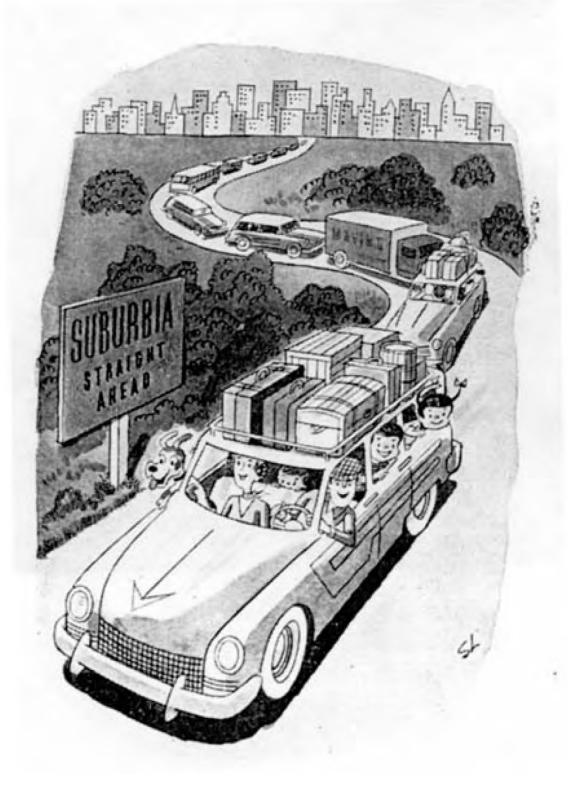
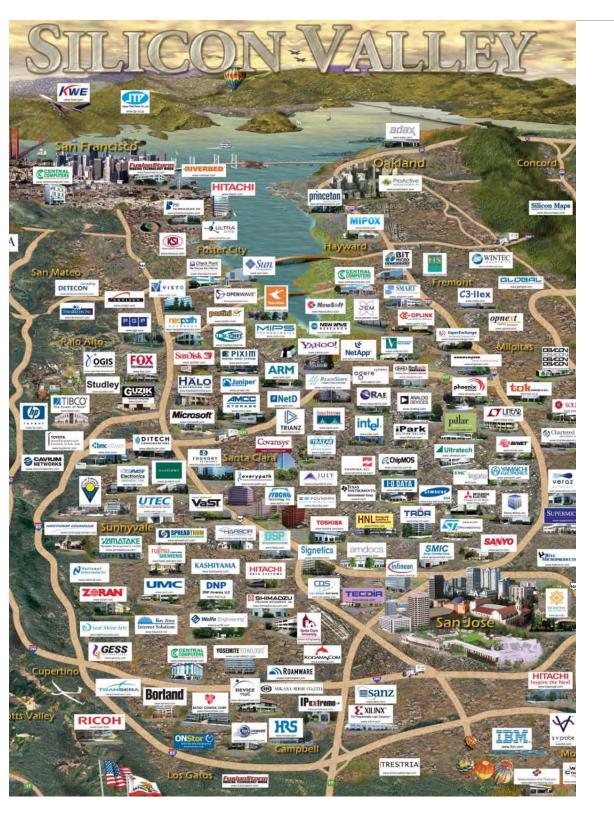
GROWING THE BURBS



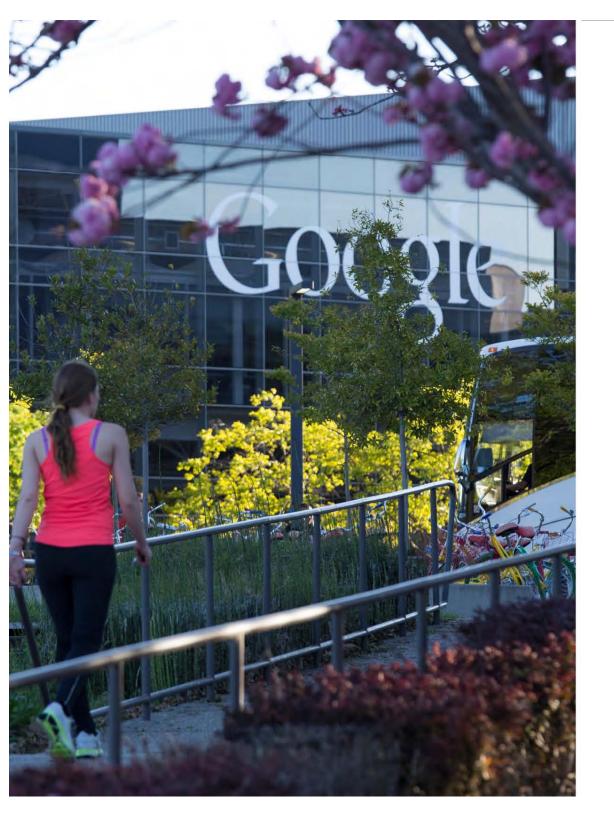
Suburbia. **It's Where We** Today, the suburbs aren't what they used to be. Since more than **50 percent** of Americans live in them, suburbs have become more like cities, while cities have become Upski Wimsatt, Washington Post, 2011 like suburbs, complete with astad

Suburbia. It's who we are.

