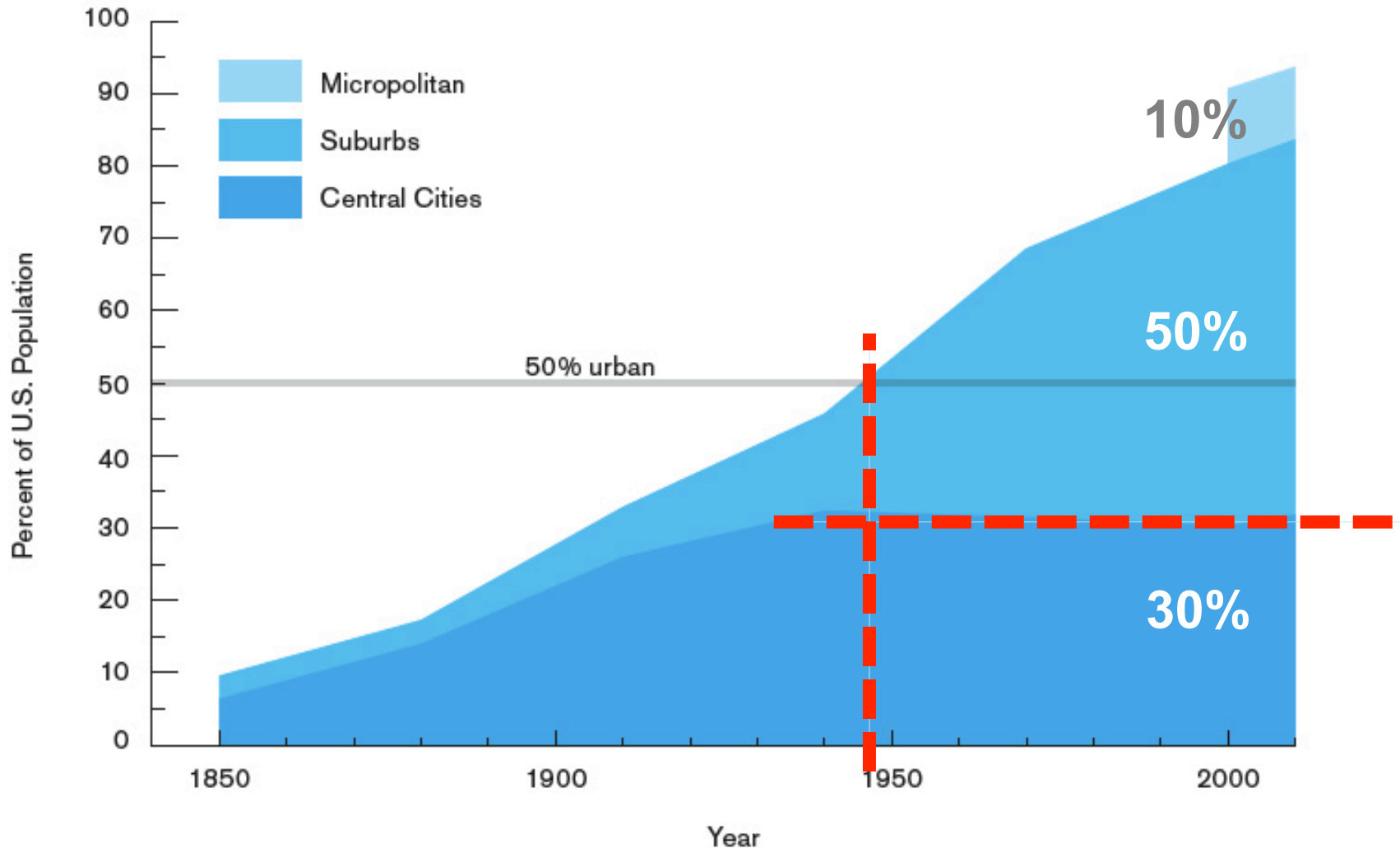


the debate question:

it is the Millennials, not the Baby Boomers, who will drive suburban transformation

