

IMPACT OF THE U TURN IN THE PIEDMONT Beta 3.0

A survey of the profound forces shaping the future of the northern Piedmont Countryside and the Urban enclaves that make up the Greater Warrenton-Fauquier Beta Community.

I. INTRODUCTION

‘The U TURN’ is shorthand for the complex Transformations that are reshaping Urban and NonUrban human settlement patterns in the United States. The U TURN has fundamentally changed the parameters controlling the use and management of land that have evolved over the past 300-plus years in this SubRegion. See End Note [One and Two](#)

The U TURN reflects contemporary economic, social and physical reality across the United States. That includes the Washington-Baltimore New Urban Region, the fourth largest New Urban Region in the US and the National Capital SubRegion including the northern Piedmont Countryside of Virginia that falls in that SubRegion.

To place The U TURN in context, it is important to understand that over the past 560 years a parade of scientific, technological, industrial, economic and governance Transformations have profoundly changed civilization. Among other things, these Transformations have exponentially increased human population and the per capita consumption of renewable and nonrenewable resources.

Over the past 300 years these changes have directly impacted those living in the northern Piedmont of Virginia. For the first 294 years, those living in the northern Piedmont economically benefitted from being in the Orbit / Regional Field-of-Gravity of what has become the fourth largest Urban agglomeration in the United States – the Washington-Baltimore New Urban Region.

As a result of citizen gluttony, Enterprise excess, Agency complacency and Institutional propaganda, humans on the planet have been forced over the past six years to come to grips with the reality of Earth’s finite resources. The “Age of Greed” – when 20 percent of the population were able to consume 80 percent of the planet’s resources – is coming to an end. The choice is clear: change trajectory or Collapse. While there are many profound questions to be answered, one thing is clear:

The time when Agencies and Institutions could afford to subsidize dysfunctional and inefficient human settlement pattern is ending. The profound change in the market for Urban fabric now supports fundamentally different human settlement patterns. These ‘new’ patterns and densities of human activity are consistent with and reflect functional and sustainable settlement patterns that have evolved over the last 15,000 years.

The transformation to more functional and sustainable settlement patterns is termed The U TURN.

The U TURN will impact the economic, social and physical well-being of all citizens and their Organizations in the northern Piedmont and in Greater Warrenton-Fauquier.

This brief Perspective examines the impact of The U TURN in the northern Piedmont of Virginia. The review is framed by three plus centuries of Transformations shaping settlement patterns, citizens and their Organizations. The U TURN will have different impacts on each Beta Community depending on the Regional LOCATION as documented by SETTLEMENT PATTERN CONSILIENCE, Current Perspective # 26. See End Note **Three**

The U TURN will also have profoundly different impacts over the coming decades depending on the actions taken by citizens, their Households and Organizations.

The critical questions are:

How intelligently will citizens react to The U TURN?, and

What are the alternatives determined by the SubRegional Context?

Intelligent action will be needed to stabilize land and improvement values:

- ◆ In the Countryside, and
- ◆ In the Urbansides that comprise Greater Warrenton-Fauquier.

The primary drivers of price change over the next two decades will be:

- ◆ Location vis a vis the Core of the National Capital SubRegion and the Cores of the Urban enclaves in the Countryside that have a Balance of J / H / S / R / A, and
- ◆ The glut of Large Single Household Dwellings that are accessible only with Large Private Vehicles vis a vis the SubRegional and Regional market for shelter.

- ◆ The evolution of Walkable, Complete Communities.

Due to the glut, every Large Single Household Dwelling that is added to the existing shelter inventory will lower the value of the existing Large Single Household Dwellings. It will also lower the property tax base supporting municipal Agencies.

The economic impact will be especially severe for those Urban dwellings for which a Large Private Vehicle is required to achieve for Access and Mobility.

Regardless of the economic base of existing Households, once it is clear that land and improvements in the Outer Radius Bands of the National Capital SubRegion are not a ‘good investment,’ land and improvement values will decline.

There are many potential strategies to deal with the prospect of decreasing land, improvement and tax base. These strategies primarily focus on evolving the patterns and densities of land use that match the projected market and the need for Affordable and Accessible shelter.

For starters, that means NOT building more Large Single Household Detached Dwellings that depend on Large Private Vehicles for Mobility and Access. It also means an NOT building more roadways to encourage reliance on Larger Private Vehicles to achieve Mobility and Access .

