

An aerial, 3D-rendered view of a suburban neighborhood. The scene features several houses with red roofs and black walls, scattered across green lawns. A large rectangular swimming pool with blue water is visible on the left. A paved road with a dashed white line runs diagonally through the center. The background shows more trees and a clear blue sky.

The Future of American Communities: Outlook to 2050

RMLUI Land Use Conference
Denver Colorado, March 4, 2010

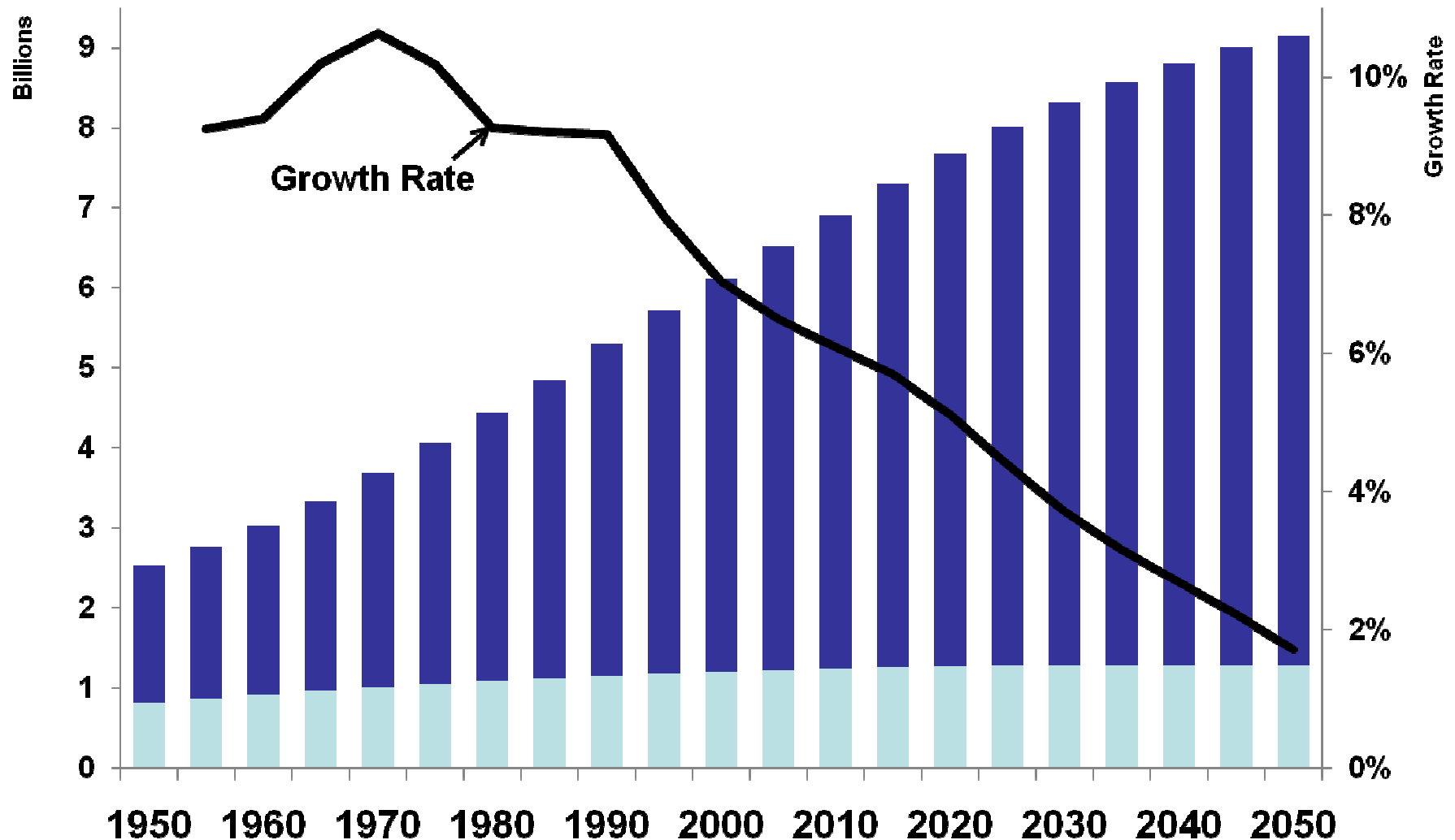
Presentation by Joel Kotkin, Distinguished Presidential Fellow, Chapman University

A satellite map of North America, showing the United States, Canada, and Mexico. The map is oriented with North at the top. The title "Long Term Fundamentals" is overlaid in yellow text on the right side of the map.

Long Term Fundamentals

- U.S. has healthier long-term demographics than most competitors
- U.S. only advanced country with large, growing population
- Economic system most resilient among advanced countries
- Back to basics with family and community

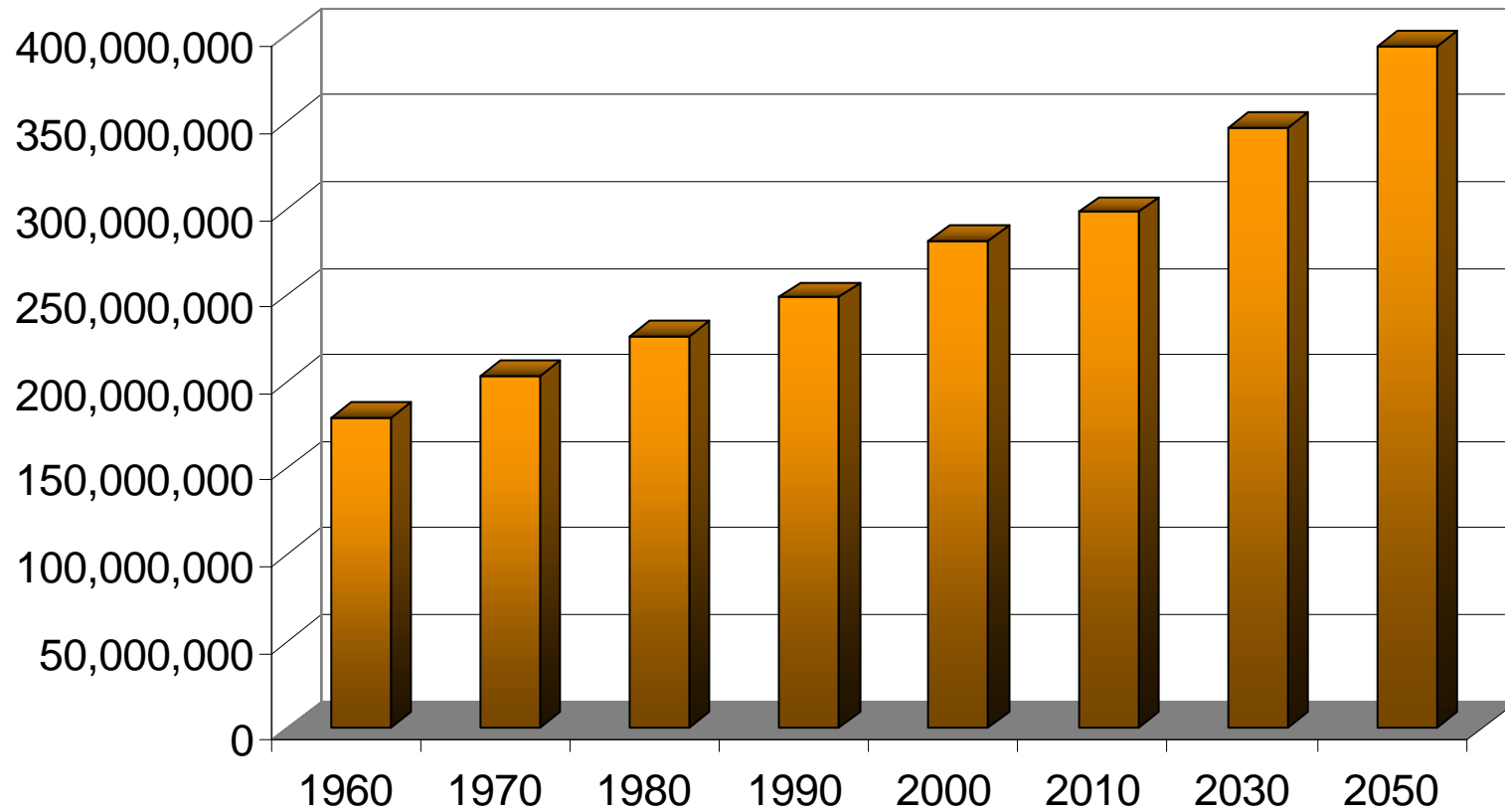
Declining Global Population Rate



UN World Population Prospects, 2008 rev

■ Less developed regions
■ More developed regions

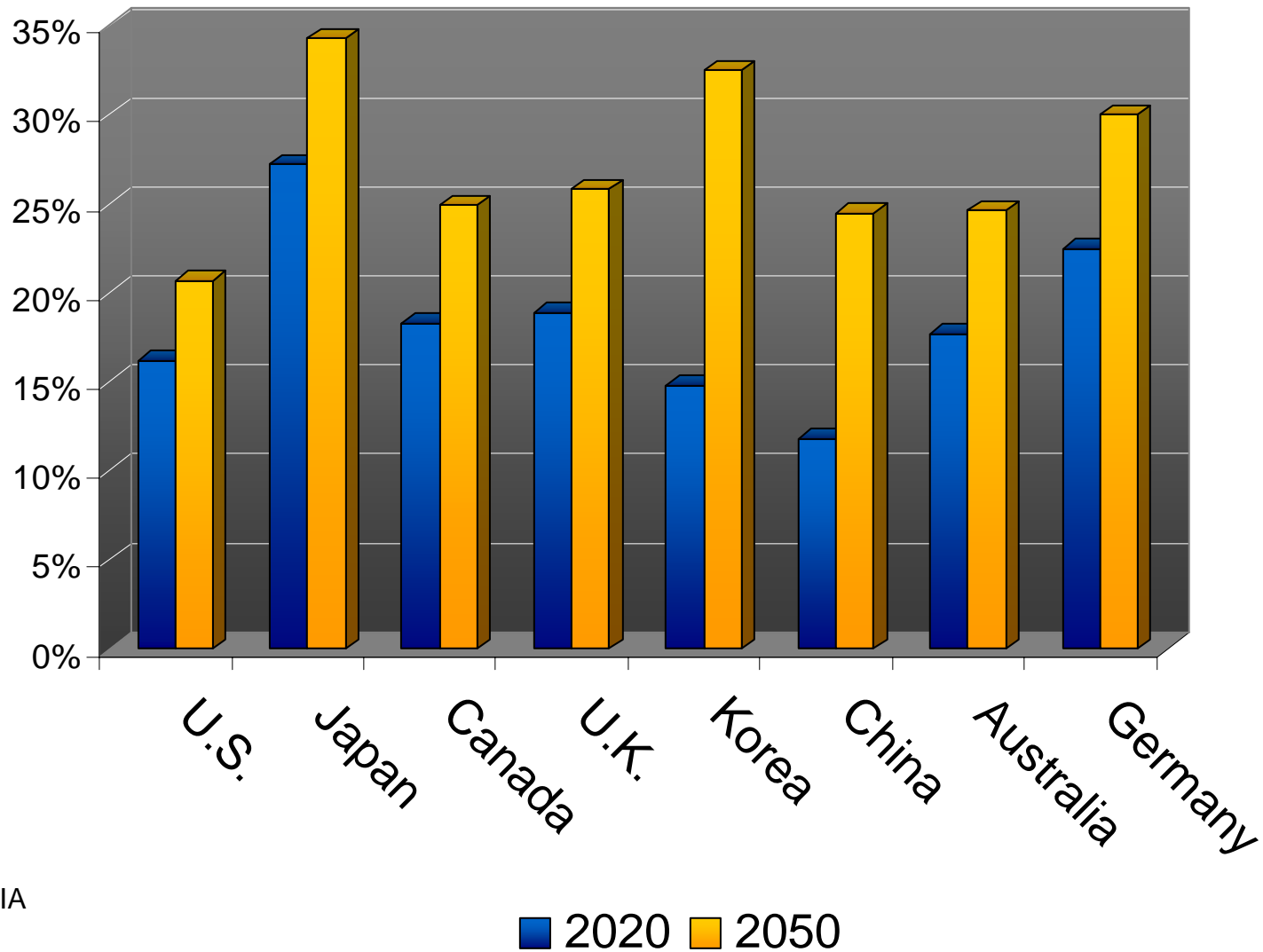
More Crowding to Come: US Population Growth 1960-2050



