



## JUMBO SHRIMP AND THE SUBURBAN CENTER

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# CONTRIBUTORS

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# “THE SUBURBS” ARE BEST DESCRIBED AS:

1. An elysian paradise where people live surrounded by the bucolic charms of the countryside yet are only moments away from workplaces and shopping areas and have safe, convenient access to the cultural attractions, international airports, and major-league sports teams associated with large urban centers.
2. A hellish dystopia where people live surrounded by the toxic fumes belched out by motor vehicles crawling along constricting multi-lane expressways that connect jobs in bleak office parks to mass-produced housing of soul-crushing banality.
3. A racist socio-economic scheme to eviscerate urban centers, to segregate the advantaged from the disadvantaged, and to eliminate social mobility all while destroying prime farmland and critical wildlife habitat, accelerating climate change, and generally assuring environmental apocalypse.
4. The haphazardly planned, inconsistently designed, and poorly studied areas outside of urban centers, loved by no-one. Except by the tens of millions of people who have freely chosen to live, shop, and work there.
5. Where I live. Or work. Or both.
6. All of the above.





# MEETING OUTLINE

- Origins of the Suburban Center
- Chester County example: Exton Crossroads
- Defining the Suburban Center
- The Future of Suburban Centers



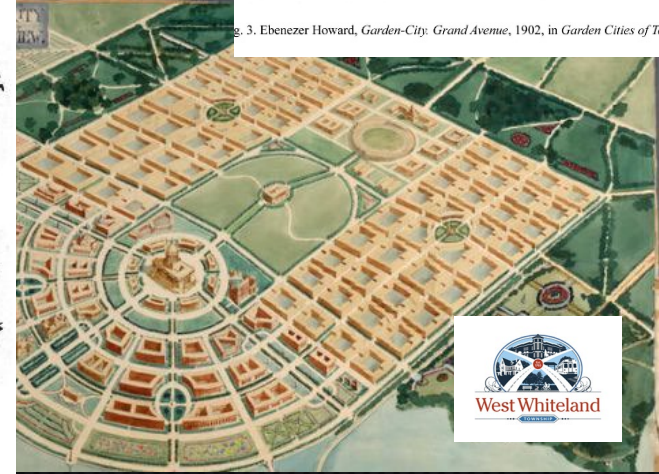
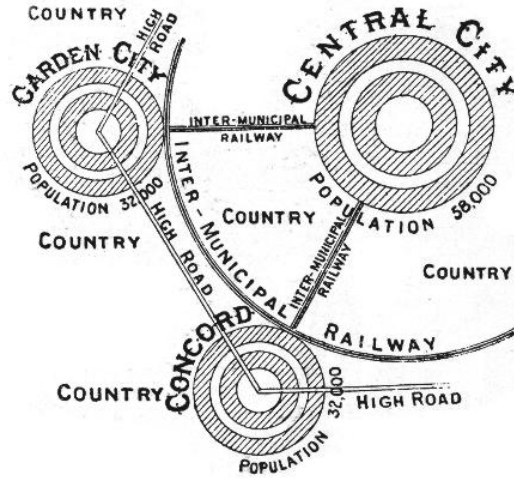
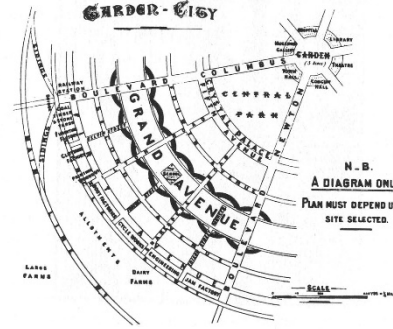
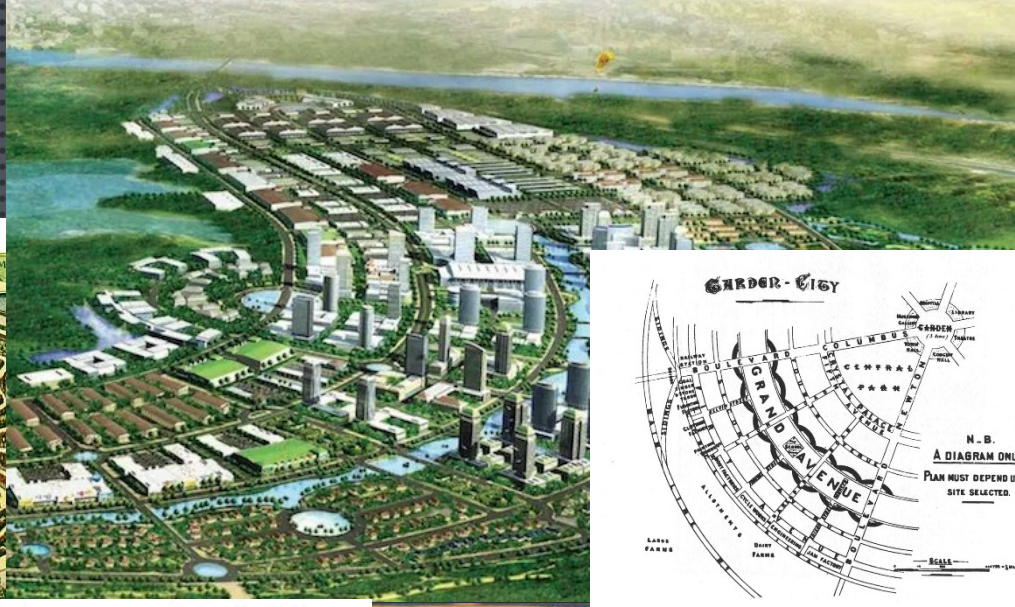
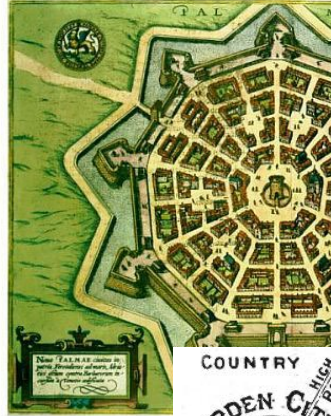
# LEVITTOWN, NY 1950





