

31 August 2014

34 WHISTLING PAST THE GRAVEYARD

UNREAL REAL ESTATE – THE TRAJECTORY OF LAND AND URBAN IMPROVEMENT VALUES IN GREATER WARRENTON / FAUQUIER.

PRELUDE

Citizens of Greater Warrenton-Fauquier as well as their elected, appointed and volunteer leaders have been ‘Whistling Past the Graveyard’ with respect to the probable trajectory of land and improvement values in the Outer Radius Bands of the National Capital SubRegion.

This presentation was an attempt to sound the alarm. It is based on Current Perspective (CP) # 30 – THREE OVERARCHING DETERMINANTS, CP # 31 – UNReal ESTATE, CP # 32 – IMPACT OF THE U TURN IN THE PIEDMONT and CP # 33 THE GREAT SUBMERGENCE.

While the presentation was intended to be ‘a wake up call’, the audience reaction could be used as a poster to illustrate the parable concerning ‘Frogs in a Caldron when the temperature is slowly raised.’ [See End Note One and Two.](#)

The original presentation was a brief call to arms. The revised version presented here is a do-it-yourself educational vehicle. In the context of Awareness => Interest => Understanding => ACTION.

If after reading this material you are not ready to join your fellow citizens of Greater Warrenton-Fauquier to help create a Complete, Balanced COmmunity, you need to read the reference material cited in this PERSPECTIVE and especially in End Notes Three, Four and Five.

INTRODUCTION

Thank you Bob and GOOD AFTERNOON!!

The subject Bob Lee has introduced is a complex one. We had only a limited time to present a few of the key facts and suggest topics for future discussion so we had hoped the audience had done their homework. Unfortunately the 'read ahead' material was NOT distributed by the Rotary officer responsible for program coordination and so the presentation had to be changed on the fly. **See again End Note Two**

The bottom line is that there is no good news about the current status, nor the current trajectory, of economic, social and physical parameters impacting land values in Greater Warrenton-Fauquier.

There MAY be a light at the end of the tunnel BUT there will be NO good news until:

1. A Critical Mass of Citizens UNDERSTAND the current trajectory and where it is taking the Community AND
2. A Critical Mass of Citizens UNDERSTAND the actions that MUST be taken to achieve a Balanced, Complete COMMUNITY AND
3. There is a commitment to join with fellow citizens from across the political spectrum and work to achieve the goal of a Complete, Balanced COMMUNITY in Greater Warrenton-Fauquier. **Again see End Note One**

What is a "Complete, Balanced COMMUNITY"?

Answer: It is a COMMUNITY with a relative Balance of Jobs / Housing / Services / Recreation / Amenity that is appropriate to the scale of EACH organic component of the COMMUNITY.

SYNERGY was prepared to further explore the topic of 'Complete, Balanced COMMUNITY' in the discussion period but the audience had taken time to think about it, they might have had an answer something like this:

A Complete, Balanced COMMUNITY can be described as :

A PLACE that YOU would like to live (Housing), work (Jobs) and access Services, Recreation and Amenity; a PLACE you and your Household have the best chance to be prosperous, safe and happy AND a PLACE you have the time to enjoy a quality life.

At SYNERGY we say that a Complete COmmunity has a Balance of Jobs / Housing / Services / Recreation / Amenity (J / H / S / R / A).

Currently our COmmunity – Greater Warrenton-Fauquier – exhibits a Gross ImBalance of Jobs and Housing. There are also some missing Services due to the lack of Critical Mass.

FUNCTIONAL HUMAN SETTLEMENT PATTERNS

As established by *THE SHAPE OF THE FUTURE*, functional human settlement patterns have a controlling impact on economic prosperity, social stability and physical resilience – aka, the potential for the evolution of resilient, sustainability. Places that survive and prosper are where humans can thrive. By definition, functional settlement patterns result in a Balance of Jobs / Housing / Services / Recreation / Amenity (J / H / S / R / A).

The quality of Recreation and Amenity in Greater Warrenton-Fauquier have been the primary focus of marketing and image building for the Community to date. See focus of coverage in *Warrenton Lifestyle*, *Fauquier NOW* and *Fauquier Times*.

A lack of Jobs to match the skills and aspirations of current residents – including graduating high school and community college students – and the lack of Affordable and Accessible Housing for those who now hold Jobs in the COmmunity are the primary drivers of the current ImBalance.

Over the past 50 years:

1. There have been too Many Wrong Size Houses built in he Wrong Location, and
2. Too many trips to other Communities are taken to find Work, and
3. There are gaps in the Services – Agency Services (health, safety and general welfare), Enterprise Services (provision of goods and proprietary Services) and Institutional Services (culture and social Services).

If is imperative to understand that human settlement patterns are organic systems and, as noted above, that a ‘RELATIVE’ Balance must exist at ALL the organic scales of human settlement (Dooryard / Cluster / Neighborhood / Village / Community / Regional).

The lack of Balance in the settlement patterns is a REgional problem. The dysfunction exists not just in the Outer Radius Bands but also in the Core of the National Capital SubRegion. In the Core there are too many Jobs and not enough Affordable and Accessible Houses. Many Services are also not available and there are barriers to some citizens accessing Recreation and Amenity.

