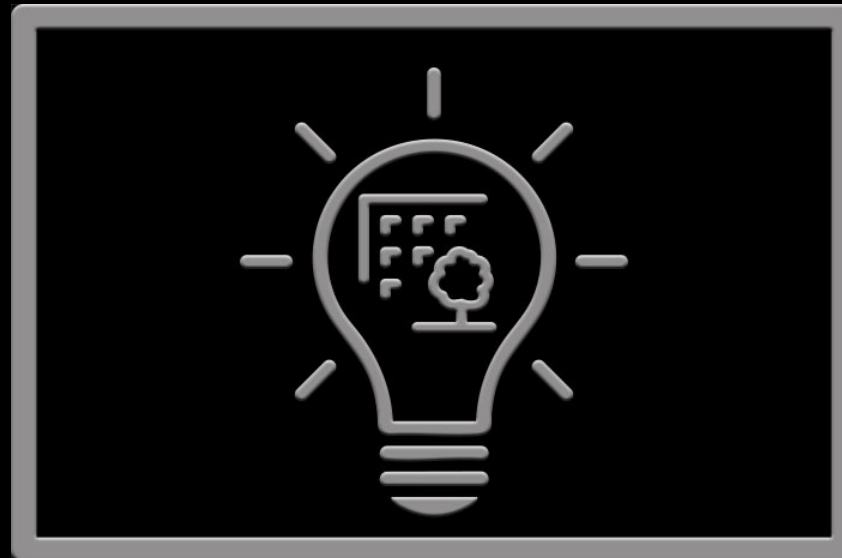


OUR NEED TO EMBRACE INTELLIGENT URBANISM

THE SUBURBAN MODEL HAS RUN OUT OF GAS



Don Weden • March 2026

SUMMARY SLIDES FROM A LONGER POWERPOINT PRESENTATION

OUTLINE

1. 
2. 
3. 

OUTLINE

of this shorter presentation



**Suburban Model Has
Run Out of Gas**



Intelligent Urbanism



**Building Blocks of
Intelligent Urbanism**

THE SUBURBAN MODEL HAS RUN OUT OF GAS





**Santa Clara County
is in a new era**



An era of
Multiple BIG
simultaneous challenges

**HOUSING
AFFORDABILITY**



TRAFFIC



**AGING
POPULATION**



CLIMATE CHANGE



INTELLIGENT URBANISM

**SOCIAL &
ECONOMIC EQUITY**



**FOOD AND
FARMLANDS**



SUSTAINABILITY



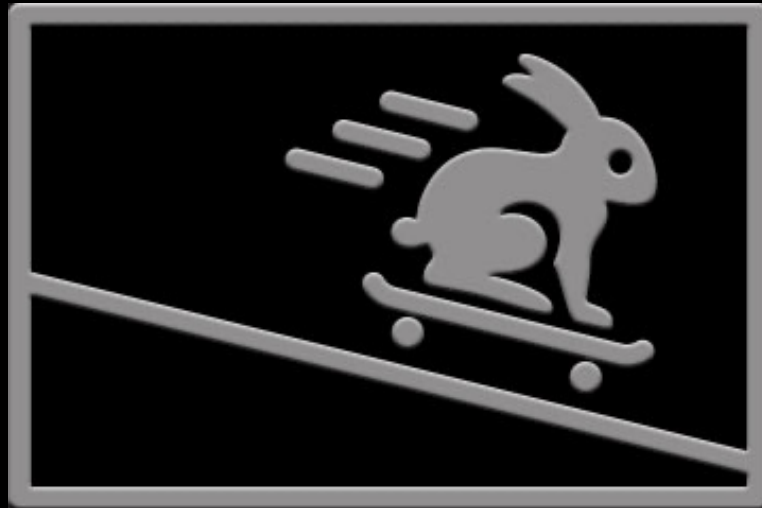
ETC.

