



The Value of Downtown:

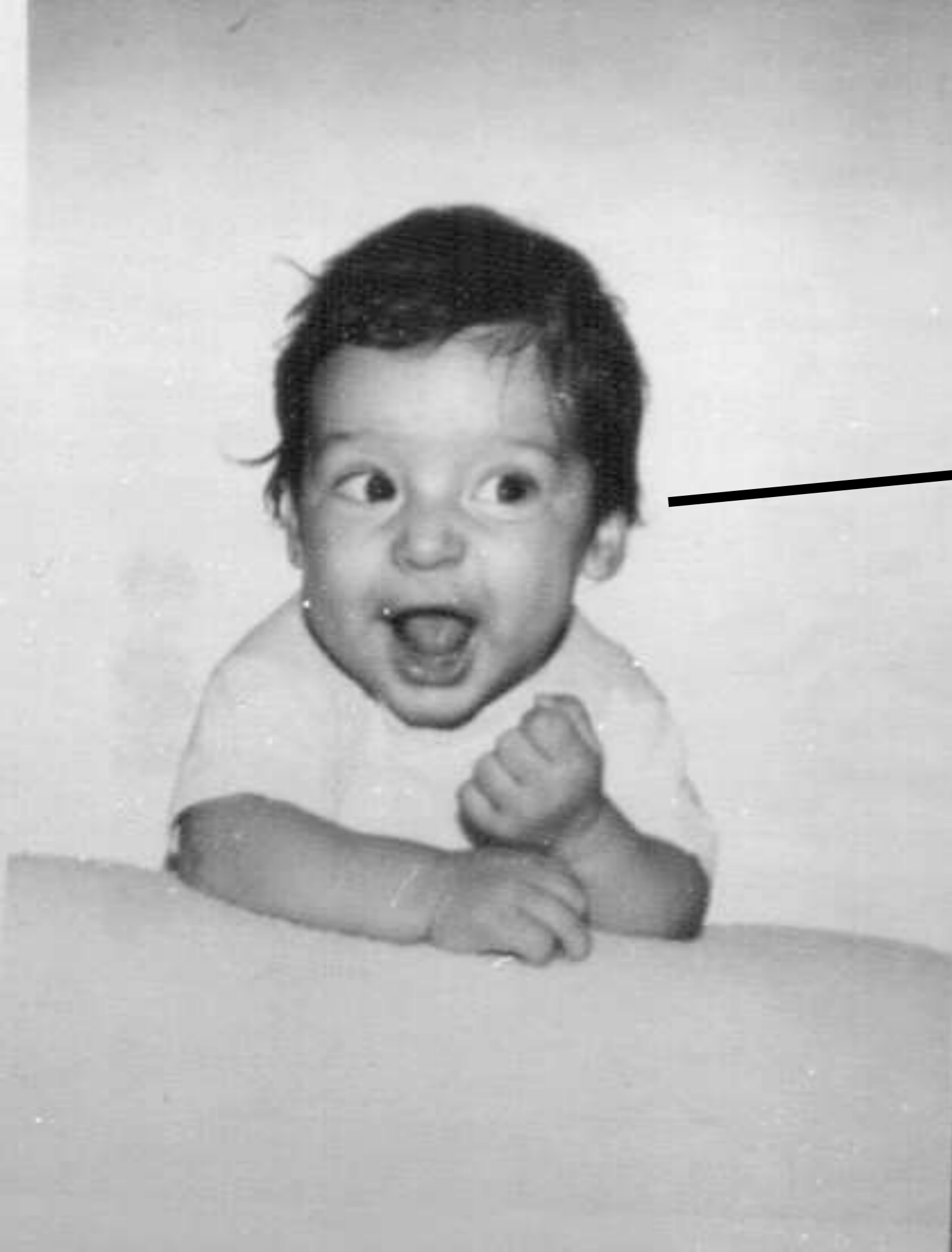
A Profitable Investment for the Community

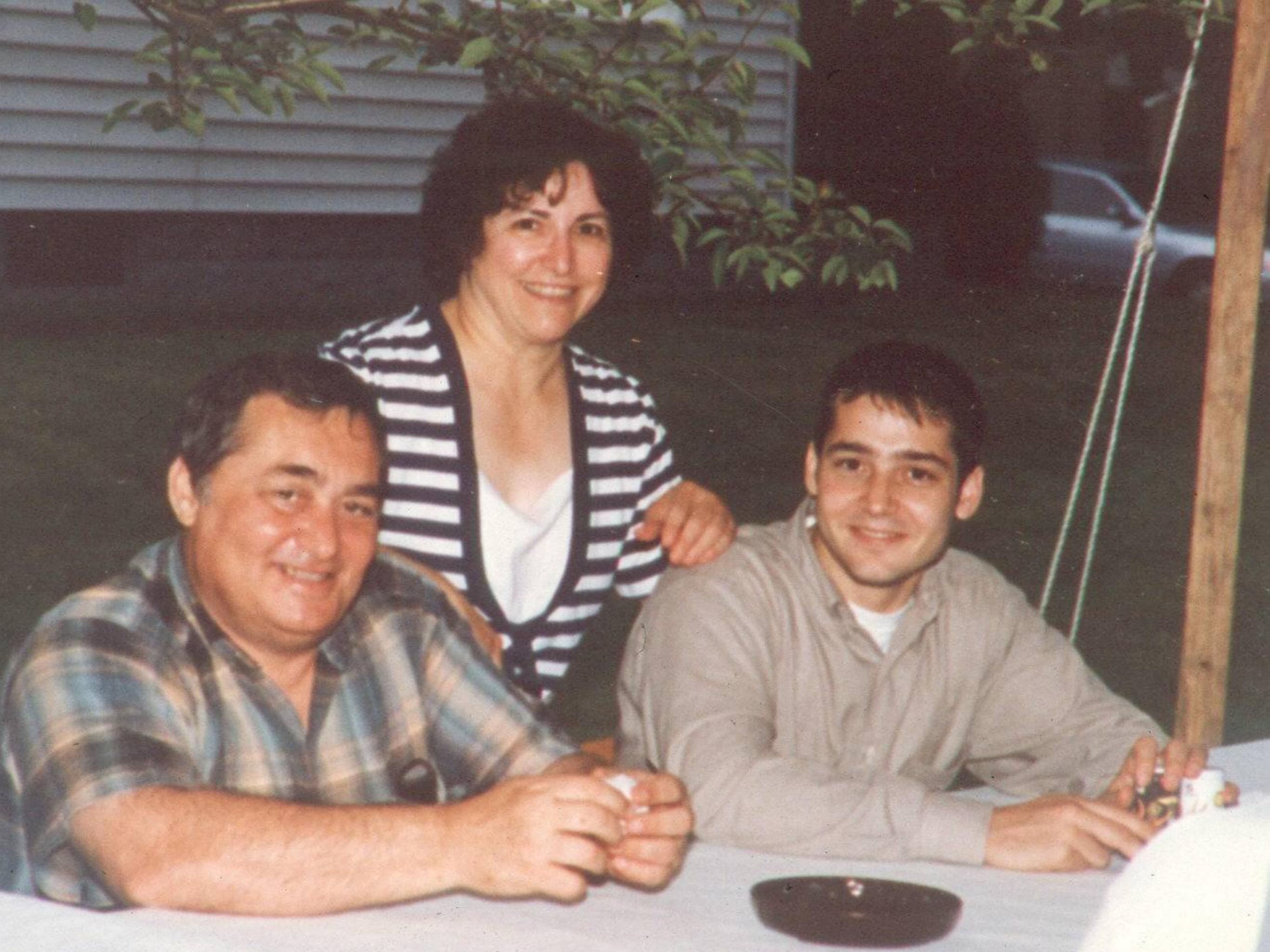
DNA

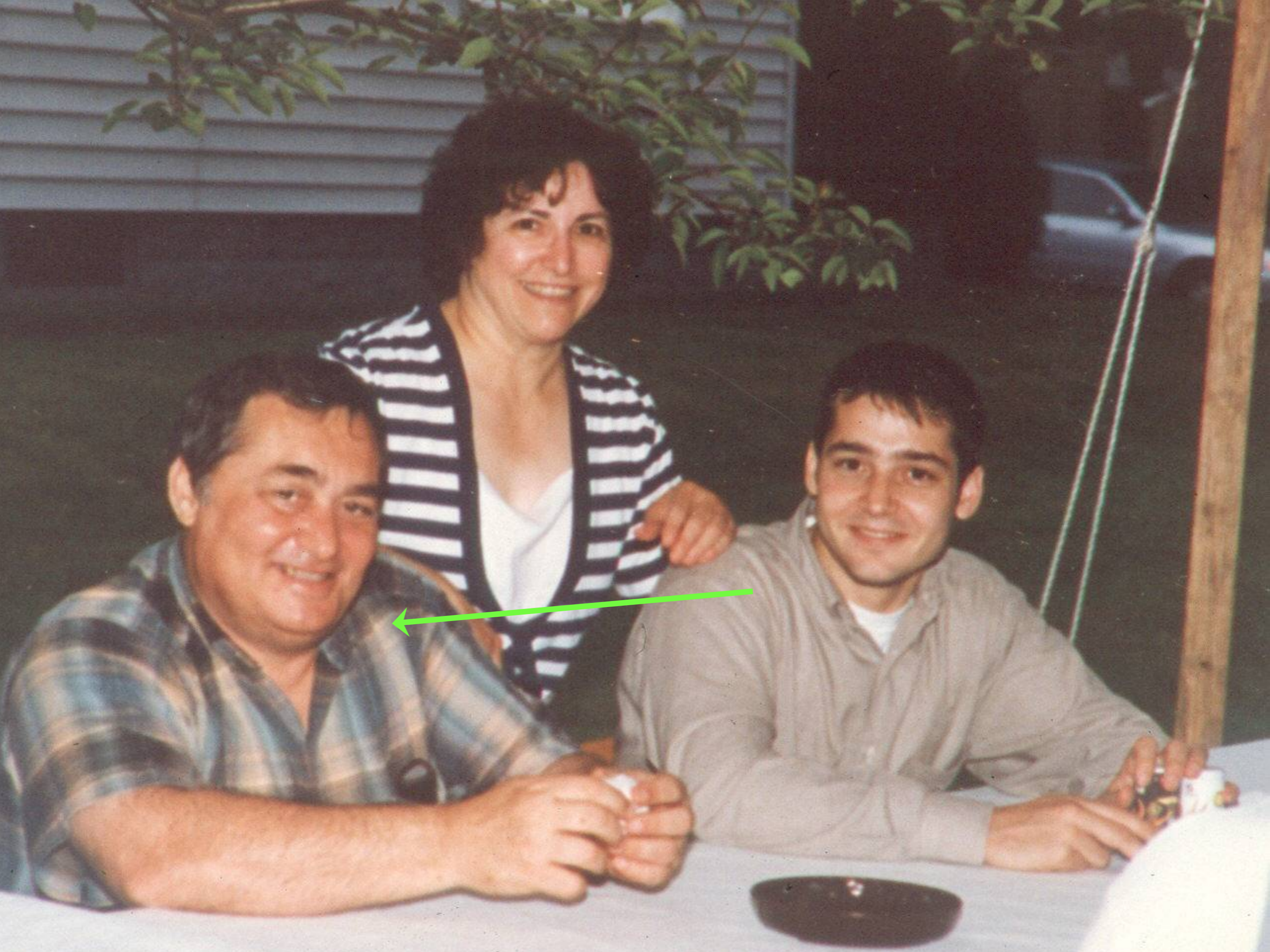


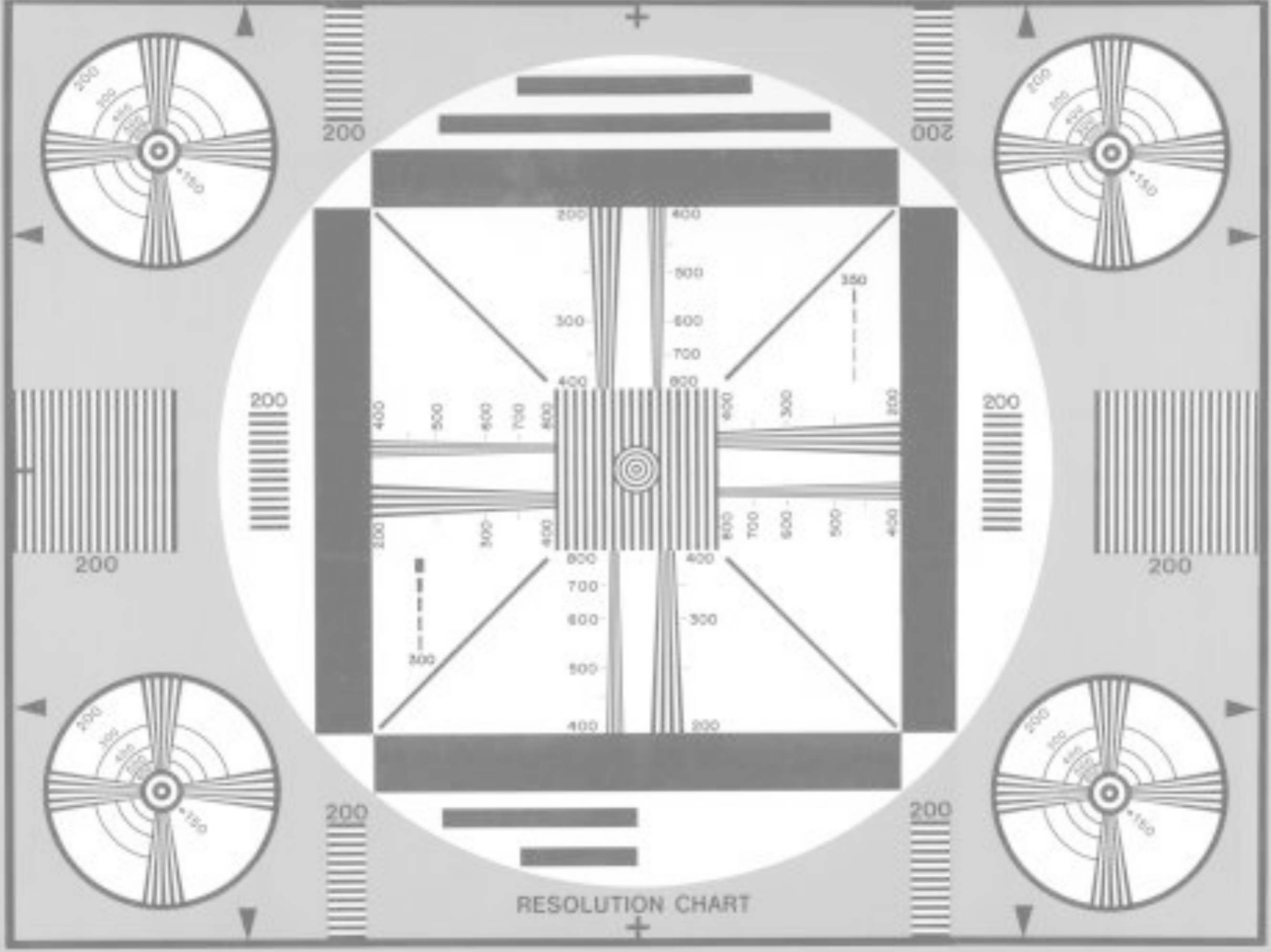
A











RESOLUTION CHART



Diamond

Trapezoid

Octagon

Square

Circle

Oval

Triangle

Rectangle

Pentagon

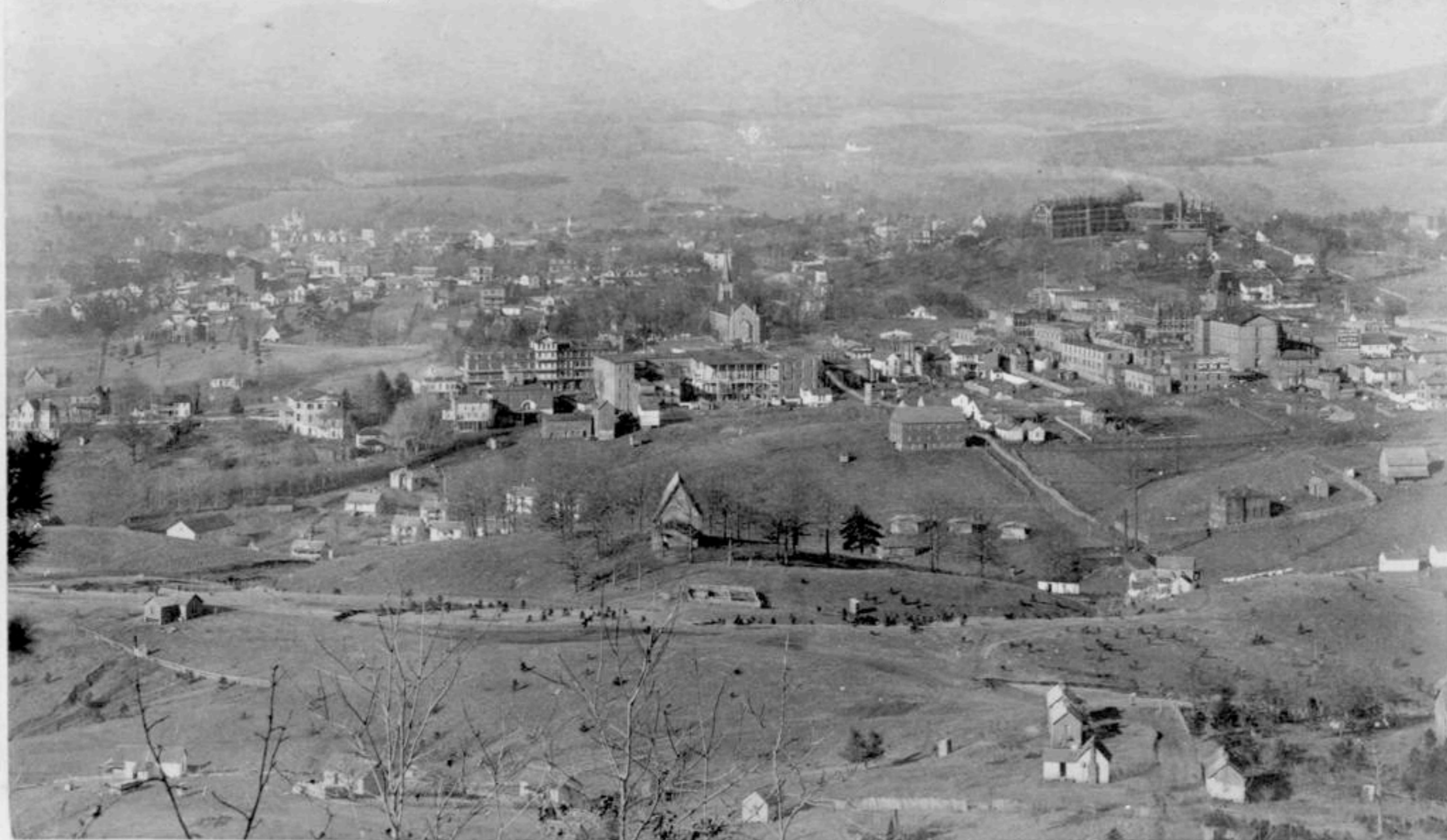
Pictures

Inside Shapes

Melissa



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



ASHEVILLE AND VICINITY.

1-11

Things Change...





The 3 T's - Trains, Tourism, & Tuberculosis

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



Pack Square, looking E Asheville, N. C.



During the 1920's

- Asheville grew by 20% population/year
- Achieved the highest debt per capita in the entire US
- Second largest city in NC, larger than Charlotte
- 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

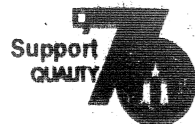




Asheville has squandered fabulous sums.
They've flung away the earnings of a lifetime.
They've mortgaged those of a generation to come.
They have ruined a city,
and in doing so,
have ruined themselves, their children, and their children's children.

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 Hildebrand, 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 Brazil, 20, both of Asheville; Robert Denton, 19, of Hendersonville; and Lonnie Potter, 18, of Todd.

The fire, which sent 24 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. Kautzky, 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 earplugs the night before.

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

After dinner, Kautzky said, the 33 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 Macopson went to the dormitory and saw the mattresses smoldering on the table.

Kautzky 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.

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

The inmates at the McDowell

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

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

"We knew these types of

mattresses could be a problem if heated sufficiently," he said, adding that requests for new mattresses have been made since 1973.

The mattresses are made of polyethylene, Kautzky 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, Kautzky 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 dereliction in our prison system."

Kautzky 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

(Related Story On Page 17)

By JODY MEACHAM
Citizen Staff Writer

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

"I think it's clarified as we know it," said Mayor Eugene C. Ochsenreiter 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, in a great deal of confusion as to the resolution on Beaucatcher Mountain," Wright said. "We are asking you to clarify the confusion in the minds of the citizens of Asheville."

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

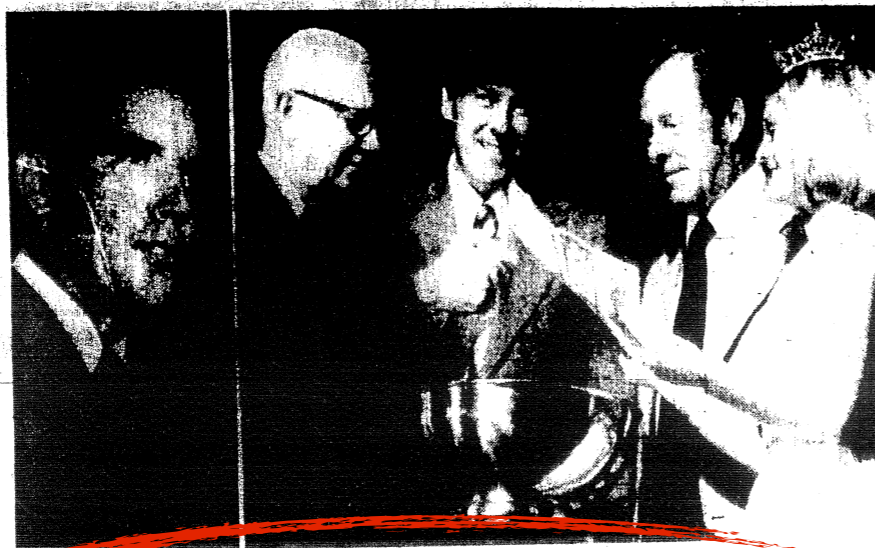
In Dr. Michael's words, as recorded in Council's official minutes, the resolution states: "that City Council adopt a policy that they are opposed to the open cut and would like to have twin tunnels."

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 Rose 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. Curtis Ratcliff, chairman of the Buncombe County Commission; Eugene C. Ochsenreiter, 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 \$56 million debt accumulated in the 1920s and '30s 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 Cindy 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.

Hardly 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 heaven 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 \$372.4 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 policies 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 influencing the economy, rather than just a series of unrelated appropriation bills.

—Providing Congress a

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 of requiring the husband's consent, 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.



Court Strikes Consent Rule In Abortions

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.

Ilse 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 12 states re-

quire the consent of husbands and 14 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 constitutional.

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.

Coming Sunday 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

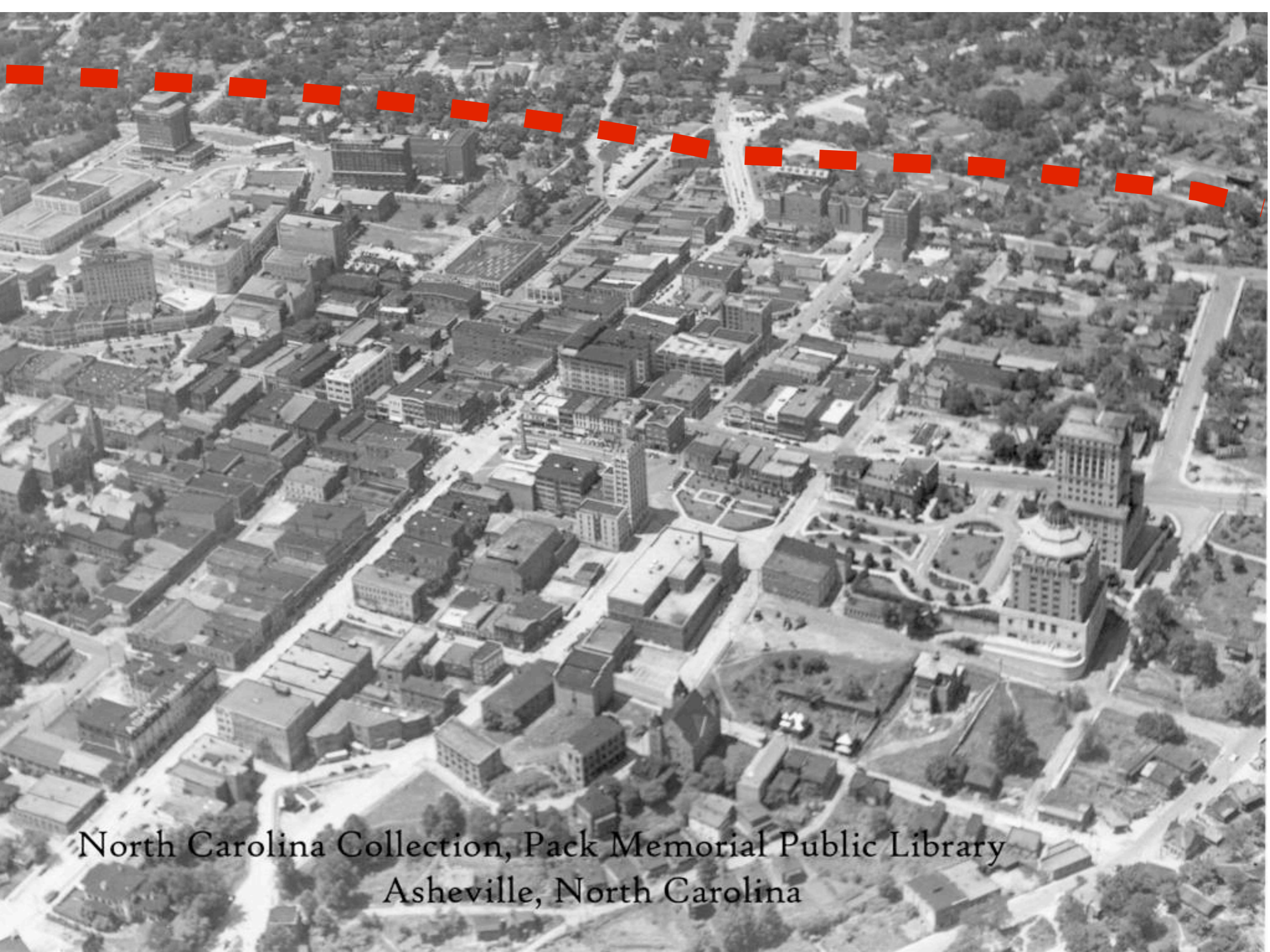
The Decline Began in the 50's & 60's

Development outside of downtown was encouraged by the new expressways.



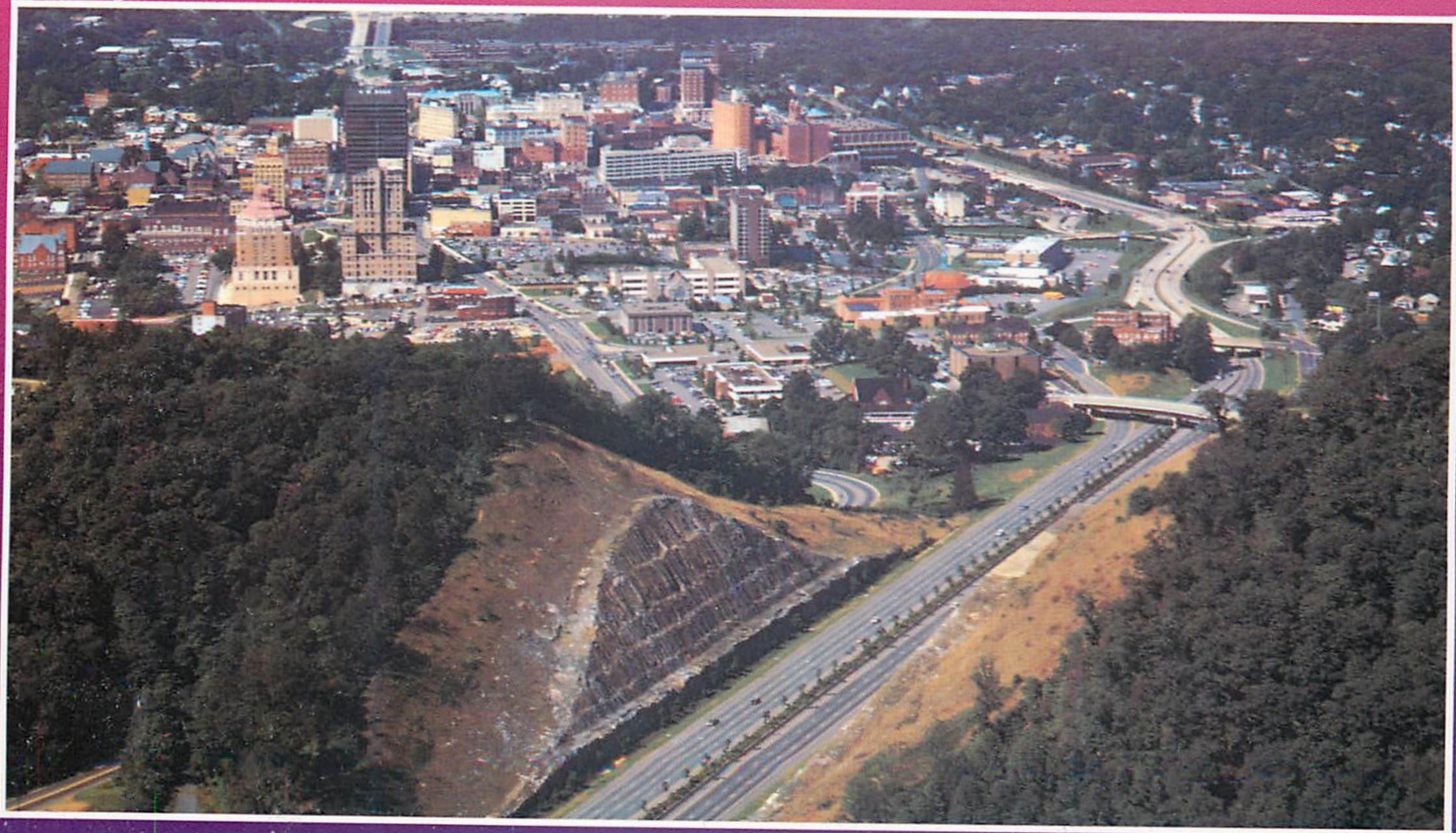


North Carolina Collection, Pack Memorial Public Library
Asheville, North Carolina



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





Asheville, N.C.

