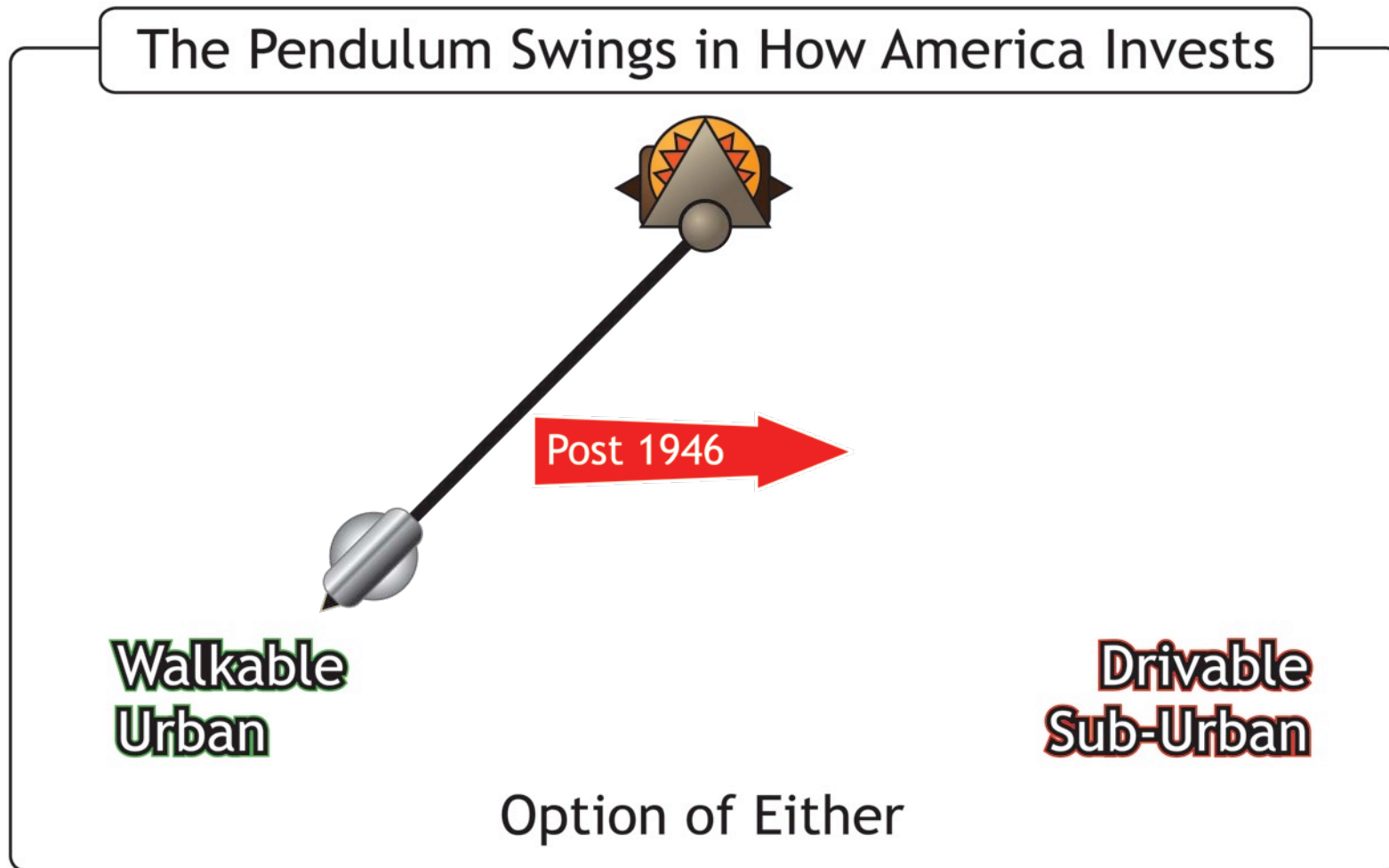


WELCOME TO THE FUTURE.