Source: Bureau of the Census, CensusScope

Getting Older Slower

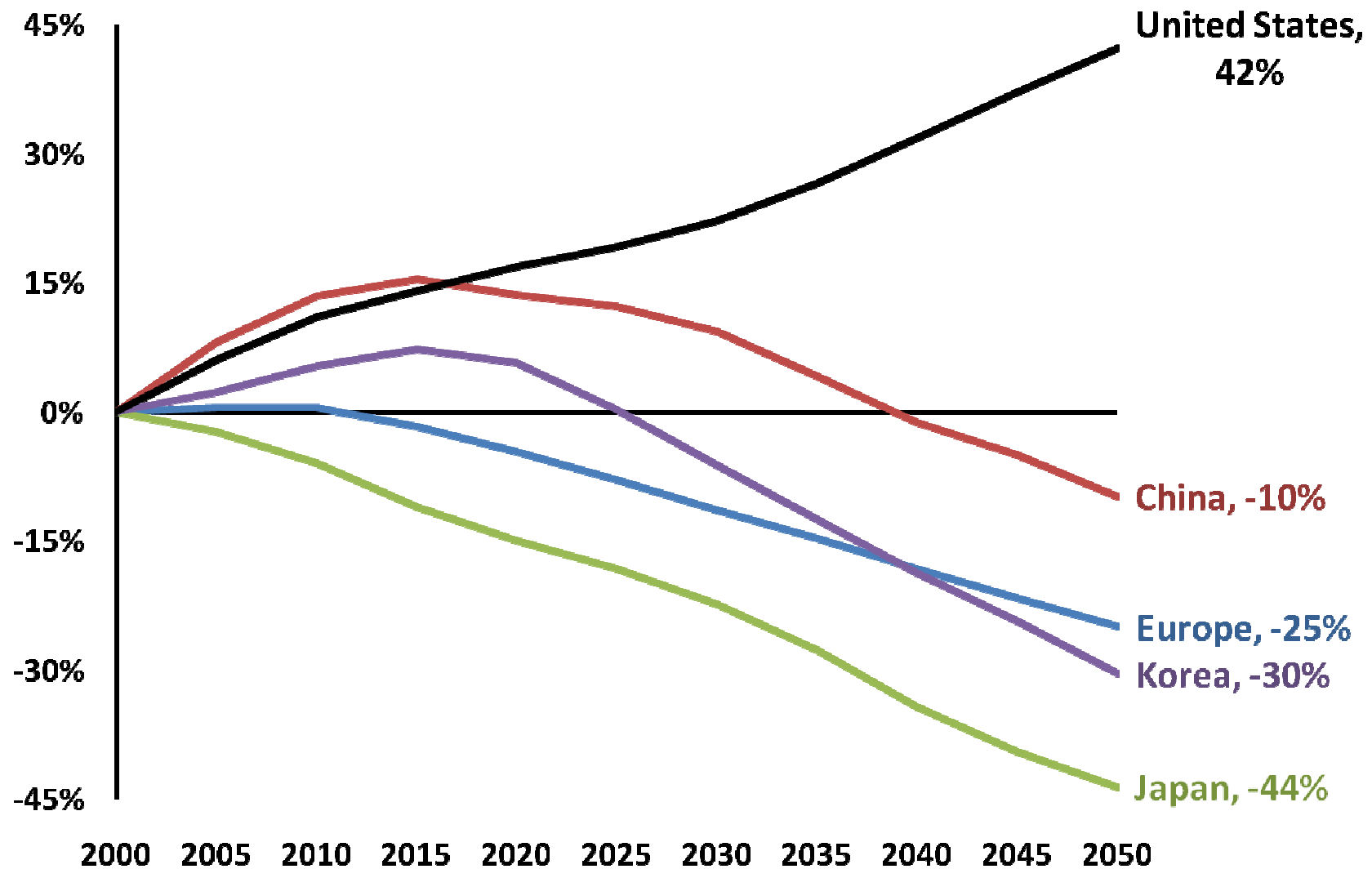
Population Over 65



Source: CIA

Labor Force Growth

Growth in Age 15-64

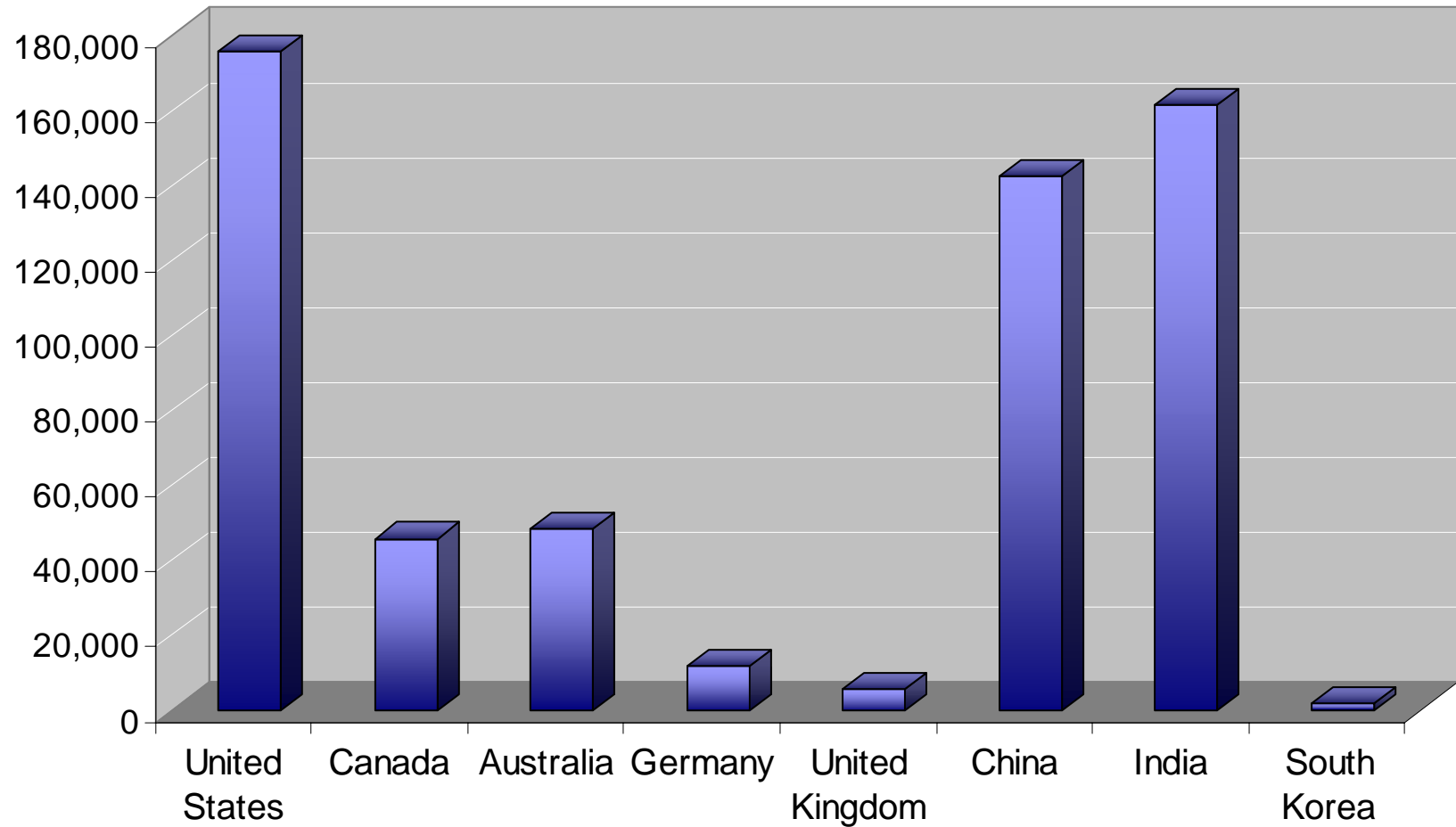


U.S. Census Bureau, International Database

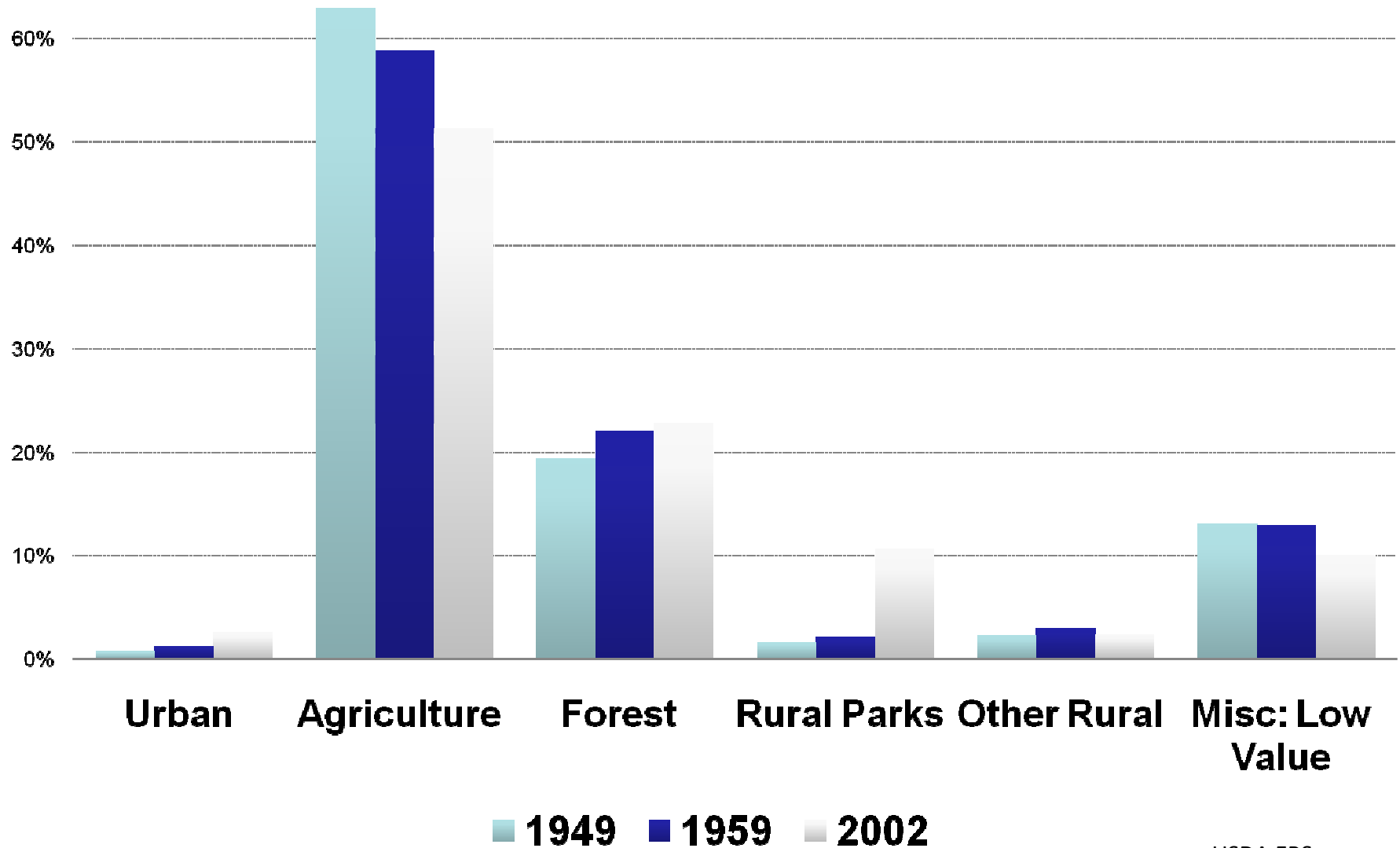
Room to Grow

Total Arable Land

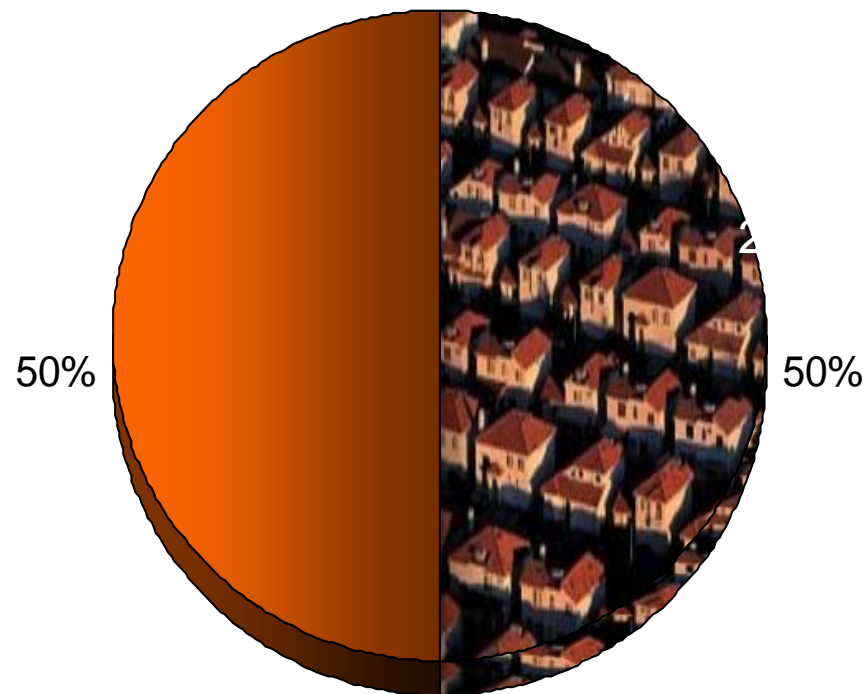
Arable Land (thousand hectares)



U.S. Land Use



In 2030, about half of the buildings in which Americans live, work, and shop will have been built after 2000.



■ Built Before 2000 ■ Built After 2000

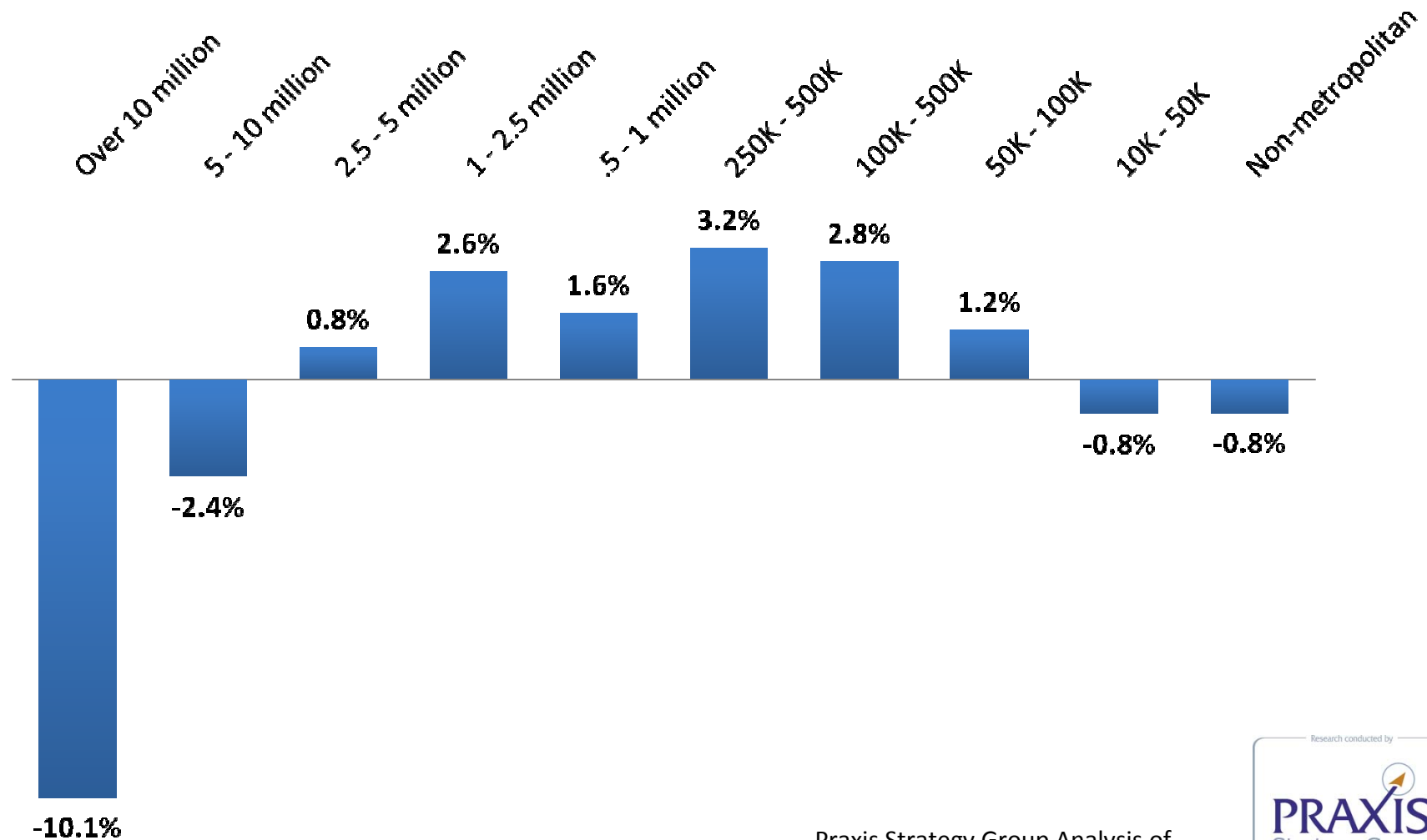


Inside America: Where Are We Headed?

- Suburban dominance will continue
- America: The Multi-racial superpower
- Continued shift of people to “regions of opportunity”, including Colorado
- Millenials, family and new localism
- Building future communities

Moving to Smaller Regions

2000-2008 Net Domestic Migration Rate



Praxis Strategy Group Analysis of
U.S. Census Population Estimates

“The Next Slum” –Chris Leinberger, the Atlantic, March 2008



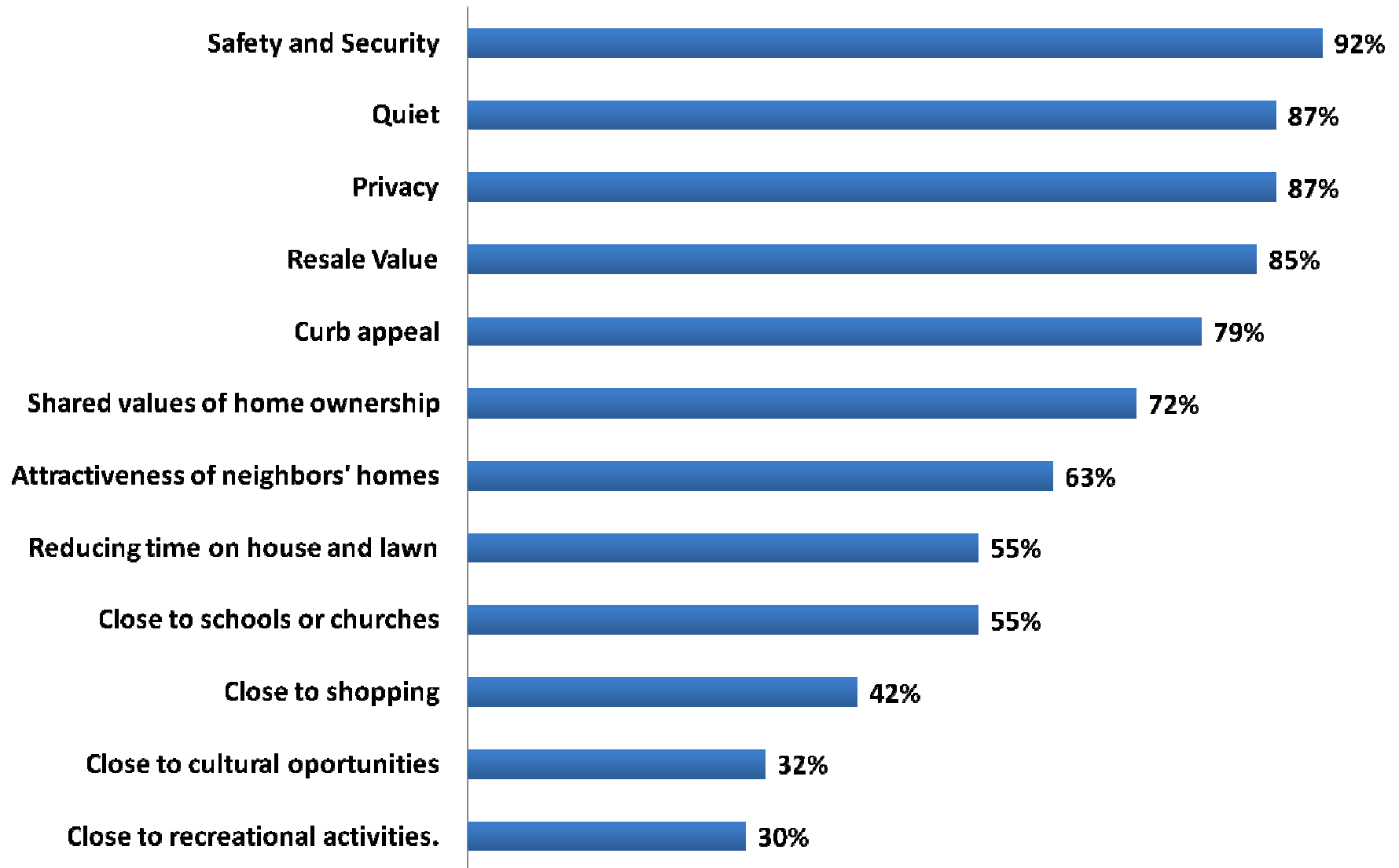
“If suburban life is undesirable, the suburbanites themselves seem blissfully unaware of it.”