If the Federal District, Alexandria, Arlington as well as the inner Radius Bands of Fairfax, Prince Georges and Montgomery Counties do not achieve a much greater Balance of Jobs and Housing at the COmmunity scale, citizens with the skills and ability will leave. Without a Balance of Jobs / Housing / Services / Recreation / Amenity (J / H / S / R / A) the Creative Class will migrate. They will not migrate toward the fringe of the Urbanized area as generations have in the past. Settling for “more-house -for-the-dollar and a hectic SubUrban lifestyle does not satisfy their need. This key population cohort will migrate to other Regions that provide Balanced, Complete COmmunities in a SUSTAINABLE New Urban Region.

It is clear that to create Complete, Balanced COmmunities municipal jurisdictions will have to abandon the archaic municipal borders and evolve a governance structure that recognizes the Organic structure of human settlement patterns.

It is also clear that creating Communities with a Balance of J / H / S / R / A are easier to create INSIDE the Logical Location of The Clear Edge around Core of Region than it is OUTSIDE the Core. Outside the Core the goal must be Balanced But Disaggregated Community in the Countryside. Greater Warrenton-Fauquier is one of those POTENTIAL (aka, Beta) Balanced But Disaggregated Communities that exist in the Countryside and thus faces a more difficult challenge ahead.

THE CONTEXT – THREE UNFOUNDED ASSUMPTIONS

About 26 months ago I appeared at a Warrenton Rotary meeting (30 May 2012) and identified Three Unfounded Assumptions that were preventing citizens from grasping the negative impact of the current economic, social and physical trajectory. A summary of our talk THREE UNFOUNDED ASSUMPTIONS C P # 27 was a ‘suggested reading’ in the ‘read ahead’ that was to be emailed to Rotary members included as Attachment One. **See again End Note Two**

Here is a brief overview of the THREE UNFOUNDED ASSUMPTIONS.

One: The relationship between the ‘fringe’ (aka, the Outer Radius Bands) and the Core of the National Capital SubRegion will continue to grow ever closer as it has for the past 300 years. NO, that relationship has profoundly changed.

Two: The National Capital SubRegion will continue to grow “as it has in the past 50 years.” NO, that is not the existing or projected trajectory in terms of spacial distribution or settlement pattern.

Three: The Outer Radius Bands of the National Capital SubRegion – the ‘fringe’ – will ‘continue to grow’ as they have in the past five decades because the Core of the National Capital SubRegion is ‘RUNNING OUT OF LAND.’ NO, that is not the case now and, in fact, has never been the case. See Determinates Three below.

TWO POWERFUL CONTEMPORARY DRIVERS OF DYSFUNCTION

Failure to understand the THREE UNFOUNDED ASSUMPTIONS has allowed citizens to ignore the Community, Village and Neighborhood scale impacts of two profound MegaRegional, national and global Transformations impacting every COMMUNITY including Greater Warrenton-Fauquier.

When we speak of PROFOUND CONTEMPORARY DYSFUNCTIONS, we are NOT talking about:

The struggling Regional Economy [Monday 14 July *WaPo* – *Capital Business* Cover Story: “Rapid Recovery? NOT”.] or

The ‘anemic’ Regional housing market [10 July *WaPo* Headline: “D.C. region’s housing market remains stuck in the doldrums”.]

In addition, we are NOT YET talking about VAST difference in the trajectory of land and improvement values in the Core of the National Capital SubRegion as contrasted with the value of land and improvements in the Outer Radius Bands (Outside R = 35 Miles from the Centroid and beyond)

The two POWERFUL CONTEMPORARY DRIVERS OF DYSFUNCTION in the economic, social and physical Spheres of Human Experience and impacting citizens at the MegaRegional, national and global scales are:

- A. **The Income Gap**, – aka “The Citizen Wealth and Well Being Gulf.” The Gap has grown to be a Gulf and now a Chasm. This Chasm results from failing economic systems that have concentrated wealth in fewer and fewer hands – especially since 1973 in the United States. **See End Note Three.**

What are the human settlement pattern impacts of the Wealth Chasm in our Community and in the Region?

Larger and larger percentages of Households cannot afford the size, type or location of houses that were the mode-of-the-market in past decades. This has resulted in a growing Affordable and Accessible Housing Crisis both in the Core of the National Capital and Baltimore SubRegions (too few dwellings that are Affordable and Accessible for those with jobs in the Core) and in the Outer Radius Bands (too many Large Single Household Detached Dwellings). The Outer Radius Bands is where Greater Warrenton-Fauquier is located.

The Wealth Chasm has also resulted in the fact that over 50 percent of the EMPLOYED citizens cannot now afford a fuel efficient Vehicle

that is also safe to drive on an Interstate highway. Such a vehicle is required to access remote, cheaper Housing and better Jobs and to reach better jobs in the Core.

- B. **Governance Chaos.** Dysfunctional governance structures have resulted from the two primary political parties each trying to elect 50.1 percent ‘majorities’ rather than working to secure economic prosperity, social stability and physical resilience for all citizens and which 80 percent of the eligible voters would support if they understood their own best interest as well as that of their Household, their Enterprise and their Institutions.