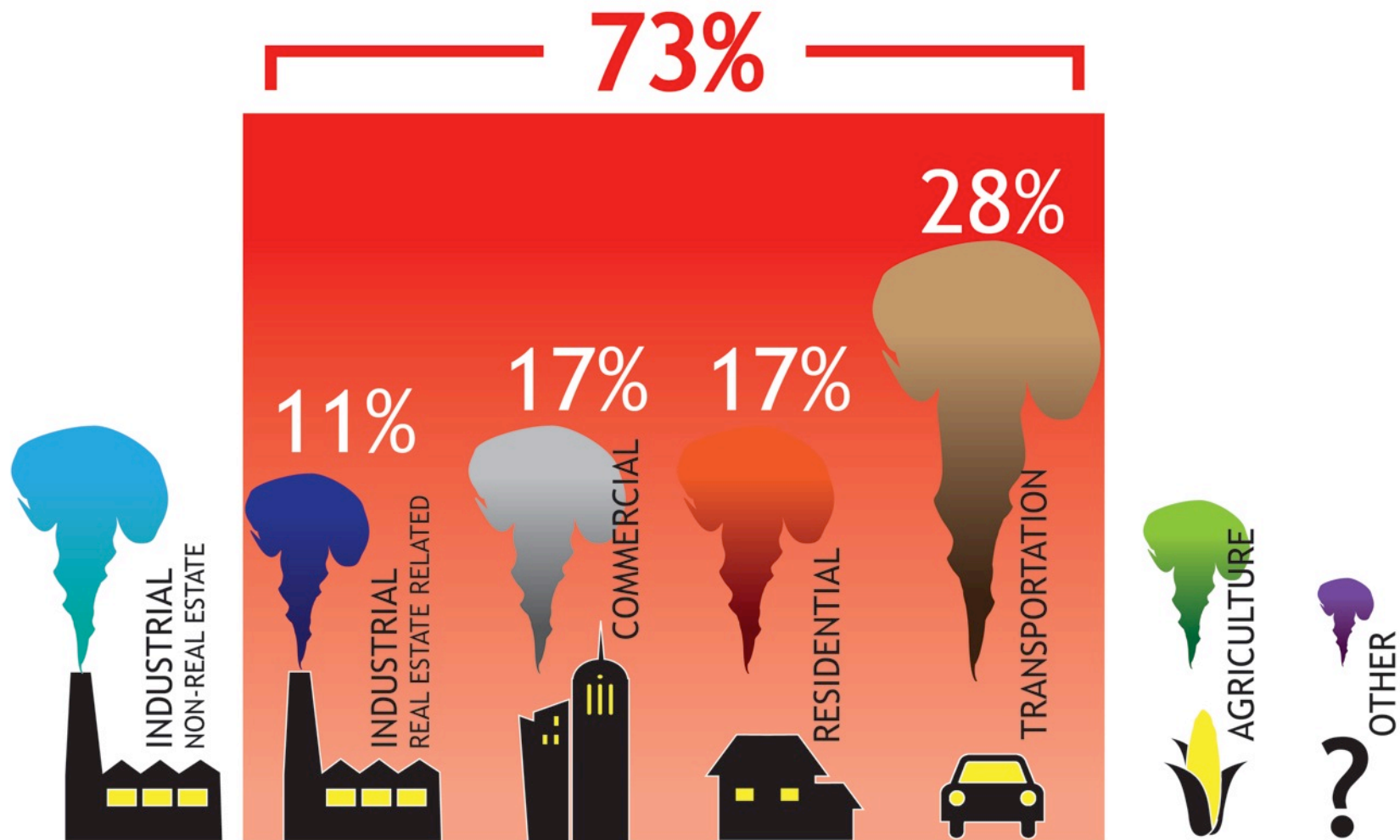
Walkable Urban Places as the Future
Austin as the Evolving SW Model



