



Coalition for Smarter Growth
For a Sustainable, Livable Region

DC • MD • VA

Blueprint for a Better Region



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DC • MD • VA



Advocating for walkable, bikeable, inclusive, and transit-oriented communities as the most sustainable and equitable way for the Washington, DC region to grow and provide opportunities for all.



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We all seek to live in healthy, thriving communities





Image credits: [DASH Bus](#)/Hugh Kenny, [Del Ray](#)/Hugh Kenny; [Cliffbourne Place NW](#)/Mike Maguire; [Brookland](#)/[BeyondDC](#)



But instead, too many of us face this every day

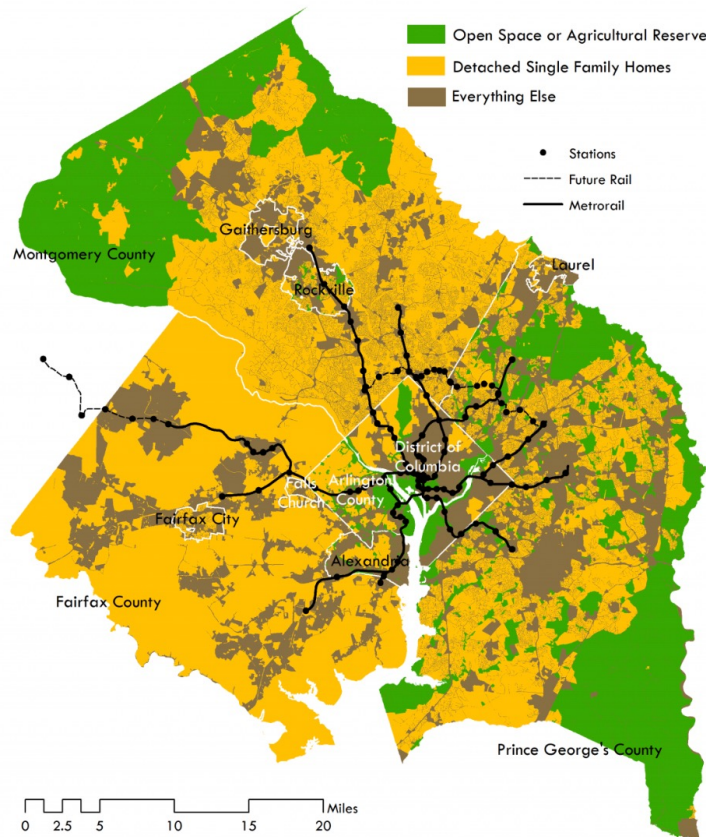
So why don't we have more of
the types of places
people want?

It all comes
down to
land use



Housing is unaffordable and hard to find

Zoning in the Washington, DC Region



Long commutes and traffic congestion



Clustered development allows drivers to take fewer, shorter trips

Every day Jane drops her granddaughter off at daycare, drives to work, and picks up groceries on the way home. Walking, biking, rolling, or transit are usually safe and convenient options.

Sprawling development requires drivers to take more trips—and longer trips.

Like Jane, every day Jeremy drops his daughter off at school, drives to work downtown, and picks up groceries on the way home. Walking, biking, rolling, and transit are not safe or realistic options.