Land of the Sky

The
73
acre
Asheville
Mall



plus

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





Coca-Cola

Money Saver...
Buy Coke in 16 oz.
returnable
resealable
bottles



HAVE A HAPPY DAY

FRANLSTEIN'S
LARD OFFICE

RESTAURANT
HOTEL BOOK STORE

SQUARE CAFE

PICK SQUARE
CIGAR STORE

PICK SQUARE CIGAR STORE

PEPPER

CHOCOLATE





BATTERY







**OUR
ANSWER
WAS...**



....ALUMINUM



JACK SCHULMAN

53

BUYERS MARKET





DONT
WALK

PAR

29



RESTAURANT

100% COTTON BY THE NORTH CROWN PRINTING

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.”

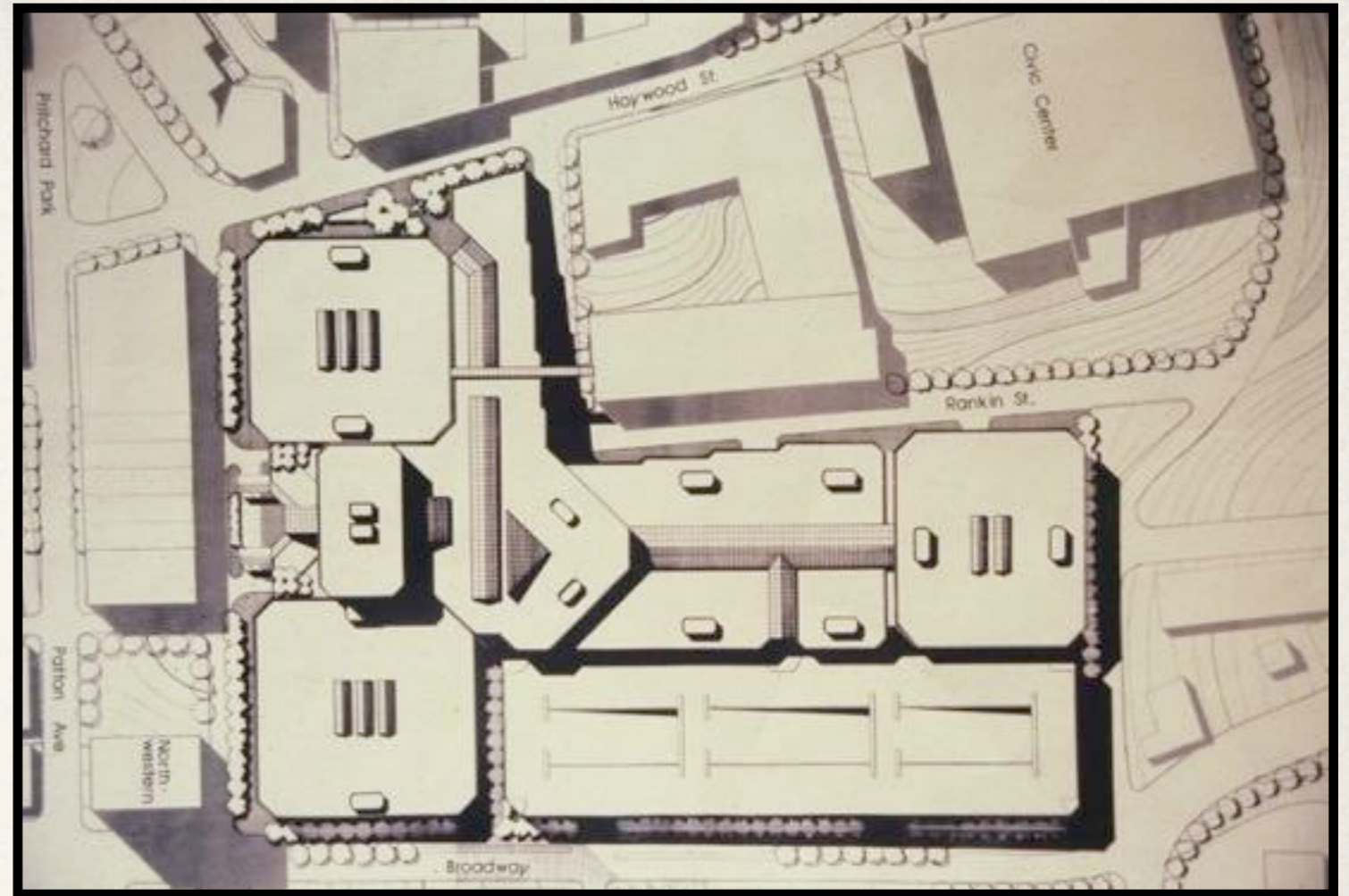


Community Event Supporter

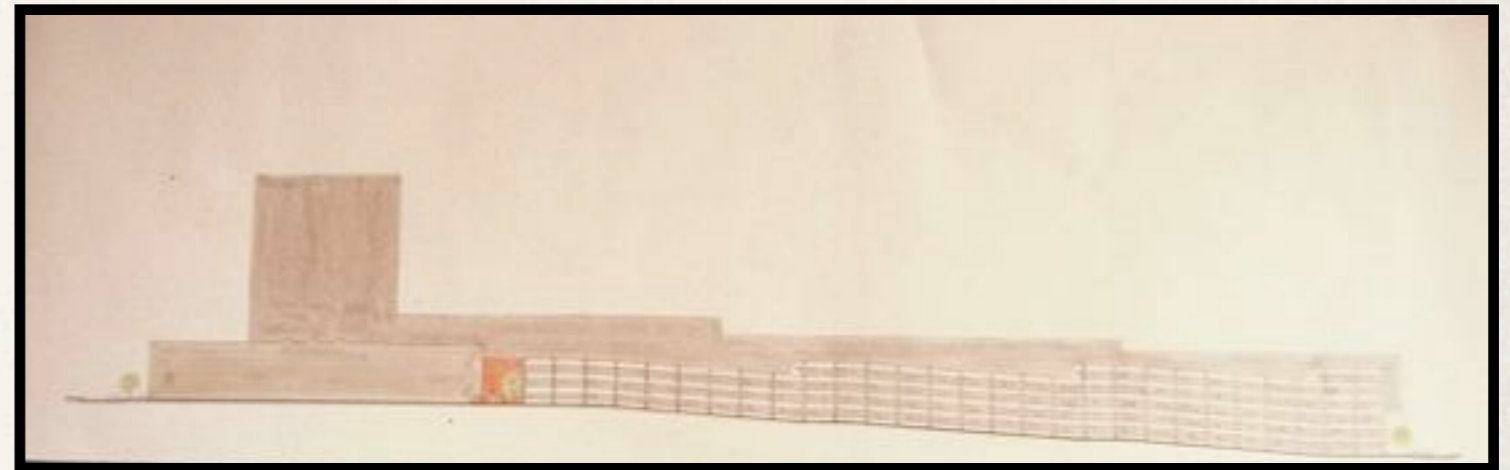
**Mixed-use
investments**



Lexington Streetscape



Lexington Park Banners



Helped with effort to fight downtown mall proposal

John Lantzius

Community Leaders With An Urban Vision



Mayor Lou Bisette



Norma Price



Ken Michalove

Wilma Bratton

Russ Martin



Bob Carr



James Geter



Doug Bean, City Manager



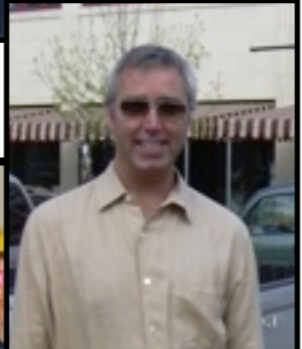
Robin Daniel



Dr. John Grant



Barbra Field



Rick Ramsey



Leslie Anderson

Community Leaders With An Urban Vision



1928 - 11/19/1994



AB Vision Project



Downtown Streetscape Plan



1st Market Rate Housing in 50 Years

The Urban Trail



WCQS



Urban Design Vision Plan



Pack Place Museum

Roger McGuire

Community Leaders With An Urban Vision

the Dogwood Fund

The Orange Peel

**Salsa's
& Zambras**



Urban3

51 Biltmore



**Public
Interest
Projects**



The Public Service Building

City Watch

Julian Price



1941 - 11/19/2001



The Mountain Xpress



the Alternative Reading Room



The Laughing Seed

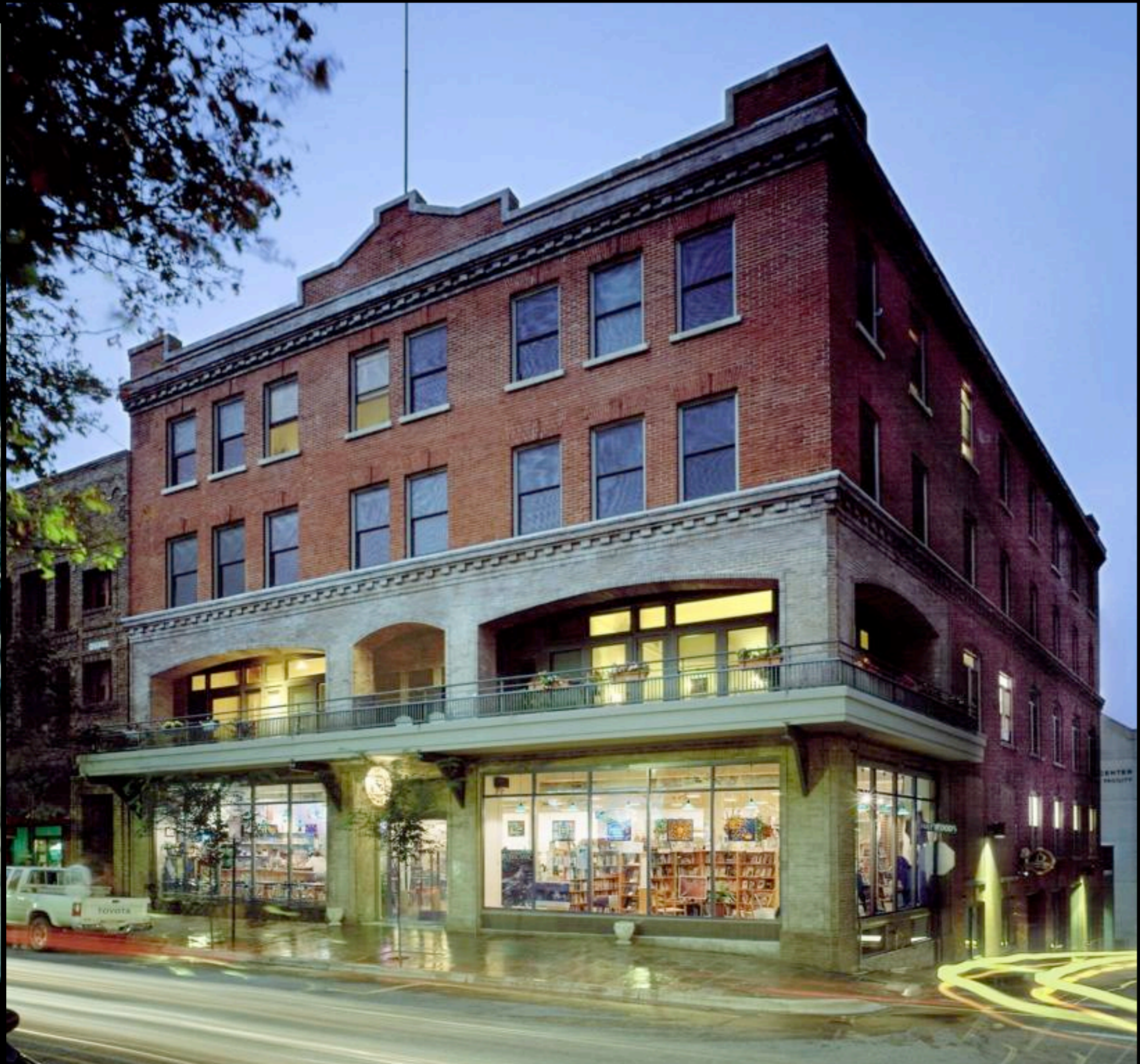


JACK SCHULMAN

BUYERS MARKET

53

1968 MUSTANG 20-81





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

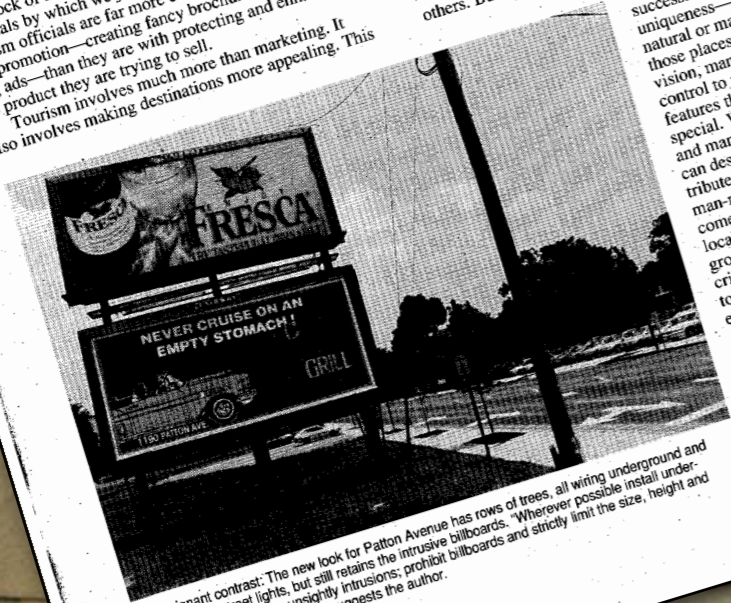
means conserving and enhancing a destination's natural tourism assets. It is, after all, the heritage, culture and natural beauty of a community or region that attracts tourists. But today a person dropped along a road outside of most American cities (whether tourist destination or not) wouldn't know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

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 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



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.

CityWatch/Fall 1993/Page 7

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

Located in the Smoky Mountains, Asheville is a small college town with a thriving arts, culture, and gay & lesbian scene. It is home to the Biltmore Estate, the Thomas Wolfe Memorial, and Carl Sandburg's birthplace in nearby Flat Rock. Recently, Asheville has been drawing literati and celebrities who had gravitated to New Orleans as a hub of culture. With the Blue Ridge Parkway nearby, the area is also great for driving tours and shopping trips to numerous crafts and pottery shops (we suggest picking up a hand-made broom).



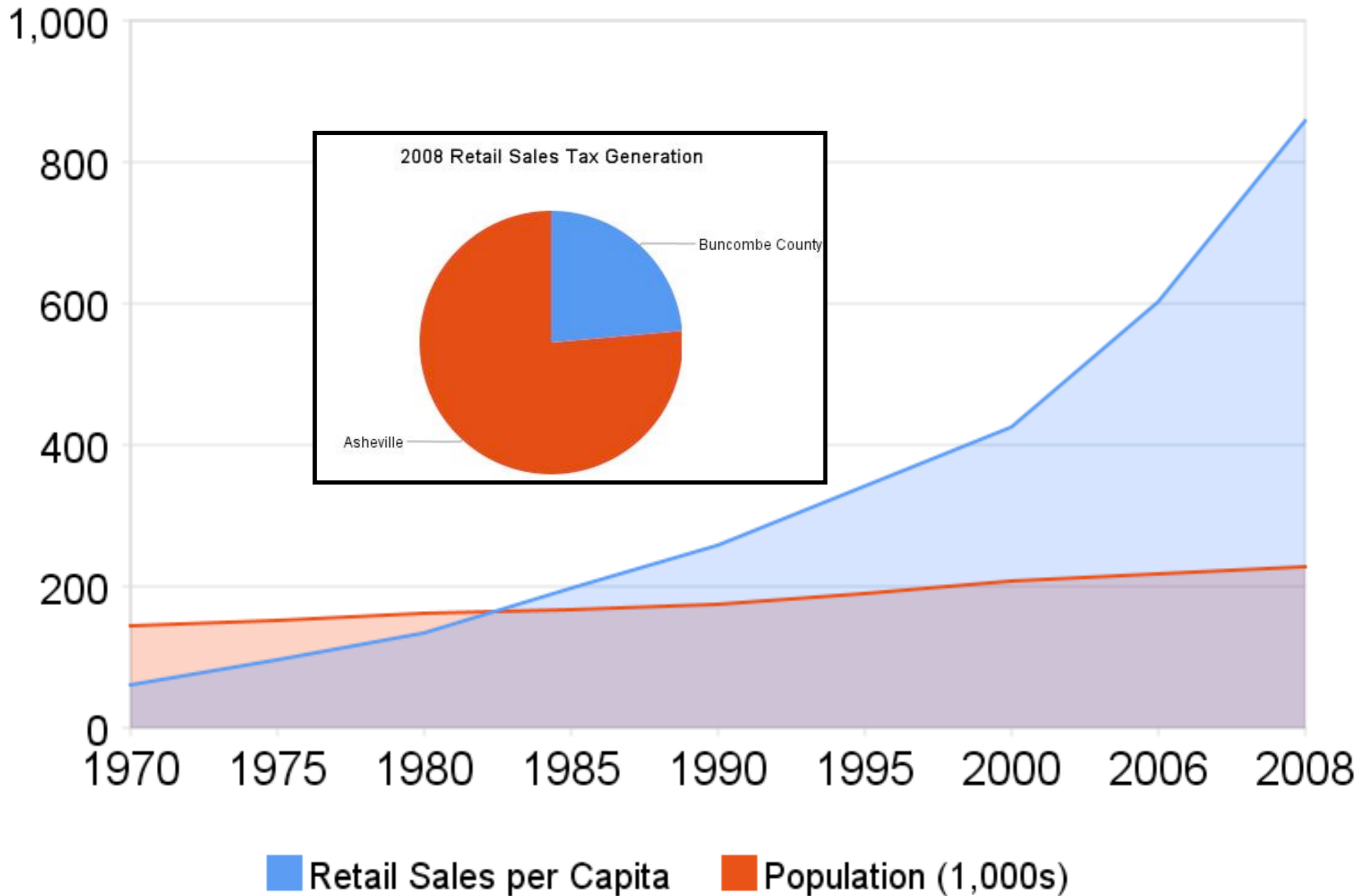
21 Places We're Going in 2011

#1 Asheville: Sample Arty Appalachian Culture

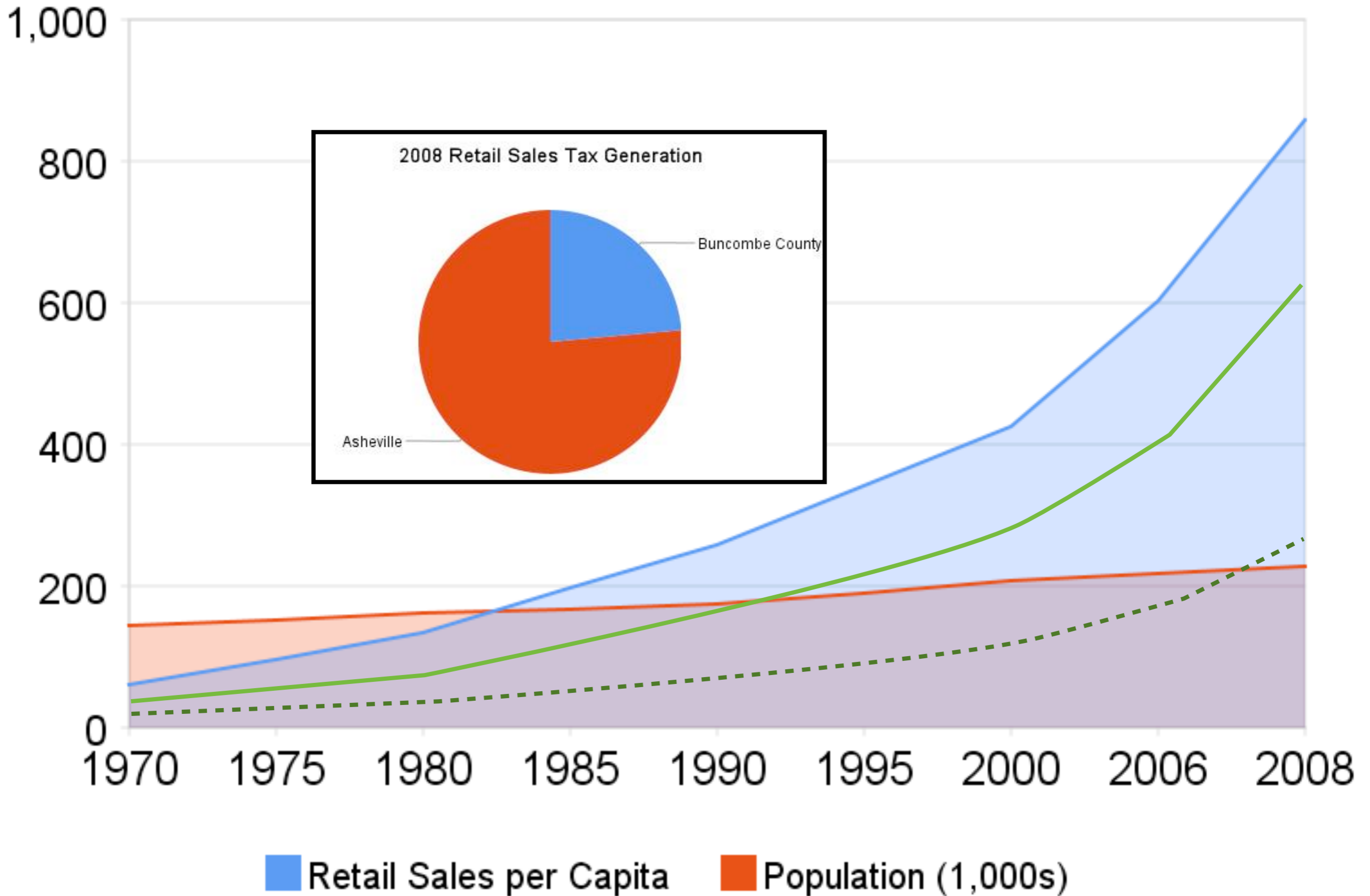


Get a taste of Asheville while it still feels local and before it goes global. On the edge of the alluring Smoky Mountains, the food and drink scene of the recently dubbed "Beer City USA" is the perfect compliment to the scenery. You'll find over 30 galleries and 20 music venues devoted to everything from folk pieces to modern mash-ups.

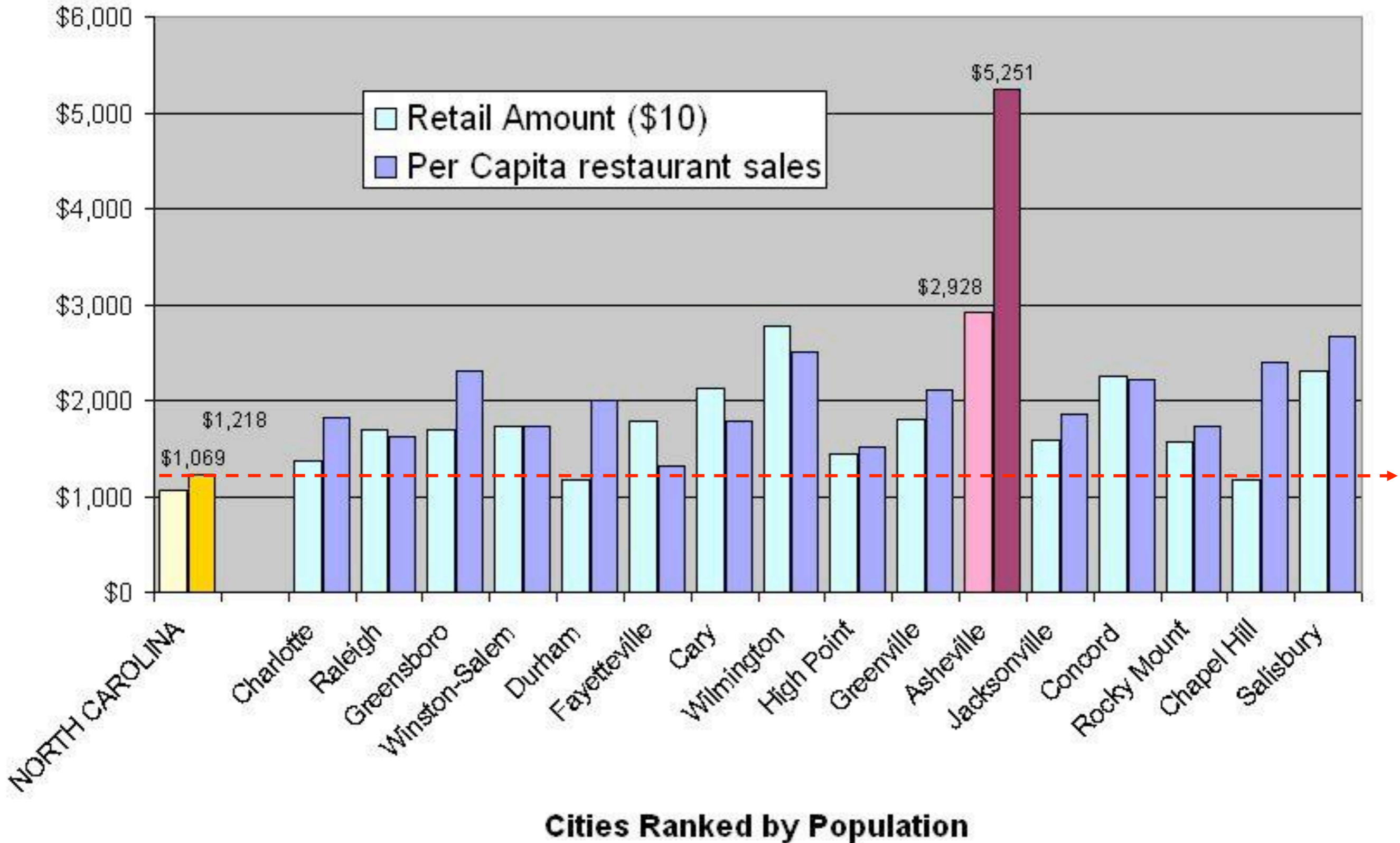
Buncombe Sales Per Capita v. Population Growth



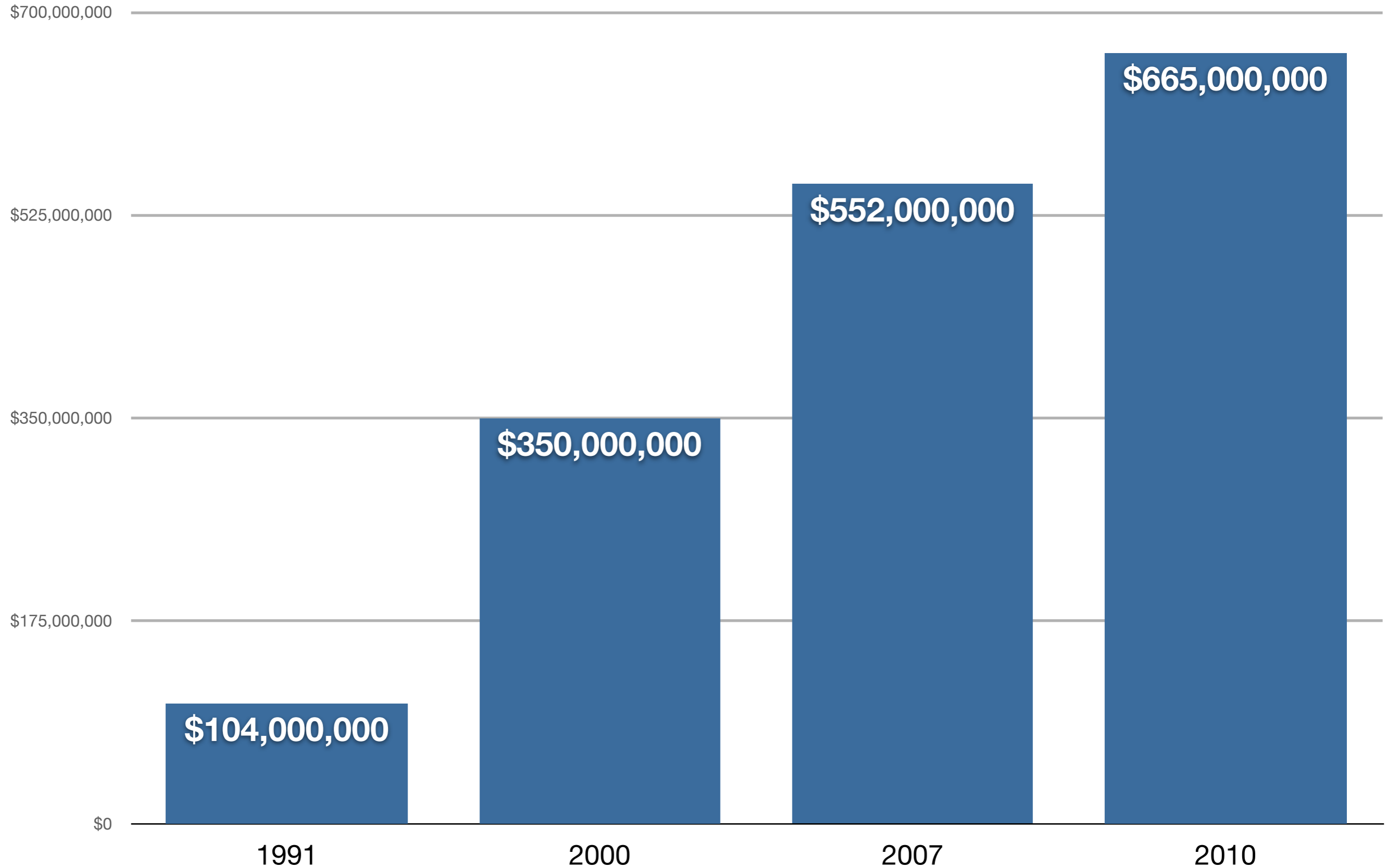
Buncombe Sales Per Capita v. Population Growth



Retail and Restaurant Sales per Capita



Asheville CBD Taxable Value



How do we talk about the numbers?