- Herbert Gans on suburbs and their critics



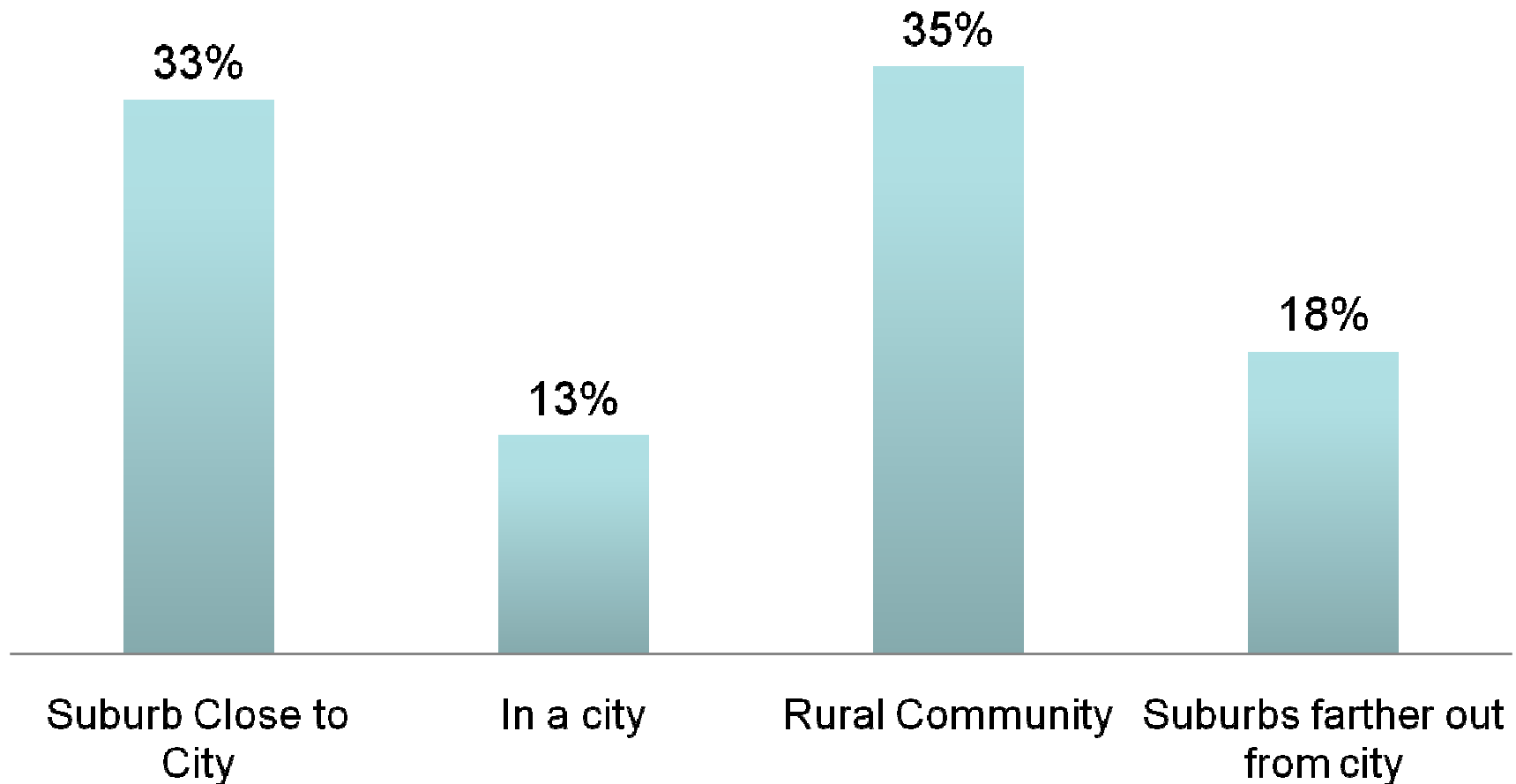
Photo: Wootang01

Issues viewed as Highly Important to Homeowners, 2005



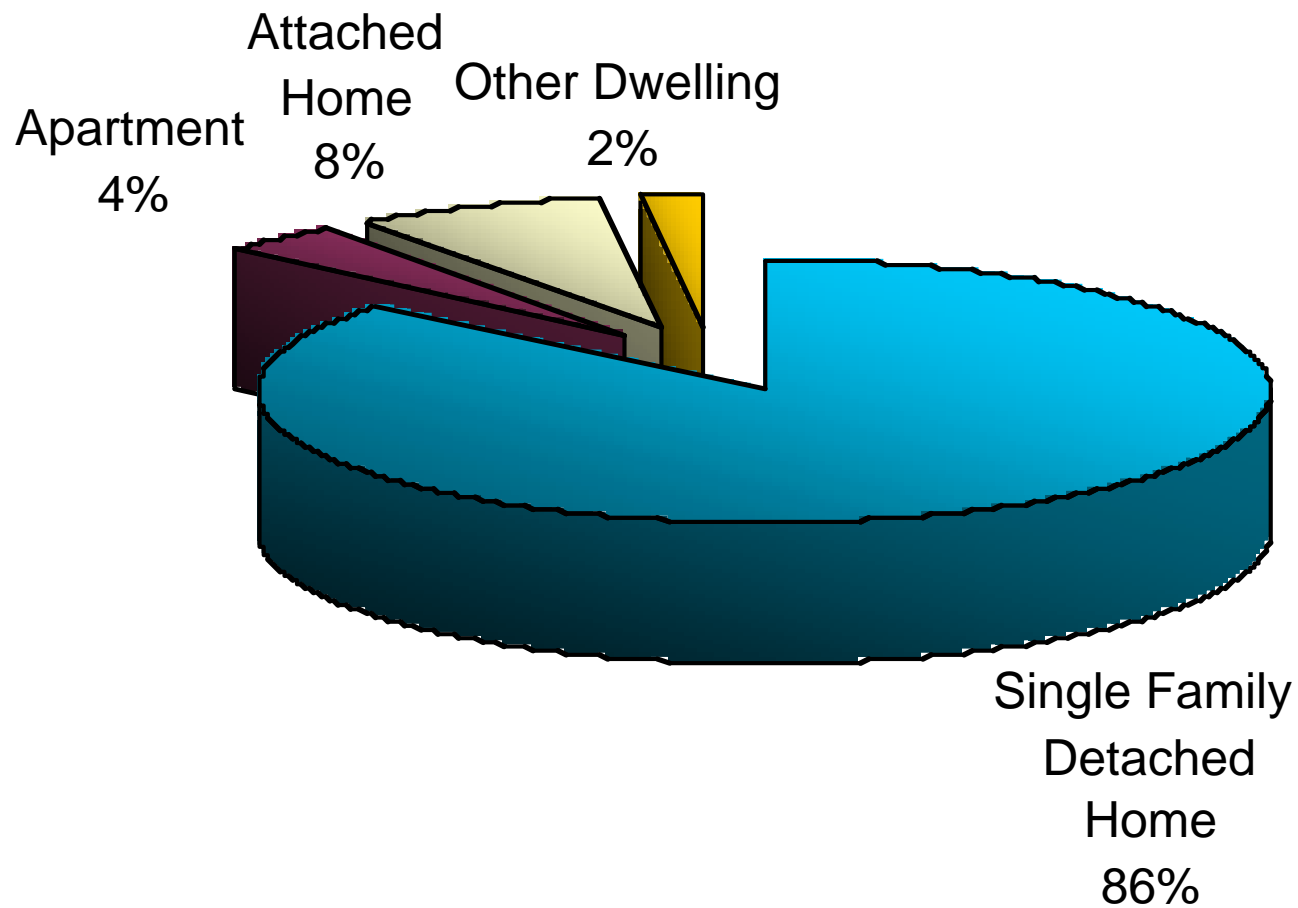
Source: Homeownership and Association Living: HOA Members and Homeowners Nationwide ,
Zogby International, Foundation for Community Association Research

Where would you choose to live?

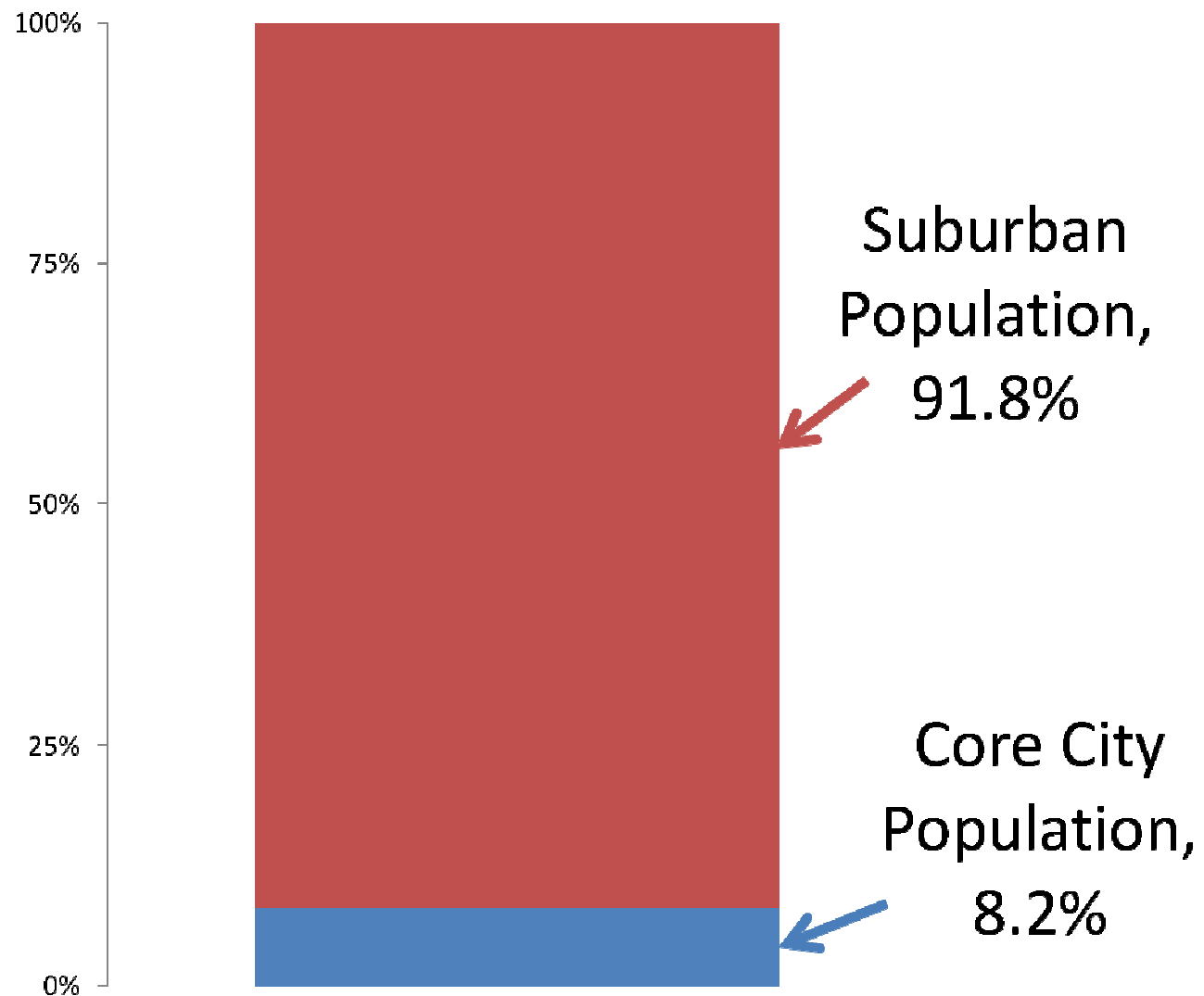


Source: National Survey on Communities conducted for Smart Growth America and National Association of Realtors

What People Want: CaliforniaDreaming?

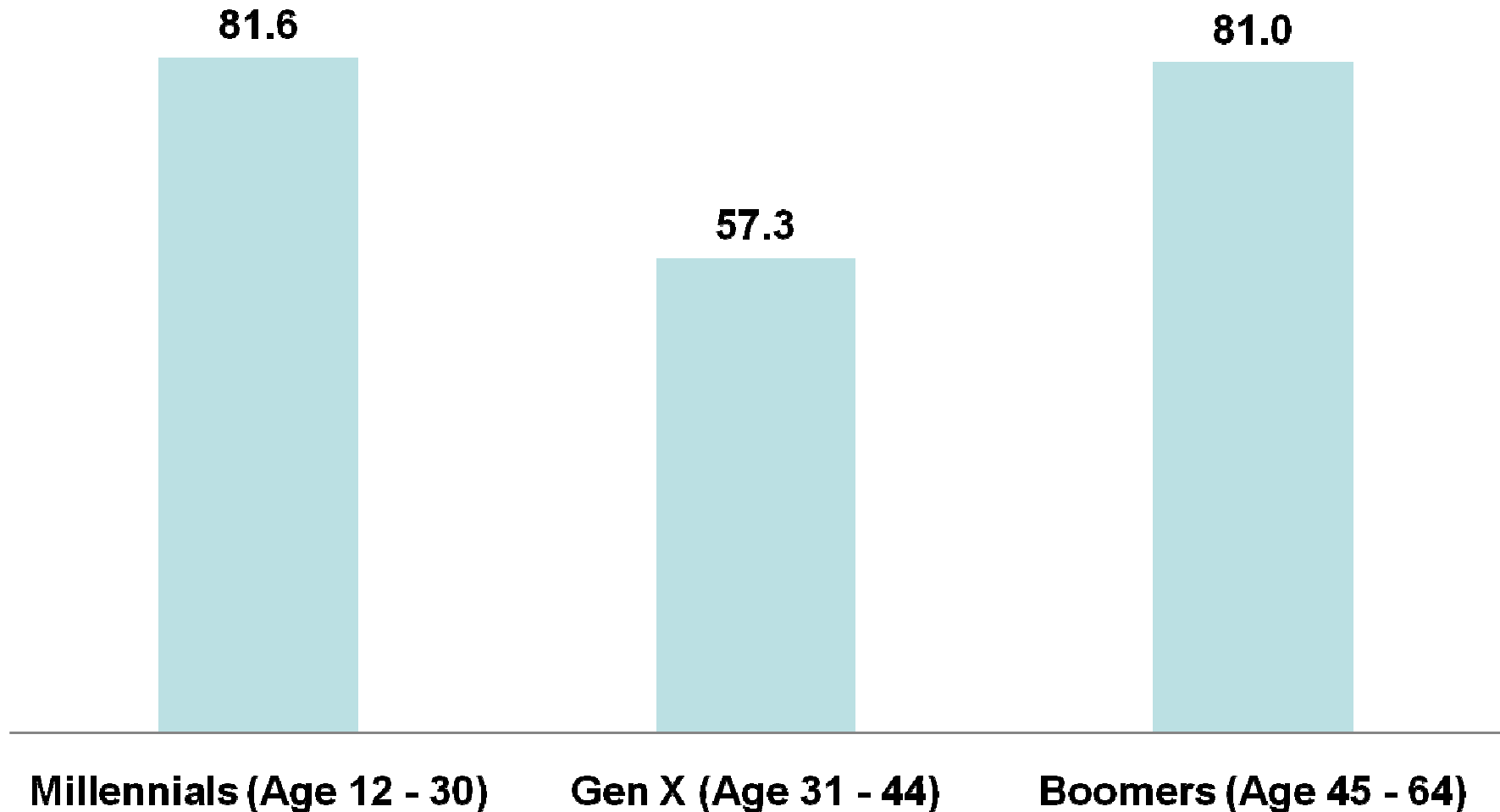


Share of total metropolitan population growth, metropolitan areas of more than 1 million total population, 2000 - 2006