US is 94%* urbanized, mostly in suburbs



Sources: U.S. Census of Population, 1910 to 2010; Becky M. Nicolaides and Andrew Wiese, "Introduction," *The Suburb Reader*, 2006, 2.

dynamics “driving” retrofitting

- GHG emissions and climate change
- Poverty on the rise in suburbs
- Public health, alarming rates of obesity and diabetes
- Longevity, demographic shift towards more 1- and 2- person households
- Diversity in postwar “first” suburbs; new immigrants
- Leapfrogging patterns have led to relative centrality for older suburban areas



1970s

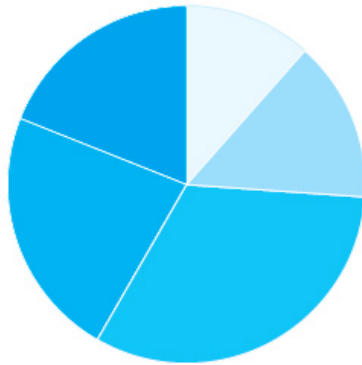
Source: Bill Owens, *Suburbia* (1973)



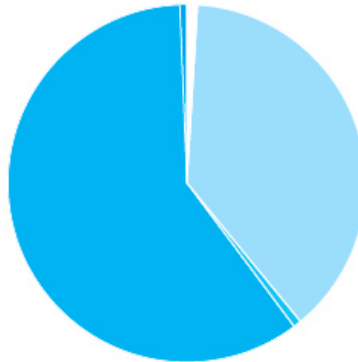
2010s



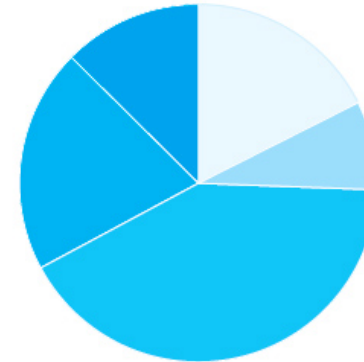
rise of immigrant “ethno” suburbs



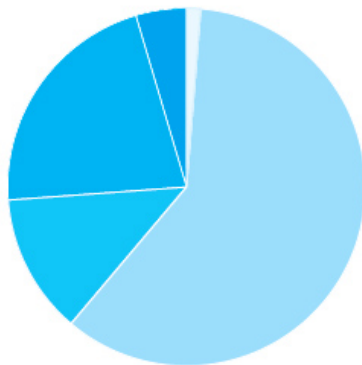
Total



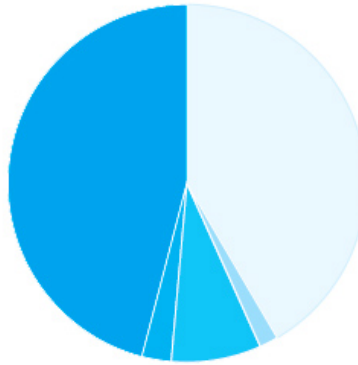
Los Angeles



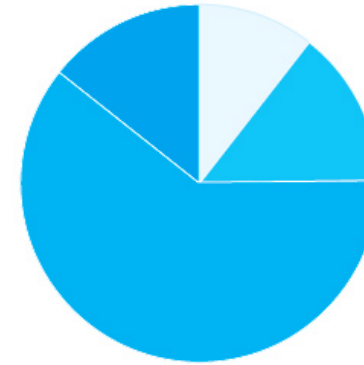
New York



San Francisco



Washington D.C.



Miami

High income mixed
 Low income Hispanic

Middle income mixed
 Middle income Asian

Middle income Black

Source: Based on U.S. Census of Population, 2000. Adapted from Figure 7.2 in Hanlon, B., J. R. Short, and T. J. Vicino, 2010. *Cities and Suburbs*. London: Routledge.

incremental **metropolitanism**

Remaking the metropolis into a sustainable polycentric system, through the **systemic transformation of large prototypical single-use** suburban sites through:

- **Re-inhabitation,**
- **Re-development, and/or**
- **Re-greening.**



the debate question:

It is the Millennials, not the Baby Boomers, who will drive suburban transformation