Image credit: Tysons I-495/Sonya Breehey

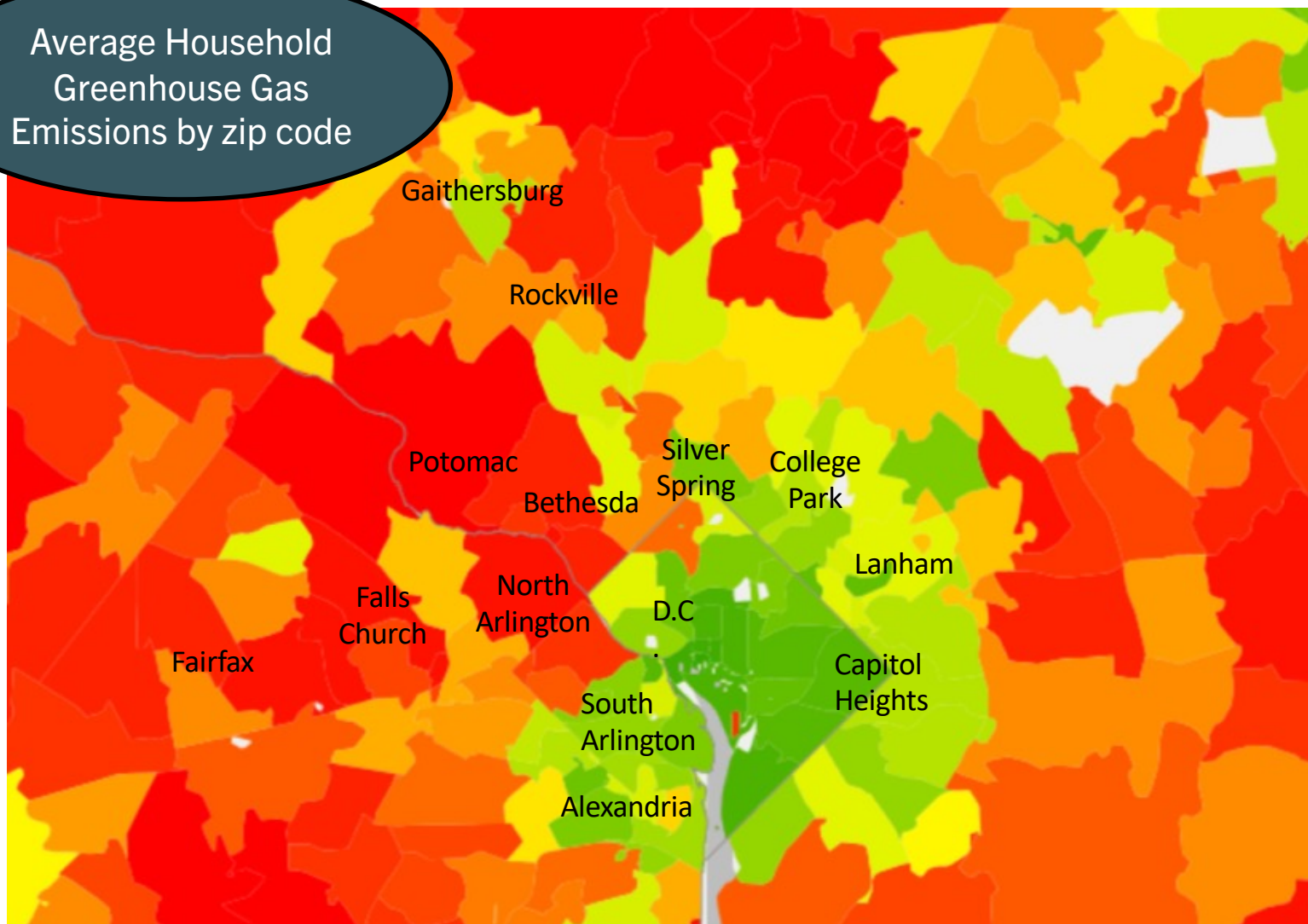
Smart Growth America's
[Driving Down Emissions](#)

Climate and Environmental Impacts



Climate and Environmental Impacts

Average Household
Greenhouse Gas
Emissions by zip code

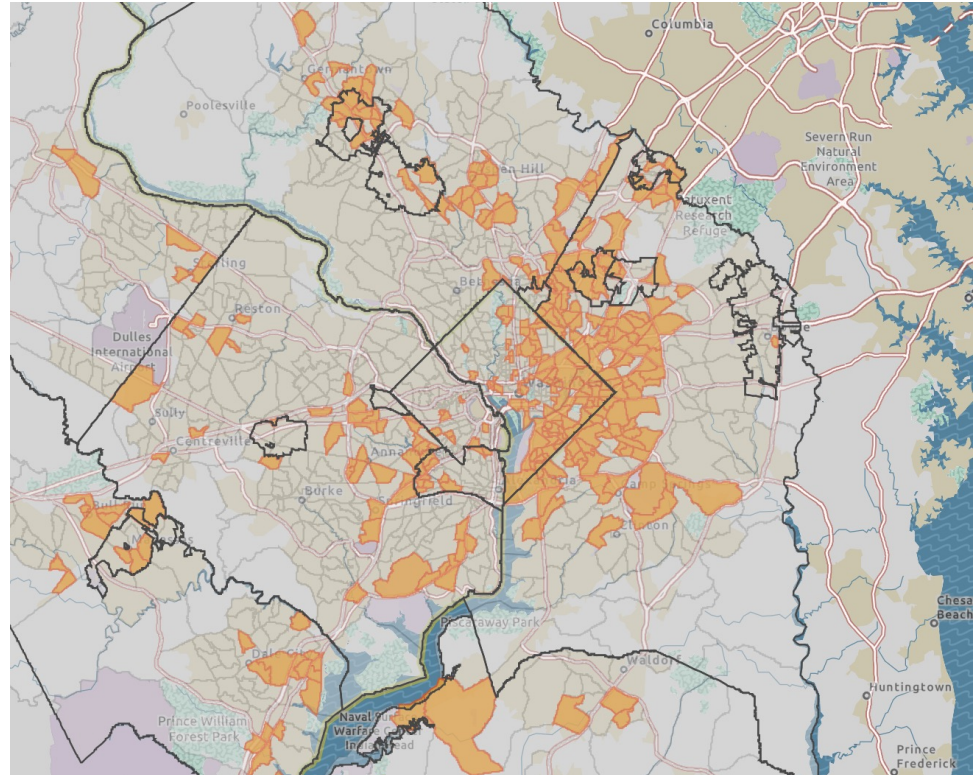


East/West Divide & Equity

Metropolitan Washington Council of Governments (MWCOCG)