**ETC. ETC. ETC.
ETC. ETC. ETC.
ETC. ETC. ETC.**

INTELLIGENT URBANISM



**Adapting to challenges
will require BIG changes**



**Need to make major
changes very quickly**



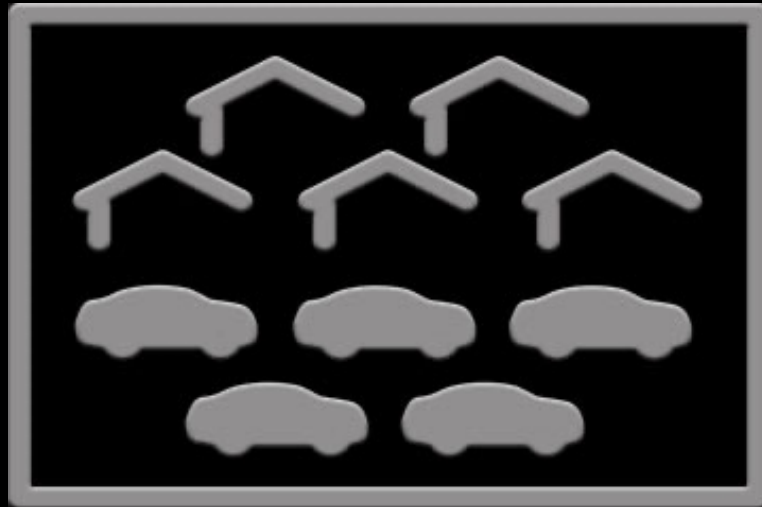
**Need to make major
changes wisely**



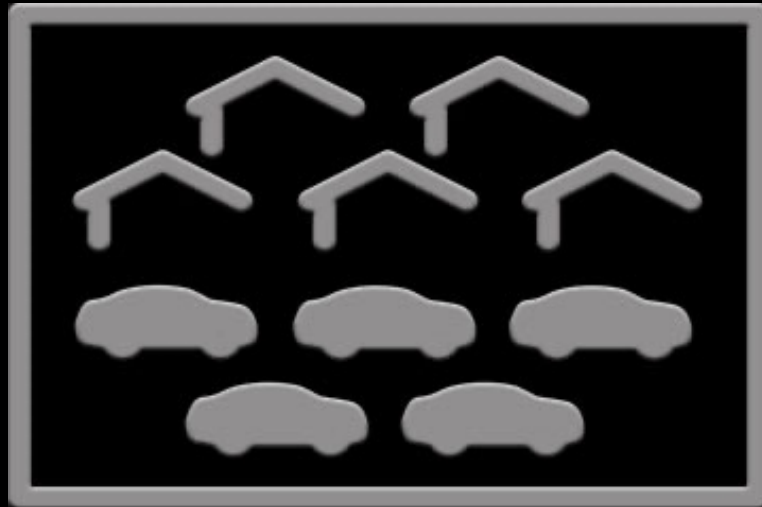
**Many challenges
are related to land use**



For more than 70 years . . .



**Suburban model has been
the primary template for
how we accommodated
growth and development**



Suburban model:

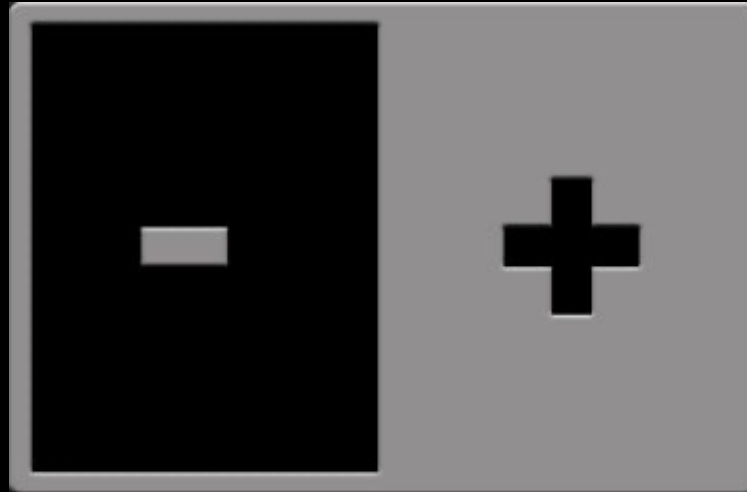
- **Lower density**
- **Automobile-dependent**
- **Separated land uses**