THREE OVERARCHING DETERMINANTS

The Wealth and Well Being Chasm and Governance Chaos have resulted in weak Regional economies, dysfunctional Agencies and an unsustainable consumption of Natural Capital. They have also set in concrete the Three Overarching Determinants future human settlement patterns for at least the next 20 years.

Those Three Determinants are spelled out in CP # 30 [THREE OVERARCHING DETERMINANTS](#) and can be summarized as:

1. **Demographics:** The population profiles of the households that will buy or rent shelter in the next two decades are the Millennials and Empty Nest Boomers. You heard about these population cohorts from Ms. Brandy Schaeffer at a recent Rotary meeting. The Graying and Browning of the population and the growth of Single Person Households of all ages are key realities based on the preferences of those already in the market for shelter. The settlement pattern impacts of the current demographic reality are outlined by Arthur C. (Chris) Nelson in *Reshaping Metropolitan America: Development Trends and Opportunities to 2030* (2013) and the other resources cited in CP # 30 linked above.
2. **The U TURN in Settlement Pattern Preferences.** The settlement patterns that have been the focus of almost all the real ‘growth’ in the National Capital SubRegion over the past six years are WalkUPs or Walkable Urban Places. SYNERGY has dubbed the reversal of market preference from past the past five decades “conventional wisdom” **The U TURN**. In fact there has always been demand for what are now called WalkUPs. The problem has been that developers and builders could not deliver these Places in competition with subsidized and deceptively marketed ‘SubUrban’ settlement patterns. A perceptive analysis of why this was the case consult the first eleven chapters of Benjamin Ross’s *Dead End: SubUrban Sprawl and the Rebirth of American Urbanism*. (2014). The fact is that the settlement patterns that are now ‘selling’ in the Regional market are NOT YET what Greater Warrenton-Fauquier has to offer. **See End Note Four**

3. **Land Economics.** It has been clear to SYNERGY since the late 60s that there was already VASTLY more land devoted to – and speculatively held for future Urban land uses – in every REgion in the United States. The 70s and 80s added to this over supply. Subsidized ‘dedevelopment’ in the 90s and the 00s consumed even more unneeded land.

The three Overarch Determinants mutually reinforce one another.

ALMOST NO ONE has yet put One (demographics) and Two (emerging market reality) together and realized the settlement pattern impact of Three (too much Urban land) will trigger PROFOUND CHANGES through out the National Capital SubRegion, the Washington-Baltimore New Urban Region and every other New Urban Region in the United States of America.

The Bottom Line here is:

While you were minding your own business, the parameters that determine economic prosperity, social stability and physical resilience of the “metropolitan areas” of the United States have PROFOUNDLY CHANGED.

The Cores of the “Metropolitan areas” in the US of A – including the National Capital SubRegion and the Baltimore SubRegion – are where 75 percent of the US population lives, where 80 percent of the Job are located and where 85 percent of the economic activity is generated.

And by the way, **make no mistake:** Greater Warrenton-Fauquier is IN the Washington Metropolitan Area and in the Consolidated Washington-Baltimore Metropolitan Area. However it is NOT in the Core of the National Capital SubRegion due to the Three Unfounded Assumptions we have discussed with you over two years ago.

With respect to the Three Overarching Determinants: One plus Two plus Three equals economic, social and physical CHAOS unless immediate action is taken by Agencies, Enterprises, Institutions and Households.

The impact of The U TURN in market preference will hurt or help the citizens of Greater Warrenton-Fauquier depending on what Agency, Enterprise , Institution and citizen action in the immediate future.

You can read about and come to understand the details of Overarching Determinant One and Two from many sources including the references cited in CP #30 linked above. The remainder of this Current Perspective will focus on Overarching Determinant Three and the New Land Economics 101 that result from the combination of the three determinants.

TOOLS FOR CREATING CITIZEN UNDERSTANDING OF THEIR ENLIGHTENED SELF-INTEREST

The following section provides the links to facts necessary for citizens to achieve an understanding of human settlement patterns sufficient to provide Understanding in the context of Awareness => Interest => Understanding => Action.

The first step is to understand $A = \pi R^2$ as it applies to land at the REgional scale. A place to start is with Professor Barrett's [The Most Important Video You Will Ever See](#). The power of the square is dramatically demonstrated in next sub-section on Stark Contrast.

THE STARK CONTRAST GRAPHIC

The original 2002 **STARK CONTRAST** graphic was on an easel to be presented as part of Rotary II. There were no questions on the topic and no time to present the material if there were questions.

This graphic and its meaning is explored in a PDF document accessed by a Internet search of "[stark contrast two views of the road ahead](#)." The map and documentation can also be reached from a link to Chapter 49 of *TRILO-G* on the *RESOURCES* page at www.emrisse.com.

As suggested by the date, this graphic and the overview it provides is NOT new. What is new is that the graphic is based on the assumption that a density of 10 persons per acre at the Alpha Community Scale was the minimum sustainable density at the Alpha COMMunity scale.

