



2017 Economic, Demographic and Technological Realities

James W. Hughes Ph.D.

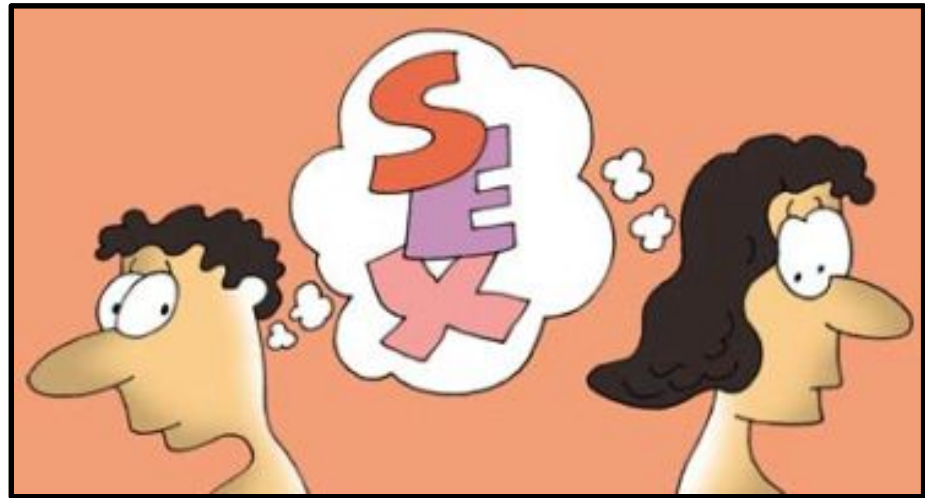
1st 10 Minutes



2nd 10 Minutes



3rd 10 Minutes

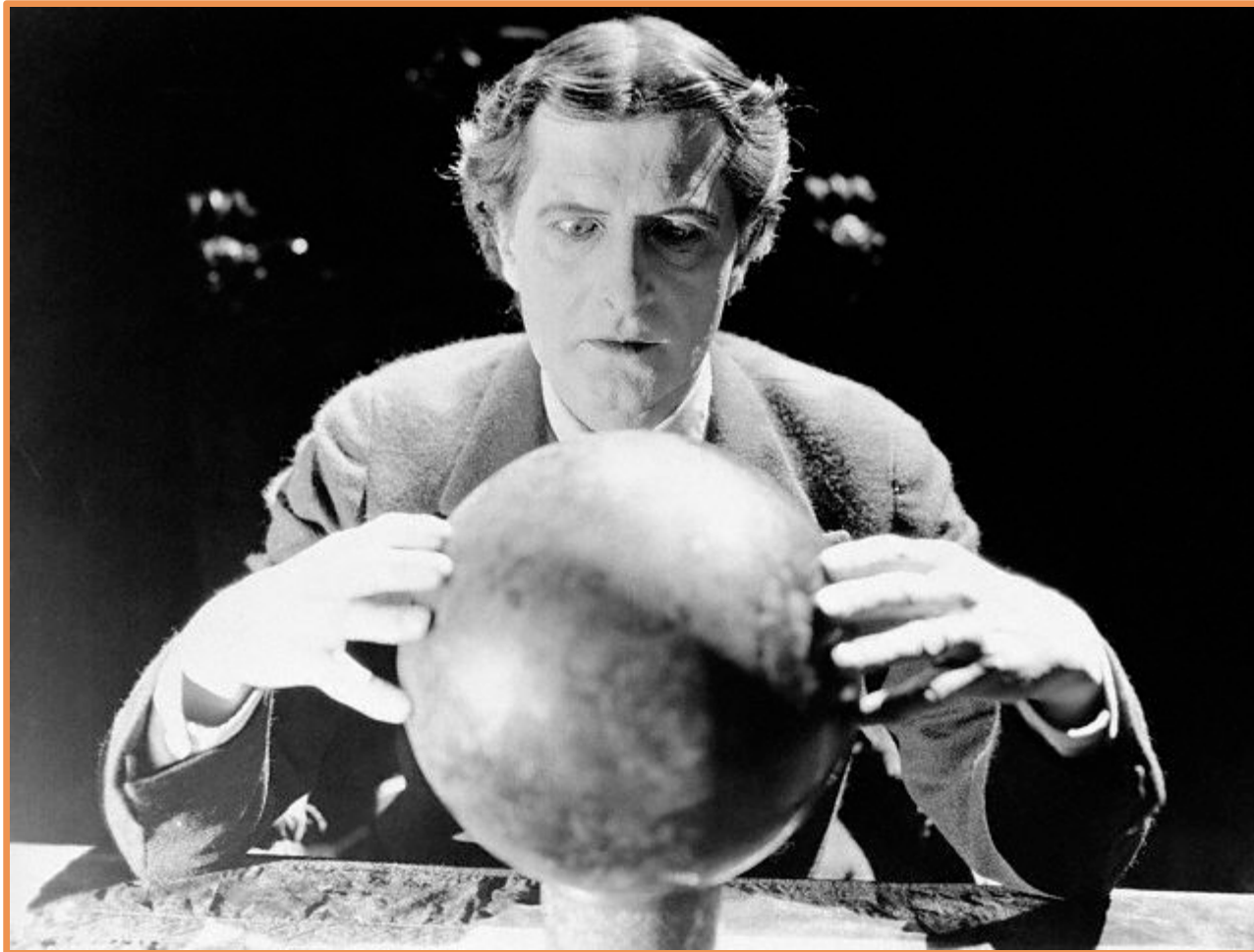




Dr. Kevorkian



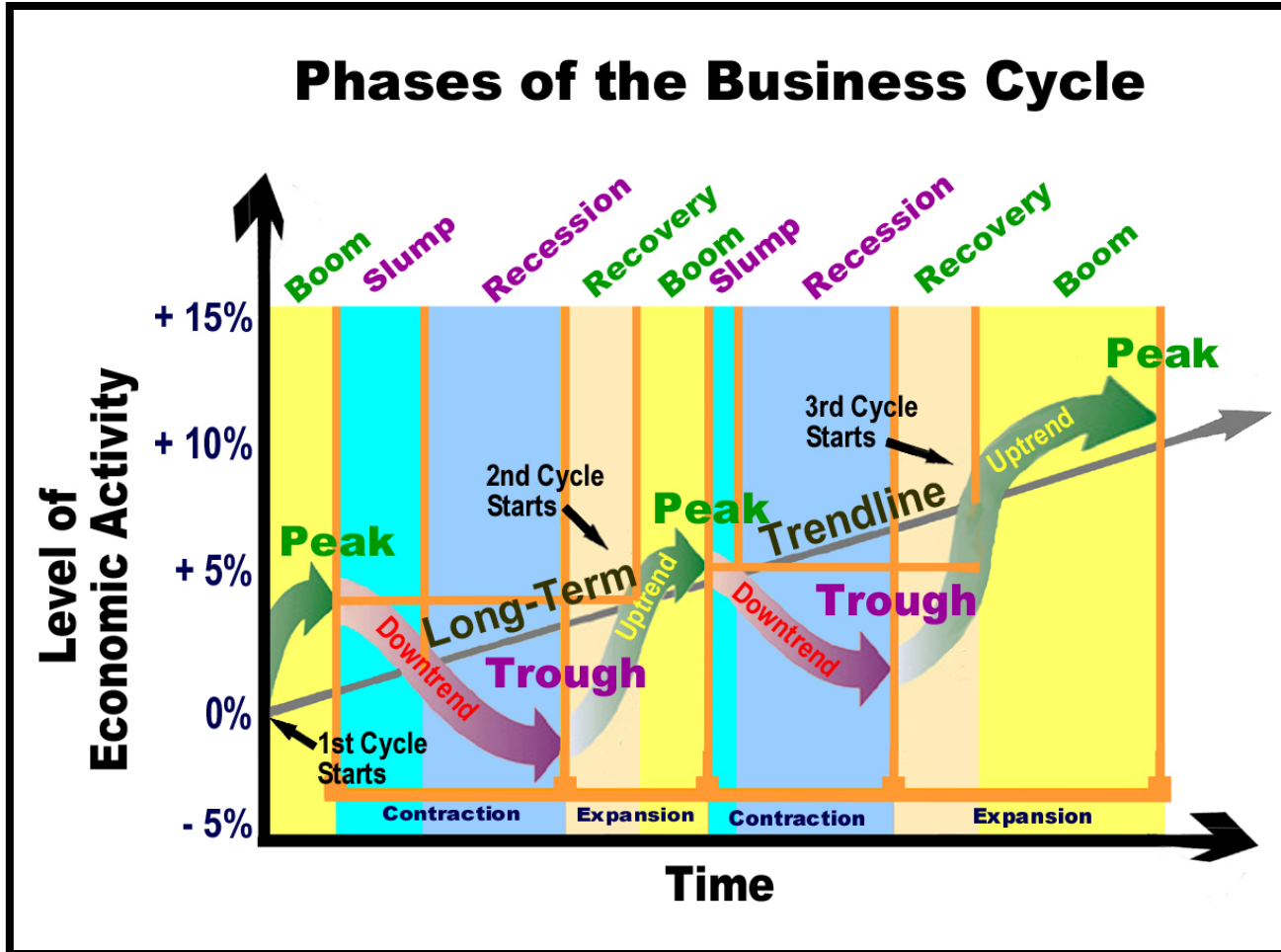
Forecast 9 of Our Last 5 Recessions





The Current Cyclical Status of the United States Economy

Technology- and Demographically- Driven Structural Changes/ Disruptions



National Business Cycle Phases

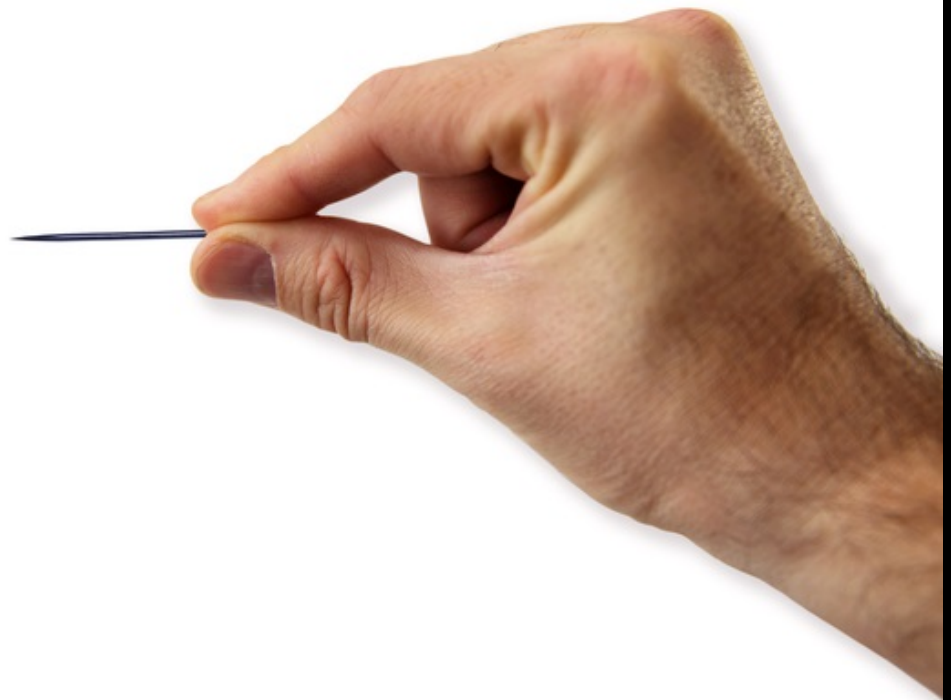
(Great) Expansion: March 1991 – March 2001 ←
120 months in length

Recession: March 2001 – November 2001
8 months in length

Expansion: November 2001 - December 2007
73 months in length

(Great) Recession: December 2007 - June 2009:
18 months in length

Dot-Com → Dot-Bomb





Bryan Brandenberg

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Unprecedented Housing Bubble



The Bursting of the Great Housing Bubble



Staring into the Economic Abyss



National Business Cycle Phases

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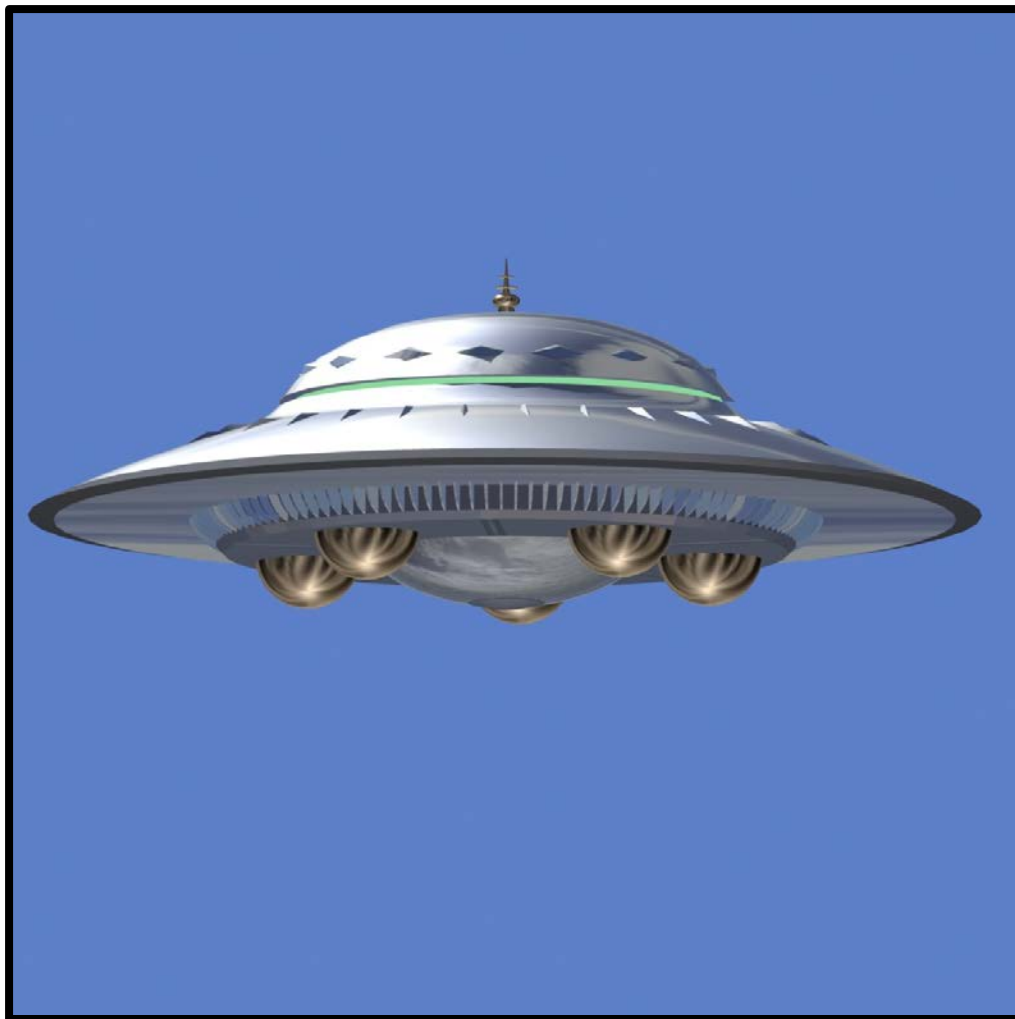
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The Current Expansion