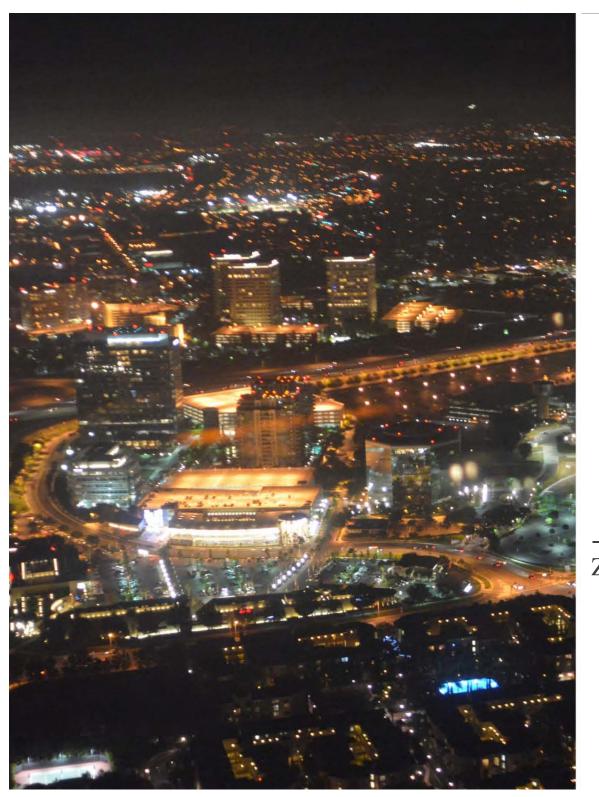




Suburbia. Its Where We W2010, 64% of all jobs in the 100 largest US metro areas were in the suburbs. -Brookings Institute, 2010



Suburbia. Its Where We Silicon Valley, CA Innovate CA The Energy Corridor, TX Pharmaceutical Corridor, IL General Electric, NY Ford Motors, MI Bell Labs, NJ Beach Boys, CA



Suburbs = Jobs

Projections show that in the year 2035 the City of Irvine will have 208,796 jobs and - IS2 283 Flan and IS2 Use Overlay Zopicies de Recirculation DEIR The Suburban We live in the Suburban City; a collection of Hultiple town centers and localized development, loosely organized around 19th century metro downtowns, redeveloped and rediscovered. Ventura County

23

San Fernando Valley

Westside/Central

Downtown La

134

Cities in Los Angeles County



The Suburban City

San Gabriel Valley

Gateway Cities

South Bay

Orange County

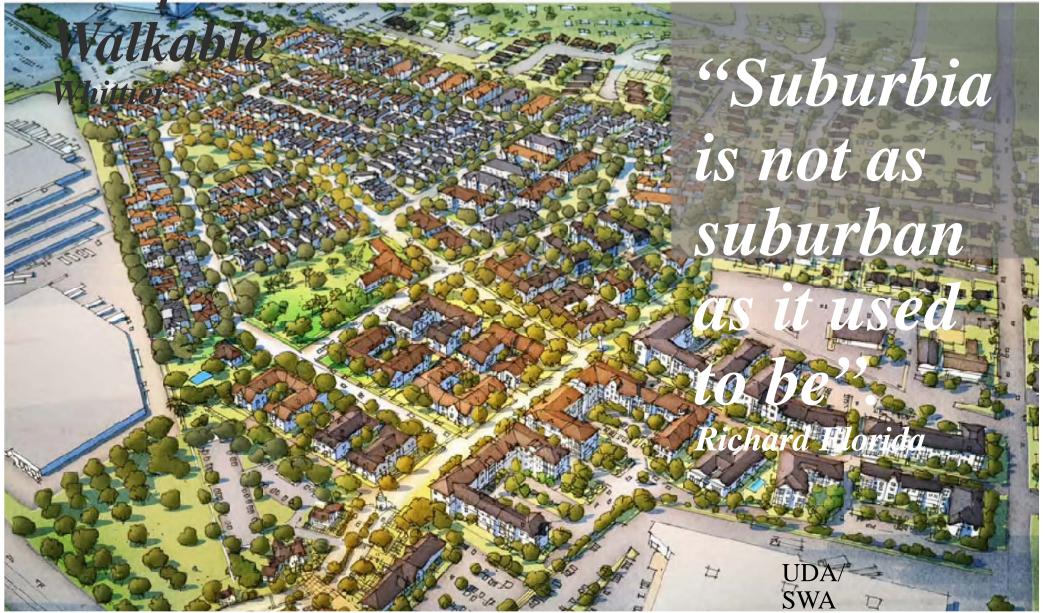
241

55 5 261

SubUrban Compact Design Walkable Connected Creative 4 Communit У **Stockton Preserve** Gensler/SWA 4

