

THREE UNFOUNDED ASSUMPTIONS

Resources to help citizens understand three unfounded assumptions concerning the Greater Warrenton-Fauquier Community's relationship with the Core of the National Capital SubRegion.

ASSUMPTION ONE

The economic, social and physical relationships between the Greater Warrenton-Fauquier Community and the Core of the Nation Capital SubRegion have been growing closer for almost 300 years and they will continue to grow closer in the future.

ASSUMPTION TWO

The Greater Warrenton-Fauquier Community will continue to grow as it has since 1950 because the National Capital SubRegion will continue to grow.

ASSUMPTION THREE

The Greater Warrenton-Fauquier Community will continue to grow as it has since 1950 because the Core of the National Capital SubRegion is running out of land to Urbanize.

Summary of presentation to Warrenton Rotary Club 31 May 2012.

Thank you Rick for the invitation and for the introduction!

It has been 45 years since I last addressed a Rotary Luncheon. I hope you can do as much to move Greater Warrenton-Fauquier forward as the Rotary Clubs in the Upper Mohawk Valley did to help remove junk yards and bill boards from scenic byways, preserve historic buildings and support SubRegional agriculture and OpenLand conservation.

My long-time friend and long-time Rotarian Bob Lee advised me that I had about 12 minutes to get across my message so lets get rolling.

Mark Twain famously said:

“It ain’t what you don’t know that kills you,

“it’s what you KNOW FOR SURE that ain’t true.”

Today we explore Three UNFOUNDED Assumptions that many rely on when making Household, Enterprise, Institutional and Agency decisions about the future in Greater Warrenton-Fauquier.

I do not expect you to immediately embrace our perspective on these UNFOUNDED Assumptions.

I DO hope you will try to understand what I and others in this Region and across the United States are publishing based on current data and recent research to support these perspectives .

We will be happy to answer questions after we outline the three assumptions.

We are providing a Resource Sheet so you can to look up references and information for yourself later.

We will be happy to send you an electronic copy with live links.

We look forward to discussing these assumptions further in the future.

We are discussing a ‘Short Course’ with The Times Community Newspapers and others to address these and related issues.

ASSUMPTION ONE

The economic, social and physical relationships between the Greater Warrenton-Fauquier Community and the Core of the Nation Capital SubRegion have been growing closer for almost 300 years and they will continue to grow closer in the future.

The belief is that over the years it costs less, takes less time AND – most importantly – more and more of citizens of Greater Warrenton-Fauquier can take advantage of the Community-to-Core relationship to support their economic, social and physical well being.

Geographically, What EXACTLY are we talking about? [MAP of Washington-Baltimore New Urban Region with radial distance superimposed.]

To Repeat: **The economic, social and physical relationships between the Greater Warrenton-Fauquier Community and the Core of the Nation Capital SubRegion have been growing closer for almost 300 years and they will continue to grow closer in the future.**

The first part of this assumption is, of course true, the last phrase – “they will continue to grow closer” – is NOT true.

The Cost, Time and Percentage of participation WERE drawing the Community and the Core closer together ...

HOWEVER, since 2006 the trajectory has changed.

Twelve minutes does not allow time for details. The Resource Sheet [appended to this summary] supplies sources of data to support this assessment. Also see FUNDAMENTAL REALITIES, Current Perspective # 28 prepared after Session One and Two of COMMUNITY FUTURES FORUM.]

John Toler has agreed to help establish the time frames for a graphic to document the past and current trajectory – trail, wagon track, canal, roadway, railroad, telegraph, telephone, highway, Interstate, Internet.

The VIRTUAL connection as distinguished from the PHYSICAL connections IS one key to future prosperity but that is another story for another time.

The change of trajectory is due to The Market, NOT to philosophy and NOT to social engineering or to supporters of UN Agenda 21.

Two facts:

1. Half the working population cannot NOW afford to buy and maintain a Large Private Vehicle that is BOTH fuel efficient AND safe to drive on the Interstate.