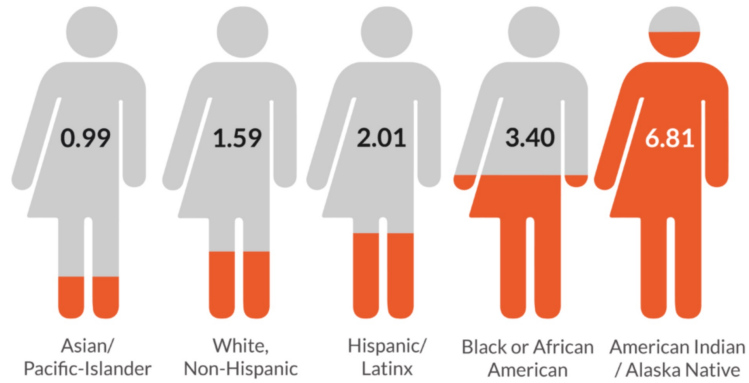
Equity Emphasis Areas

Defined as census tracts with a higher-than-average concentration of low income, traditionally disadvantaged racial and ethnic population groups.



Unsafe Streets

Pedestrian deaths per 100,000 by race & ethnicity (2018-2022)

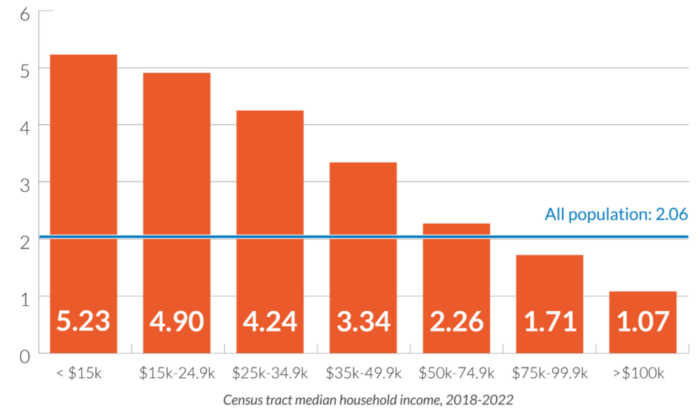


Source: National Highway Traffic Safety Administration. (2024). Fatality Analysis Reporting System.



