31 August 2014

35 A PLACE TO START Beta 3.1

EVOLVING COMPREHENSIVE CONCEPTUAL FRAMEWORKS – AND A ROBUST VOCABULARY TO ARTICULATE THOSE FRAMEWORKS. IMMEDIATE ACTIONS ON THE PATH TO A SUSTAINABLE FUTURE.

PRELUDE

In the light of abject failure of repeated attempts following The Great Recession – between April 2008 to July of 2014 – to effectively sound a COommunity-wide Wake-Up Call in public and private fora, a new a new strategy is needed. See End Note One.

Over and over – after the shock of the scope of the Transformations in settlement patterns, governance structures and economic systems that are needed to achieve a sustainable trajectory become clear – the first question is:

Where do we start?

This CURRENT PERSPECTIVE lays out the initial step to be taken at the REgional and the Alpha COmmunity scales.

The new strategy involves articulating 'a place to start' on "a better way forward" – the path to a functional and sustainable future. It also requires immediate steps that build on sound principles.

CONTEXT

"Human settlement pattern is the overarching economic, social and physical interconnection which links and profoundly impacts citizens' most pressing problems. Dysfunctional human settlement patterns prevent civilization from evolving a sustainable trajectory." (Prologue to *THE SHAPE OF THE FUTURE* (2000) paraphrased on the Home page at www.emrisse.com) See End Note Two and End Note Three

A RISING TIDE OF INTELLIGENT PERSPECTIVES AND IDEAS

> **There is a rising choirs of well intended voices seeking to intelligently address the many specific economic, social and physical problems that result from contemporary settlement pattern dysfunctions.**

A core difficulty is that these voices are speaking in many tongues and using sloppy, imprecise Vocabulary. The result is a calliope of babble. Among the most confusing are those who champion aspects of 'smart growth', 'smarter growth,' 'smart cities' and 'sustainable development' and those who seek to solve specific problems without placed them within a comprehensive Conceptual Framework.

> **The 'silo thinking' that has generated settlement pattern dysfunctions in the first place is a major contributor to the irrelevance and / or counter productive shortcomings of the 'solutions.'**

The following Current Perspective uses as a springboard to explore this subject, the proposed 'solutions' for 'environmental gentrification.' This exploration provides a window on how to address the imperative that citizens evolve a comprehensive Conceptual Framework and a robust Vocabulary with which to address human settlement pattern dysfunctions and the related dysfunctions in governance structure, and in economic systems. ==See End Note Four==

A CLEAR, SIMPLE RESPONSE

The solutions proposed to avoid 'environmental gentrification' – and in fact all the partial gentrification 'solutions' – cry out for someone to SCREAM:

> **THE BEST WAY TO LOWER THE COST OF QUALITY PLACES – AND THUS AVOID TRIGGERING NEGATIVE GENTRIFICATION (e.g., economic exclusion, social inequity and physical relocation) – WITHOUT COUNTER PRODUCTIVE SUBSIDIES IS BY INCREASING THE SUPPLY OF QUALITY PLACES.**

All that humans have to do is figure out how to evolve quality 'places' in quantities large enough to drive down the price of shelter. These new quality components functional human settlement patterns will catalyze the evolution of sustainable New Urban Regions made up of Complete, Balanced COmmunities in the UrbanSide and in the CountrySide. COmmunities in the UrbanSide and in the CountrySide would evolve to become Alpha COmmunities with a Balance of Jobs / Housing / Services / Recreation / Amenity. ==Again see End Note Three==

THE LARGER CONTEXT

As explored in this Perspective an intelligent strategy – build more of what is functional and sustainable and recycle / rebuild / replace that which is not functional and sustainable – is appropriate for almost all problems caused by dysfunction in human settlement patterns.

Gentrification and all other aspects of the Affordable and Accessible Housing Crisis are rooted not just in dysfunctional human settlement patterns at the NEighborhood, VIllage, COmmunity, SubRegion and REgional scales but also in dysfunctional economic systems and dysfunctional governance structures.

> **All three of these profound spheres of dysfunction result from a systemic mismatch between what is functional and sustainable and Business-As-Usual settlement patterns, antiquated governance structures and inequitable economic systems. None of these patterns, structures or systems reflect contemporary economic, social and physical reality.**

Each of the dysfunctional patterns, structures and systems reinforce the dysfunction in other patterns, structures and systems.