Millennials rival Boomers

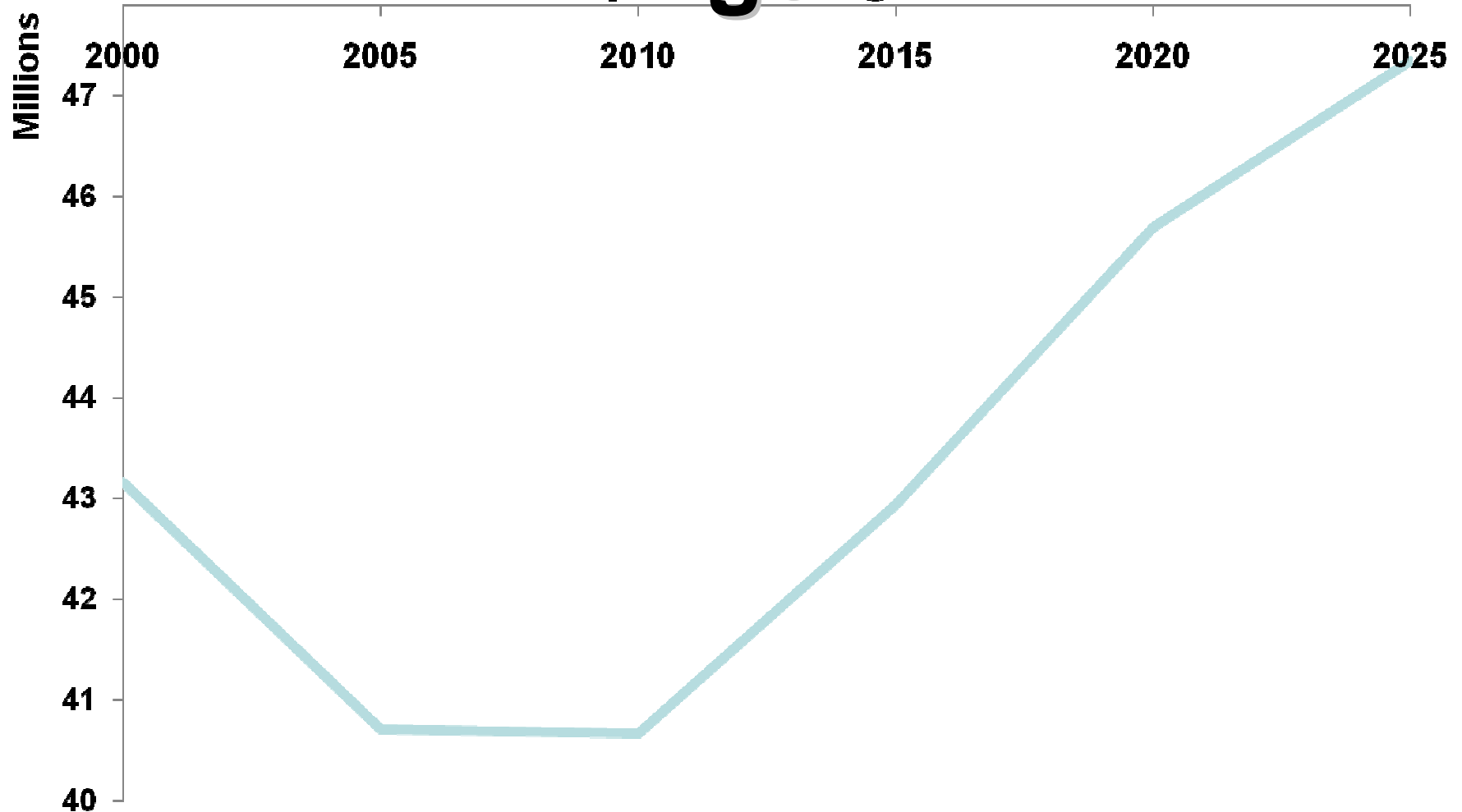
Population in Millions



U.S. Census Population Projections, 2008

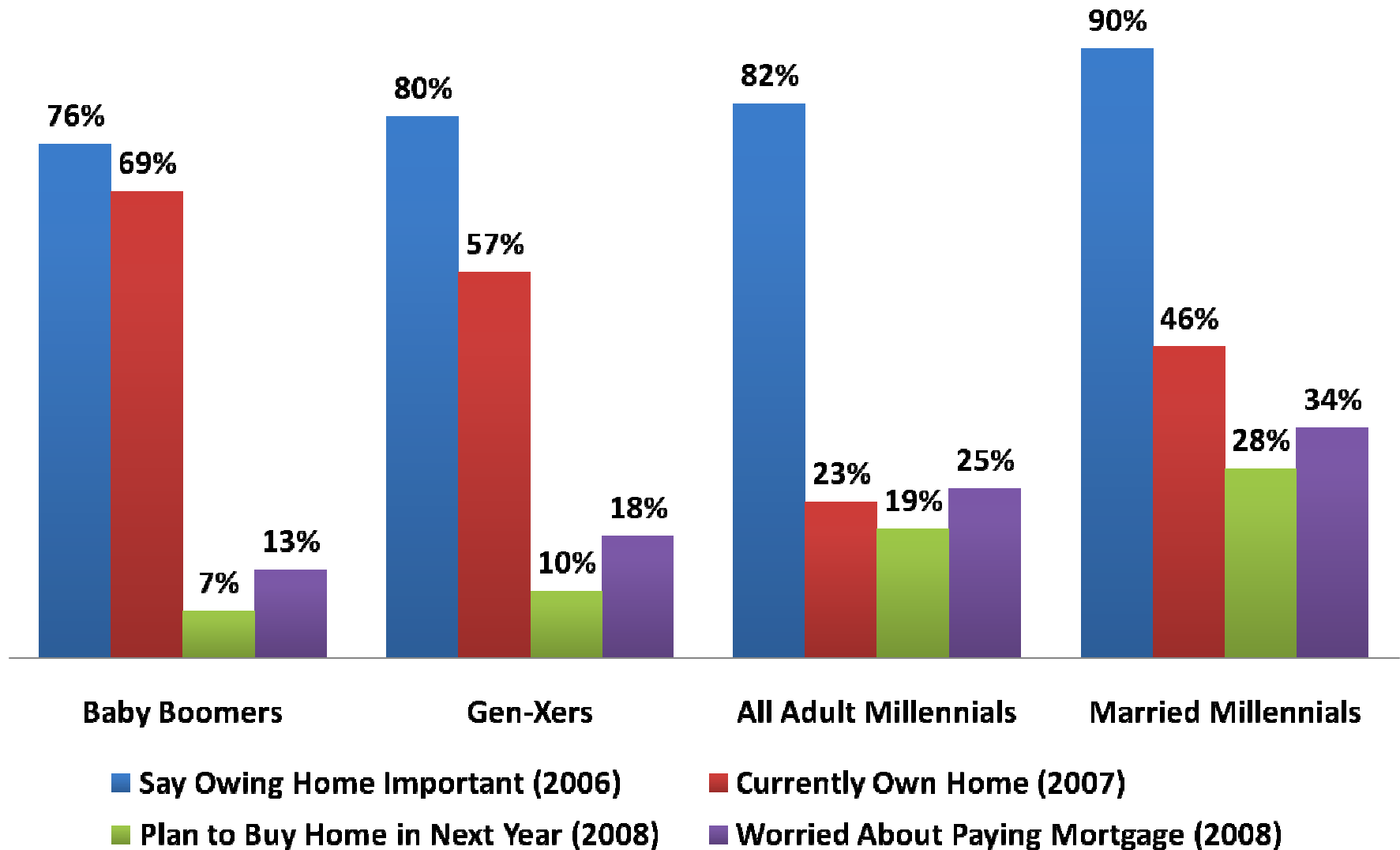
Millennials Entering Middle

U.S. Population Age 30-39



U.S. Census Population Projections, 2008

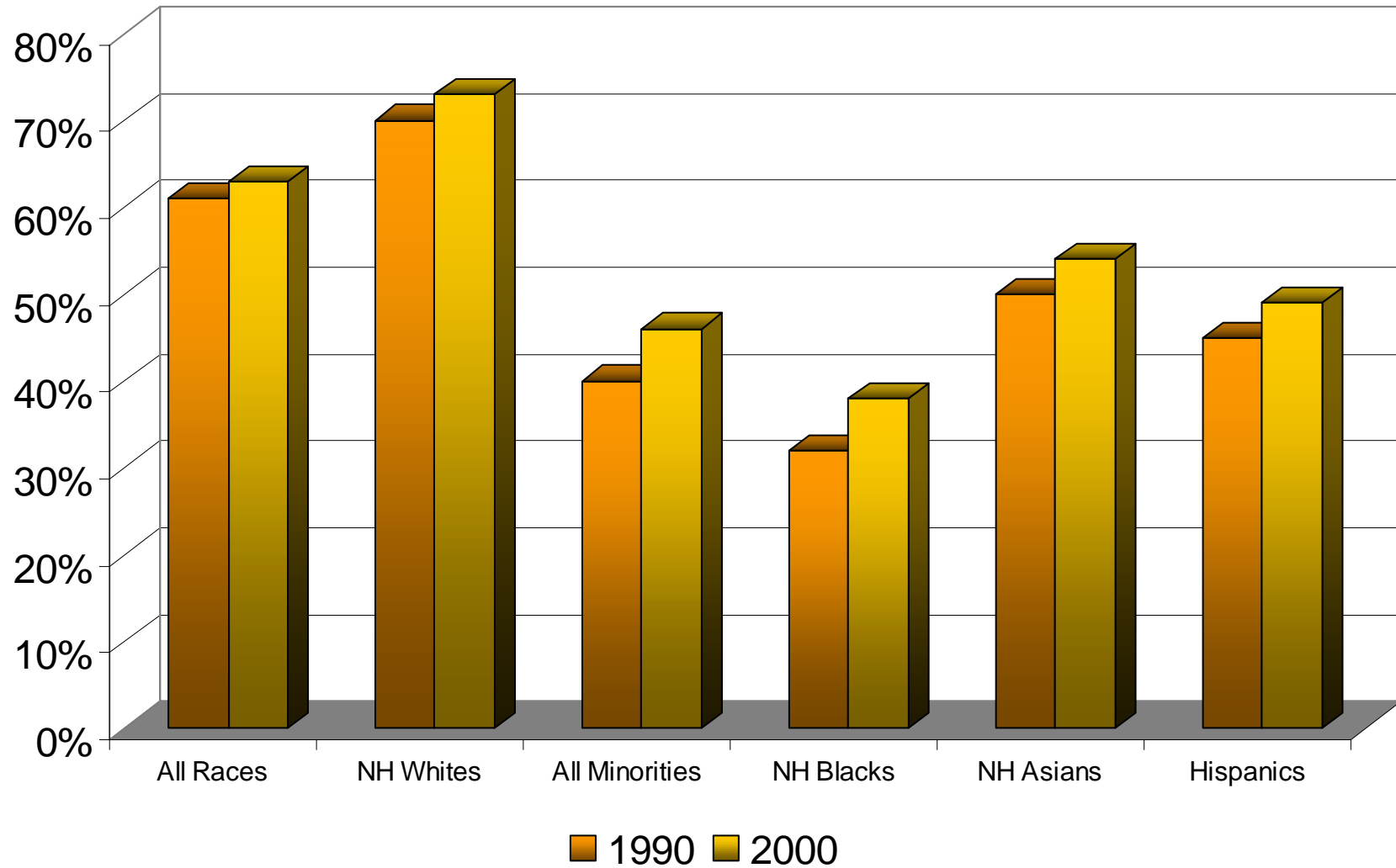
Millenials and Home Ownership



Source: Frank N. Magid Associates Millennial Strategy Program

Minorities to suburbs

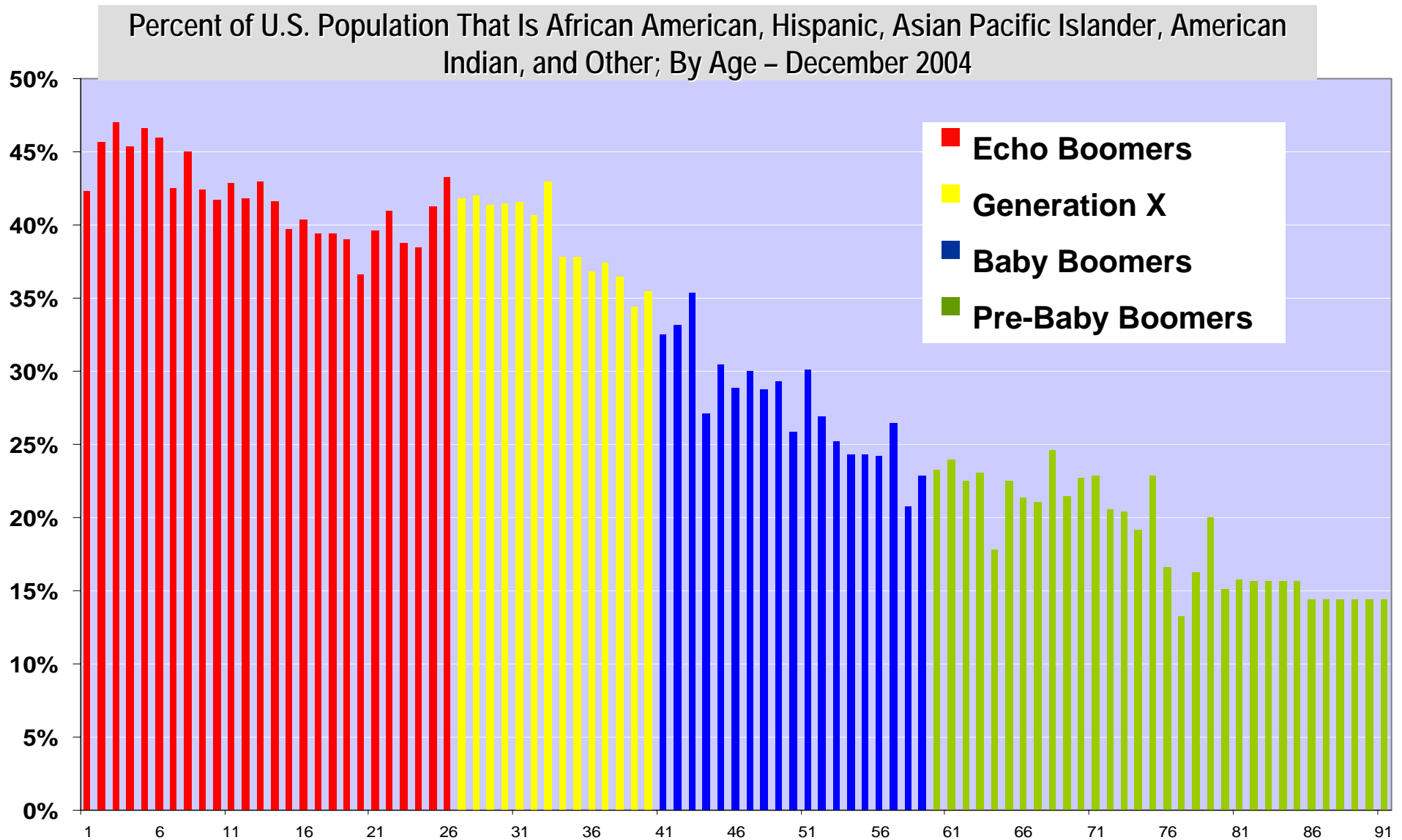
Percentage of Population Residing In Suburbs by Race/Ethnicity 1990-2000



**The new face of
diversity...
Welcome to Ft. Bend
County, Texas**



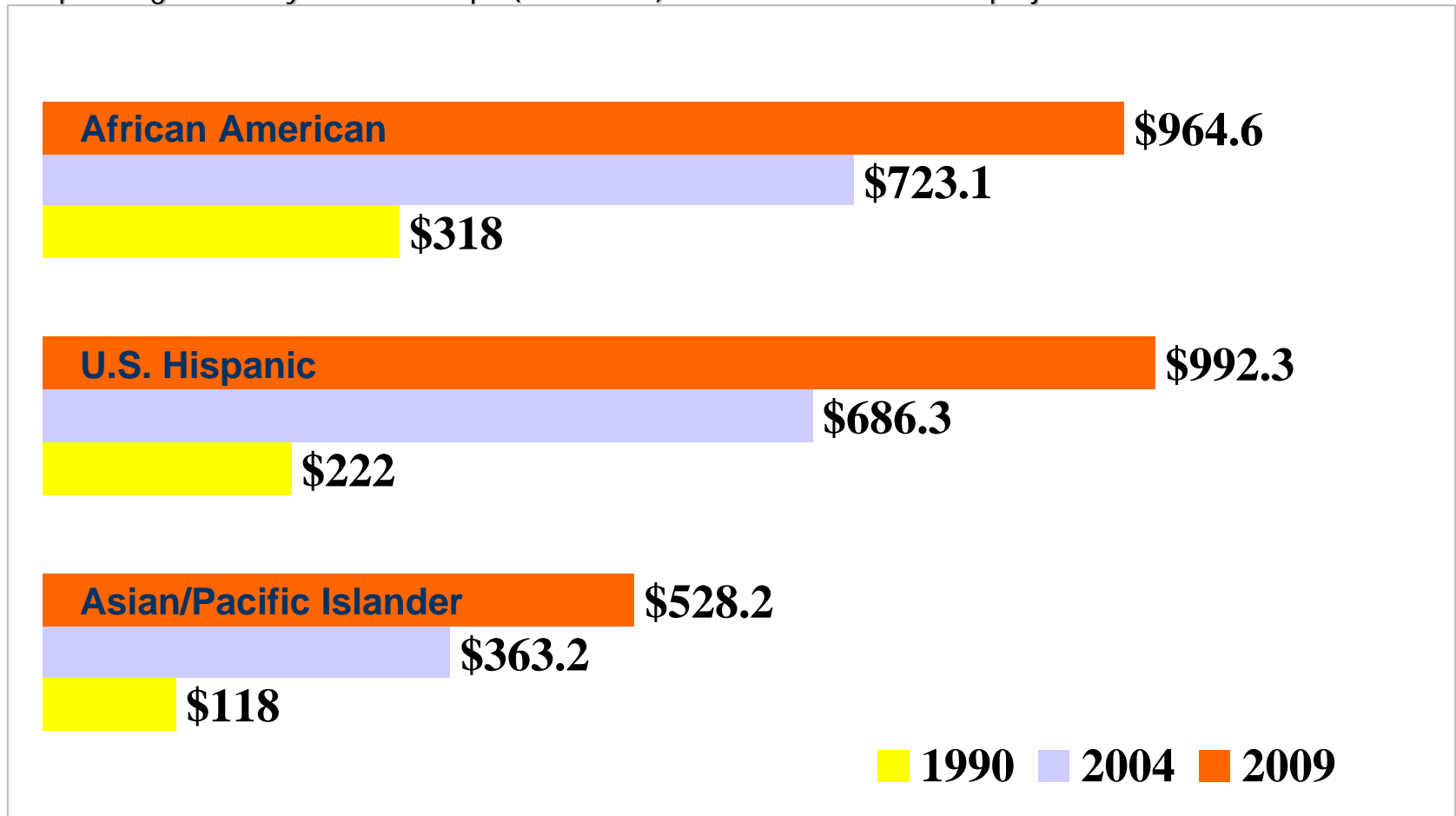
The Millennial Generation is the Most Diverse in American History



Current Population Survey, U.S. Census Bureau, Dec. 2004

Ethnic Purchasing Power More Than Doubled Since 1990

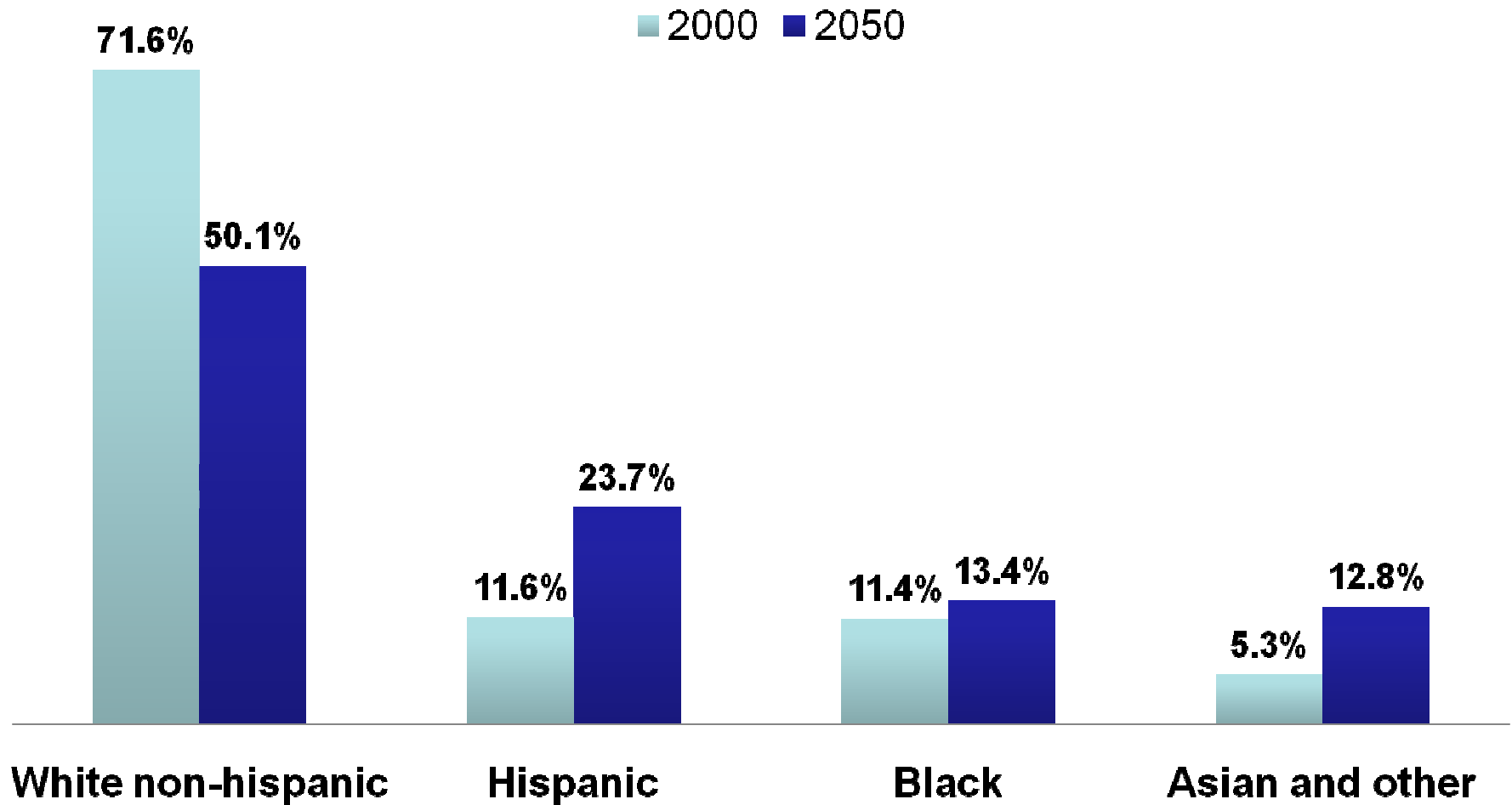
Spending Power by Ethnic Groups (in Billions) 1990 – 2004 with 2009 projections



Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia (2004)