Even if 'SOMEONE' had the ability to raise the money to build more roadways, fewer and fewer will be able to afford the time and cost to access Jobs and Services in the Core of the SubRegion. This is a matter of physics and of economics spelled out in the material cited in the Resource Sheet.

Further, those best qualified to hold the quality Jobs in the Core of the SubRegion will want to live closer to their work and Services.

2. The two largest new Household forming population cohorts that will exist over the next 30 years (these cohorts are already with us) do not want and could not afford Large, scattered Urban Dwellings and the Large, Private Vehicles required to access these dwellings.

These two cohorts are proving this reality not just in preference surveys but in recent market decisions as documented in the material cited in the Resource Sheet.

[There was not time to point out that the Jobs in the National Capital SubRegion are now center-weighted and are projected to be center-weighted in the future.]

There are now MILLIONS of EXCESS Large scattered Urban Dwellings in the United States and in North East MegaRegion.

In the Washington-Baltimore New Urban Region and in the Virginia part of the National Capital SubRegion there are tens of thousands of these units.

Bottom line one:

The farther one goes from the Jobs and Services in the Core the more excess Large scattered Urban Dwellings there are.

Bottom line two:

Every Agency, Enterprise, Institution and Household must change to reflect the new reality of Community – to – Core relationships

ASSUMPTION TWO

The Greater Warrenton-Fauquier Community will continue to grow because the National Capital SubRegion will continue to grow.

Change, YES.

“Grow”? Well, that depends on:

1. How ‘growth’ is defined, AND
2. MegaRegional, continental and global conditions beyond the control of federal, state or municipal Agencies. [See Part Four – Appendix of FUNDAMENTAL REALITIES.]

This GRAPHIC is based on data generated by the GMU Center for Regional Analysis. It provides a sobering perspective. The Resource Sheet provides you with a link to the graphic.

Even if the Core of the National Capital Subregion ‘grows’ as it has in the past – more Jobs, Services, Recreation, Amenity and a larger population – those outside R= 30 (Greater Warrenton-Fauquier is in the R=35 to R=55 Radius Band) cannot depend on the SubRegion’s economic largess upon which residents have depended in the past. Due to both cost and time, the recent and future changes will result in a smaller and smaller percentage of those in the Outer Radius Bands having functional access to the Core of the SubRegion where Jobs, Services and Urban

Recreation are concentrated. Recent data documents that citizens now desire to live closer to a range of Job opportunities and to Services.

There will be a fundamental difference between economic conditions inside R= 10 (The Core) and those between R=10 and 20 BUT THERE WILL BE AN EVEN GREATER DIFFERENCE between The Core and conditions in the R=30 and 50 Radius Band.

One can use as a measuring stick the value of a 4 bedroom, 2.5 bath, two car garage detached Single Household Dwelling by 5 mile Radius in 2003 and in 2012 to document this new reality. Again, the Resource Sheet provides references to data to confirm the reality and impact of $A = \pi R^2$.

ASSUMPTION THREE

The Greater Warrenton-Fauquier Community will continue to grow as it has since 1950 because the Core of the National Capital SubRegion is running out of land to Urbanize.

This was NEVER true. The Market NEVER reflected the myth of ‘running out of land.’

It WAS ‘cheaper’ in this Community to evolve some configurations of Urban development (more house for the dollar) but only because of direct and indirect subsidies.

Or put another way, NONE of the participants in the 1950 to 2006 development process paid the full and fair share of the cost of their activities.

What the market desired was different than what was delivered – Same House, Same Builder, Different Location comparisons have demonstrated this reality since 1975 when I started helping create successful developer strategies in the northern part of Virginia.

The Jobs are in Core. See Map Two [Existing and projected Jobs in the National Capital SubRegion by 10-mile Radius Band.]

In 1995 [and in 2002] there was enough vacant and underutilized land within half a mile of the then EXISTING METRO stations to support all the JOBS and all the HOUSING needed to meet the year 2030 projections – and those projections were much more robust than the current projections.

In the new economic and spacial context the Sweet Spot on the Cost of Services Curve has dramatically shifted.

