Inland Empire: Staying Competitive for New Development

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Randall Lewis Speaker Series
November 19, 2013
Baby Boomers and Millennials Will Drive The Future Housing and Jobs Market
Households with and without children, 1960-2025

- Households With Children
- Households Without Children

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The Millennials follow lifestyle, not jobs

Of all college-educated 25- to 34-year-olds –

64% looked for a job after they chose the city where they wanted to live.

- U.S. Census
NEW YORK (CNNMoney) -- America's young people just aren't buying cars like they used to.

The share of new cars purchased by those aged 18-34 dropped 30% in the last five years, according to the car shopping website Edmunds.
And in many places they don’t need cars
So we have to rethink what we mean when we say we are providing young families with “community” and “access”
Capacity
Mobility
And As Our Population Ages...

... these fiscal burdens on the taxpayers are likely only to get greater.
Annual Household VMT

- Nob Hill-Fish Wharf: 14,000
- Rockridge: 15,700
- Walnut Creek: 19,054
- Danville-San Ramon: 31,291
- CARB Target: 14,000

DRIVE LESS? YOU’VE GOT TO BE KIDDING
The Parking Continuum

Optional subtitles should be mixed case in Gil, 18 pts.

Pure Suburbia

Character: All Activities Are Dispersed

Modes:

* Cars: Used for all Trips
* Transit/Biking: Never Used
* Walking: Never Used
The Parking Continuum

Suburbia + Park-Once

Character: Dense Employment and Entertainment Centers

Modes:

*Cars*: Used for Most Trips, Parked at Work and Entertainment Centers

*Transit/Biking*: Used Rarely

*Walking*: Used for Trips within Park-Once Center

Transition Strategies:

*Built Environment*: Add dense Work/Fun Park-Once Centers

*Transportation Infrastructure*: Centralized Parking

*Management*: Paid Parking in Park-Once Centers
The Parking Continuum

Park-Once Home-Work

Characteristics: Dense Residential Centers as well as Work & Fun

Modes:

*Cars*: Used for Commuting and Major Errands

*Transit/Biking*: Used Sometimes for Trips Between Centers

*Walking*: Used for Trips Within Park-Once Centers

Transition Strategies:

*Built Environment*: Add dense Residential Park-Once Centers

*Transportation Infrastructure*: Expand Shuttles/Transit

*Management*: Overall Reduction in Parking Ratios
The Parking Continuum

The Park-Once World

Character: Most Activities Located in Park-Once Centers

Modes:

**Cars**: Used Only Occasionally

**Transit/Biking**: Used Frequently Between Centers

**Walking**: Used for Virtually All Daily Errands

Transition Strategies:

**Built Environment**: Add Markets and Businesses/Services

**Transportation Infrastructure**: Upgrade From Shuttles to Streetcar

**Management**: Further Reduction in Parking Ratios; Congestion Pricing
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