However, there will be NO ACTION in the marketplace or in the voting booth to support intelligent strategies until a Critical Mass of Citizens Understand the forces that are shaping the future.

One final introductory note: The forces driving the profound changes in the Virginia Piedmont are evolving with each passing day. It is not intended that this Perspective will be updated to reflect those changes. See again the documents cited in End Note **Three**.

II. THREE HISTORIC PERIODS OF PROFOUND CHANGE IN THE FORCES IMPACTING SETTLEMENT PATTERNS IN THE PIEDMONT OF VIRGINIA

Because history is an important ingredient of informed action in the Commonwealth of Virginia and in the Hallowed Ground of the northern Piedmont, this Perspective provides an historical context for the current trajectory.

Over the past three centuries the SubRegion that includes Greater Warrenton-Fauquier has experienced multiple periods of profound change. Here is a summary of the first three. See End Note **Four**

Period One:

Period One covers 165 plus years from the late 17th century until the end of the U.S. Civil War. During this period the impacts of European Colonization, the American Revolution and the early stages of the Industrial Revolution swept across the Piedmont including what is now the Northern part of Virginia and Greater Warrenton-Fauquier.

Within Period One, the span of time with the most significant change for those living in the Piedmont at the time was the period from the advent of the toll supported turnpikes in the early 1800s to the conclusion of the Civil War.

This span included the arrival of not just toll roads (and new markets for agrarian products) but also railroads, the telegraph and the mechanization of agriculture and manufacturing.

During Period One – as well as during later periods – the rate of change was not constant. In addition, the changes were not recognized at the same time by all citizens in a Region. In the early periods, the most significant changes that impacted citizens of the Piedmont occurred in this SubRegion later than they did in and near large Urban agglomerations such as New York and Philadelphia. Due to the origins of the Industrial Revolution in the homelands of the Western European colonial powers, those to first understand the impact of profound changes were often the occupants of cities (sic) with sea ports. In the later stages of this 165 years period the occupants of Industrial Centers were the first to recognize changed conditions. Industrial Centers are the agglomerations that replaced ‘cities’ as the dominant Urban component of human settlement during the 19th century.

Period Two:

Period Two spanned 75 years from the end of the Civil War until the end of The Great Depression.

During Period Two, the span of time with most significant impact on citizens of the Piedmont was from the end of The Long Depression (circa 1896) to the end of the Roaring 20s and the start of The Great Depression.

During this period the Automobile (and the prospect of paved roads upon which to drive them) along with railroads expanded the direct links to the Core of the SubRegion. A growing number of citizens gained access to electricity, telephones, radios, airplanes and other technologies spawned by the Industrial Revolution. These technologies fundamentally changed the lives and the settlement patterns created by Households and Organizations in the Piedmont.

Among the most important results of this period of change was a dramatic DECREASE in the ‘distance’ from Greater Warrenton-Fauquier and the Core of the National Capital SubRegion. See THREE UNFOUNDED ASSUMPTIONS, Current Perspective, #27

Opinions differ as to the span of The Long Depression. The dramatic post-Civil War ‘economic contraction’ abated in 1879 but that was followed by almost two decades of ‘economic stagnation’ that finally ended around 1896. During this time the economy, governance structures and society as-a-whole went through Fundamental Transformations caused by the Industrial Revolution following the Civil War in the United States. Many of these changes were already underway in Western Europe.

In *Crab Grass Frontier*, a comprehensive survey of the Urbanization of land in the Countryside in the United States, Kenneth Jackson makes the argument that in the period from 1880 to 1950 citizens experienced the most rapid and pervasive changes experienced by any society in all of human history. This 70 year period bridges the first two time periods noted above. These nation-wide changes profoundly impacted human settlement patterns prior to 1985 – the year Jackson’s book was published. See End Note **Five**

Period Three:

Period Three spanned 65 years from the end of The Great Depression until 2006. From an economic perspective this period was characterized by two distinct phases:

The first phase included the Second World War II and the historically unprecedented national and global economic expansion from 1950 to 1975.

The second phase from 1975 to 2006 was characterized by a massive redistribution of wealth. The ‘income gap’ between rich and poor that had been shrinking with over the prior decades grew to become the Citizen Wealth and Well Being Gulf. In this time frame, wealth, and the ability to acquire wealth, was transferred from those in the bottom 80 percent of the economic, social and physical Ziggurat (aka, contemporary society) to the top 20 percent and especially the top one percent (aka, ‘The One Percent.’) of the society. See End Note **Six**

It is important to understand that this massive redistribution of wealth continued AFTER The Great Recession and is a major driving force behind The U TURN.