Lower-income areas have far higher rates of pedestrian deaths

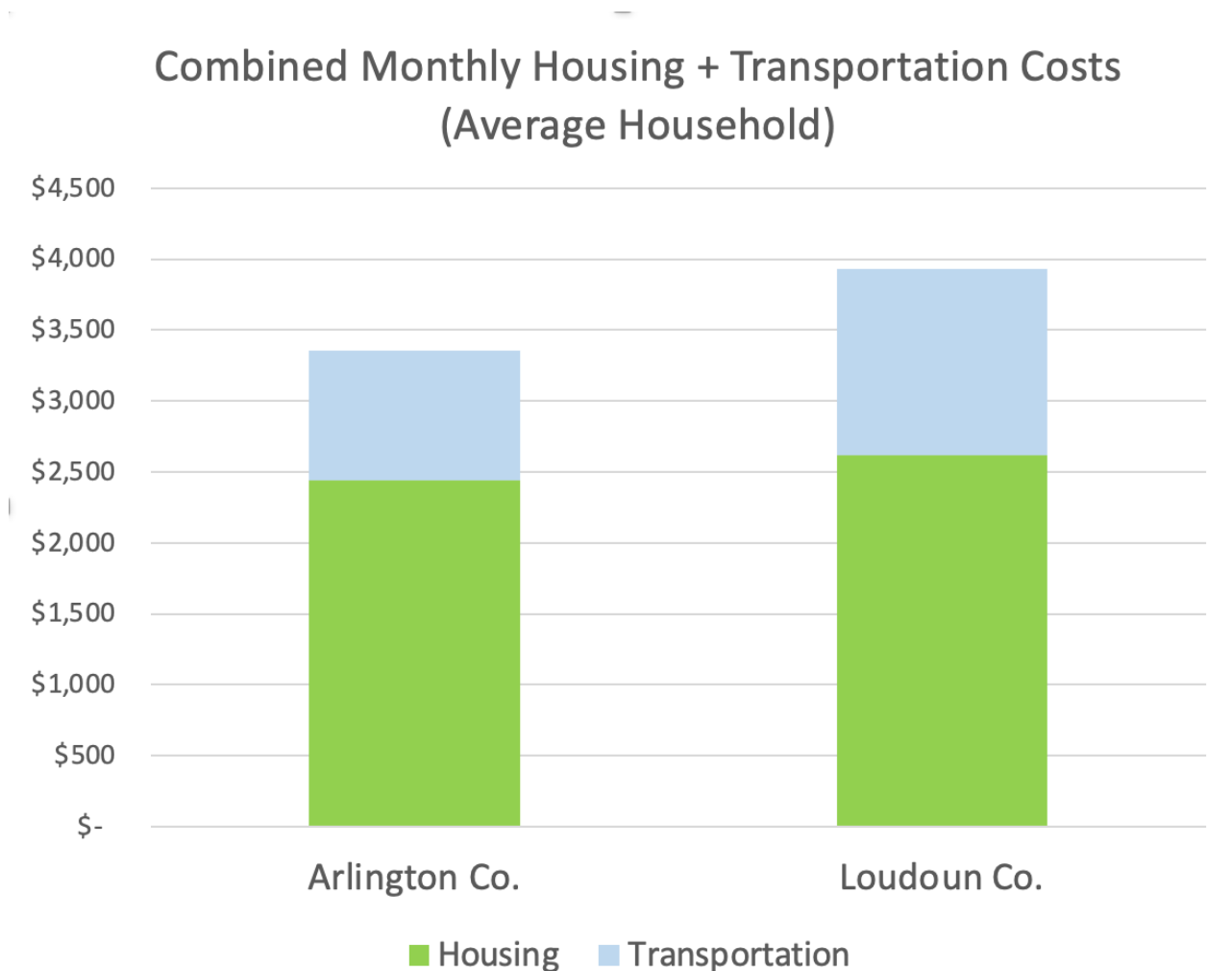
Pedestrian fatalities per 100,000 people by census tract income



Source: National Highway Traffic Safety Administration. (2024). Fatality Analysis Reporting System.



Housing + Transportation Costs



There's a Better Way!

Where and how we grow matters—and CSG is leading the way toward a more sustainable, livable D.C. region