Infill

Compact/

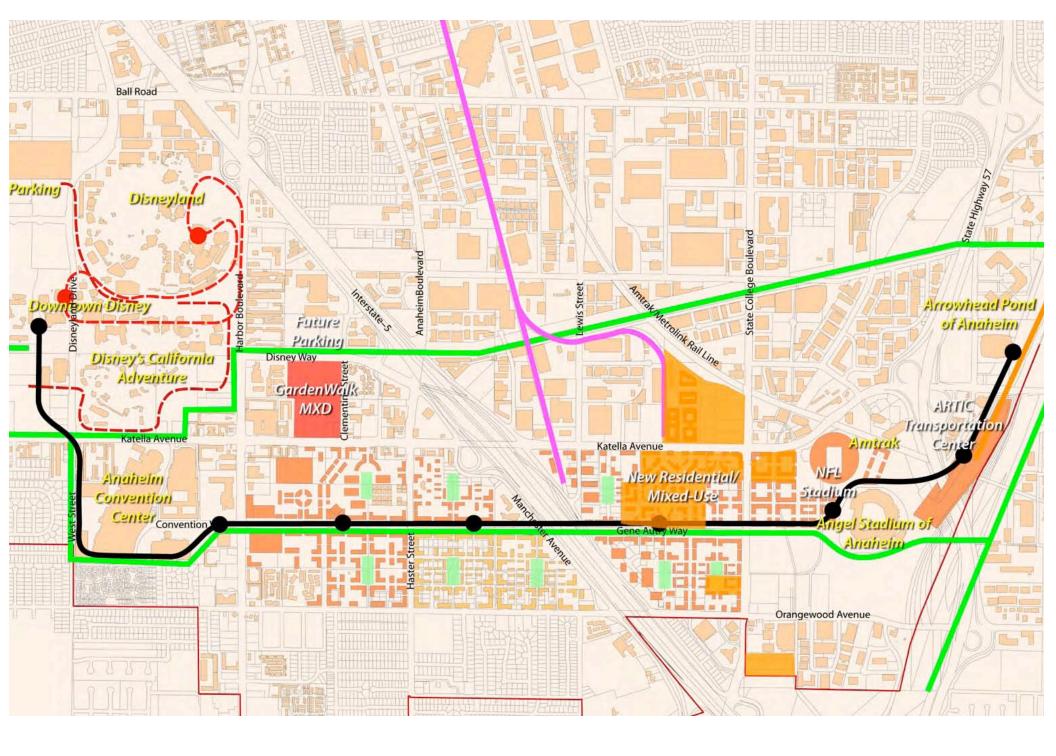


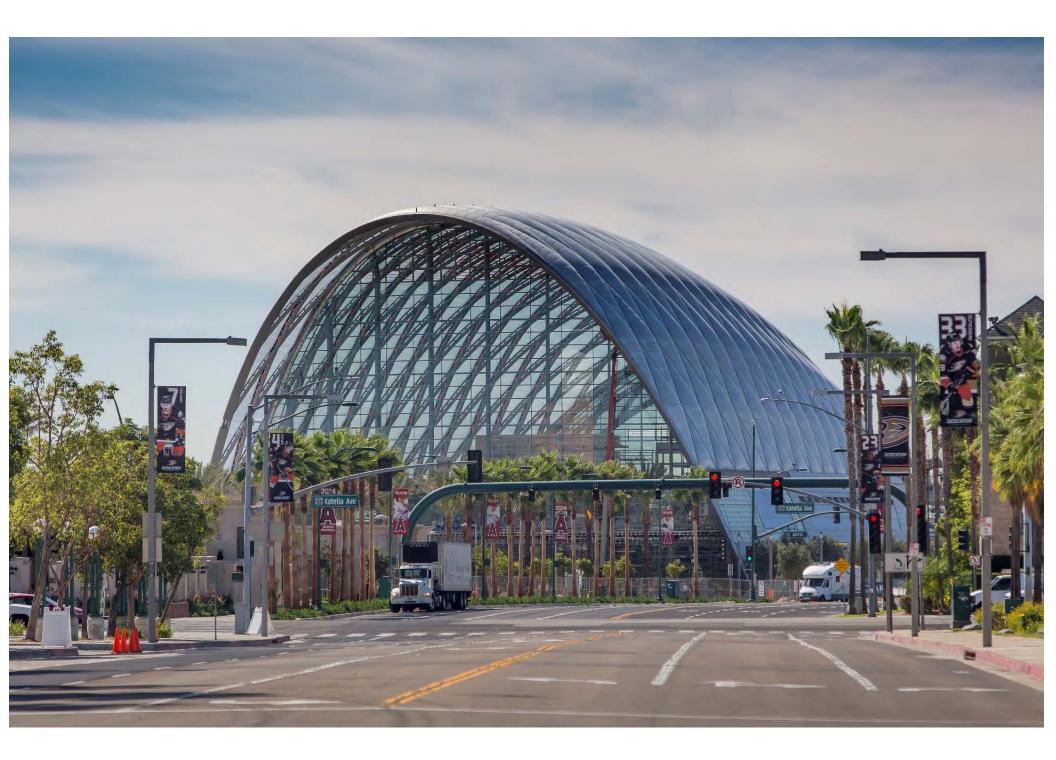


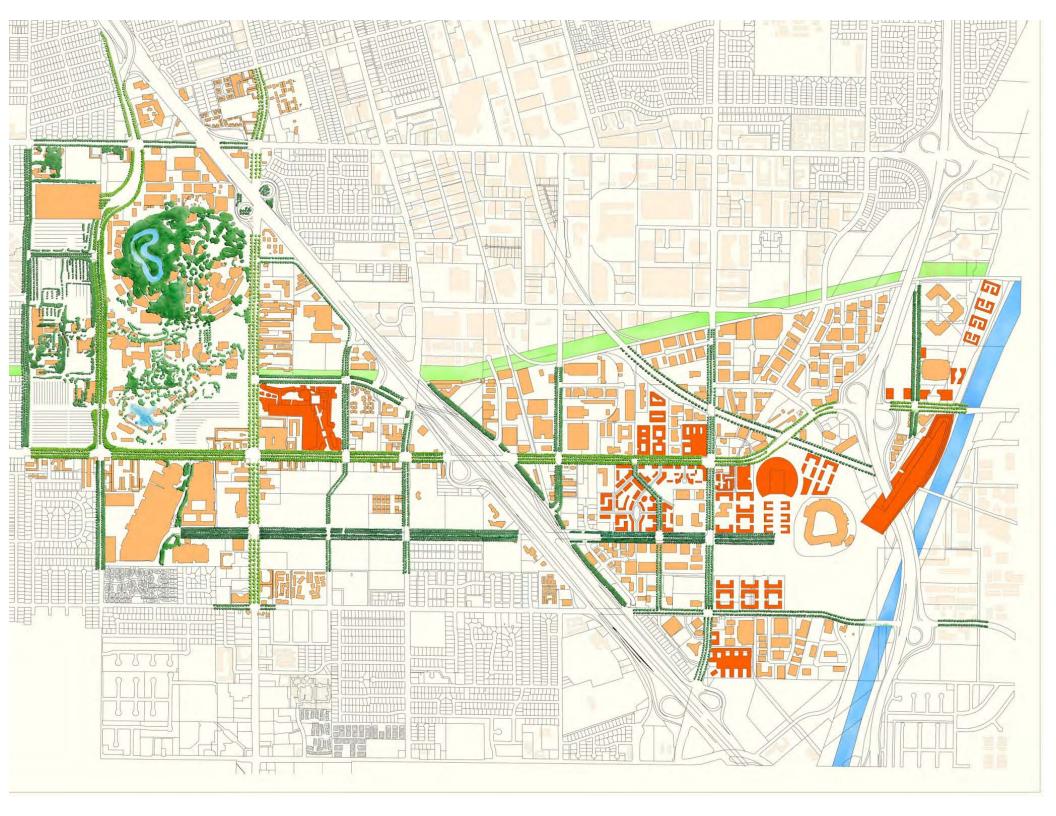


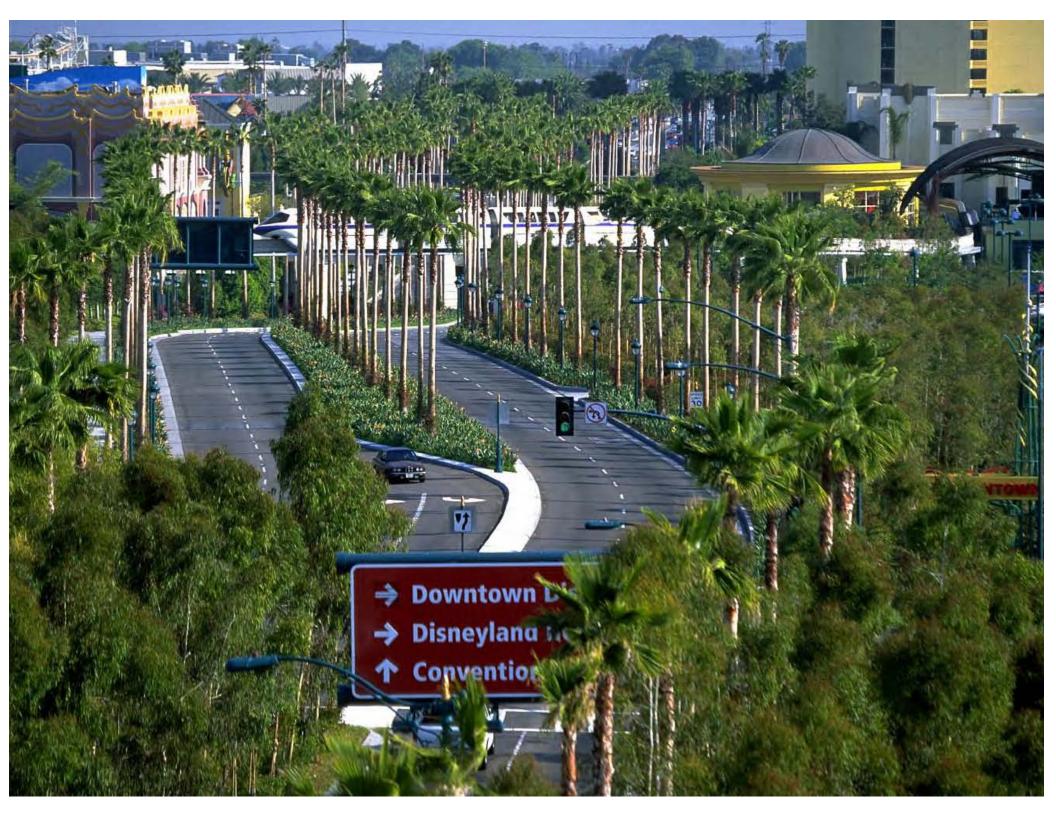