**Suburbs have provided a
high standard of living
– for most* of us**

most* of us

* but not ALL of us



**Need to acknowledge
that suburbs have contributed to
social and economic inequities**



**Suburbs have provided a
high standard of living
– for most of us**

-
- ✓ SMALLER POPULATION
 - ✓ YOUNGER POPULATION
 - ✓ LARGER HOUSEHOLDS
 - ✓ CHEAP, VACANT LAND
 - ✓ HOUSING AFFORDABLE
 - ✓ LESS TRAFFIC
 - ✓ NO CLIMATE CHANGE

**The suburban model
was based on conditions
that existed in the 1950s**



Times have changed

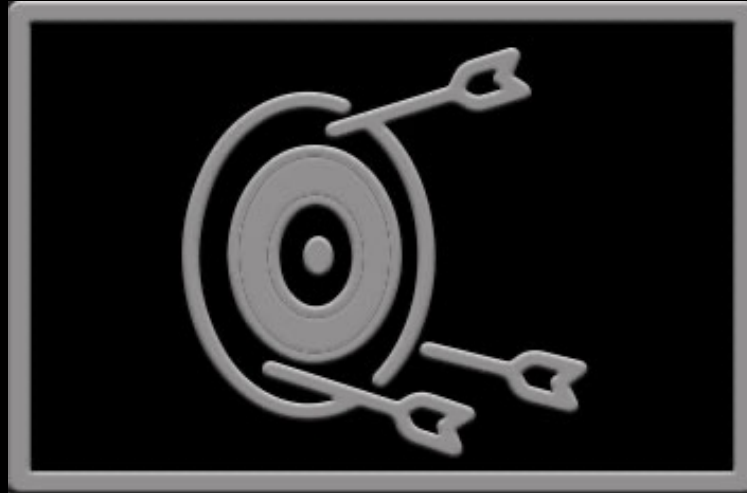


**Those 1950s conditions
no longer exist**

Suburban Model Has Run Out of Gas



**No longer provides answers
for meeting current and future needs**



**No longer provides
solutions to our challenges**

Suburban Model Doesn't Provide Solutions to Current Problems

SUBURBAN MODEL – Report Card

	PASS	FAIL
Housing Affordability	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mobility Choices	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Climate Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aging Population	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Suburban Model Doesn't Provide Solutions to Current Problems

SUBURBAN MODEL – Report Card

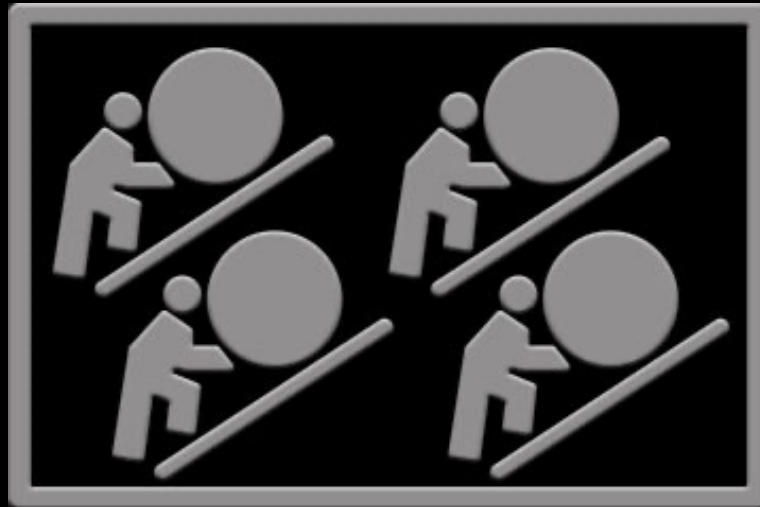
	PASS	FAIL
Social Equity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Economic Equity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Food and Farmlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>