Land Production





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



Old Penneys

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
\$590,000 Value/Acre

Downtown



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

My House



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value
\$1,800,000 Value/Acre

Walmart



34.0 Acres

220,000 sf Building

\$20,000,000 Tax Value

\$590,000 Value/Acre

Downtown



0.19 Acres

54,000 sf. Bld

\$11,000,000 Tax Value

\$58,900,000 Value/Acre

My House



0.13 Acres

1 unit (2 people + 2 dogs)

\$232,000 Tax Value

\$1,800,000 Value/Acre

Walmart



34.0 Acres

220,000 sf Building

\$20,000,000 Tax Value

\$590,000 Value/Acre

\$6,500 Property Taxes/Acre

Downtown



0.19 Acres

54,000 sf. Bld

\$11,000,000 Tax Value

\$58,900,000 Value/Acre

\$634,000 Property Taxes/Acre

My House



0.13 Acres

1 unit (2 people + 2 dogs)

\$232,000 Tax Value

\$1,800,000 Value/Acre

\$19,542 Property Taxes/Acre

Property Taxes as a Crop

Wheat



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
\$590,000 Value/Acre

\$6,500 Taxes/Acre

Cannabis



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

\$634,000 Taxes/Acre

Soybeans



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value
\$1,800,000 Value/Acre

\$19,542 Taxes/Acre

Property + Retail Sales Taxes

\$77,000,000
Retail Sales



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
\$590,000 Value/Acre

\$6,500 Taxes/Acre
\$3,300 to City



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

\$634,000 Taxes/Acre
\$330,000 to City

Property + Retail Sales Taxes

\$77,000,000
Retail Sales



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
\$590,000 Value/Acre

\$6,500 Taxes/Acre
\$3,300 to City



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

\$640,000 Taxes/Acre
\$330,000 to City

Property + Retail Sales Taxes

\$77,000,000
Retail Sales



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
\$590,000 Value/Acre

\$6,500 Taxes/Acre
\$3,300 to City



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

\$640,000 Taxes/Acre
\$330,000 to City

Asheville Wal-Mart



\$ 50,800

Total Taxes/Acre to City

Downtown



\$330,000

Property Taxes/Acre to City

Asheville Wal-Mart



\$ 50,800

Total Taxes/Acre to City

Downtown



\$414,000

Total Taxes/Acre to City

Jobs per Acre

Asheville Wal-Mart



200 jobs @ 34.0 Acres

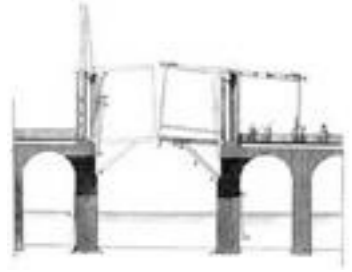
5.9

Downtown



14 jobs @ 0.19 Acres

73.7



Public Interest Projects, Inc.
Joseph Minicozzi, AICP
Joem@pubintproj.com

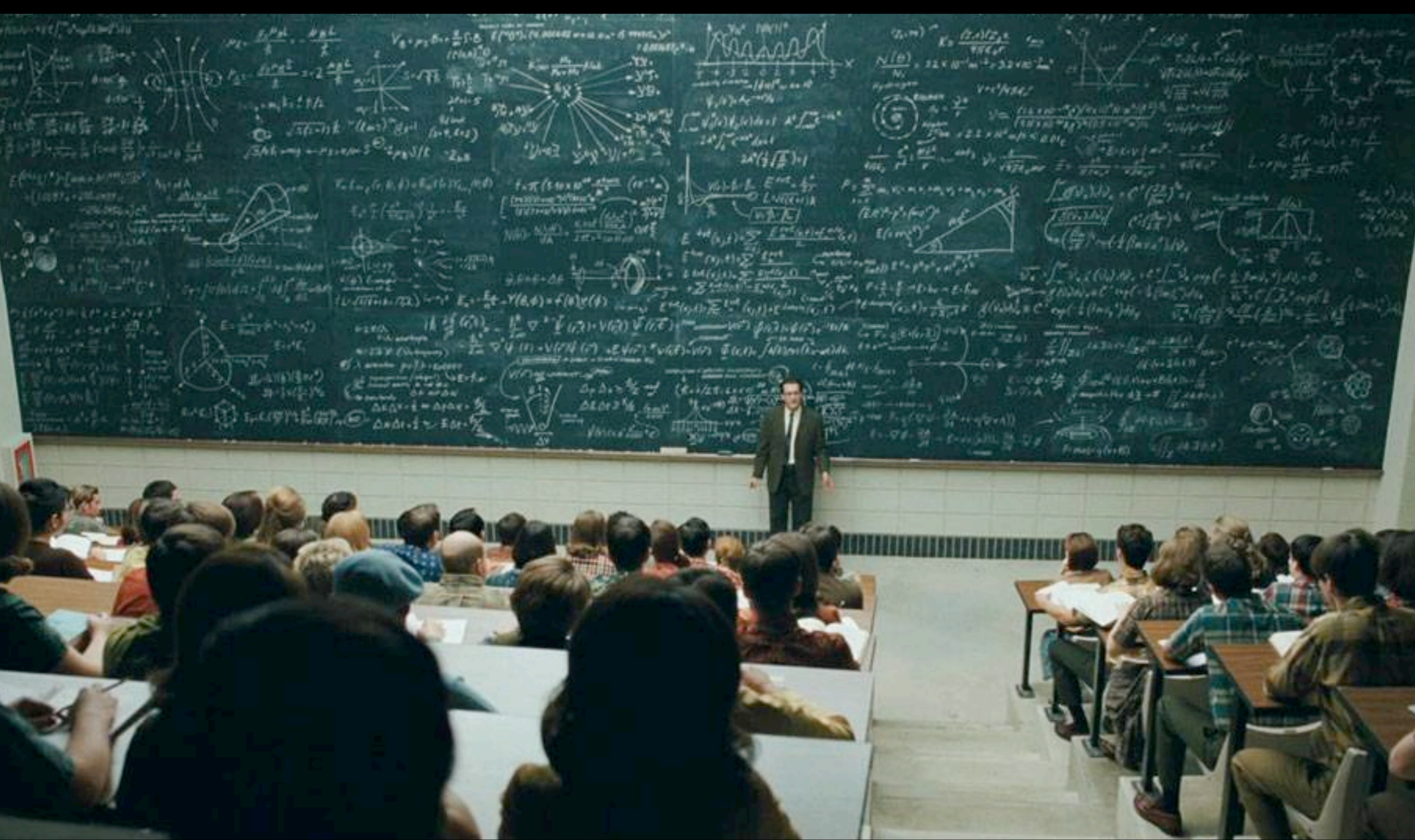
Asheville Wal Mart



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



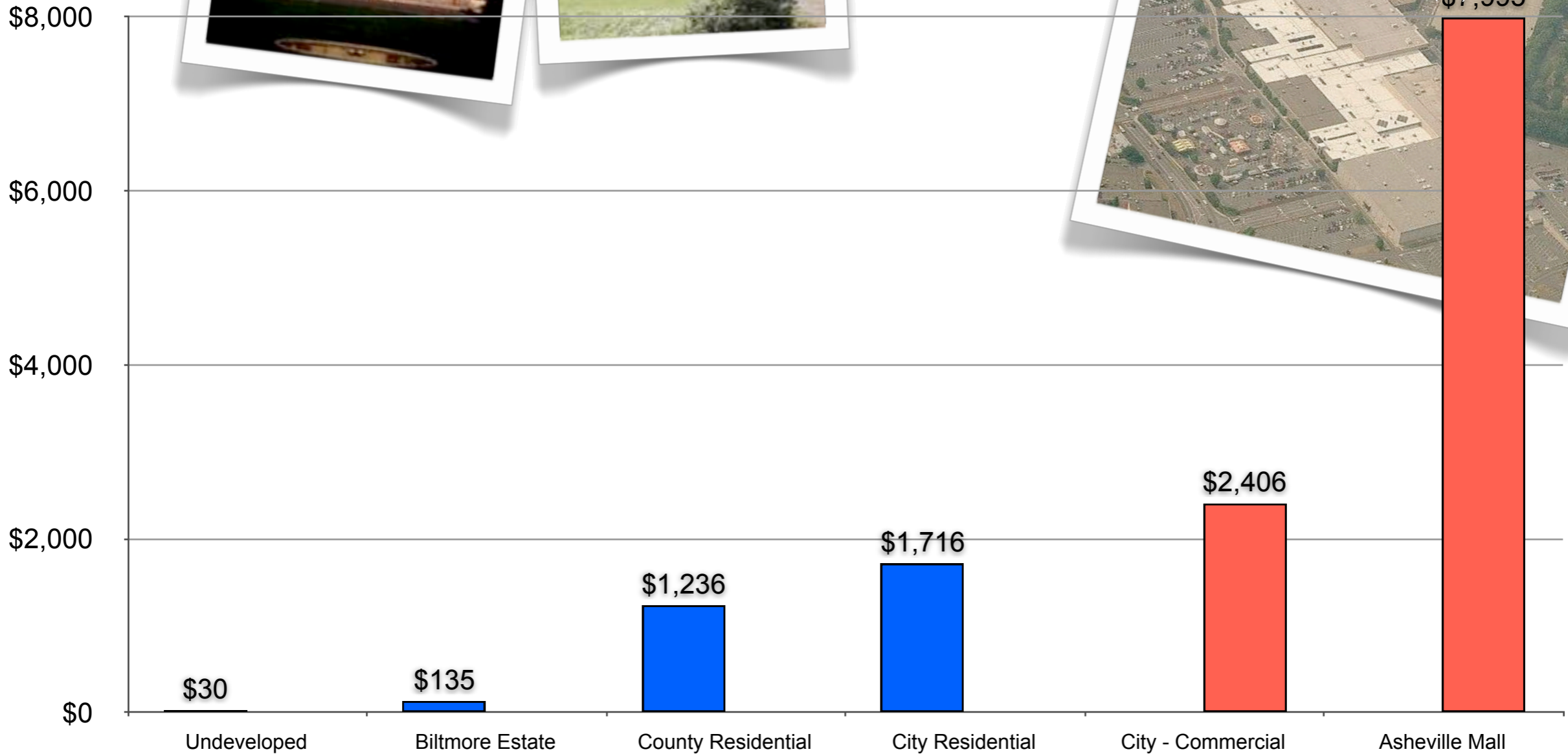
Scary Math

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



■ Residential

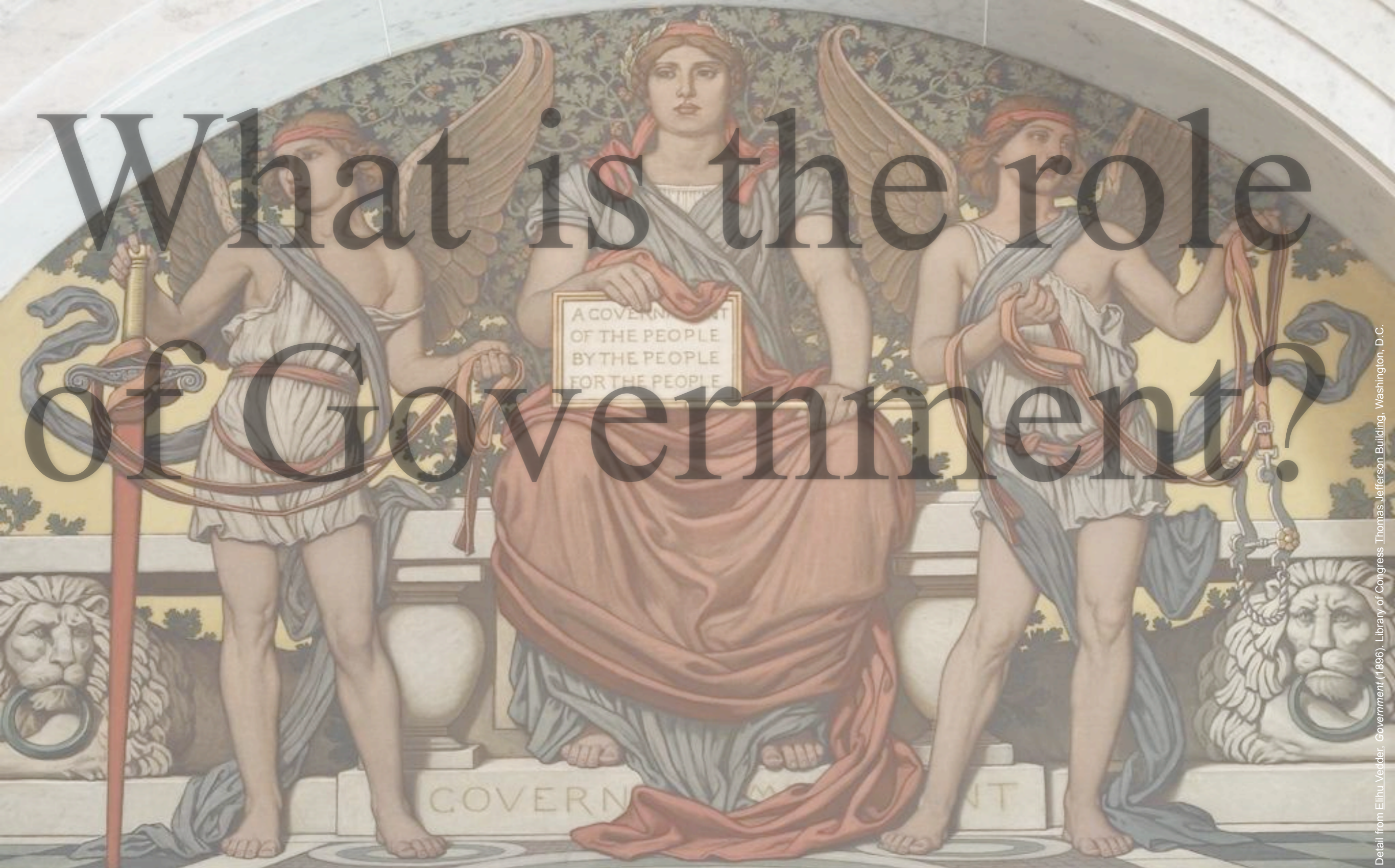
Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre



■ Residential
■ Commercial

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





What is the role of Government?

Detail from Elihu Vedder, *Government* (1896), Library of Congress Thomas Jefferson Building, Washington, D.C.

A **corporation** is a formal business association with a publicly registered charter recognizing it as a separate legal entity having its own privileges, and liabilities distinct from those of its members. Corporations take many forms, most are used to conduct business.

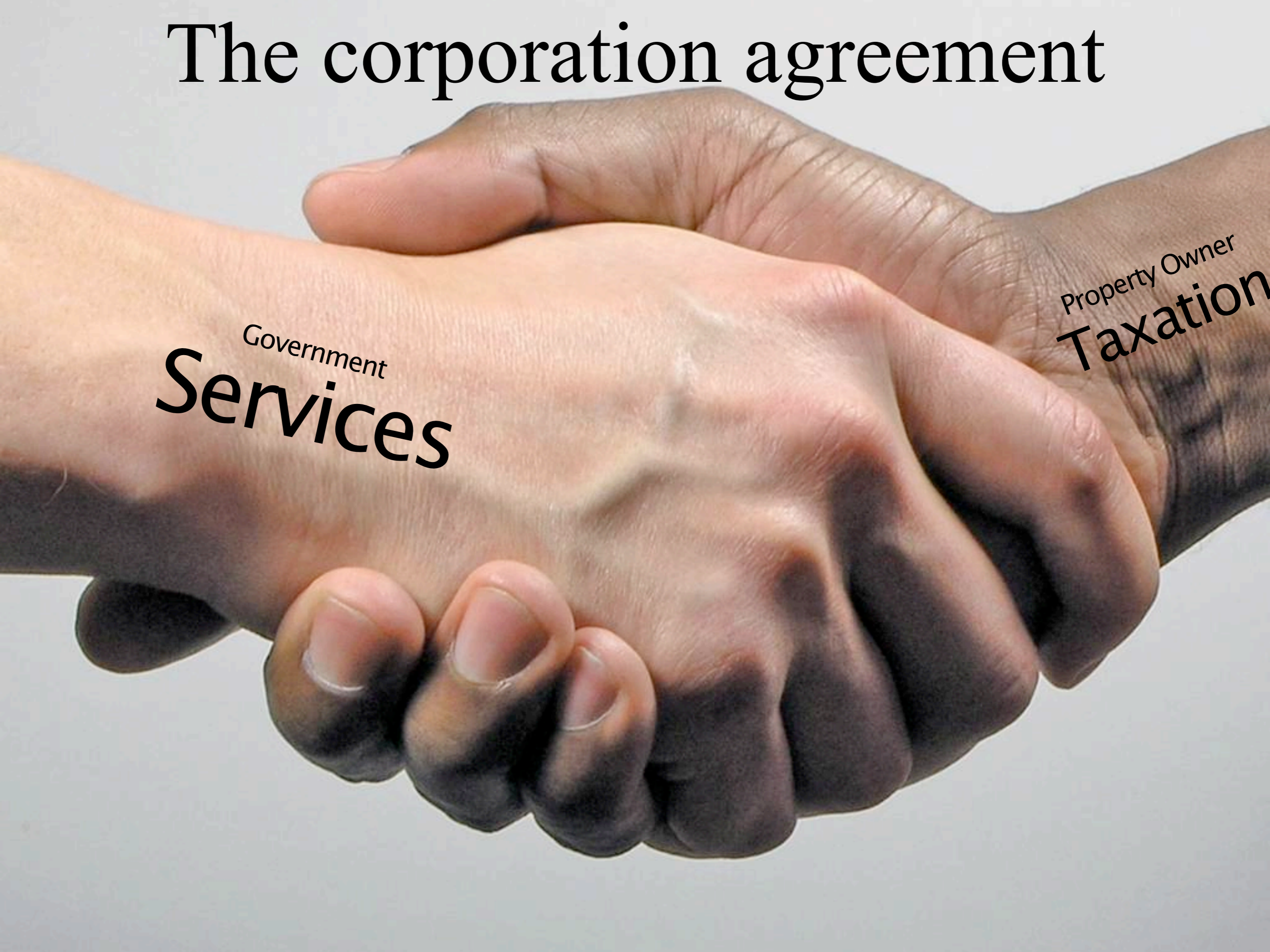
Incorporation is the forming of a new corporation. The corporation may be a business, a non-profit organization, sports club, or a **government** of a new **city** or **town**.



The corporation agreement

Government
Services

Property Owner
Taxation



Municipal Government In Maine

How it works, who pays for it and where the money goes.

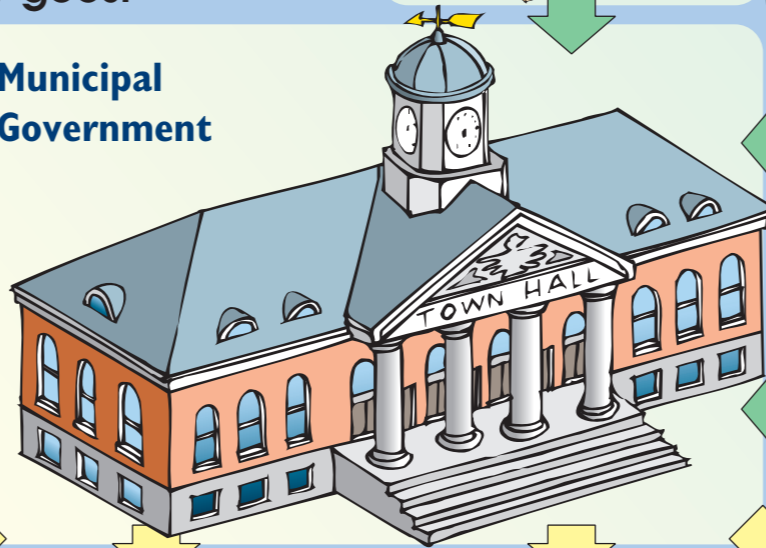
This poster shows the many services provided by local government in towns and cities in Maine.

It also shows how the town or city collects money to pay for the services.

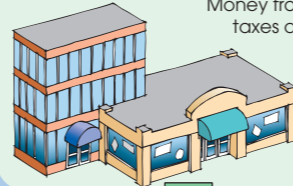
Citizen Involvement

Active citizen involvement is necessary for good government. Local people can get involved in many different ways. They can: serve on a council or board of selectmen, serve on a board or committee, attend a council or selectmen meeting or attend an annual town meeting.

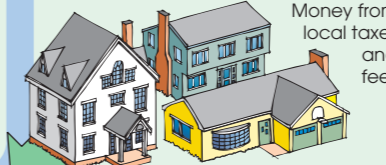
Municipal Government



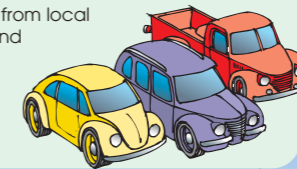
From businesses
Money from local taxes and fees



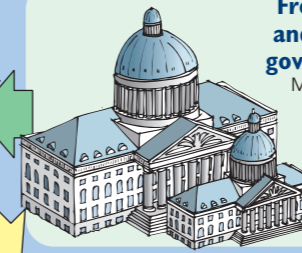
From people and homes
Money from local taxes and fees



From car and truck owners
Money from local taxes and fees

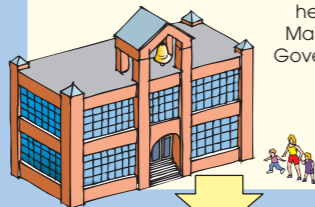


From state and federal government
Money from state and federal taxes



Schools

Local people pay for the schools in their communities with the help of the Maine State Government.



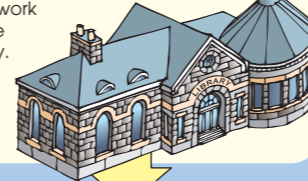
Police Department

Some of the taxes and fees people pay go to their community's police department. This helps the police have the cars and things they need so they can keep your town safe.



Library

Libraries get money from the local taxes people pay. With this money, they can buy books and pay people who work at the library.



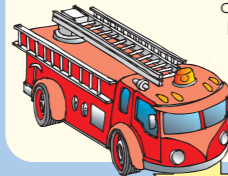
Parks and Recreation

Many towns and cities in Maine have parks and public activities. The money that people pay for taxes goes to help keep these parks clean and beautiful. It also provides activities for children and adults, like softball games and other recreational programs.



Fire Department

In Maine, some towns have volunteer firefighters. But they still need money to buy trucks and equipment so they can protect your home and town from fire and other dangers.



Highway or Public Works

It is important to keep highways and streets safe, and that costs money. Some of the taxes people pay goes to fix streets and plow snow.



Recycling and Trash

Your town or city is in charge of collecting trash. With the money they get from taxes they can buy garbage trucks and pay workers to keep your town clean and safe.



Animal Control

When a wild animal is in someone's back yard or a dog is loose, animal control is called to help. They have the equipment and animal experts they need because of the money from taxes.



General Assistance

Sometimes families do not have enough money for food or other things they need to live. Towns help these people by giving them money for emergencies. Everyone in the town helps these families when they pay taxes and fees.

Municipal services are different in each town. To find out more about municipal government in Maine, you can visit the Maine Municipal Association's web site at www.memun.org

The Maine Municipal Association, founded in 1937, is one of 49 state associations in the United States that provides valuable services and supports municipal government.

LOCAL GOVERNMENT
begins with YOU

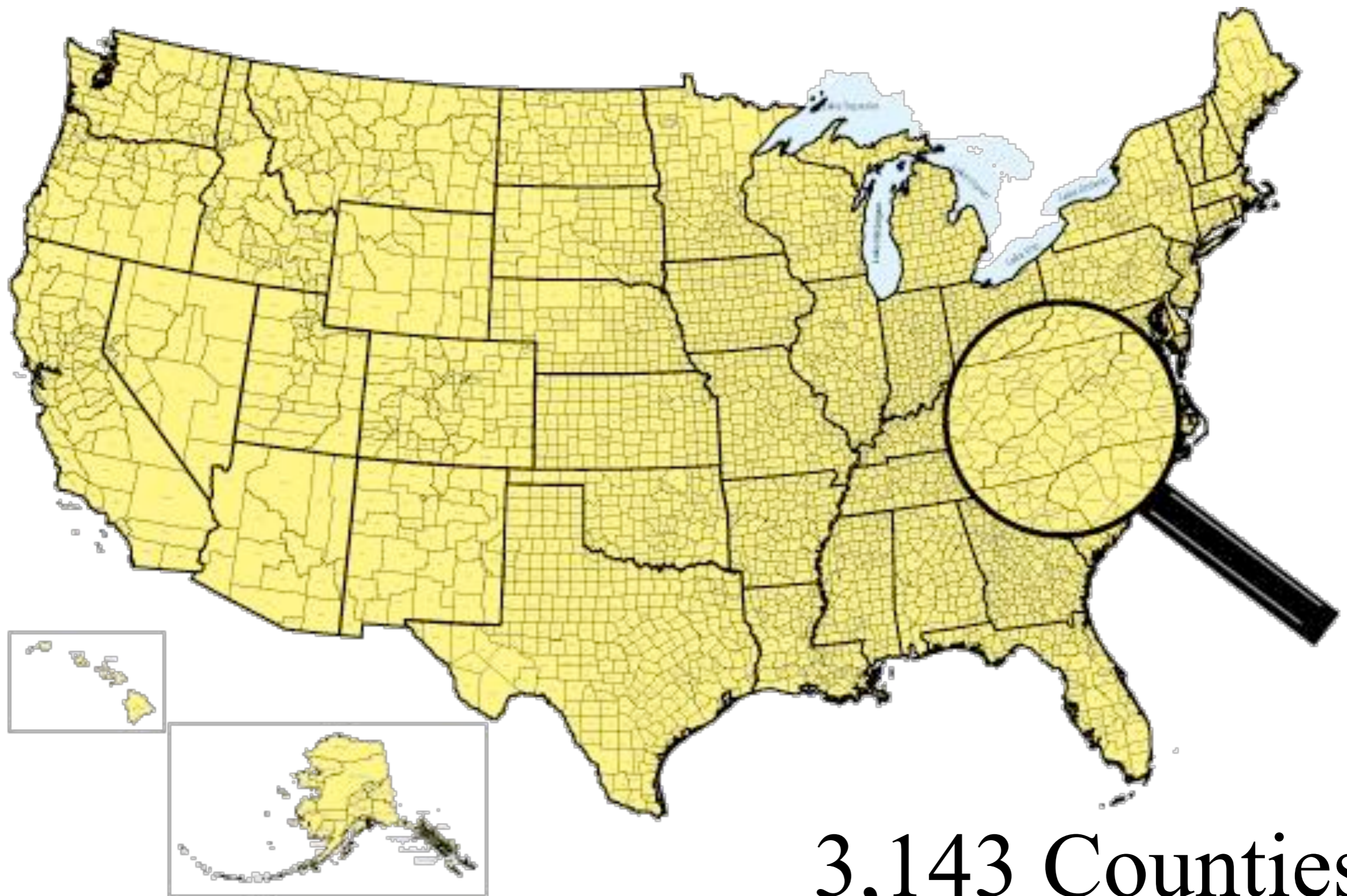


©2010

www.memun.org

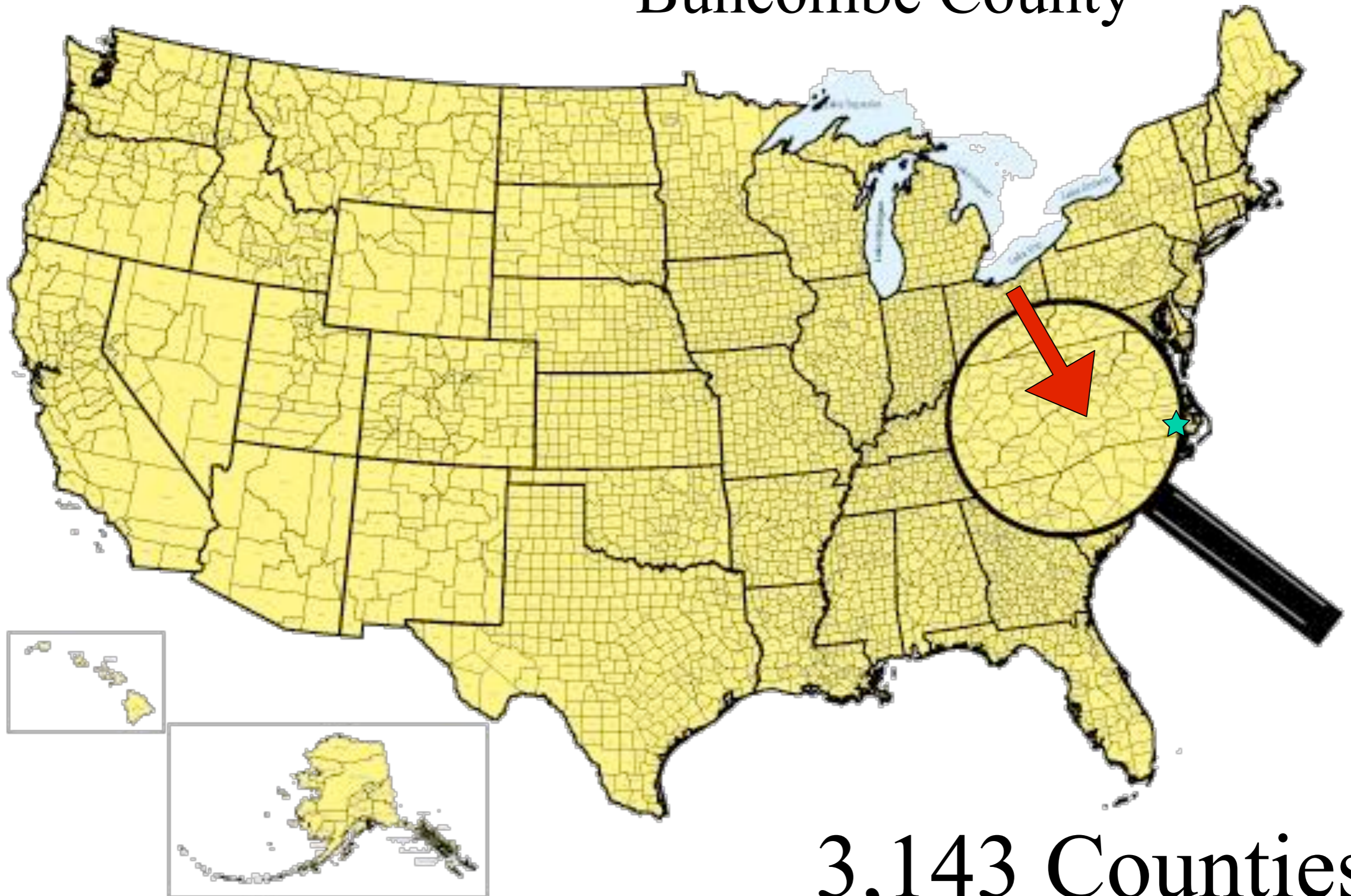
Maine Municipal Association

60 Community Drive
Augusta, Maine 04330
(207) 623-8428



3,143 Counties

6 Municipalities in Buncombe County



3,143 Counties



Federal

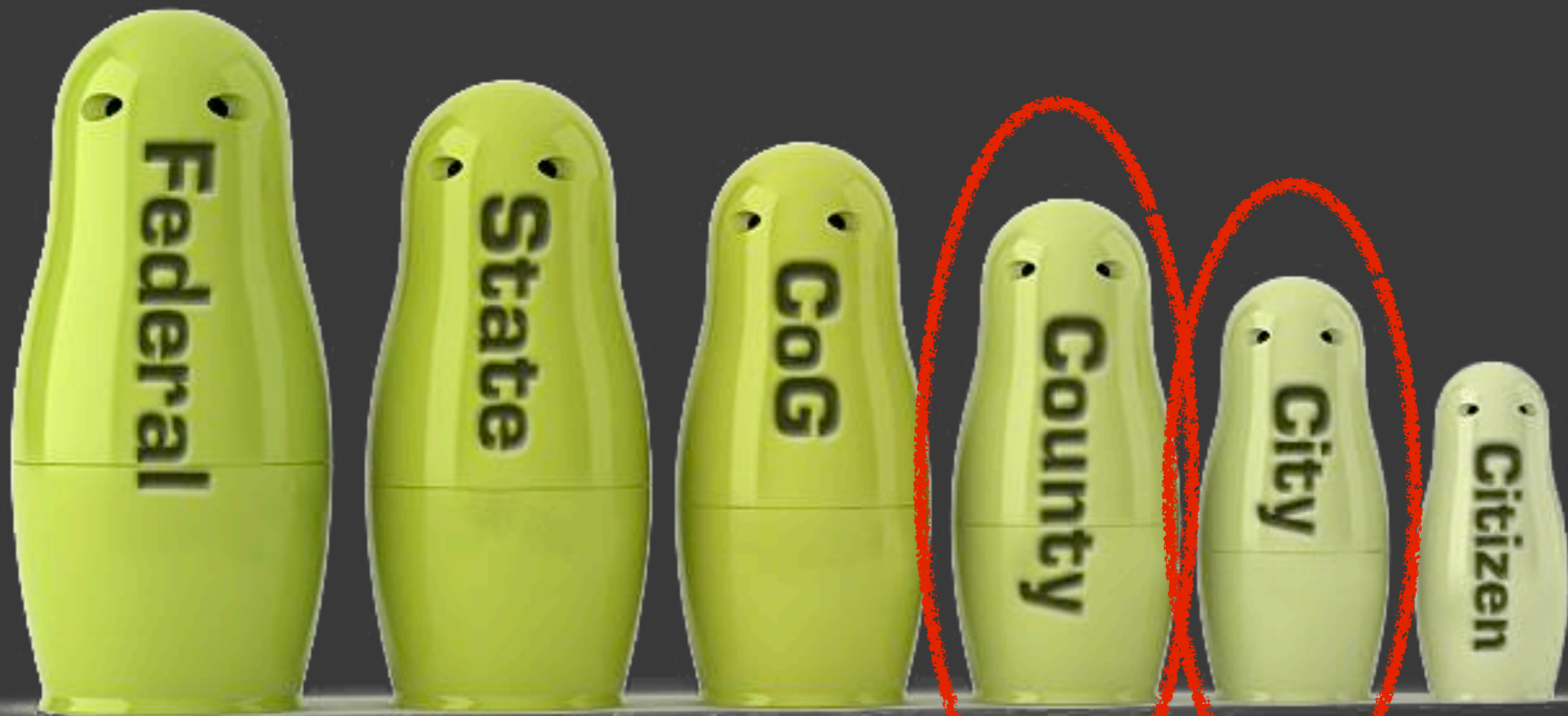
State

CoG

County

City

Citizen



Corporation(s)



Where does your money come from?

