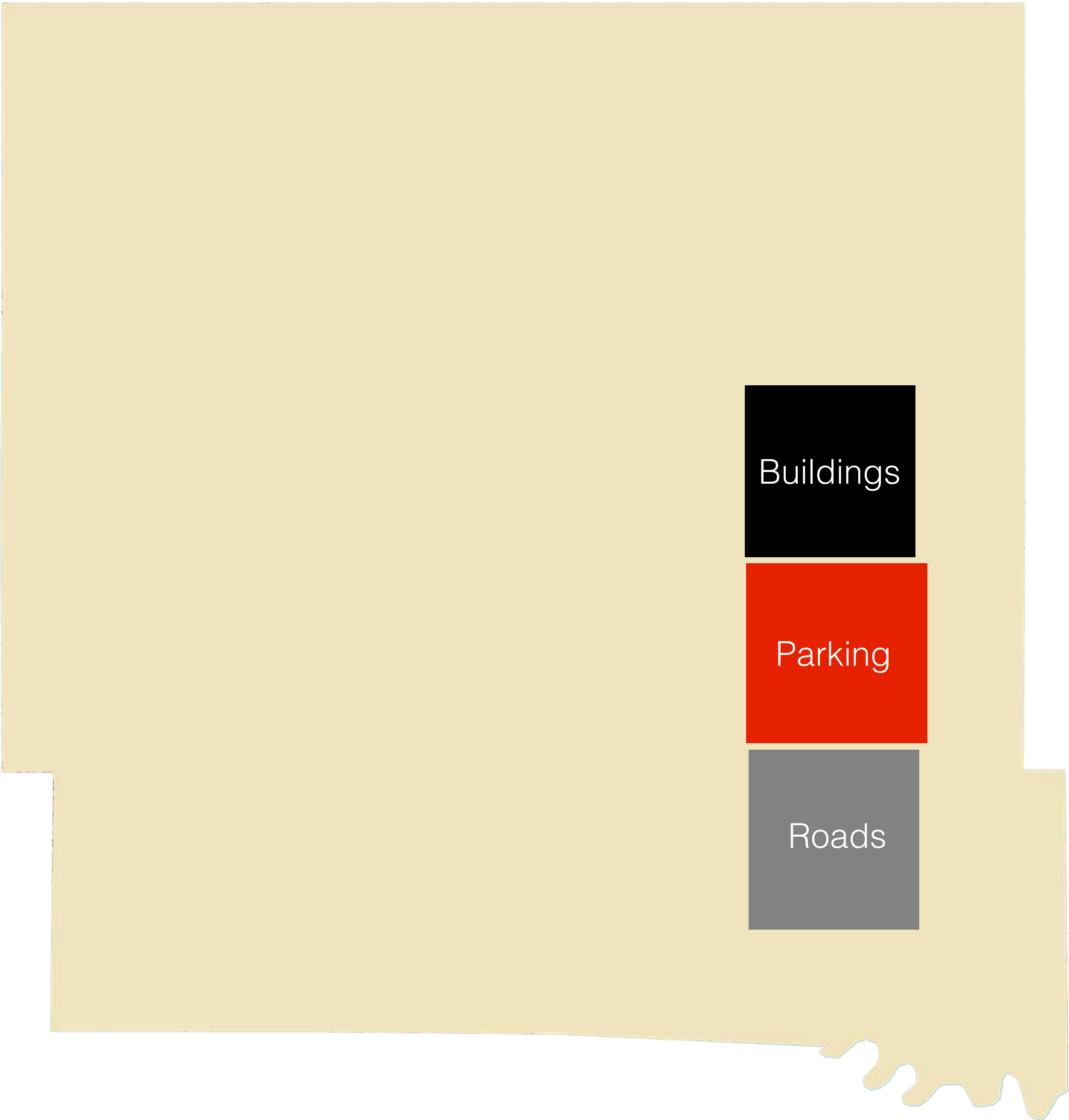
Roads

	Key	Area (miles <sup>2</sup> )	Revenue
Building		17	<b>\$25 B</b>
Parking		18	<b>\$1.2 B</b>