This is the density of most Planned New Communities in the United States and in Europe that were designed and built between 1960 and 2000 when the developer of the COMMunity (be it an Enterprise an Agency or an Institution) was required to pay MOST of the location-variable cost.

Under these conditions, 10 persons / acre WAS the Sweet Spot on the Cost of Services Curve. This Sweet Spot and the parameters that established it were based on the assumption that most of the citizens could afford to (and / or wanted to) achieve Access and Mobility via Large Private Vehicles (aka, Autonomobiles).

THE NEW SWEET SPOT ON THE COST OF SERVICES CURVE

The U TURN documented in CP # 31 and CP # 32 has profoundly changed the market-based density of new Urban fabric.

The U TURN has caused THE SWEET SPOT ON THE COST OF SERVICES CURVE to leap from 10 pn/ac to 30 pn/ac at the Alpha Community Scale. In other words new economic growth will require ONE THIRD the amount of land needed

for the same number of square feet of Urban floor area than before The U TURN.

More important, the movement of the Sweet Spot on the Cost of Services Curve also means that about two thirds of the land now devoted to Urban land uses will not be needed to optimize functional settlement patterns.

Derivation of “The Sweet Spot on the Cost of Service Curve” was not presented because no one asked for an explanation. The derivation of the Cost of Services Curve is outlined in Chapter 4 Box 5, in Chapter 7 and in Chapter 24 Box 3 of *THE SHAPE OF THE FUTURE*, (2000).

RADIAL LOCATION AND THE ANATOMY OF MARKET TRAJECTORIES

During the presentation of Rotary II it was intended to introduce the audience to the use of Radial Bands rather than municipal boundaries. Radial Bands can assist citizens in understanding the economic, social and physical parameters of human settlement patterns that vary by radial distance from the Centroid of the Region or SubRegion.

There was not time to present the graphics that illustrate the Radius Bands or make the point that Radius Bands are the most reliable way to describe and locate spacial and density characteristics of human settlement patterns.

The importance of Radius Band analysis is made clear by the graphics in *Blueprint for a Better Region*. An Internet search of the title will yield an updated version of the PowerPoint created between 2000 and 2002 as a citizen education tool.

THE AMERICAN DREAM HAS BEEN TRANSFORMED

It is important to understand that “The American Dream” with respect to human settlement patterns has morphed. Well, no, The American Dream has profoundly transformed from the conventional wisdom ‘dream’ of a big yard and a picket fence.

If one does a Google search of “The New American Dream” you will get over 206 MILLION responses. If one reads the first two or three pages of results – reflecting the discussions of “The New American Dream” which receive the most page views – you will find few references to ‘Large Lot,’ ‘Big Lawn,’ ‘Bigger-than-is-needed-house’ as an ‘investment’ and nothing about picket fences except to contrast The New American Dream with the Old Business-As-Usual American Dream. The old dream is defended by a shrinking handful of ideological diehards.

See End Note Five

What one does see are references to community and COmmunity, to Health, Safety and Welfare and to Citizen Well Being and Prosperity. With respect to Vocabulary related to the anatomy human settlement patterns the terms most often used are “Walkability,” “Walk Score,” “Mixed

Use,” “Complete Streets” and “Complete, and Balance Places” and the art and craft of “PlaceMaking.”

The American Dream has morphed in part because fewer and fewer can AFFORD the old dream, but **MOSTLY** because a growing majority realize that a big house on a big lot that is only accessible with one or more Large Private Vehicles (aka, Automobiles) is **not** a stepping stone on the path to prosperity, safety and happiness.

The old American Dream that relied on Large Private Vehicles ‘worked’ when only about 20 percent of the Households could afford them. In that context, the other 80 percent could ‘dream’ of being able to drive where they wanted, when they wanted. Now it is very clear that even if children, elderly and handicapped are DISREGARDED, a settlement pattern where all the able bodied must drive to achieve Access and Mobility is economically and physically impossible to achieve even if the able bodied were given a free car-for-life.

The cost issue is important to understand. First the old dream could not be afforded by those who championed it from 1950 to 2006 if all the location-variable costs had been fairly allocated rather than being subsidized either by Agencies (the general public) and by the environment.

Now it is clear that to the extent Agencies have been expected to continue the subsidy, that is not possible. Steve Marohn has documented this in his Ponzi Scheme of infrastructure spending in his Strong Town work.

The old dream – or nightmare – is a clear example of the Fallacy of Composition:

What Is Good for One Is Not Good for All.

A large agglomeration of big houses on big lots disaggregates human activity and makes prosperity, safety and happiness harder and harder to achieve – physically, socially or economically. This is why ‘Balanced’ and ‘Complete’ are essential modifiers of ‘Community.’

This is not a new understanding, it has just been buried under self-serving advertising and political rhetoric for decades. In fact the American Dream was NEVER about just a BIG house on a BIG lot. It was ‘assumed’ – incorrectly – that if one had a BIG house on a BIG lot you could reach the real goal – prosperity, safety and happiness.