Developer Costs

- ★ Land Cost
- ★ Permitting
- ★ Drawings
- ★ Marketing
- ★ Profit

Hard Costs

- ★ Buildings
- ★ Road & Sidewalks
- ★ Sewer
- ★ Water

Government Service Cost

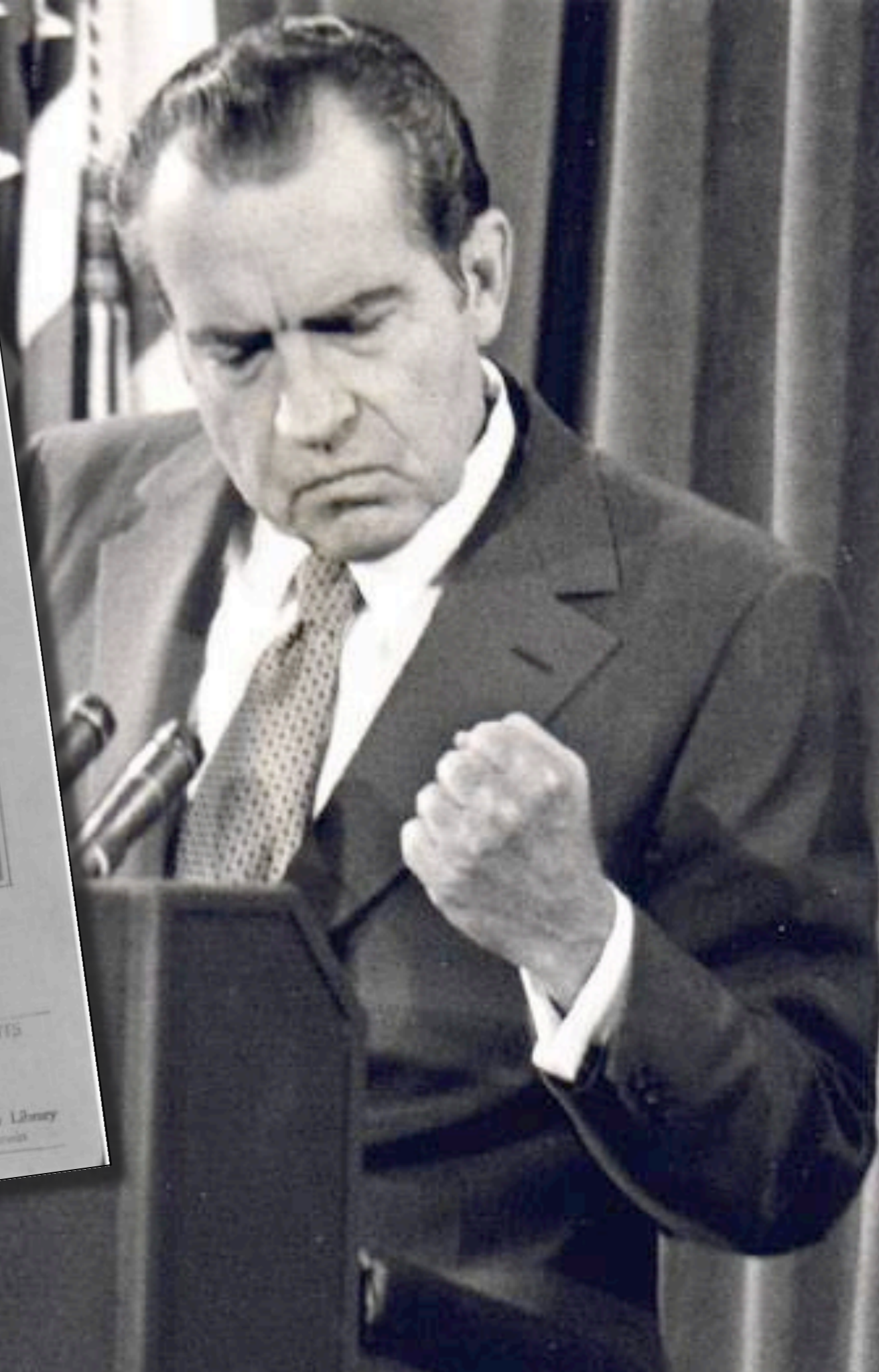
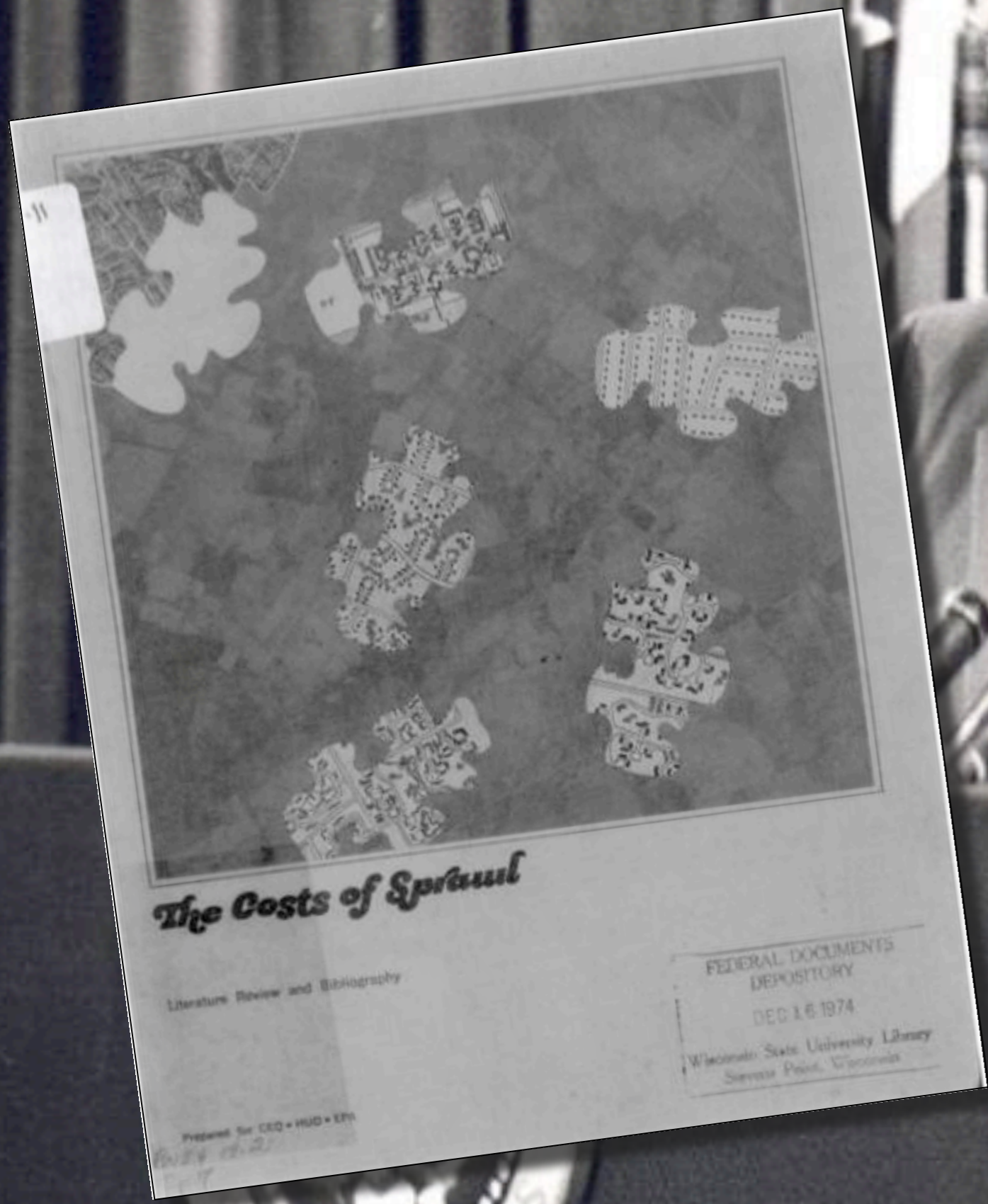
- ★ Police
- ★ Fire
- ★ Government
- ★ Schools
- ★ Economic balance

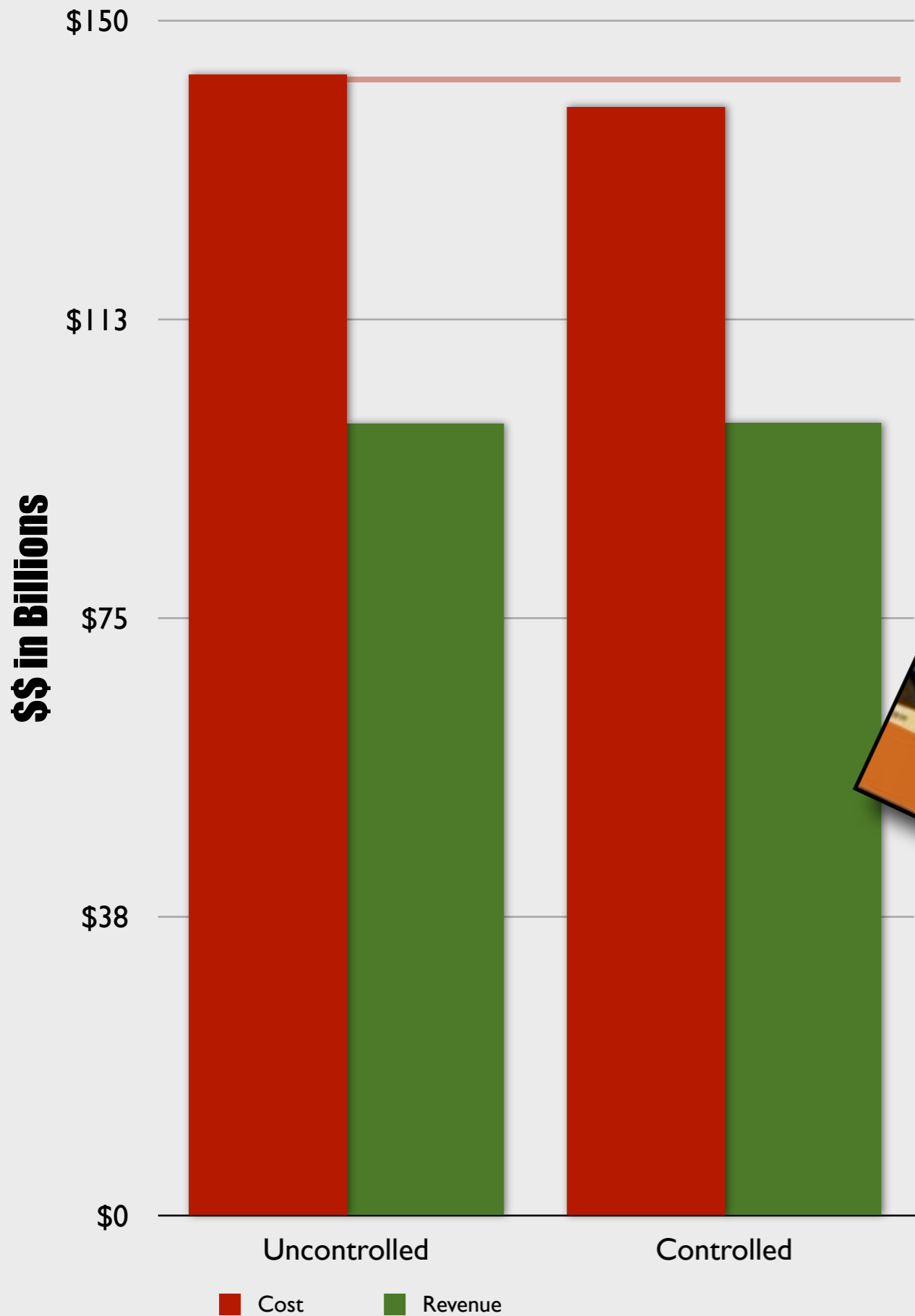
Hard Costs

- ★ Roads to here
- ★ Public buildings
- ★ Parks
- ★ Sewer
- ★ Water

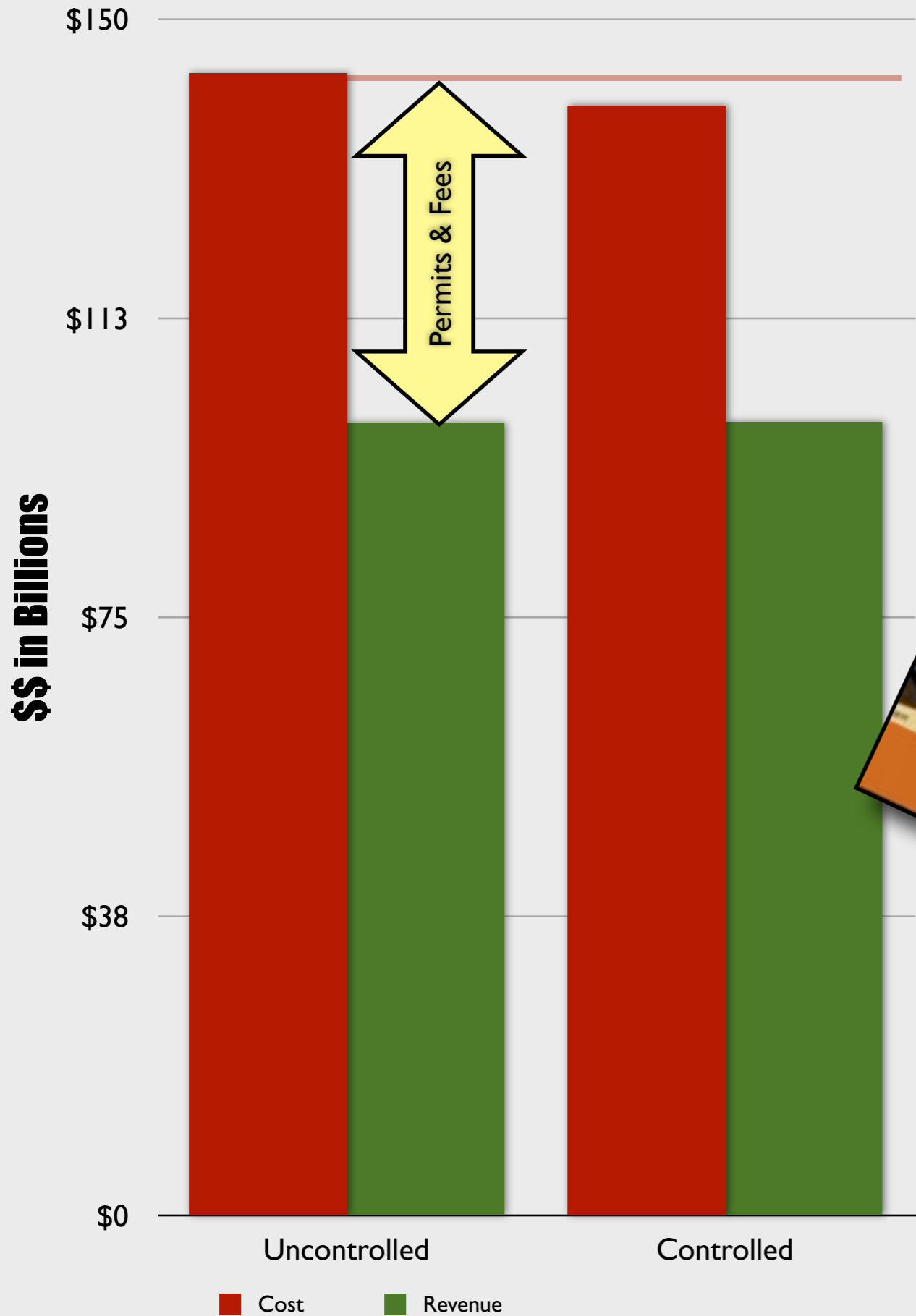








Growth numbers for 2000-2025
23,454,000 Million Households



Growth numbers for 2000-2025
23,454,000 Million Households





AP Wire Logo

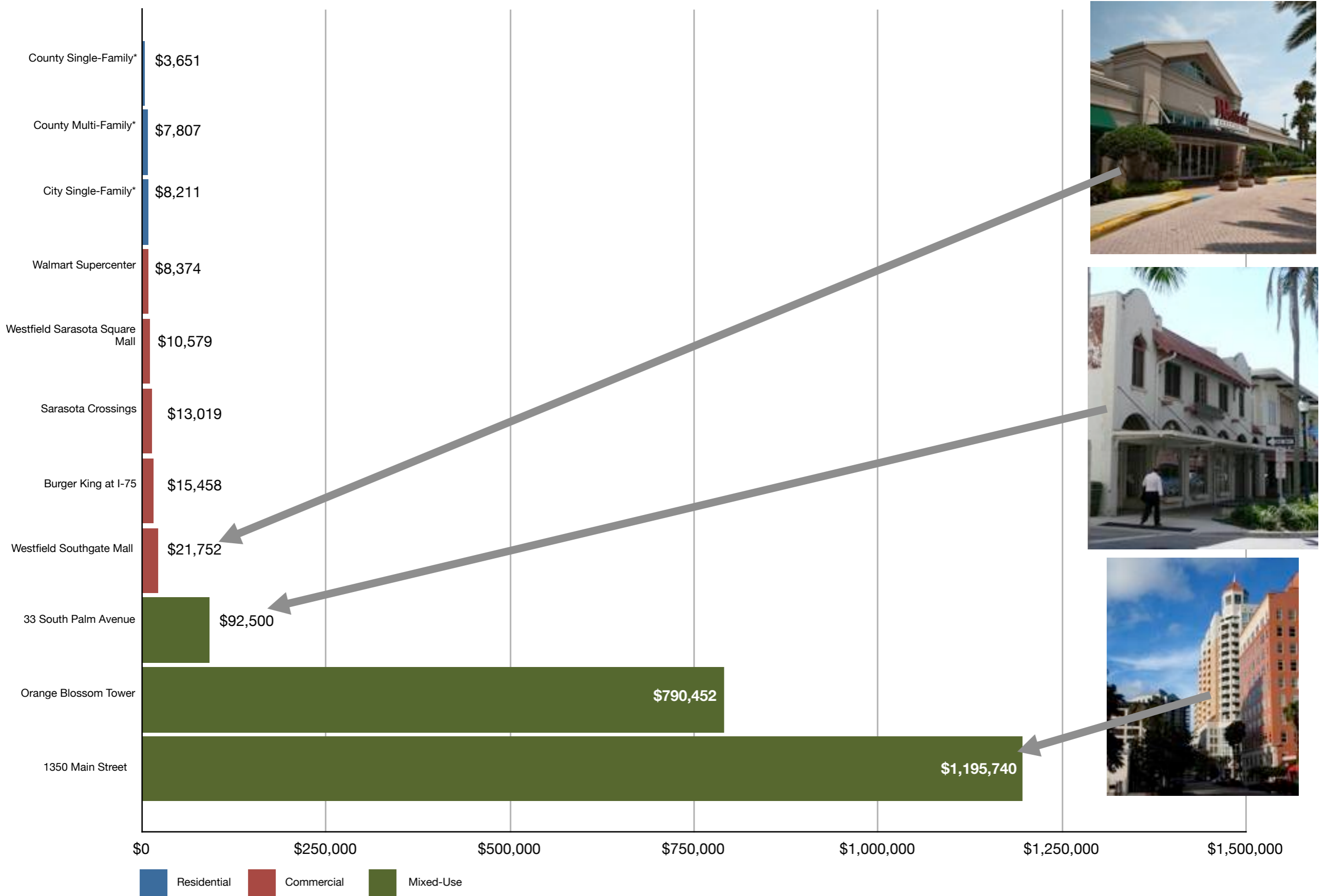
**BROKEN
BUDGETS**



The Sarasota, FL

Case Study

Sarasota County Property Tax Revenue Profile: 2008 Tax Yield per Acre



*Average values per Board of Realtors



\$3,700 pa/y

\$92,500 pa/y

THE SEARCH FOR EFFICIENT URBAN GROWTH PATTERNS:



How can communities direct their growth
into more efficient patterns of development?
What recipe of incentives and regulations can we follow?
These are the questions I put to you.
Governor Bob Martinez, May 25, 1988

The physical form in which new development is created at the
urban fringe of our metropolitan areas has a significant impact
on the total amount of resources (both environmental and
economic) needed to accommodate urban growth. Local gov-
ernments should make sure that their policies, local gov-
ernment, alternative plan and control land use as well as manage
cost burden and adverse environmental effects.
The Costs of Sprawl, 1974

A Study of the Fiscal Impacts of Development in Florida

TOTAL EXTERNAL CAPITAL PUBLIC FACILITY COSTS

(Per Single Family Dwelling Unit)

Rank	DSA	Urban Form	Unit Cost
1	Downtown	Compact	\$9,251
2	Southpoint	Contiguous	\$9,767
3	Countryside	Contiguous	\$12,693
4	Cantonment	Scattered	\$15,316
5	Tampa Palms	Satellite	\$15,447
6	University	Linear	\$16,260
7	Kendall	Linear	\$16,514
8	Wellington	Scattered	\$23,960
AVERAGE			\$14,901

TOTAL EXTERNAL CAPITAL PUBLIC FACILITY COSTS

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8	Wellington	Scattered	\$23,960
AVERAGE			\$14,901

Downtown

1350 Main
5 Points
Orange Blossom

197 Units
108,200 sf
\$193.35 M
1.9 acres

357 Units
569,928 sf
\$18.9 M
30.6 acres

NW Corner of Fruitville & I-75



Comparing the cost of 357 units of multi-family housing in Sarasota County



Downtown Sarasota



100 Marlin Lakes Circle

Revenue

0

0

Expense

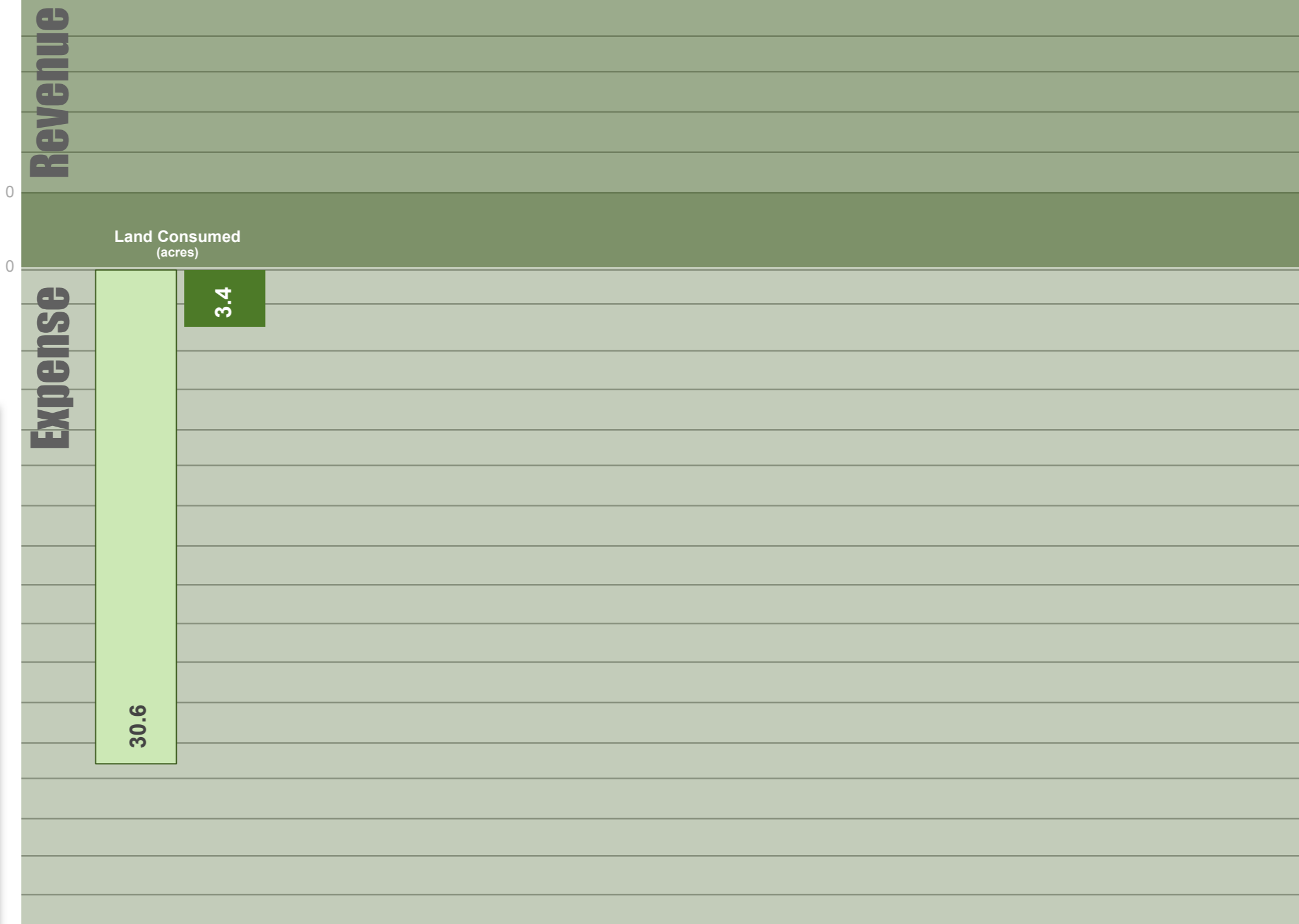
Comparing the cost of 357 units of multi-family housing in Sarasota County



Downtown Sarasota



100 Marlin Lakes Circle



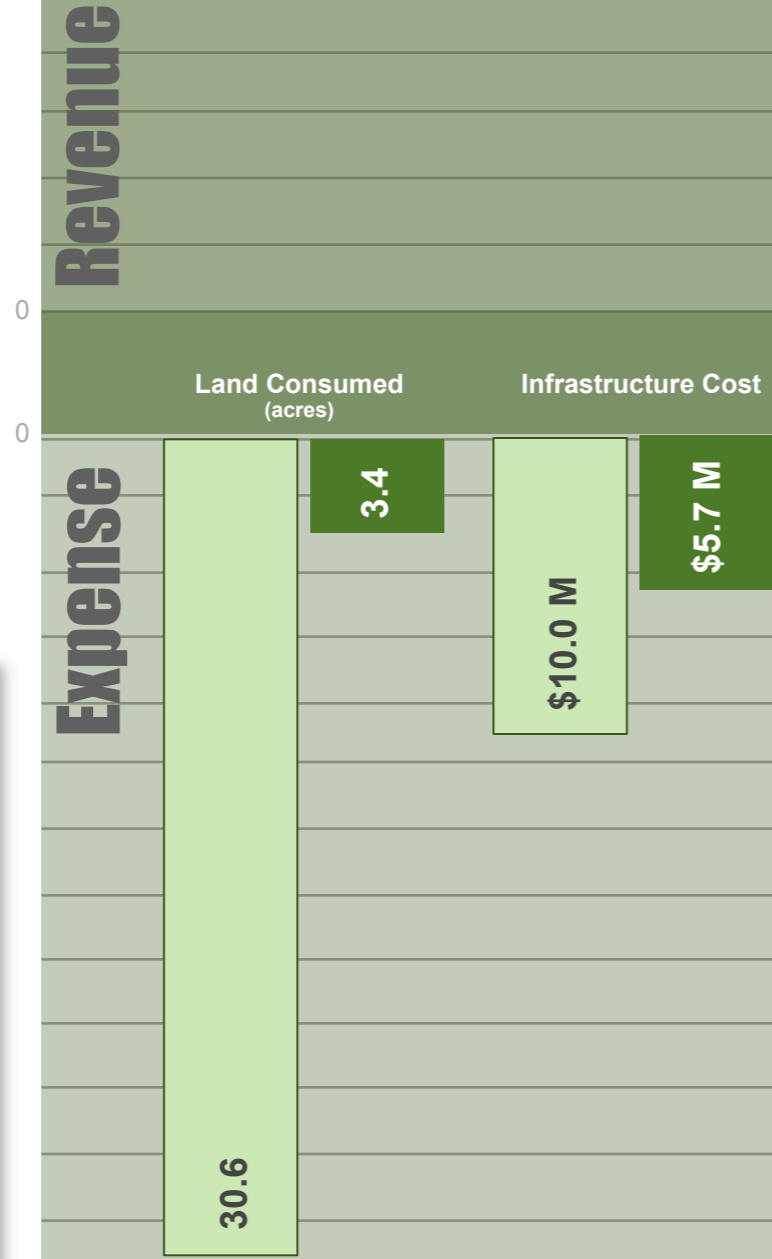
Comparing the cost of 357 units of multi-family housing in Sarasota County



