Ensuring Sustainable Development is
Equitable Development

Carlton C. Eley, PBCD
MWCOG Green Building and Energy Meeting
July 12, 2012

Topics to be Addressed

- What is Equitable Development
  - Concept, Principles, and Practice

- Why Encourage Equitable Development

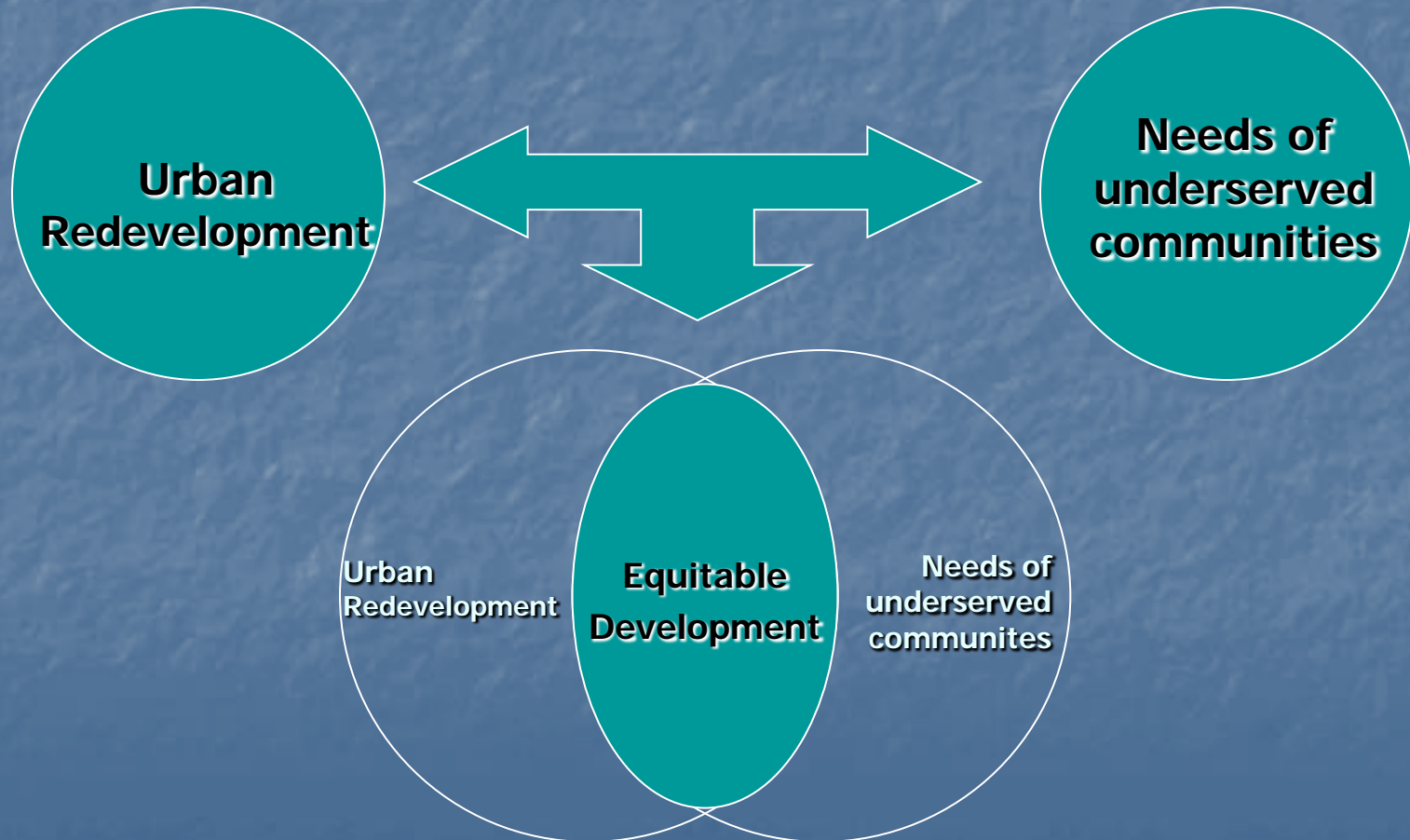- Conclusions

ICMA
Leaders at the Core of Better Communities

"Planning at its best takes account of the social implications of land use and economic development decisions."