June 2009 – September 2017

99 Months in Length

Flying Saucer



Abducted by Aliens



The Current Expansion

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Average Length of Post-World War II Expansions

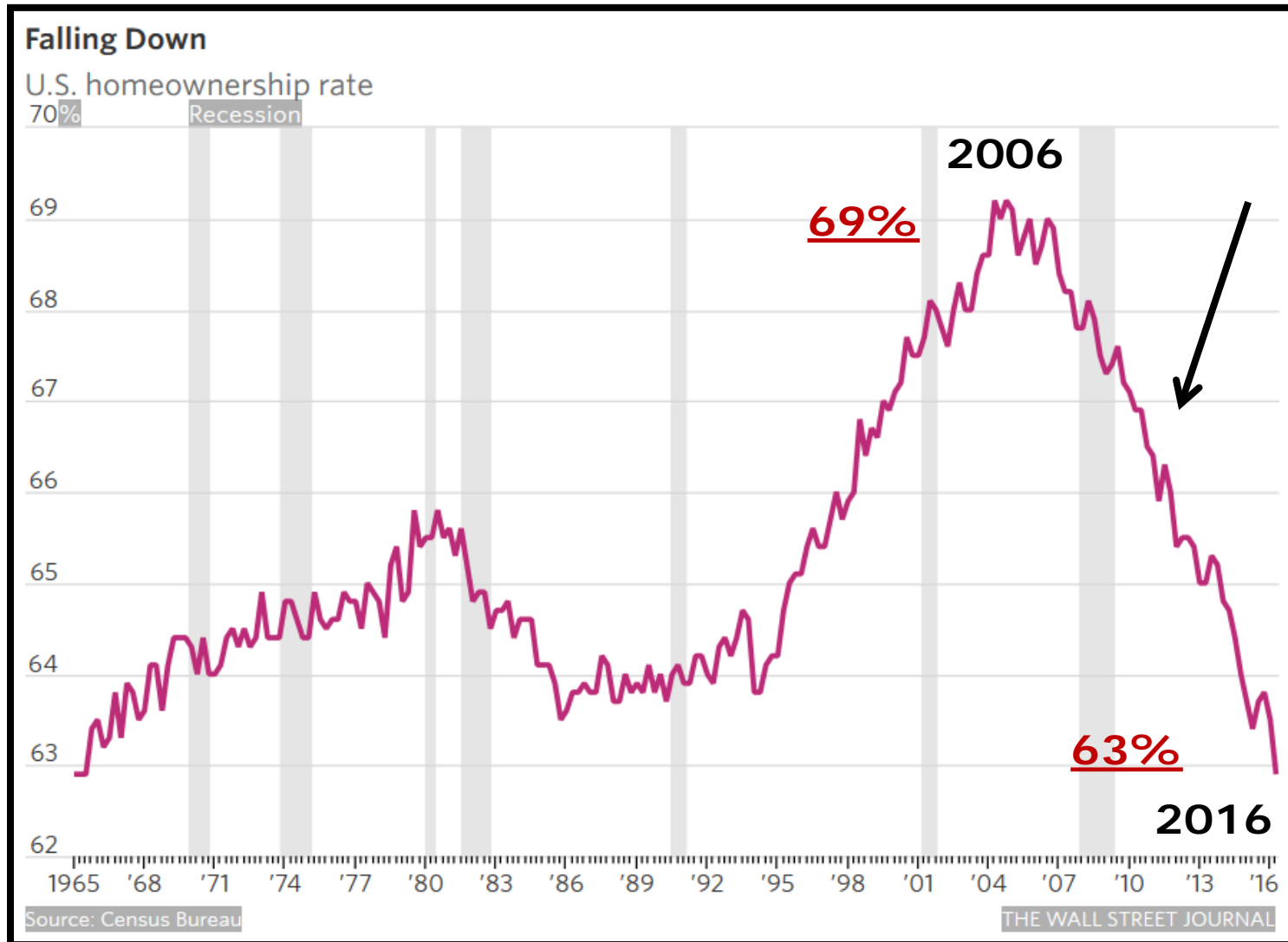
58 Months



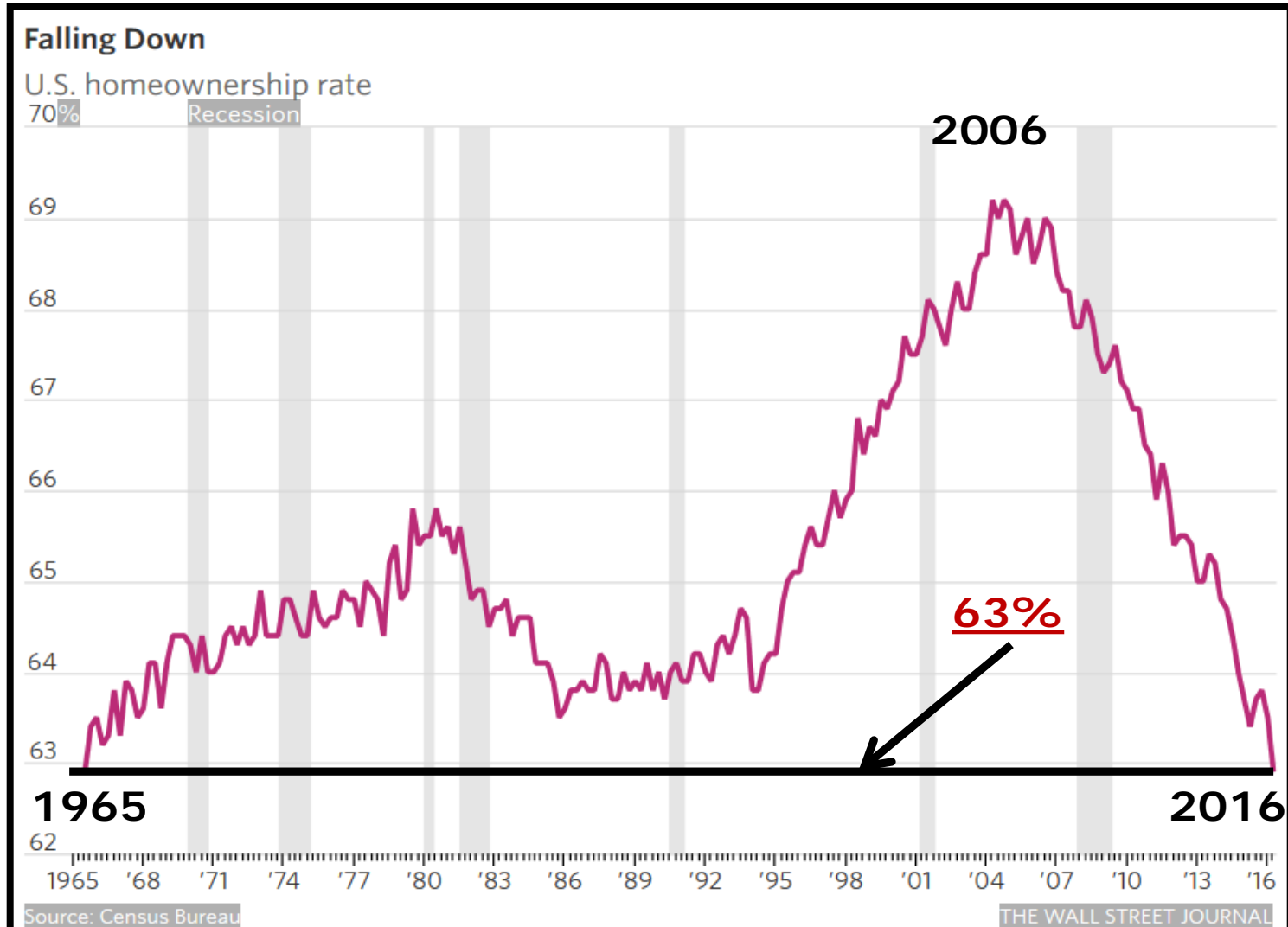
The Expansion Assassin/Terminator



The Great 2006-2016 Homeownership Rate Plunge



The Great 2006-2016 Homeownership Rate Plunge



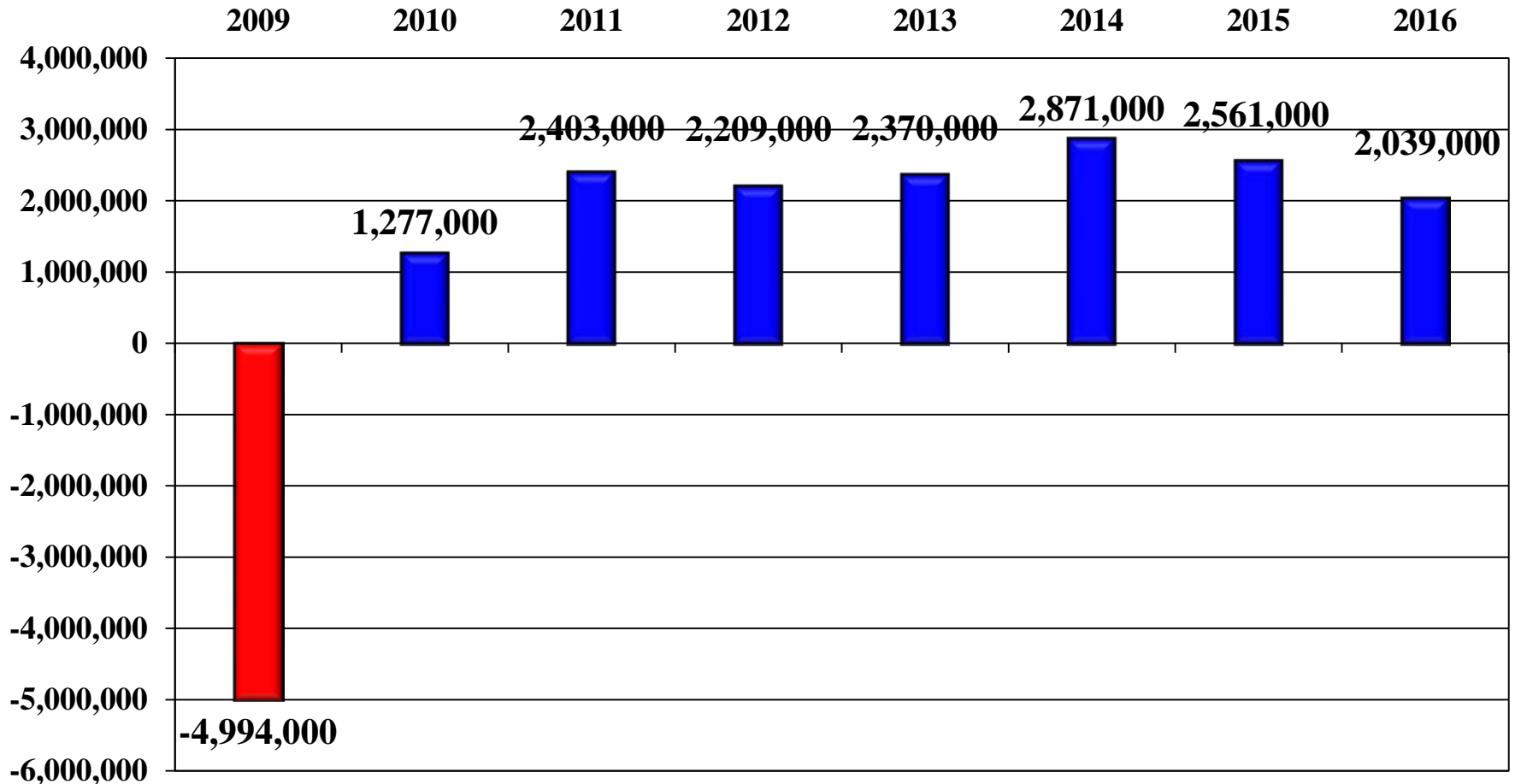
Growth in US Households: 2006-2016

Total Household Growth	+7.6 million
– Owner Households	-1.1 million
– Renter Households	+8.7 Million

The Current (2009-2017) Economic Expansion

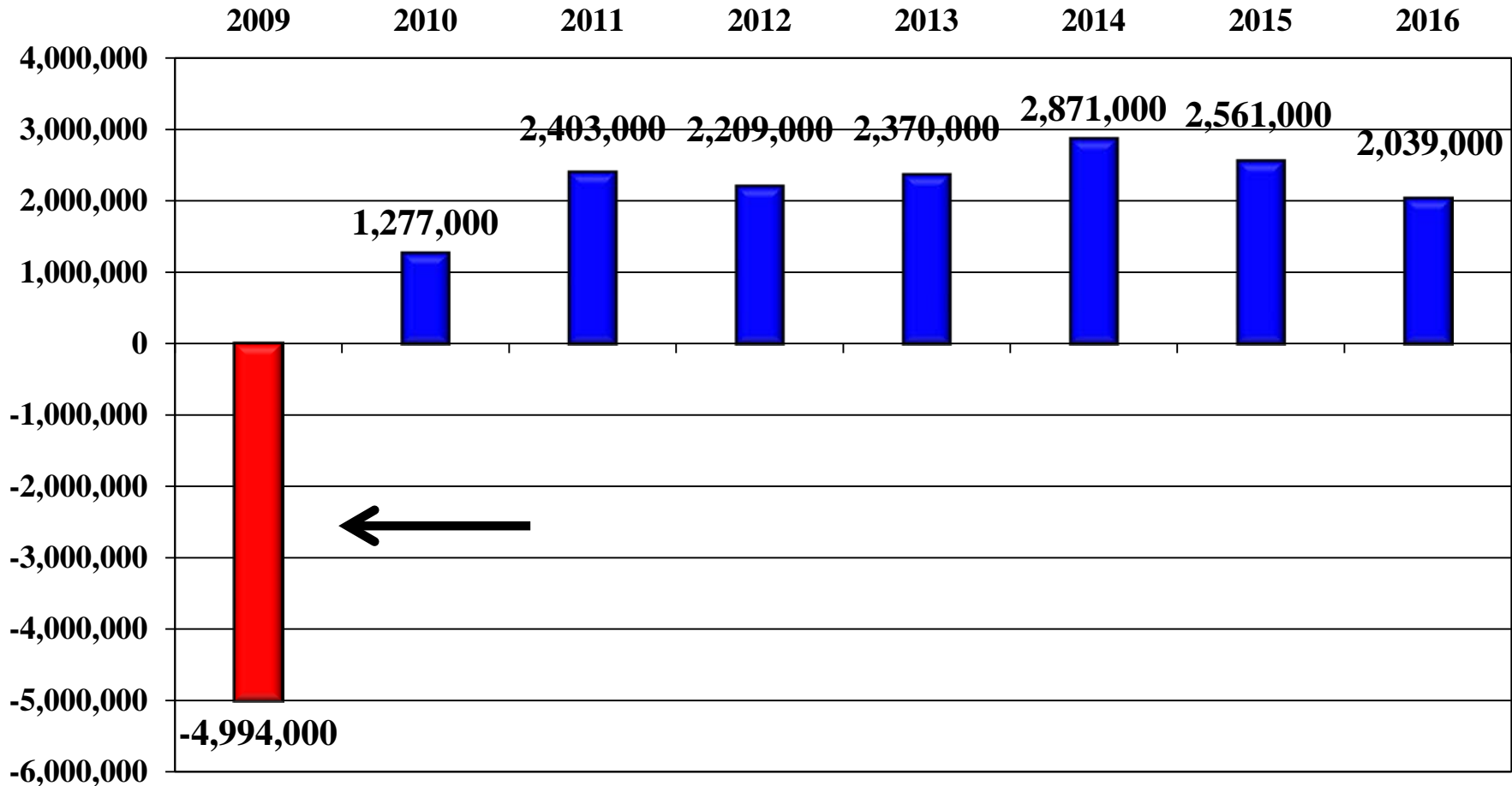
U.S. Private-Sector Employment Change, 2009-2016

(Source: U.S. Bureau of Labor Statistics. Note: Employment change measured from December to December, seasonally adjusted.)