# Land Use

Polk County, IA

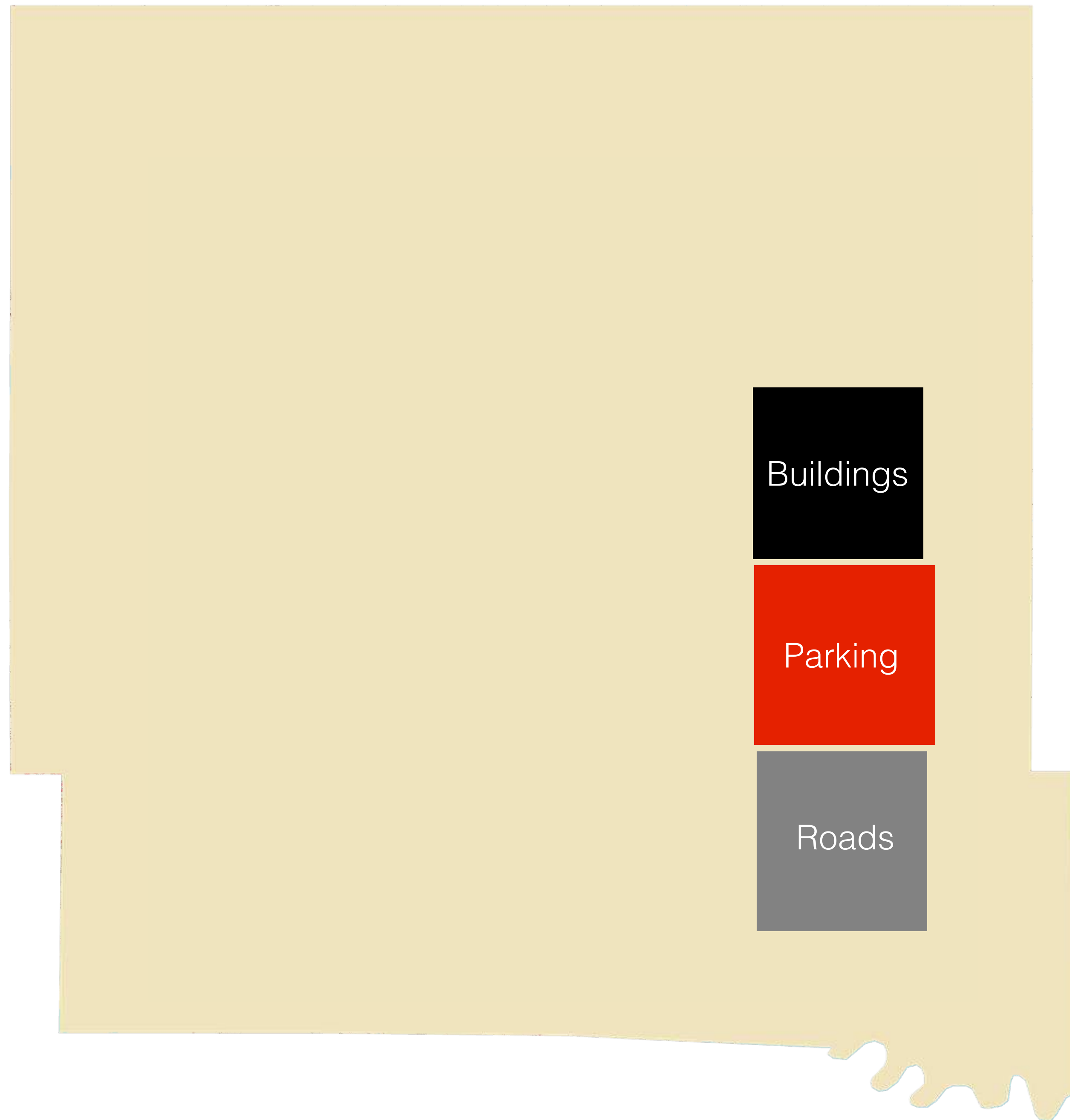


	Key	Area (miles²)	Revenue
Building	<div></div>	17	\$25 B
Parking	<div></div>	18	\$1.2 B
Roads	<div></div>	17	\$0