During the period from 1975 to 2006, economic expansion was based on growth of private and public debt and on the accelerating consumption of Natural Capital world-wide. During this second phase, the expansion of the ‘middle class’ – the cornerstone of American ‘progress’ during the 19th and early 20th centuries and the basis of ‘American Exceptionalism’ – was reversed. For all intents and purposes the ‘Middle Class as defined in the 50s and 60s DISAPPEARED after the mid-70s as documented in *THE SHAPE OF THE FUTURE*.

Period Three brought paved roads, limited access roadways and ‘commuters’ in ever larger numbers into the Countryside. The period also brought water and waste water systems, air conditioning, cable and satellite television and internet access as well as all the other ‘modern conveniences’ which are now taken for granted by most Urban citizens in the United States.

During Period Three, the span of time with the greatest change for citizens in Greater Warrenton-Fauquier was triggered by the dawning of public awareness of plans for an Interstate and Defense Highway System link between the Shenandoah Valley (the Interstate 81 Corridor) and the Core of the National Capital SubRegion via Interstate-66. Interstate 66 passes through Greater Warrenton-Fauquier. Now every acre could be the home of an Urban commuter. This period spanned from the late 50s up until 2006. (Note: This time frame of ‘greatest change’ spanned the two distinctly different periods of economic prosperity potential noted above.)

In spite of best efforts by some active citizens and governance practitioners settlement pattern dysfunction spread across the Piedmont as noted below.

During Period Three there was a general impression that the ‘pace of life’ had accelerated. This perception was created by the frenzy of Mass OverConsumption, by unproductive ‘busyness’ and by a dysfunctional distribution of the places that citizens and their Households needed to access in order to assemble a quality life. These dysfunctional human settlement patterns are imprecisely termed ‘sprawl’ and are referred to as the Helter Skelter Crisis by SYNERGY.

Helter Skelter settlement patterns provide citizens with far less time to consider the ramifications of, and the true economic, social and physical impacts of, dysfunctional human settlement patterns. See End Note [Seven](#)

The dramatic changes in human settlement patterns in Greater Warrenton Fauquier were noted in the “Shaping the Future” certificate program for community leaders at Lord Fairfax Community College in April and May of 2003. They are mapped and documented in **Chapter 2 – Scatteration: Disaggregated Urban Land Uses Outside The Clear Edge – PART ONE – ROOTS OF THE HELTER SKELTER CRISIS: Abandonment, Scatteration and the Myths that Drive Them**, in *TRILO-G* (2010).

These changes are powerfully visualized in Slide # 28 of Ken Alm’s briefing to the Fauquier Board of Supervisors (10 January 2013) and in Slide # 13 of Alm’s February briefing to Citizens for Fauquier County (CFFC). Both the text and the graphic presented in these briefings should be required reading for every citizen of Greater Warrenton-Fauquier. (Note: Mr. Alm was chair of the Fauquier County Planning Board at the time of the presentations.)

Most agree that these three periods were characterized by profound change.

The U TURN will have even greater impact on the daily lives and economic well being of citizen in Greater Warrenton Fauquier.

III. THE U TURN

As dramatic as the change was over the three historic Periods of 165, 75 and 65 years, the last six years will prove to have a much MORE DRAMATIC short and long term impact. See FUNDAMENTAL REALITIES, Current Perspective # 28, THREE OVERARCHING DETERMINANTS, Current Perspective # 30 and UNReal Estate, Current Perspective # 31.

The last six years lay the foundation for much greater change than the long term impact to each of the three earlier periods of ‘rapid change’ in the Piedmont and Greater Warrenton-Fauquier. They may prove to create more dramatic change for Households and Organizations that all three periods combined. How is that possible?

Because human settlement patterns are the primary determinant of economic prosperity, social stability and environmental sustainability for the reasons spelled out in Volume I of *THE SHAPE OF THE FUTURE*. See UNReal Estate, Current Perspective # 31.