As suggested by the resources noted in End Note Five, the New American Dream that is achievable by the vast majority if there are Fundamental Transformations of settlement patterns, Fundamental Transformations of governance structures and Fundamental Transformations of economic systems. This New American Dream can be summarized as Places where:

- ◆ House, Job AND Service Locations – as well as Recreation and Amenity – are located in Walkable CLusters, NEighborhoods, Villages and COmmunities.
- ◆ Individuals and HouseHolds are concerned less with ‘things’ and more with

‘Doing’ in Balanced and Complete places that do not rely on Automobiles (Large Private Vehicles) for Access and Mobility and are supported by Shared Vehicle Systems

- ◆ Places that are comfortable for open minded and diverse social relationships.
- ◆ House sizes that fit real needs, not a speculative investment.

One outstanding problem is that single use places are hard to retrofit. They are much harder to retrofit than Urban fabric the evolved between 1870 and 1920. That may be a blessing because with the new Sweet Spot on the Cost of Services Curve at 30 persons per acre at the Alpha Community scale, a great deal of the current dysfunctional Urban fabric can be recycled to green and blue use as envisioned in the processes outlined in CP # 26 SETTLEMENT PATTERN CONSILIENCE.

CONCLUDING QUANDARIES

IS THERE A DANGER OF TAKING ACTION TOO EARLY?

What if the prognostication that Balance is needed NOW is ‘pre-mature’? – That is Business-As-Usual will be tolerable for a few more years?

In long run citizens will be far better being ahead of the curve rather than keeping our collective heads in the sand and hoping for a ‘cargo’ drop from heaven as values and opportunities erode.

On the other hand, what if the prognostication is right but citizens do nothing?

Profound Transformations will happen and in the case of Greater Warrenton-Fauquier it will become a ‘suburb’ of Manassas.

“A ‘suburb’ of Manassas” is already the status attributed to Greater Warrenton-Fauquier by the cover of the free distribution telephone book that are distributed to citizens of the Community.

IS THERE LIGHT AT THE END OF THE TUNNEL?

Yes!

But only if Agencies, Enterprises, Institutions and Households come together to develop policies, plans, programs and projects that support the evolution of a Complete, Balanced Communities.

WILL THERE BE A MARKET FOR A BALANCED, COMPLETE COMMUNITY IN GREATER WARRENTON-FAUQUIER?

Yes.

The failures in attempts to create Complete, Balanced Communities from components scattered across Eastern Loudoun and West Prince William will provide a “market reservoir.” The Greater Warrenton-Fauquier will not have to drag Jobs, Workers and HouseHolds all the way out from the Core of the National Capital SubRegion.

The Eastern Loudoun Example. Eastern Loudoun is about 130,000 acres. If one half of that land is devoted to SubRegional and Regional OpenSpace and OpenLand, the holding capacity of the other half – at minimum sustainable densities – is 1.9 million citizens. That is over four times the current population of the whole County.

If one reads the ads for new development in Eastern Loudoun, one finds that they are promising to build “Complete Communities.” However, a dozen competitors are scattering ORPHAN COMPONENTS of what COULD BE Balanced, Complete Communities over the entire 130,000 acres.

Before long the new residents will realize they are not getting a “Balanced, Complete Community” but one that relies on Large Private Vehicles to achieve Mobility and Access. These frustrated Households will be prime candidates to move to a REAL Balanced, Complete Community – Greater Warrenton-Fauquier.

To some extent the same thing is happening in West Prince William County. However, the development is more Amenity-based with Lake Manassas and golf at Heritage Hunt and Dominion Valley. There is little Amenity in the Linton Hall Road corridor and little attempt to suggest this is a Balanced, Complete Community.

ARE THERE IMMEDIATE TARGETS OF OPPORTUNITY?

The Town of Warrenton and Center District ‘comprehensive’ Plans should be conterminous.

There must be implementing policies, incentives and regulations (e.g. form based codes, not land uses segregation by zoning) should be identical.

Agencies must abandon past practices and filters that kept HouseHolds in the bottom 70 percent of the Economic Ziggurat out of the municipality on the

assumption that a BIG house on a BIG lot would pay enough property tax to cover the service demands. That does not work for the reasons articulated by Steve Marohn in the “Ponzi Scheme” presented in *Thoughts on Building Strong Towns* (2012).

The size of Service Districts must be reduced and provided with the power to provide Services. The fastest way to do this is to create Town governance structures for all Service Districts and have the County provide Urban Services ONLY under contract with Towns.

Redouble efforts to generate Jobs for those who now live in the COmmunity (Bring your job HOME)

Create Innovation Districts per Brookings Institution initiative, not just Incubators.

Create Affordable AND Accessible Housing close to Jobs and Services

Provide for Mobility AND Access beyond Large, Private Vehicles / “Do not do it in cars”

Provide education that yields Awareness => Interest => Understanding => Action by a Critical Mass of citizens. In a democracy there can be no 50.1% ‘Victories’. Take advantage of the 20 / 60 / 20 Guideline.

GETTING PREPARED TO CREATE A SUSTAINABLE AND RESILIENT FUTURE

What do you NOT believe about THREE UNFOUNDED ASSUMPTIONS? Do you have data to support your belief or is it just wishful thinking?

