

**Gated Utopia**  
**Rust Belt West**  
**Bunker Bay Area**  
**A New Social Compact**

Four Scenarios for the Greater San Francisco Bay  
Area in 2070

- I. Critical Uncertainties**
- II. External Forces**
- III. Future Scenarios**

# **I. Critical Uncertainties**

**Economy**

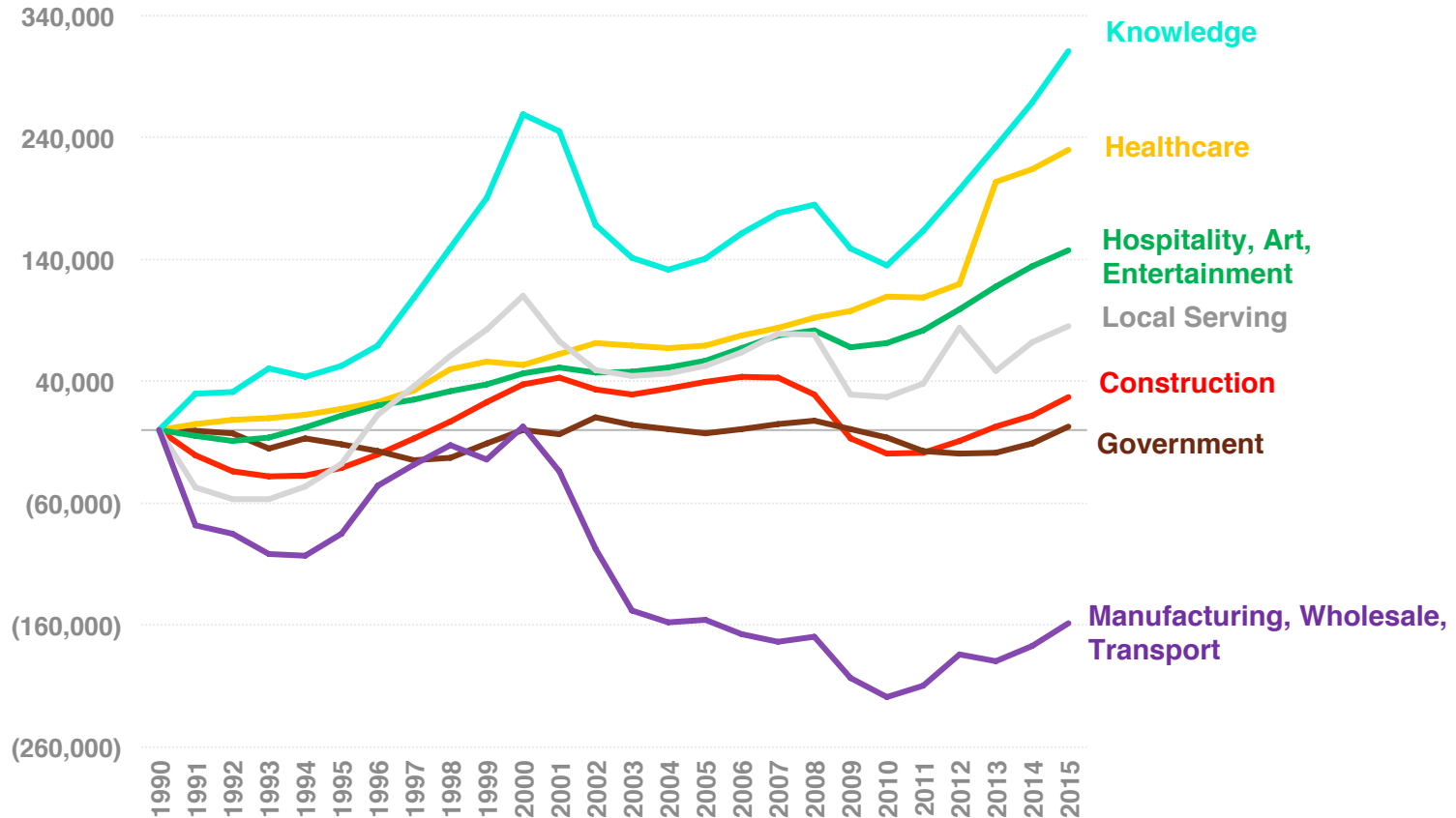
