

**CITY OF NORWALK  
REPORT TO THE NORWALK PLANNING COMMISSION**

**ITEM:** Discussion on the fifth and sixth chapters of *Suburban Nation*

**MEETING DATE:** August 8, 2016

**STAFF CONTACT:** Luke Parris, AICP  
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**GENERAL DISCUSSION:** City staff asked the Planning Commission to read and provide feedback from chapter 5, and 6 of the book *Suburban Nation*. The purpose of this exercise is to have the Planning Commission gain a better understanding of past development patterns used across the U.S and to learn new practices to implement when developing future plans for the City of Norwalk.

The following are key takeaways identified from City Staff after reading and review of the fifth chapter of *Suburban Nation*:

- Examining the impacts of the national transportation policy of the United States and how it effects municipal planning.
- Exploring the phrase “the highwayless town and the townless highway”.
- Visualizing why adding lanes makes traffic worse for communities.
- Breaking down why automobile users receive a subsidy.

The following are key takeaways identified from City Staff after reading and review of the sixth chapter of *Suburban Nation*:

- Analyzing the history of the American developer.
- Reconsidering the advice from ‘market experts’.
- Going back to using conventional wisdom when thinking about development.
- Studying the shifts in home builder behaviors.
- A tour of a National Association Homebuilders convention.