# EBENEZER HOWARD - 1898

- “GARDEN CITIES OF TO-MORROW”
- ...BUT THESE WERE STILL CITIES.





# ARDMORE, PA





POST WWII BOOM

+

INTERSTATE HIGHWAY SYSTEM

+

GENEROUS FINANCING TERMS

=

***SPRAWL***



# SUBURBAN CENTERS BORN



## THINGS TO DO IN COLUMBIA

MARYLAND

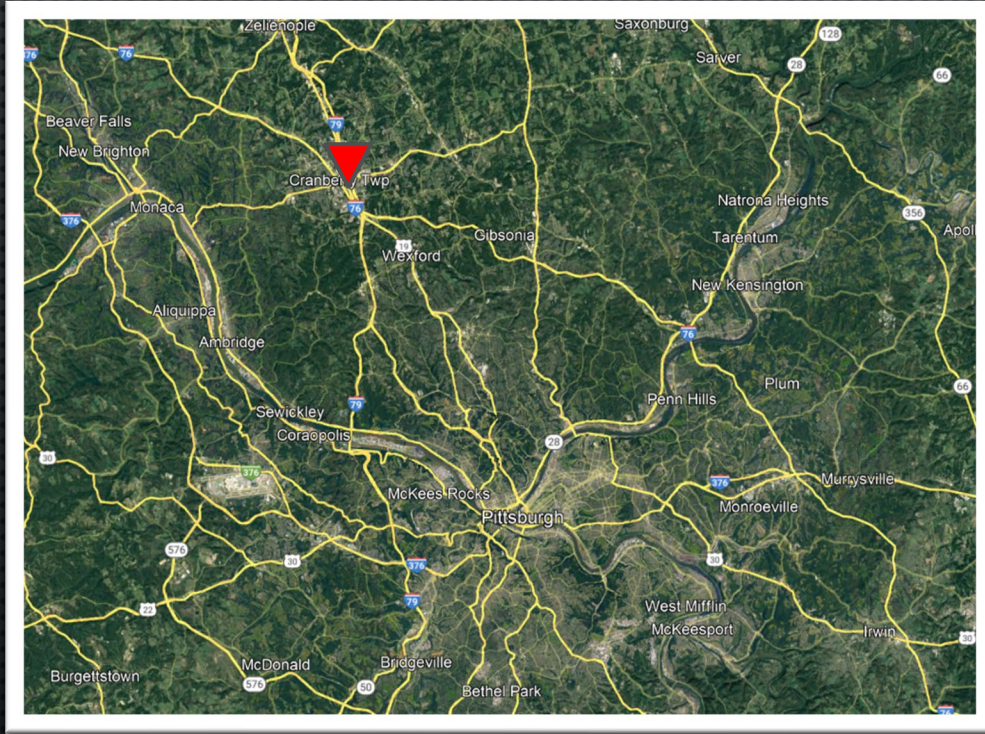