Infill Transport



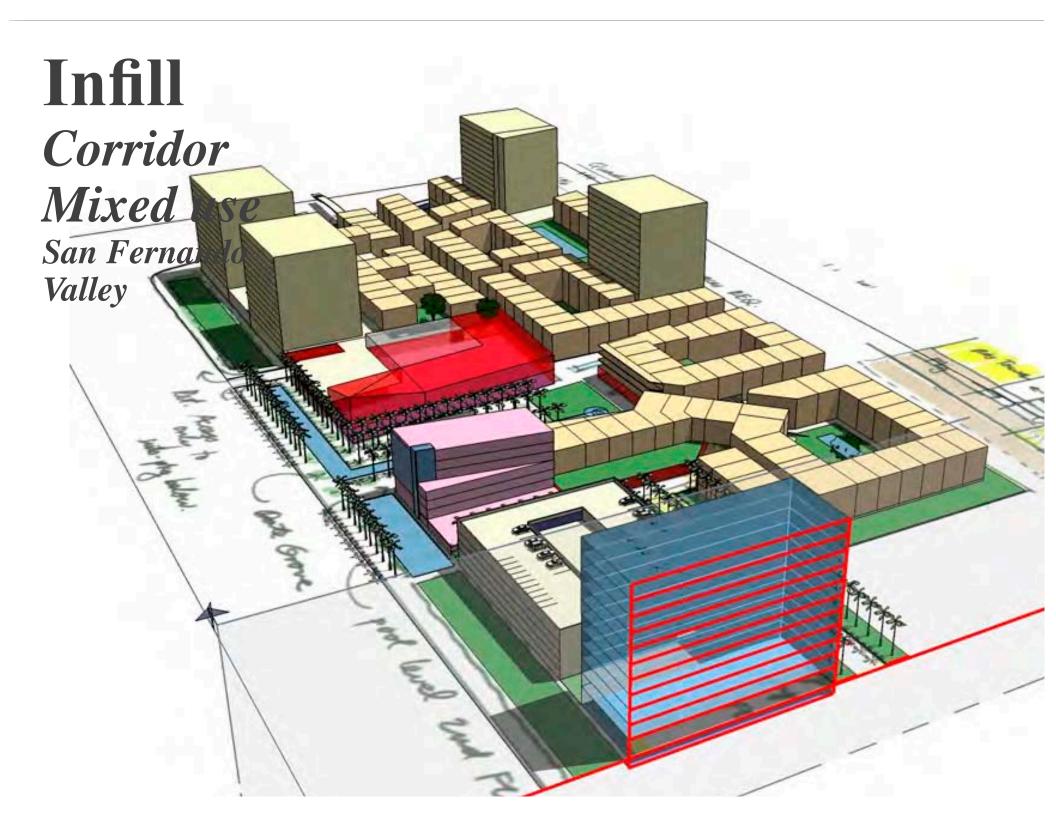








Platinum inangle Anaheim California



SAN ANTONIO STATION

















google [x] COMMONS AND STAGE