For example: the Citizen Wealth and Well Being Chasm (aka, the 'wealth gap,') creating social dysfunction is an economic systems dysfunction that is due to SuperCapitalism (aka, Crony Capitalism, or Stealth Oligarchy). The Chasm results in fewer and fewer citizens being able afford market-price-based shelter.

There is an even more fundamental problem: Trickle Down Shelter that relies on those at the top of the economic Ziggurat 'moving up' is tragically flawed. That is especially true when the to be 'trickled down' Units are the Wrong Size and in the Wrong Location – back to settlement pattern dysfunction.

Most of the initiatives to improve the settlement patterns have been strategies to 'solve symptoms.' The classic example is trying to solve the Mobility and Access Crisis by building more of the same transportation infrastructure that resulted in settlement pattern dysfunction in the first place. This is in large part due to the fact there has not been a fair allocation of the externalities of transport 'solutions' – the failure to equitably allocate location-variable costs.

> **The failure to fairly allocate location-variable costs is a dysfunction of governance structure AND of economic systems.**

In fact:

> **Most of the negative impacts of dysfunctional human settlement patterns could have been – and must now be – avoided by fairly allocating location-variable costs.**

> **However, a fair allocation of costs are not possible without Profound Transformation of governance structures and economic systems.**

This is why Henry Georges' strategy of taxing vacant land for the provision of already available 'public' Services ignited the wrath of bankers, land speculators, politicians and spawned the Chicago school of Neo-classical economics. See End Note Five.

THE U TURN

The U TURN – which is articulated and quantified in Current Perspectives # 31 (UNReal ESTATE) and # 32 (IMPACT OF THE U TURN IN THE PIEDMONT) – has the potential to provide new tools and leverage incentives needed to increase the supply of quality places.

> **The U TURN achieves this potential by driving down the value of existing Urbanized land and improvements as well as wiping out the speculative value of land held for FUTURE Urban land uses.** See End Note Six

Hello AGAIN Henry George – the advocate of the 'single tax' solution to allocation of location-variable costs of the infrastructure and services that make Urban land uses possible.

From SYNERGY's perspective, taking advantage of the opportunity provided by The U TURN is NOT complex.

THE FIRST STEP

The first step is to fully embrace and understand the fact that human settlement patterns are ORGANIC SYSTEMS and that they are the result from organic processes. It is axiomatic that organic systems reflect and respect the natural laws of organic systems. See End Note Seven

> **When one works from this foundation, the process of creating great places is straight forward.**

One can start with any scale component of Urban fabric and add (or subtract) the physical, social and economic elements needed to evolve the Balance and Completeness which is appropriate to the scale of the component. See End Note Eight

The evaluation of more Balanced components is achieved with the guidance of Balance Metrics that vary depending on the scale of the component and the Regional context. This guidance may also be reflected in 'form based codes' and 'smart codes.'

It is imperative that these additions (or subtractions) be done in a way that enhances the larger component of which the target component is a part. A critical tool to insure this result is to require a "Next Higher Component Plan" submission for EVERY proposed program or project. <mark>See End Note Nine</mark>

For example: If the problem is a lack of Jobs needed to create a functional Jobs / Housing parity and an Agency or Institution plans to insert an Enterprise 'incubator,' they must submit a plan for the CLuster of which the incubator will be a component. To look beyond reliance on a one time, one place incubator, the strategy would include the CLuster's and the NEighborhood's role in evolving an 'Innovation District' to use in the terminology recently coined by The Brookings Institution.

Another example: If an Enterprise or an Institution plans to create a new CLuster, they must submit a plan for the NEighborhood of which that CLuster will be a component.

Beyond next HIGHER component compatibility, it goes without saying that the addition (or subtraction) to a target component must ENHANCE (or compensate for any negative impact) all the SMALLER components of which the target component is composed.

For example: A plan to evolve a new VIllage Core (aka, 'town center') and two new NEighborhoods composed of a mix of CLusters on vacant or underutilized land must be accompanied by a summary of how the proposed action will be implemented so as to avoid negative impact the other NEighborhoods (or components of the NEighborhoods) that will make up the eventual Alpha VIllage.