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# SUBURBAN CENTERS BORN



- King of Prussia, PA
- Tyson's Corner, VA
- Cranberry, PA

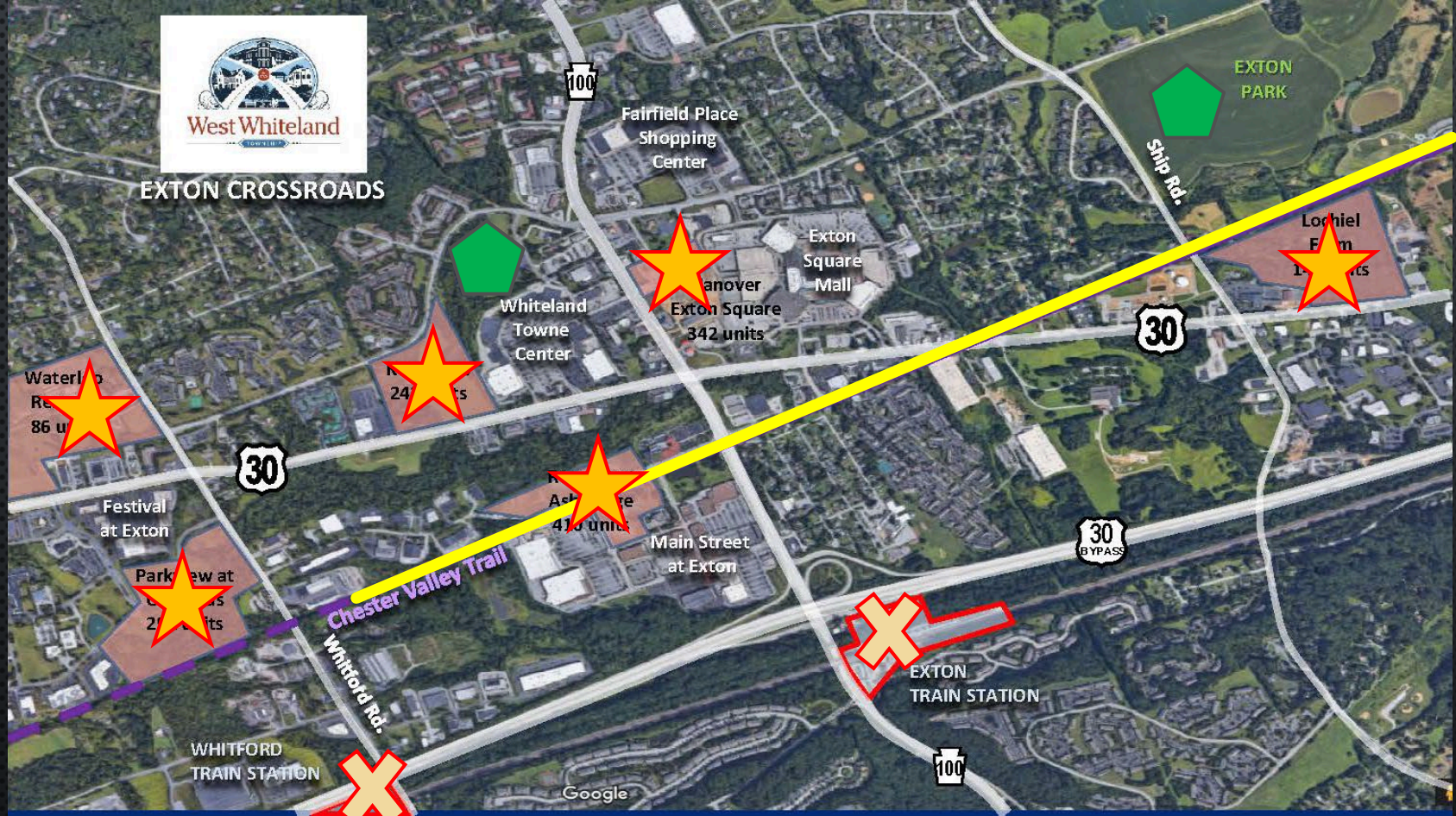




# WEST WHITELAND'S TOWN CENTER: EXTON CROSSROADS



# EXTON CROSSROADS





# REGIONAL PERSPECTIVE: WEST WHITELAND TOWNSHIP

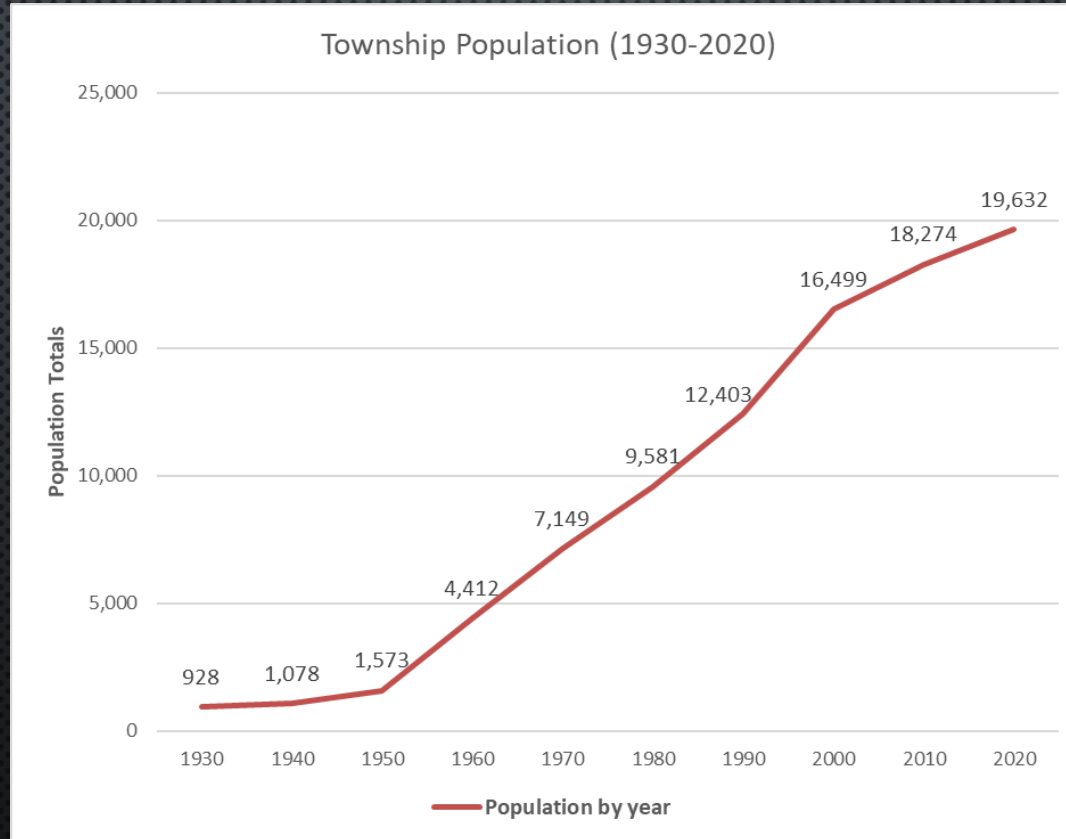
## WEST WHITELAND TOWNSHIP - EXTON

- **EXTON MAJOR COMMERCIAL HUB IN CHESTER COUNTY:**  
GROWTH AREA - SUBURBAN & SUBURBAN CENTER DESIGNATIONS -  
CCPC LANDSCAPES3 & DVRPC LONG RANGE PLAN
- **POPULATION PROJECTIONS 2045:**  
WWT - 22,698 (23% INCREASE)  
COUNTY - 662,283 (28% INCREASE)