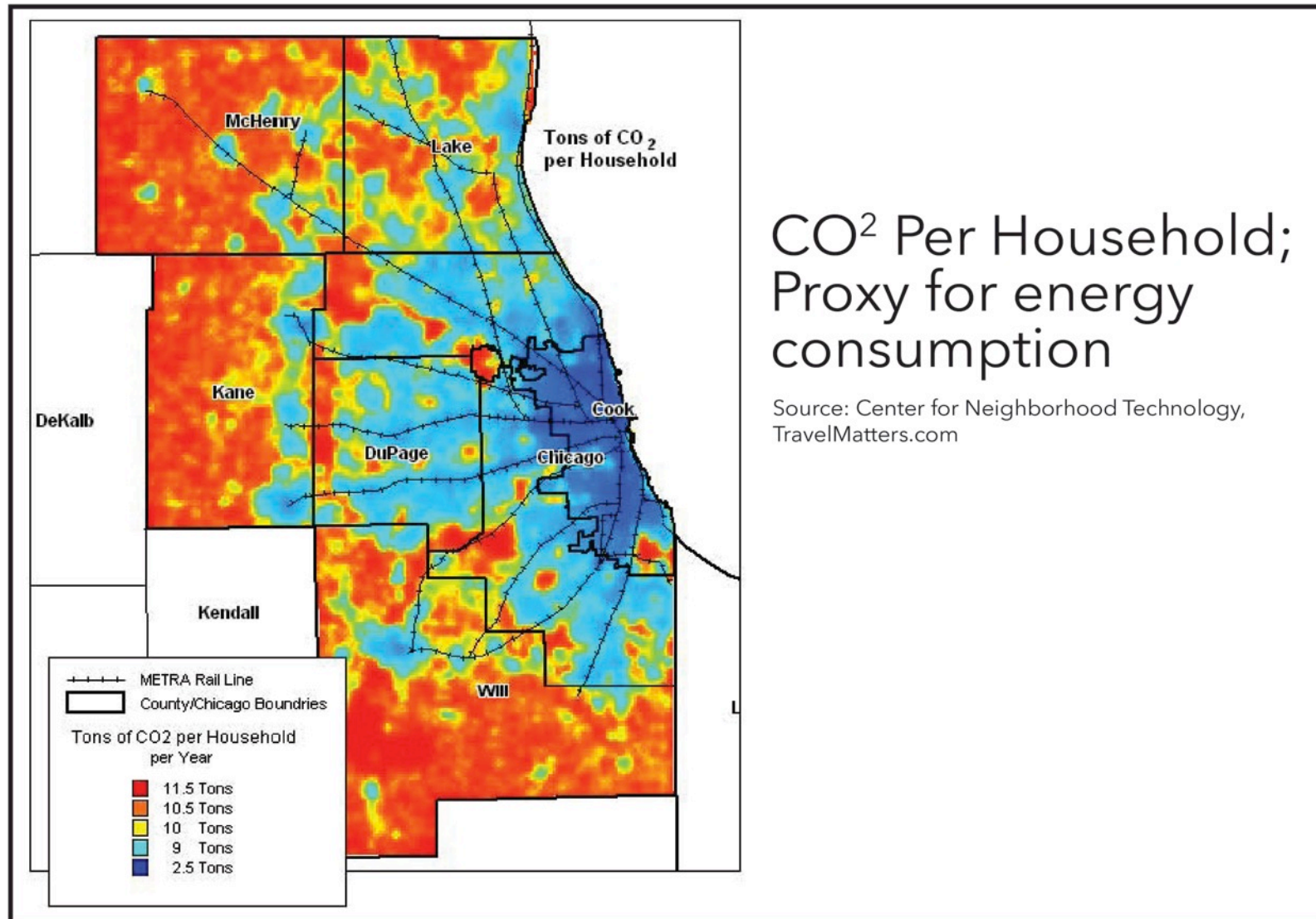
only two general ways to build **the built environment**