> **The tremendous economic leverage of The U TURN will allow for most development processes to insure that social equity, as well as physical resilience and economic prosperity, are ENHANCED in every component of the new Alpha VLllage.**

SYNERGY's first SubRegional 'comprehensive plan' that was intended to be implemented by an "Add-the-Missing-Element(s)-to-Achieve-Balance" process was drafted in the late '60s to bring back the vibrance, prosperity, and Balance of three large Urban agglomerations and many smaller Urban enclaves in the Countryside that had evolved in the Upper Mohawk Valley of New York over the prior 150 years. The entire plan for an area that is now home to about 285,000 citizens scattered and agglomerated across over 1.5 million acres was presented on, as recalled today, nine mimeographed pages.

AN OVERVIEW OF THE GOAL

In a word (or about 100 words : >) the goal of ANY Urban fabric construction process (aka, 'development,' 'redevelopment,' 'infill,' or 'backfill,') at ANY scale is to contribute to the evolution of:

A Sustainable and Resilient New Urban Region (NUR) that is composed of :

> *1) Balanced, Complete COmmunities in he Core of the NUR – that is INSIDE The Logical Location of The Clear Edge around the Core of the New Urban Region AND*

> *2) Balanced But Disaggregated Communities made up of functional Urban Enclaves in the CountrySide.* <mark>*See Note Ten*</mark>

*Further, each Balanced, Complete COmmunity in the UrbanSide or Balanced But Disaggregated COmmunity in the CountrySide must be composed of 'Relatively' Balanced VIllages. (aka, **APPROPRIATELY** Balanced VIllages within the existing physical, social and economic context.) These VLllages are made up of Functional NEighborhoods which are in turn composted of socially stable CLusters consisting of DOoryards that are composed of UNits.*

If everyone agreed with the definition and characteristics of each Capitalized term in the italicized paragraph above, the process to evolve great places to work (Jobs), live (Houses), and access Services, Recreation and Amenity (aka, achieve functional human settlement patterns) would be simple and it would universal. In other words this Conceptual Framework would put in a functional context all the perspectives in the original post cited in <mark>End Note Four</mark>.

> **Walter Christaller and C. A. Doxiadis started down this path almost a century ago. Dysfunction became the norm when Chris Alexander's "Timeless Way of Building" was abandon and the evolution of human settlement patterns became just another competitive money machine (aka, the "Growth Machine" of Harvey Molotch.)**

> **Jane Jacobs' parameters for functional Urban fabric have been steam-rollered by the Growth Machine. That has allowed 'developers / builders' (be they Enterprises, Agencies or Institutions – including "public / private partnerships" – to avoid paying for externalities. Thanks to The U TURN organic checks and balances will return to their rightful station.**

Instead of evolving a Comprehensive Conceptual Framework and a Robust Vocabulary with which to articulate that Framework, well intended urbanists, planners and governance practitioners have produced oceans of tortured babel. <mark>See End Noted Eleven</mark>

THE MONKEY AND ELEPHANT ANALOGIES MASHUP

The current generation of babel brings to mind a mashup of two often recited analogies:

Most have heard that if an infinite number of monkeys were provided with typewriters and given an infinite amount of time, they would compose, among other things, a complete set of Shakespear's plays. Waiting for this product to emerge is as rewarding as waiting for a tornado

in a junk yard to produce a 747.   Humans need a better strategy to achieve a sustainable trajectory for their civilization.

Readers may also be familiar with the fact that if you blindfold three people and have them describe an elephant by touch they will describe three different animals.

When one reads the descriptions of what it takes to build a quality 'PLACE' – as in 'place making' such as the responses to the post cited in End Note Four they are reminded of the fact that if you give an infinite number of 'urbanists' an infinite numbers of places they will offer an infinite number of processes and strategies to make these places 'sustainable and resilient.'

If these places to be improved were elephants the urbanists would be up to their chins in elephant dung. But these are not elephants and so they are up to their chins in verbal trash.

THE NEED FOR CONCEPTUAL FRAMEWORKS AND A ROBUST VOCABULARY TO ARTICULATE THOSE FRAMEWORKS See End Note Twelve

TRILO-G (2010) is devoted to articulating the need for new Conceptual Frameworks and a Robust Vocabulary with which to understand human settlement patterns.

One of the threshold problems is that the purveyors of the current babel attempt to articulate the functions of human settlement patterns using too few components. Recall that a single organism is composed of atoms, molecules, cells, tissue – of many kinds and functions – and organs and structures – of many functions.