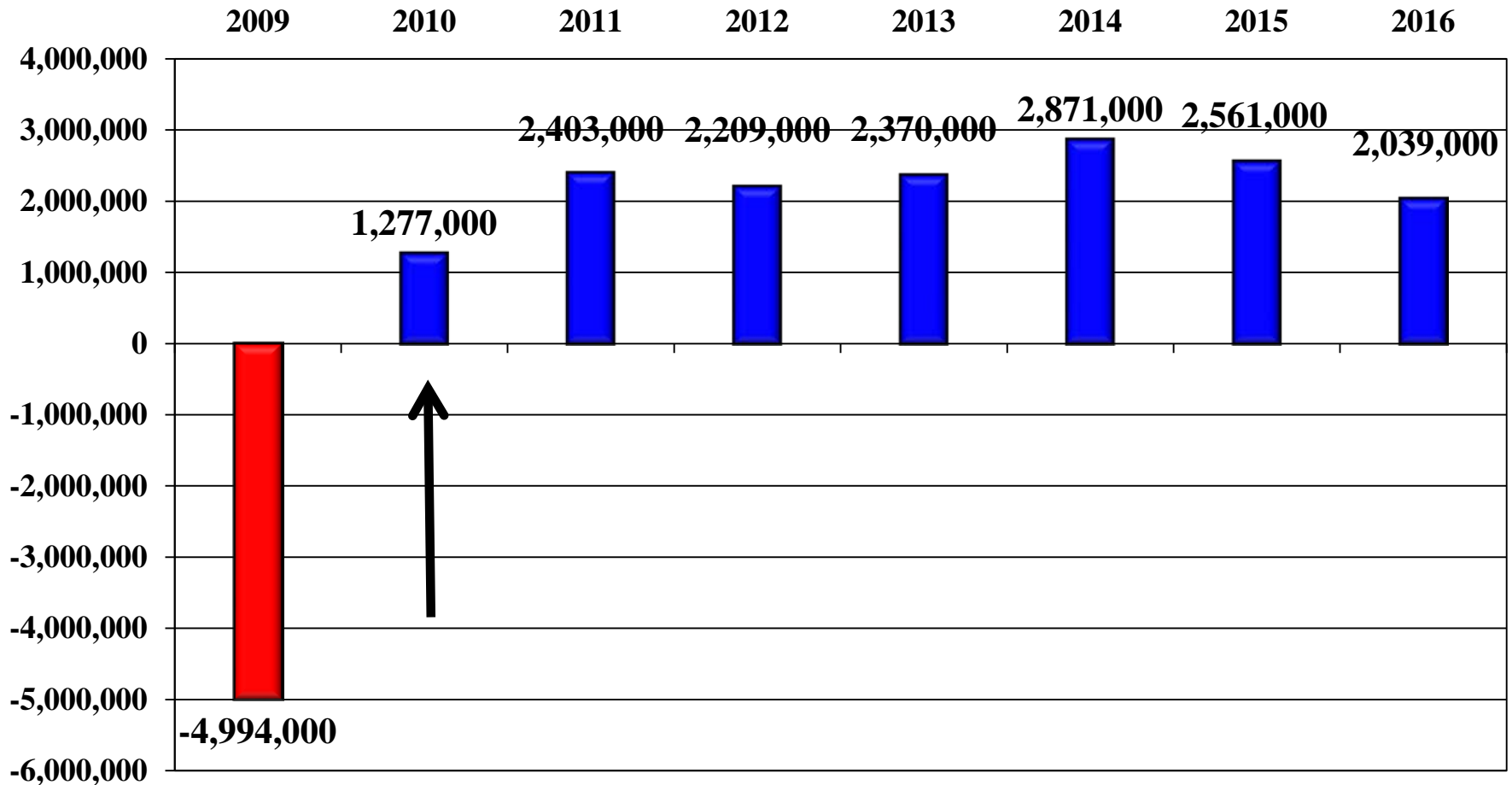
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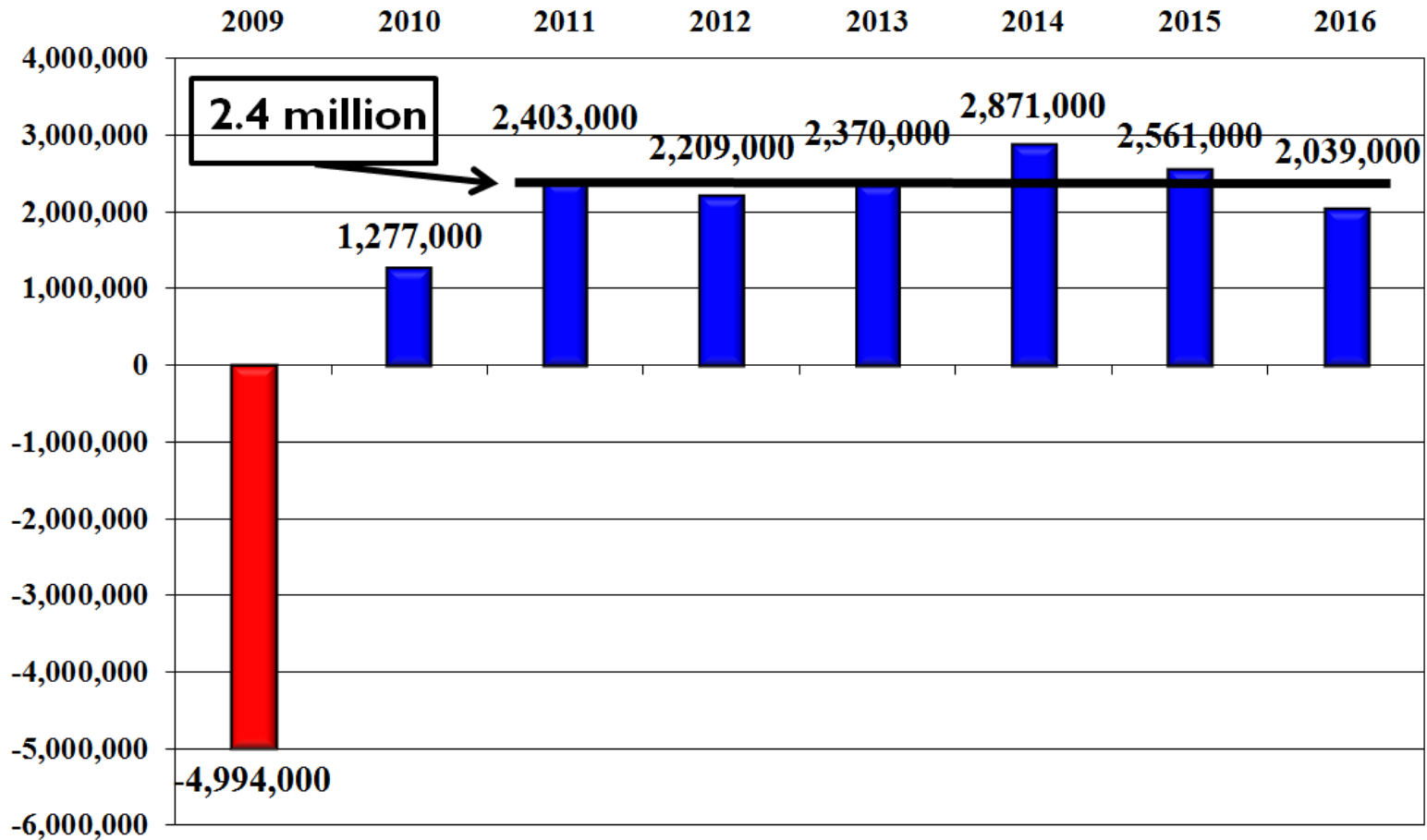


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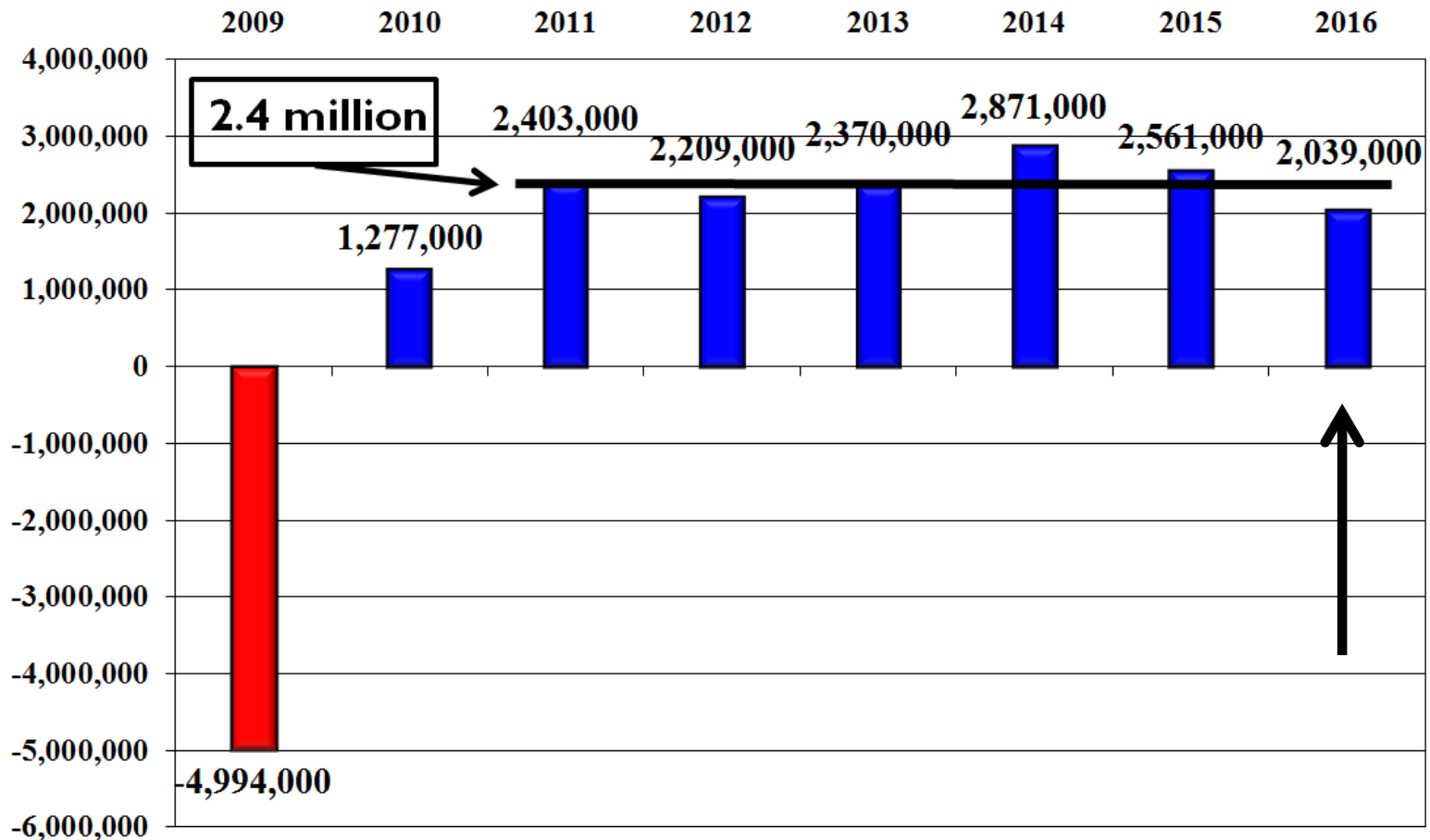