# Land Use

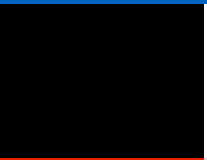


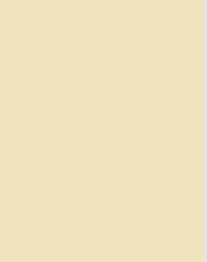
Polk County, IA



Buildings

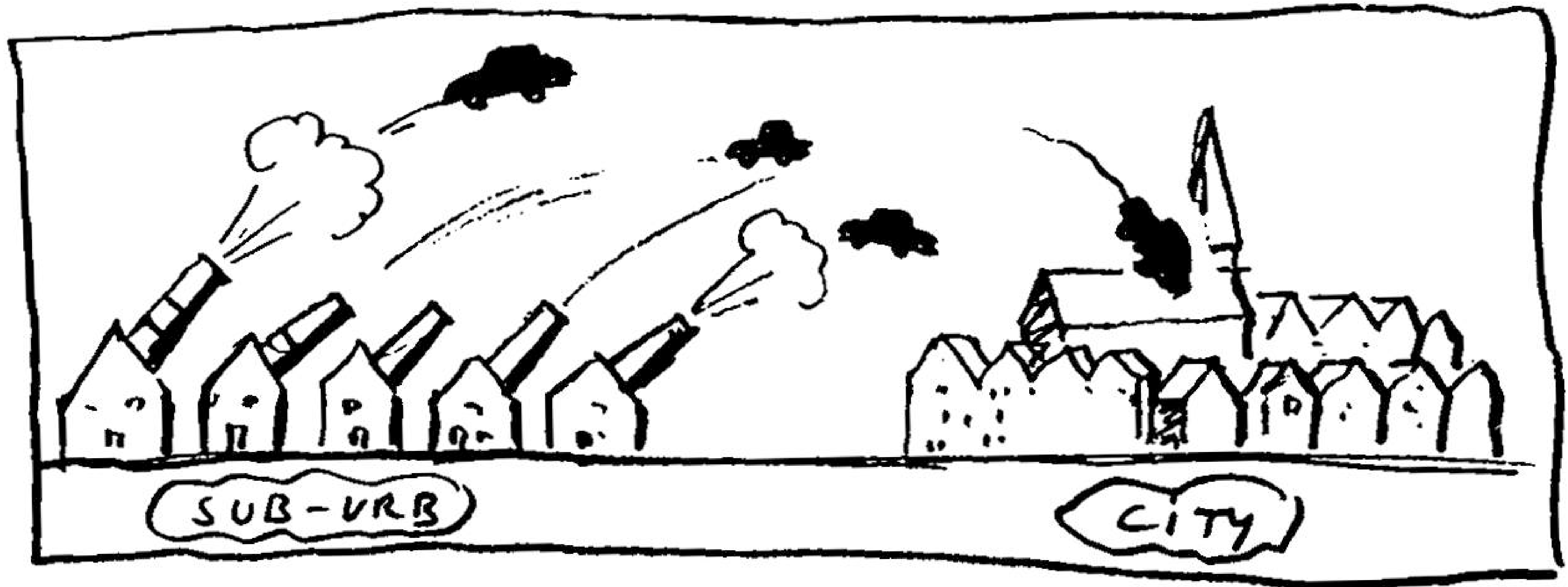
Parking

Roads

	Key	Area (miles <sup>2</sup> )	Revenue
Building		17	\$25 B
Parking		18	\$1.2 B
Roads		17	\$0
Rest of County		540	\$6 B