The use of 'city,' (small 'c') 'town' (small 't') and 'neighborhood' (small 'n') and 'community (small 'c') – with 'district' tossed in from time to time – is NOT enough component scales. What are the components of a NEighborhood? What are the component building blocks created by multiple NEighborhoods?

For most readers – especially those who are not members of a particular tribe such as New Urbanists – the meanings of these words (Un-Capitalized) are lost in Unfounded and Conflicting Neural Linguistic Frameworks that reflect Disorienting Naive Reality founded on Primitive Genetic Proclivities.

Avoidance of Core Confusing Words defined in the references cited in End Note Twelve is also important. In the past 15 years only one new word has been added to the original list of six ('exurban,' 'local,' 'rural,' 'sprawl,' 'suburb,' and 'suburban,') plus un-capitalized 'city' and that is 'family.' The occupants of Unit form a HouseHold. See End Note Thirteen

It takes a wordsmith as capable as Kaid Benfield – ***People Habitat: 25 Ways to Think About Greener, Healthier Cities*** (2014) – to convey the depth of his Urban fabric insights using this limited Vocabulary.

But wait!! The first of Benfield's 25 colorful and well illustrated explorations of "People Habitat" is devoted to explaining why when he uses the word 'city' he REALLY means 'region.'

Richard Florida who is among the most prolific and insightful observers of human settlement pattern publishes hundreds – perhaps thousands – of maps examining data related to Metropolitan Statistical Areas (MSAs) but then in the text he call these places 'cities.' From time to time he notes that the maps are indeed MSA but that he uses the more common term 'cities.' See End Note Fourteen

As noted in End Note Three, with CURRENT PERSPECTIVE # 33, SYNERGY has begun to start confusing words for which there is no good alternative with Double Capitals – e.g. UNit, DOoryard, CLuster, NEighborhood, VIllage, COmmunity.

A FLOOD OF GOOD THINKING GOING TO WASTE

As noted at the outset of this Perspective, there is a FLOOD of very good data, information and perspectives flowing daily from sources such as ***The Atlantic***'s "CityLab" (edited by Richard Florida) ***Better! Cities &Towns,*** **Smart Growth America** and others and well as hundreds of COmmunity and REgional web sites. All describe the function and dysfunction of Urban fabric using core confusing words and making settlement patterns 'stories' as simple and non-threatening as possible.

The justification for the use of Core Confusing words and a simplistic view of Urban fabric complexity is due in part to the Enterprise Media's misguided obsession with packaging 'the news' for grade school reading comprehension. This obsession is supported by college Journalism curricula and programs who want their students be able to get jobs for Enterprise Media.   The disorienting obsession is driven by the need to pay for Enterprise Media with ad revenue. The fear is that if the Vocabulary is more complex than grade school texts, readers spoiled – and viewers deluded – by the results of this very obsession will tune out. Readers and viewers have come to expect exciting, entertaining (if it bleeds, it leads) 'news' with a 'personal' / 'story telling' spin. Enterprise Media is supported by advertising and the more readers / viewers / hits a 'news' item has the more ad revenue is received. See End Note Fifteen

For some the use of a limited Vocabulary is rooted in allegiance to the 'Transect.' Randall Arendt, SYNERGY and many others agree, The Transect is a primitive tool. In 66 years of careful observation in North America, the Carribean and Europe, the author has NEVER experienced a settlement pattern that reflects the 'stations of the Transect' in the sequence

presented. In fact The U TURN renders at least one and perhaps two of the stations irrelevant as do many of the plans created by the New Urbanist.

SAVED BY THE U TURN

With the Sweet Spot of the Cost of Services Curve moving from 10 persons per acre to 30 persons per acre at the Alpha COmmunity scale, there is more than enough land already Urbanized that is vacant and / or underutilized. This land can be re-configured to meet all projected future Urban fabric demand.

> **To return to one of the inspirations for this Perspective, there is no valid reason for ANY gentrification-driven relocation nor any basis for NIMBY property value protection if the future settlement pattern is evolved intelligently.**

For example, the faux 'town centers' that were built between 1970 and 2005 are pocked with surface parking lots. These lots can be replaced with street level commercial, upper level apartments / lofts and live-work units with structured parking that is configured to be phased out as the 'town center' becomes an Alpha Village Core. In this new context there will be need for cheap storage and fabrication space, places for flea markets and Farmers Markets. There will be far less need for parking spaces as residents and workers shift to low power and self powered SMALL vehicles and to time shared vehicles of all sizes and shapes.