**Housing**

**Transportation**

**Physical Form**

# Will our economy grow or decline?

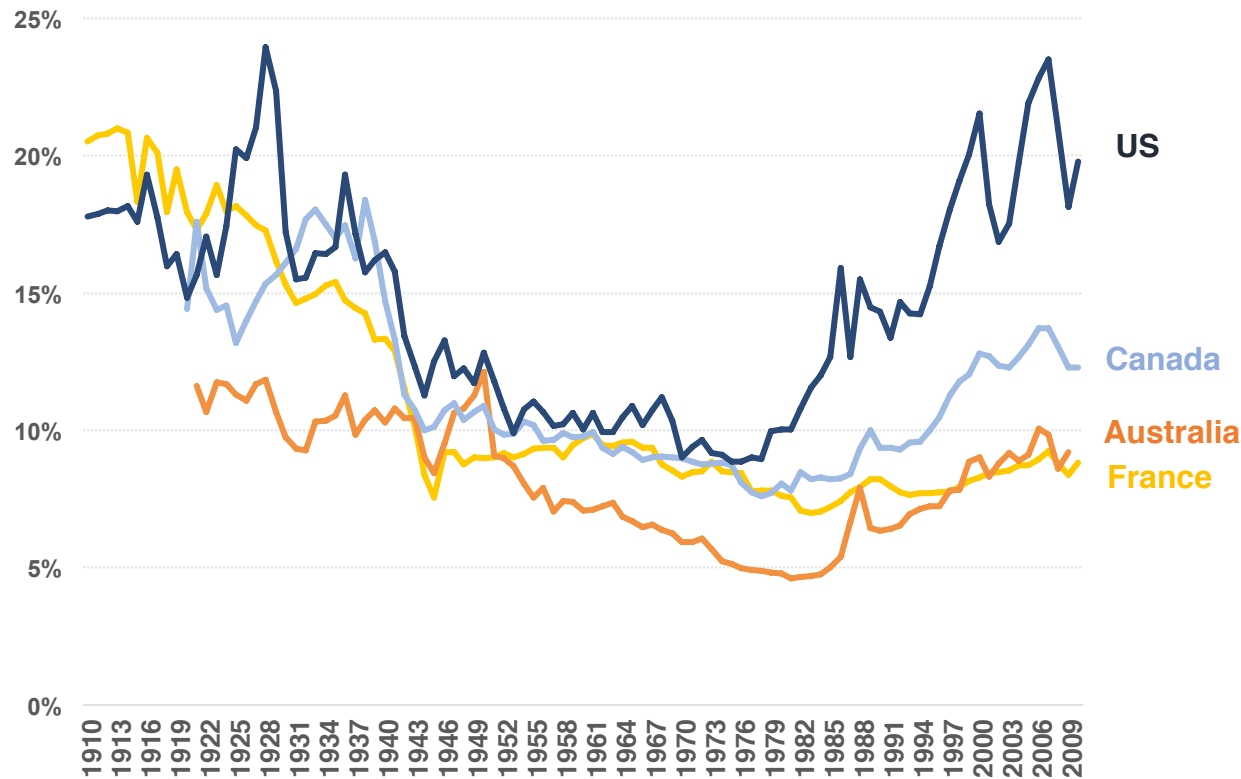
Jobs gained or lost since 1990





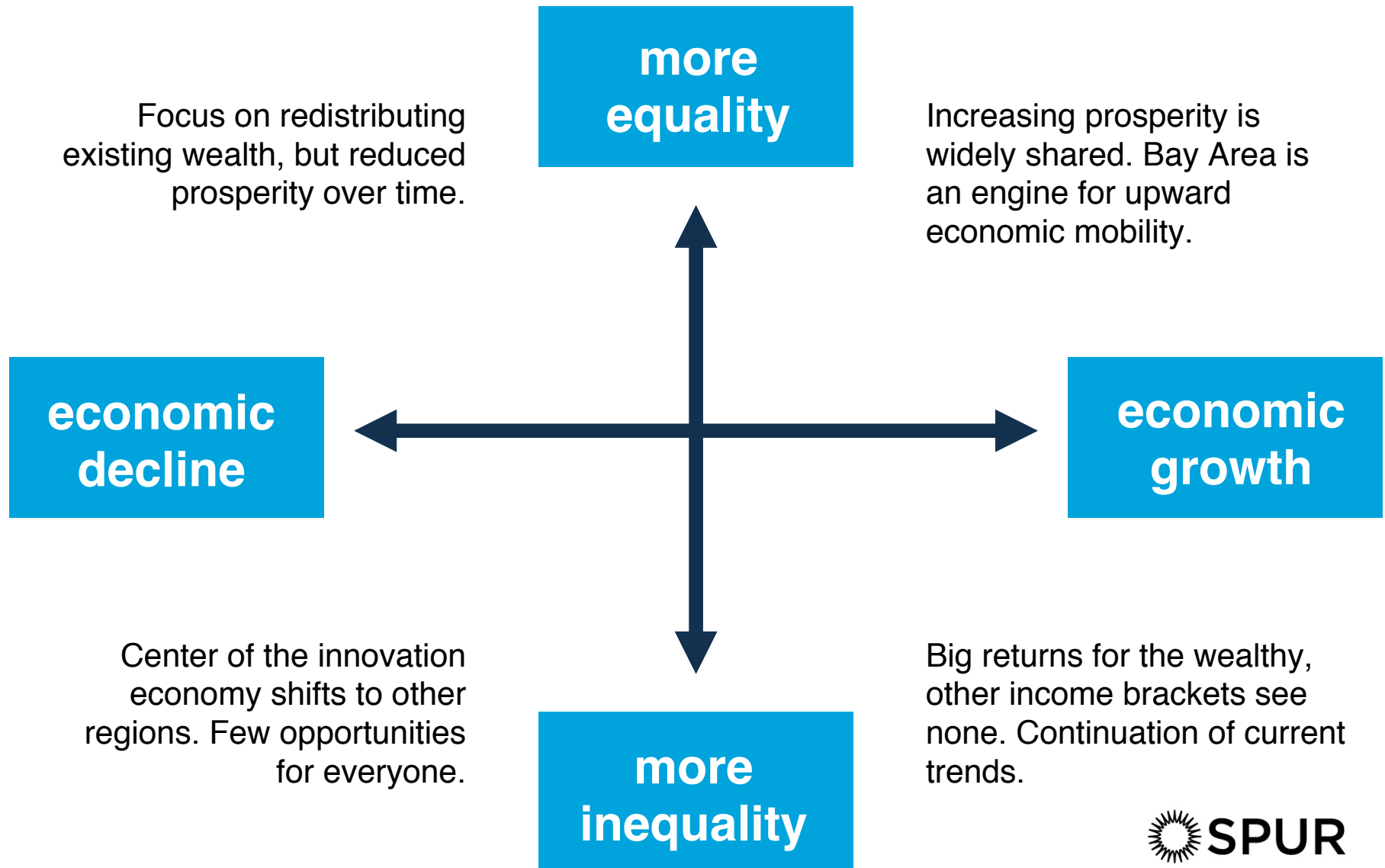
# Will inequality increase or decrease?