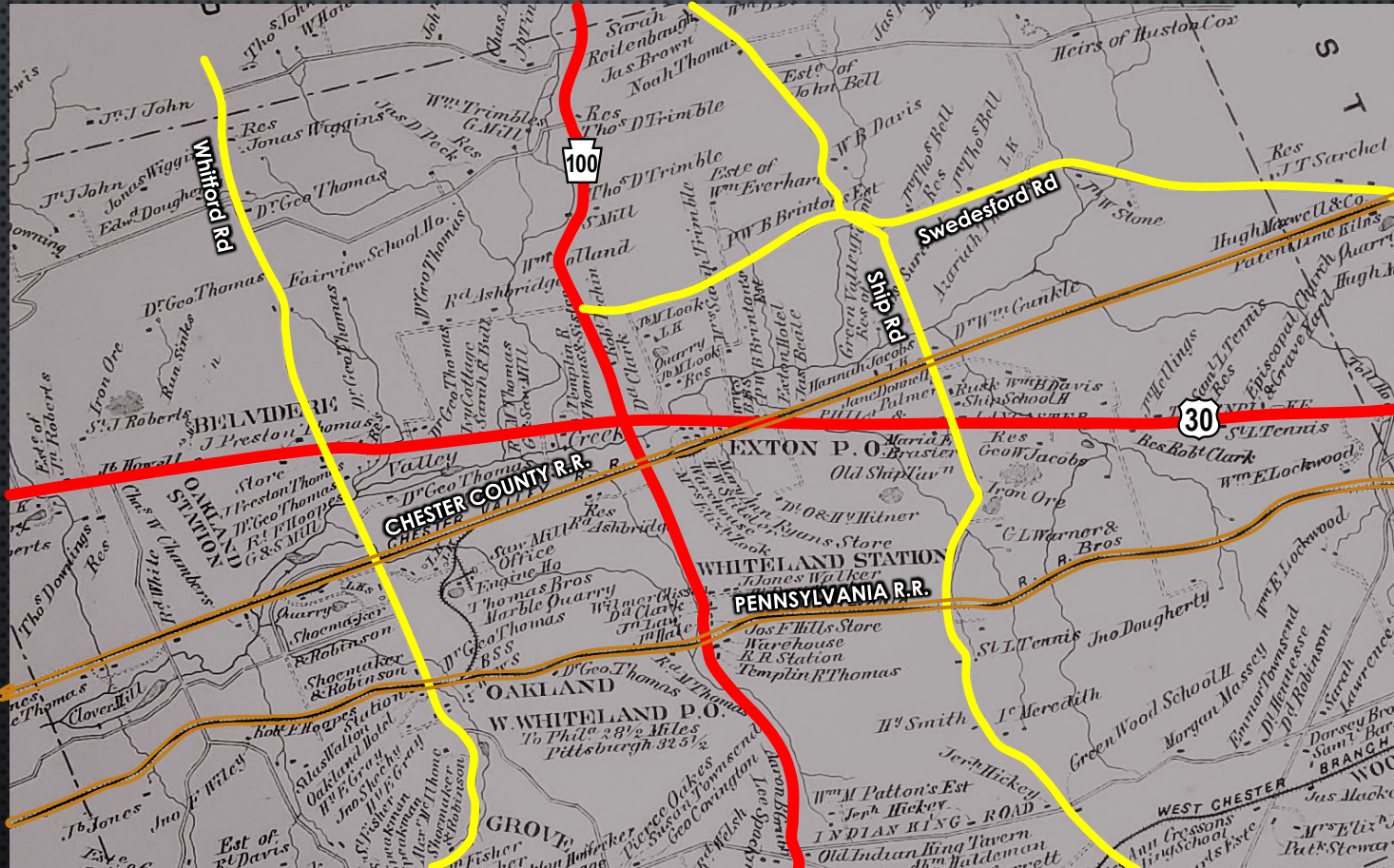


# WEST WHITELAND POPULATION BY YEAR





# WEST WHITELAND TOWNSHIP: 1873





# WEST WHITELAND TOWNSHIP: EXTON EXPERIENCE



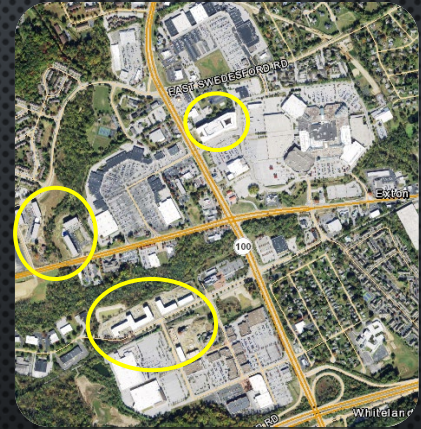
c. 1970



c. 1980



c. 2010



c. 2020



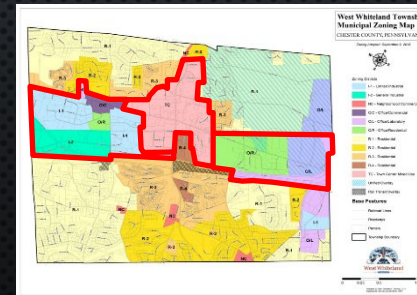
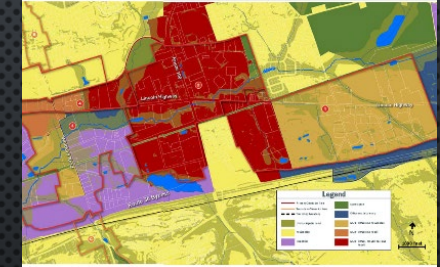
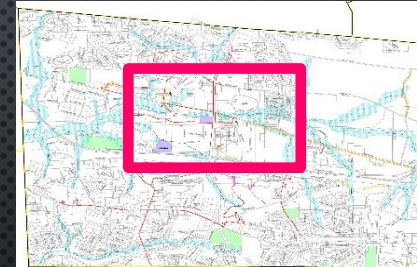
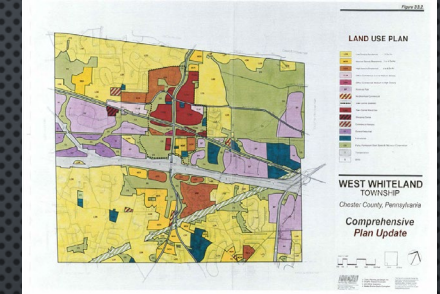
# EXTON CROSSROADS NORTH OF BUS 30





## • TOWNSHIP PLANS & ORDINANCES

- [illegible]





# DEFINING A SUBURBAN CENTER

- Functions independently from the urban center.
- A growth center that accommodates a mix of medium to high density residential, commercial, and industrial uses with a multi-modal transportation network that access natural & open areas.
- Supports local and regional suburban communities that surround it.



Recreation/Natural Areas



Places to Eat/Work/Play



Places to Live

All with transportation options for walking, biking, and driving



# THE FUTURE OF SUBURBAN CENTERS

- Regardless of politics or concerns about sustainability, PEOPLE STILL WANT TO BE HERE
- Will COVID have long-term effects on people's choices about where to live and work?
- Technology and work-from home. Or work-from-anywhere.
- Climate change / climate resilience
- Opportunities for redevelopment
- Opportunities for open space / green space preservation



# CHALLENGES

Ageing and inadequate infrastructure

Ageing residents

Retrofitting walkability and bike-ability

Continuing reliance on private automobiles

Racial and socio-economic equity

Identity

What else??



# CONCLUSION

- The suburbs are not a disposable landscape, places to be ignored while on the way to more glamorous cities or more tranquil countrysides.
- They are where millions of people still choose to live: dynamic, evolving places that STILL have the potential to combine the best aspects of urban and rural environments.
- A “suburban center” is not an oxymoron but the logical and perhaps inevitable outcome of population growth, rising incomes, and technological advances – especially in transportation and communication.



# QUESTIONS

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