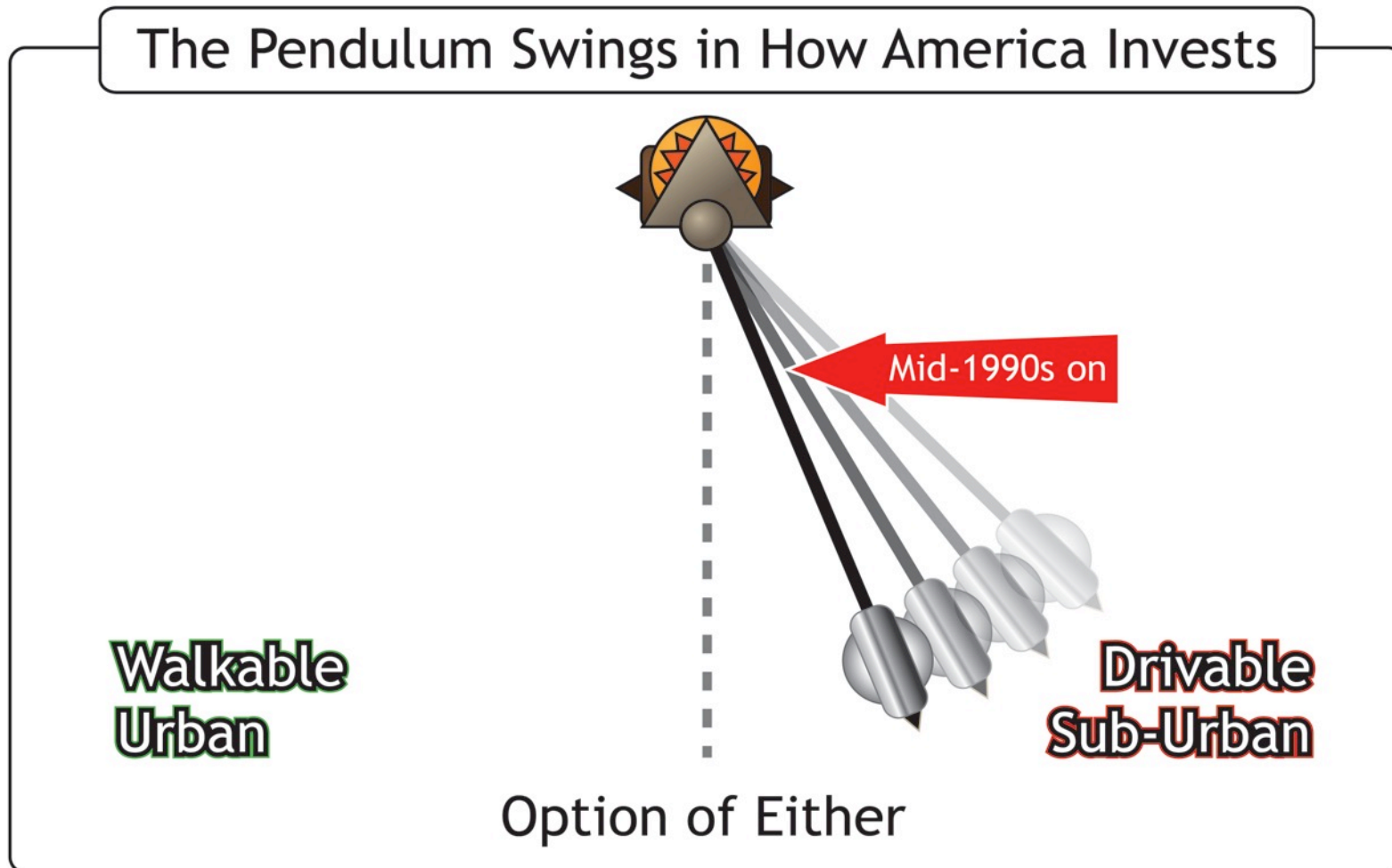
built environment's greenhouse gas **emissions & energy usage**



