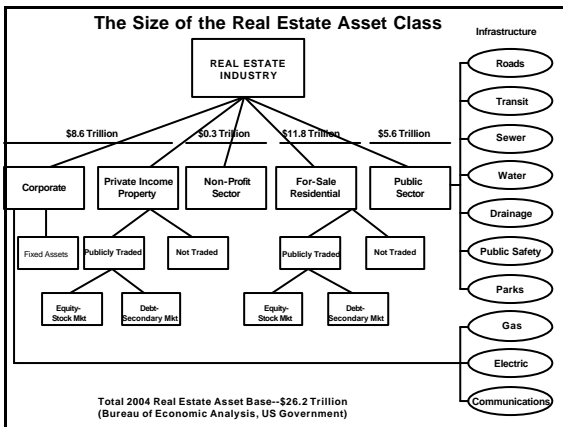
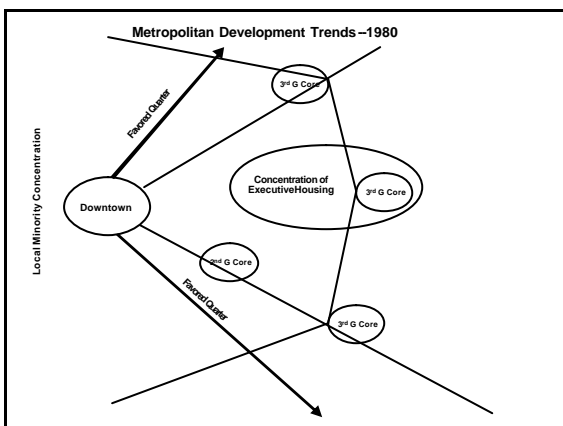
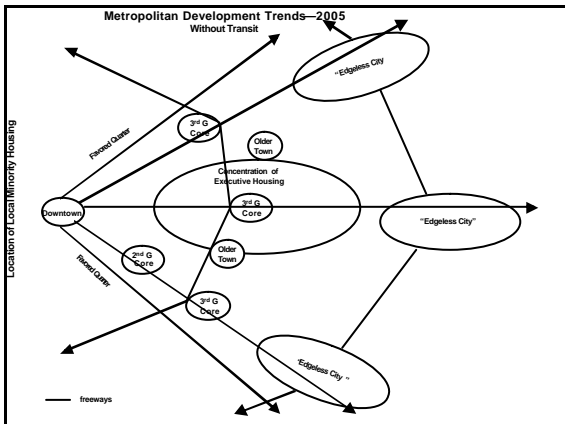


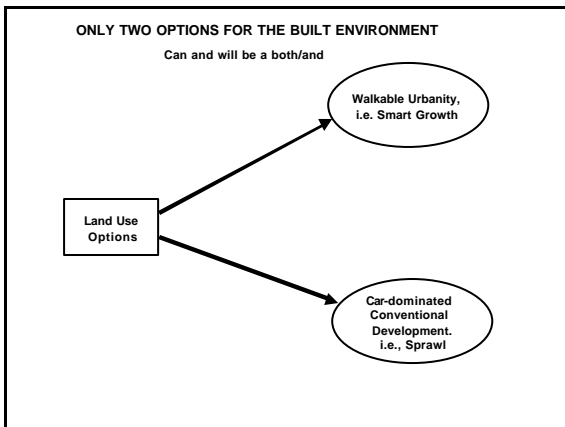
Hypothesis:

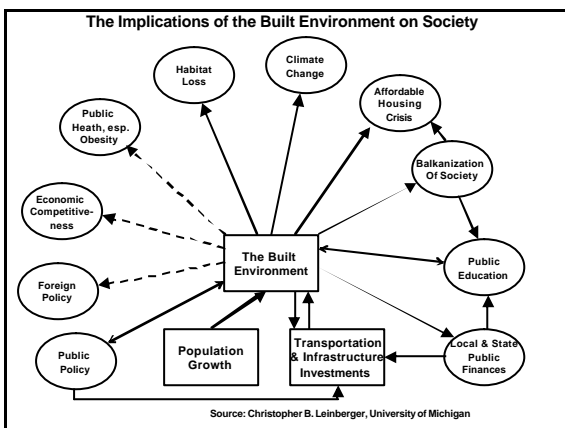
**The Built Environment
(Real Estate and the Provision of
Infrastructure) is the Center of the
Universe**











Three Implications of Smart Growth

- **Balkanization of Society**
- **Climate Change**
- **Foreign Policy**

Balkanization of Society

- Succession by the well-to-do; guard gated world
- Growing concentration of poverty
- Income gap widening
- Asset gap widening even more
- Privatization of public services, e.g., education
- Reliance on one transportation system
- Lack of day-to-day contact
- Cartoon understanding of others; 5 O'clock News

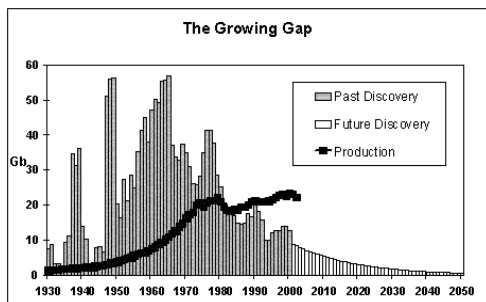
Climate Change

- Arctic, amphibians, Gulf stream, hurricanes, extinction rates, etc., etc.
- Subsidized infrastructure and oil
- Car/truck-based transportation is @ half the answer
- Technological fixes (green building, alternative fuels, etc.) are key but:
 - There is NO solution to climate change without Smart Growth policies

Foreign Policy

- Tom Friedman: Energy independence is #1 foreign policy challenge
- Half Defense budget is focused on the Middle East and guarding the oil lanes
- The American Way of Life IS conventional sprawl based on cheap oil; What will we do at peak oil?

World-wide Oil Production Peak May Occur This Decade



Smart Growth *should be*

Domestic Policy

Smart Growth should be a
major component of
Foreign Policy

Ergo: Smart Growth *is*
***The Center of the
Universe***