The Pillars of a Blueprint for a Better Region

Inclusive,
Vibrant
Communities

Housing For All

Sustainable
Transportation
Choices

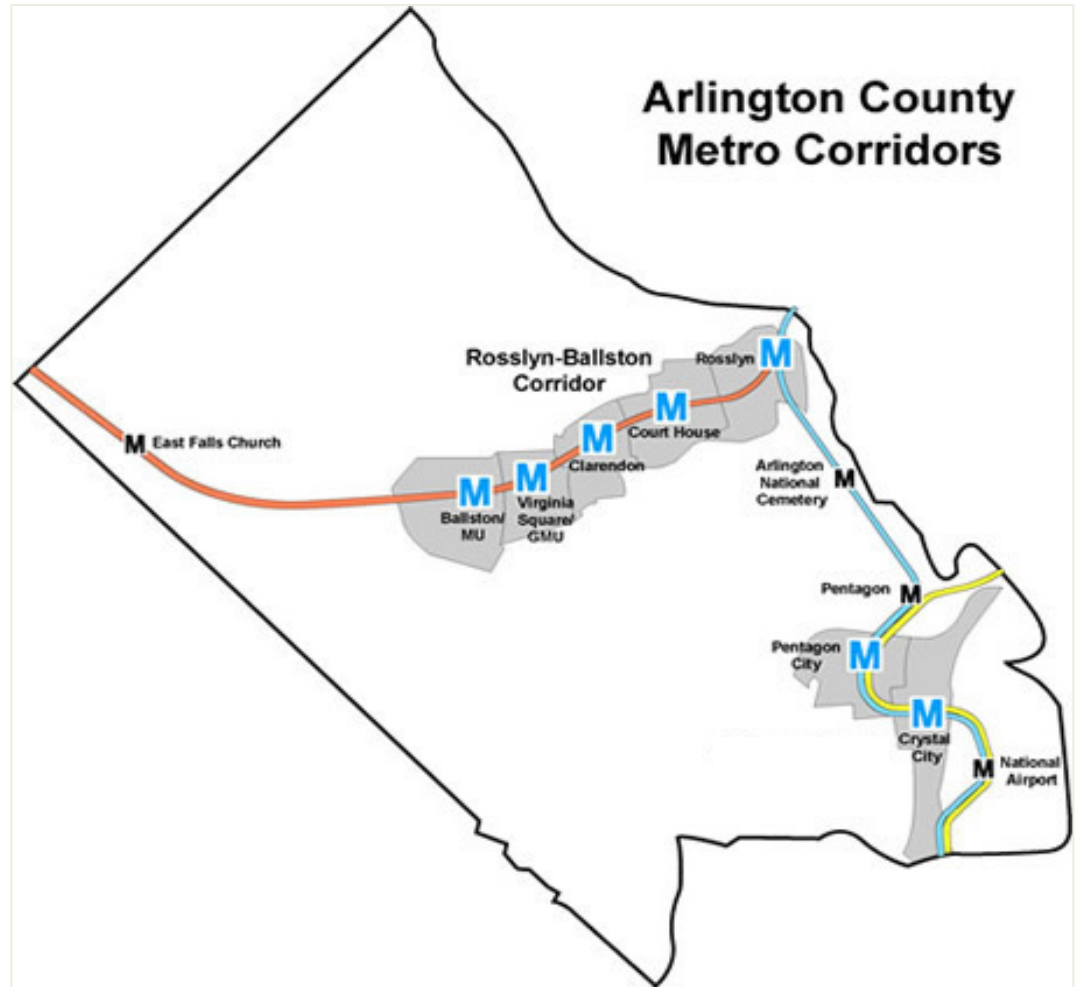
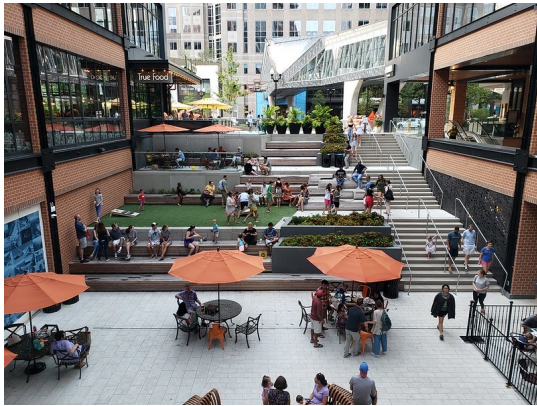


Inclusive, Vibrant Communities

Image credit: King St/Hugh Kenny

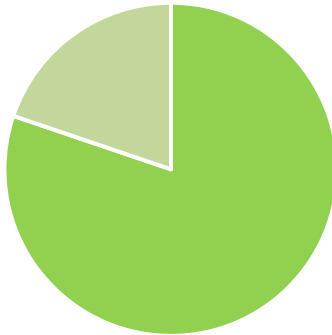
Guide new homes and businesses to existing communities with access to transit





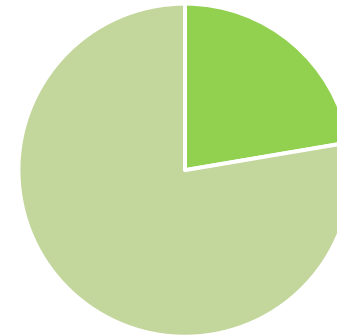
Transit-Oriented Development (TOD) fosters ridership and access

Rosslyn-Ballston TOD stations



■ Walk, Bike, Roll Access ■ Other Mode Access

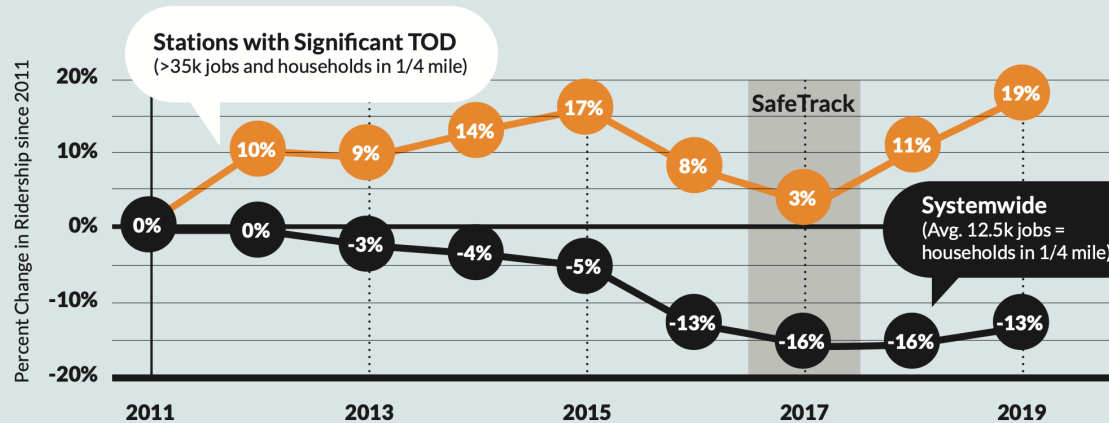
East Falls Church, West Falls Church, Vienna



■ Walk, Bike, Roll Access ■ Other Mode Access

Stations With TOD Have More Stable Ridership⁹

Between 2011 and 2019, ridership grew at stations with significant TOD.