Share of top percentile in total income



Data on Income and Wealth from "Capital in the 21st Century", Harvard University Press 2014:  
<https://www.quandl.com/data/PIKETTY-Thomas-Piketty?keyword=share%20of%20top%20US>

# Four possible scenarios for the economy

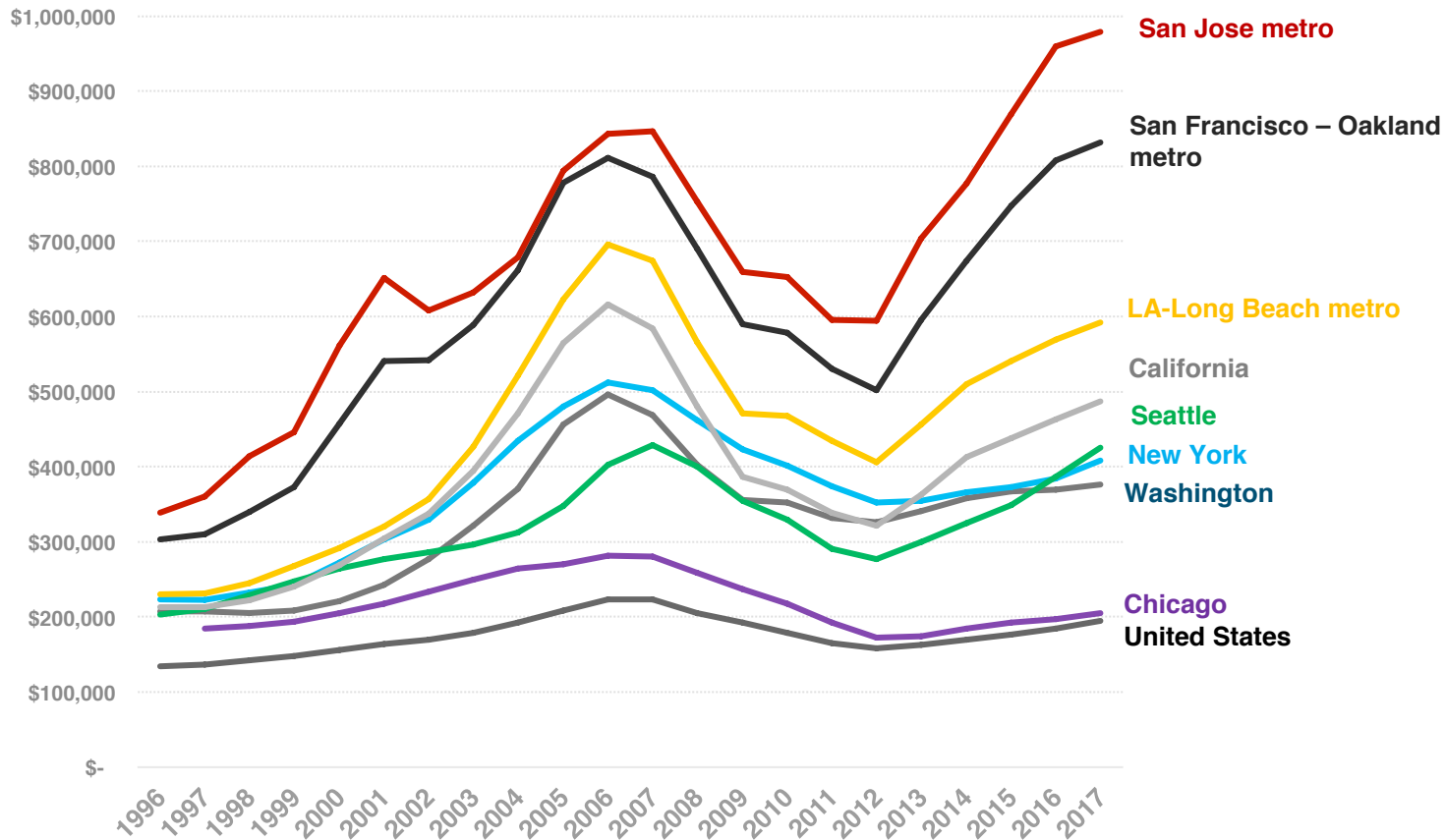


## I. Critical Uncertainties

# Housing

# How much will the supply of housing grow?

## Median home price value



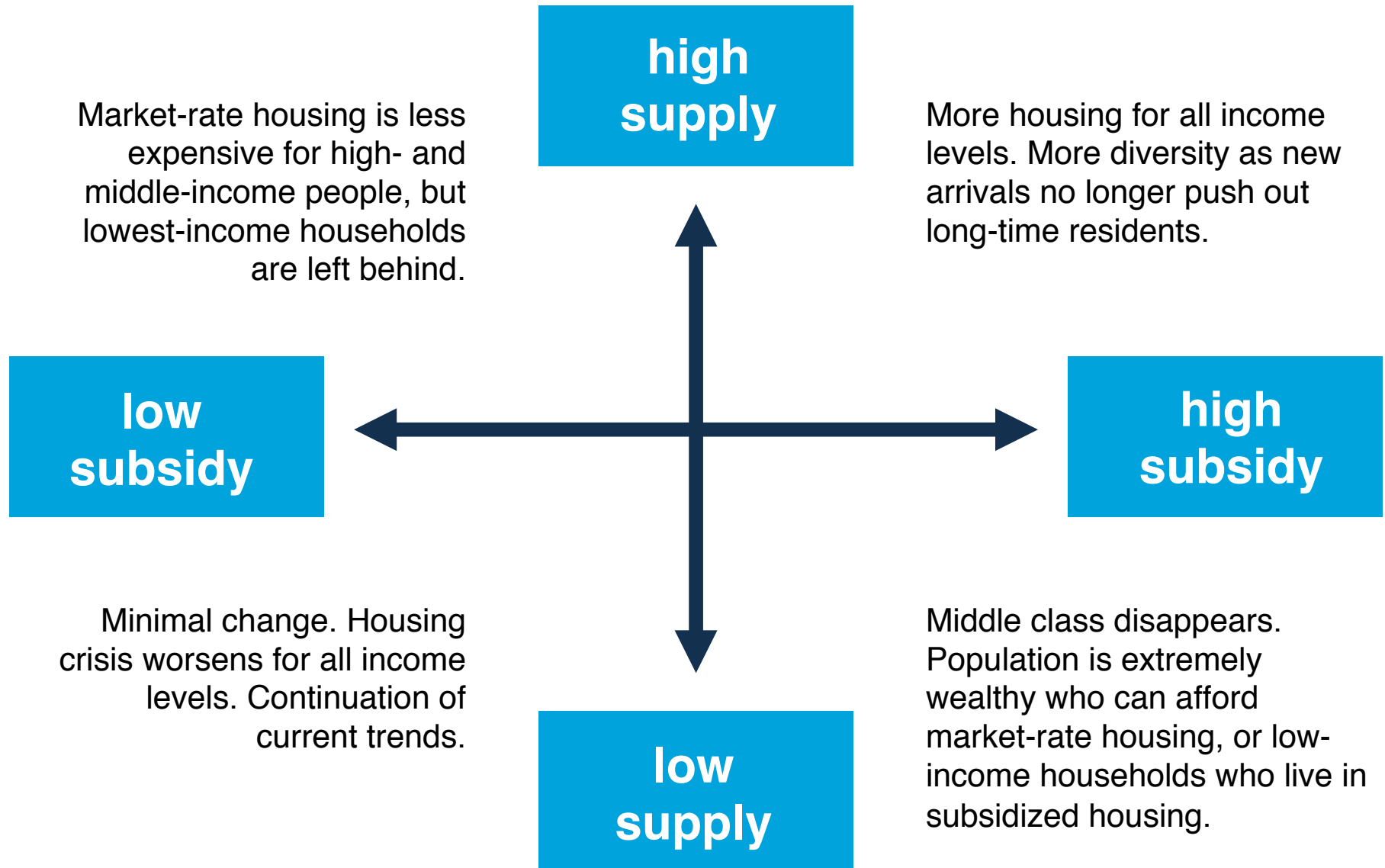
SPUR analysis of Zillow ZHVI All Homes Time Series for Metros: <https://www.zillow.com/research/data/>