There are three important realities about The U TURN:

- 1) As documented in THREE UNFOUNDED ASSUMPTIONS, Current Perspective #27, The U TURN reversed the economic, social and physical trajectory of Households and Organizations established by ALL THREE of the prior periods of rapid change over the past 300 years.
- 2) The probable extent of The U TURN has become ‘obvious’ in less than six years not 65, 75 or 165 years. Prior changes took place over lifetimes and the impacts were often not ‘obvious’ until the end of the period. Further, the past changes were seen as ‘progress’ and the majority supported the changes while those opposed were considered Luddites. That will not be the case for the those who thought they were making wise lifestyle economic, social and physical choices. They thought they were ‘escaping Urban’ by moving to the Countryside only to find that:
 - ◆ Few now would make the same ‘drive-til-I-qualify’ decision that they did.
 - ◆ They have no time to have a life, much less the lifestyle promised by Business-As-Usual advertising , and

- ◆ Their 'investment' is eroding.
- 3) To date, the U TURN is not yet recognized by the majority of citizens of the Greater Warrenton-Fauquier Community.

The overarching impact on citizens and their Organizations is summarized in UNReal Estate, Current Perspective # 31.

IV. THE U TURN DID NOT OCCUR WITHOUT WARNING

It is important to understand that the U TURN (a classic Punctuated Equilibrium of economic and social systems) did not come without prior warning as documented in UNReal Estate, Current Perspective #31.

Sage voices were raised during Period Two from 1890s to 1920. They warned that Mass OverConsumption was not as desirable as it appeared to those who benefitted the most. These voices were shouted down by Business-As-Usual fat cats and political Clans that they funded – and that they still fund.

An even larger chorus sang the same song all during Period Three. From the late 40s on, the calls for Fundamental Transformation grew ever more well articulated. In the 1970s and 1980s specifics of the need for Fundamental Transformation became more clear. A key goal of intelligent leaders across the planet became one of achieving a sustainable trajectory for human civilization. With respect to the imperative of functional and sustainable human settlement patterns see *SHAPE OF THE FUTURE*, especially Chapter 18.

On a Regional and SubRegional scale SYNERGY articulated aspects of the unsustainable trajectory in two books and hundreds of reports, columns and Perspectives. See End Note **Eight**

However, like Frogs-in-a-Caldron, when the heat is turned up slowly, the chants of Business-As-Usual have drowned out the voices of reason, and true conservatism. See *SHAPE OF THE FUTURE*, Vol I.

V. THE KEY REALITY

The key reality is that the Sweet Spot on the Cost of Services Curve has shifted from 10 pn /ac to 30 pn / ac. This Transformation reflects the market as documented in SETTLEMENT PATTERN CONSILIENCE, Current Perspective # 26. Also see JUST THE FACTS, Current Perspective # 13, UNReal Estate, Current Perspective # 31 and the documents cited in End Note **Three**

The importance of this **REALITY** is driven home by the recent publications cited in UNReal Estate, Current Perspective # 31.

For a brief snap shot from the New York New Urban Region see the *New York Times* on 15 February is "[Creating Hipsturbia](#)" by Alex Williams. The editor at *Better! Cities & Towns* introduces the article this way:

“Many real estate professionals are confident that Millennials will EVENTUALLY [emphasis added] leave the hip, urban neighborhoods for the back yard and the dog of the suburbs – ...”

Everyone needs to read the whole story. This story is about one of the two largest cohorts who will be moving to new dwellings in the next twenty years and who, along with empty nesters, are flocking to Walk UPS as documented by Chris Leinberger.

Then there is Emily Badger’s thoughtful item "[Share Everything: Why the Way we Consume Has Changed Forever.](#)”

Apply this insight to the forces driving settlement patterns and the ownership of Large Private Vehicles and you will have an understanding of why the shift in The Sweet Spot discussed in SETTLEMENT PATTERN CONSILIENCE is so important.

New, market supported settlement patterns will require one third the land area for functional Urban space at MINIMUM settlement pattern densities as they did just a decade ago.

VI. OTHER PARTS OF THE NATIONAL CAPITAL SUBREGION ARE ALREADY PREPARING FOR THE IMPACT OF THE U TURN

The U TURN has been articulated in economic terms by [Leinberger](#) and others cited in FUNDAMENTAL REALITIES, Current Perspective # 28. It is echoed by political leaders who understand that the market has fundamentally shifted with respect to favored human settlement patterns.

The Federal District recently released plan amendments to accommodate 250,000 citizens over the next three decades. That may be conservative given the projects under construction, announced and planned as noted in UNReal Estate, Current Perspective #31. For a popular overview of the road ahead see the ‘Urban Design Issue’ of *WP* (nee, *The Washington Post Magazine*) “What Kind of City Do We Want to Be?” 15 Sept 2013.