The Practice of Local Government Planning

Timeline: Parallel Initiatives

- Advocacy Planning (1965)
- Equity Planning Practice (1969 – 1979)
- Tenant of Social Planning Incorporated into AICP Code of Ethics (1981)
- Equity Development (1983 – 1987)
- Fair Growth (2000)
- Equitable Development (2000)

Defining Equitable Development

Urban Redevelopment

Needs of underserved communities

Urban Redevelopment

Equitable Development

Needs of underserved communites

American Innovation and Communities

Equitable Development and Green Building:
Bethel Center in West Garfield, Chicago

Equitable Development and Planning:
2008 King County Comprehensive Plan Update

King County Executive, Ron Sims
King County Executive

King County
Always at your service

King County Executive, Ron Sims
County news
Executive initiatives
Excellence in Government
Executive offices
Biography
Contact information

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You're in: King County Executive, Ron Sims

News release

King County Executive
Ron Sims

print

Oct. 6, 2008

Approved 2008 Comprehensive Plan promotes equity, predictability and environmental protections

King County Executive Ron Sims' 2008 Comprehensive Plan update was approved today by the King County Council. This is the first of King County's Comprehensive Plan updates to address global issues such as climate change and equity and social justice.

Executive Sims said, "I would like to thank the King County Council for their support of these critical issues, and for working with me to improve the services and environmental protections we are delivering to the citizens of King County. The Comp Plan has worked well for several years. These new changes will further support smart growth in this region for future generations."

The main policy changes approved today include:

Climate Change: This is one of the first comprehensive plans in the United States to fully integrate consideration of climate change into land use policies. A new policy giving King County authority to evaluate development proposals subject to the State Environmental Policy Act (SEPA) for their greenhouse gas emissions is included in this update.

Transportation Concurrency: This comprehensive plan update overhauls concurrency modeling practices, making the transportation concurrency process more streamlined and predictable. King County will no longer be conducting tests on individual development proposals. Instead, concurrency status is determined by broad geographic areas called travel sheds, which will be drawn to reflect where travel patterns share common characteristics. The concurrency status of all development proposals, including both residential and nonresidential, will be determined by looking at a single map which will be updated annually. This will result in greater certainty for prospective developers; they will now be able to simply consult an online map to determine whether or not their proposal will be able to obtain a concurrency certificate.

Equity and Social Justice: The King County Equity and Social Justice Initiative takes aim at inequities and injustices in King County. The King County Comprehensive Plan constitutes one of the first King County initiatives to outwardly address equity issues through policy development. This program includes:

Related information

- Department of Development and Environmental Services
- 2008 King County Comprehensive Plan Update

Equitable Development and Location Efficiency:
Fresh Food Financing Initiative

Equitable Development and Neighborhood Design: Fall Creek Place in Indianapolis, IN

Equitable Development and Neighborhood Design: Fall Creek Place in Indianapolis, IN

Comparing Approaches

Smart Growth Principles

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

Source: Smart Growth Network

Equitable Development Principles

- Housing choice
- Transportation choice

- Personal responsibility
- Capacity building

- Healthy communities
- Heritage preservation

- Stewardship (environmental)
- Entrepreneurship

- Sustainable wealth creation
- Civic engagement

- From Good to Great Through Planning/Design, Standard of Excellence

Source: Carlton Eley, PBCD, NOMA

Why Encourage Equitable Development?

- Equitable development is profitable.

- Our problems don't go away by ignoring them.

- The times they are a-changin'.

Ronald Grzywinski and Mary Houghton, Founders of ShoreBank Corporation (1973 – 2010)

Equitable Development - From Idea to Practice

How to Remain Informed on this Topic?

- Sustainable Communities Equity Guide (2010)
  - http://www.policylink.org

- EPA's Environmental Justice Collaborative Problem-Solving Model (2006)
  - http://www.epa.gov/compliance/environmentaljustice/grants/ej-cps-grants.html

- Subscribe to 'Urban Leader, 2.0' for news and updates on equitable development

- Attend national conferences
  - National Organization of Minority Architects Conference
    - October 18 – 20, 2012 in Detroit, Michigan

  - Lankford-Giles-Vaughn Minority Architect Awards
    - July 24, 2012 in Washington, DC

Conclusions
Sustainability – Moving Beyond Triple Bottom-line Results

Environment

Community

Economy

Social Equity

Equitable Development: Untangling the Web of Urban Development through Collaborative Problem Solving

Issue 21 of Sustain Magazine
http://louisville.edu/kiesd/sustain-magazine

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