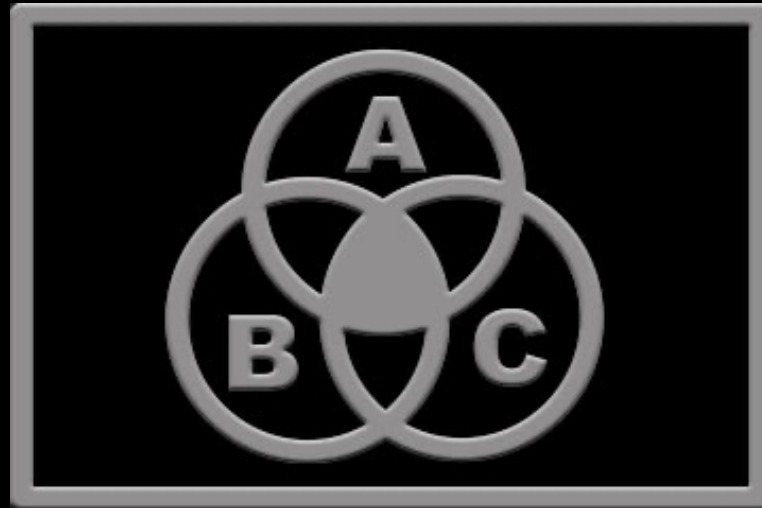
**We need a new model
to guide our growth
and development**



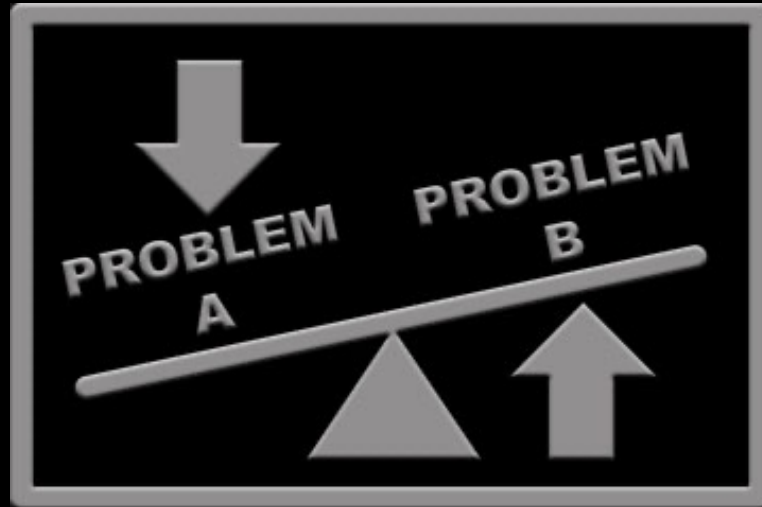
We need a new model
Based on current
and future conditions



New model needs to
Address multiple challenges
– simultaneously



New model needs to
Provide “solutions in common”



... not single purpose solutions



**New model needs to be
an urban model**



**Becoming more urban
is the only responsible,
sustainable option**

SUSTAINABILITY:

Urban vs Suburban Residents*

	Urban	Suburban
Use less energy	X	
Use less water	X	
Consume fewer resources	X	
Generate less waste	X	

*on a per capita basis

SUSTAINABILITY:

Urban vs Suburban Residents*

	Urban	Suburban
Own fewer automobiles	X	
Drive fewer miles	X	
Consume less gasoline	X	
Produce fewer greenhouse gas emissions	X	