'HAPPY, LIKE A ROOM WITHOUT A ROOF'



Greenfield *Mixed use*



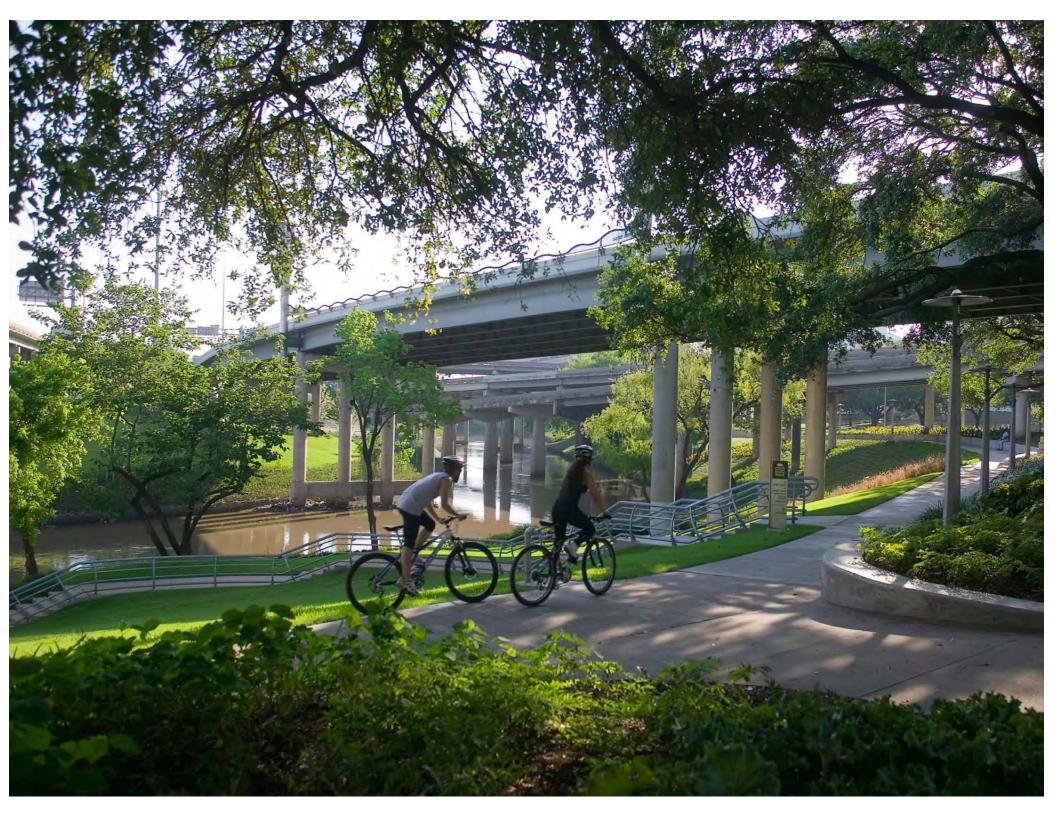
Existing Communities *Connected Infrastructure Redevelopment*