There are already well documented recycling of enclosed 'regional' shopping centers and strip centers. Many end up similar to the layout and function to the evolved 'town centers' that have the potential to become Alpha Village Cores if intelligently designed and implemented.

Even more potential exists in the Station Areas of Shared Vehicle Systems. In 2000 there was more than enough vacant and underutilized land within half a mile of the then existing METRO stations in the National Capital SubRegion to accommodate the projected regional growth to the year 2025. See End Note Sixteen

> **The sustainable path forward will be based on cooperation and sharing with competition playing a supporting role where appropriate in the supply of goods and Services including 'public Services.'**

> **Regional Import Replacement will result in sustainable levels of consumption as opposed to Mass OverConsumption driven by global competition and MassAffluenza.**

THE ANATOMY OF AN ICEBREAKER

One reviewer of the Beta 2.2 version of this CURRENT PERSPECTIVE said:

"OK, OK all this is fine but what can we do NOW?"

"Is there ANYTHING that we can hang our hat on that does not require undertaking monumental Transformation before anything is accomplished? See End Note Seventeen

OK, the material in End Note Seventeen sets the context, now what to do?

FIRST:

Whatever is done it must be done at the REGIONAL scale – the fundamental building block of contemporary Urban civilization. We can START at any scale but it eventually must evolve to be a REGIONAL effort. Sustainable New Urban Regions are composed of Balanced and Complete (Alpha) Communities as noted above.

SECOND:

The education efforts must focus on the economic status of individual Households. Back to PROPERTY DYNAMICS. SYNERGY continues to believe that citizen education to achieve Action in the context of Awareness => Interest => Understanding => Action must include the strategies outlined in PROPERTY DYNAMICS (PART ELEVEN of **TRILO-G**) and follow a process such as the one outlined in CITIZEN HANDBOOK (PART TWELVE of **TRILO-G**).

HOW ABOUT SOME SPECIFICS

"What can be done right now based on what a Critical Mass of Citizens can get behind?"

There are two 'oldies but goodies' that will help establish the base for a more sound trajectory:

FIRST:

Listen AGAIN to Henry George!! There has been renewed interest recently in Henry's core strategy. See again End Note Five.

This could be a first step in creating an equitable allocation of location-variable cost and would leverage The U TURN.   Henry's single tax is based on the cost services already provided to parcels of land, regardless of whether or not they are used. This is a saleable idea. That fact as has been proven in Pennsylvania, Australia and elsewhere.

The Single Tax will encourage owners to put Vacant and Underutilized Land that is already close to Services – private retail and repair Services and public services including mobility and access / water and sewer, etc. – as well as / Recreation / Amenities onto the market so that new urban fabric can include Affordable and Accessible housing and quality places for Job generation. Think what the new Sweet Spot on the Cost of Services Curve will do for settlement patterns DOoryard by DOoryard and CLuster by CLuster.

One key ingredient is data. To date, NO ONE has wanted to pay for generating the current data needed to 'proof' Henry George. Those who have to date produced data have done so to support their own short-term interests. Now there is light at the end of the tunnel. The sort of data we generated for *Blueprint for a Better Region* is now more widely available. One can see the announcements every day of new projects near the new Washington METRO Silver Line stations. *Foot Traffic Ahead* and Regional Metrics may be all that is needed.

       SECOND:

The second 'oldie but goodie' is Jane Jacobs treatise on 'REGIONAL Import Replacement.' Again there has been a rebirth of support for her theses spelled out in *The Economies of Cities* and *Cities and the Wealth of Nations*. Other than use of the word 'cities' instead of 'regions' in both titles Jacobs is right on. The Brookings Institution 'Innovation Districts' and the 'return-of-manufacturing-to-the-US strategies are examples of what needs to be done.

The 'value per acre vs value per project' effort of **Smart Growth America** will be very important. Again this will leverage The U TURN, especially if supported by calculations anchored in Regional Metrics. The 'Fiscal Analytics' advocated by Jim Bacon in *Bacon's Rebellion* are useful. Some of the 'Smart Cities' efforts are intended to enrich IBM, not the citizens who live in the communities. Citizens want to see what will directly benefit them, not just IBM.