*on a per capita basis

Urban Areas Are More Sustainable Than Suburban Areas



INTELLIGENT URBANISM



SUBURBAN

**New model needs to recognize
we are at a transition point**



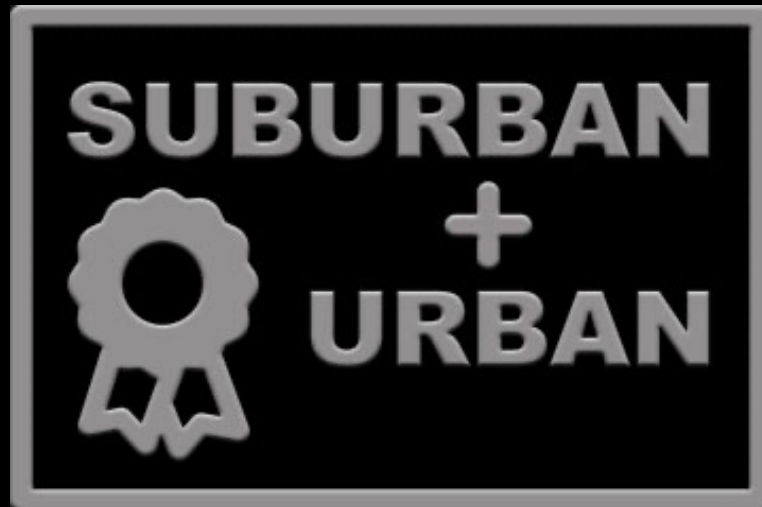
We are becoming an
urban/suburban hybrid



Suburbs are NOT going away



**Suburbs are being supplemented
with higher density development**



**Need to plan for the
best of both worlds**



Intelligent Urbanism
needs to be our new model

INTELLIGENT URBANISM



INTELLIGENT URBANISM

Focus of Intelligent Urbanism: Great Urban Neighborhoods



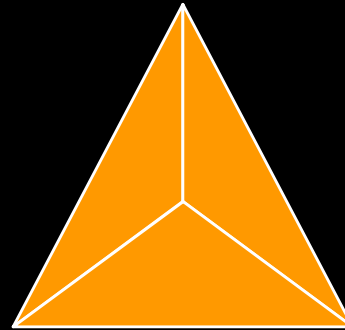
- **Mixed use, higher density**
 - **Well-planned**
 - **Appropriately-located**
 - **Livable and vibrant**
 - **Convenient (walk, roll, transit)**
 - **Diverse and equitable**
-



LIVABLE, GREEN, URBAN NEIGHBORHOODS

Complete Neighborhoods are Livable, Green and Urban

LIVABLE



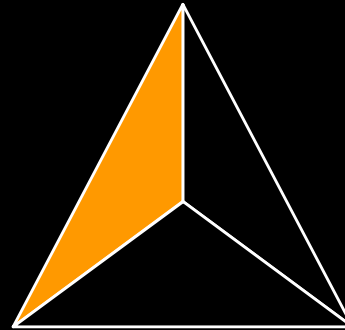
GREEN

URBAN

**The building blocks
for great future cities**

The Building Blocks for Complete Neighborhoods

LIVABLE



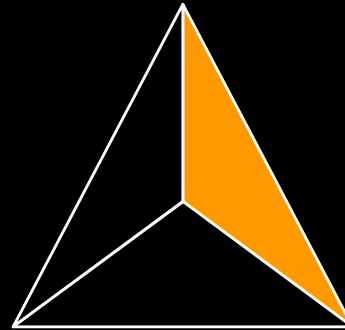
GREEN

URBAN

- **Convenient**
- **Vibrant**
- **Diverse**
- **Healthy**
- **Safe**
- **Nurturing**

The Building Blocks for Complete Neighborhoods

LIVABLE



GREEN

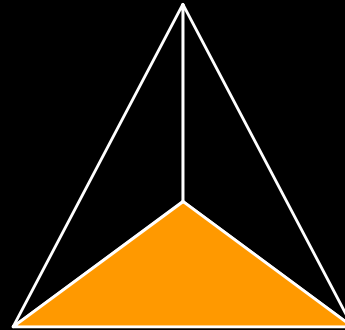
URBAN

- **Energy Efficient**
- **Water Efficient**
- **Resource Efficient**

- **Nature Friendly**
- **Greenhouse gas reducing**
- **Sustainable**
- **Resilient**

The Building Blocks for Complete Neighborhoods

LIVABLE



GREEN

URBAN

- Higher Density
- Mixed Use
- Not automobile dependent
- More mobility choices
- Synergistic