That the leadership of jurisdictions INSIDE The Logical Location of The Clear Edge understand the ramifications of The U TURN is made clear by their recent statements. See End Note **Nine**

Sharon Bulova, Chairperson of the Fairfax County(Radius = 8 to 20 Miles) Board of Supervisors quoted in the story cited in End Note **Nine** now ‘gets it’ as did the leaders in Arlington County (Radius = 0 to 8 Miles) in the 1960s. Bulova now presides over a county with plenty of room rebuild because of the from 1970 to 2006 – actions that were called noted to be short sighted, counter-productive and inefficient at the time.

The ‘growth’ in Loudoun and Prince William Counties (Radius = 20 to 35 Miles) since 1970 has been in large part due to the fact that Fairfax County planned and zoned 100,000 + / - acres in two areas (Occoquan Basin and Difficult Run / Great Falls) for five acre lot, life-style enclaves to keep out inexpensive housing. They also planned and zoned another 100,000 acres for ‘sub’Urban Single Household Dwellings. If the remaining 45,000 acres were redeveloped at the new Sweet Spot on the Cost of Services Curve this land would accommodate the entire current population of about 1.2 million. At the same time, the 100,000 ‘sub’Urban acres are now ripe for subdivision recycling and redevelopment. When Fairfax County’s dozen METRO station areas are Balanced, they will provide ample room to adsorb future J / H / S / R / A.

The question is: How soon will Fairfax County leadership realize they must provide the opportunity, not just lip service, to evolve Affordable and Accessible in order to secure the tax revenue from the J / S of the Balance equation (aka, Balance Metrics)?

Beyond Fairfax County, the METRO system is being expanded to serve other land INSIDE The Logical Location of The Clear Edge around the Core of the National Capital SubRegion as noted in UNReal Estate, Current Perspective # 31.

Even before the METRO Silver Line expansion there was enough vacant and underutilized land within one half mile of the existing METRO station platforms to meet the Jobs / Housing / Service / Recreation / Amenity needs of the projected population for the entire National Capital Subregion to the middle of the 21st Century.

What makes The U TURN so important in the context of EXISTING capacity for new patterns of settlement is that the existing and emerging MARKET now supports more efficient and sustainable settlement patterns.

Some supporters of Business-As-Usual may retreat to the position that METRO station area capacity is not relevant because METRO TRAIN capacity is limited. That perspective fundamentally misunderstands the role and function of Shared Vehicle System in the evolution of Balanced, Complete Communities.

METRO TRAIN capacity IS limited in the peak hours in the peak directions. As in 1984 when SYNERGY first recommended a fundamental reconsideration to METRO plans and strategies:

Most of the METRO trains leave MOST of the METRO stations MOST of the Time, Essentially Empty.

This is due to the fact that there is a GROSS IMBALANCE in the station area travel demand due to the UnBalance of station area J / H / S / R / A. As documented by the work of SYNERGY, the ONLY way that METRO can be made functional is to Balance the ridership demand by Balancing the settlement patterns in the METRO Station Areas. See *Time to Fundamentally Rethink METRO*, BG5 (The 2004 edition of SYNERGY's Backgrounder on the topic) in Chapter 47 of *TRILO-G* that is linked from the RESOURCES page at www.emrisse.com

In fact, providing the settlement patterns to Balance METRO station area patterns and densities of land use is EXACTLY what The U TURN will do.

VII. ALARMIST PROPAGANDA?

The first response to The Key Reality – a radical shift in the Sweet Spot on the Cost of Services Curve – and the impact of The U TURN is to call it ‘alarmist propaganda’ that will ‘thwart progress.’ The contention is that the market-driven U TURN is a scare tactic or a passing fad. In fact it is a strategy to conserve Natural Capital and achieve a sustainable trajectory for a technology-based contemporary civilization and avoid draconian loss and pain.

The apologists for Business-As-Usual suggest that the depopulation of the partially and dysfunctionally Urbanized land in the outer Radius Bands of New Urban Regions is UNTHINKABLE.

It is not UNTHINKABLE.

- ◆ The market projections in SETTLEMENT PATTERN CONSILIENCE, Current Perspective #26 and in UNReal Estate, Current Perspective # 31 document that it is not just THINKABLE but is economically probable if profound Community, New Urban Region and nation-state deflation is to be avoided.
- ◆ The quantification of land area demand included in SETTLEMENT PATTERN CONSILIENCE, Current Perspective #26 and in UNReal Estate, Current Perspective # 31 document that De-Urbanizing land is a sound strategy.