The Sweet Spot on the Cost of Services Curve has gone from 10 persons per acre at the Alpha Community Scale (1960 to 2000) to 30 persons per acre at the Alpha Community scale (2000 to 2030).

Running out of land? Not a likely!!

Urban activities – Jobs, Housing, Services, Recreation, Amenity – will require ONE THIRD as much Urbanized land as is ALREADY Urbanized.

Put another way, “The Region” could ‘grow’ by three times without needing another acre of Urban land outside R = 20.

What did Mr. Clements say?

It ain’t what you don’t know that kills you,

it’s what you KNOW FOR SURE that ain’t true.

Let us start the discussion about REALITY!

A Resource Sheet is presented on page 8.

5 June 2012

RESOURCE SHEET FOR THREE UNFOUNDED ASSUMPTIONS

Resources to help citizens understand three unfounded assumptions concerning the Greater Warrenton-Fauquier Community's relationship with the Core of the National Capital Subregion.

ASSUMPTION ONE: The economic, social and physical relationships between the Greater Warrenton-Fauquier Community and the Core of the Nation Capital SubRegion have been growing closer for almost 300 years and they will continue to grow closer in the future. [The future projection is not a fact.]

- "The Death of the Fringe" <http://www.nytimes.com/2011/11/26/opinion/the-death-of-the-fringe-suburb.html>
- "The Coming Housing Calamity" <http://bettercities.net/news-opinion/blogs/robert-steuteville/14620/coming-housing-calamity>
- SETTLEMENT PATTERN CONSILIENCE, Current perspective # 26 on the *CURRENT PERSPECTIVES* page at www.emrisse.com
- JUST THE FACTS, Current Perspective # 13 *CURRENT PERSPECTIVES* page at www.emrisse.com
- SHAPING A FUNCTIONAL AND SUSTAINABLE FUTURE, Current Perspective # 5 on the *CURRENT PERSPECTIVES* page at www.emrisse.com
- "The Physics of Gridlock," PowerPoint on *THE SHAPE OF THE FUTURE* 4th Printing CD
- Google work of Chris Leinberger (Brookings and U Mich), Arthur C. Nelson (U Utah) and Todd Litman (Victoria Transport Institute).
- ALPHA COMMUNITY READING LIST, Current Perspective # 12 on the *CURRENT PERSPECTIVES* page at www.emrisse.com

ASSUMPTION TWO: The Greater Warrenton-Fauquier Community will continue to grow as it has since 1950 because the National Capital SubRegion will continue to grow. [Not based on fact.]

- "To What End" Stephen Fuller, Page 57 *Piedmont Business Journal* Spring 2012 page 57. <http://digital.olivesoftware.com/Olive/ODE/PiedmontBusinessJournal/>
- Summary of Fairfax County Growth Forecasts by GMU Center for Regional Analysis http://www.baconsrebellion.com/PDFs/2012/04/NOVA_growth_forecasts.pdf
- JUST THE FACES, Current Perspective # 13 on the *CURRENT PERSPECTIVES* page at www.emrisse.com
- ENOUGH?, Current Perspective # 18 on the *CURRENT PERSPECTIVES* page at www.emrisse.com

ASSUMPTION THREE: The Greater Warrenton-Fauquier Community will continue to grow as it has since 1950 because the Core of the National Capital SubRegion is running out of land to Urbanize. [Never true]

- "Blueprint for a Better Region" <http://www.betterregion.org/flash/flash.html> (Web based PowerPoint)
- SETTLEMENT PATTERN CONSILIENCE, Current perspective # 26 on the *CURRENT PERSPECTIVES* page at www.emrisse.com
- JUST THE FACES, Current Perspective # 13 on the *CURRENT PERSPECTIVES* page at www.emrisse.com
- New Urban Region Conceptual Framework PowerPoint, Vol III *TRILO-G*

Note: These are just a few of the resources that fit on a single page. The resources published by SYNERGY and materials at www.emrisse.com referenced above contain citations and links to a broad spectrum of material on each of The Unfounded Assumptions.

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