Back to the Future

Not an exotic, futuristic idea



Back to the Future

An American Tradition



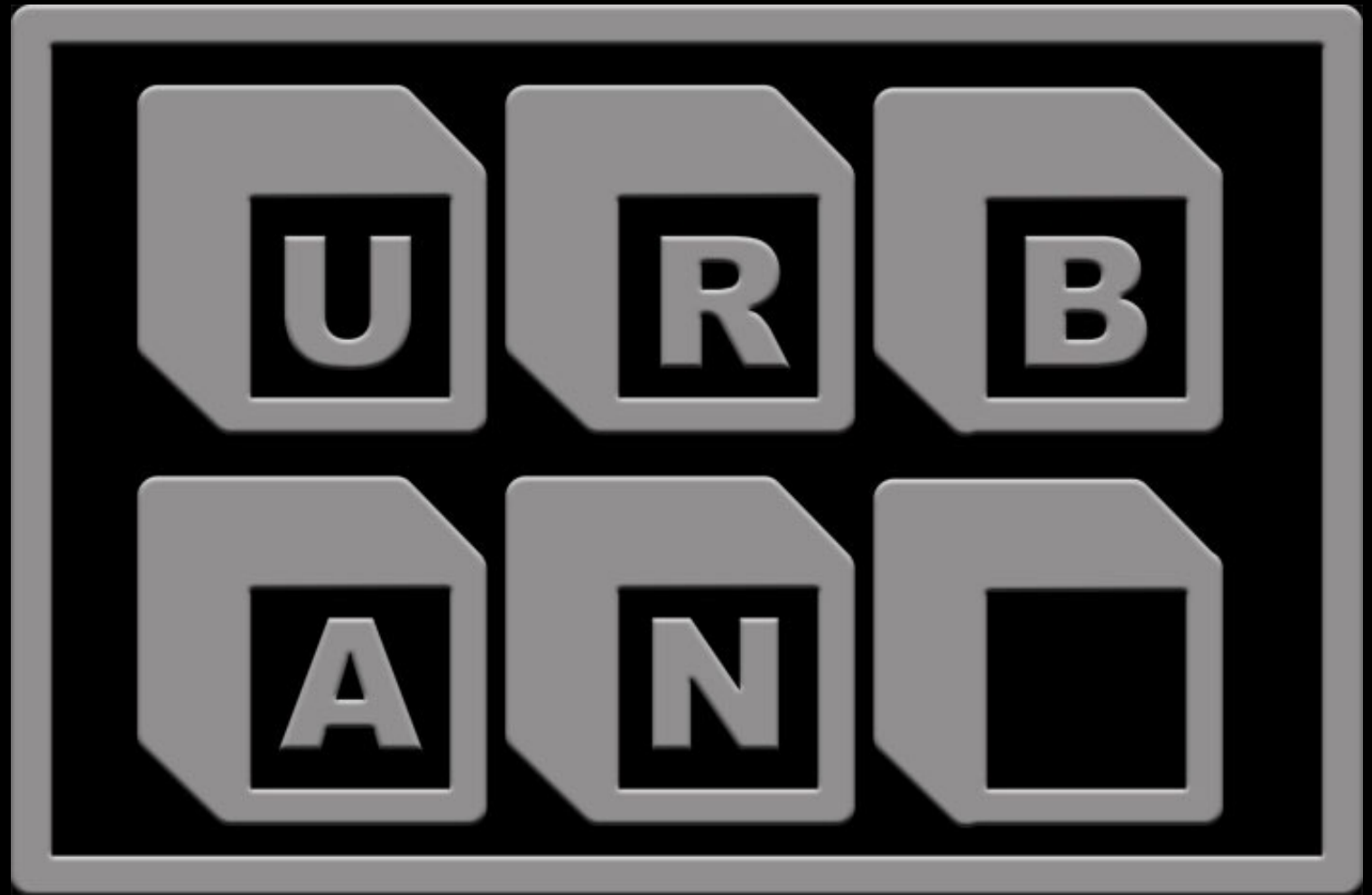
INTELLIGENT URBANISM

Back to the Future

An American Tradition – Updated to Meet Modern Needs



BUILDING BLOCKS FOR INTELLIGENT URBANISM



INTELLIGENT URBANISM