CONCLUSION

Finally, any successful program must be AntiPartisan in order to take advantage of the 20% / 60% / 20% Guideline. Anyone who tries to sell a partisan 'center right' / 'libertarian' / 'conservative' OR a partisan 'center left' / 'progressive' / 'liberal' agenda will generate no more than 35% support for any specific program, policy or project.

That is because The One Percent will continue to spend vast sums to play one end of the political spectrum against the other end so that they can continue to widen the Wealth and Well Being Chasm.

This Perspective articulates the position that without the emergence of a comprehensive Conceptual Framework and a robust Vocabulary with which to articulate that Framework all

efforts to create a sustainable trajectory are futile and a waste of time.

There are immediate action Targets of Opportunity but they must be pursued in an informed, REgional context.

<mark>END NOTES</mark>

1.   Most of the Wake-Up Calls were made in Greater Warrenton-Fauquier. The following CURRENT PERSPECTIVES (CPs) and presentations were made / published between April of 2008 and August 2014: CP # 5 – **SHAPING A FUNCTIONAL AND SUSTAINABLE FUTURE** 10 April 2008 / published 7 November 2011 (Fauquier County Board of Supervisors), a community bank board 17 August 2010, Fauquier County Chamber of Commerce 15 Sept 2010, The Balanced Growth Alliance, 22 Nov 2010, CP # 14 – **THE OBLIVIOUSNESS OF LEADERS COMPOUNDS THE IGNORANCE OF CITIZENS**, 16 May 2011, Warrenton Rotary Club, CP # 27 **THREE UNFOUNDED ASSUMPTIONS,** 31 May 2012 / published 21 October 2012 and CP # 33 **WHISTLING PAST THE GRAVEYARD** 17 July 2014 / Published 30 August 2014.

2.   The focus of professional effort by SYNERGY and E M Risse has been on specific crises – The Mobility and Access Crisis, the Affordable and Accessible Housing Crisis and the Helter Skelter Crisis – as well as working to plan, design, deliver and manage functional components of human settlement at the DOoryard, CLuster, NEighborhood, VIllage, COmmunity, SubRegional, REgional and MegaRegional scales.

3.   **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*, <u>underlining</u>, **bold** and <mark>highlighting</mark> 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 his 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 a 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 do 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.

4.   SYNERGY recently received a note from a colleague Jim Schulman with a link to a post on 'environmental gentrification' titled "Just Green Enough.' Jim noted that while he had qualms about the 'minimizing the green to avoid forced relocation,' the post was worth reading.

http://nextcity.org/daily/entry/gentrification-green-neighborhoods-just-green-enough

The post is worth reading. Jim also sent the link and note to several others who had ideas to share and when they responded, they hit the 'responded to all' key. The original post and the 'to all' responses prompted this Perspective.

5.   Survey the work of Mason Gaffney which is generating renewed interest in Henry Georges old home town. Noah Smith *"This 100-year Old Idea Could End San Francisco's Class War".*

6. For a complete survey of The U TURN and the shift of The Sweet Spot on the Cost of Services Curve see CP # 26 – SETTLEMENT PATTERN CONSILIENCE, CP # 30 – THREE OVERARCHING DETERMINANTS and CP # 31 – and UNReal ESTATE and the references cited therein.

7. For an initial articulation of the natural laws of organic systems applicable to human settlement patterns in Chapters 4 and 15 of **THE SHAPE OF THE FUTURE** (2000) also see Organic Systems in GLOSSARY that is PART THIRTEEN of **TRILO-G** (2010) and is also linked from the *RESOURCES* page at www.emrisse.com

8. Small efforts in this category are termed 'Lean Urbanism.'

9. The utility of this tool is discussed in **THE SHAPE OF THE FUTURE** and in other work by SYNERGY.

10. Every New Urban Region in the United States is composed of Urbansides and supporting Countryside. The 'Urban Support Regions' identified in **THE SHAPE OF THE FUTURE (2000)** have evolved over the past 14 years. Some have become small New Urban Regions, some have become SubRegions of large New Urban Regions. New Urban Regions are now coterminous in the United States as suggested in Chapter 15 of **TRILO-G** (2010). These New Urban Regions are composed of Urbansides and Countryside which are separated by The Logical Location of Clear Edges. Typically, the Urban fabric in a NUR makes up from 5 to 10 percent of the total NUR area. From 90 to 95 percent of the NUR is Countryside.