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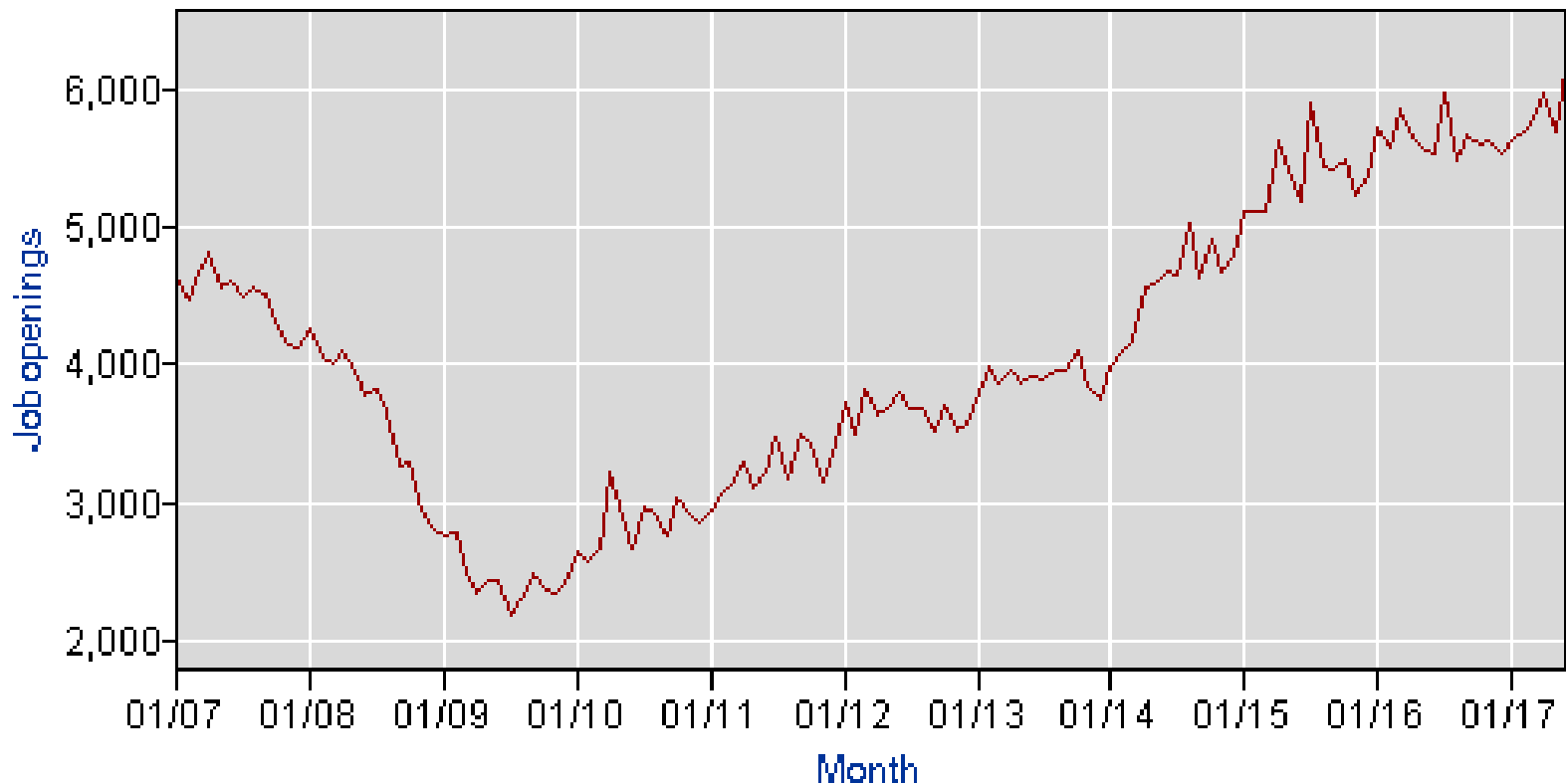
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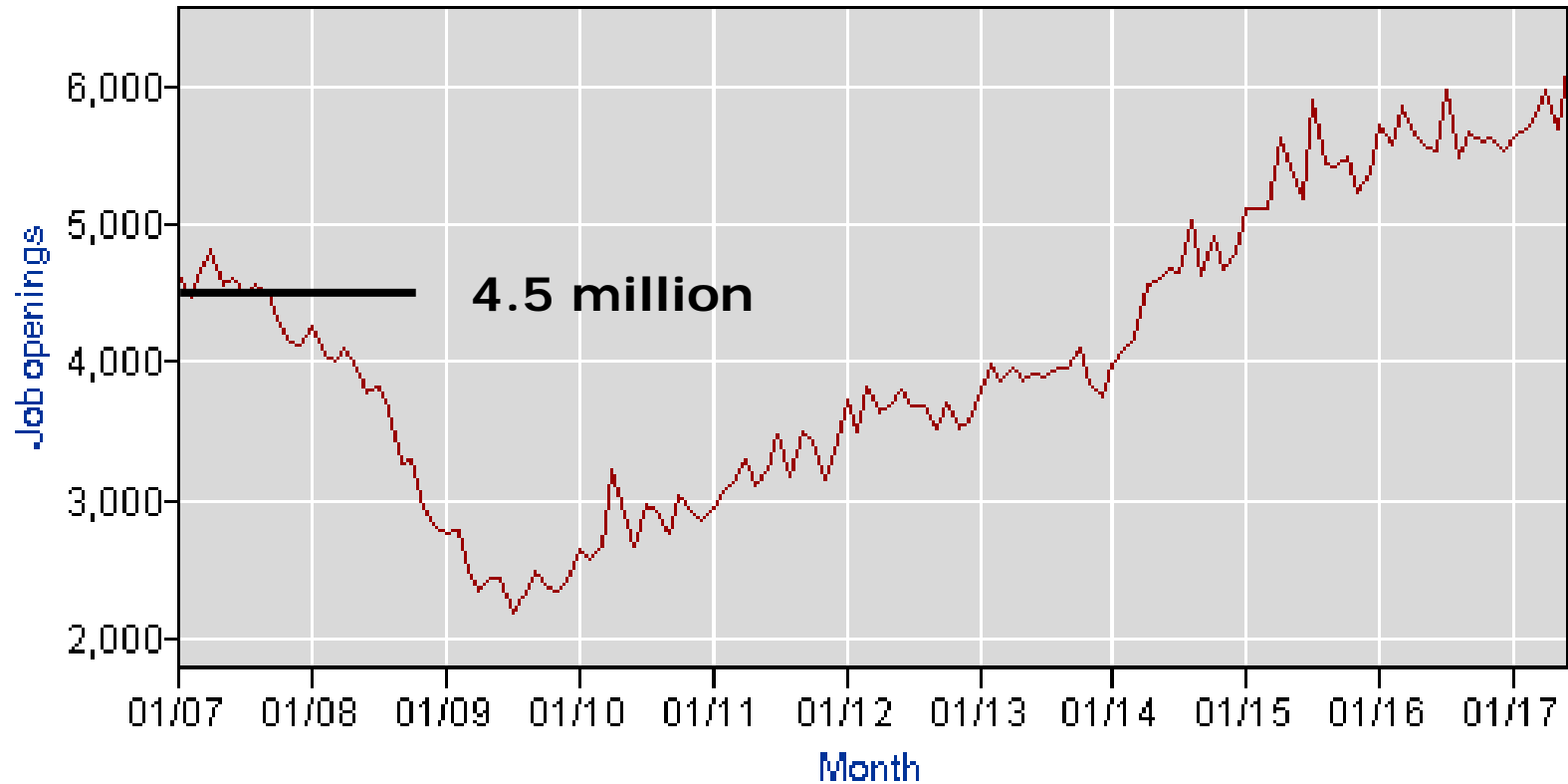
U.S. Job Openings: 2007-2017

(numbers in thousands)



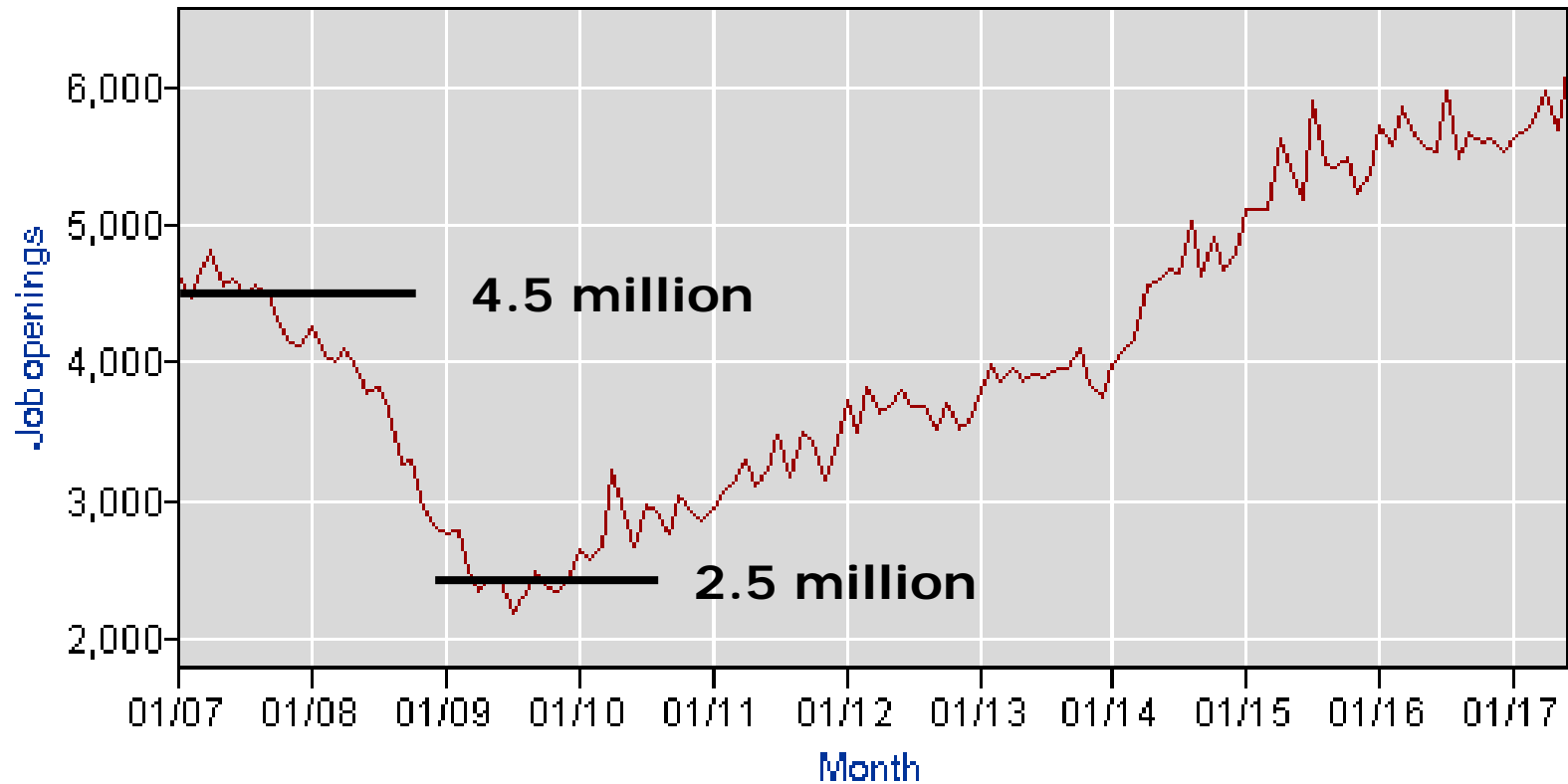
- Source: Bureau of Labor Statistics - **JOLTS**

U.S. Job Openings: 2007-2017 (numbers in thousands)



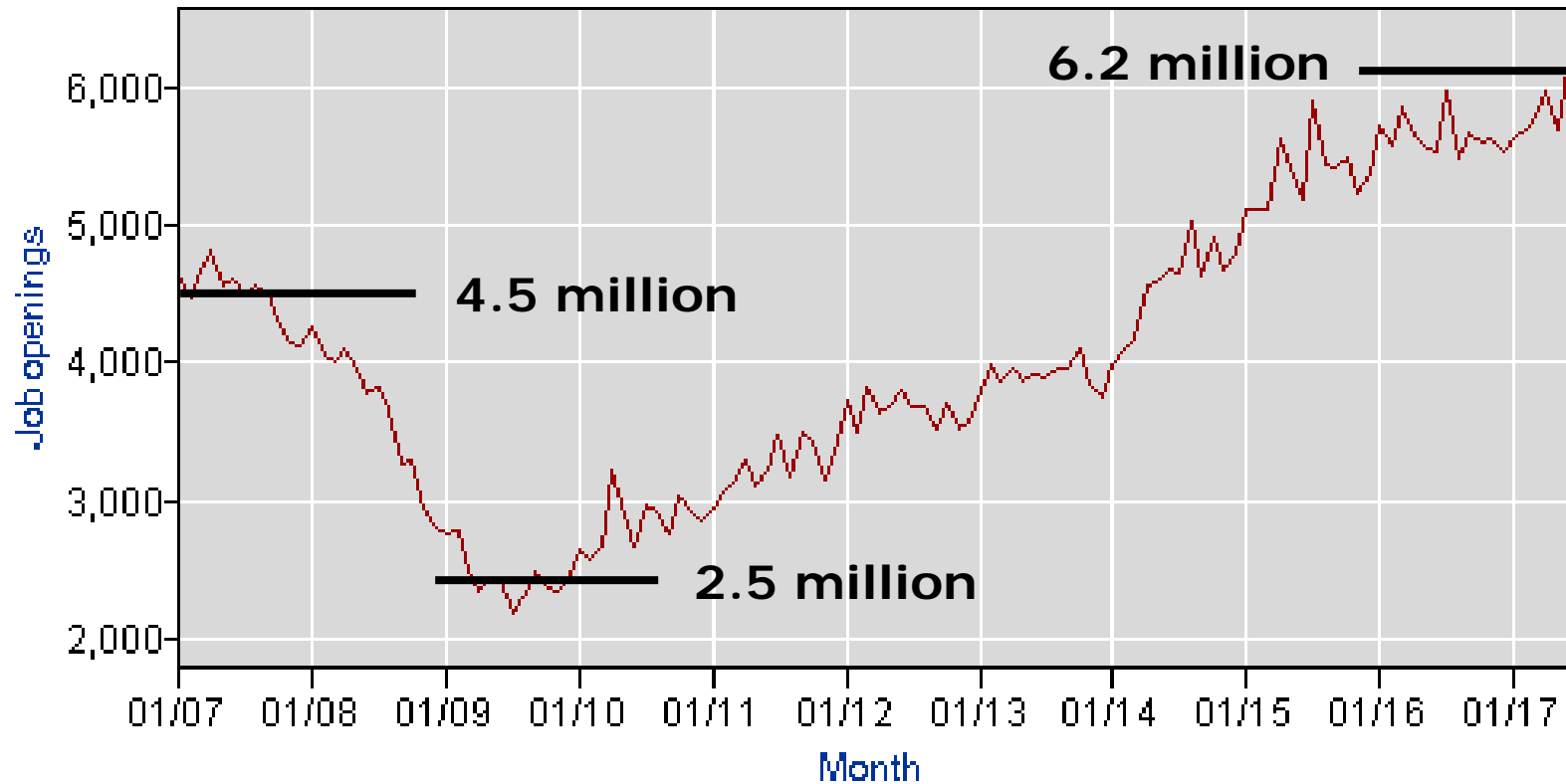
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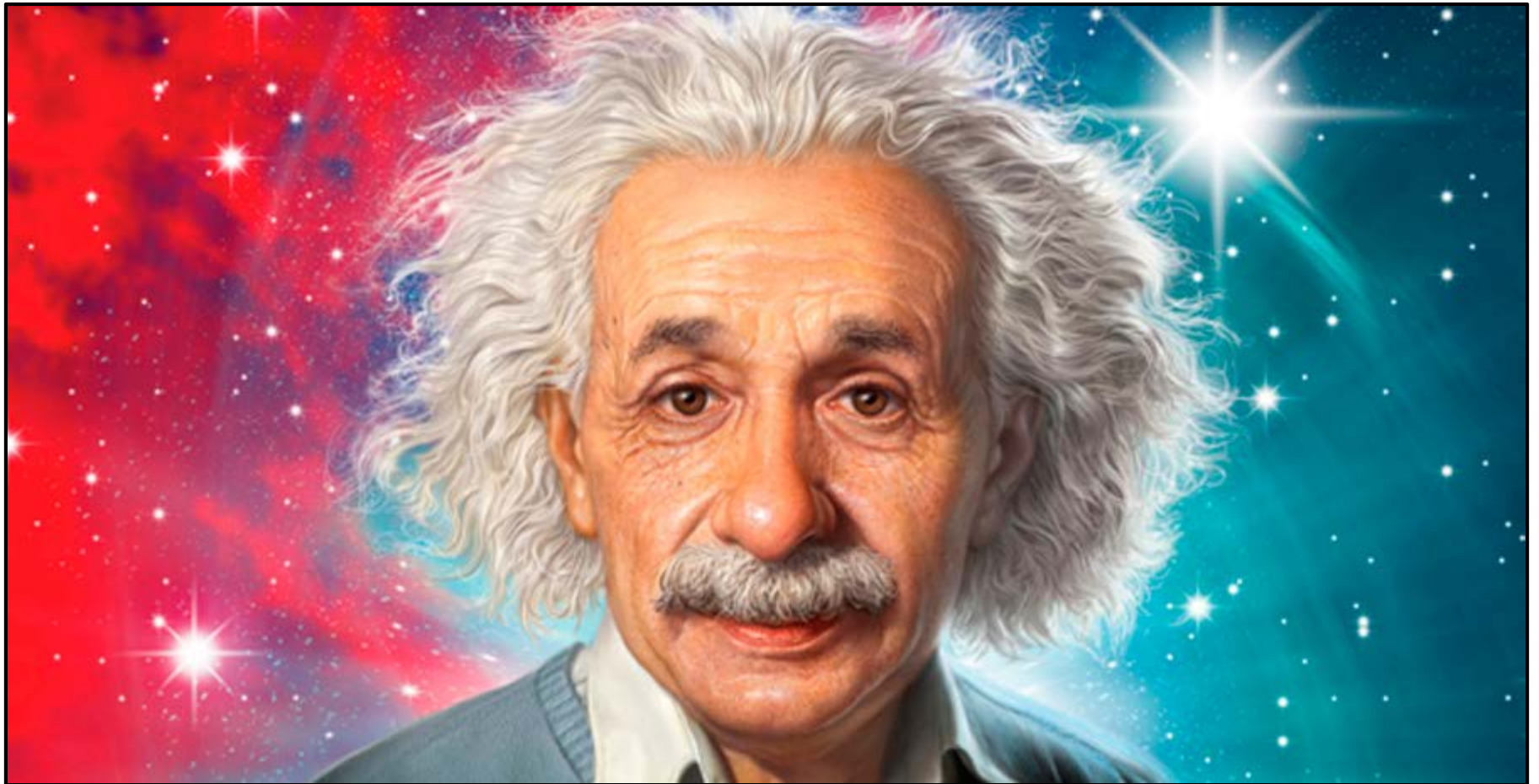