# How much will the social housing sector grow?



# Four possible scenarios for housing



## I. Critical Uncertainties

# Transportation



# Will we design for walkability or for traffic flow?

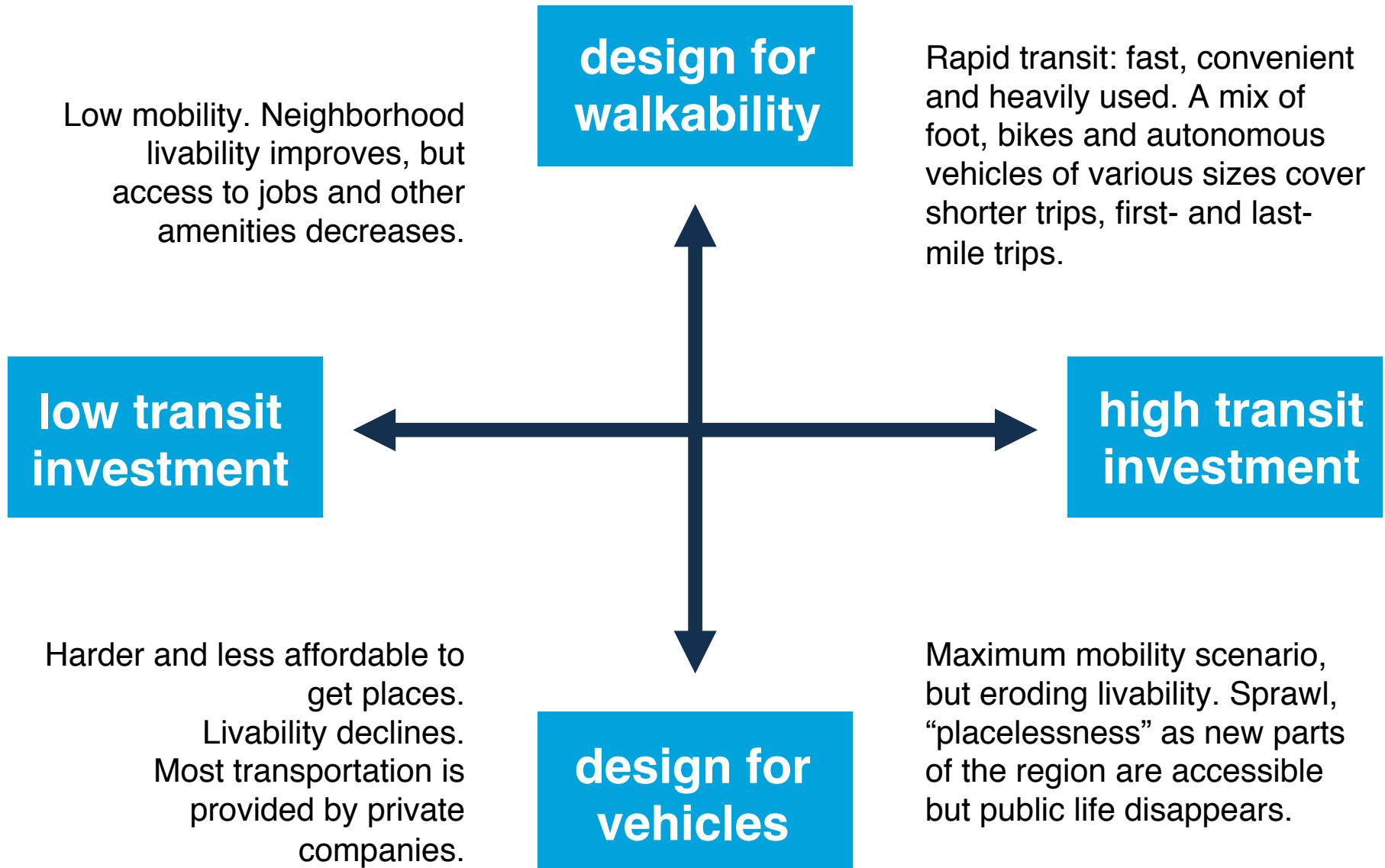




# Will we invest in transit or let it atrophy?



# Four possible scenarios for transportation



**design for walkability**

Rapid transit: fast, convenient and heavily used. A mix of foot, bikes and autonomous vehicles of various sizes cover shorter trips, first- and last-mile trips.

**low transit investment**

Low mobility. Neighborhood livability improves, but access to jobs and other amenities decreases.

**high transit investment**

**design for vehicles**

Maximum mobility scenario, but eroding livability. Sprawl, “placelessness” as new parts of the region are accessible but public life disappears.