Shifting Ethnicity of Labor

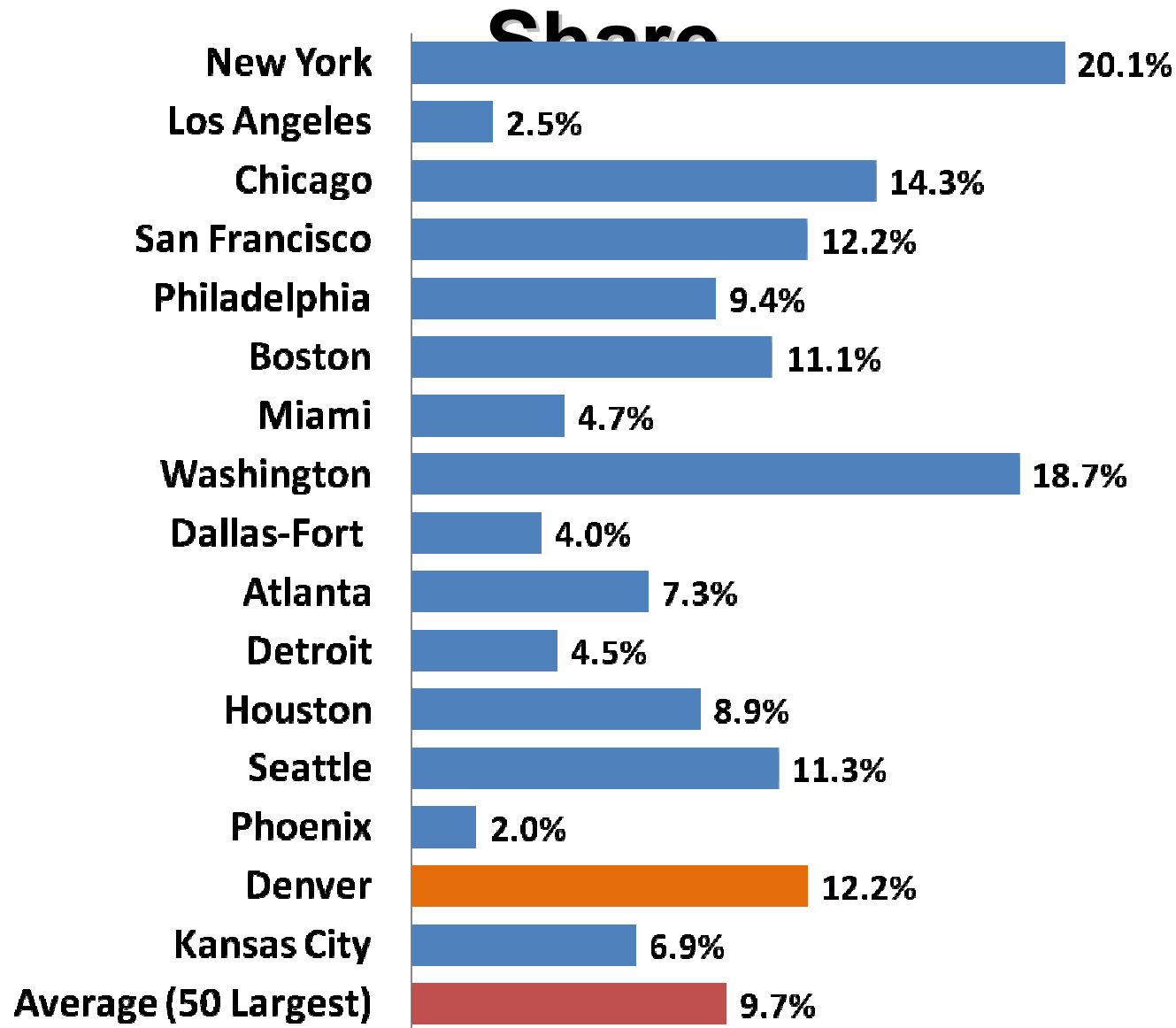
Share of Labor Force by Race/Ethnicity



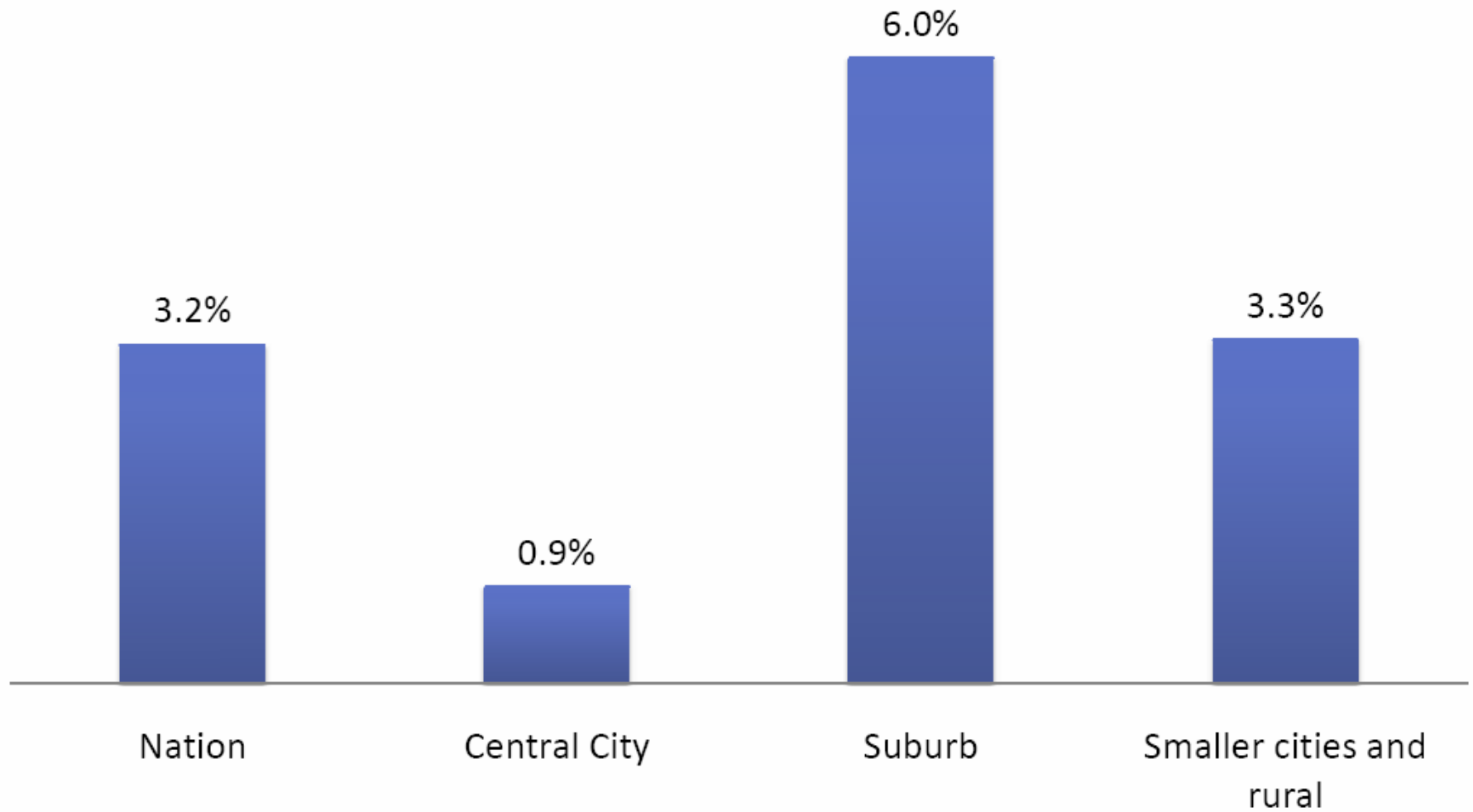
The Rise of the Suburban Economy



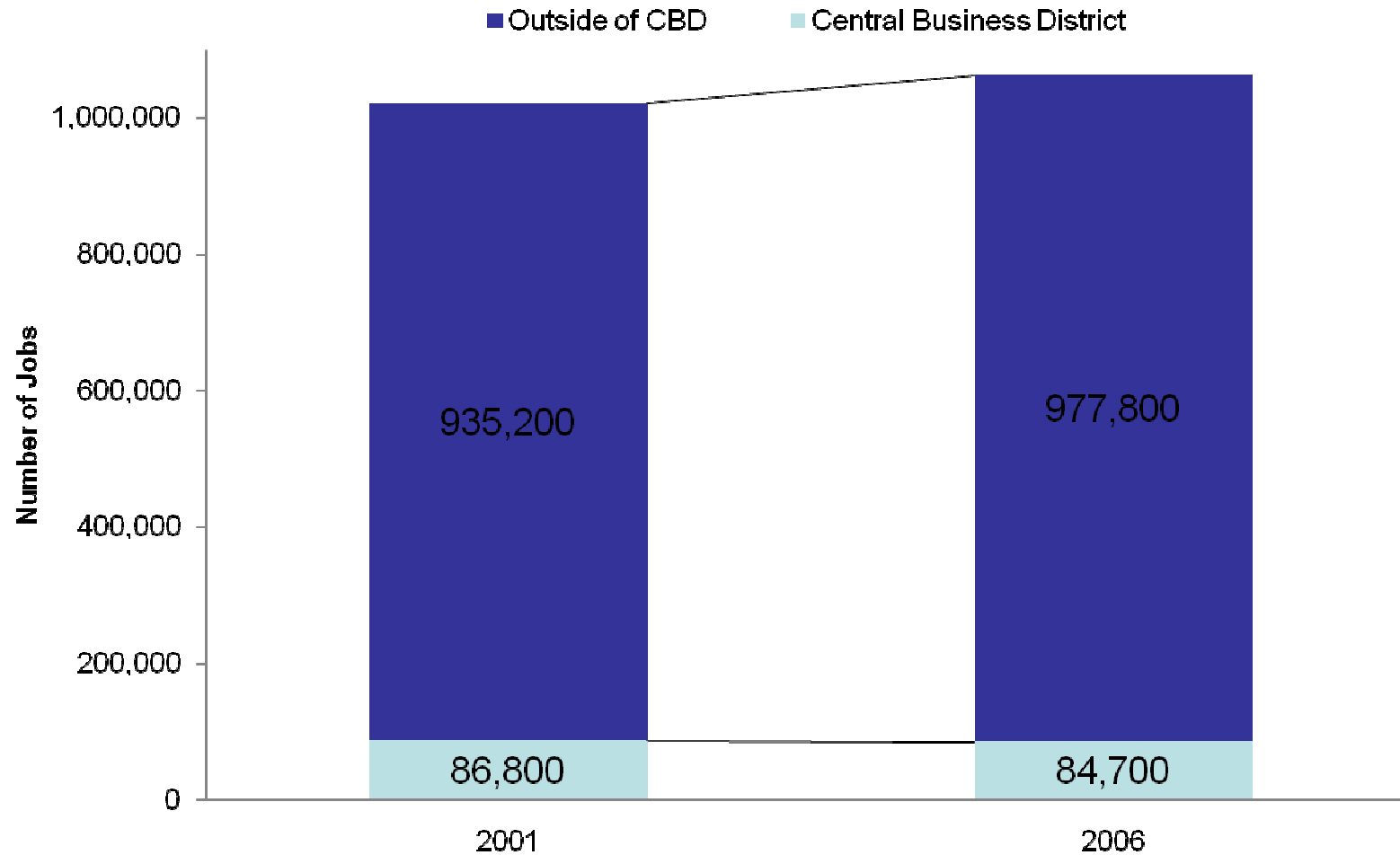
Central Business District Employment



Employment Growth, 2001-2006

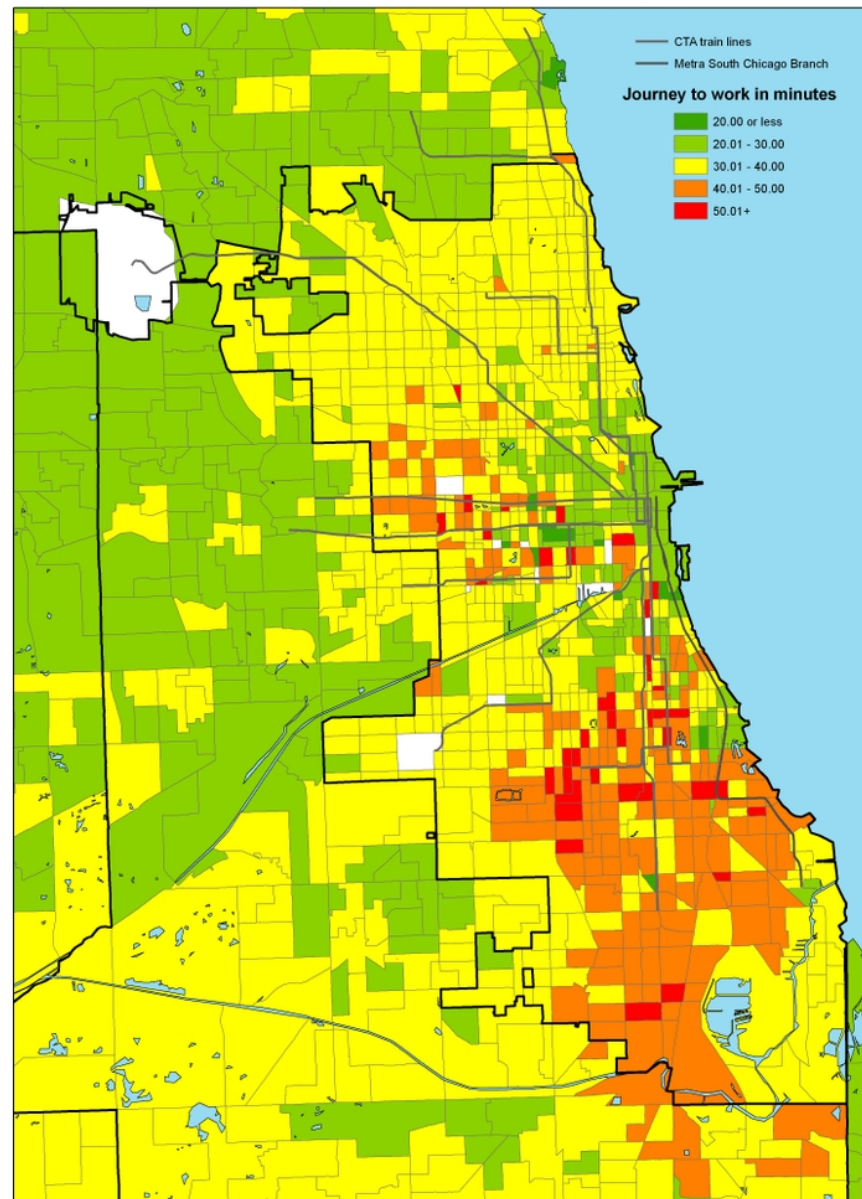


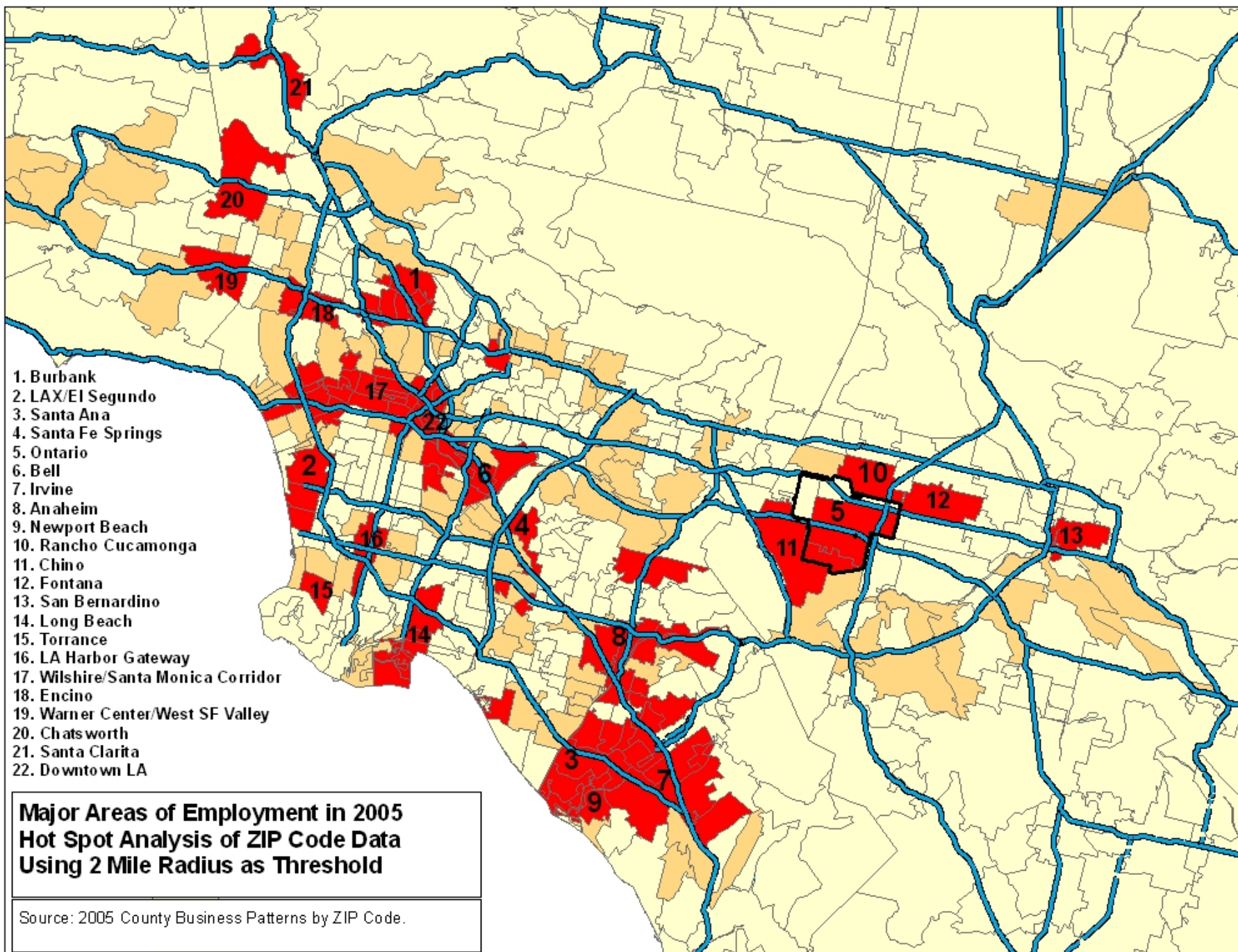
Portland Job Growth in Periphery



Source: Demographia.com, Derived from US Bureau of Labor Statistics and Portland Alliance data