Which of the THREE OVERARCHING DETERMINANTS is NOT a Determinant? Again, do you have data or do you believe the past is prologue and the good old days will be back ‘soon’?

Future discussions must be based on facts, NOT Myths and delusions of a return to past conditions. The discussion must focus on two questions:

What Needs to Be Done?

The immediate targets of opportunity presented in the last section are a place to start. Additional items must be articulated and agreed to.

Who Will Step Up to Do It?

If not Rotary members, then who?

END NOTES

1. ON VOCABULARY AND CAPITALIZATION

In the evolution of a robust and functional Vocabulary to accurately articulate the complexity of human settlement patterns, SYNERGY / E M Risse avoids the use of Core Confusing Words and attempts to create words, phrases and letter sequences that are intuitively clear in the context used.

Due to the fact that Capitalization survives most inter-system translations, Capitalized terms are employed when a specific definition of a word or phrase is intended. ALL CAPS are used for emphasis. This is because since *italics*, underlining, **bold** and **highlighting** are removed by many software translations.

Many words, phrases and letter sequences used in SYNERGY / E M Risse communications, Perspectives and books that APPEAR to exhibit ‘irregular Capitalization’ are defined in GLOSSARY linked from the *RESOURCES* page at www.emrisse.com. The evolution continues and some have not yet been added to SYNERGY’s GLOSSARY.

A new Capitalization strategy has been employed starting in CP # 33. In the past two capitals have been used in compound words (e.g. OpenSpace, SubRegional, etc.) to focus attention on the special meaning of these terms. As noted in Appendix Two of THE SHAPE OF THE FUTURE, there are some confusing words for which there is no good substitute in English. In these cases – Unit, Cluster, Neighborhood, Village and Community – have been capitalized. In CP # 33 a double capital is used to start a word (e.g. UNit, CLuster, NEighborhood, Village, COMMunity. In addition, other words are given an interior Capital (e.g. HouseHold.)

This is a trial, feed back is requested. DO NOT provide negative feedback UNLESS you provide an alternative strategy. Using confusing words uncapitalized is NOT an acceptable response.

In addition to consulting GLOSSARY, one can Google ‘e m risse’ followed by the word, phrase or letter sequences in question – for example ‘e m risse J / H / S / R / A’ – and find a definition and / or the word, phrase or letter sequence used in context.

Links are often provided for referenced resources. References to resources not authored by E M Risse can be located via an Internet search.

If one does not find the avoidance of Core Confusing Words and the Capitalization of precisely defined Vocabulary useful to articulate a comprehensive Conceptual Framework for

human settlement patterns, they are welcome to create your own system to achieve Understanding in the context of Awareness / Interest / Understanding / Action with respect to human settlement patterns.

However, do not be deluded into thinking that you will achieve Understanding using an inadequate Vocabulary that triggers Unfounded and Conflicting Neural Linguistic Frameworks that reflect Disorienting Naive Reality founded on Primitive Genetic Proclivities.

2. BACKGROUND AND CONTEXT

This CURRENT PERSPECTIVE (CP) is based on a presentation to the Warrenton Rotary Club on 17 July 2014. It might be dubbed 'Rotary II.' A presentation to the same Institution on 30 May 2012 was revised to become CP # 27 THREE UNFOUNDED ASSUMPTIONS lays the groundwork for this presentation.

The text originally drafted for the 17 July 2014 presentation has been revised and expanded to reflect the fact that the members did not receive the 'read ahead' that provided links to suggested readings – CP # 27 THREE UNFOUNDED ASSUMPTIONS and CP # 30 THREE OVERARCHING DETERMENTS. The 'read ahead' is attached as Attachment One.

As noted in the text, for unexplained reasons the 'read ahead' was NOT emailed to Rotary members. This meant that the written text could not be followed. In addition, material was prepared to provide in response to questions for discussion but there was only a brief Q & A period. The text for the 'responses' has been moved into presentation. Finally, resource End Notes Three, Four and Five have been added for those who wish to read background resources.

This presentation – Rotary II – is the inspiration for CP # 35 A PLACE TO START, just as Rotary I was the inspiration for the COMMUNITY FUTURES PROGRAM out lined in CP # 28 and CP # 29.

The themes agreed upon for this presentation were:

Profound Transformations have fundamentally changed historic trajectories

There is an urgent need for informed response to preserve prosperity, stability and sustainability

Importance of education strategies that result in an Understanding by a Critical Mass of Citizens in the context of Awareness => Interest => Understanding => Action.

Presentations were made by three individuals. G Robert Lee, former Fauquier County administrator, former Executive Directory of the Virginia Outdoors Foundation and current Chair of the Fauquier County Planning Commission and a long time Rotary member. Lee provided a

brief introduction on the theme of “It is not what you don’t know that kills you, it is what you know for sure that ain’t so” (Mark Twain / Samuel Clements) as well as outlining the THREE UNFOUNDED ASSUMPTIONS from Rotary I and CP # 27. This Current Perspective presents the revised comments of E M Risse. Ken Alm (past Chair and a current member of the Fauquier County Planning Commission and past member fo the Town of Warrenton Planning Commission) wrapped up the presentation with three important points:

You may THINK you know what the current trajectory is, but, then again, you may not,

Do not expect your home to be an ‘investment’,

One way or others citizens must build sustainable human settlement patterns and walkable communities.