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At Some Point in the Future: Here We Go Again



Albert



Fundamental Disruptions to 20th Century Assumptions and Protocols



Second Half of 20th Century

Demographic



Paradigm Shift

First Half of 21st Century

2017 Age-Defined Demographic Long Waves

BABY BOOM – Redefining Maturity (b. 1946-1964)

GEN X – The Baby Bust, Now Raising Families and Advancing to the Topline Workforce (b. 1965-1979)

GEN Y – Millennials Redefining the Workforce/ Workplace, and Residence Place (b. 1980-2000)

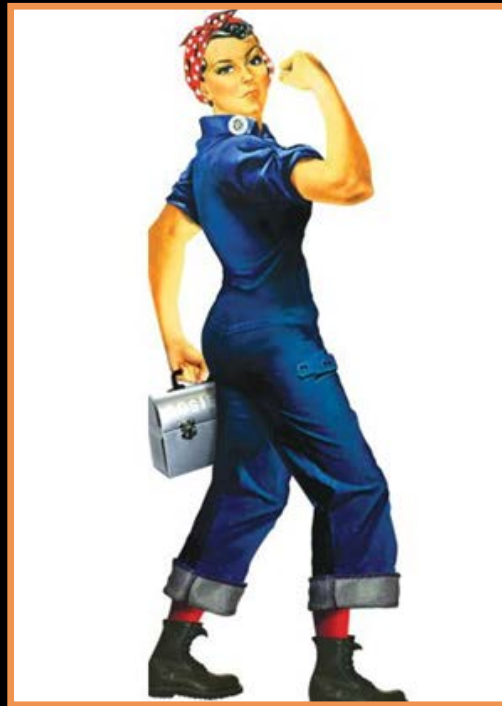
Inter-Generational Workplace Tensions



1945: GI Joe & Rosie the Riveter Got Together 1946: Births Erupted



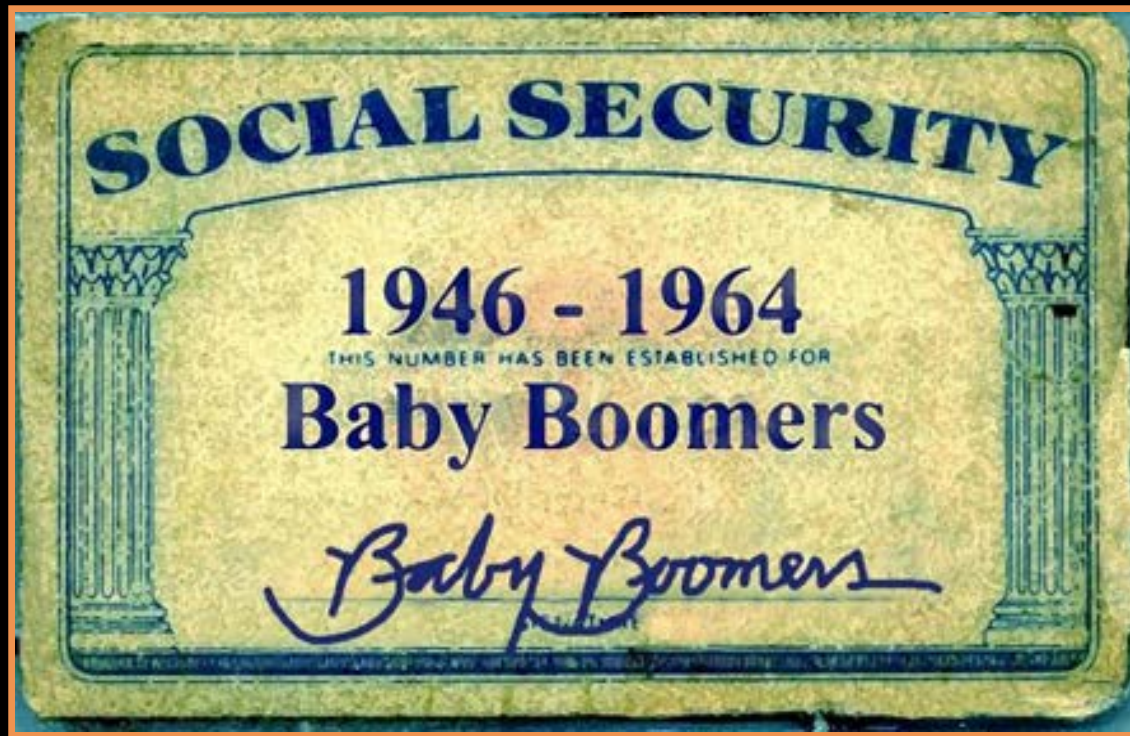
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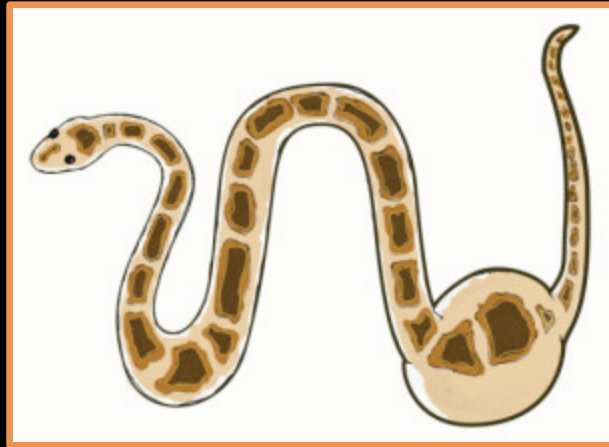
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The Largest Generation in U.S. History



Baby Boom Pig in the Demographic Python





Tract-House Suburban America



Life Cycle Stages



McMansion



Serious Middle-Aging



Empty-Nesters Resizing in the Housing Market





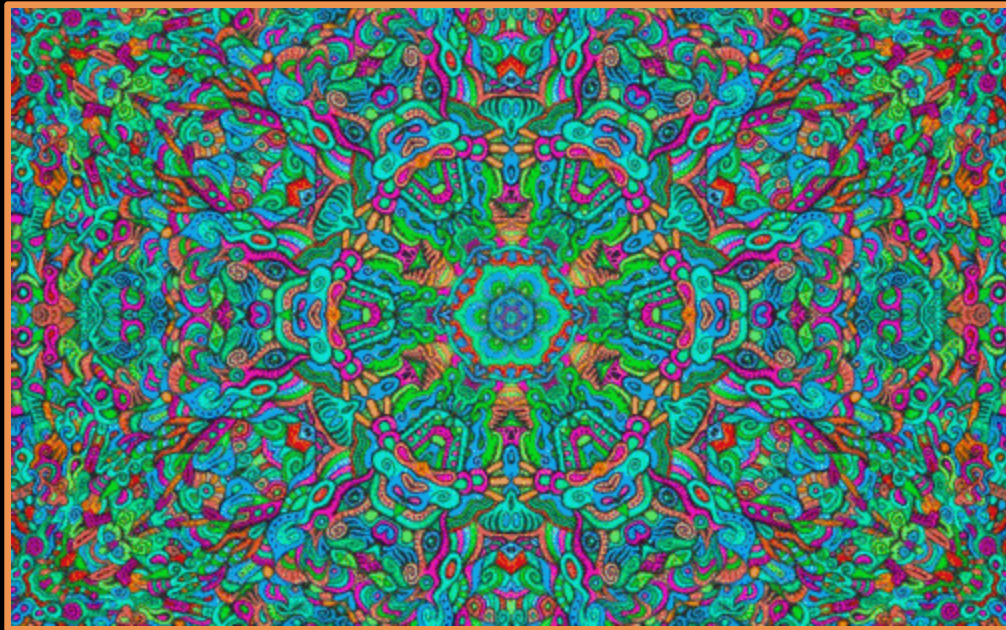
2017: The Great Calamity

First Boomers are turning **71** years of age

All Boomers will be between **53** and **71** years of age

More than 1/2 of all Boomers will be in their **60s**

Dropped Acid



Dropping Ant-Acids



Now a Back-Seat Passenger



We Will Not Go Away Quietly!



Fading Away



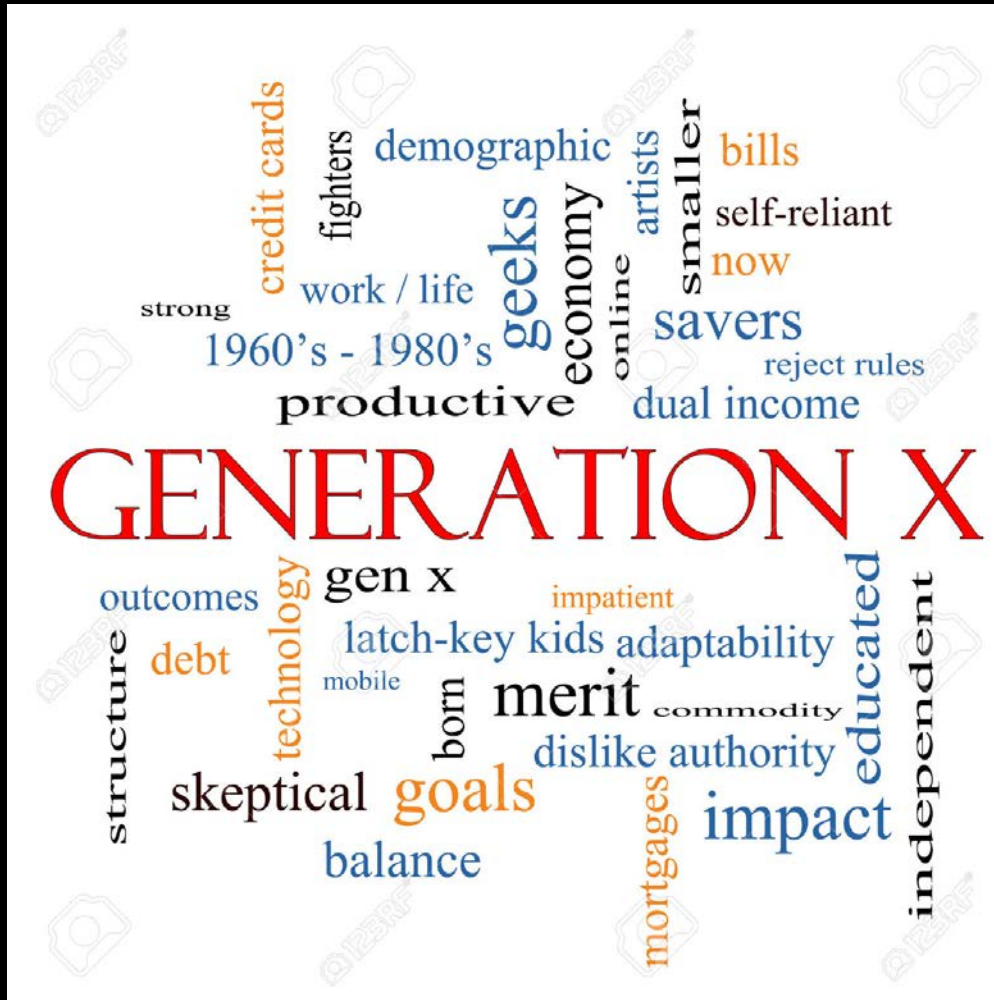






Baby Bust (1965-1979)