regional carbon **emissions**



the beginning of another
structural shift



America Over The Next Generation

Suburban LA: Santa Monica



Suburban Denver: Lakewood



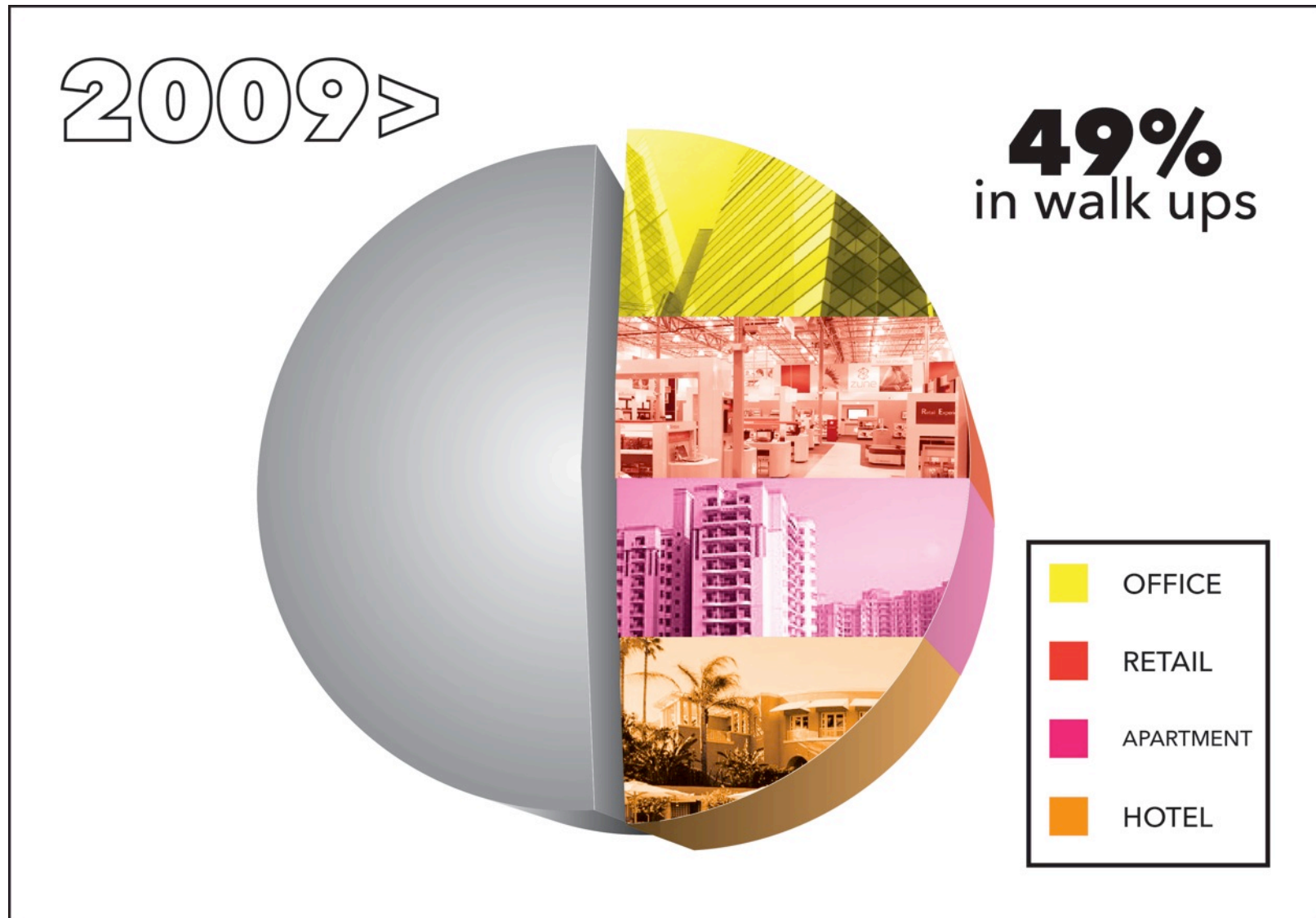
Downtown Chattanooga



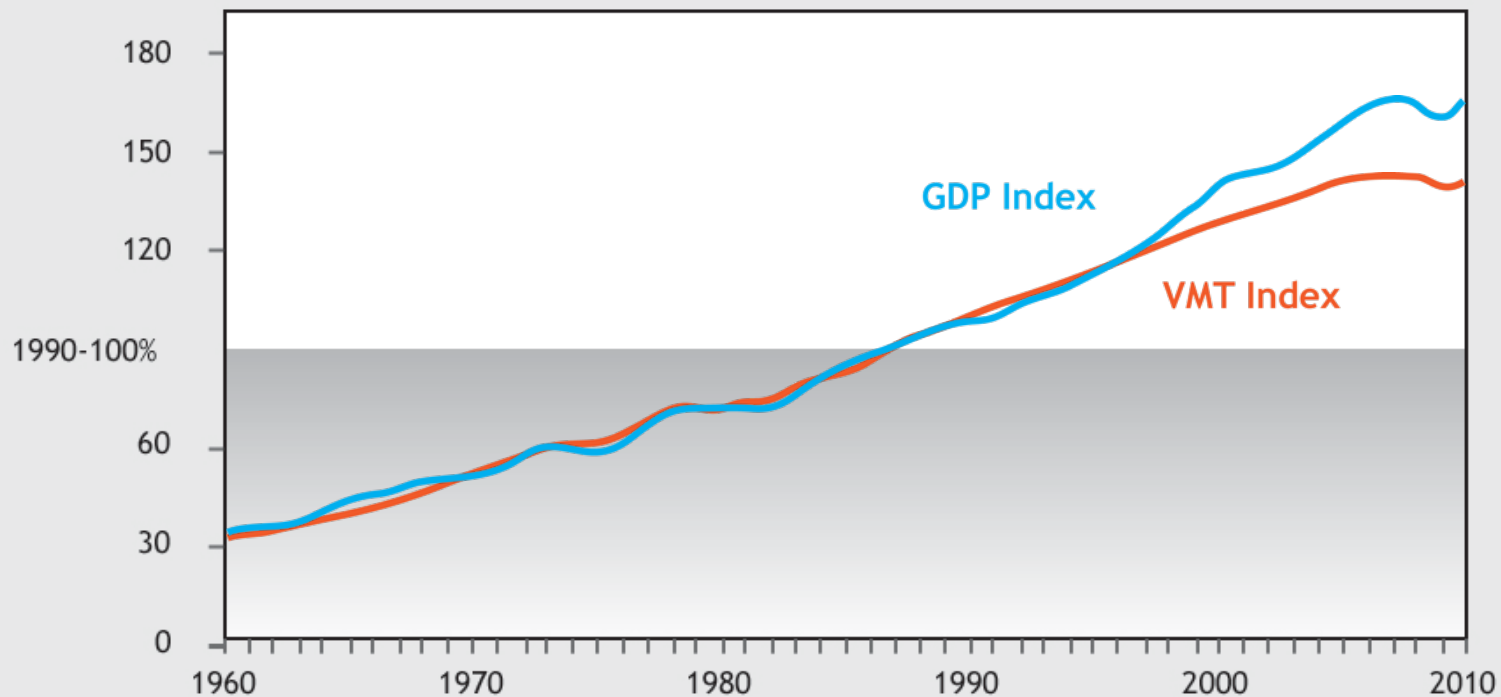
Suburban DC: Bethesda



the 4 income property categories