NOT THE CAR BUT THE SUBURBAN HOME IS THE DEADLY WEAPON



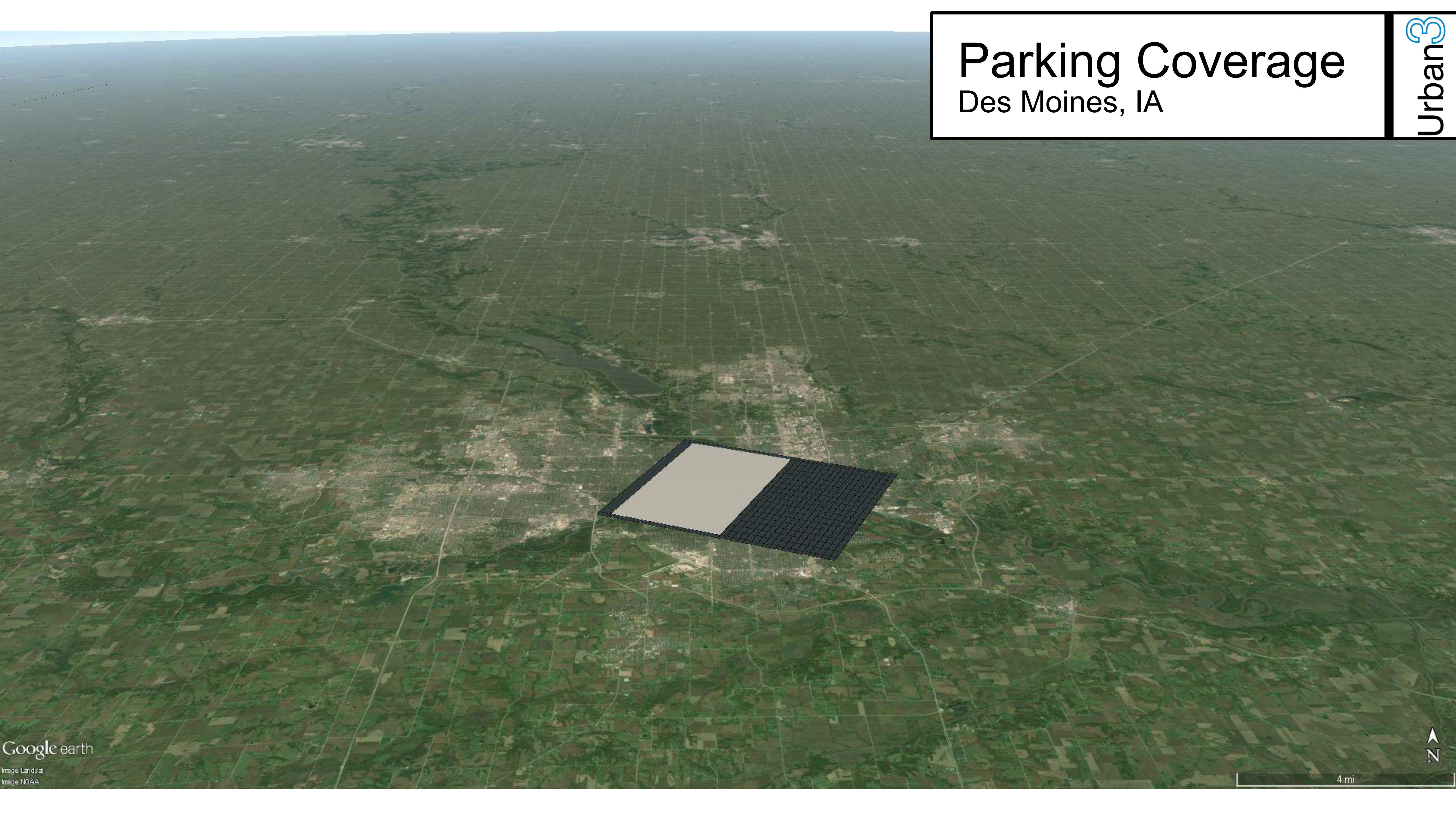
DAILY SUBURBAN MORTARFIRE AGAINST URBAN CENTERS



# Parking Coverage

Des Moines, IA

Urban3



Google earth

Image Landsat  
Image NOAA

N

4 mi



# Parking Coverage

Des Moines, IA