2017 GEN X

38 to 52 Years of Age

Family Raising

Entering Top-Line Workforce

Passing the Leadership Baton





The Invasion of the Stroller People



At Birth: First Digital Generation



Today (2017): 17 to 37 Years of Age



We Want 24-7 LWP Environments





Then: Baby Boomers Fleeing From Industrial Jersey City



Now: Millennials Flocking To Postindustrial Jersey City



Sprawl Withdrawal

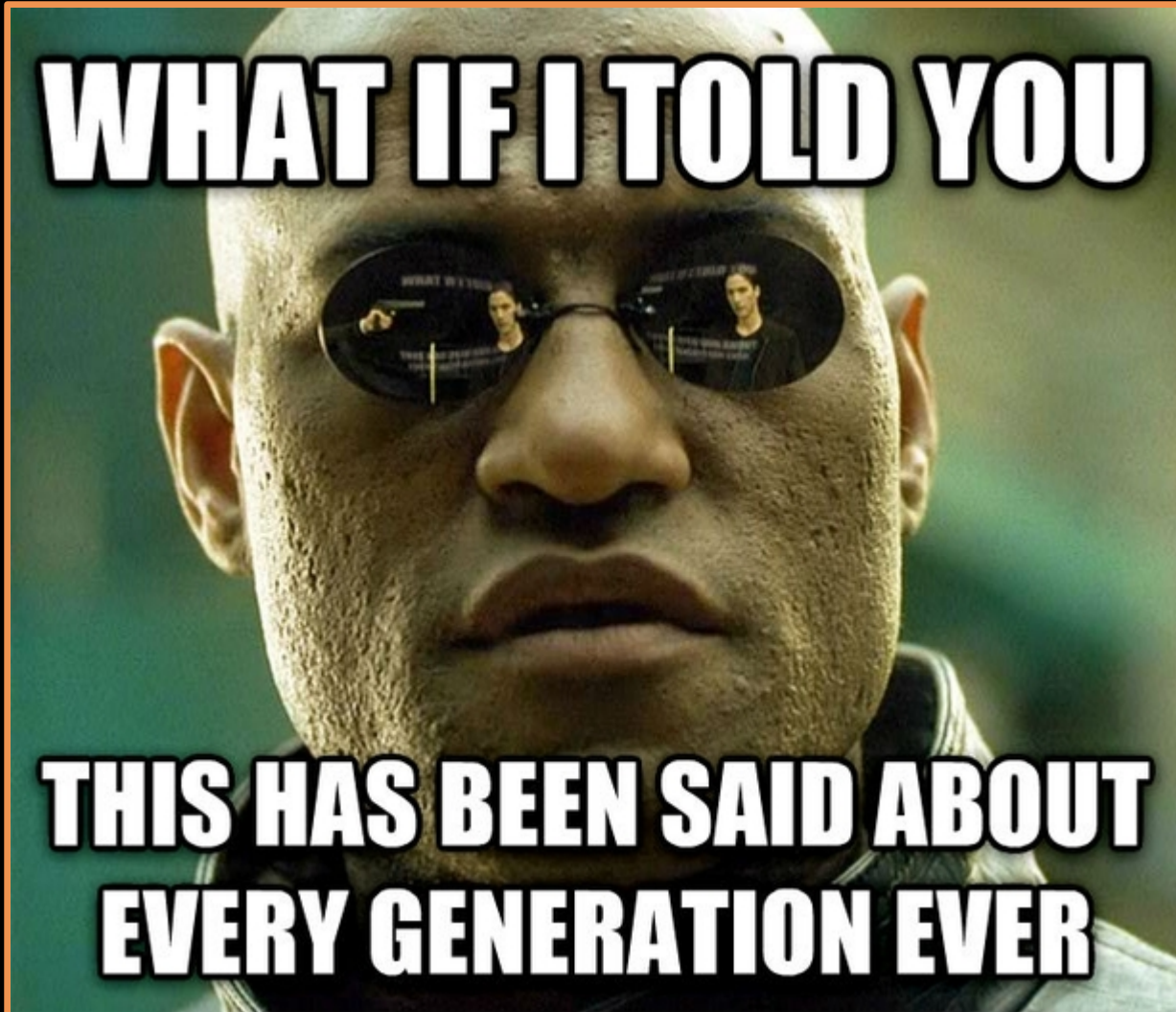


Digerati

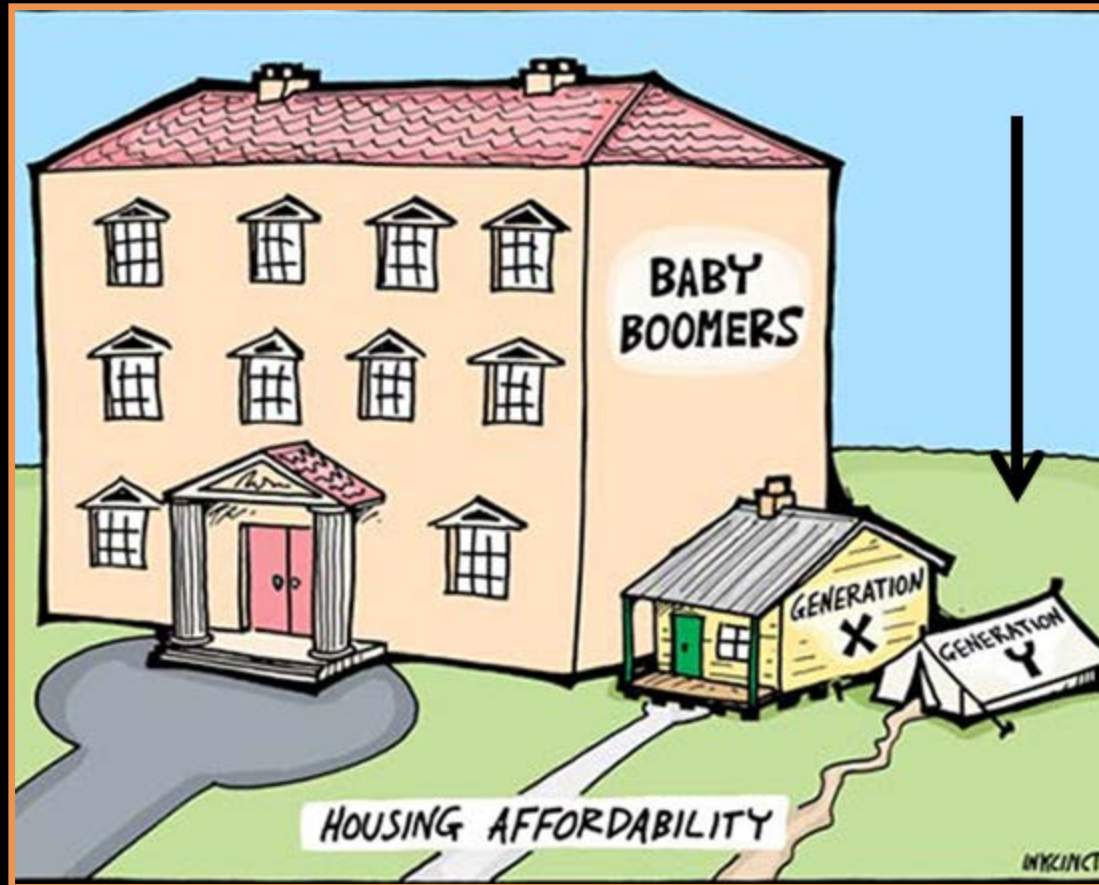


Millennials at Work





Millennial (Gen Y) Housing Buying Power



Adult Children Living With Parents (2015)

Area

18-34 Year Olds Living at Home

United States

34%



Adult Children Living With Parents (2015)

Area

18-34 Year Olds Living at Home

United States

34%

Outer Suburbs/Exurbs

40+% ←

Two Types of Adults Left

The Not Yet Wed

Two Types of Adults Left

The Not Yet Wed
And
The Nearly Dead



Millennial-Designated Cool



2017: The Era of Family-Raising Millennials is Commencing

Can We Forecast Their Shelter and Locational Choices?



Future Millennial (Gen Y) Shelter Preferences?



I Don't Want Your Stuff!



Lifetime Accumulated Treasures or Dumpster Material



Treasures' Final Resting Place?



Second Half of 20th Century

Demographic



Paradigm Shift

First Half of 21st Century



Information Technology and A Restructured Economy



The Great 1980s Office Building Boom

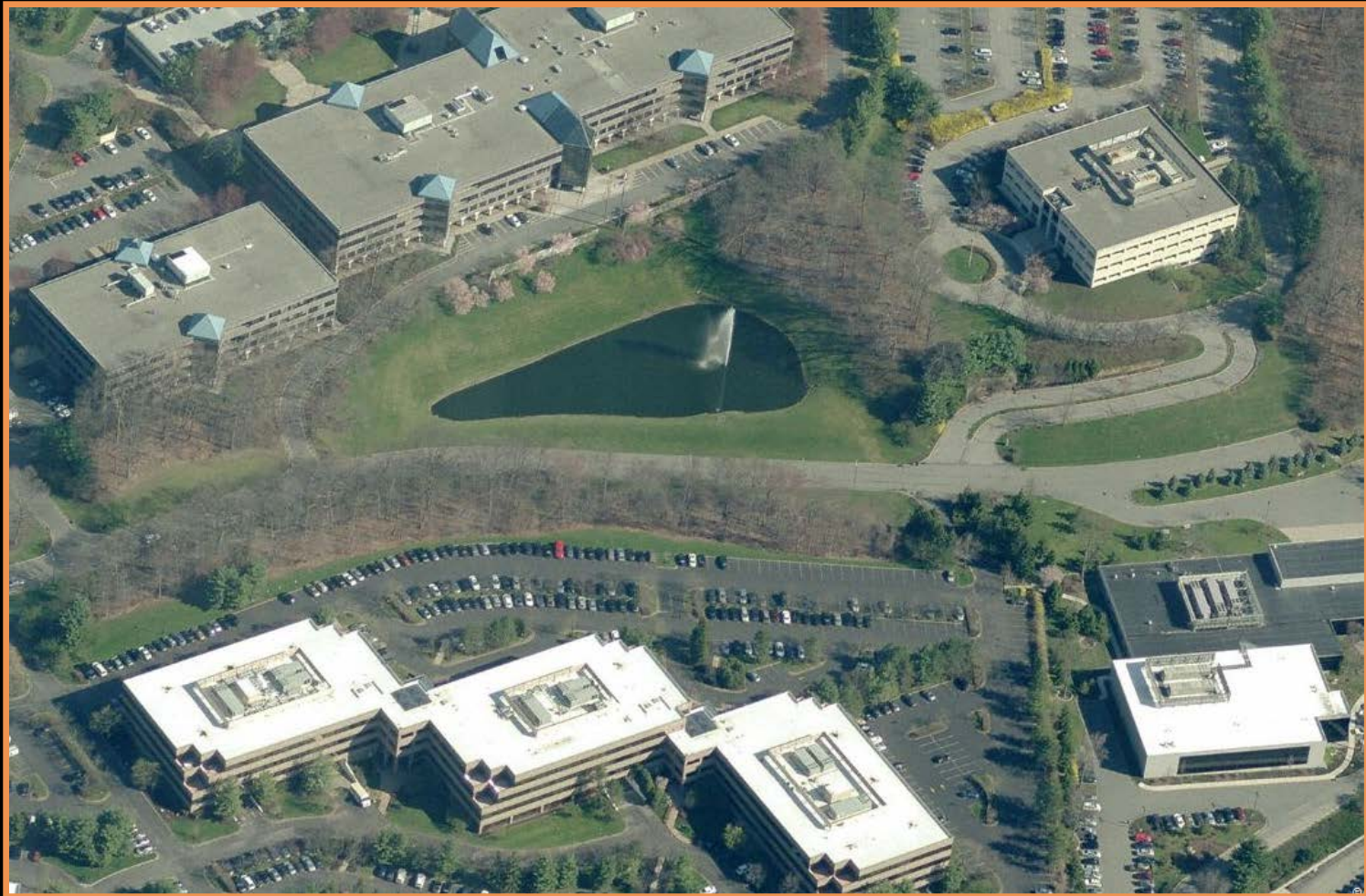


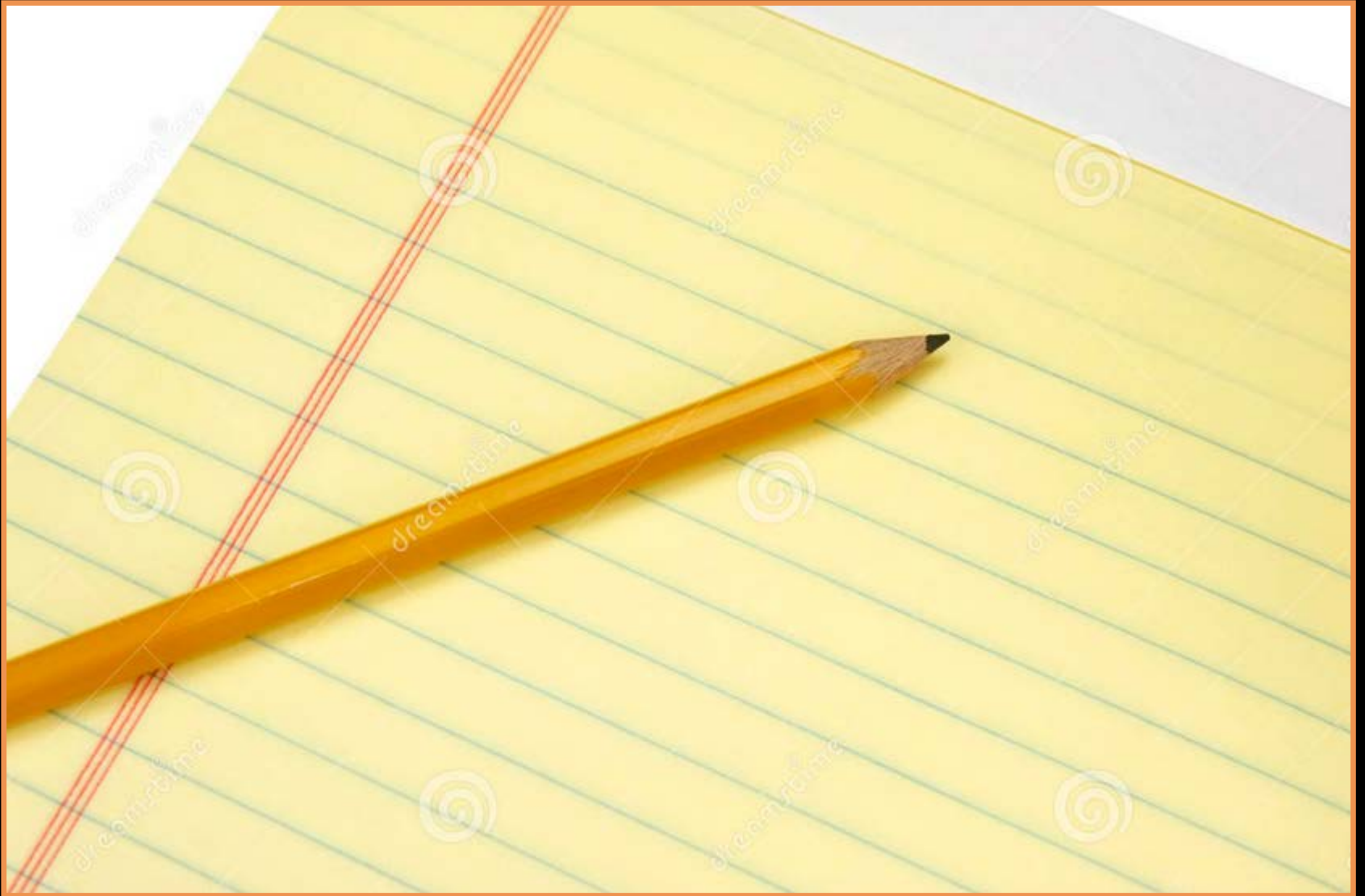


1980's National Bird



Suburban Office Agglomeration













4 Key Information Technology Benchmarks

1981:

IBM PC

1985:

80386 Microprocessor

1995:

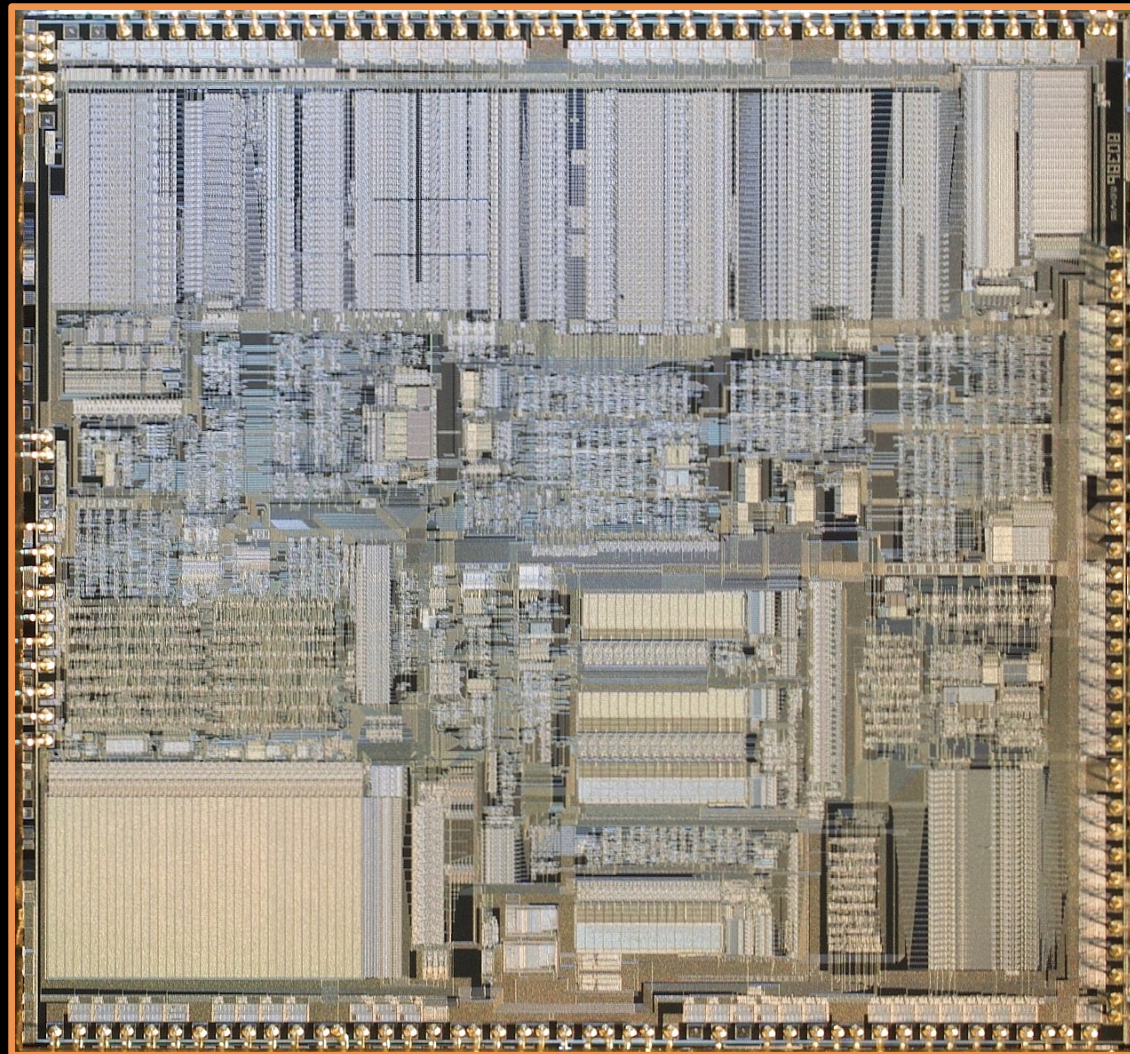
Pentium Microprocessor

2007:

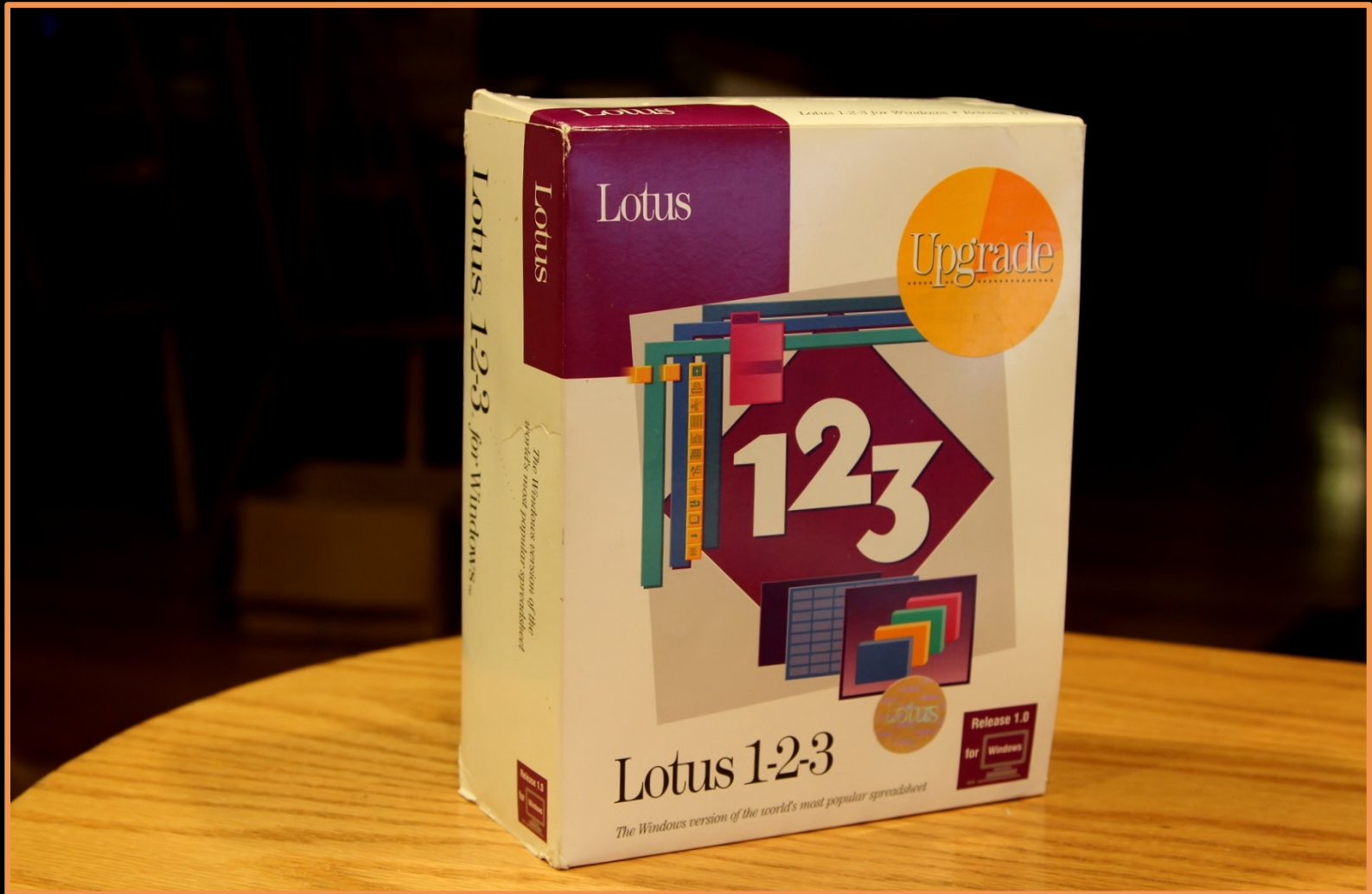
Pentium 4



386 Microprocessor



1986





1995: PC Intense/Fiber Optic

Pentium-Pro Based PC and the Internet (5.5 Million Transistors)

Windows 95

A New Game Changer

Bill Gates Unveiling Windows 95





2000



2007

Mobile-Internet-Untethered Era

(Pentium 4 Microprocessor
125 million Transistors)

iPhone Introduced

2007: Steve Jobs Unveiling iPhone



Anyplace is a Workplace



RUTGERS



**FOR
RENT**
OFFICE SPACE

Merck – White House Station, NJ







MERCK

Be well



Aetna Construction Completed 1983



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Edward J. Bloustein School
of Planning and Public Policy





RUTGERS

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DECONSTRUCTION

A New
Suburban Office
Normal?



Continental Insurance – Cranbury, NJ



Repurposing Underway



Allstate Corp., South Barrington, Illinois



Late 20th Century State-of-the Art
Economic Assets



Early 21st Century Economic
Dinosaurs

GE Headquarters – Fairfield, Connecticut



Rendering of Planned GE Headquarters



Schaumburg, Illinois



500 W. Monroe St., Chicago



McDonald's Corporate Campus Oak Brook Illinois



110 N. Carpenter, West Loop, Chicago



McDonald's Vendor Village to House Suppliers



Weyerhaeuser: Federal Way, Washington



Pioneer Square, Downtown Seattle

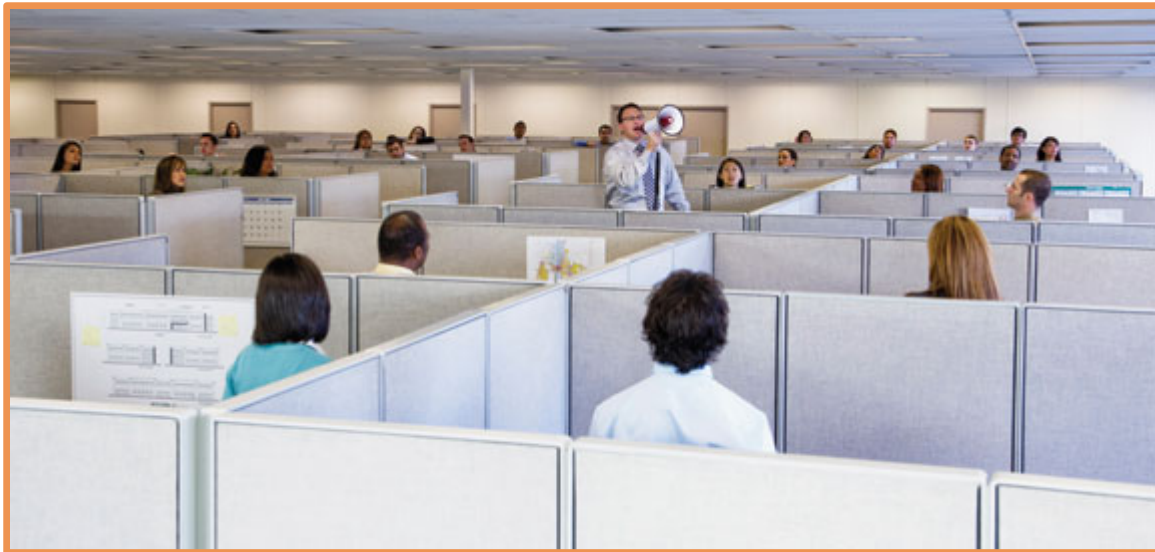


The New Office- Interior Paradigm

Agile Workplace



Cubicle Land



Today's Open-Collaborative- Interactive Team Space



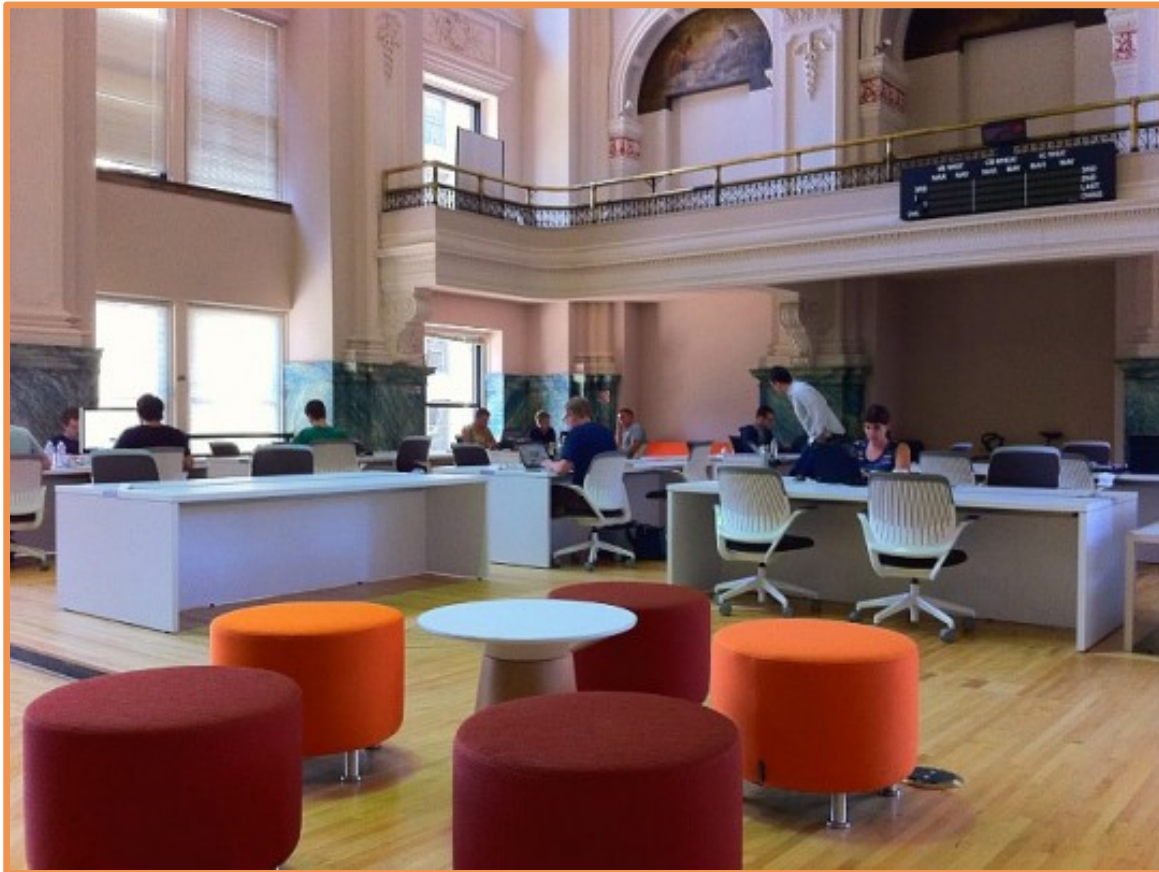
Millennials: “We” Spaces

Baby Boomers: “Me” Spaces

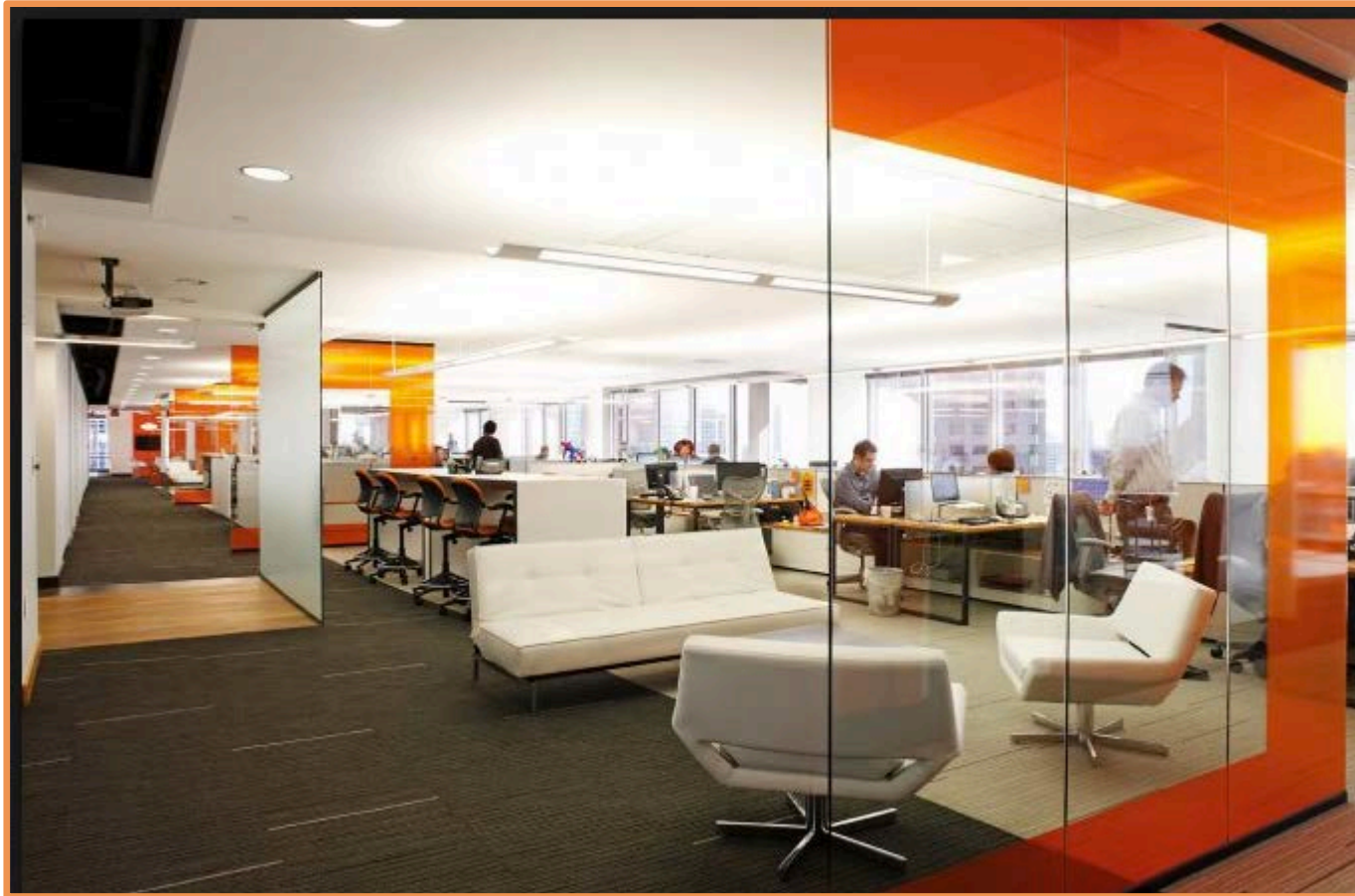
Baby Boom “Me” Space Obsession: How Many Ceiling Tiles Are In My Office?