over the past 3 cycles



GDP vs VMT GROWTH: Disconnect After All These Years



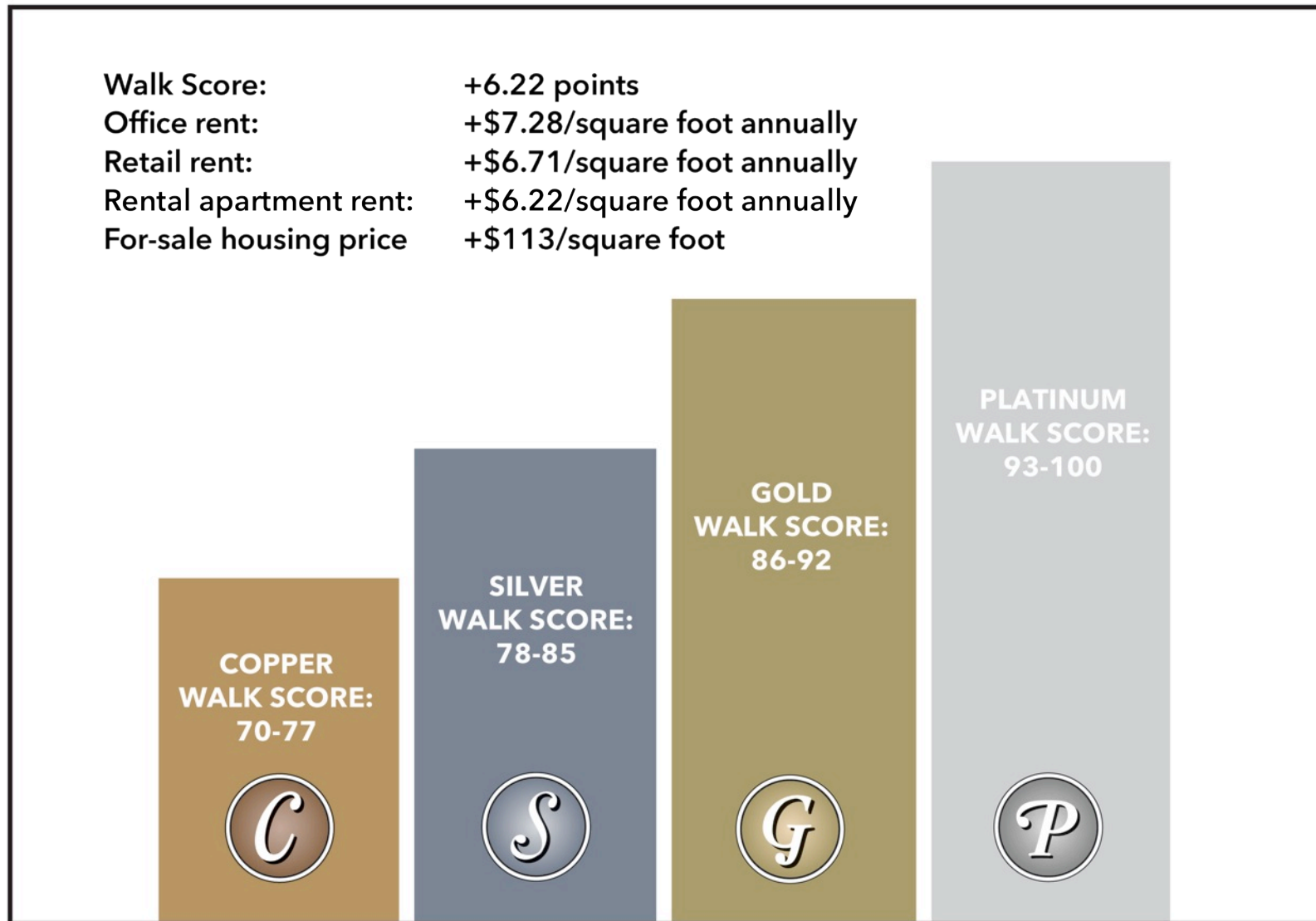
Data Sources: VMT: US DOT, BTS, Table 1-32: US Vehicle Miles, FHWA Traffic Volume Trends August 2010.
GDP: BEA National Income and Product Account Table, Table 1.1.6 Real GDP, Chained (2006) Dollars.