3. THE CITIZEN WEALTH AND WELL BEING CHASM PRIMER

For a popular summary of the Chasm see *SuperCapitalism: The Transformation of Business, Democracy, and Everyday Life* by Robert Reich (2007). For a more scholarly and comprehensive documentation see *Capital in the 21st Century* by Thomas Piketty (2014). Rereading Adam Smith’s own words – rather than the prose of Neoclassical economists who have twisted Smith words and theories to justify the strategies of the Economic Royalists – will help the reader understand how far the current economic systems are from *The Wealth of Nations* ‘free’ markets circa 1776. Jane Jacobs in *The Economy of Cities* [aka, Regions] (1969) and *Cities* [aka, Regions] *and the Wealth of Nations: Principles of Economic Life* (1984) provides a path to understand how Adam Smiths words have been twisted and how economic forces can be used to shape human settlement patterns.

Other useful references include Madrick, Jeff, *Age of Greed: The Triumph of Finance and the Decline of America, 1970 to the Present*(2011); Speth, James Gustave, *The Bridge at the Edge of the World: Capitalism, the Environment, and Crossing from Crisis to Sustainability* (2008). For a table pounding polemic see Hartmann, Thom, *The Crash of 2016: The Plot to Destroy America – and What We Can Do to Stop It* (2013). This book provides a useful introduction to the cyclical nature of movements toward democracy followed by movement toward oligarchy. It goes without saying that any polemic from either the ‘right’ or the ‘left’ will only deepen the current ideological conflict and obscure strategies that 80 percent of the citizens could support.

The question SYNERGY raises about the Wealth and Well Being Chasm in past Current Perspectives is this:

On a finite planet will there be resources enough left to support a modern society after the current race to oligarchy that supports Mass OverConsumption is turned back.

There are nearly 8 billion citizens on the planet. The consumption patterns (Mass OverConsumption) of the most fortunate 20 percent would require multiple earth-like planets to support. At the present time humans are burning up the planet's Natural Capital to support Mass OverConsumption by a tiny percentage of the population. See Current Perspective # 18 **ENOUGH?**

For alternative strategies see Jackson, Tim, *Prosperity Without Growth: Economics for a Finite Planet* (2009); Reich, Robert, *Aftershock: The Next Economy and America's Future* (2010); Florida, Richard, *The Great Reset: How new Ways of Living and Working Drive Post-Crash Prosperity* (2010). De Graaf, John and Batker, David K. *What's the Economy For, Anyway: Why it's Time to Stop Chasing Growth and Start Pursuing Happiness* (2011). Also see the work of The Schumacher Center for a New Economics (carrying forward the work of E. F. Schumacher), The Center for the Advancement of the Steady State Economy (carrying forward the work of Herman Daly) and New Economy Coalition (an umbrella group) Also see Current Perspective # 24 LIVE BY, DIE BY and CP # 23 MANAGING CIVILIZATION – AN OVERVIEW.

4. THE FOUNDATION FOR THE U TURN IN MARKET PREFERENCE.

Functional and Balanced patterns and densities of Urban activity have been a goal of humans since the start of the transition from hunter gather societies to Agrarian and Urban settlement patterns 13,000 years ago. From 1450 until the turn of the 20th century humans experimented with a range of settlement patterns and the best of those historic patterns are by far the most valuable in 2014. The economic, social and physical costs of dysfunctional Urban settlement patterns that rely on Large Private Vehicles (aka, Automobiles) have been escalating since 1920 when 'timeless ways of building' were eroded by dependence on the Automobile for Mobility and Access. See THE PROBLEM WITH CARS - PART THREE of *TRILO-G*

The Urban fabric demands of the Industrial Revolution stressed, and the Automobile disaggregated the traditional settlement patterns. Alexander, Christopher *The Timeless Way of Building* and *THE SHAPE OF THE FUTURE* (2000) PARTS ONE through THREE.

There has been a growing chorus of informed voices calling for functional settlement patterns since the end of the Second World War. It was however the mid 2000s before it was possible to document that functional human settlement patterns rather than dysfunctional one would be supported by the market.

It turns out that there is a robust market for functional Urban settlement based on historic patterns of human settlement patterns that began to emerge with some planned 'neighborhoods' in the 1920s and 30s and with some Planned New Communities in the mid 60s. Economic competition from subsidized automobile centric projects forced the Planned New Communities to also cater to the Automobile diluting and obscuring their impact and the lessons learned.

New Urbanists projects at CLuster, NEighborhood and Village scales documented a latent demand for more functional settlement patterns. Chris Leinberger articulated the forces that have resulted in The U TURN in “The Next Slum” in the March 2008 *Atlantic*. Also see CP # 05 SHAPING A FUNCTIONAL AND SUSTAINABLE FUTURE from April of 2008.