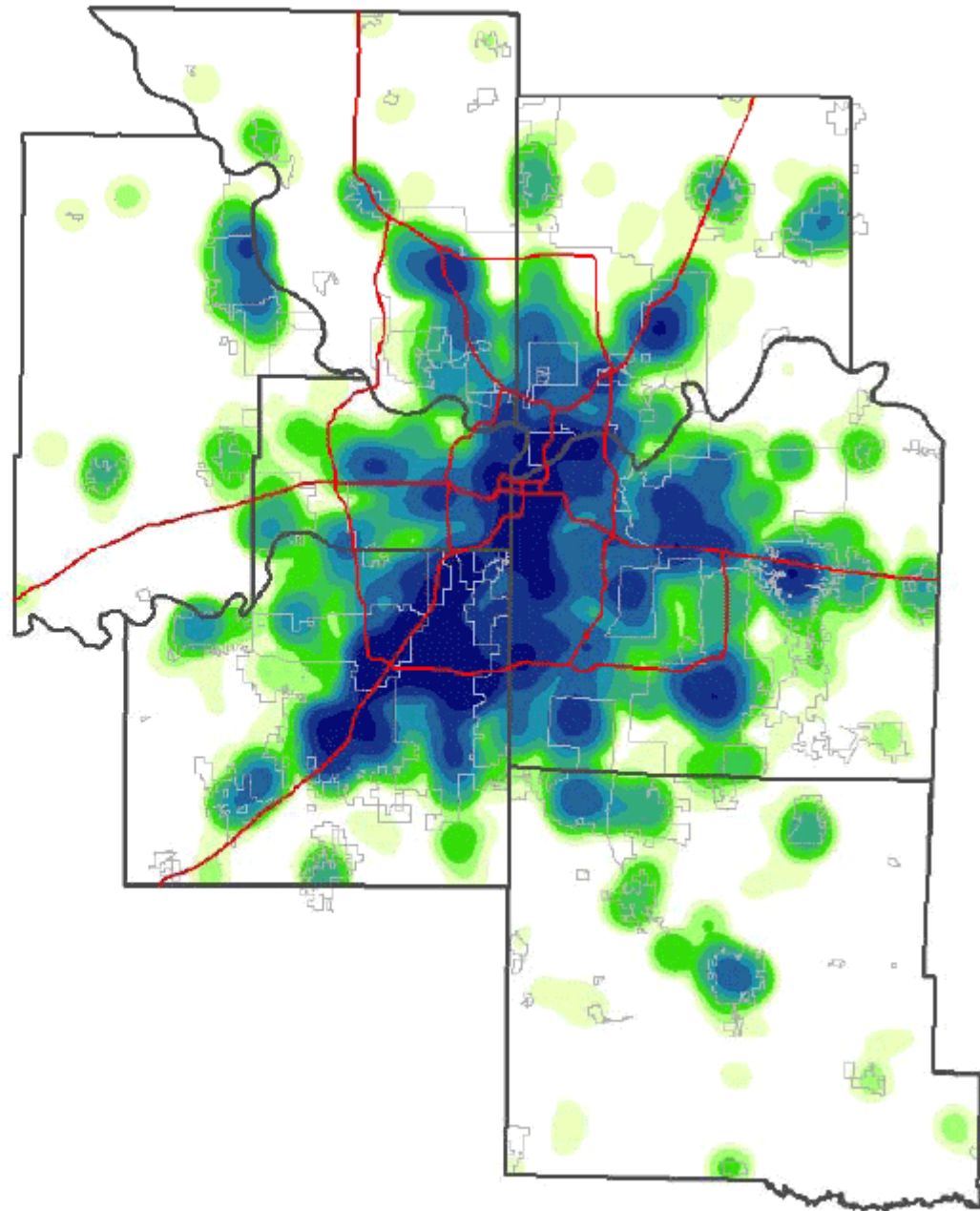
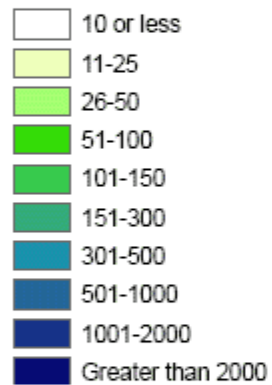
Mismatch on the South Side between housing and job opportunities
leads to long commute times for many South Siders





Total Employment

Jobs per Square Mile

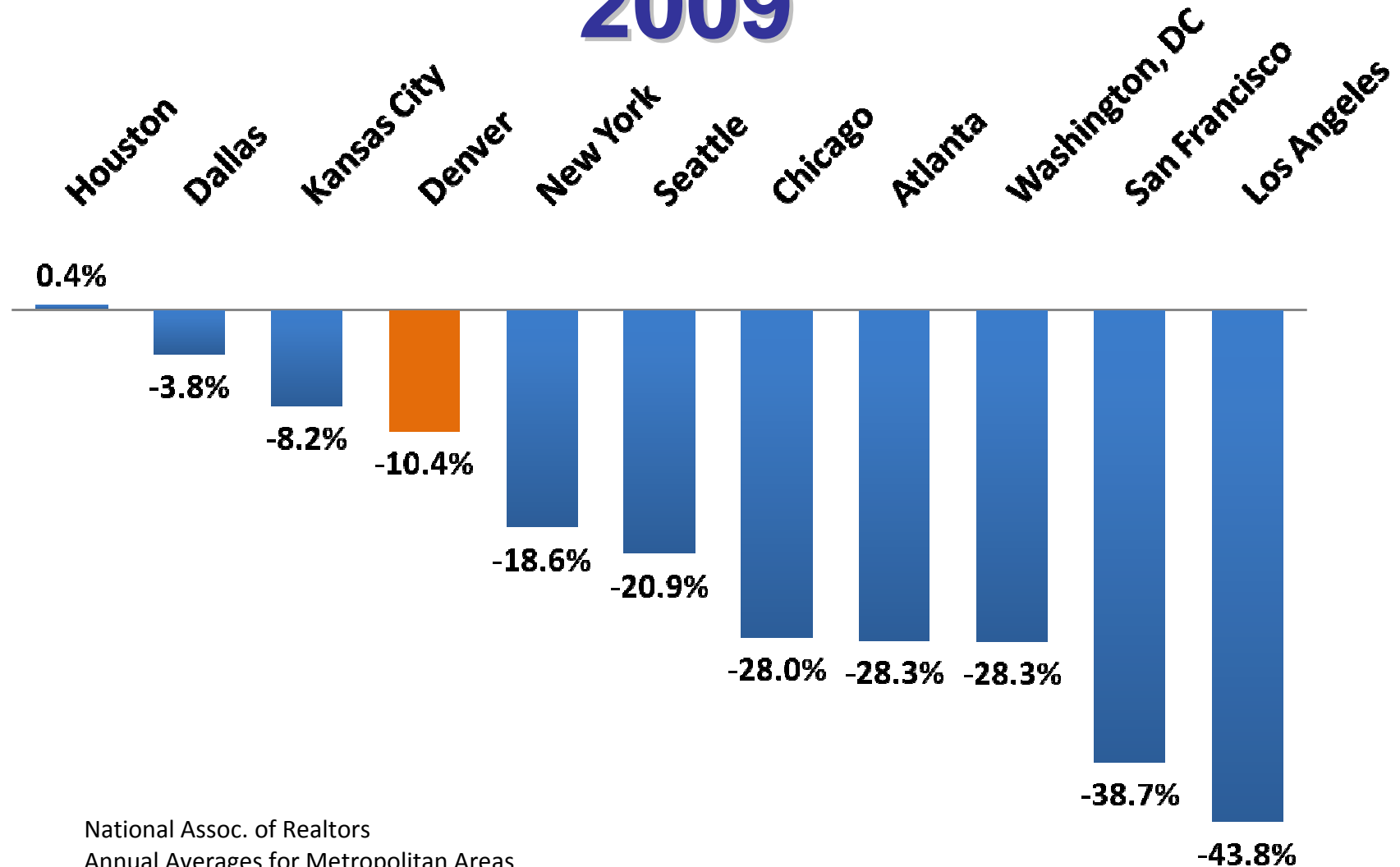


908,120 Jobs

How is Denver Doing?