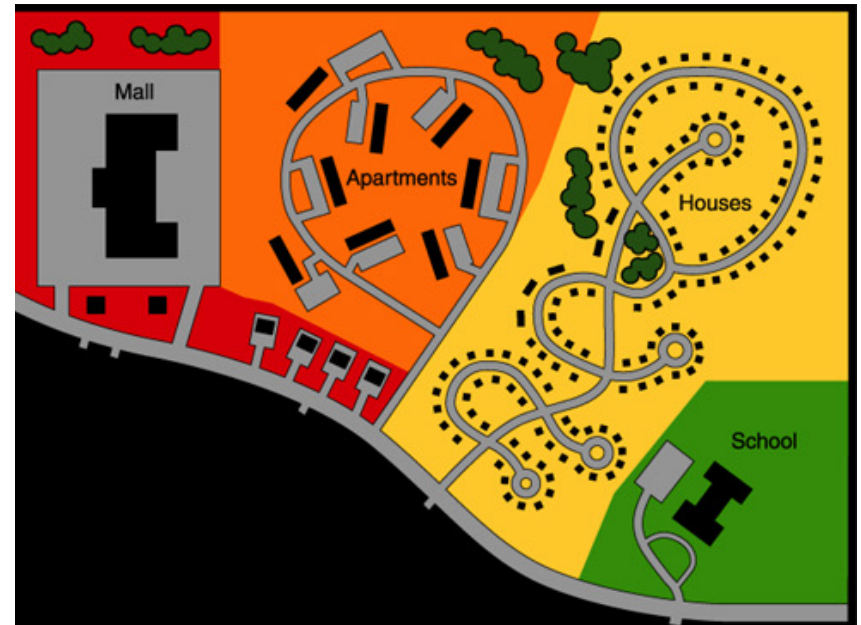
Create compact, walkable, bike-friendly, mixed-use communities