Harder and less affordable to get places. Livability declines. Most transportation is provided by private companies.

## I. Critical Uncertainties

# Physical form

# Four possible scenarios for physical form

New development inside and outside existing cities. Lots of options: the most affordable scenario. But impacts of sprawl on congestion, air pollution and open space pose new problems.

**high-infill development**

Prices go down. Urban neighborhoods welcome more people. Diversity returns to cities. Suburbs more dense and appealing, help relieve pressure on older cities. Growth boundaries preserve open space and farms.

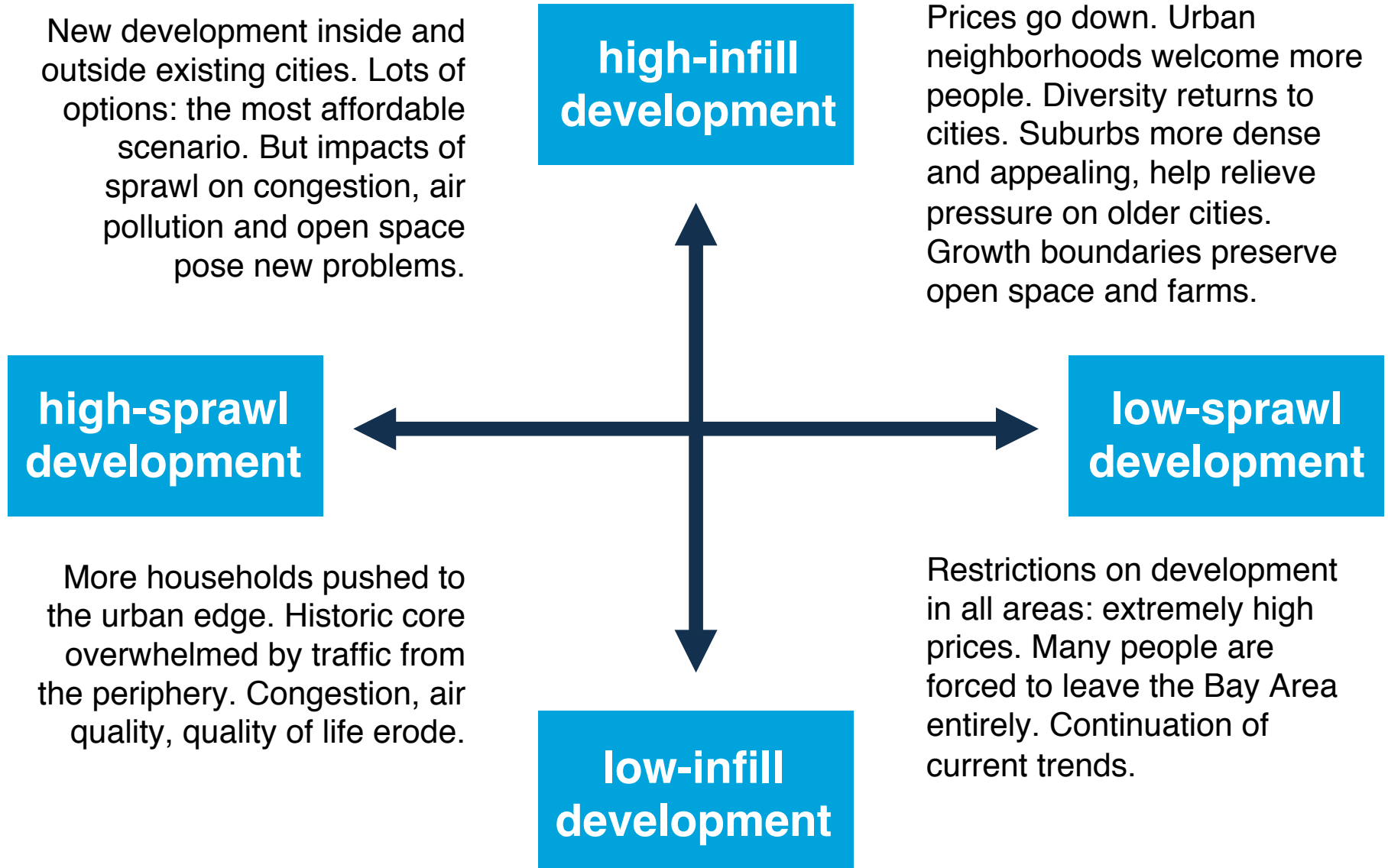
**high-sprawl development**

More households pushed to the urban edge. Historic core overwhelmed by traffic from the periphery. Congestion, air quality, quality of life erode.