The key question is: How can it be done with minimum damage to the non-speculators who were told that they were making a wise ‘investment’ in

scattered Single Family Detached Dwellings that depend on Large Private Vehicles for Access and Mobility?

- ◆ There is ample historic and current precedent for this profound change.

As for Urbansides, history is replete with examples of Urban areas in city states, empires and nation-states that have depopulated. See COLLAPSE REVISITED, Current Perspective # 19 and the sources cited there in. For examples closer to home consider the ghost towns in Montana and Nevada and, of course, the Rust Belt Urban agglomerations.

When the reasons for Urban places go away, so do the Urban places, especially ones that rely on failing natural systems, out-dated technology or dysfunctional settlement patterns.

As for Countrysides, consider:

- ◆ The fate of the last significant cohort of homesteaders in the Inter-mountain West caused by the economic changes wrought by the WW I,
- ◆ The fate of dry land farmers in the Dust Bowl.
- ◆ The depopulation of the High Plains since 1960.
- ◆ The depopulation of the Mississippi Delta since 1980.

The reason that the Countryside around large New Urban Regions is ‘populated’ with Urban citizens is because of subsidized, dysfunctional settlement patterns that support ‘commuters’ – Urban Households scattered across the landscape.

The data shows there will be few who want to – or can afford to – occupy those dwellings, much less support the construction of additional Large Single Household Dwellings on lots from 0.2 acres to 20 acres.

VIII. THE IMPERATIVE OF STABLE LAND VALUES

[This section briefly outlines topics that will be explored in future Perspectives.]

“Everyone” would love to enjoy a real estate windfall to enrich themselves.

However, the activities that generate real estate windfalls and bubbles jeopardize the existence of stable societies and their need for air, water, food and shelter. This is an illustration of the Fallacy of Composition explored in *THE SHAPE OF THE FUTURE*.

Trickle Down strategies do not provide shelter for vast majority in the Urbanside OR in the Countryside. Where Workforce Housing is needed is where the Workforce Workers work and acquire Services, Recreation and Amenity – that location is in a Balanced Community. There are currently 3,600 applications for 122 Affordable and Accessible dwellings on Columbia Pike in Arlington County.

Stable land values in the Countryside are needed to produce food and fiber and to protect air and water resources.

Low land values in Countryside could encourage more citizens to become farmers and foresters. However, the land that is most suitable for potentially profitable agrarian activities in the Outer Radius Bands of the National Capital SubRegion is now consigned to scattered Urban land uses. See SETTLEMENT PATTERN CONSILIENCE, Current Perspective # 26.

Low land values in Urbanside could provide for cheaper shelter but would not generate Complete, Balanced Urban fabric.

What is needed are more Urban enclaves with settlement patterns that respond to the existing market. That can be accomplished by providing a greater supply of desired settlement patterns and providing processes to depopulate areas with dysfunctional patterns and densities of scattered Urban land uses.

No governance structure can afford to subsidize dysfunctional human settlement patterns.

Roles for state and federal Agencies – as opposed the Community, SubRegional and Regional Agencies – is not clear but it is not what has been done in the past.

IX. THE PROSPECT FOR FUTURE ECONOMIC GROWTH

There is a larger context for The U TURN and its impact on the Piedmont.

The three spans of greatest change for citizens of Greater Warrenton-Fauquier roughly correspond to the “Three Industrial Revolutions” outlined by Robert J. Gordon in his August 2012 paper “Is U. S. Economic Growth Over? Faltering Innovations Confronts the Six Headwinds.” See End Note **Ten**

There are somewhat different time frames identified by Gordon than the periods of peak impact of change for citizens and their Organizations in the northern Piedmont. The important point is that Gordon suggests – based on historic trends – that there has been an economic U TURN in the United States.

Gordon does not the address the issue of intra-Regional changes or the drivers of human settlement pattern transformations nor does he consider the factors that vary by the relative distance from the Core on New Urban Regions documented in the sources cited in FUNDAMENTAL REALITIES, Current Perspective # 27 and in UNReal Estate, Current Perspective # 31.

However, “Is U. S. Economic Growth Over?” adds additional supporting perspectives to those outlined in ENOUGH?, Current Perspective # 18 as well as those found in LIVE BY, DIE BY, Current Perspective # 24.