Quality of Multi-Functional Space & Choice of Work Spaces



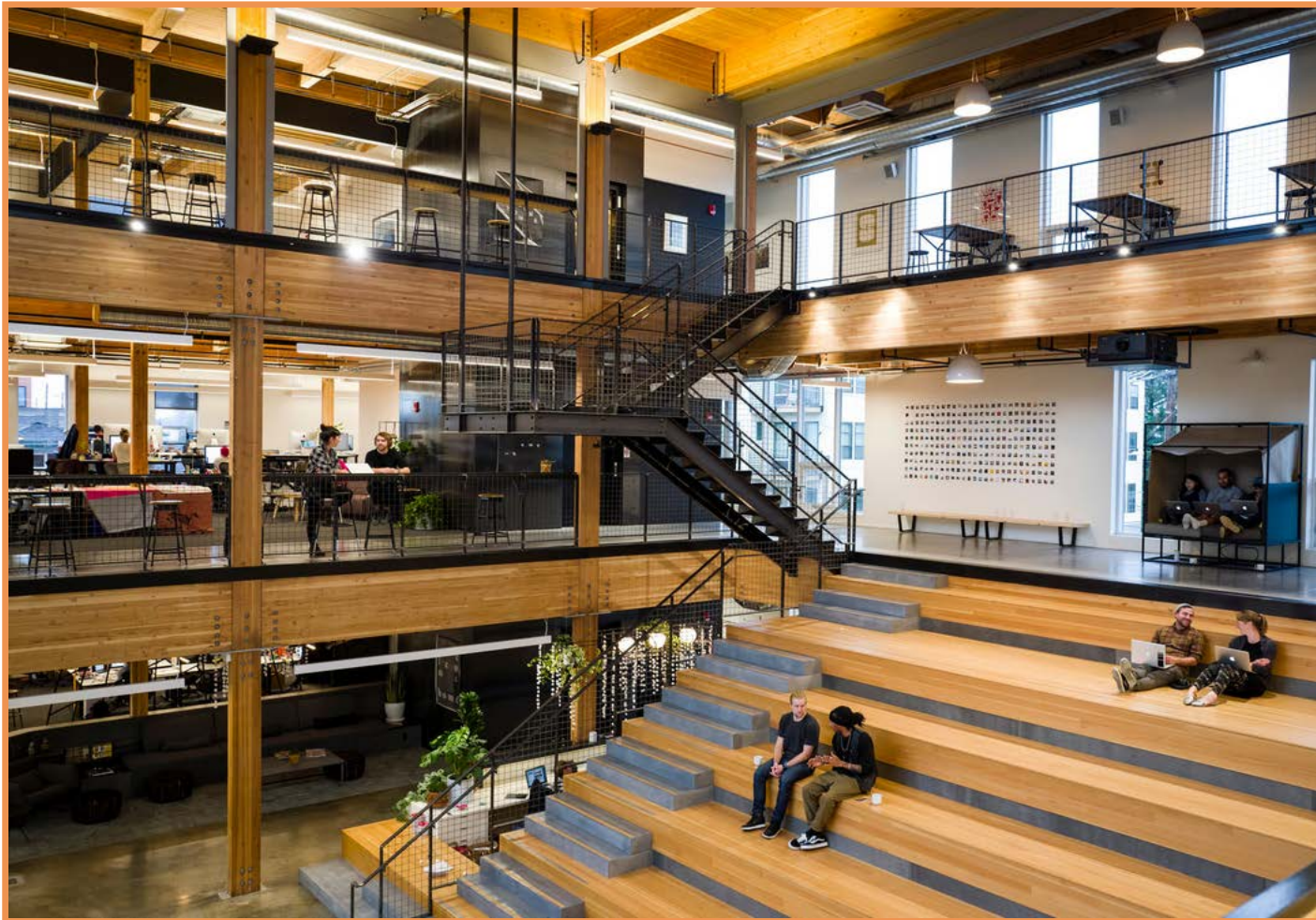
Choices 2



Connect Zone: Collaboration Rooms (Huddle Space/Exchange Space)



Chance-Interactive



Casual Encounters/Collisions by Design



Focus Zones; Individual Private-Space Tasks



Video-Enabled Collaborative Workspace (Connect Zone)



Working Lounge



Coffee Bar – Kitchen – Vitality Zone



Vitality Zone 2



Sheltered/Open Meeting Space



Millennials at Work



Play Space



Exercise/Health Space



Semi-Edgy







The Revolution in Retailing and Distribution

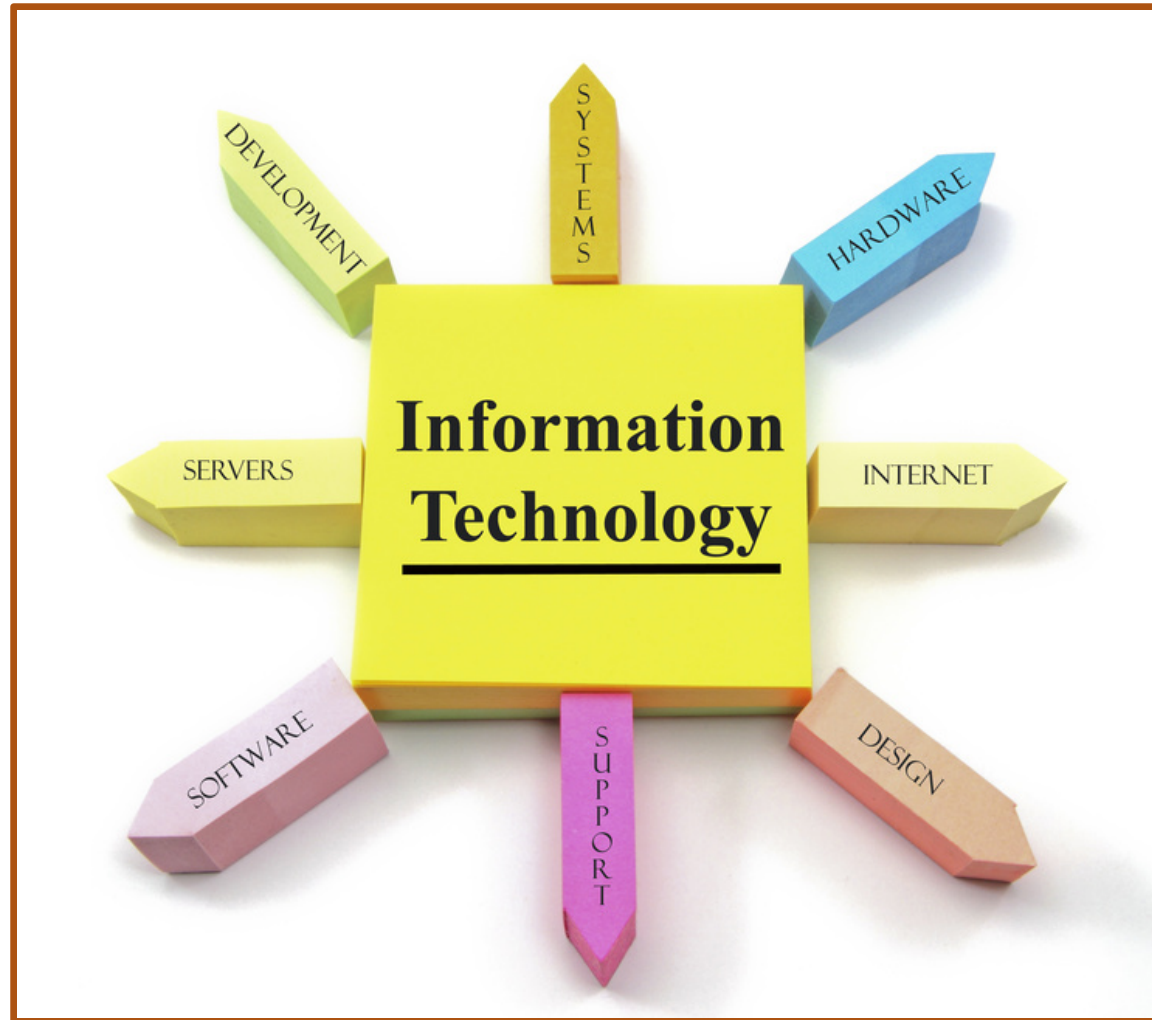














E-Commerce Share of Retail Online 2016

Total: 8.3%

Apparel 25%

Books, Music, & Film 66%

Office Supplies 40%

Consumer Electronics 33%



Omni-Channel Retailing



OmniChannel Retail - Customer's Perspective



Single view of the
retailer across all
channels

Store

TV

Returns
anywhere

E-Commerce

Same price
everywhere

Fulfillment
anywhere

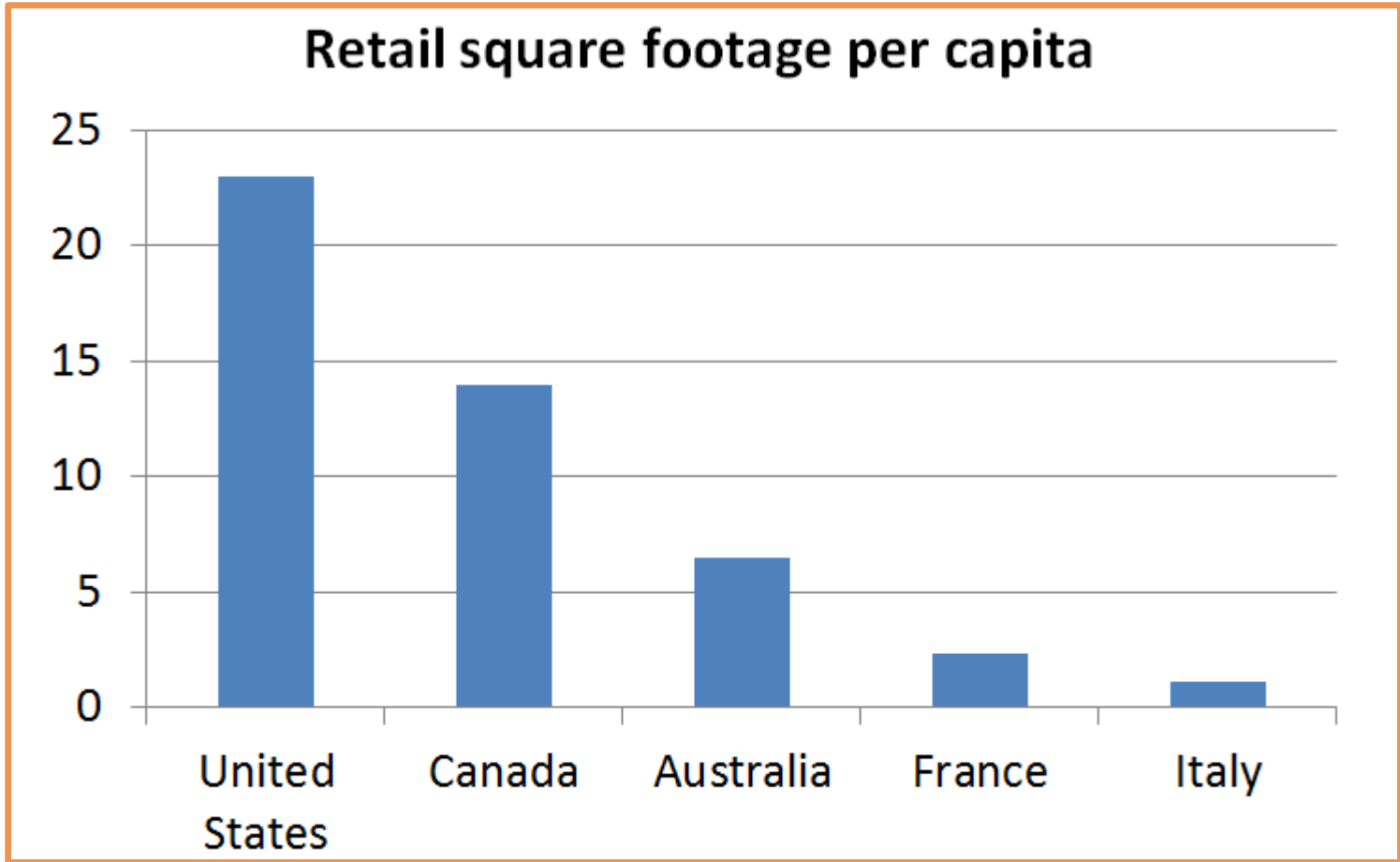
Social
media
sites

Mobile
commerce

Kiosk

mPOS

© *OmniRetail-Experts.com*





Triple F

Food

Fitness

Fun









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of Planning and Public Policy



21st Century Fundamental Changes

The Greatest Age-Structure Transformation in History

Ascending Millennial-Driven Demographic & Economic Protocols

Descending 20th Century Baby-Boom Certainties

The Attenuation of the Great Era of Suburbanization and the Emergence of a New Corporate Urbanism

The Emerging New Rail-Centric Skeletal Framework of Residential and Nonresidential Development

Advances in Information Technology (IT), Artificial Intelligence (A.I.), and Machine Learning leading to New Transformational Innovations.



Economic Road Kill



Source: Road Kill Toys