Knowledge Economy requires fewer car/truck trips

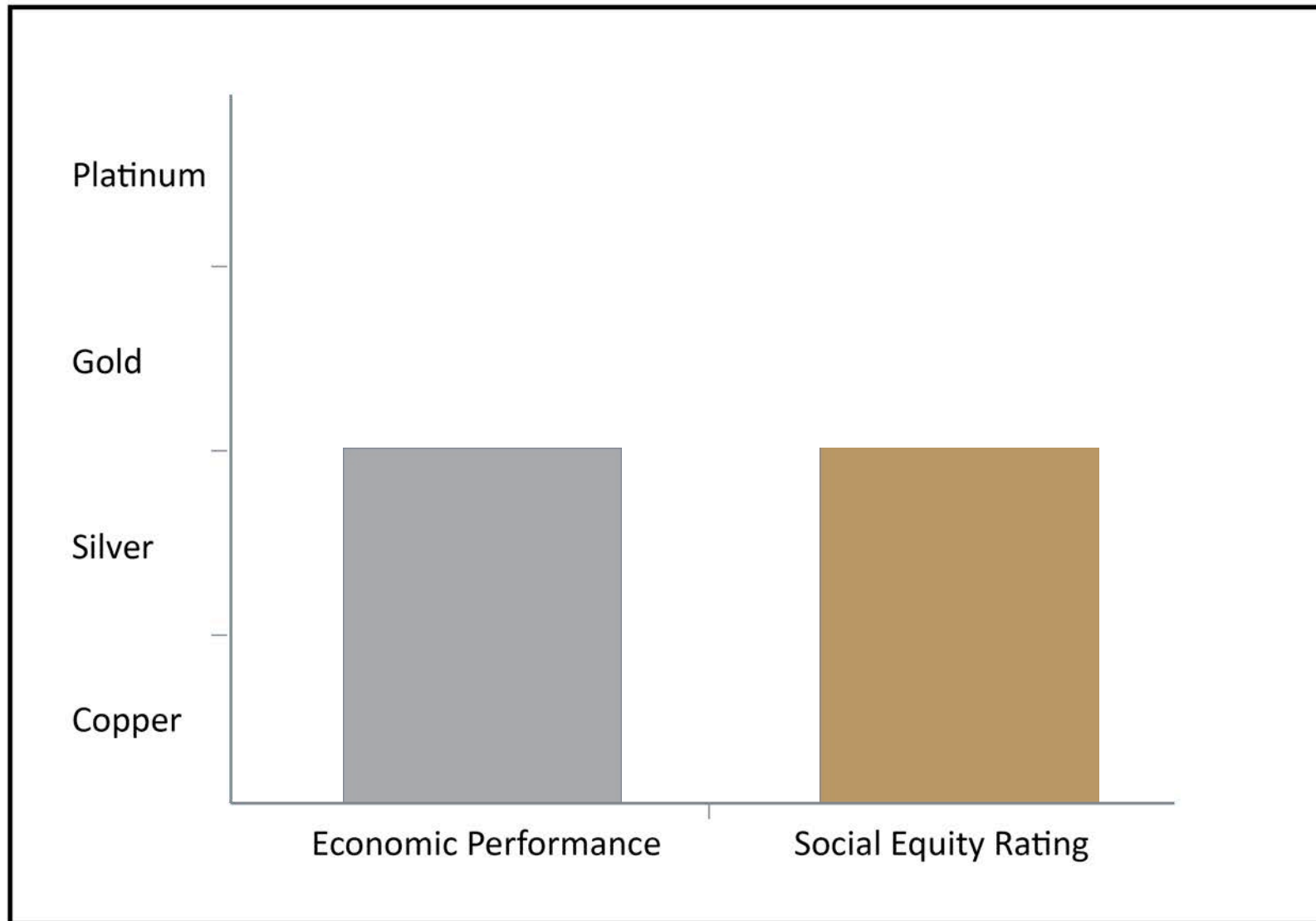


LOCUS: RESPONSIBLE REAL-ESTATE DEVELOPERS & INVESTORS