Downtown Sarasota



100 Marlin Lakes Circle



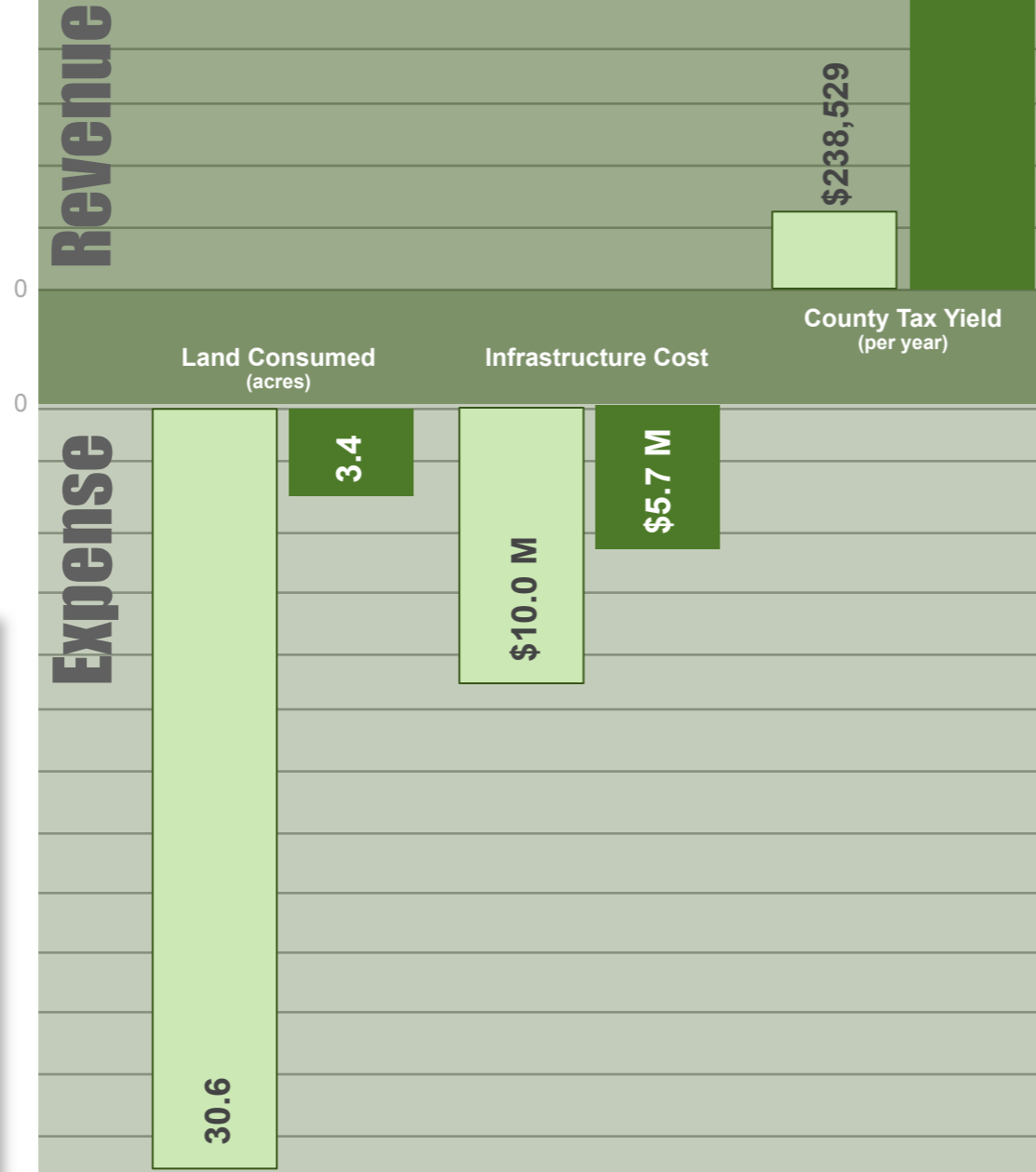
Comparing the cost of 357 units of multi-family housing in Sarasota County



Downtown Sarasota



100 Marlin Lakes Circle



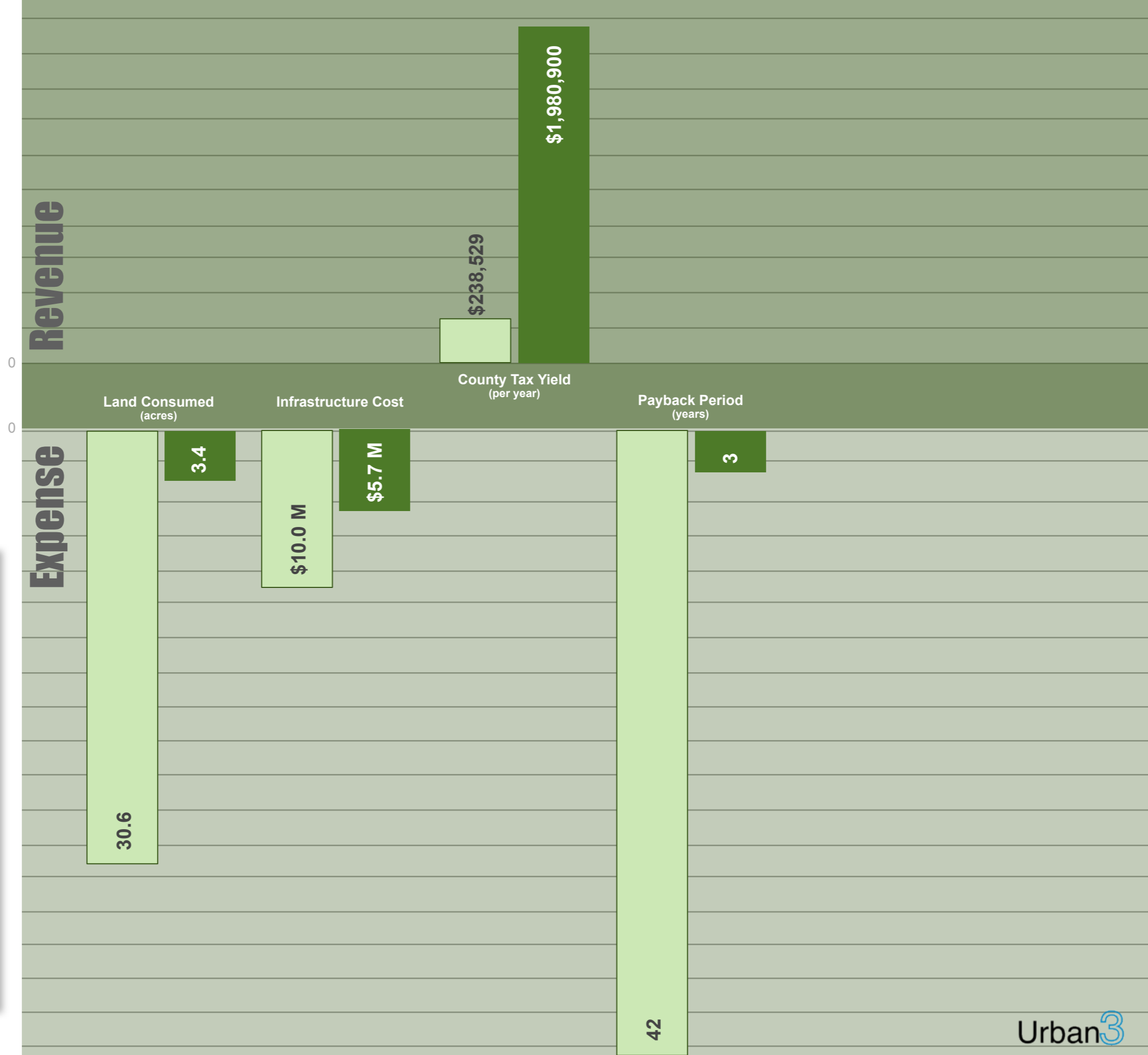
Comparing the cost of 357 units of multi-family housing in Sarasota County



Downtown Sarasota



100 Marlin Lakes Circle



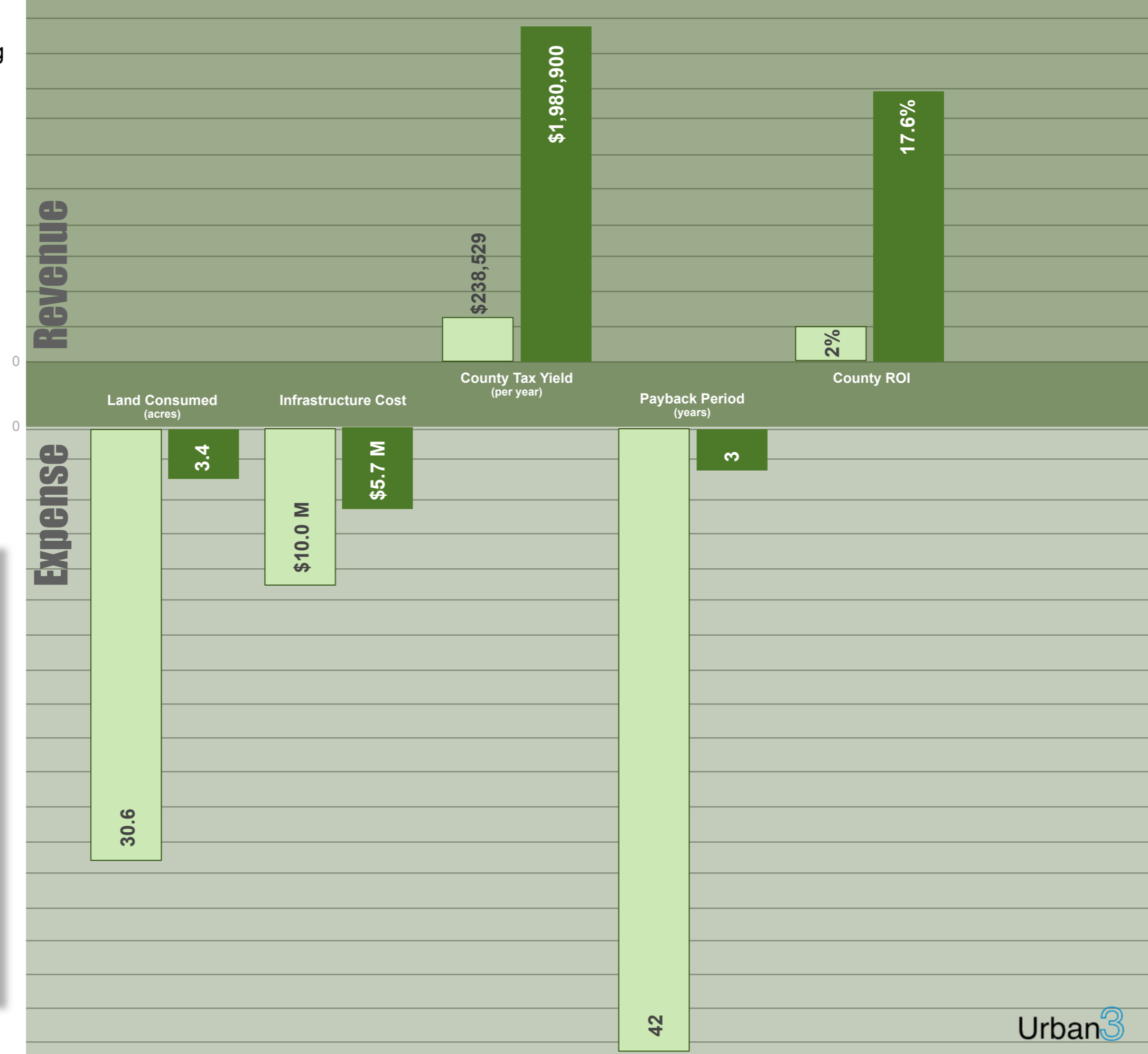
Comparing the cost of 357 units of multi-family housing in Sarasota County



Downtown Sarasota



100 Marlin Lakes Circle



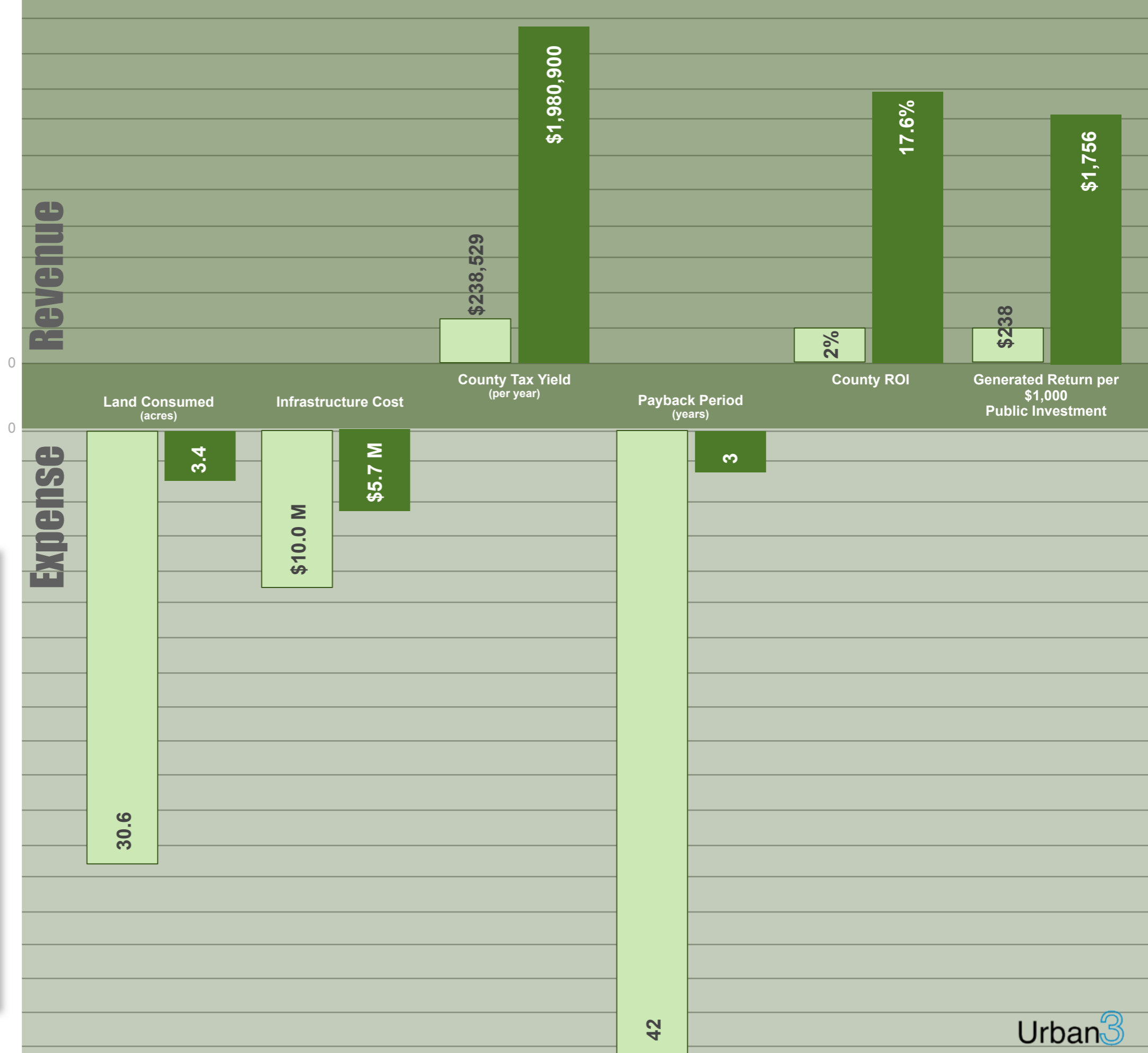
Comparing the cost of 357 units of multi-family housing in Sarasota County



Downtown Sarasota



100 Marlin Lakes Circle



Evaluating 357 multi-family units in Sarasota County



Downtown Sarasota



100 Marlin Lakes Circle

Cumulative - at year 20



Urban
Suburban

How do you compare a car?



**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
390 miles per tank**

How do you compare a car?



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648 miles per tank



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1955 BMW Isetta
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Rolls-Royce Phantom Drophead
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Bugatti Veyron
390 miles per tank

How do you compare a car?



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
8/15 mpg

How do you compare a car?