**low-sprawl development**

Restrictions on development in all areas: extremely high prices. Many people are forced to leave the Bay Area entirely. Continuation of current trends.

**low-infill development**



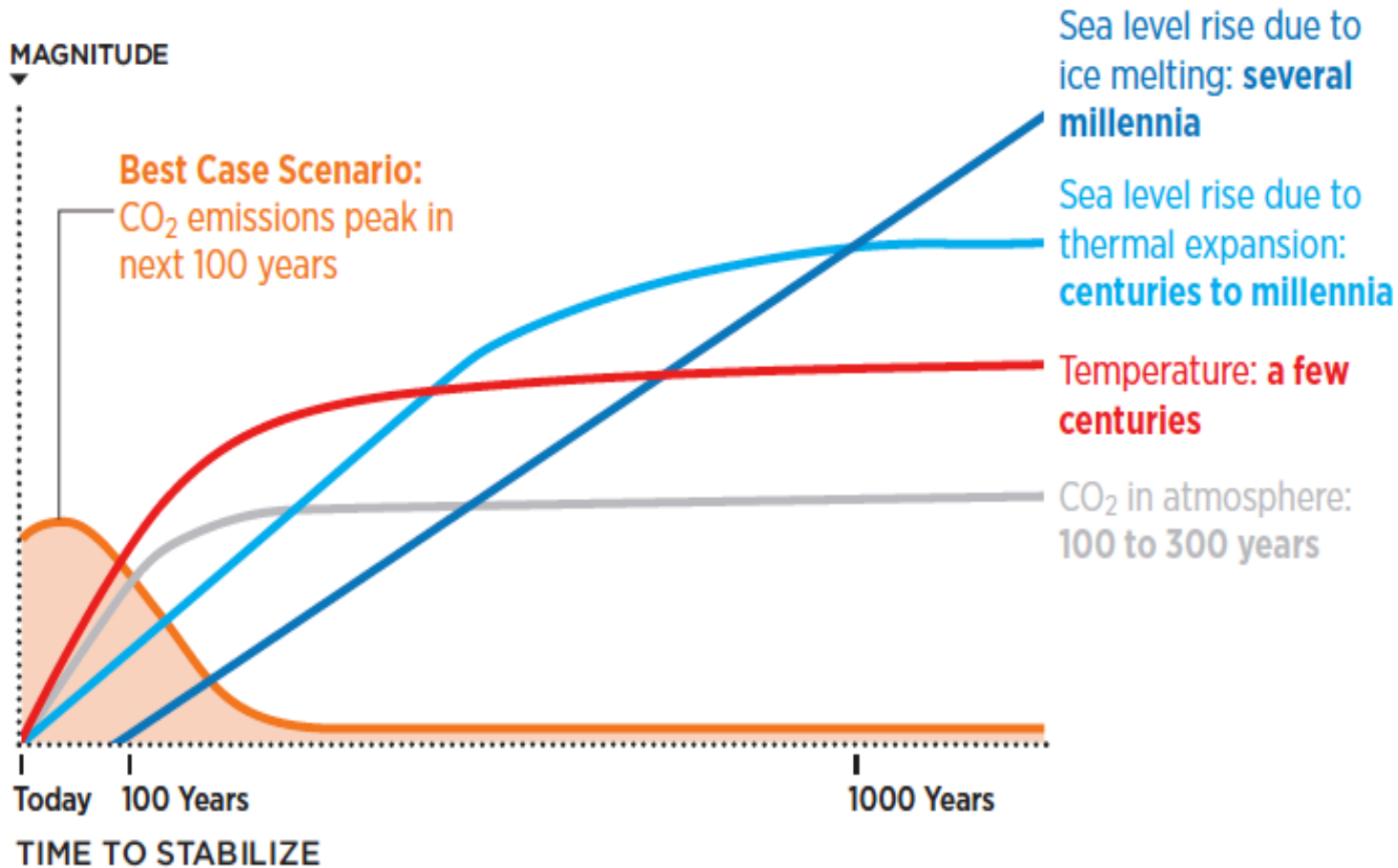
# **II. Forces We Must Contend With**

## **Climate Change**

## **Earthquakes**

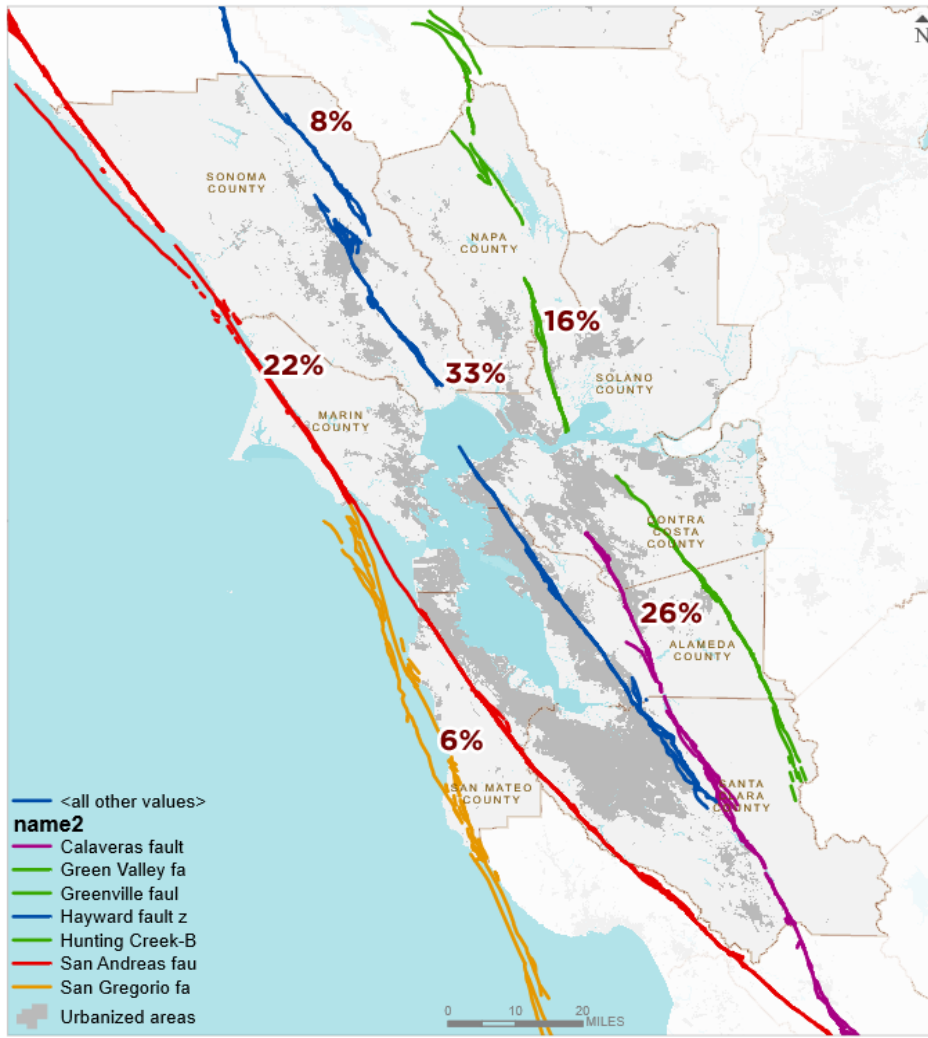
## **The Federal Government**

# Climate change



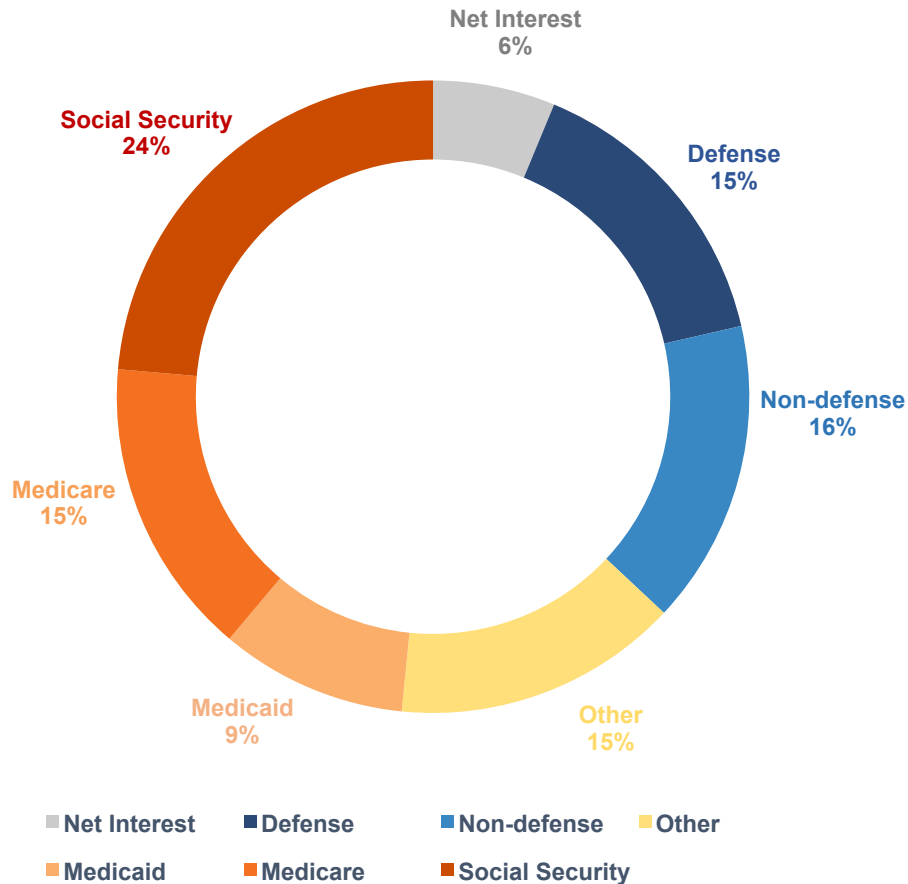
Source: SPUR graphic, adapted from BCDC's "Living with a Rising Bay," 2009. Based on data from IPCC.

# Earthquakes



Source: SPUR rendering of USGS map for the San Francisco Bay region: <https://pubs.er.usgs.gov/publication/fs20163020>

# The federal government



Source: SPUR rendering of Congressional Budget Office 2016 Budget: <https://www.cbo.gov/sites/default/files/115th-congress-2017-2018/graphic/52408-budgetoverall.pdf>