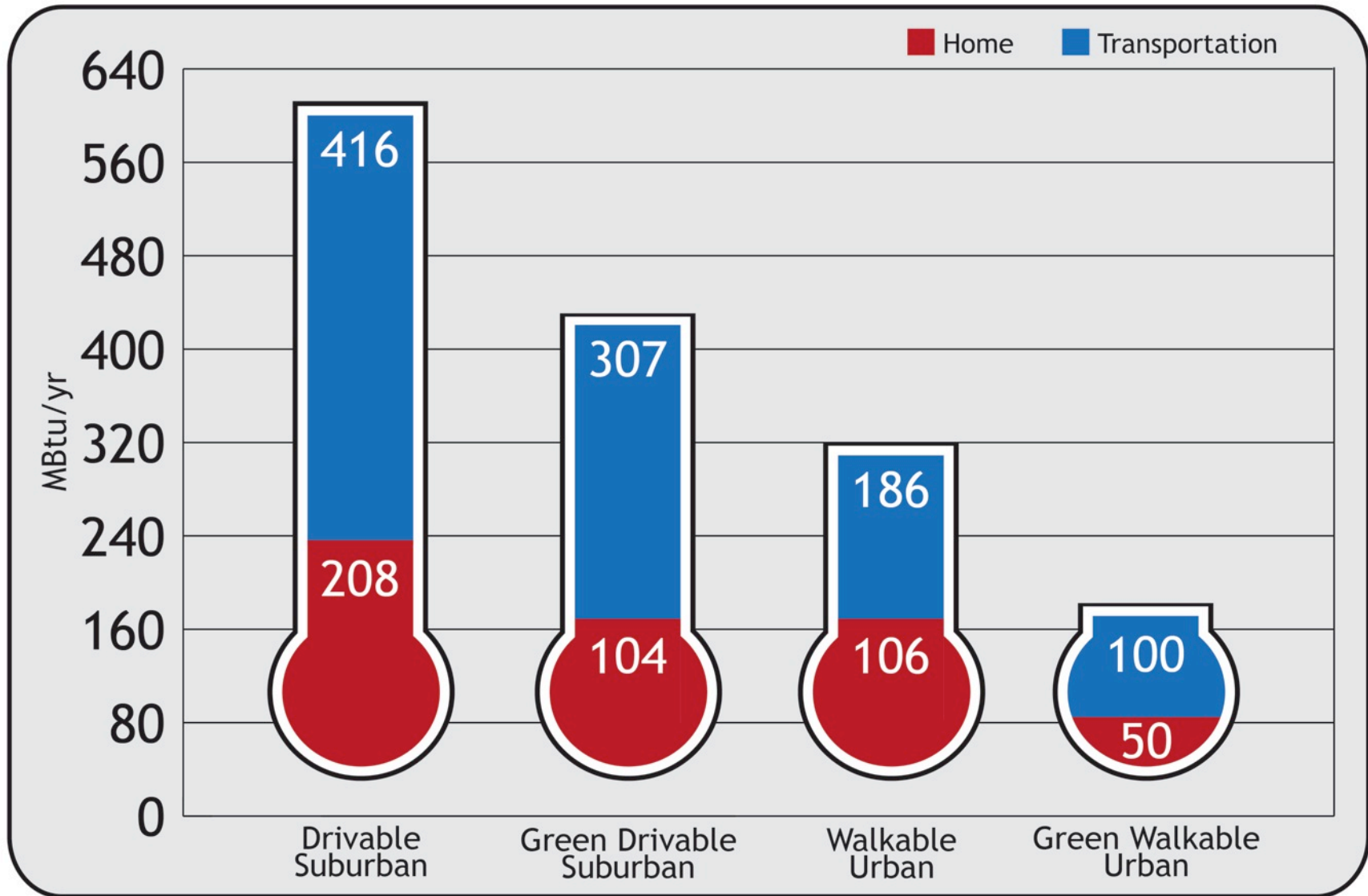
average performance **by economic level**



social equity **conclusions**



how we build
matters very much



for today and
in the future...