11. See Chapter 26 – Gibberish: The Vocabulary of Babel and in PART THIRTEEN – GLOSSARY in **TRILO-G** (2010).

12. This topic will be discussed at greater length in PRIMER a long delayed but forthcoming Current Perspective. Also see Appendix One and Two of **THE SHAPE OF THE FUTURE** (2000) and PART THIRTEEN – GLOSSARY: Deconstructing Human Settlement Pattern Babble in **TRILO-G** (2010). GLOSSARY is also linked from the RESOURCES page at www.emrisse.com)

13. See data on the change in 'family' in "The New American Family" **AARP, The Magazine** – June-July 2014.

14. In correspondence with Robert Steuteville (**Better! Cities & Towns**) Kaid Benfield (Natural Resources Defense Fund), Richard Register (EcoCity Builders) and others – plus personal discussions and confrontations with many more – the author has pointed out that:

    1. The majority of Urban citizens do not now live or work in 'Cities,'

2.   Many Urban Households have intentionally left Cities for what they thought – and many still think – is an improved quality of life, and

3.   The vast majority of the voters do not hold 'cities' in high esteem.

Kaid Benfield's subtitle – "Twenty-five ways to think about greener, healthier cities" – is not a topic that the majority of the citizens believe is related to their interests. These are the citizens who must come to understand their own best self-interest in functional and sustainable URBAN human settlement patterns.

15.   This topic is explored in **THE SHAPE OF THE FUTURE** (2000), in **TRILO-G** (2010) and in CITIZEN MEDIA, THE NEXT STEP – Current Perspective # 09.

16.   See **Blue Print for a Better Region**. The calculations in this PowerPoint and in STARK CONTRAST explored and linked from CURRENT PERSPECTIVE (CP) # 34 were based on Alpha Community scale densities at the OLD Sweet Spot on the Cost of Services Curve. Again see Regional capacity parameters explored in CURRENT PERSPECTIVEs (CPs) # 26, CP # 31 and CP # 33.

17.   Another reviewer stated it this way:

"... thus, to my distress, Households are still moving into places like Stafford County VA, [as well as Spotsylvania, Loudoun and Prince William Counties in VA] even though in the long run the County is doomed. Alas, that gives ammo to those who argue that nothing has really changed, that there is still a strong demand for the kind of scattered, low-density development that you and I deplore.

"To quote you, planning isn't rocket science – it's more complex. There are eddies and back-currents to human settlement patterns within the larger current that obscure the direction the river is moving. I have no doubt that you and I are correct in our analysis. It's just darned hard to <u>prove</u> to those who are inclined to disagree."

SYNERGY responded:

"You are correct in this well stated summary.

"HOWEVER, if you and I and the others who agree with us give up now there will not be ENOUGH resources left to support anything like the current technologically rich civilization some of us enjoy by the time there is majority support for Fundamental Transformations of 1) settlement patterns, 2) governance structures and 3) economic systems.

"There MAY still be light at the end of the tunnel but it will take focused and coordinated effort.

First look at the three stories on the July-August 2014 issue of **Better Cities & Towns: Better places, stronger communities.** (Yes Bob Steuteville changed his masthead AGAIN ; >)

In "Authors declare 'The beginning of the end of sprawl.'" Leinberger and Lynch's **Foot Traffic Ahead** updates the data upon which we based CP #26. It supports our arguments in CP #30, #31 and #32 and what is summarize in CP # 33 & # 34.

The story "American split between to community ideals" rehashes the recent Pew research and the National Association of Realtors findings over the past 3 years. Not mentioned is the fact that the vast majority of the Households cannot afford the dwellings that half say they favor when they are described – big house, big lot – without a price qualifier.

Also it is not mentioned that almost NO ONE could afford the old Mode-of-the-Market (Wrong Size House, Wrong Location) if location-variable costs were fairly allocated.

Finally, most HouseHolds cannot now afford a Large Private Vehicle to navigate Stafford, Spotsylvania, Prince William or Loudoun Counties and that operates safely and fuel efficiently on I-95, I-66 or the DATR.

The third story asks "What in the new American Dream?" We all know the answer. See CP # 34, End Note Five