Concretebayou

35mile corridor

FUNDED: 150 MILES PLANNED: 300 MILES

BAYOU GREENWAYS



Greenfield

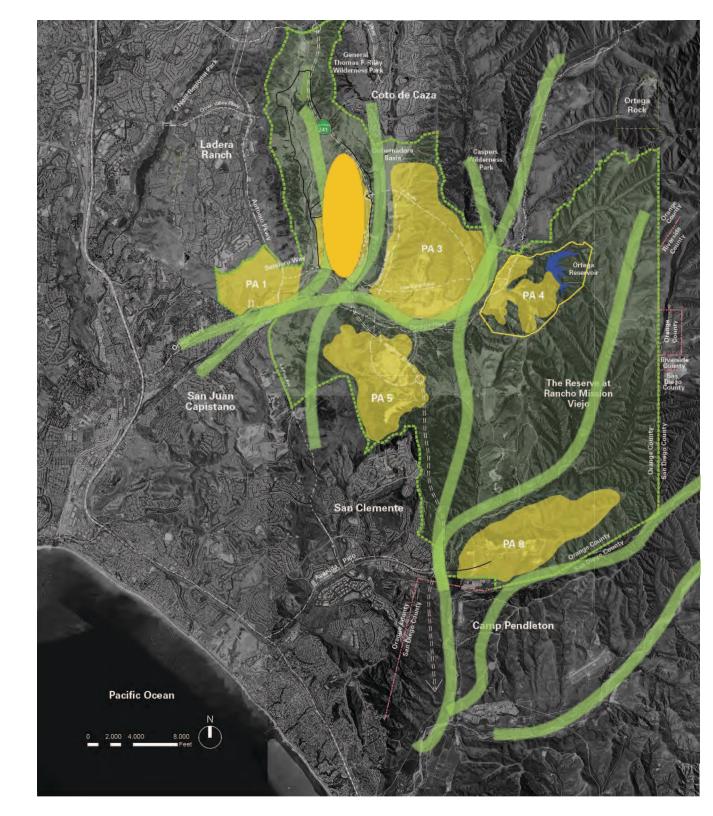
Connected Natural Infrastructure Rancho Mission Viejo

RanchHeritage

What do we want this place to be?

- Surrounding canyons set the stage
- Sensitively preserves and enhances the natural landform
- Accentuated by extensive pedestrian trails and intimate village courtyards
- embracing the agricultural tradition of the active ranching operation

Compact Connected







urban core

The urban core is an intimate village center that serves the residents of the community with retail, public gathering space, dense housing and recreational activities, all with views of the surrounding open space preserve..





The highest Density housing follows the ridgeline and is structured around the primary community facilities and neighborhood retail opportunities.

Hill Top Development Study

Walkable village center with town green surrounded by dense housing, retail and recreation center.