Image credit: Del Ray/Hugh Kenny



Suburban vs Walkable, mixed-use development

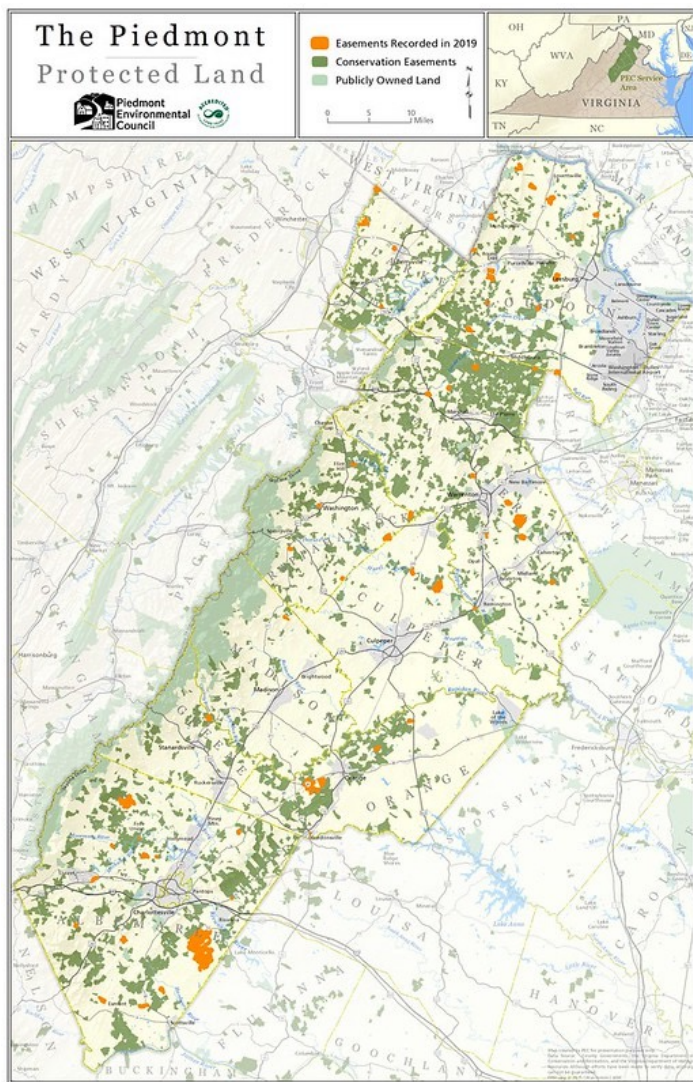


Preserve rural resources, open space, and farmland

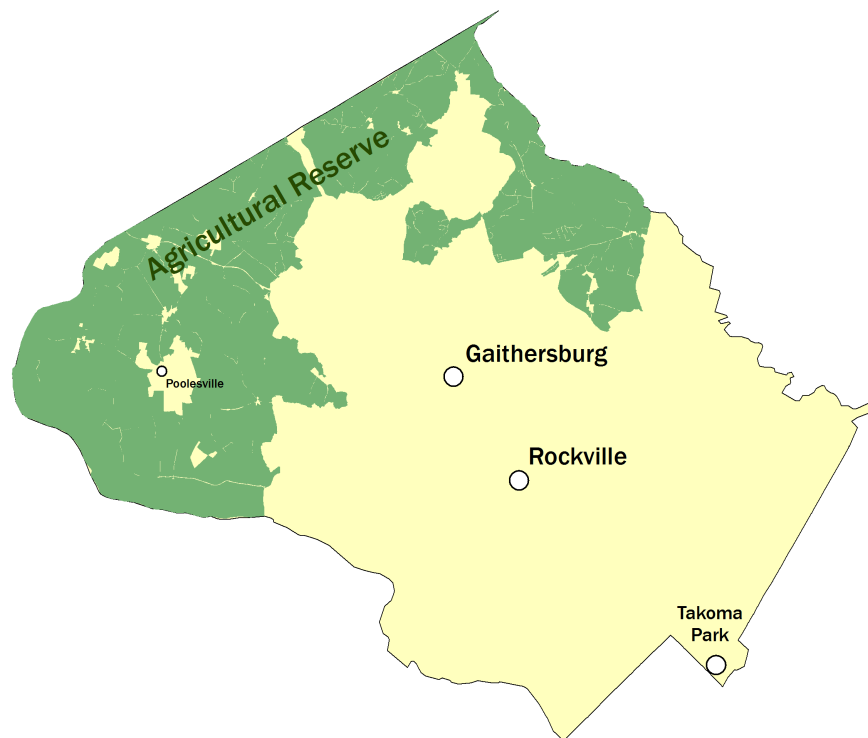


Regional growth that prioritizes infill housing and transit-oriented development – even at modest scales – can reduce conversion of open spaces and countryside in the magnitude of 50% to 80%.

Source: RMI, [Urban Land Use Reform](#) (2023)



Montgomery County Agricultural Reserve



The image is a full-page photograph of a red brick row house. A person in a blue jacket and jeans is walking away from the camera on a concrete sidewalk. To the left of the sidewalk is a large green bush with some fallen leaves. To the right is a grassy area and a dark grey wooden fence. In the background, there are trees with yellow and orange autumn leaves. A semi-transparent white banner is overlaid across the middle of the image, containing the title "Housing for All" in a dark blue, sans-serif font.

Housing for All

Allow a variety of housing options

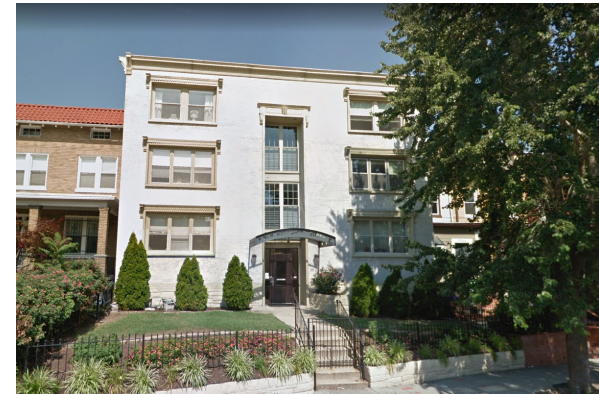


Image credits: Virginia Square high-rise, Ballston duplex, and East Falls Church multi-family/Sonya Breehey; Hyattsville townhouses/Hugh Kenny; [Cliffbourne Place NW](#)/Mike Maguire; [Petworth apartment](#)/BeyondDC

Accessory Dwelling Units



Image credits: Backyard cottage/Carrie Kasicki; [Carriage House ADU](#), Carriage House [DSC_0154](#)/BeyondDC; Backyard cottage/Cheryl Cort