By logical extension due to a ‘global economy,’ Gordon’s thesis means there has been / will be a U TURN in all ‘developed’ and ‘developing’ Regions, MegaRegions, nation-states and trading blocks on the planet.

Current Perspective # 18 ENOUGH? suggests that:

- ◆ Unsustainable rates of consumption of the Natural Capital on a finite planet by 20 percent of the worlds population, and
- ◆ Growing expectations of a right to their own UNSUSTAINABLE consumption by AN ADDITIONAL 50 percent of the planet’s 7-billion plus citizens

Has brought to an end the 500 year-long exponential expansion of Natural Capital consumption and population growth outlined in LIVE BY, DIE BY, Current Perspective # 24.

The current economic systems, governance structures and settlement patterns evolved in and DEPENDED on the exponential 500 year-long expansion of Natural Capital consumption and population growth. That is not sustainable.

These systems, structures and patterns have a collective result of establishing an unsustainable trajectory for human civilization.

The facts outlined in ENOUGH? make it clear that result will be either:

Citizens supporting Fundamental Transformations of human settlement patterns, Fundamental Transformations of governance structures and Fundamental Transformations of economic systems to achieve a sustainable trajectory,

OR

Termination of the possibility of democracies and informed markets as strategies to manage civilization. See ENOUGH? Current Perspective # 18 and MANAGING CIVILIZATION, Current Perspective # 23

The ramifications of this choice were explored in COMMUNITY FUTURES FORUM. See End Note **Eleven**

X. THE FIRST STEP – UNDERSTAND WHAT LIES AHEAD

As noted in Section I., intelligent action is needed to stabilize land and improvement values:

- ◆ In the Countryside, and
- ◆ In the Urbansides that comprise Greater Warrenton-Fauquier.

The primary drivers of price change over the next two decades will be:

- ◆ Location vis a vis the Core of the National Capital SubRegion AND the Cores of the Urban enclaves in the Countryside that have a Balance of J / H / S / R /A, and
- ◆ The glut of Large Single Household Dwellings that are accessible only with Large Private Vehicles vis a vis the SubRegional and Regional market for shelter.
- ◆ The evolution of Walkable, Complete Communities.

Every new Large Single Household Dwelling that is added to the existing inventory will lower the value of the existing Large Single Household Dwellings and lower the property tax base. This will be especially true for those dwellings for which a Large Private Vehicle is needed by each adult to provide Access and Mobility.

There are many potential strategies to deal with the prospect of decreasing land, improvement and tax base. They primarily focus on evolving the patterns and densities of land use that match the projected market and the need for Affordable and Accessible shelter.

For starters, that means NOT building more Large Single Household Detached Dwellings that depend on Large Private Vehicles for Mobility and Access. It also means an NOT building more roadways to encourage reliance on Larger Private Vehicles to achieve Mobility and Access .

However there will be NO ACTION in the marketplace or in the voting booth to support these actions until a Critical Mass of Citizens Understand the forces that are shaping the future.

In the meantime municipal, State and Federal Agencies continue to assume the past trends are a prelude to the future.

NOTICE TO FROGS IN THE CALDRON:

YOU MISSED THE EARLIER WAKE UP CALLS.

THE TIME TO JUMP OUT OF THE CALDRON AND TAKE ACTION IS

NOW !!

EMR

14 October 2013

END NOTES

1. 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 makes every attempt to create words, phrases and letter sequences that are intuitively clear in the context used.

Most 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.

In addition to consulting GLOSSARY, one can Google 'E M Risse' and the words, phrases or letter sequences in question – for example 'J / H / S / R / A' – and find a definition and / or the word, phrase or letter sequence used in context.

Due to the fact that Capitalization survives most inter-systems translations, Capitalized terms are employed when a specific definition of a word or phrase is intended and ALL CAPS are used for emphasis. Reverences to specific resources not authored by E M Risse

can be located via an Internet search. Links are also provided for key referenced resources.

2. A brief Perspective titled YOU AND THE U TURN was drafted in October 2012 as an alert for all Frogs in the Caldron who had missed the Wake Up Calls sounded by SYNERGY in Greater Warrenton-Fauquier. Key presentations were made in 1991, from 1993 to 1995, from 1997 to 1998, from 2001 to 2003, as well as in 2006, 2008, 2010, 2011 and 2012. The document was redrafted in February and March 2013, three months after the COMMUNITY FUTURE FORUM hosted by the Executive Editor of the *Fauquier Times Democrat* outlined in Current Perspectives # 26, 27, 28 and 29 did not arouse a Critical Mass of Awareness / Interest to catalyze Understanding / Action. Neither of the earlier versions were widely circulated or published on line.