Ford F150 Lariat LTD
13/18 mpg



Toyota Prius
51/48 mpg



1955 BMW Isetta
50/70 mpg

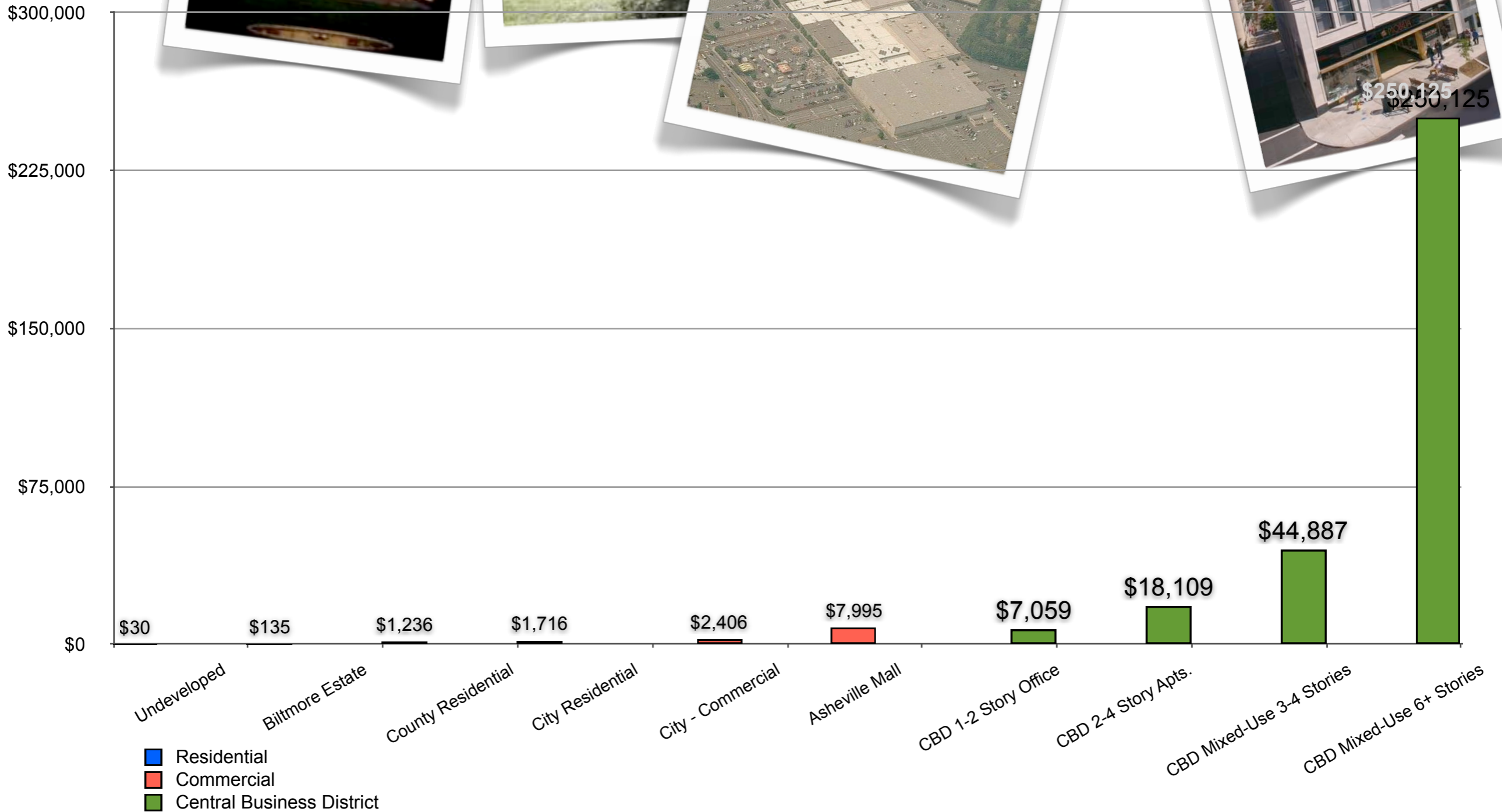


Rolls-Royce Phantom Drophead
11/18 mpg



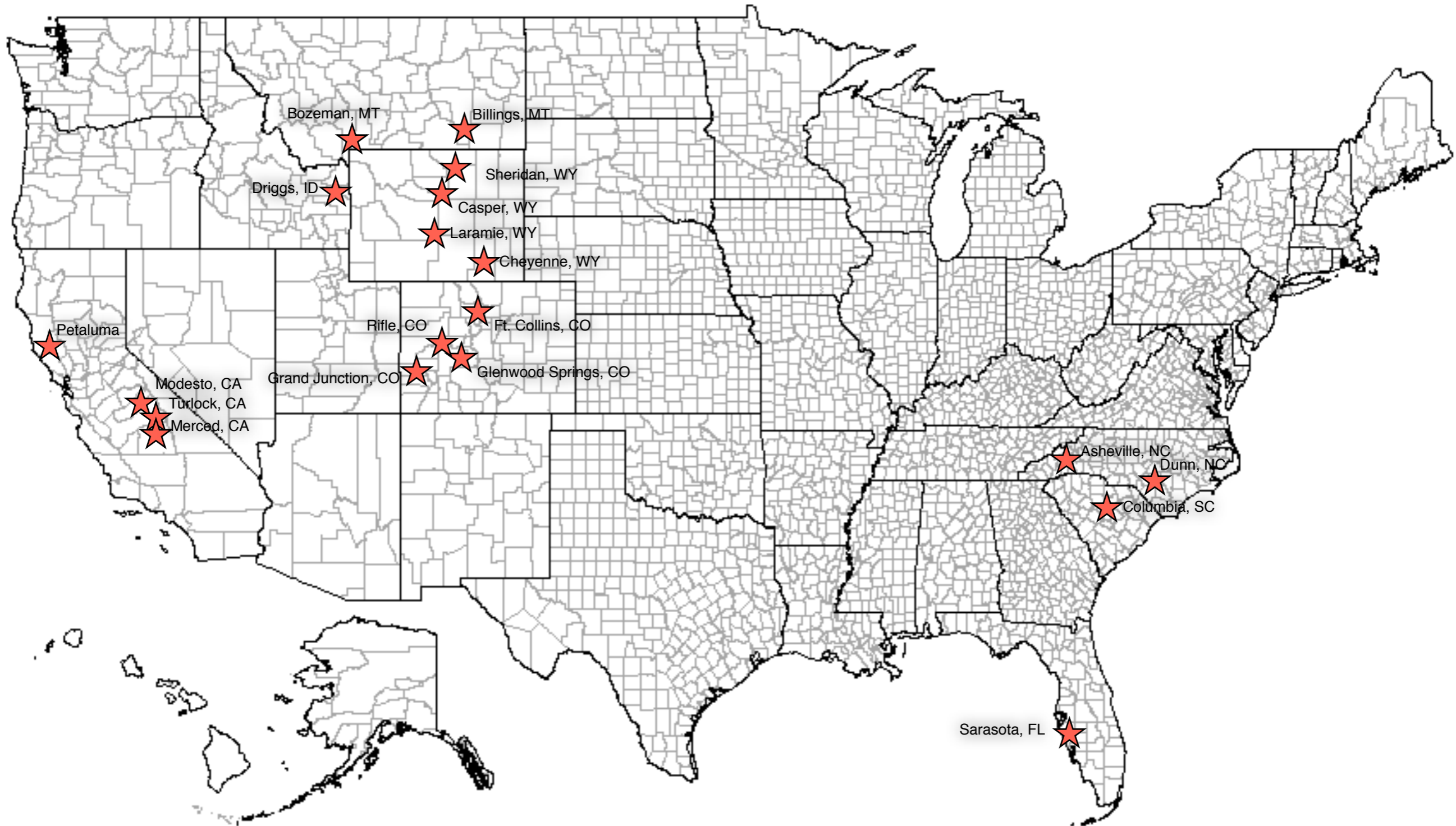
Bugatti Veyron
8/15 mpg

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



Urban3

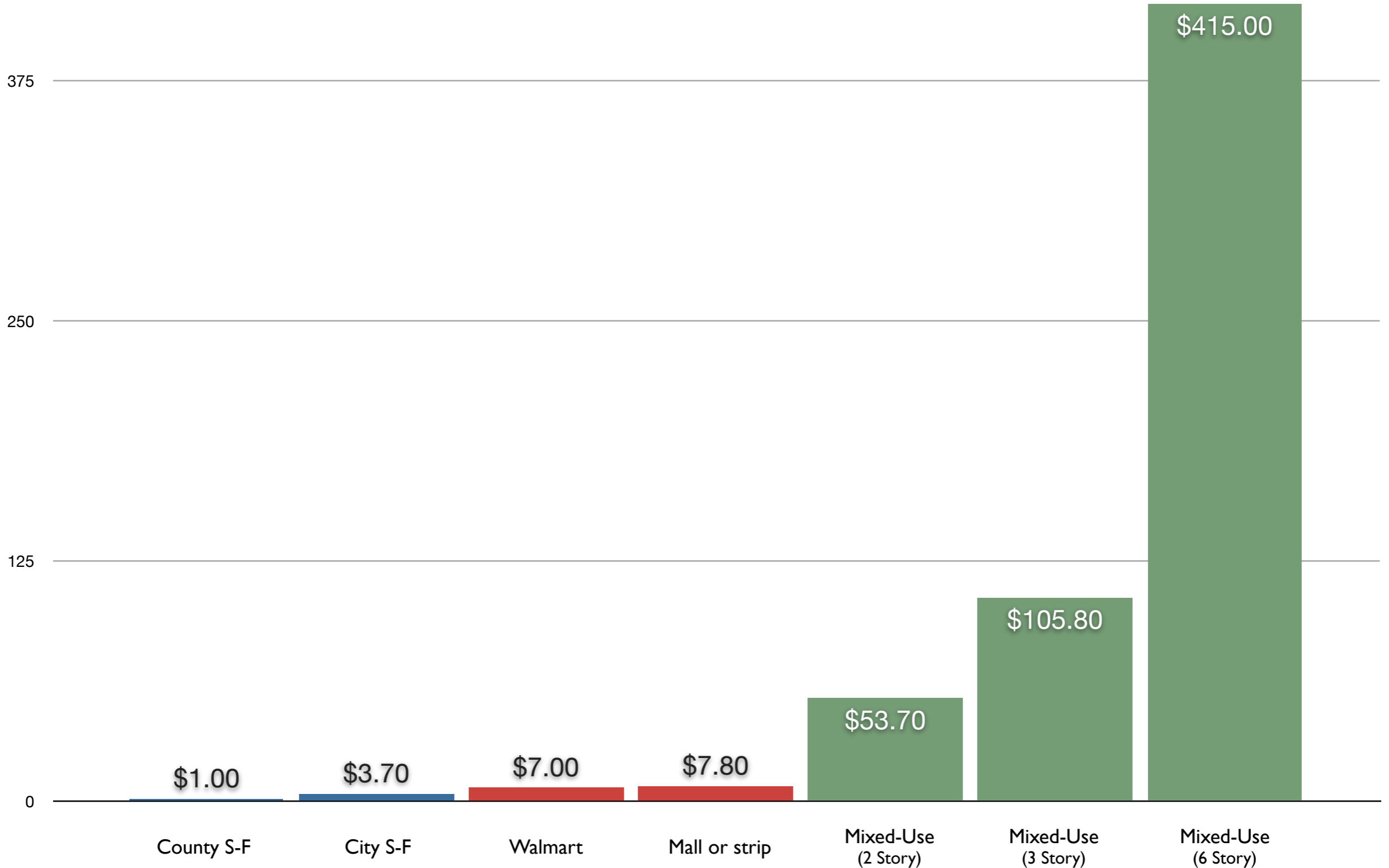
★ Completed Study



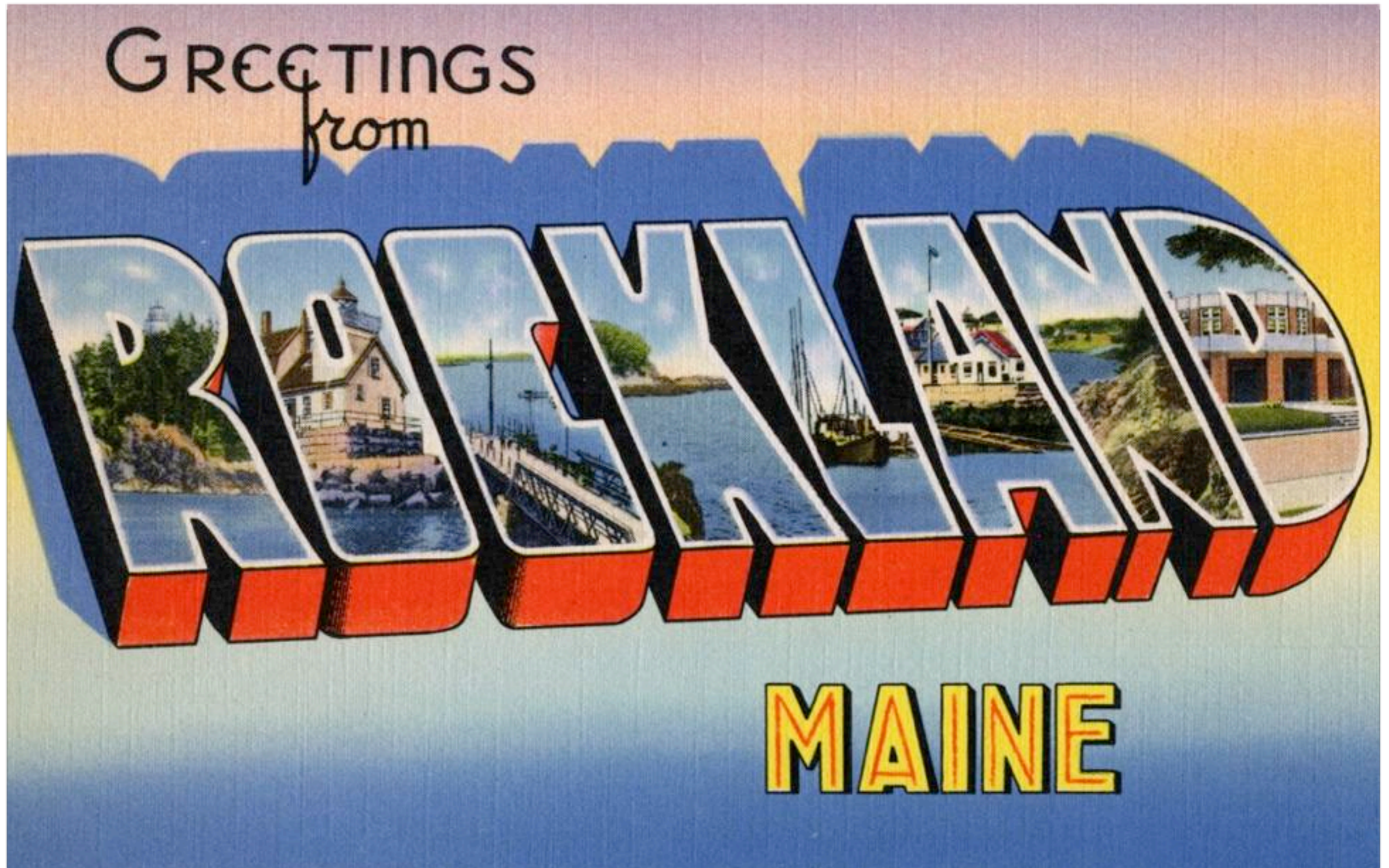
County Property Taxes/Acre

- Ratio Difference of 15 City Sample Set

- Residential
- Commercial
- Mixed-Use

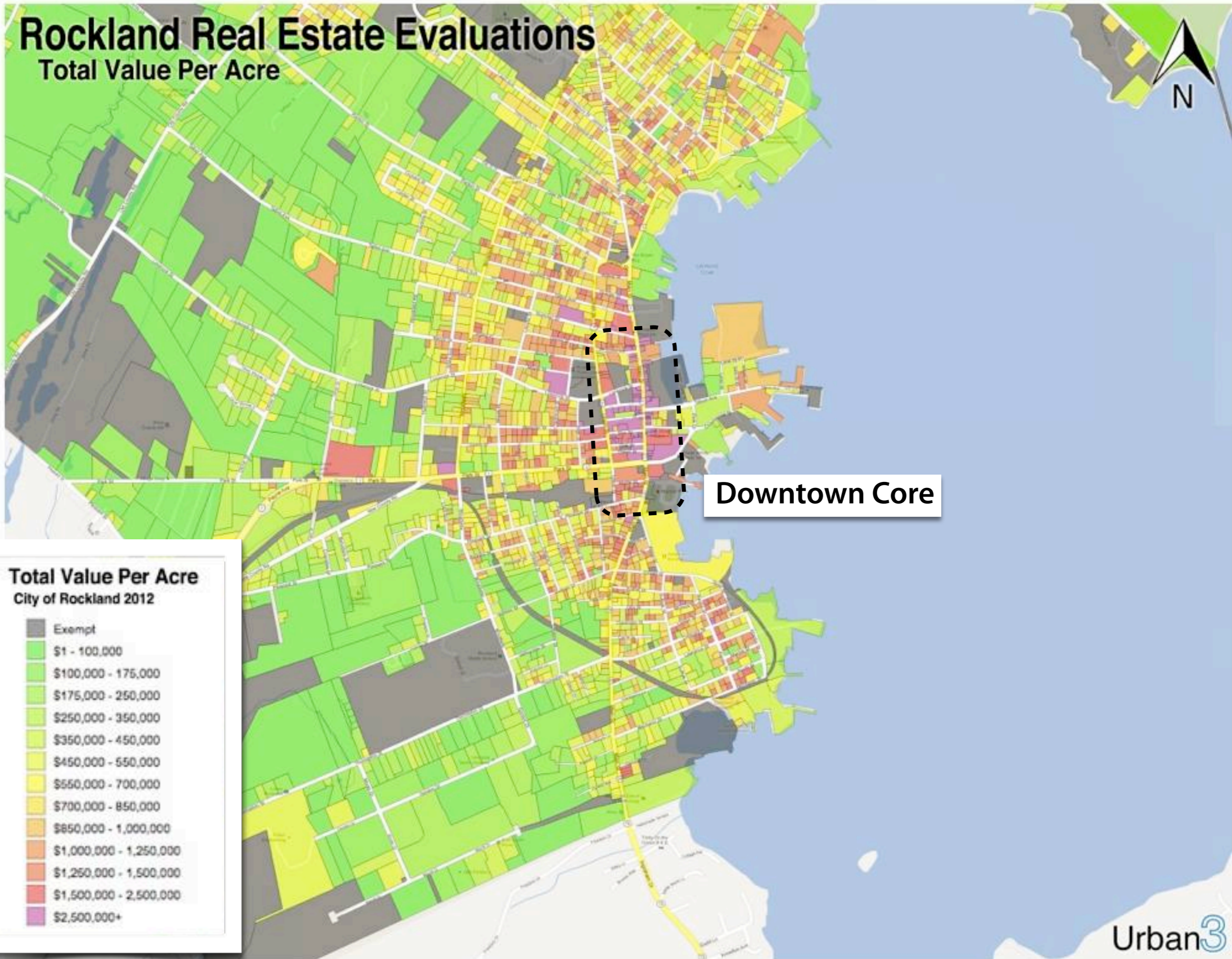


What are the numbers for The City of Rockland?



Rockland Real Estate Evaluations

Total Value Per Acre



Downtown Core

Total Value Per Acre

City of Rockland 2012

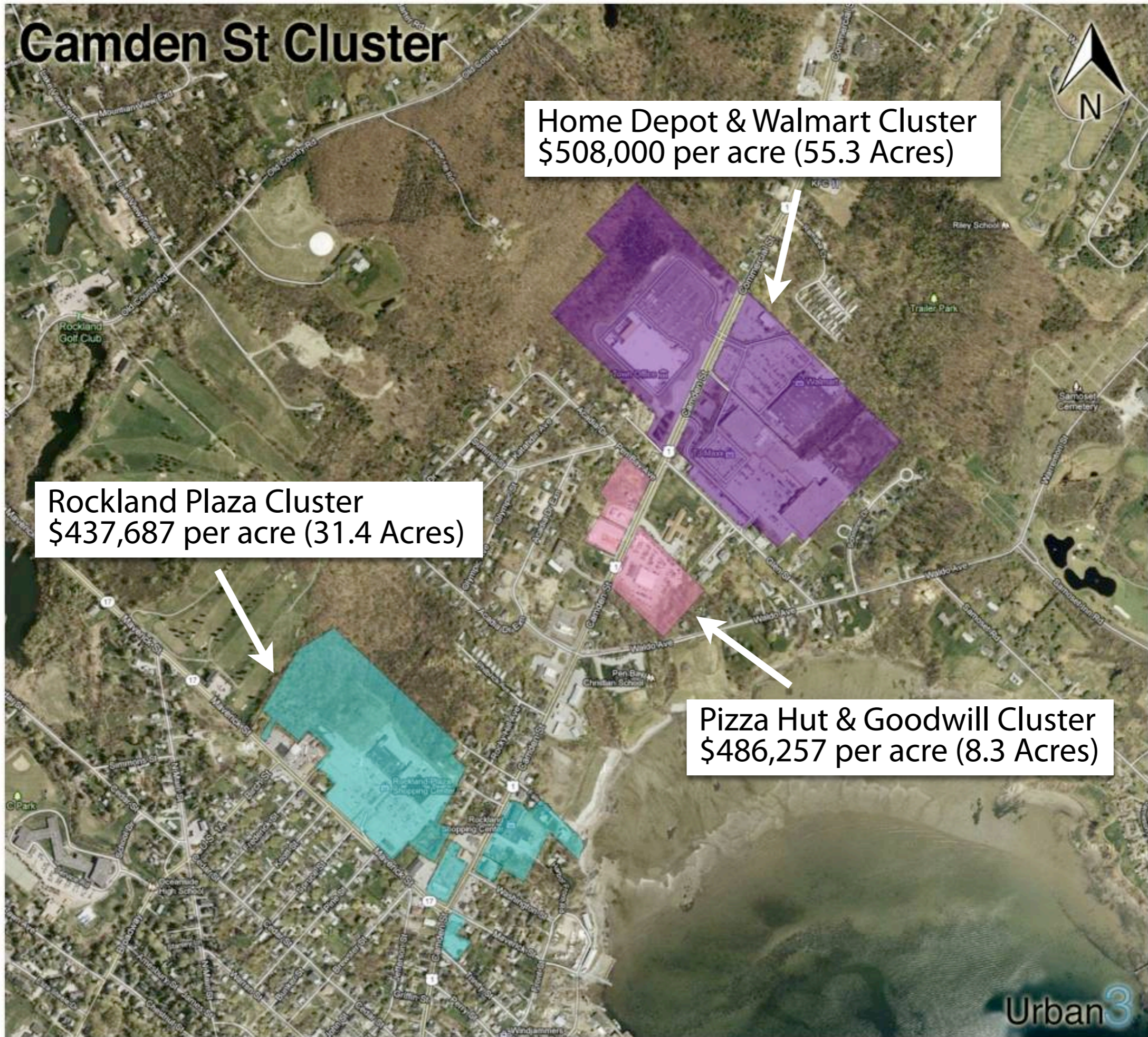
- Exempt
- \$1 - 100,000
- \$100,000 - 175,000
- \$175,000 - 250,000
- \$250,000 - 350,000
- \$350,000 - 450,000
- \$450,000 - 550,000
- \$550,000 - 700,000
- \$700,000 - 850,000
- \$850,000 - 1,000,000
- \$1,000,000 - 1,250,000
- \$1,250,000 - 1,500,000
- \$1,500,000 - 2,500,000
- \$2,500,000+

Gamden St Cluster

Home Depot & Walmart Cluster
\$508,000 per acre (55.3 Acres)

Rockland Plaza Cluster
\$437,687 per acre (31.4 Acres)

Pizza Hut & Goodwill Cluster
\$486,257 per acre (8.3 Acres)



Main St Clusters



North Main St. Cluster
\$1,420,939 per acre (2.3 Acres)

Main St. Cluster
\$3,932,563 per acre (9.17 Acres)

Amalfi on the Water
\$657,906 per acre (9.64 Acres)



Walmart & Home Depot
\$508,676 per acre





Rockland Plaza

\$437,687 per acre



Rite Aid

\$1,405,624 per acre



Navigator Hotel

\$1,721,487 per acre

Breakwater

\$1,160,486 per acre



328 Main

\$4,350,997 per acre



410 Main

\$4,226,038 per acre



300 Main

\$7,869,136 per acre

Rockland Legacy



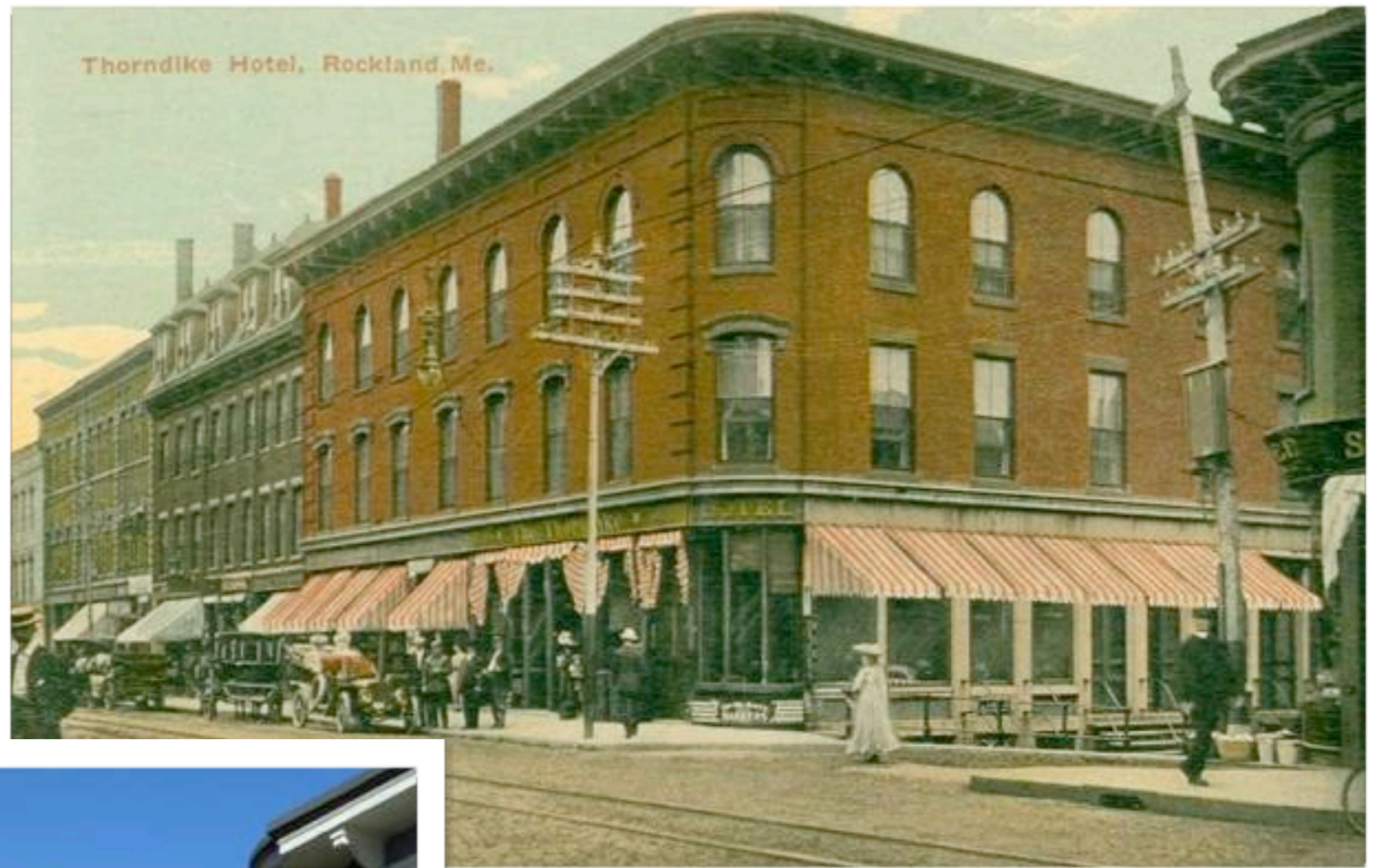


Thorndike and Hix Building

\$3,993,889

Value Per Acre





**385 Main St.
(Thorndike Hotel)**

\$3,040,891

Value Per Acre

Main Street Facade



Parking Lot Facade

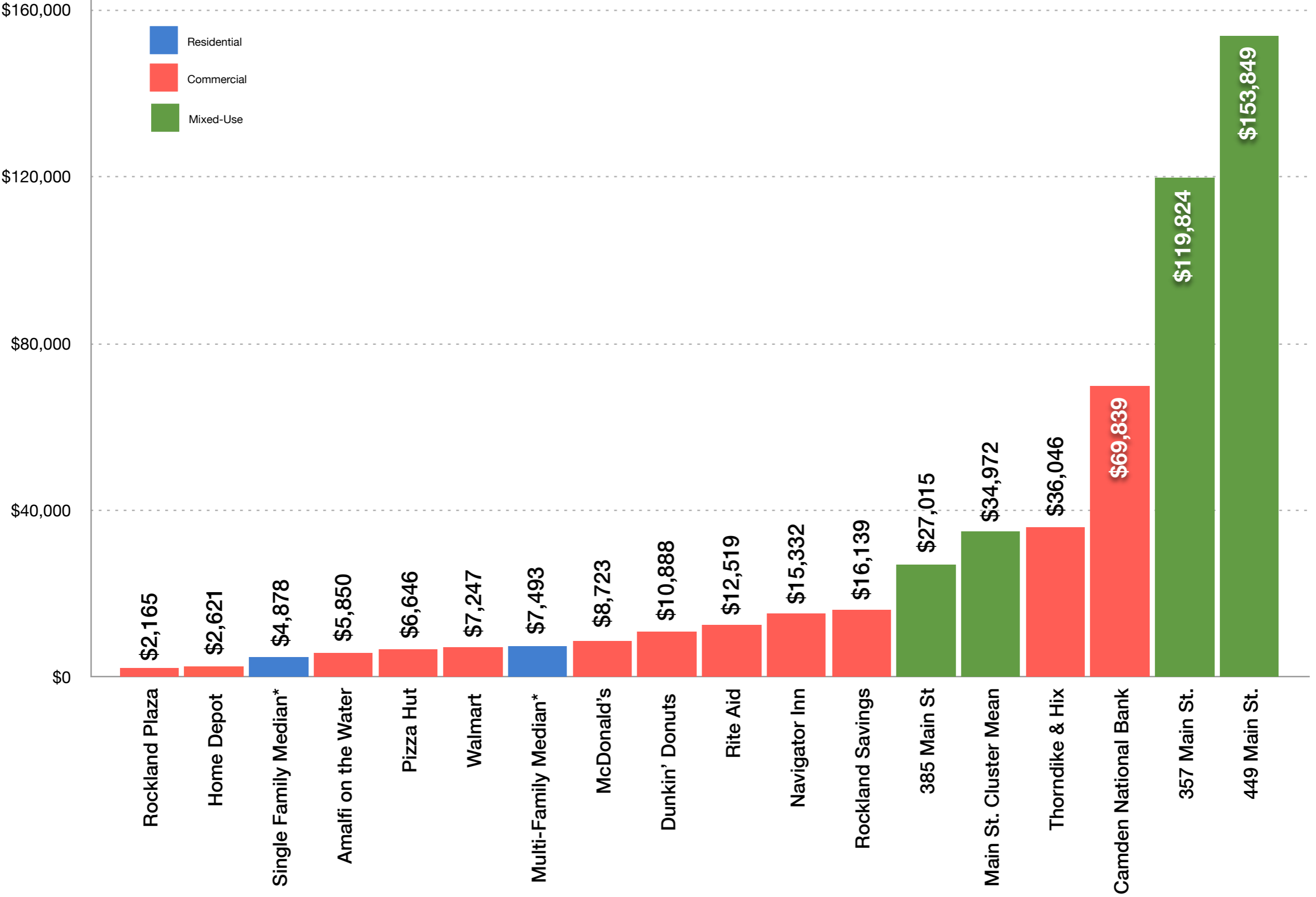


449 Main St.

\$17,166,014

Value Per Acre

City of Rockland Property Tax Revenue Profile: 2012 Tax Yield per Acre

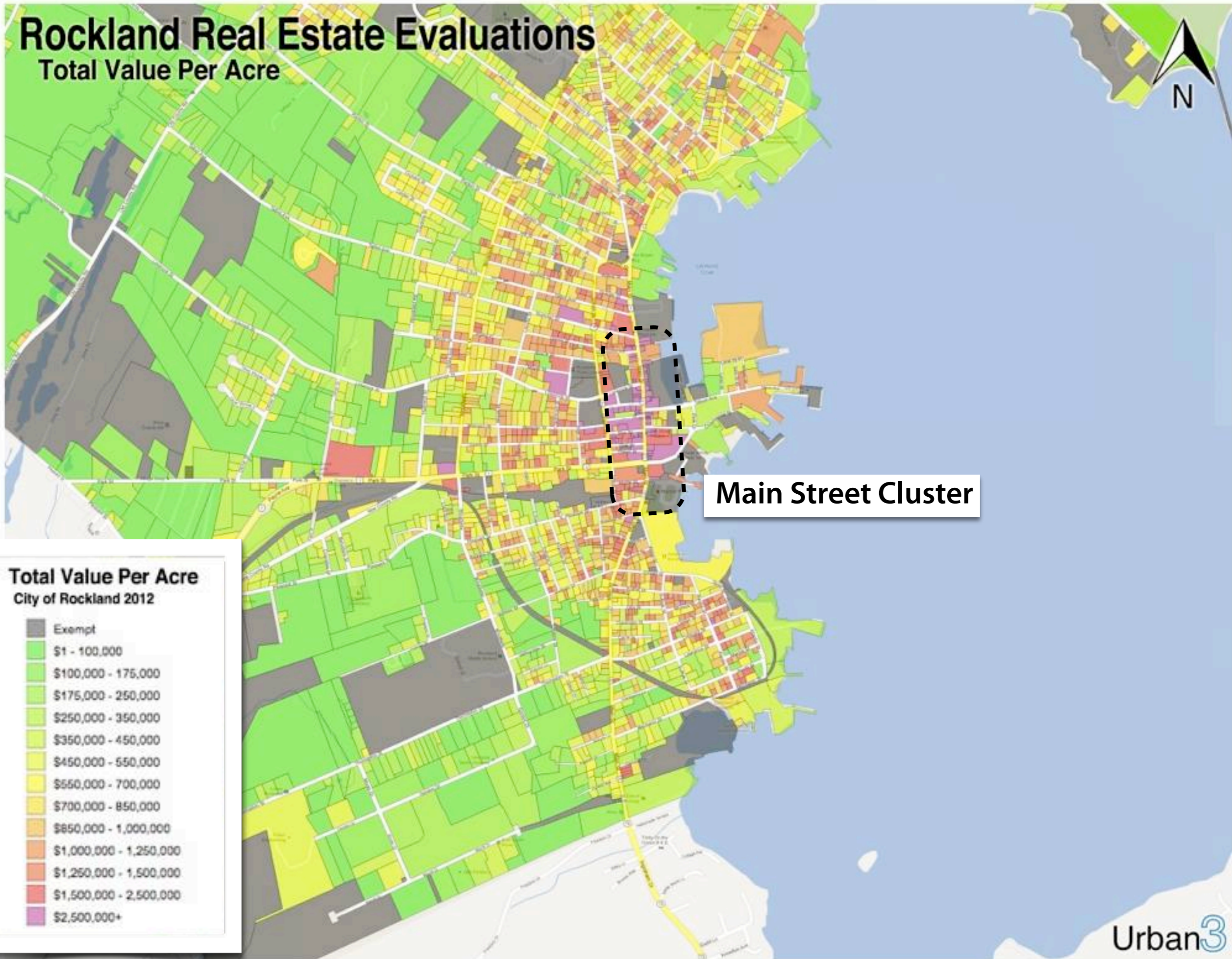


Avg. Acre = \$828/acre (8128 acres producing \$6,734,579 over \$757,289,900 total value)

*Median values per City of Rockland

Rockland Real Estate Evaluations

Total Value Per Acre

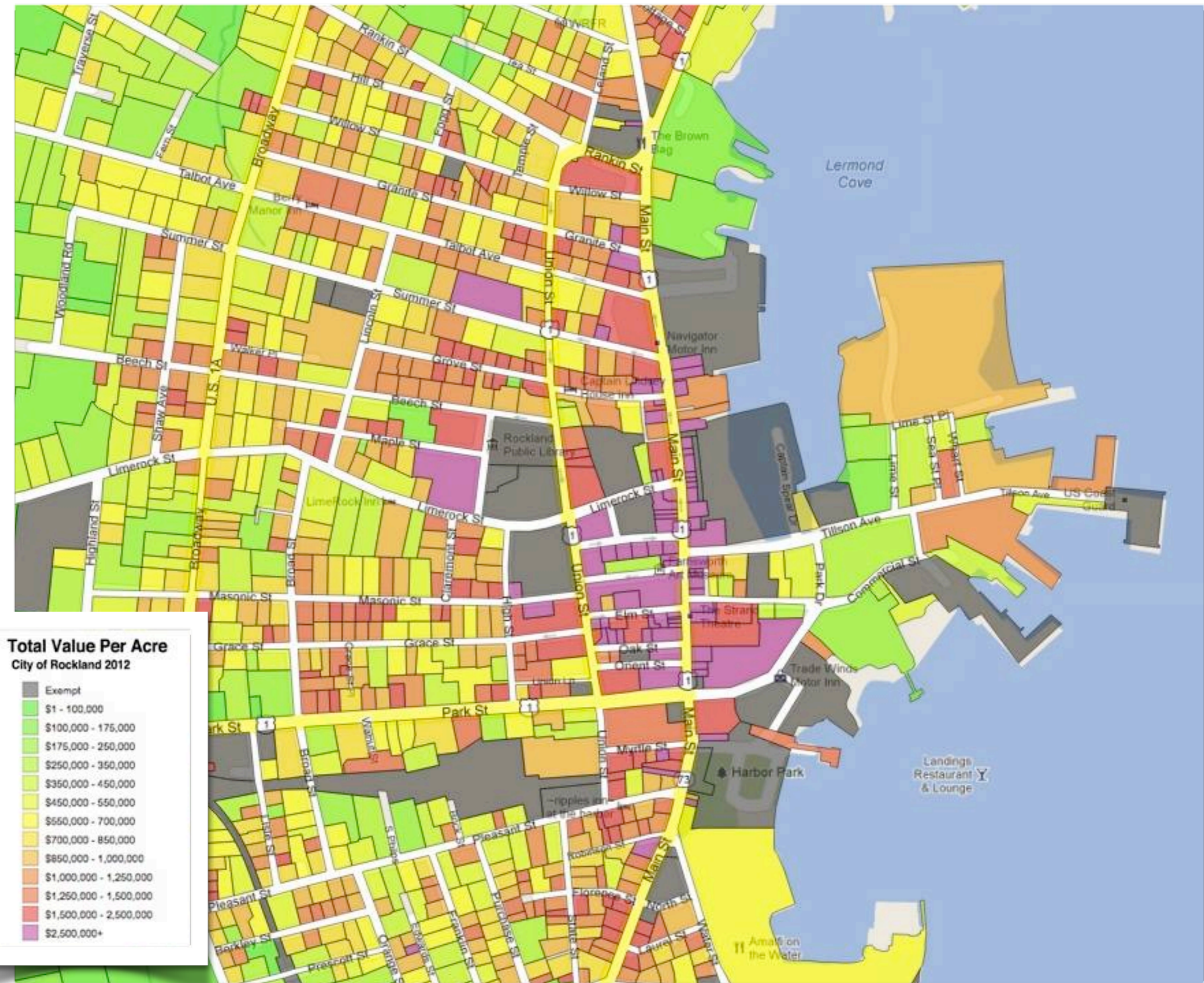


Main Street Cluster

Total Value Per Acre

City of Rockland 2012

- Exempt
- \$1 - 100,000
- \$100,000 - 175,000
- \$175,000 - 250,000
- \$250,000 - 350,000
- \$350,000 - 450,000
- \$450,000 - 550,000
- \$550,000 - 700,000
- \$700,000 - 850,000
- \$850,000 - 1,000,000
- \$1,000,000 - 1,250,000
- \$1,250,000 - 1,500,000
- \$1,500,000 - 2,500,000
- \$2,500,000+



Rockland Real Estate Evaluations

Total Value Per Acre - Camden Ave



Walmart & Home Depot

Rockland Plaza



City of Rockland Tax Revenue Profile: 2012 Tax Yield per Acre

449 Main Street



\$1.04M on 0.06 Acres

Rockland Plaza



\$13.74M on 31.4 acres

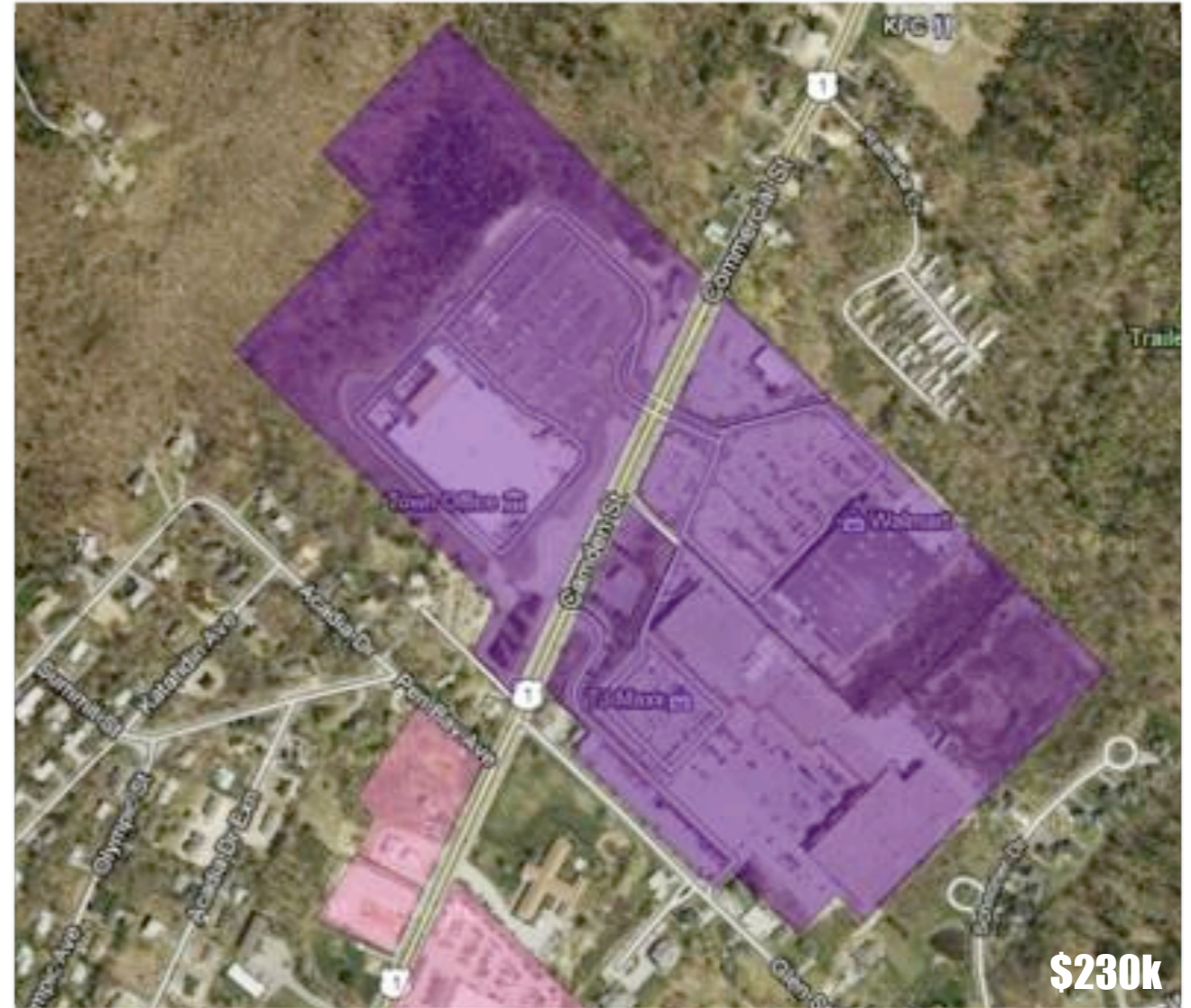
0.79 acres of 449 Main would equal one
31.4 acre Rockland Plaza