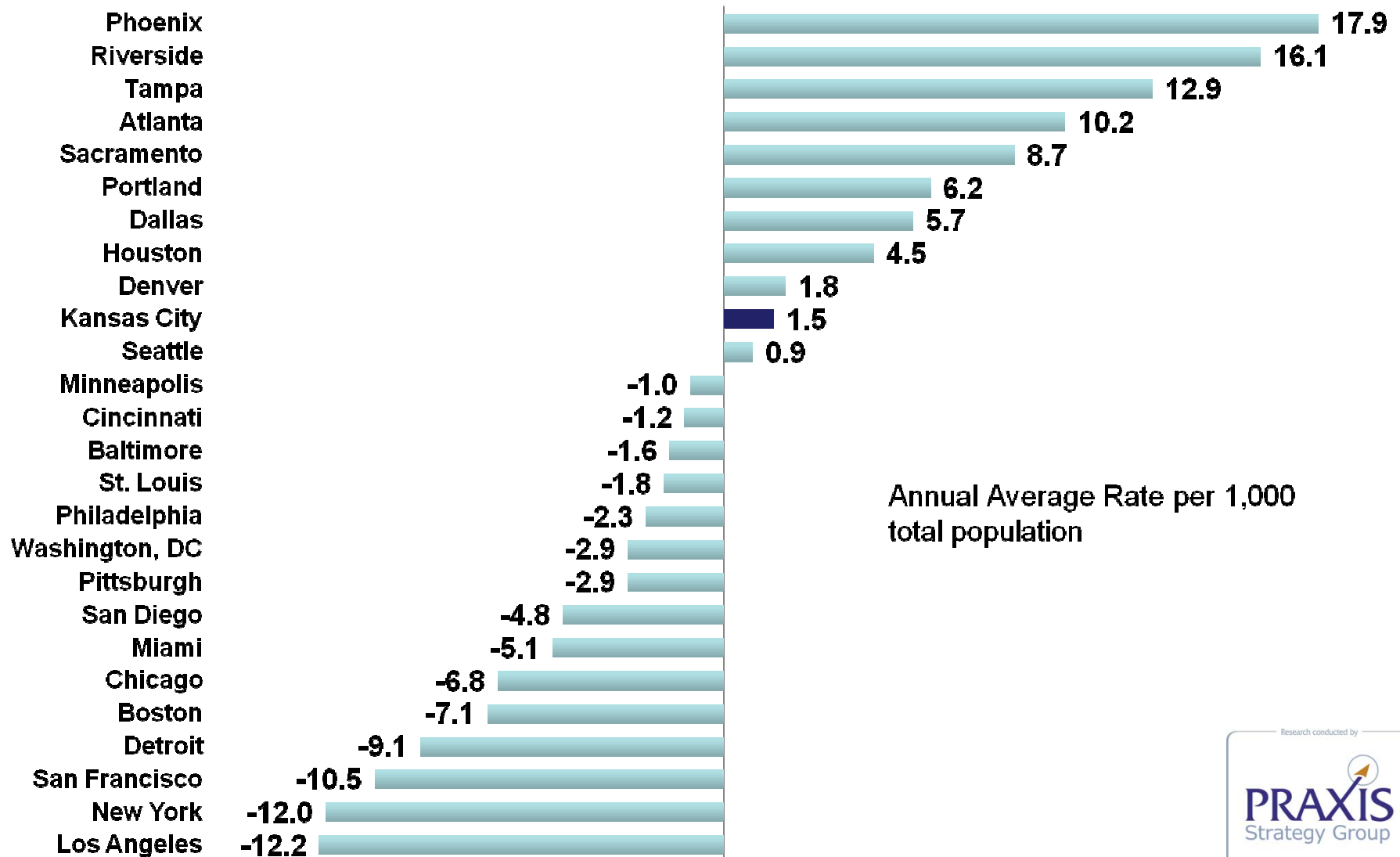


Housing Price Declines, 2007-2009

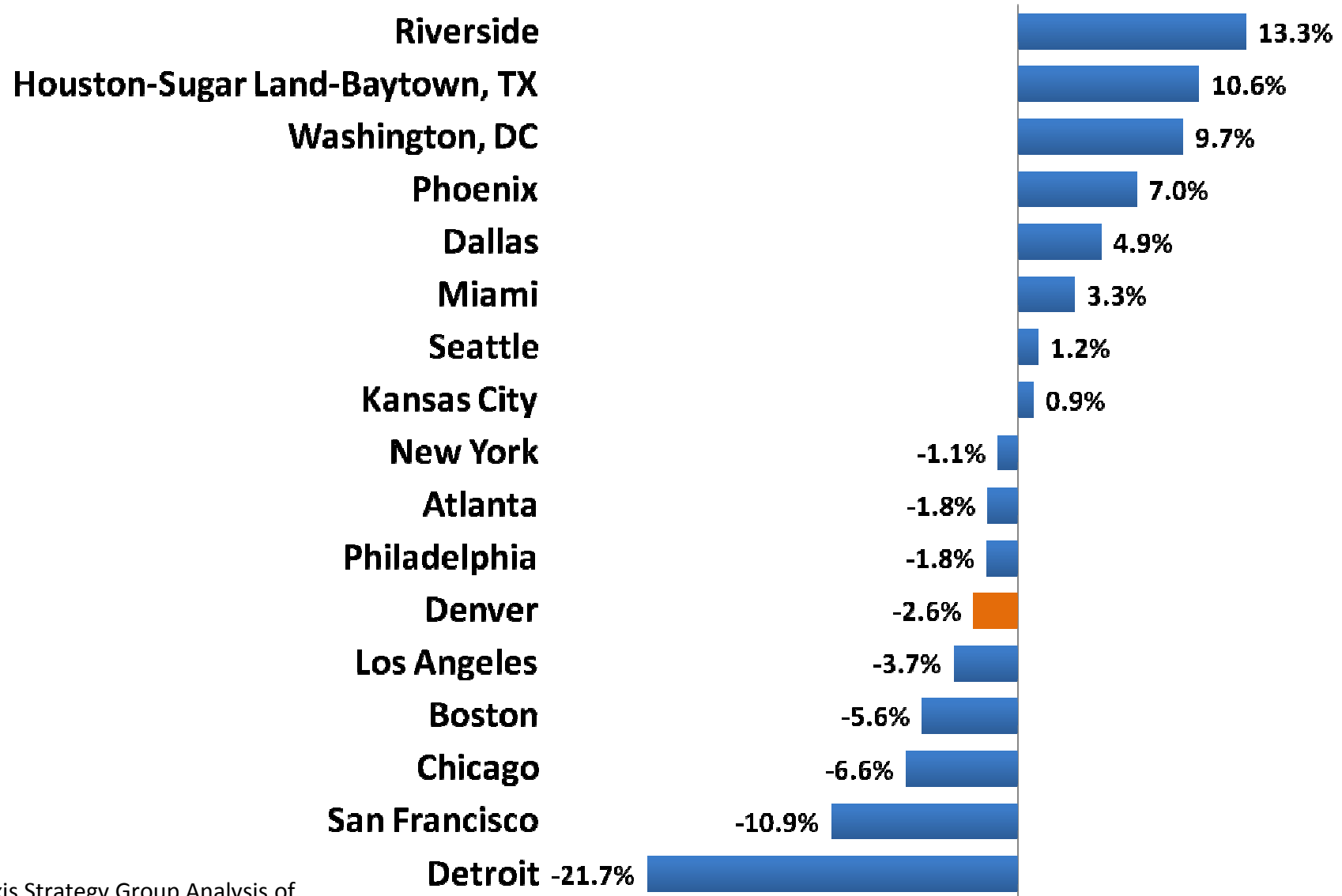


Net Domestic Migration

25 Largest Metropolitan Areas, 2001-2008



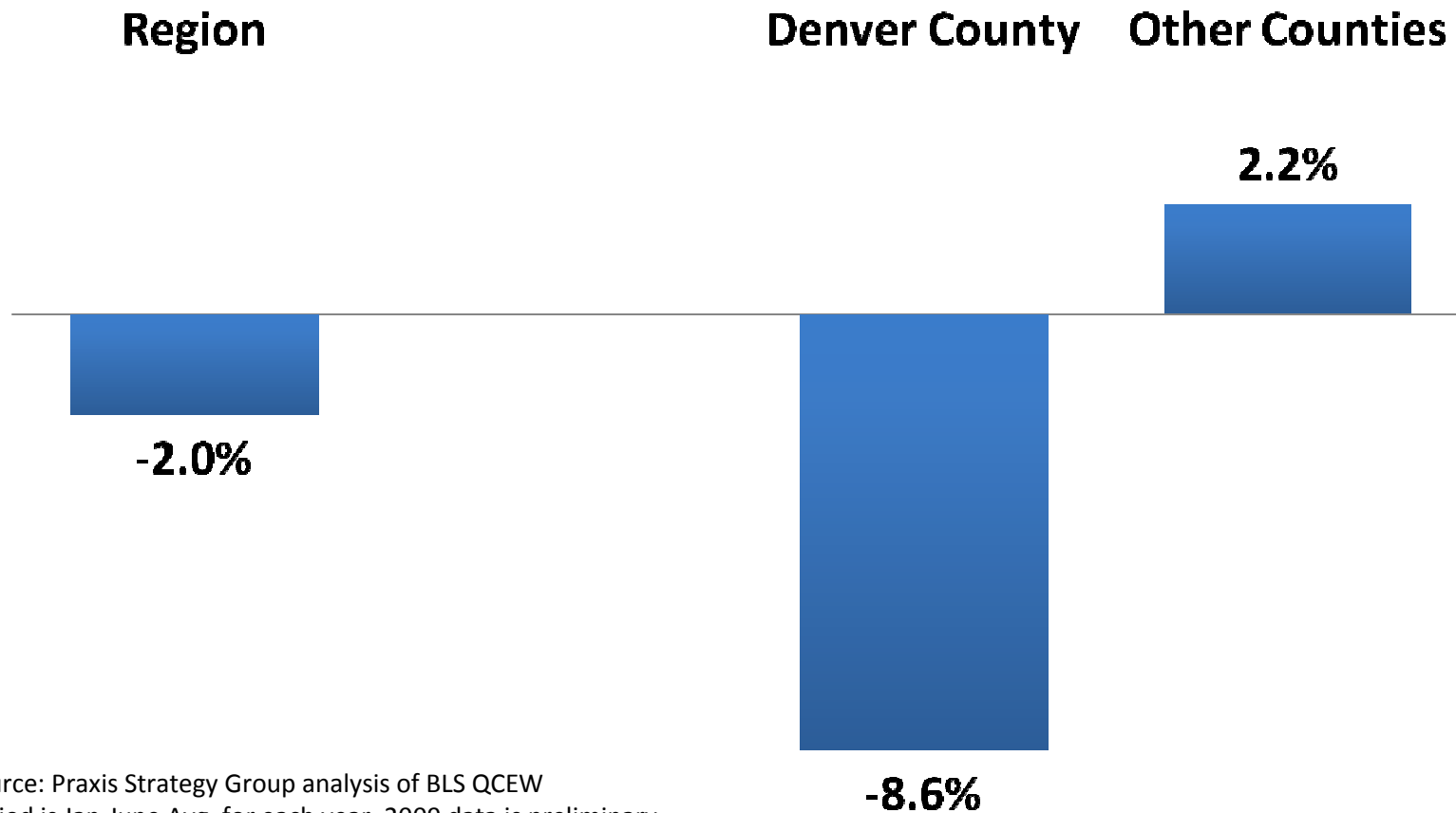
Job Growth, 2000-2009



Praxis Strategy Group Analysis of
BLS CES data, Q4 2000 – Q4 2009

Decentralizing Jobs

Denver Metropolitan Area Job Growth, 2001 - 2009



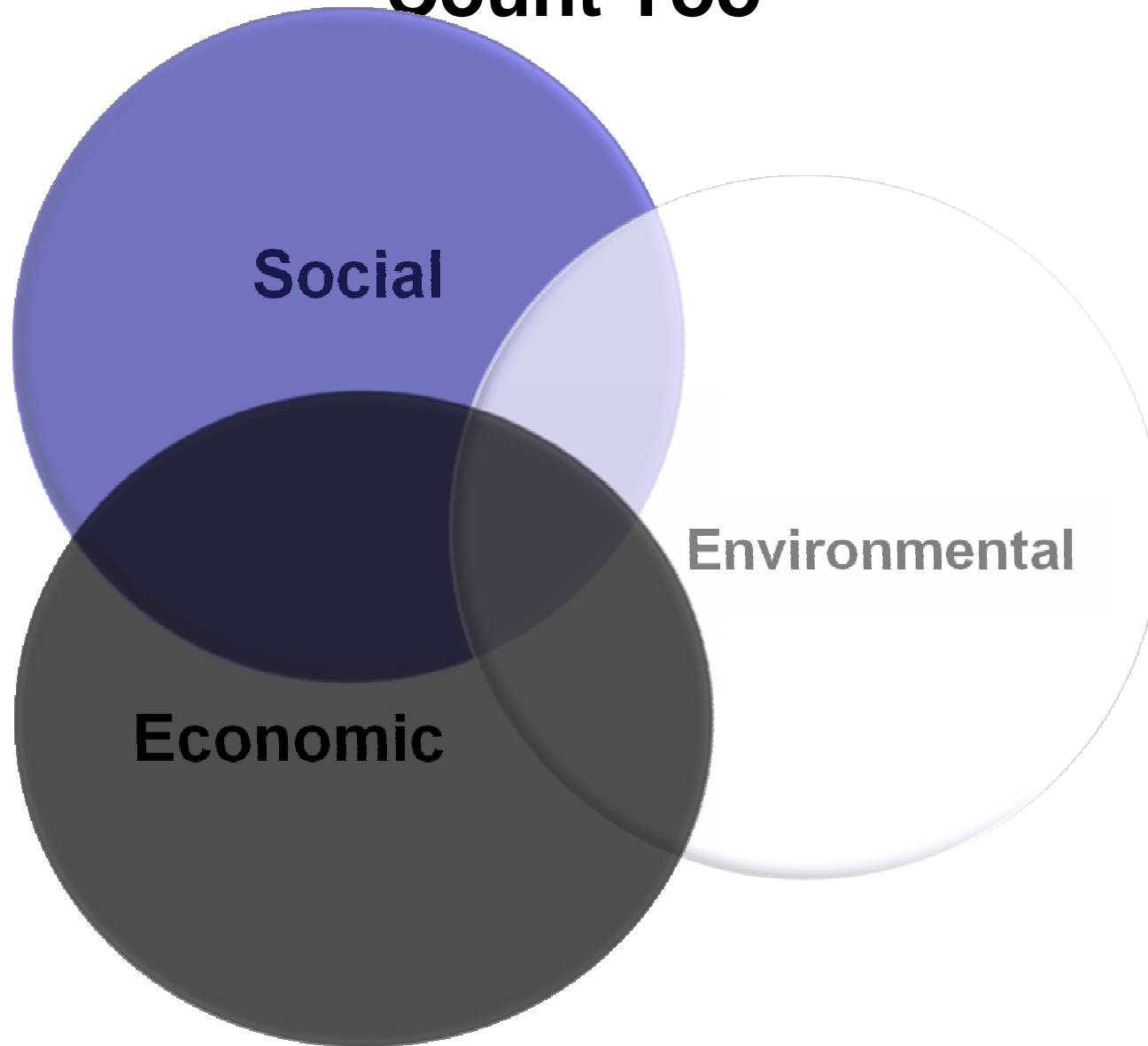
Source: Praxis Strategy Group analysis of BLS QCEW
Period is Jan-June Avg. for each year, 2009 data is preliminary
Broomfield Co. uses year 2002 data for year 2001



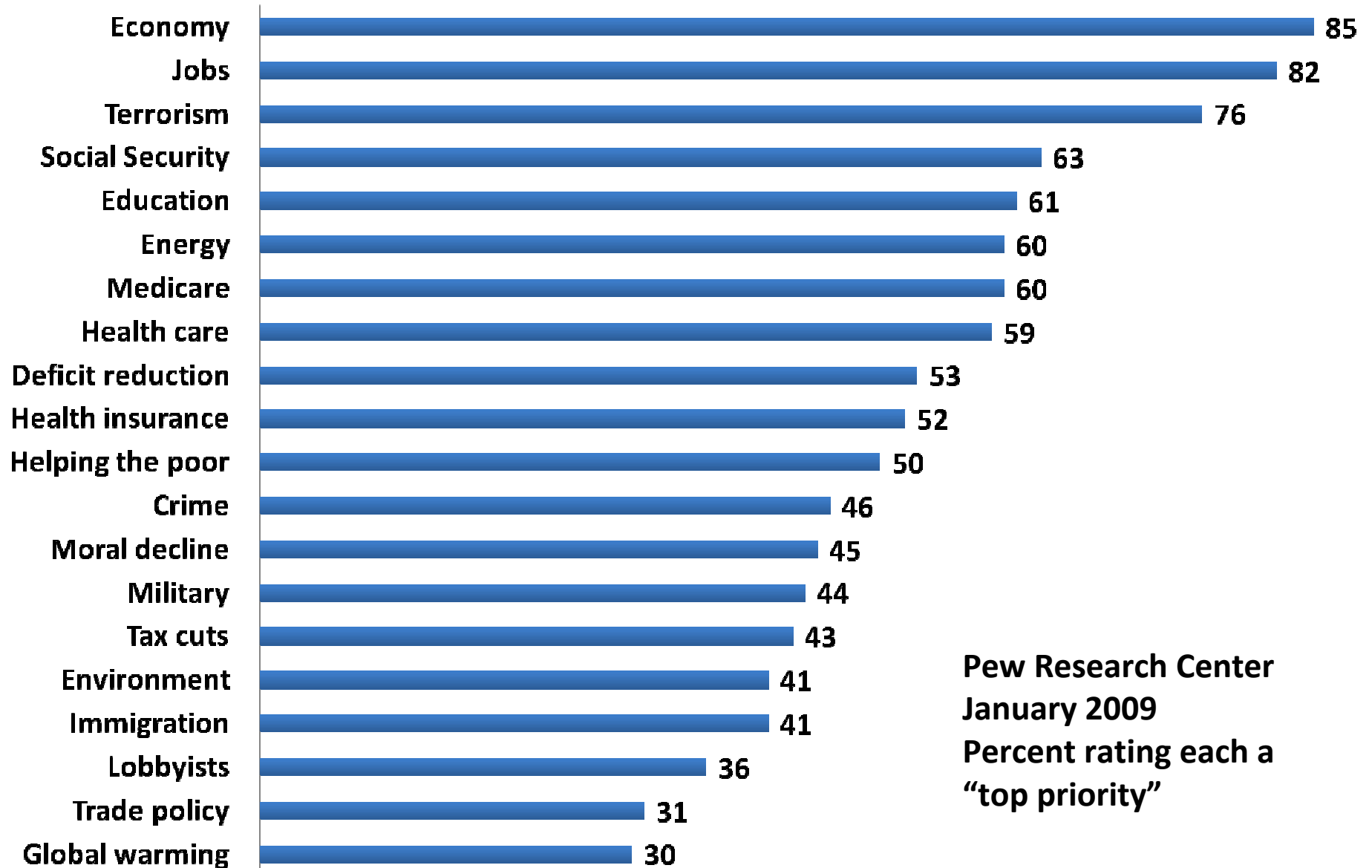
The Archipelago of Villages: Towards “Smart Sprawl”

- Housing near jobs
- Emphasis on families
- Strong role for village shopping streets and markets
- Provision of open space around the village core and housing estates-
- Solving the problem of “sprawl” within the Sprawl

Redefining Sustainability: Humans Count Too



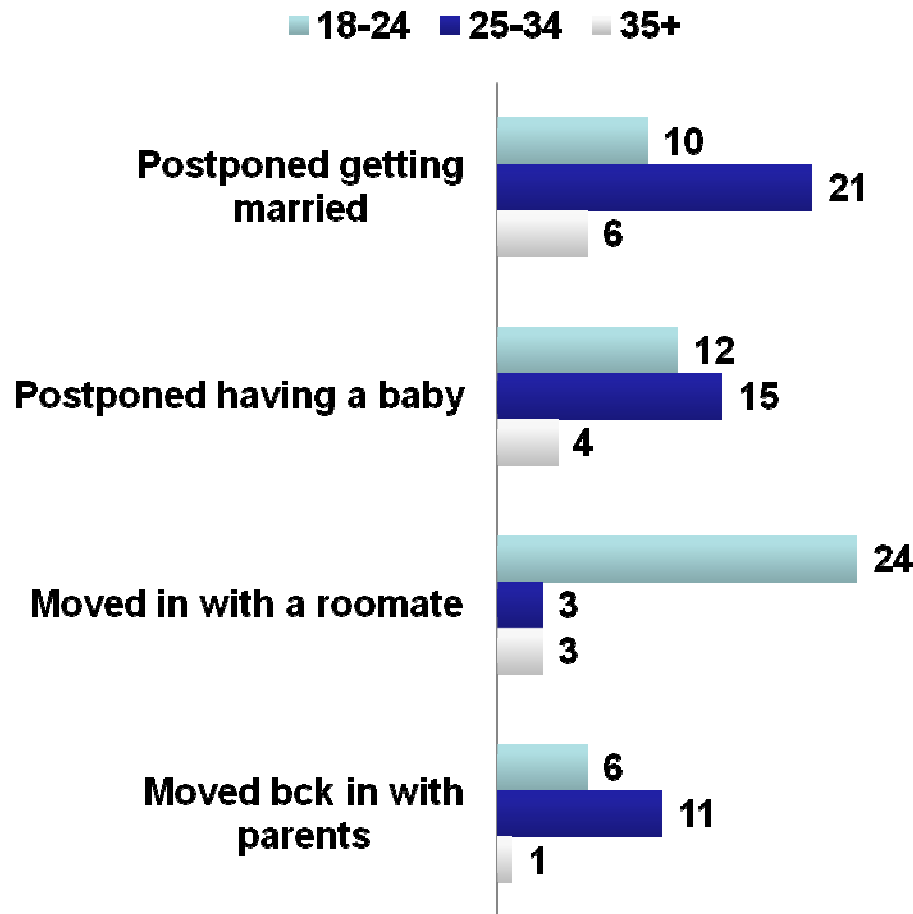
Not the greatest concern...



Pew Research Center
January 2009
Percent rating each a
"top priority"

Recession hitting younger generation

% of each group who say they did the following because of the recession



13% of parents of grown children report at least one child returning home in the past year

Pew Research Center

A Bleaker Shade of Green



“I was once severely criticized for describing human beings as being the ‘AIDS of the Earth.’ I make no apologies for that statement.”

Paul Watson, co founder
Greenpeace

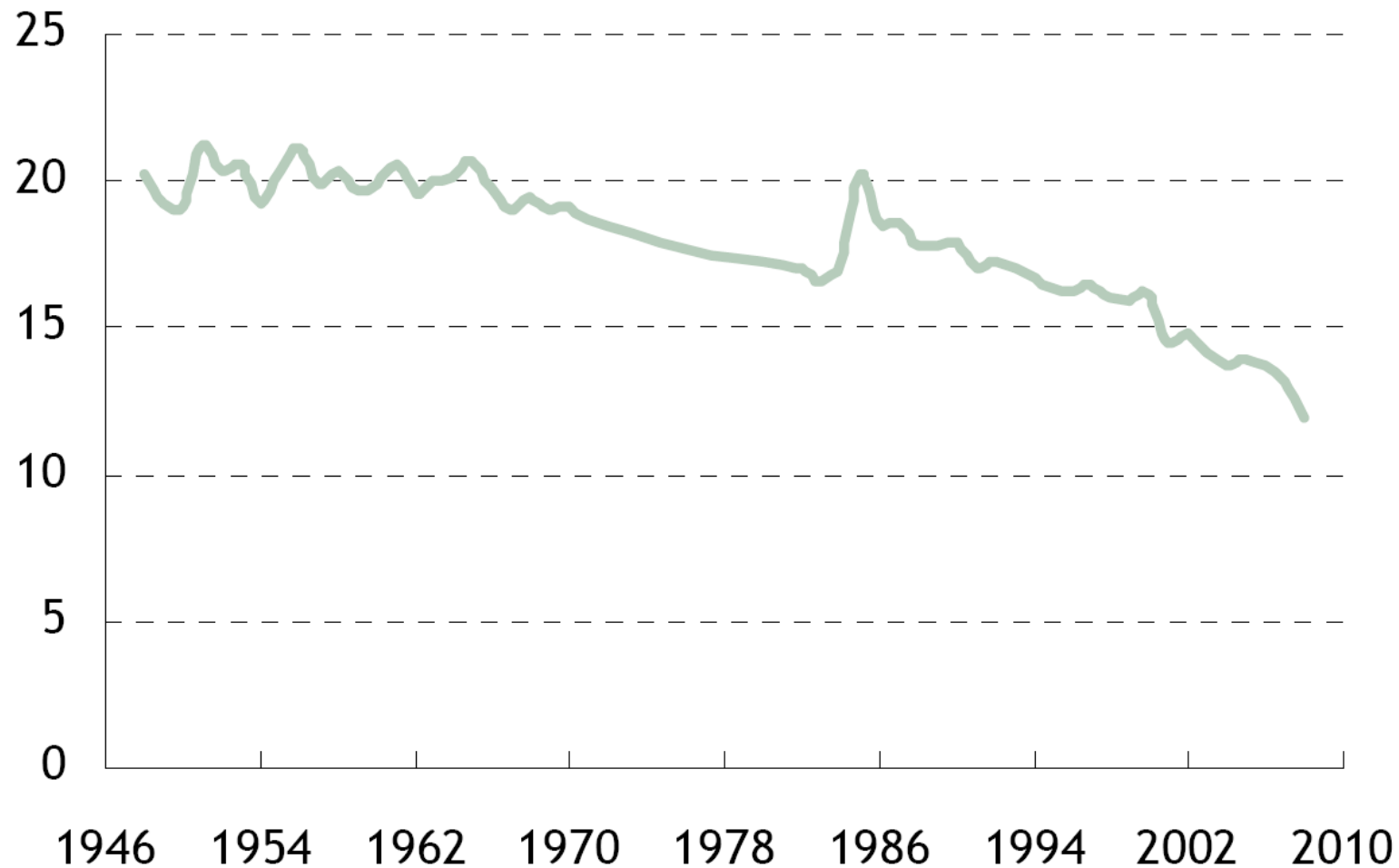
What are human beings?

“the finest and most valuable creation of nature” - Maxim Gorky



Declining Mobility

Share of population changing residence

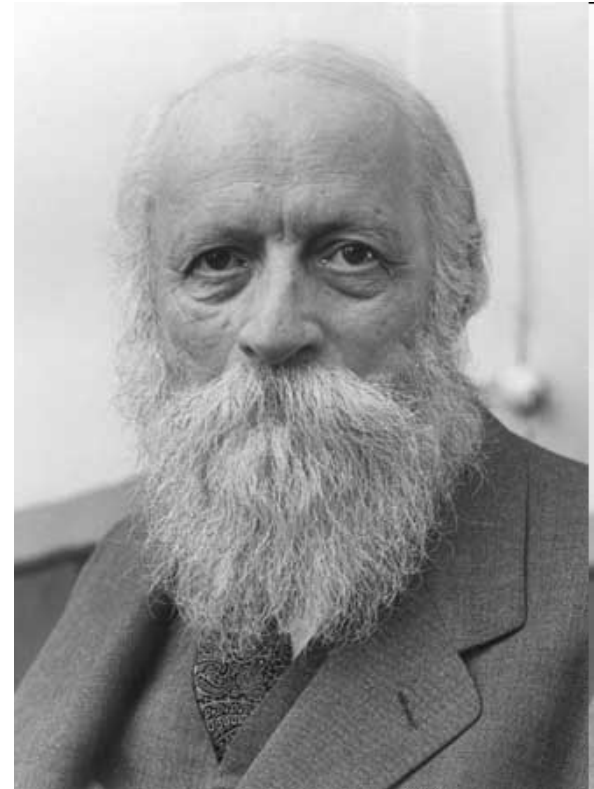


Pew Research Center

Key to the New Localism

“a vocation of uniqueness.”

Martin Buber



Families as History's Bedrock

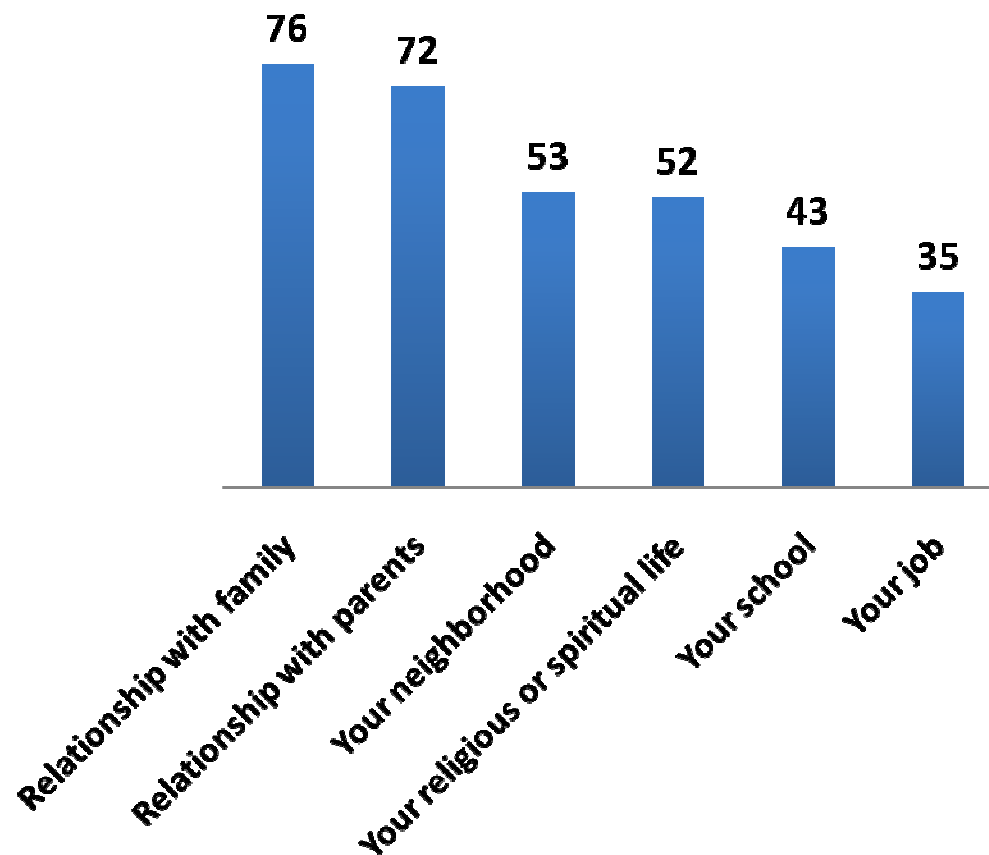


“...the good news from the recovered history of the family: This smallest and seemingly most fragile of institutions is proving itself to be mankind's bedrock as well as its fault line .” --- historian Steven Ozment



Millennials and the Family

Source of Happiness of
13-24 year olds



85% plan to get married

77% probably or
definitely
want children

Associated Press/MTV Survey, 2007



photo: Vlastula

90% of people over fifty would rather stay put than move

- AARP

“They don’t want to move to Florida, and they want to stay close to the kids. What they are looking for is a funky suburban development – funky but safe.”

