Growth and the Future of Established Suburbs: Dealing with Transition in the 21st Century

Braddock Tomorrow
Burke, VA
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Profound demographic, economic, social, and cultural forces are reshaping the nation.

Demographically, the country is growing, aging, and diversifying.

Economically, the nation is being transformed by globalization, deindustrialization, and technological innovation.

Culturally, the nation is changing its attitude towards cities and suburban living.
These changes are presenting new opportunities for older, established suburbs

- Young professionals
- Childless couples
- New immigrants
- Empty nesters
- Elderly individuals
- Families with children
This growing and diverse population desires a range of choices in housing…

- Single family housing
- Apartments for rent
- Townhomes
- Assisted living
…a range of choices in neighborhoods…

Downtown living

Dense suburbs

Traditional single family

Town centers
…a range of choices for shopping…

- Downtown
- Big box
- Shopping malls
- Lifestyle centers
- Main streets
...and a range of choices in transportation

- Fixed rail
- Walking and biking
- Bus
- Automobile
Many suburbs are not equipped to respond to these changes

- Lack of housing choice
- Separated land uses
- Automobile dominated
- Fragmented open space
Mature suburbs in transition need to plan for change and rethink their attitudes toward several key issues:

**DENSITY**

Today’s demographic and market changes favor more housing choices and quality development.

**DESIGN**

More and more emphasis is being put on the value of place. The built environment is the connective tissue.

**DIVERSITY**

Tolerant, inclusive places are highly sought-after and are able to respond more quickly, to pressing challenges.
The most successful transitioning suburbs are remembering to:

- Protect Neighborhoods
- Strengthen Downtowns
- Revitalize Corridors
- Preserve and Connect Green Space
- Play Well with Others
The most successful transitioning suburbs are remembering to:

**The focus is on:**
- Living downtowns
- Higher density
- Entertainment
- Cultural destinations
- Strong design

Strengthen Downtowns

Plano, TX
The most successful transitioning suburbs are remembering to:

*Protect Neighborhoods*

*The focus is on:*

- A range of housing styles
- Sense of community
- Street and sidewalk network
- Amenities and civic assets
- Traffic calming

*Arlington, VA*
The most successful transitioning suburbs are remembering to:

- **The focus is on:**
  - Reconsidering land use/zoning
  - Multimodal transportation
  - Other physical characteristics
  - Public/private partnerships

Revitalize Corridors

Shaker Heights, OH
The most successful transitioning suburbs are remembering to:

*Preserve and Connect Green Space*

**The focus is on:**

Connecting green spaces
Enhancing recreational opportunities
Environmental stewardship
Tree preservation

*Cook County, IL*
The most successful transitioning suburbs are remembering to:

**The focus is on:**
- Minimizing acrimonious competition
- Building strength in coalitions
- Avoiding redundancies
- Attracting attention

Play Well with Others

Metropolitan Kansas City

first KC Suburbs
Strengthen Downtowns

Protect Neighborhoods

Preserve and Connect Green Space

Revitalize Corridors

Play Well with Others

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