Build and Preserve Affordable Housing



Image credits: Residences at Government Ctr/Sonya Breehey; Portner Flats/Cheryl Cort; Ballston Garden Style Apts/Sonya Breehey; Alexandria Fire Station w Affordable Housing/Cheryl Cort

Convenient, Sustainable Transportation Options



Provide convenient, frequent, and reliable public transit



Metrorail

Bus



Image credits: DASH Bus/Hugh Kenny; Buses at Silver Spring Metro/Carré Kisicki;
[Metrobus](#)/BeyondDC; Fairfax Connector/Sonya Breehey

Bus Rapid Transit



Metroway - Alexandria & Arlington

Invest in safe, comfortable walking and biking

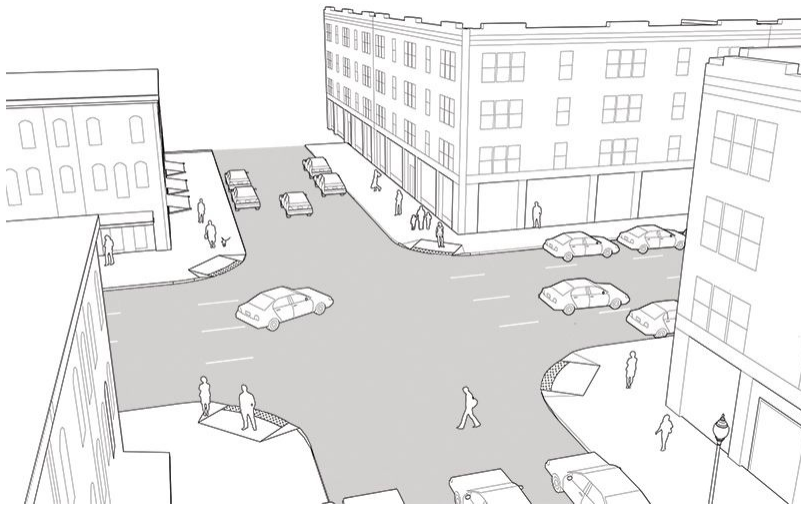


Safer Streets for All



Image credits: Clarendon/Sonya Breehey; Children in bike lane/Cheryl Cort; [People in plaza](#)/Rachel Ellis; [Bus boarding island](#)/BeyondDC; Twenty is plenty/Sonya Breehey; [Plant shopping](#)/Mike Speaks

Transforming Streets for All People



Shift from Expanding Highways and Arterials

They just fill up again!

I-95 Toll Lanes Congestion



Wide Arterials



Route 123 keeps
getting wider



The Coalition for Smarter Growth

A small but mighty team!



Image credits: Safe Streets for Baileys/Stewart Schwartz; CSG Staff/Hugh Kenny; Livable Communities Award/Hugh Kenny; Proclamation/Montgomery County; Walking Tour/Aimee Custis

Commitment to Partnerships

RISE PRINCE
GEORGE'S



Montgomery for All



FAIRFAX HEALTHY COMMUNITIES

healthy+sustainable+inclusive fairfaxhealthy.org

ward3vision
smart growth • vibrant neighborhoods

We Are Changemakers!



We were honored to be awarded the Washington Urban Land Institute Changemaker Award in June for our leadership in advocating and shaping a transit-oriented future for our region. We were particularly touched by the testimonials offered by Katie Cristol, Chair of the A 1087Aproof.pdf ard, former Prince George's County Executive Rushern Baker, and John Torti of Torti Gallas + Partners.

Check out their
wonderful video here:



2022 ULI Washington, Changemaker Award

2017 Council of Governments, Regional Partnership Award

2012/2013/2015 Washington Business Journal, Power 100

2004/2008/2012/2016 Catalogue for Philanthropy, Best Small Charity

2002 Washington Business Journal, Businessperson of the Year

We could do even more with your help – get involved!



Image credits: Duke Street BRT/Stewart Schwartz; Montgomery for All/Graham Reid; RISE Prince George's/Jada Thomas; Popsicles in the Park/Kevin O'Brien of WABA; Livable Communities/Hugh Kenny; Hearing for Affordable Housing/Montgomery for All

We're at a turning point — it's our choice



OR



Left: Loudoun Data Centers/Hugh Kenny; Outer suburban development/Hugh Kenny; Land clearing/Hugh Kenny; Land clearing/Hugh Kenny; Flooding in Old Town/John Sonderman
Right: Bethesda Lane/BeyondDC; DC Bike Party/Joe Flood; C&O Canal/C Buoscio; Flash/MW Transit Photos



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LEARN MORE and TAKE THE PLEDGE

smartergrowth.net/blueprint