**UNDERSTAND COUNTY'S
CURRENT EVOLUTION**



**EMBRACE
INTELLIGENT URBANISM**



**BUILD GREAT
HABITAT FOR HUMANS**

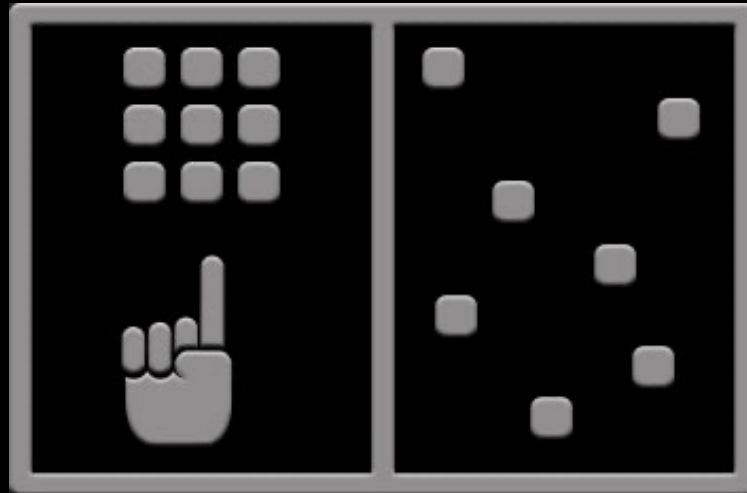
INTELLIGENT URBANISM



PLAN AND DESIGN ON A HUMAN SCALE



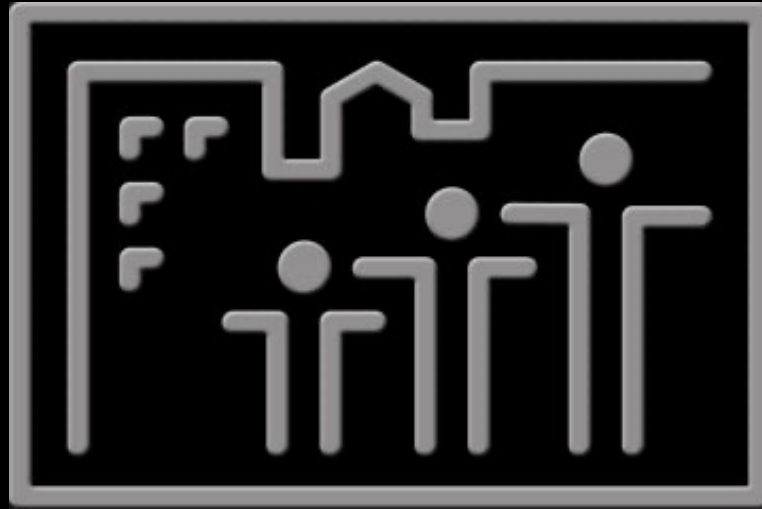
FOCUS ON PLACEMAKING
– NOT JUST PLANNING