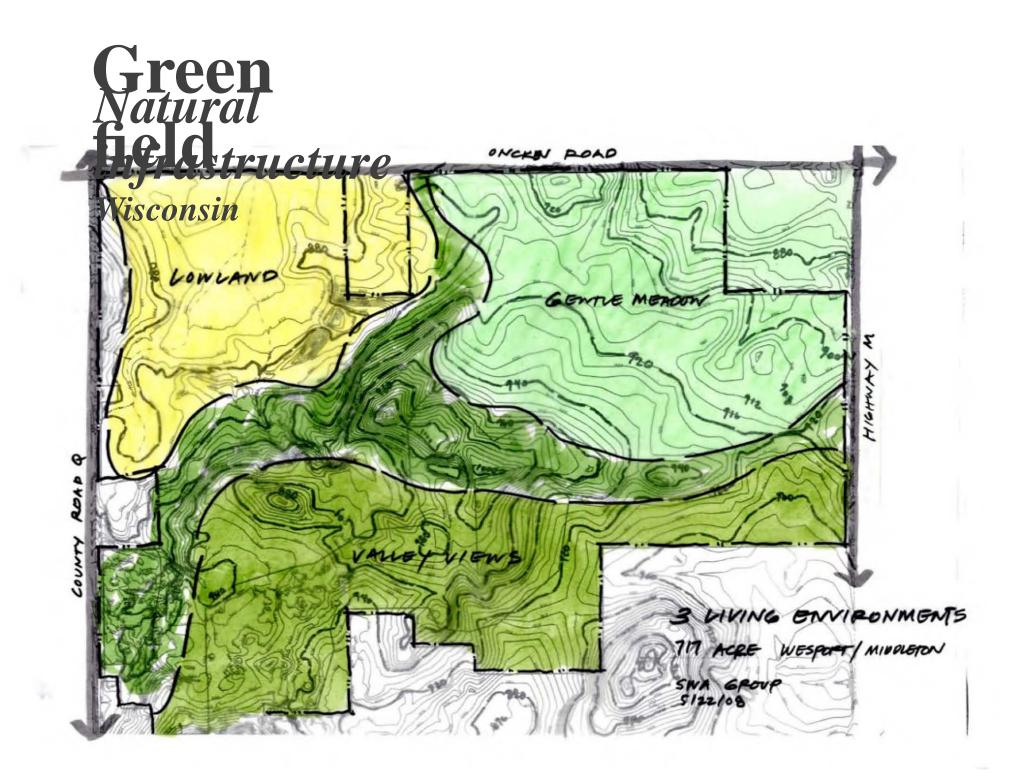






Granny Units

Designing Suburban Futures' Meri Tepper



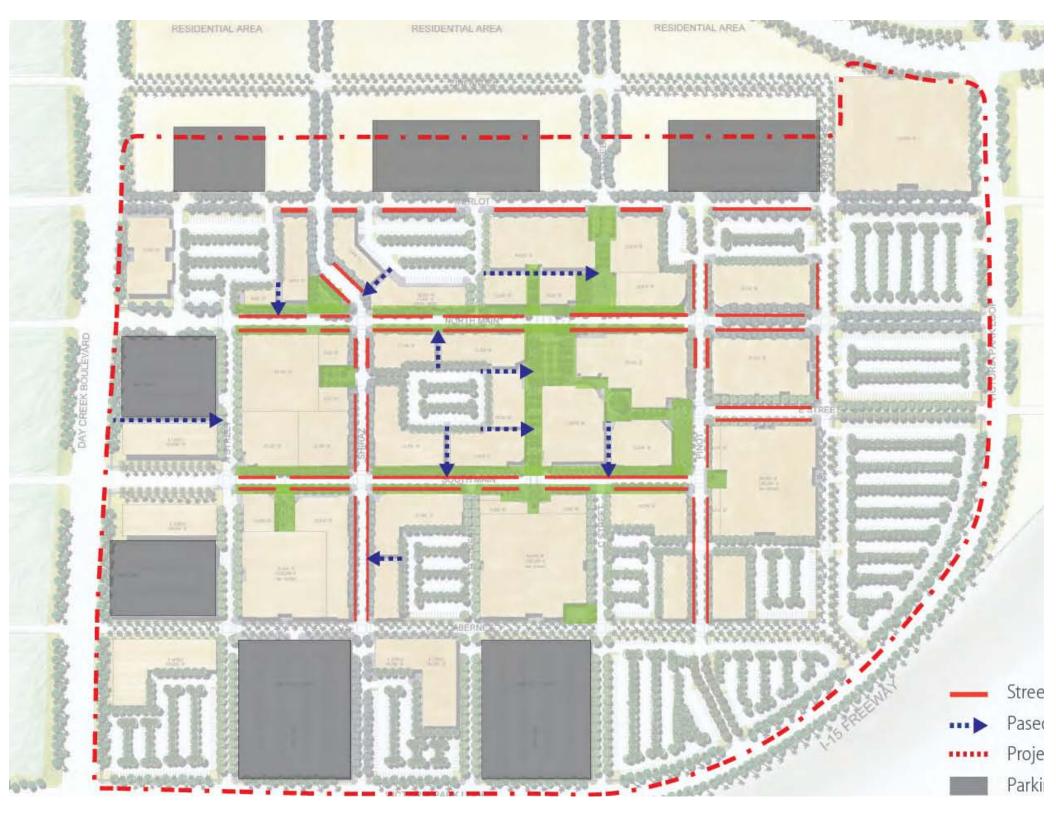


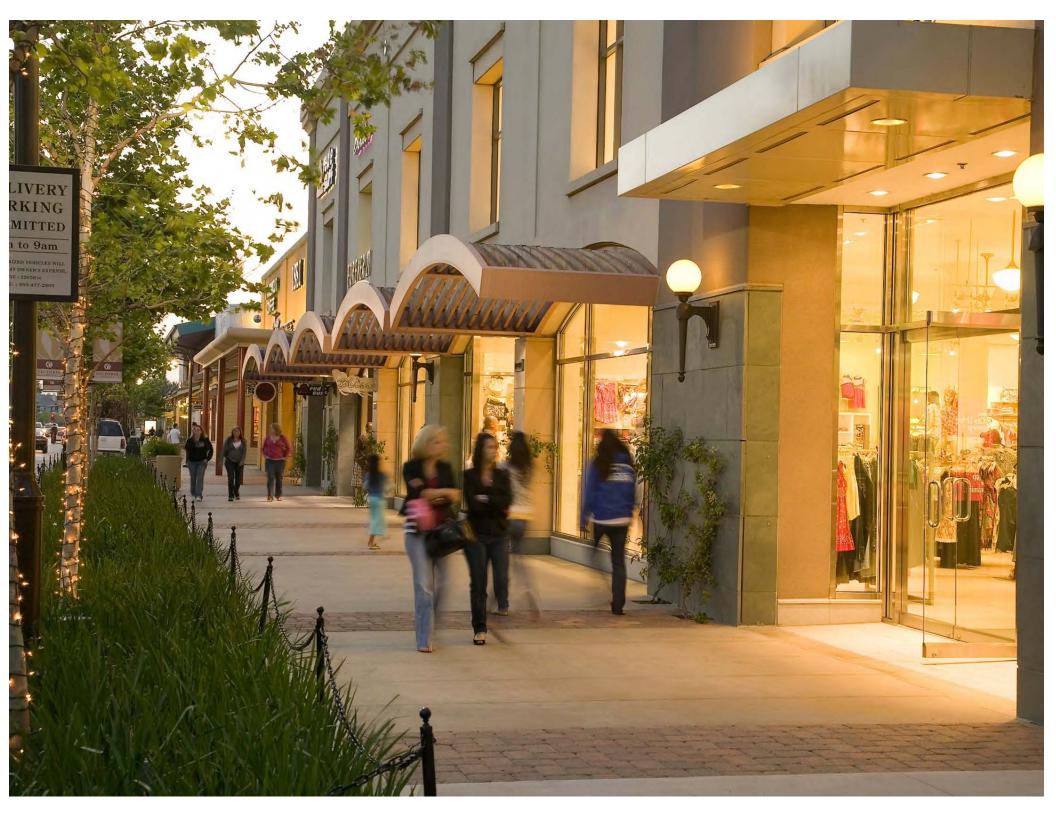