- Washington-area developer Jeff Lee.

Coming Next: The Multi- generational Suburb

“Some of the basics of suburbs are there. Schools are important, but also people like the sense of place. But the basic amenities are children, grandchildren, where people go to church, where their work networks and friends are. Suburbia is going to be a melting pot, not just by race, but by ages and lifestyle.”

Randall Lewis, Lewis
Development Company



Staying Together

Between 2000 and 2007,
the number of people over
65 living with adult children
increased by more than **50
percent.**



Ever more children and grandchildren serve as informal caregivers for their elderly relatives, while grandparents serve as mentors and watchful eyes over the young.



Beyond elitism: Jane Jacobs on the proper role of an urban economy



“A metropolitan economy, if it is working well, is constantly transforming many poor people into middle class people ...greenhorns into competent citizens... Cities don’t lure the middle class, they create it”



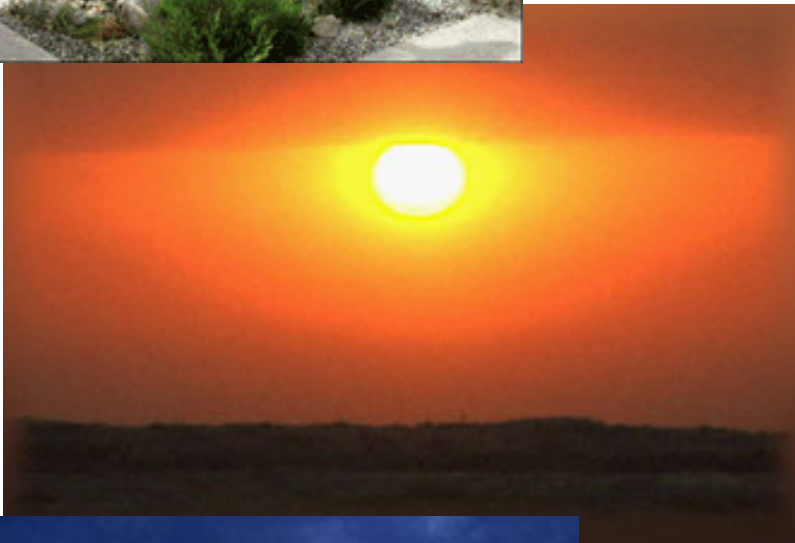
Arts and Culture: Cause or Result?

- Great Cultural Centers generally rest upon commercial success
- Venice, Florence, Amsterdam, London, New York, Los Angeles all became cultural centers after developing an expanding economy and strong middle class
- Patrons of arts, not the public, key to development of cultural institutions from Macenas to the Medici, Carnegie and the Rockefellers of the 20th Century to today's multi-billionaires



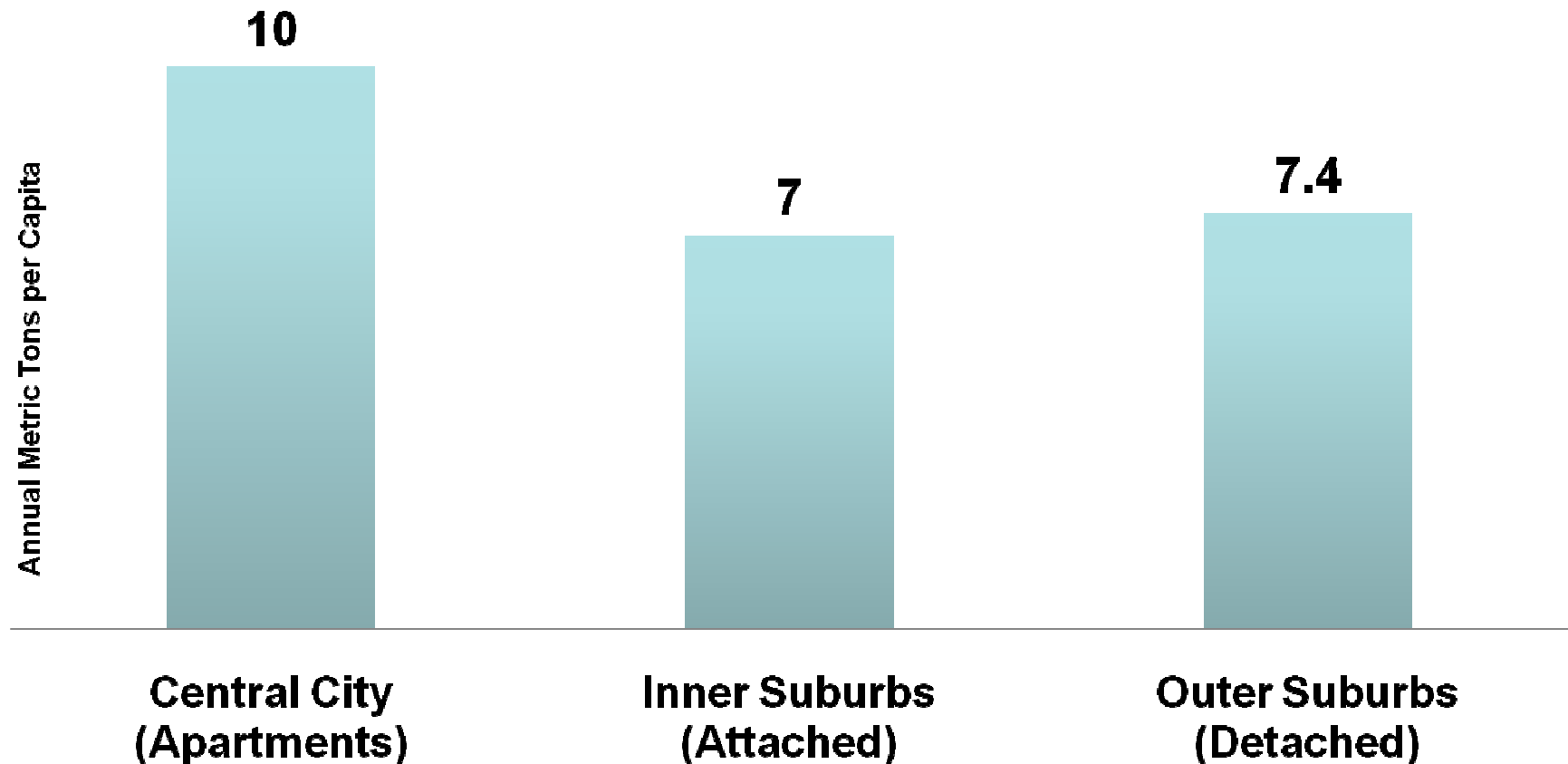
Rethinking Density

- Low/mid-density using proper design and landscaping may use less water and energy
- Reducing “heat islands” — overdense development in London and Los Angeles can lead to urban centers being 3°C higher than outlying areas
- Learning from ancient cities like Shiraz in how to design largely low-rise housing to maximize natural cooling and reduce evaporation
- Following employment growth, using telecom may be far more effective than imposing a draconian, market-unfriendly planning regime



Doubts Over Density

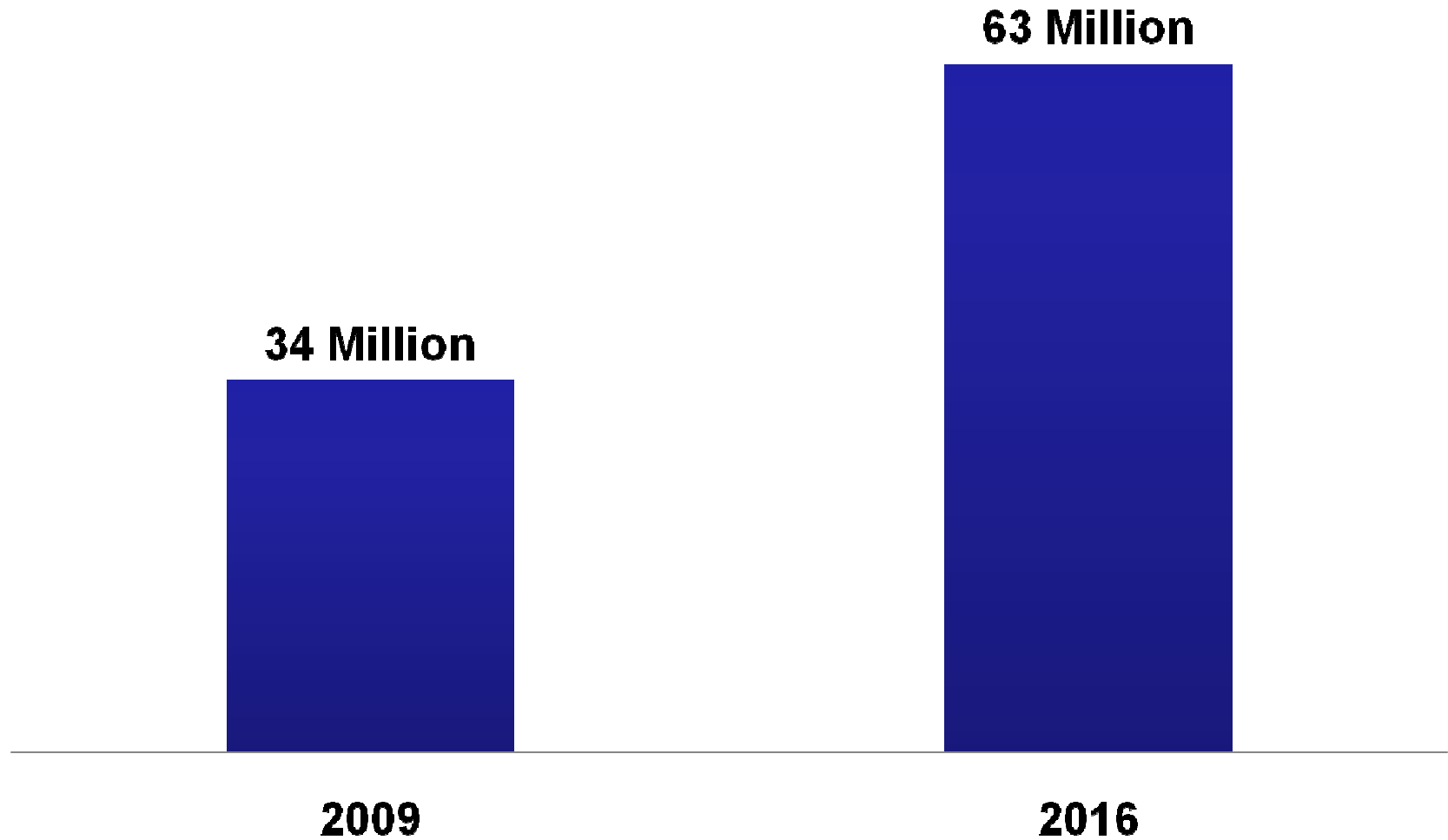
GHG Emissions By Urban Area Sector Housing & Transport: Operations & Embodied



Source: University of South Australia Study

Rise in Telecommuting

Forrester Research Projection



Green Telecommuting

**Everyone telecommuting 2 days per week save
1.35 billion gallons of gasoline
26 billion pounds CO₂**

Estimates from American
Electronics Association
& EPA



Back to the Future: The Post-Industrial City



If the electronic cottage was to spread, a chain of consequences of great importance would flow through society. Many of these consequences would please the most ardent environmentalist or techno-rebel, while at the same time opening up new options for business entrepreneurship

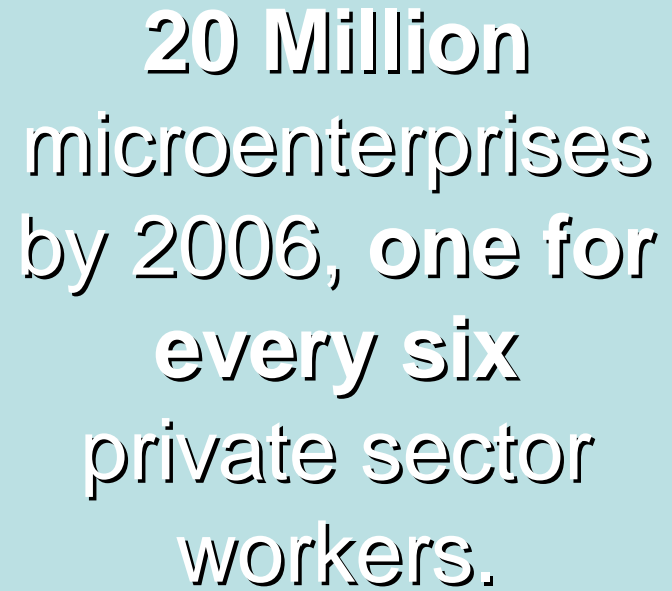


— Alvin Toffler, *The Third Wave*

Growth in Microbusiness



1980-2000:
self-
employed
individuals
expanded
tenfold to
include **16%**
of the
workforce.

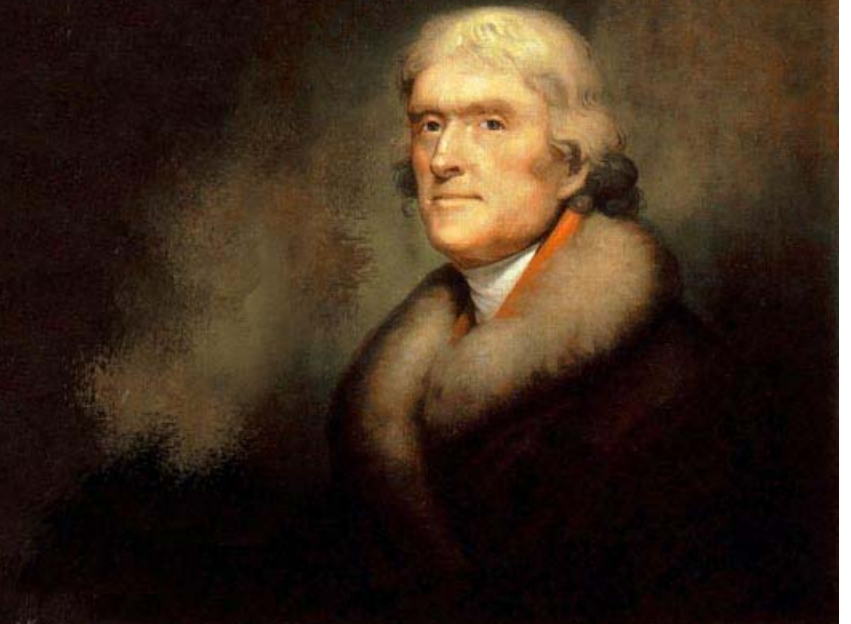


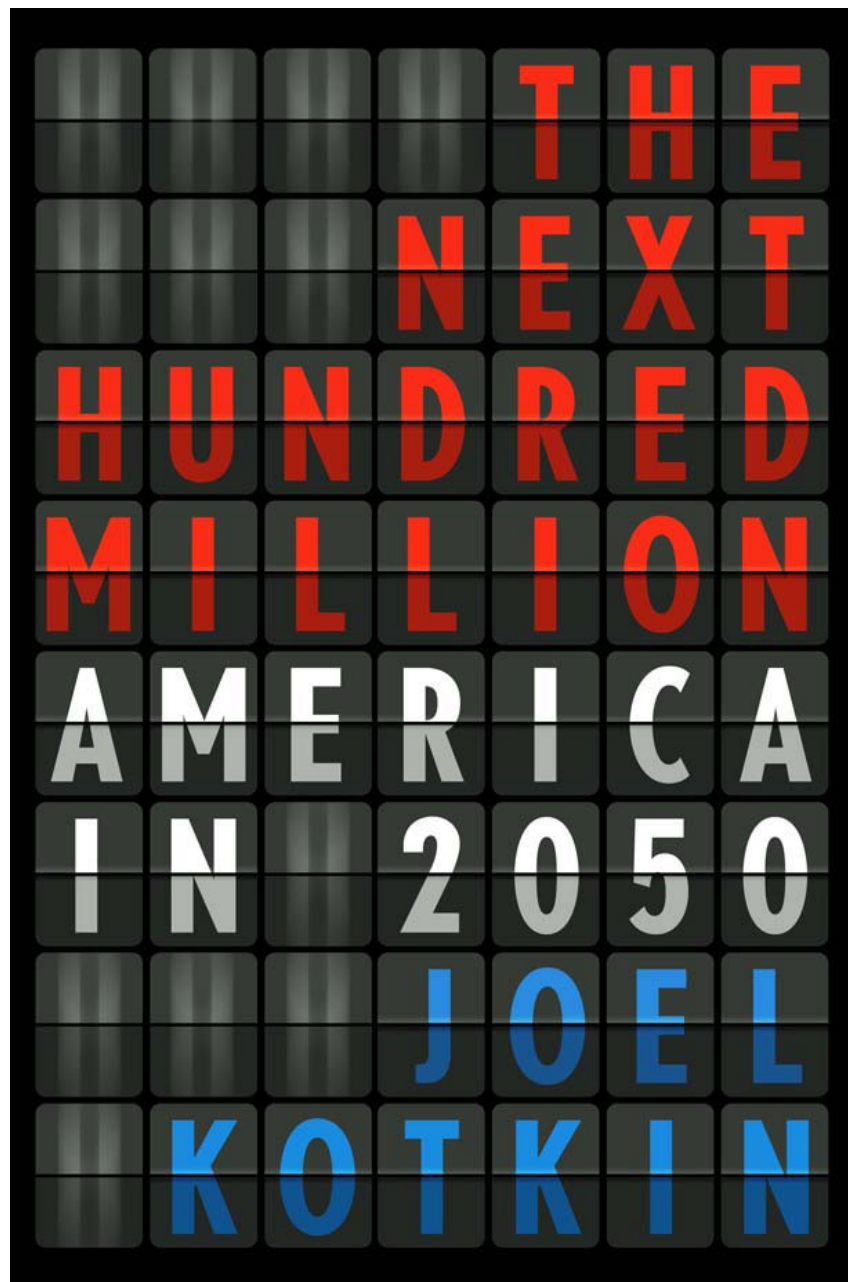
20 Million
microenterprises
by 2006, one for
every six
private sector
workers.

Decentralization Critical to America

"These little republics would be the main strength of the great one. We owe to them the vigor given to our revolution..."

-- Thomas Jefferson to John Tyler, 1810.





JOELKOTKIN.CO
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A vivid snapshot of America in 2050 focusing on the evolution of the more intimate units of American society—families, towns, neighborhoods, industries.

It is upon the success or failure of these communities that the American future rests.

Questions and Comment