Leinberger followed up with *The Option of Urbanism: Investing in a New American Dream* (2009). He then documented the settlement patterns – residential, retail, office – that were being built and bought / rented after the Great Recession. *WalkUP Wake-up Calls* for the National Capital SubRegion and the Atlanta REgion and on 17 June 2014 he and Patrick Lynch published *Foot Traffic Ahead: Ranking the Walkable Urbanism in America’s Largest Metros*.

There is no question about the overwhelming demand for Walkable Urbanism.

There is no question and the profound need for more functional and energy efficient settlement patterns.

The only question is will enough be built to keep the price low enough so that the majority can afford functional and sustainable settlement patterns.

5. THE NEW AMERICAN DREAM RESOURCES

Resources on The New American Dream are abundant. As noted in the text a Google search of the term turns up over 206,000,000 responses. Many of the resources noted in **End Note Three and Four** refer to the impossibility of achieving the old dream / nightmare and the desirability of evolving settlement patterns to support the New American Dream.

Among the most important books on The New American Dream are: Leinberger, Christopher, *The Option of Urbanism: Investing in a New American Dream* (2009), Gallagher, Leigh, *The End of the Suburbs: Where the American Dream is Moving* (2013) and Leinberger, Christopher and Lynch, Patrick *Foot Traffic Ahead: Ranking the Walkable Urbanism in America’s Largest Metros*. (2014)

This is NOT a new topic, see Hayden, Dolores, *Redesigning The American Dream: The Future of Housing, Work, and Family Life*. (1984). Ross, Benjamin, *Dead End: Suburban Sprawl and the Rebirth of American Urbanism*. (2014) provides interesting documentation on the role of exclusionary social engineering in the regulations and subsidies that supported the Old American Dream long after it became the poster child of settlement pattern dysfunction.

There is a library of big, well illustrated books on the philosophy and projects of the New SubUrbanism and the New Urbanism that provide Places to accommodate New American Dreamers. *Better! Cities & Towns* publishes weekly emails and a 10 times a year newsletter that champion the New American Dream. For example: “Why Place is the new American Dream.” (6 Aug 2014).

There is a cadre of ‘Old American Dreamers’ – Joel Kotkin, Wendell Cox, Randal O.Toole and Robert Bruegmann lead the parade with money for their fancy titles and offices provided by the likes of some of the Mellons and the Koch Brothers. They rely on tactics similar to those used in battles over the danger of tobacco and climate change that are the subject of Oreskes, Naomi and Conway, Erik, *Merchants of Doubt*.

Joel Kotkin will go to any length to find value and honor in, scattered Urban land uses. Kotkin goes so far as to suggest that depriving citizens of the ‘right’ to own subsidized low density shelter that contributes to dysfunctional settlement patterns is a result of INTENTIONAL efforts to generated social conflict in *The New Class Conflict* (2014).

Chapter 11 “Backlash from the Right” in Benjamin Ross’s *Dead End: SubUrban Sprawl and the Rebirth of American Urbanism*. (2014) puts the Old American Dreamers and the Agenda 21 crowd in perspective.

ATTACHMENT ONE

From: Bob Lee, Program Coordinator and Chair of the Fauquier County Planning Commission, E M Risse, Regional Strategist and Ken Alm, member and past Chair of the Fauquier County Planning Commission.

To: Warrenton Rotary Members

Re: **Whistling Past the Graveyard – UNREAL Real Estate in Greater Warrenton / Fauquier.**

Everyone has too much to do. Especially in the summer!! In this context, it is not surprising that most citizens do not yet understand the profound changes in the forces shaping human settlement patterns and thus the value of land, houses and Enterprises in our Community. These changes which have occurred over the past seven years will impact every Household, every Enterprise, every Agency and every Institution in Greater Warrenton-Fauquier.

The 17 July meeting of the Warrenton Rotary will provide members and their guests a chance to catch up. We hope this presentation will prompt you to choose the role that you will play in making our Community a better place to live, work and seek a quality life.

The topic of current and future human settlement patterns at the Community and Regional scale is complex. We like to keep presentations short so there is ample time for discussion. To this end it would help if you read two background perspectives:

[Three Unfounded Assumptions \(#27\)](#). This is a summary of a talk presented to the Warrenton Rotary on 31 May 2012. There is now no question that the challenged assumptions were and are unfounded. The last page of this PDF is a Resource Sheet.

[Three Overarching Determinants \(#30\)](#). This is a summary of the forces that are already impacting the Northern Piedmont and Greater Warrenton-Fauquier. Please note the resources cited.

To read these two Perspectives follow the above links or go to www.emrisse.com then choose the CURRENT PERSPECTIVE page. The Perspectives are posted in inverse chron order but should be read in chron order.

These two background pieces will bring you up to date on the topic of the forces impacting settlement patterns and thus land, house and Enterprise values in the Northern Piedmont.

If you would like an easy to read book that addresses this topic see ***The END of the SUBURBS: Where the American Dream is Moving*** by Leigh Gallagher. The title was chosen to sell books. The title might better be: ***The END of the Market for Large Single Household Dwellings as well as Jobs and Services that can be accessed ONLY with Large Private Vehicles.***

There is light at the end of the tunnel but only if EVERYONE understands the current trajectory, the probable consequences of that trajectory as well as the parameters of ‘a better way forward.’