In the meantime the forces impacting settlement patterns across the United States became more clear due to the work of a number of scholars and researchers. This trajectory is outlined THREE OVERARCHING DETERMINANTS, Current Perspective # 30 (Also see BEYOND PAPA BEAR HOT – THE ROAD AHEAD – Unpublished.) This led to the drafting of UNReal Estate, Current Perspective # 31. The Current Perspectives cited are all linked from the *CURRENT PERSPECTIVES* page at www.emrisse.com

The Beta 2.0 version has been re-titled and edited to specifically alert citizens of Greater Warrenton-Fauquier concerning the need to take action. This document places The U TURN in the context of past major periods of change in the Beta Community.

3. The reasons citizens do not YET know of, or understand the impact of the U TURN are spelled out in THREE UNFOUNDED ASSUMPTIONS, Current Perspective # 27. The projected impacts of the U TURN are summarized in FUNDAMENTAL REALITIES, Current Perspective # 28. The strategies to address these profound changes are articulated in CRITICAL STRATEGIES, Current Perspective # 29.

THREE OVERARCHING DETERMINANTS, Current Perspective # 30 provides an update on research documenting the core driving forces behind The U TURN. UNReal Estate, Current Perspective # 31 sketches out the nation-wide impact of The U TURN. The Current Perspectives cited in this Perspective are linked from the *CURRENT PERSPECTIVES* page at www.emrisse.com

These Perspectives are consistent with the work of SYNERGY over the past 20 years. From *Time to Rethink METRO*, *Stark Contrast* and *Blueprint for a Better Region* to the recent Current Perspectives. For a Enterprise Media overview of the road ahead see the ‘Urban Design Issue’ of *WP* (nee, *The Washington Post Magazine*) “What Kind of City Do We Want to Be?” 15 Sept 2013.

4. The three historic periods of profound change are well documented. There were earlier periods of change that have been buried under layers of fraud and deceit that is the result of ‘history is written by the winners and / or survivors.’ These lapses in historical documentation are now being corrected as will be summarized in a forthcoming Perspective by SYNERGY.
5. For a discussion of Jackson’s perspective and a survey of the period from 1900 to 1950 see Chapter 2 including Chapter 2, Box 2 of *THE SHAPE OF THE FUTURE. (SotF)*. Also see the discussion of the parameters of ‘change’ in the section on ‘Past Shock’ in Chapter 31 of *SotF*.
6. See *Supercapitalism: The Transformation of Business, Democracy, and Everyday Life*, Robert B. Reich (2007) and the citation to recent documentation in UN Real Estate, Current Perspective # 31. Also see discussion of the global context in ENOUGH?, Current Perspective # 18.
7. See *THE SHAPE OF THE FUTURE*, Volume I. The Critical, Overarching Impact of Human Settlement Patterns on Citizen’s Economic, Social and Environmental Well-Being and in Volume II, Chapter 31 – Preparing for the Future, especially the Section on “Past Shock.”
8. With respect to Greater Warrenton-Fauquier these messages were delivered in 1991, 1993 - 1995, 1997-98, 2001 - 2003, 2006, 2008, 2010, 2011 and 2012 as noted in BEYOND PAPA BEAR HOT – THE ROAD AHEAD (Unpublished).
9. See Reilly, Corinne “Bulova (Sharon Bulova is Chairperson of Fairfax County Board of Supervisors) promotes redevelopment in Fairfax: In video address (State of the County) supervisors’ chief pushes mixed-use sites.” *WaPo* 21 Feb 2013.
10. Gordon’s essay can be accessed by an Internet search of “Is U. S. Economic Growth Over? Faltering Innovations Confronts the Six Headwinds.” and a \$5.00 download fee for a copy of the paper from SSRN. Also see Part Four – Appendix of FUNDAMENTAL REALITIES, Current Perspective # 28.
11. The ramifications of this dichotomy on Greater Warrenton-Fauquier are summarized in FUNDAMENTAL REALITIES, Current Perspective # 28 and CRITICAL STRATEGIES, Current Perspective #29 and in UNReal Estate, Current Perspective # 31.