Private Dicaspaces

Rancho Cucamonga California







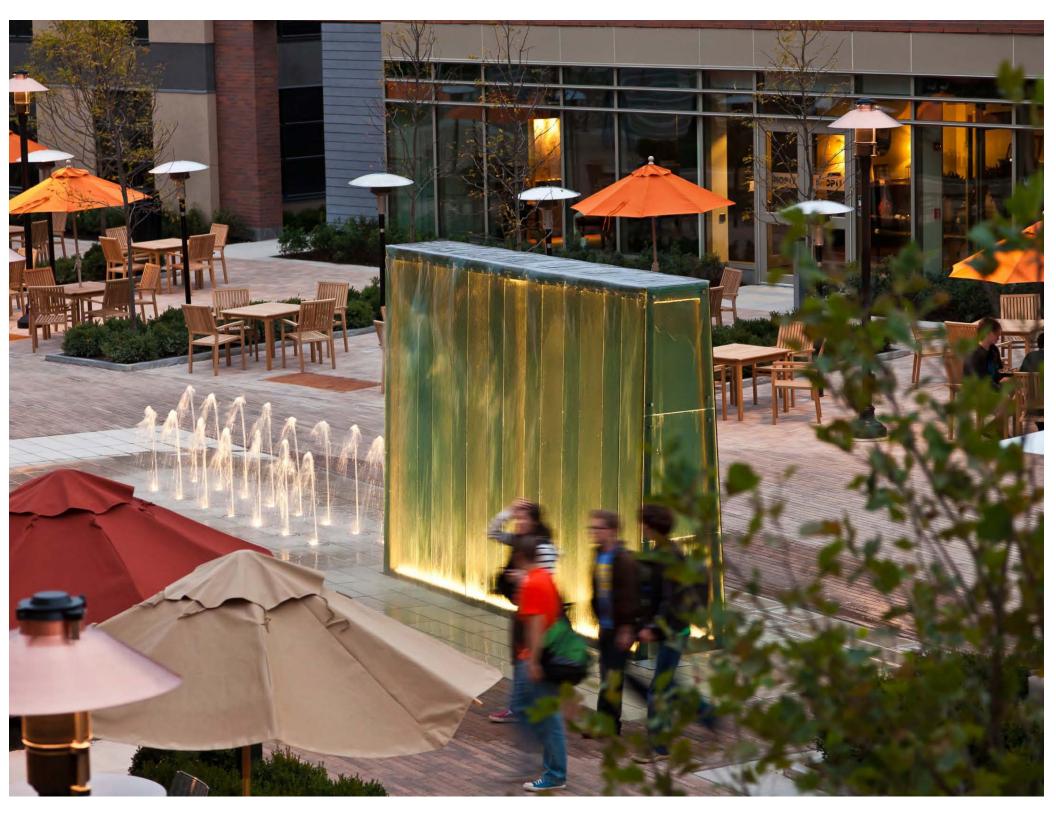


RTGlobalVillage

Rochester New York

Spatial Character Creative







Summerland Las Vegas

(A.D. Detter