9.17 Acres
\$36.1M in value

\$3,932,563/acre wo Exempt

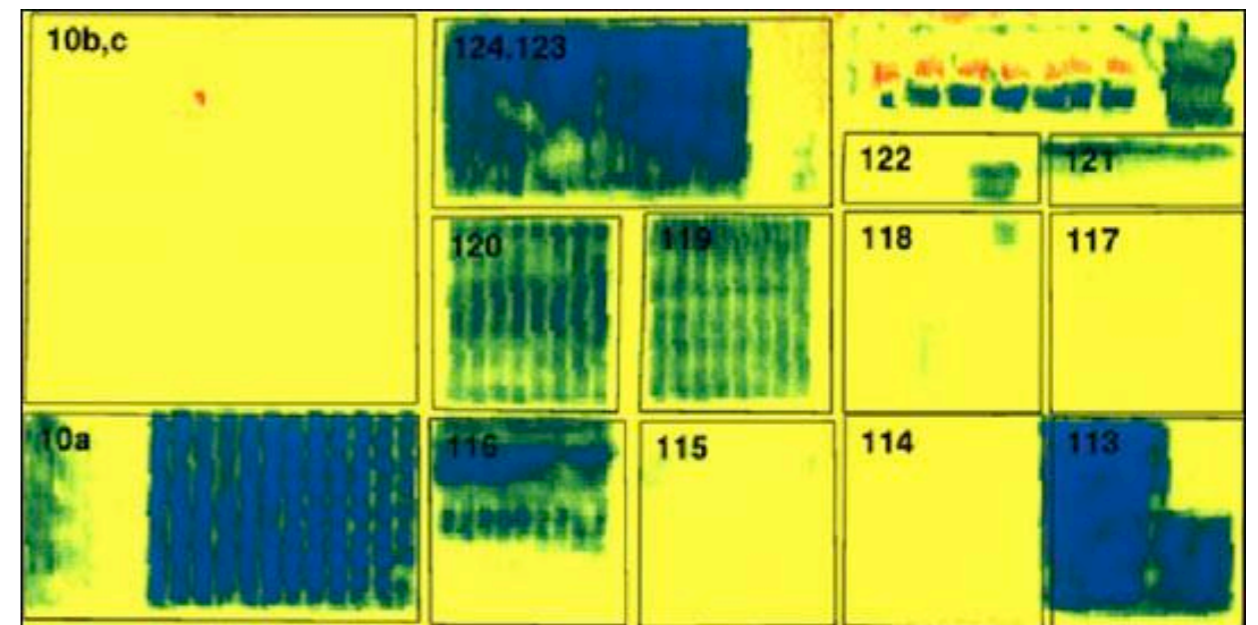
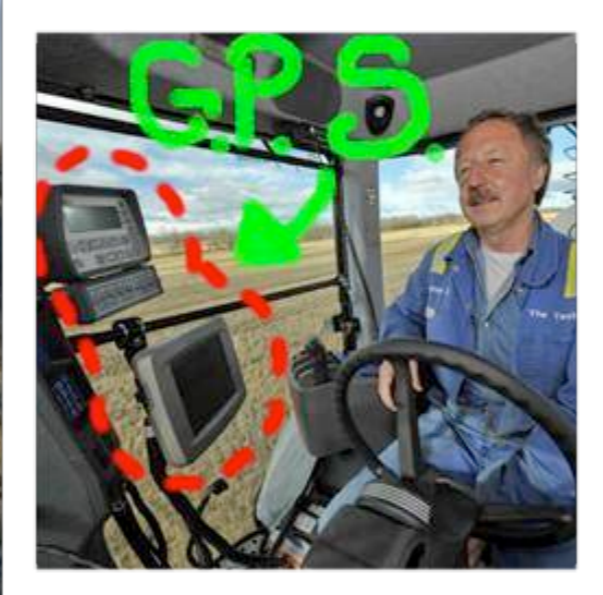
\$34,972 city tax revenue per acre



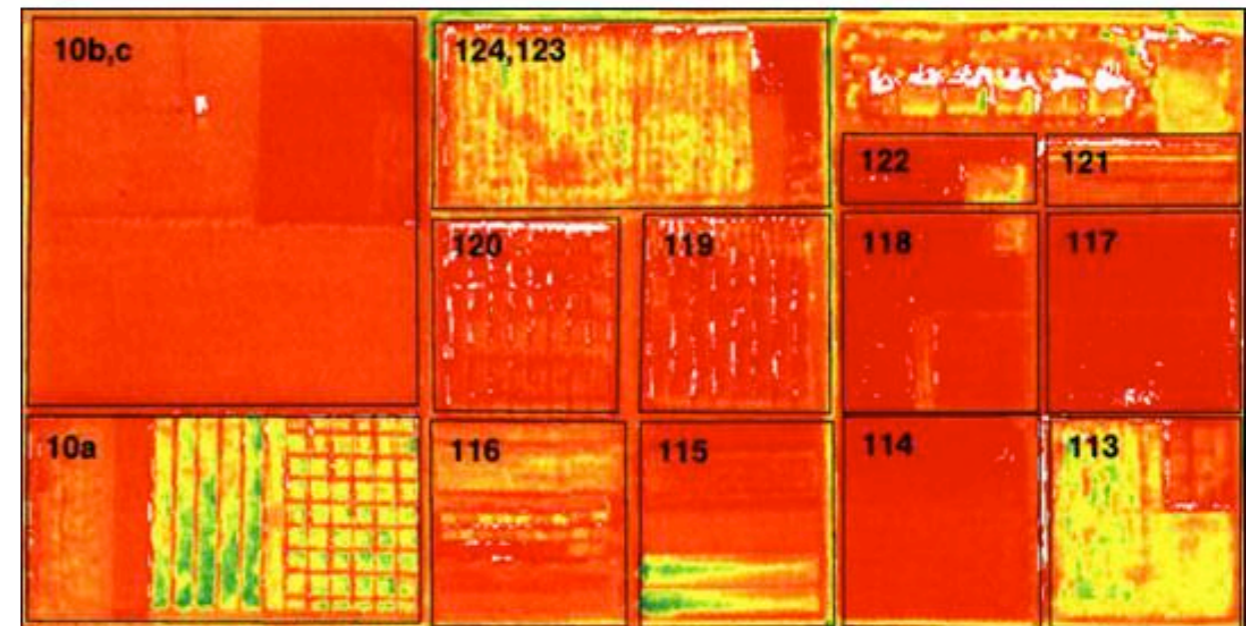
55.29 Acres
\$28.1M in value

\$508,676/acre total value

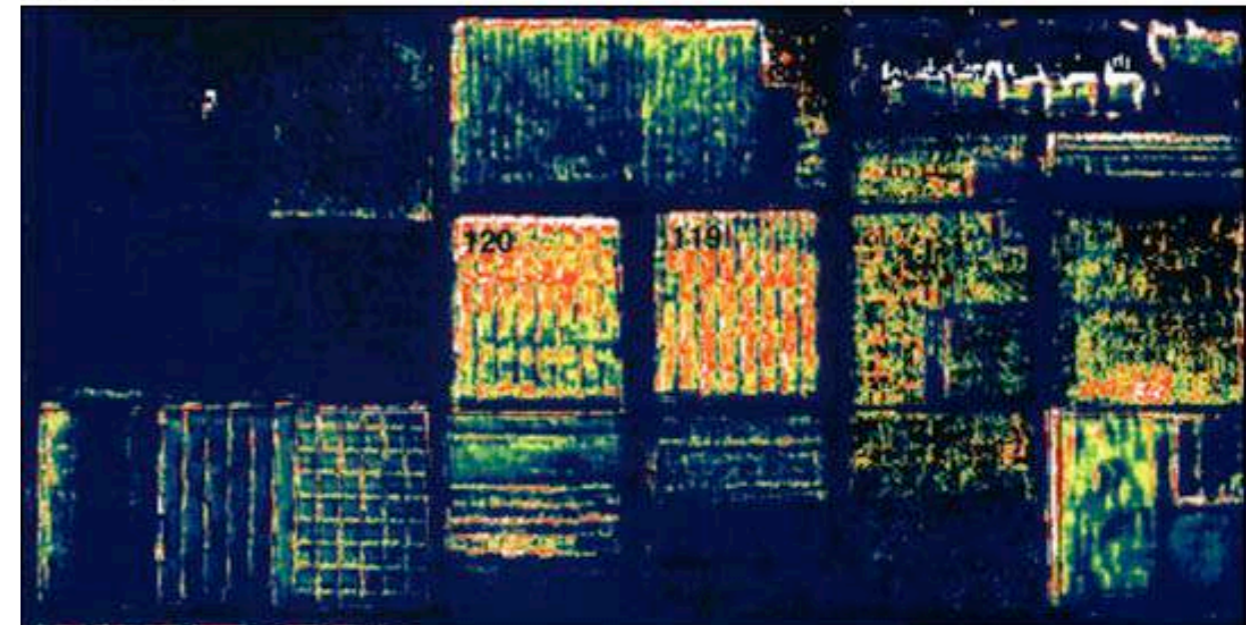
\$4,524 city tax revenue per acre



Vegetation Density



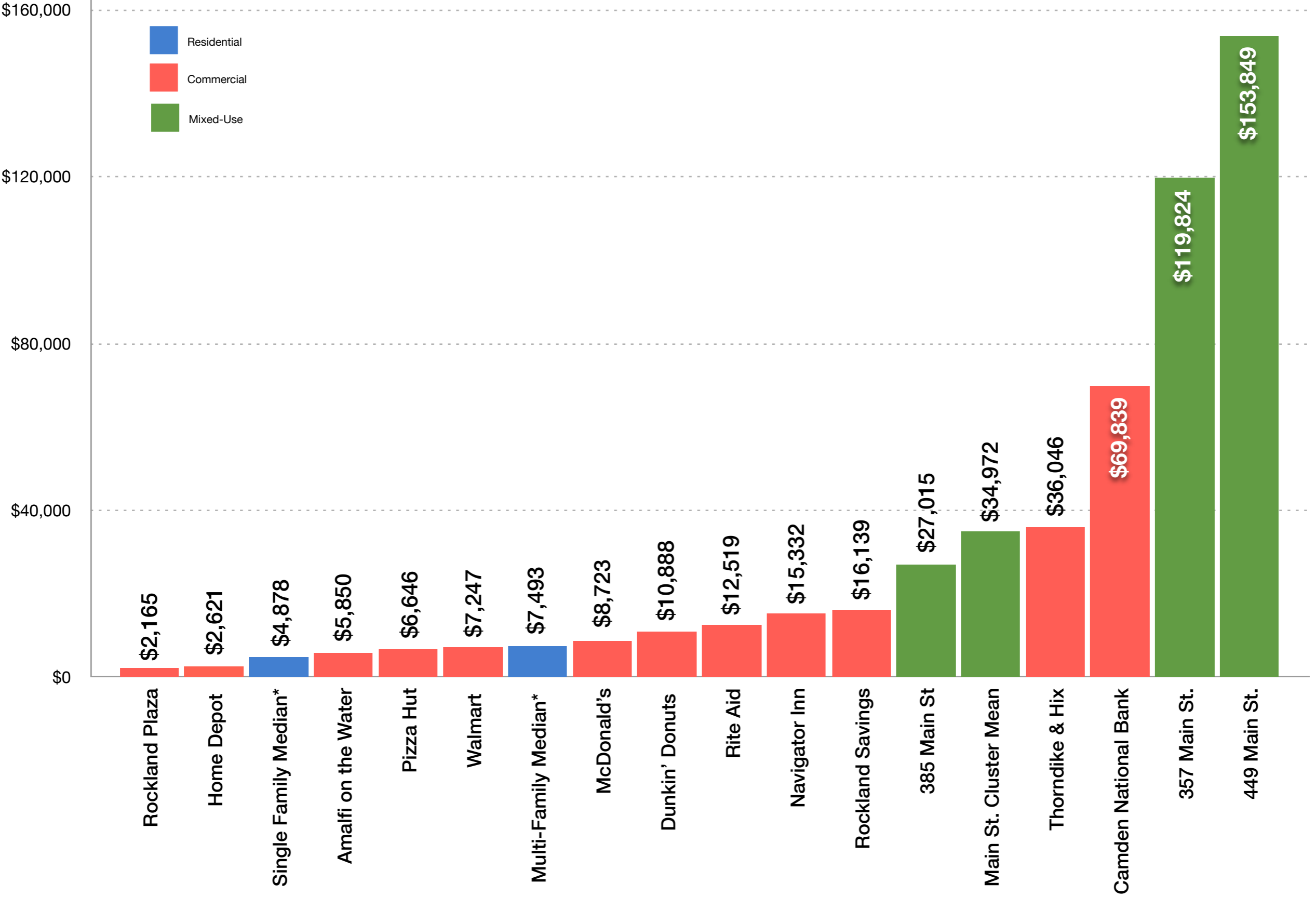
Water Deficit



Crop Stress

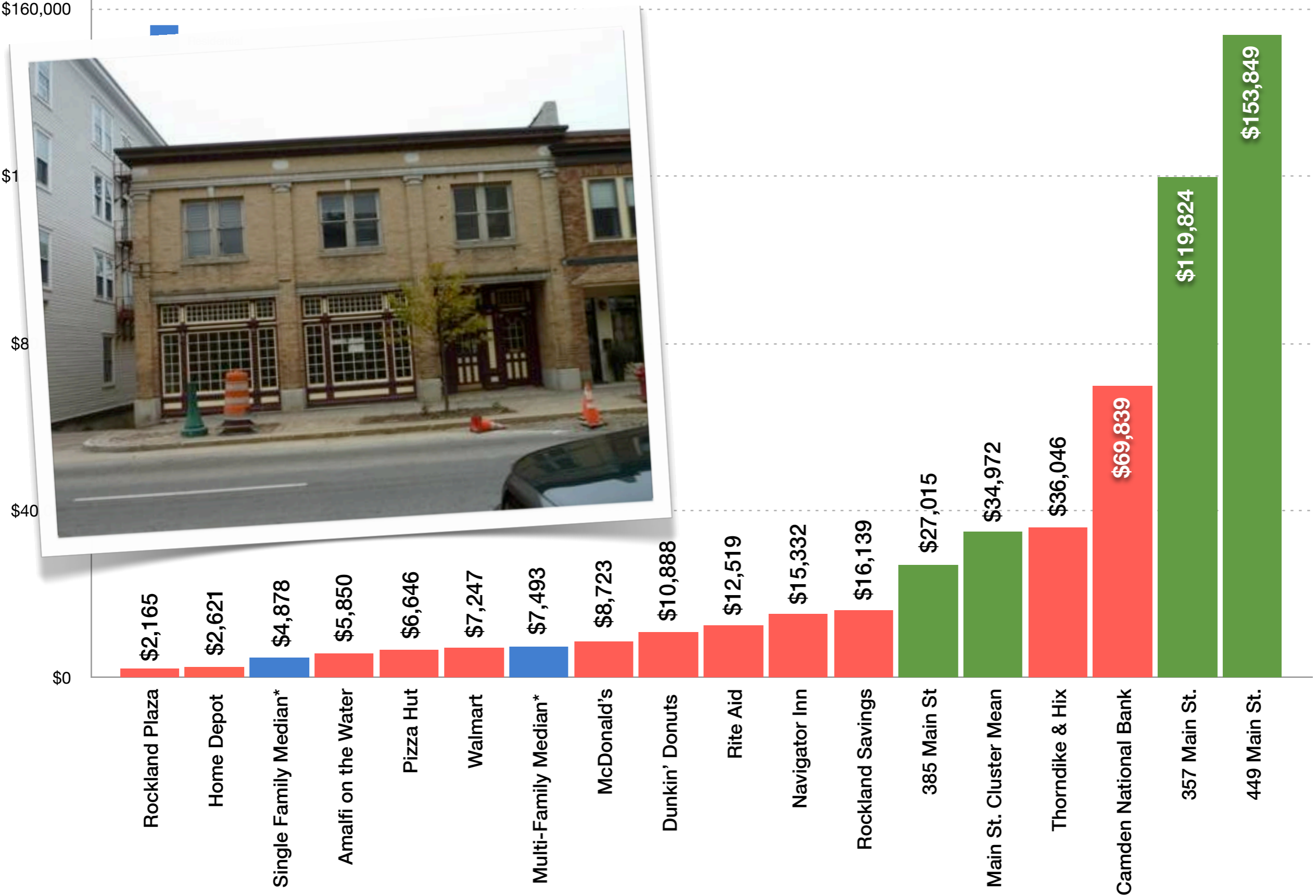
Precision Agriculture

City of Rockland Property Tax Revenue Profile: 2012 Tax Yield per Acre



*Median values per City of Rockland

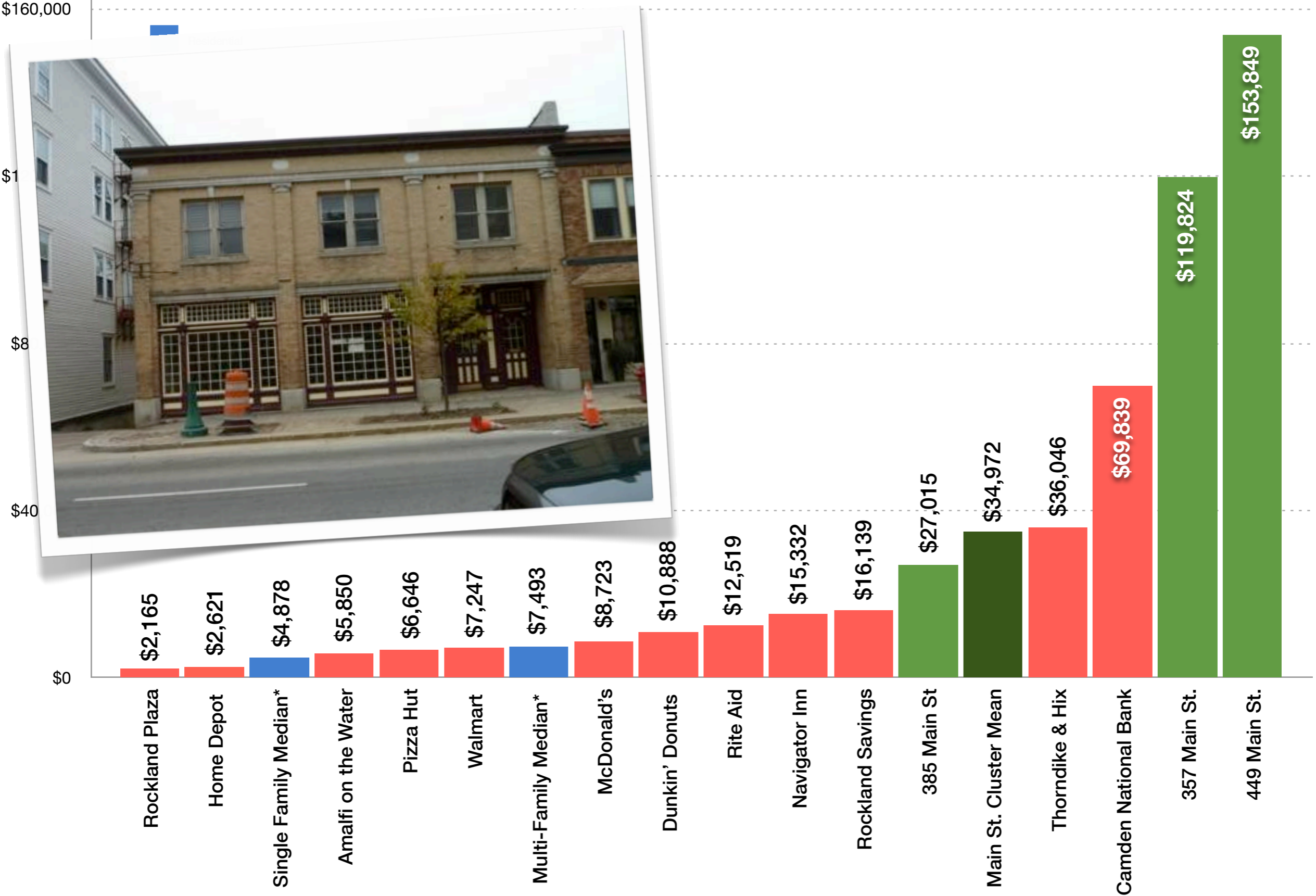
City of Rockland Property Tax Revenue Profile: 2012 Tax Yield per Acre



\$160,000
\$1
\$8
\$40
\$0

*Median values per City of Rockland

City of Rockland Property Tax Revenue Profile: 2012 Tax Yield per Acre

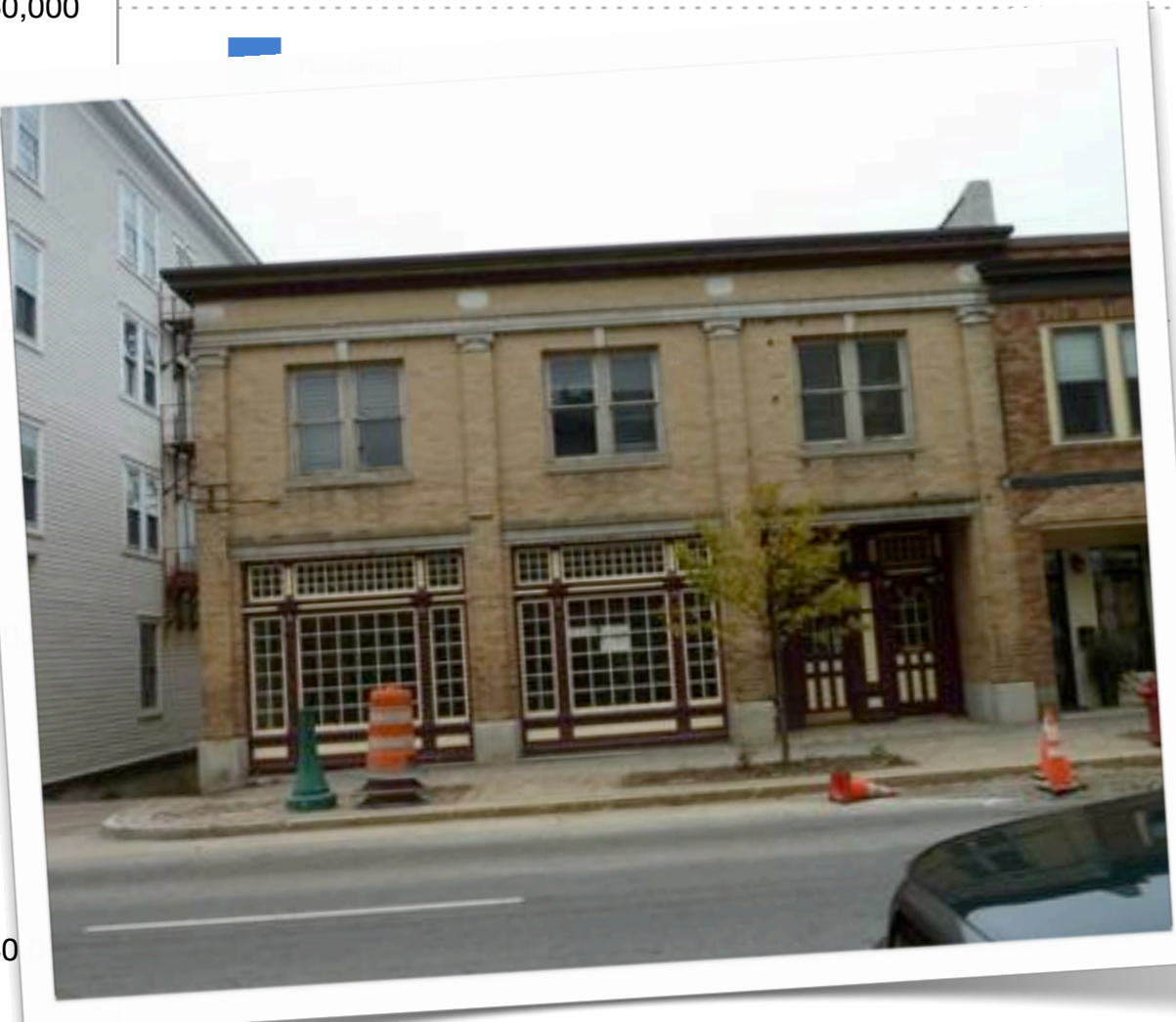
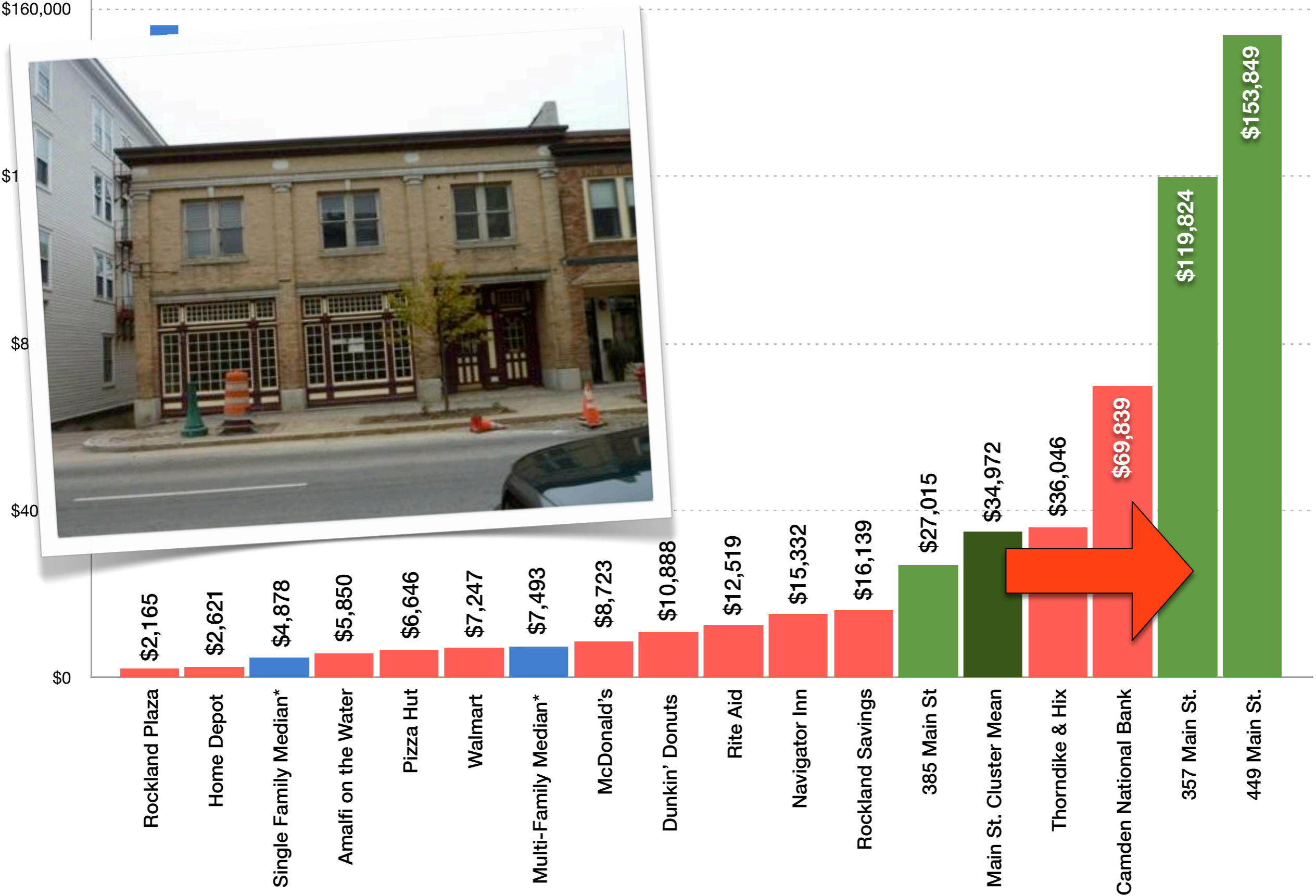


\$160,000
\$1
\$8
\$40
\$0



*Median values per City of Rockland

City of Rockland Property Tax Revenue Profile: 2012 Tax Yield per Acre



*Median values per City of Rockland

City of Rockland Property Tax Revenue Profile:

Acre



*Median values per City of Rockland

City of Rockland Property Tax Revenue Profile:

Acres



*Median values per City of Rockland

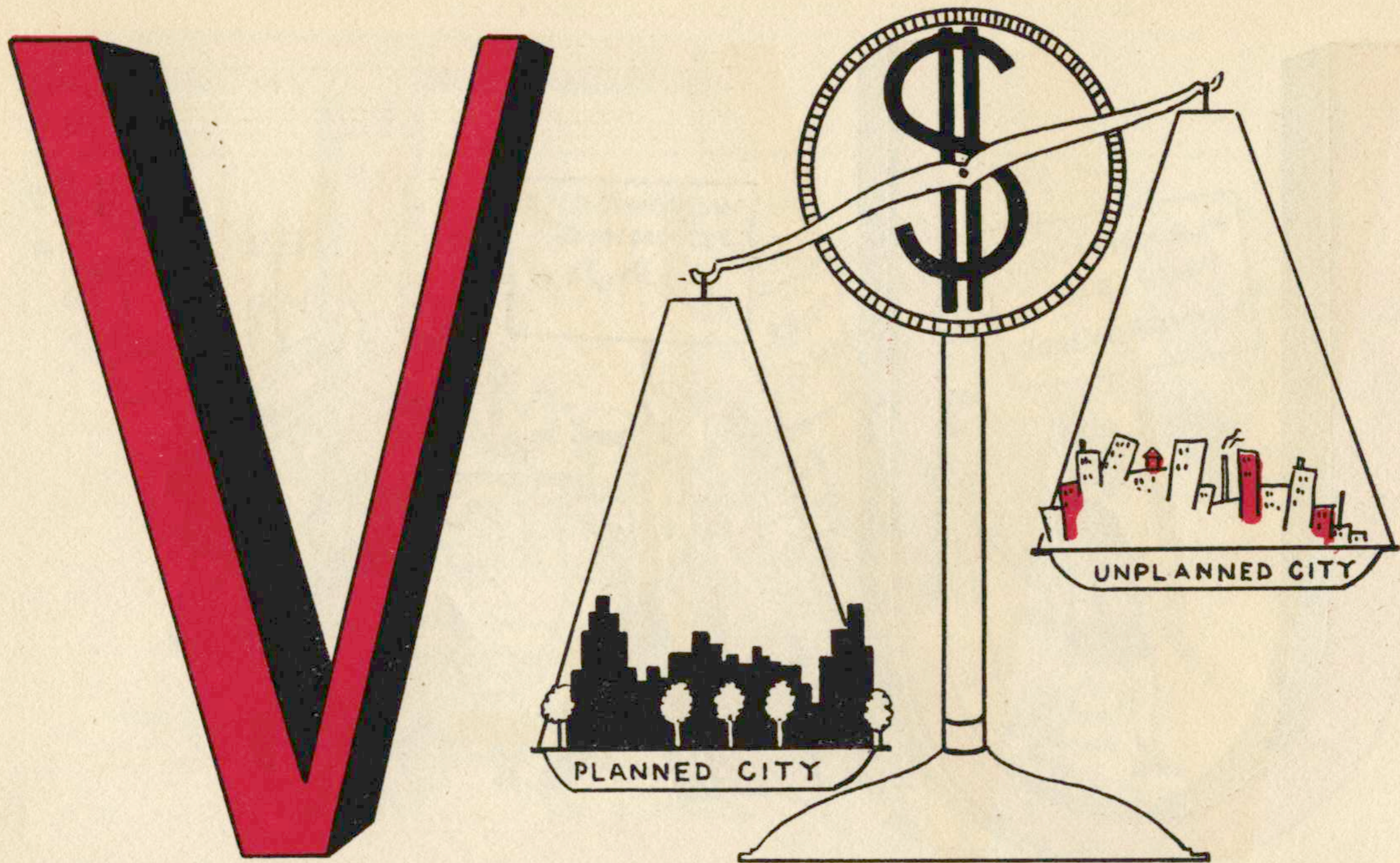
City of Rockland Tax Revenue Profile: 2012 Tax Yield per Acre

A tale of two US 1's

Total Value Per Acre
City of Rockland 2012

Exempt
\$1 - 100,000
\$100,000 - 175,000
\$175,000 - 250,000
\$250,000 - 350,000
\$350,000 - 450,000
\$450,000 - 550,000
\$550,000 - 700,000
\$700,000 - 850,000
\$850,000 - 1,000,000
\$1,000,000 - 1,250,000
\$1,250,000 - 1,500,000
\$1,500,000 - 2,500,000
\$2,500,000+



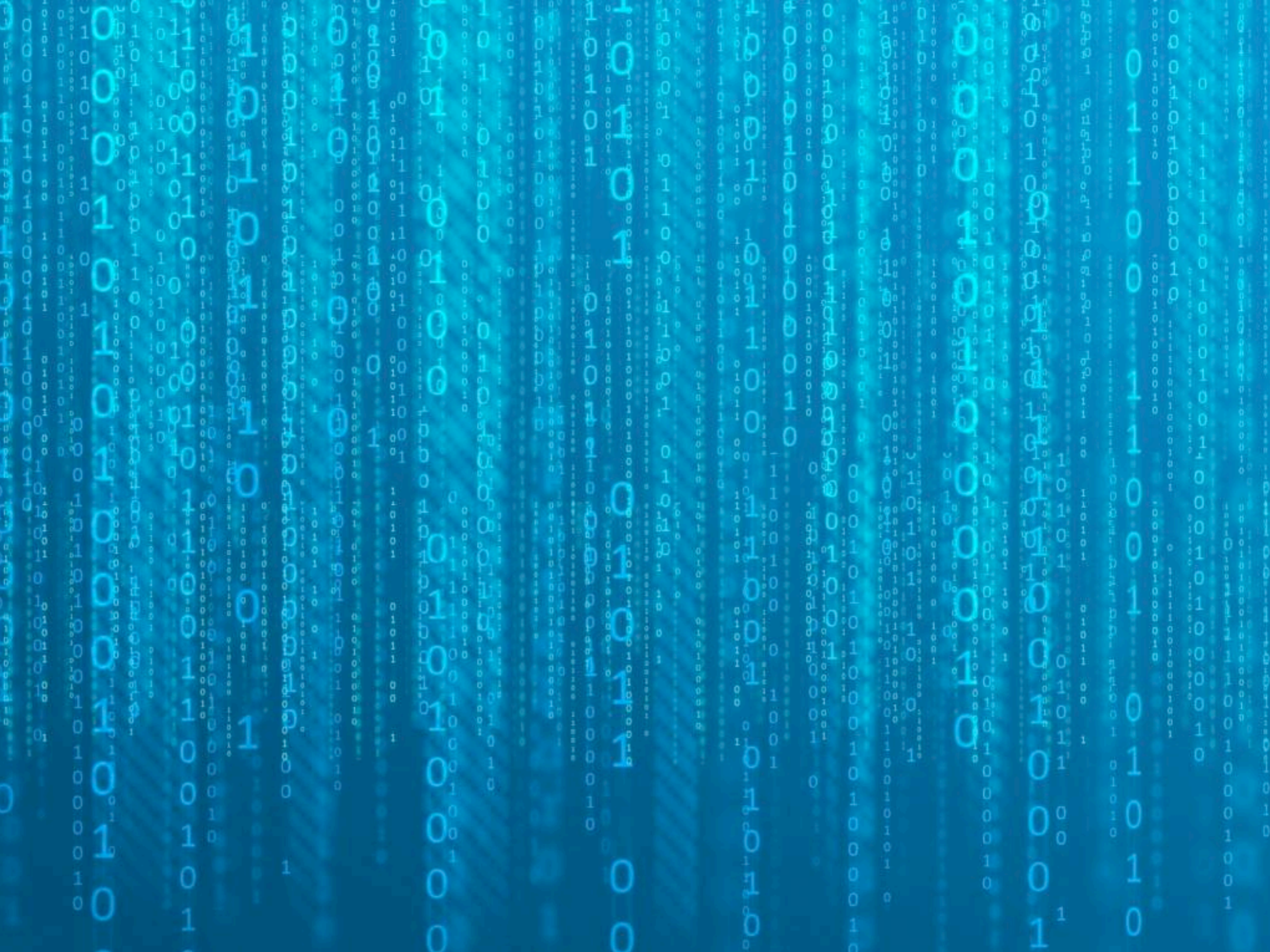


V—is for **VALUE**

Not measured in wealth.

Planners think wisely

Weighing comfort and health.









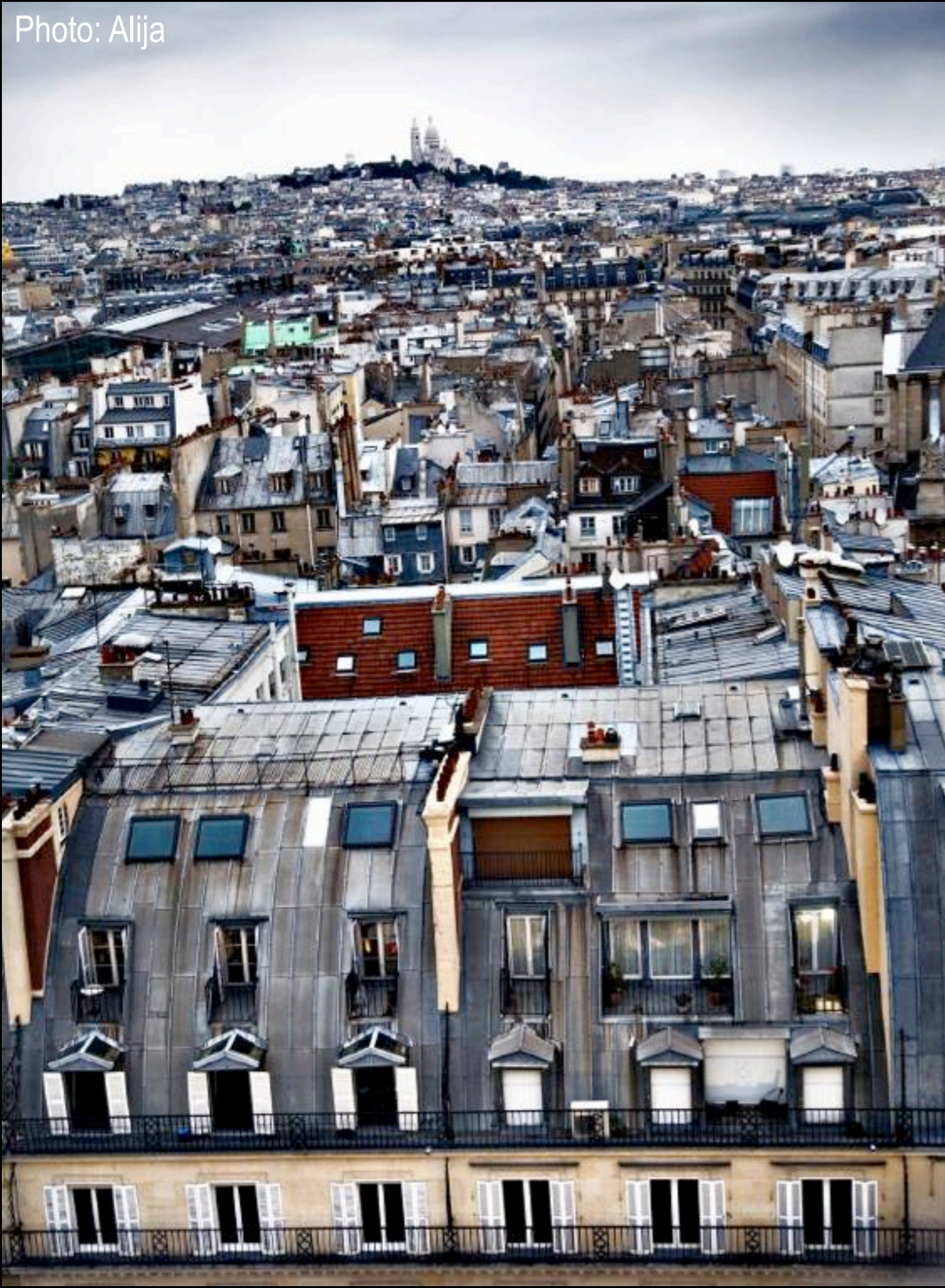
The Window Tax

1696-1851, by King William III

Window tax consisted of:

1. a flat-rate house tax per house and,
2. a variable tax for # windows > 10
3. Between 10 and 20 = 4 shillings, and
4. Those $> 20 = 8$ shillings.





François Mansart, architect
(1598–1666)

His treatment of high roof stories gave rise to the term
“Mansard roof”

At the time, French houses were taxed by the number of floors below the roof, which exempted the upper floor from taxation.

Which comes first?



The Market



The Policy

Which comes first?



The Market

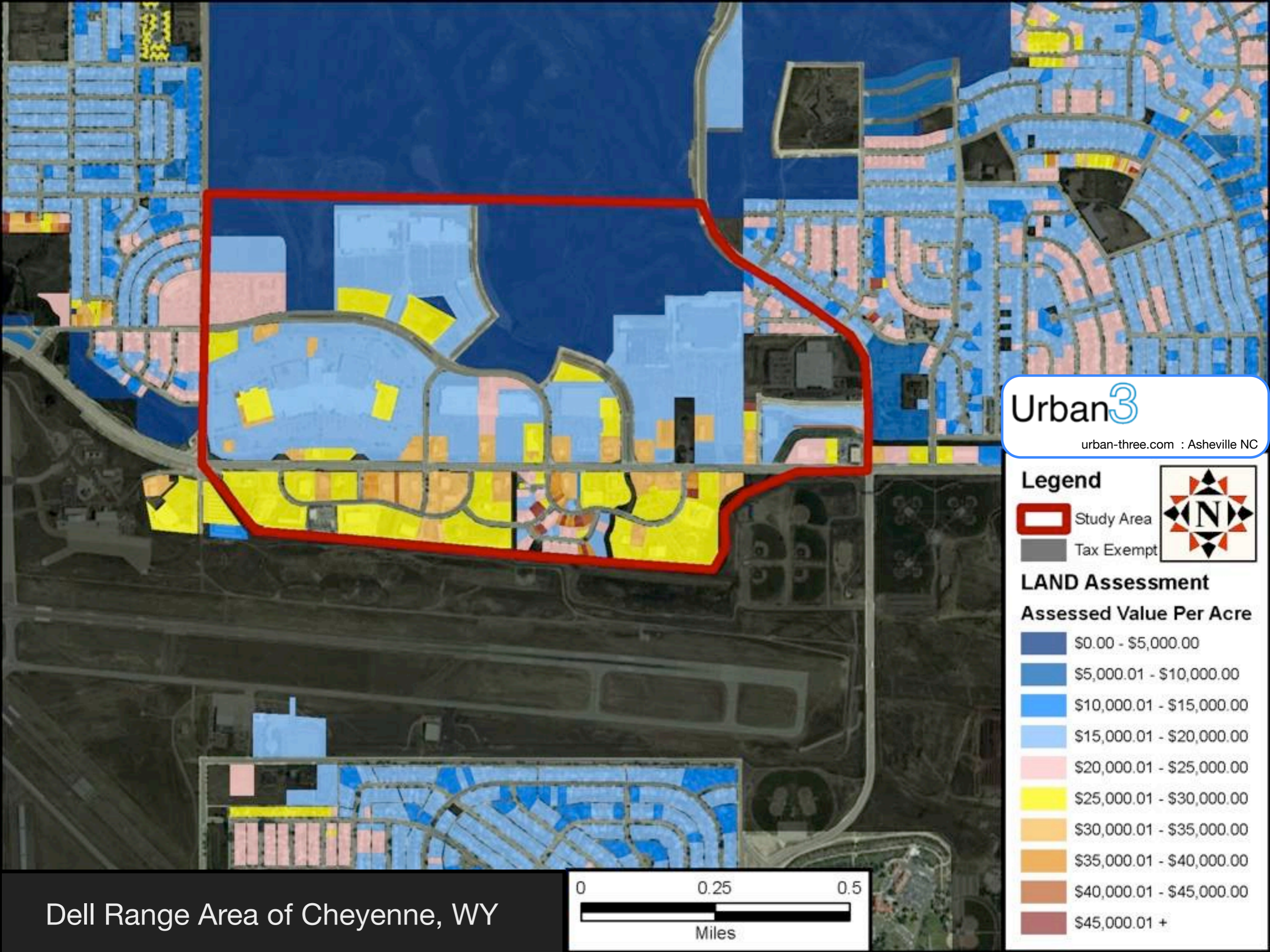


The Policy

1. Is sprawl who we are, or
2. Have we made policy that makes us choose sprawl patterns?

Behavioral Economics





Urban³
urban-three.com : Asheville NC

Legend

-  Study Area
-  Tax Exempt

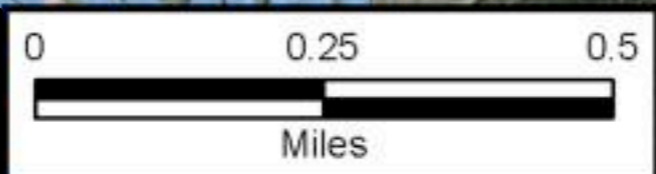


LAND Assessment

Assessed Value Per Acre

	\$0.00 - \$5,000.00
	\$5,000.01 - \$10,000.00
	\$10,000.01 - \$15,000.00
	\$15,000.01 - \$20,000.00
	\$20,000.01 - \$25,000.00
	\$25,000.01 - \$30,000.00
	\$30,000.01 - \$35,000.00
	\$35,000.01 - \$40,000.00
	\$40,000.01 - \$45,000.00
	\$45,000.01 +

Dell Range Area of Cheyenne, WY



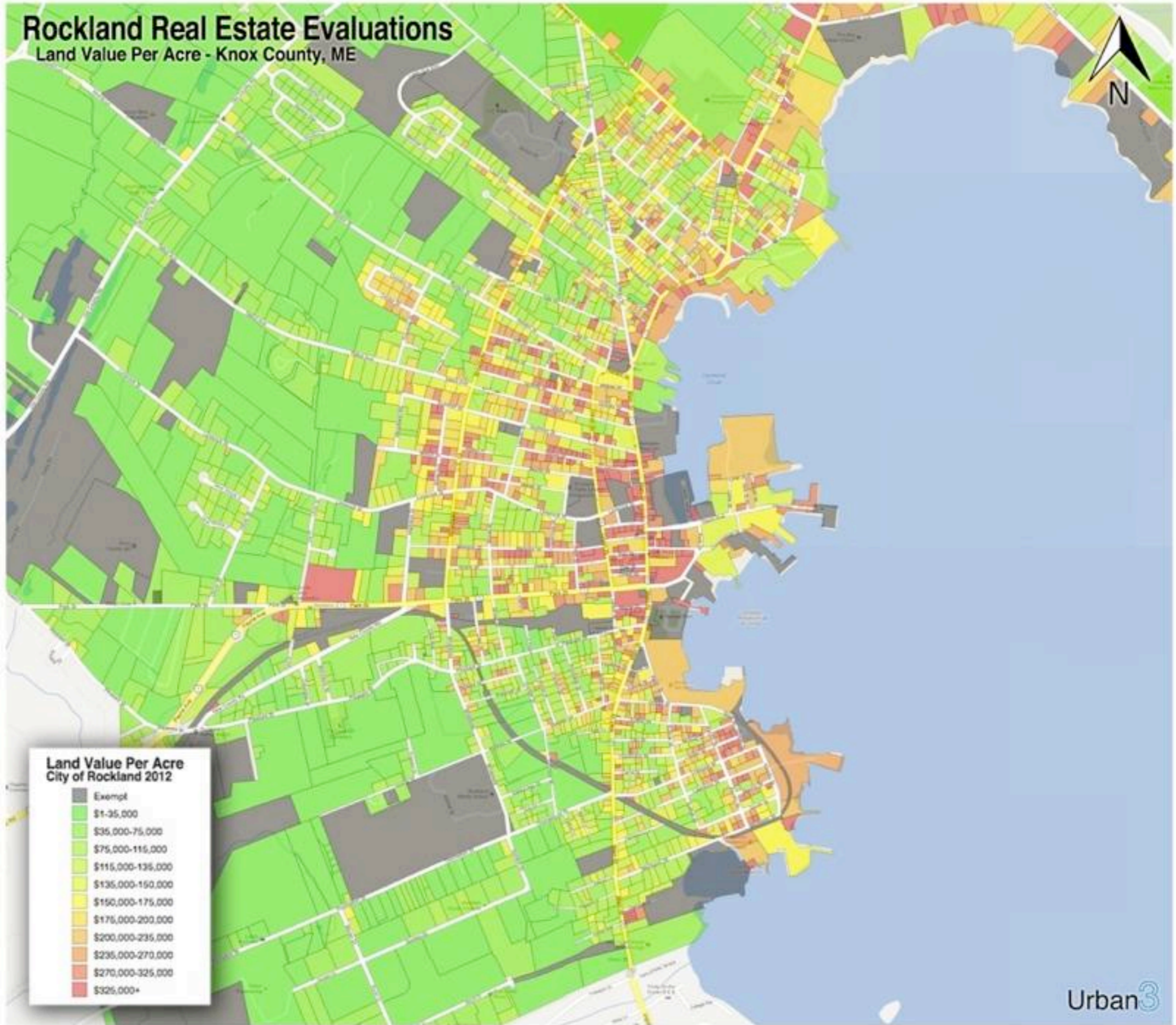
Tax Code

*
Y-Y4X4Y Y794K
*
Eh 4x4
*
747x4



Rockland Real Estate Evaluations

Land Value Per Acre - Knox County, ME

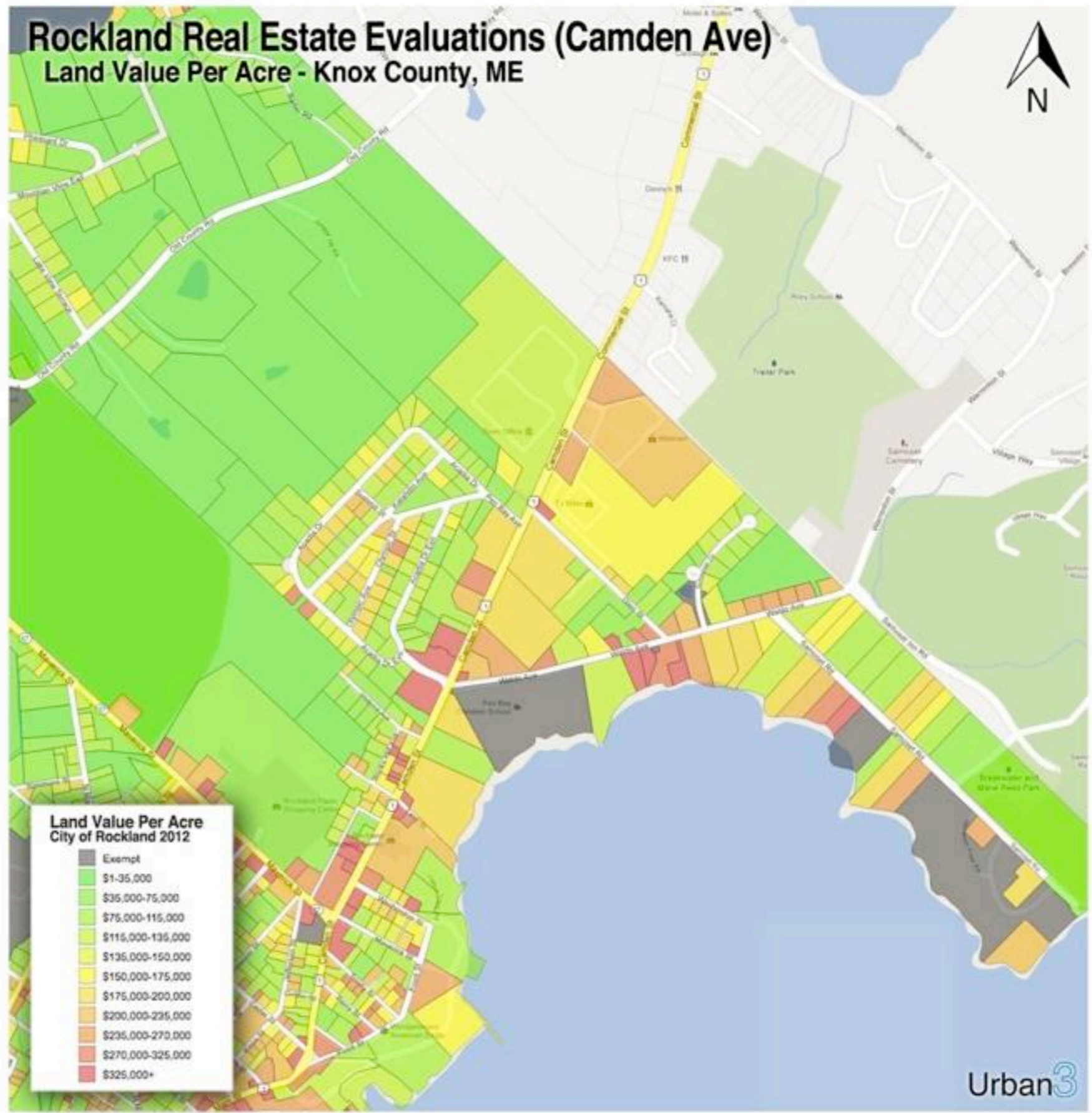


Land Value Per Acre City of Rockland 2012

- Exempt
- \$1-35,000
- \$35,000-75,000
- \$75,000-115,000
- \$115,000-135,000
- \$135,000-150,000
- \$150,000-175,000
- \$175,000-200,000
- \$200,000-235,000
- \$235,000-270,000
- \$270,000-325,000
- \$325,000+

Rockland Real Estate Evaluations (Camden Ave)

Land Value Per Acre - Knox County, ME



**Land Value Per Acre
City of Rockland 2012**

Exempt
\$1-35,000
\$35,000-75,000
\$75,000-115,000
\$115,000-135,000
\$135,000-150,000
\$150,000-175,000
\$175,000-200,000
\$200,000-235,000
\$235,000-270,000
\$270,000-325,000
\$325,000+



Do our policies balance the scales?

**We shape our buildings;
thereafter
they shape us.**

Winston Churchill

Are we literate about tax policy?

LITERACY



"A PERSON WHO WON'T READ HAS NO ADVANTAGE OVER ONE WHO CAN'T READ."

-Mark Twain

Rockland

Figure Ground



Rockland

Figure Ground - Buildings & Parking



Rockland

Figure Ground - Buildings



Rockland

Figure Ground - Parking



Rockland

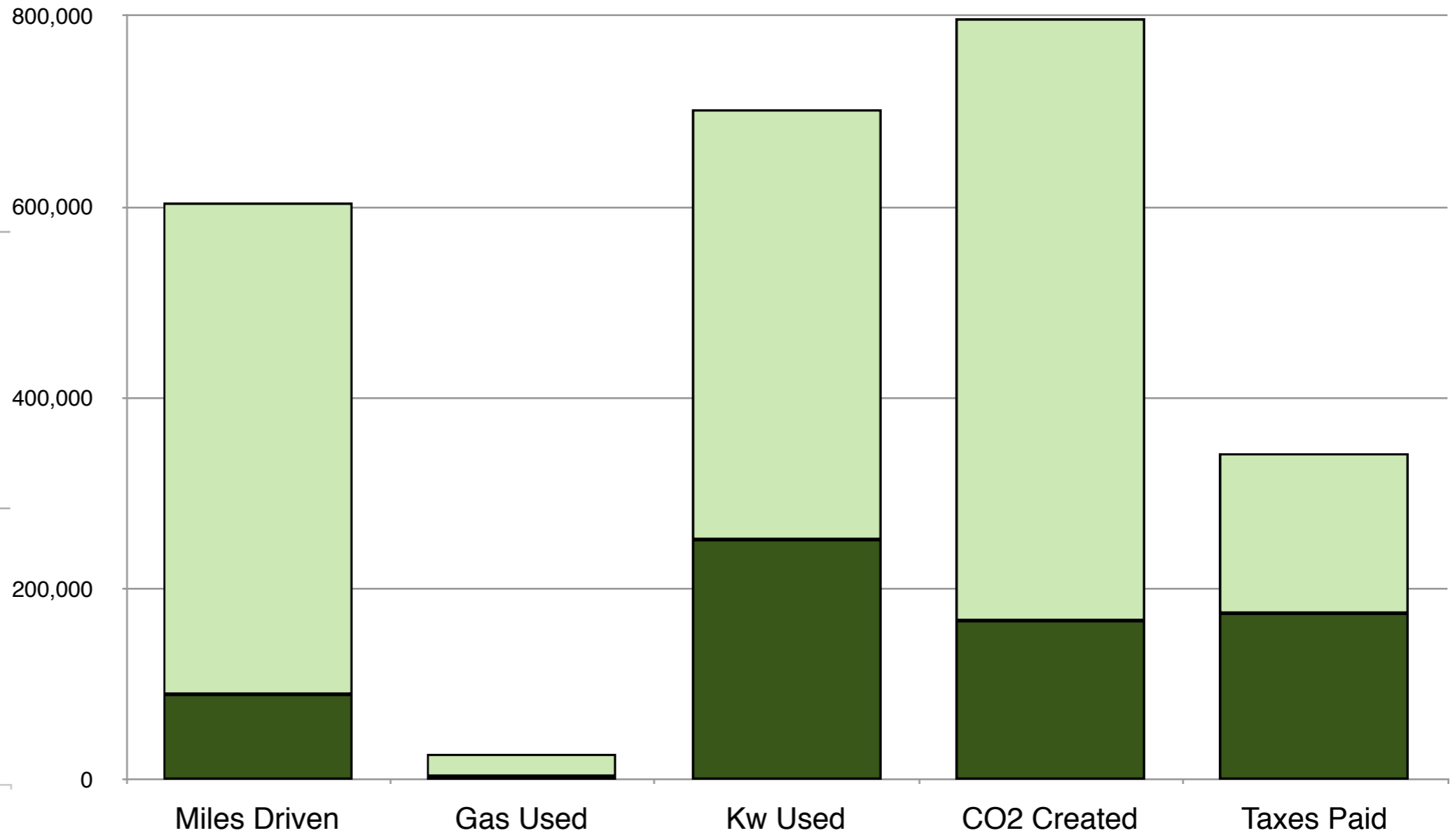
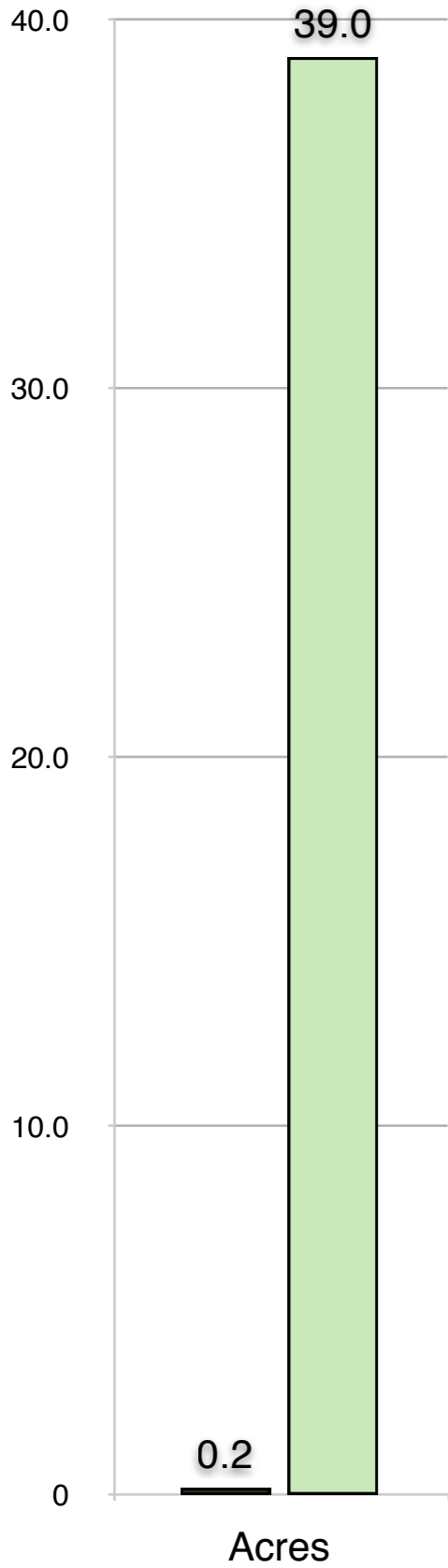
Figure Ground - Buildings & Parking



Urban Mid-Rise

Suburban

Comparing 19 units



* ignored extra cost to government for water, sewer, fire, police, & roads.