PUT DENSITY IN ITS PLACE



PLAN FOR SUFFICIENT POPULATION IN URBAN NEIGHBORHOODS



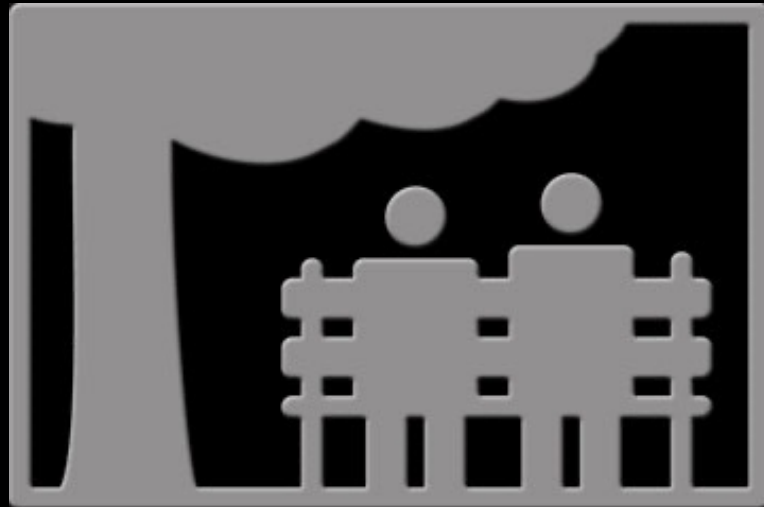
**PLAN FOR
CITIES FOR ALL AGES**



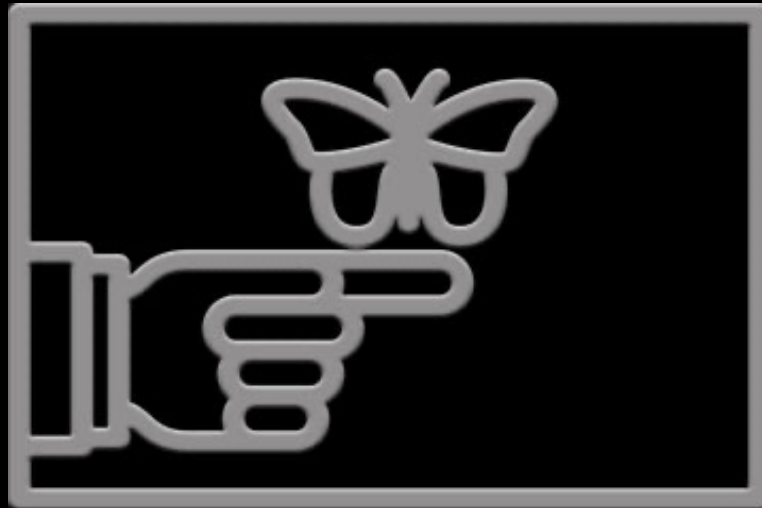
**PROVIDE NON-AUTOMOBILE
MOBILITY CHOICES**



CREATE WELL-PLANNED PEDESTRIAN ENVIRONMENTS



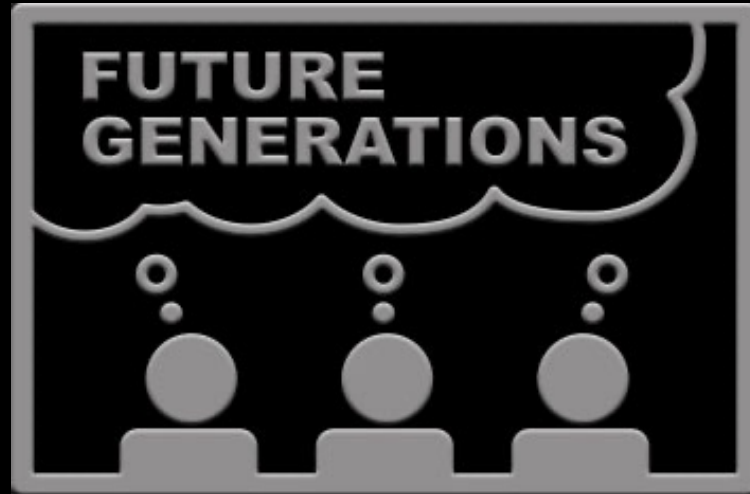
**CREATE A GREAT
PUBLIC REALM**



**CONNECT PEOPLE
WITH NATURE**



**PLAN FOR FUTURE NEEDS
– NOT JUST CURRENT WANTS**



**KEEP FUTURE GENERATIONS
IN MIND**



**MAKE SANTA CLARA COUNTY
A BETTER PLACE**

INTELLIGENT URBANISM

OUR NEED TO EMBRACE INTELLIGENT URBANISM

THE SUBURBAN MODEL HAS RUN OUT OF GAS



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