# **III. Future Scenarios**

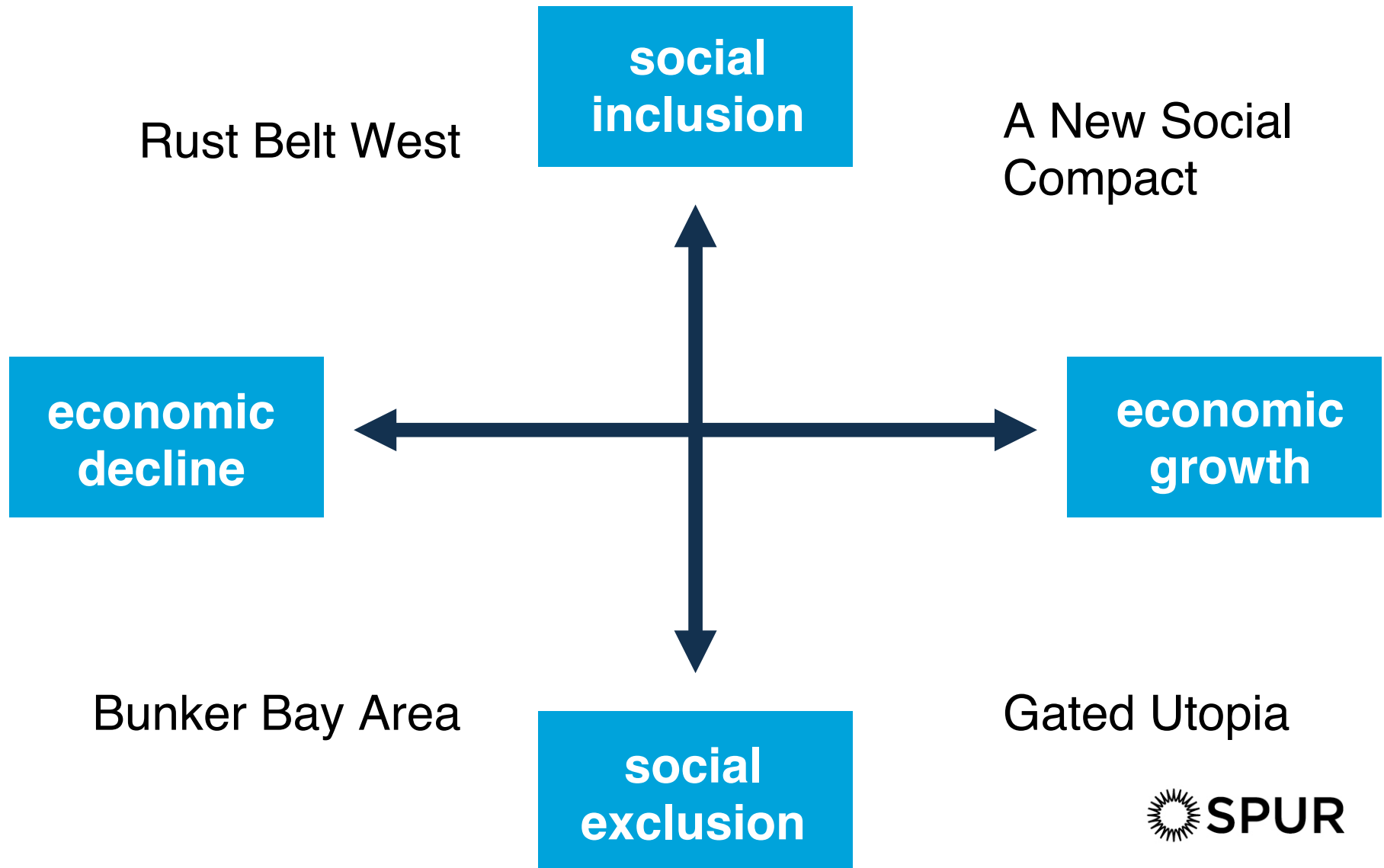
**Gated Utopia**

**Rust Belt West**

**Bunker Bay Area**

**A New Social Compact**

# Four future scenarios for the Bay Area



# A New Social Compact

*high growth  
high inclusion*



# A New Social Compact

*Emphasis on economic growth coupled with renewed faith in our ability to address collective challenges driving significant progress on making the Bay Area a place of opportunity for everyone.*

- High taxes in exchange for high levels of service: clean streets, good schools, amazing parks
- Region's wealth has been invested in the greater good: lots more housing; new transit
- Streets and public spaces designed to encourage walking, biking and social interactions
- Controls enforced on sprawl
- New people and ideas welcomed, allowing a dynamic economy to develop; new industries invented



# Bunker Bay Area

*low growth  
low inclusion*



# Bunker Bay Area

*The Bay Area has balkanized into factions of extreme inequality and segregation. Trust between people is low and resources are scarce, making this a high-stress, low-satisfaction way of life for all.*

- Dominant architectural form is the gated community, defended by armed guards
- No investments in other public forms of social support
- Elevated transit lines — both rail and converted freeways — are carefully protected and expensive to use
- No pathways leading out of poverty; little to no social trust or cohesion
- Result of an economic system that generated highly unequal financial outcomes, coupled with lack of a culture or political system to create more broadly distributed opportunities



# The Gated Utopia

*high growth  
low inclusion*



# Gated Utopia

*The Bay Area has continued to be an innovation center. A great lifestyle is available — but only for those who can afford it.*

- International metropolis that appeals to the global elite
- No expansion of housing supply
- Public transit has almost entirely disappeared, but with private AV transportation, congestion is solved
- With virtually no low-income people to educate and large amounts of funding, the region provides the best education money can buy
- Expresses the values of community betterment without strong values of social justice to include more people within that community
- A place for large, well-established companies; startup scene is elsewhere



# Rust Belt West

*low  
growth  
high  
inclusion*



**SPUR**

# Rust Belt West

*The anti-business sentiment long present in the Bay Area has gained ascendancy, leading to capital flight and economic decline. Those who remain fashion an alternative economy based on co-operative values.*

- High unemployment and a lack of job creation
- Emphasis on original ideas of the sharing economy: shared tools, rides, homes
- Conflict managing the decline of the public sector. As tax base shrinks, continual failures of the pension system and ongoing layoffs
- Social solidarity and widespread distrust of business underpin the Bay Area as the home of the increasingly radicalized American left