



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



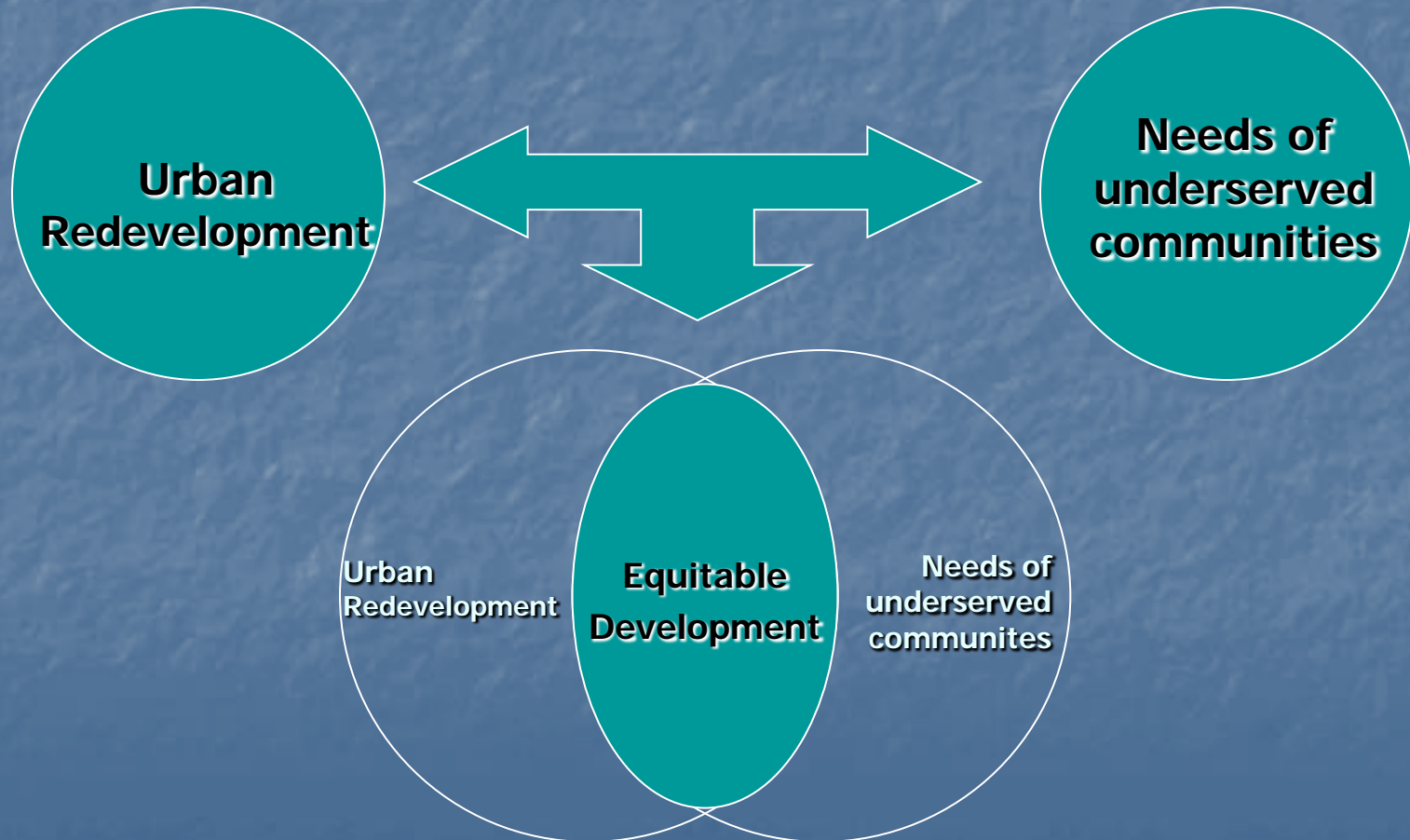
“Planning at its best takes account of the social implications of land use and economic development decisions.”

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



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
Always at your service

King County Executive, Ron Sims

County news

Executive initiatives

Excellence in Government

Executive offices

Biography

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King County Executive, Ron Sims

King County Executive

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News release

King County Executive
Ron Sims

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 Concurrence: This comprehensive plan update overhauls concurrence modeling practices, making the transportation concurrence process more streamlined and predictable. King County will no longer be conducting tests on individual development proposals. Instead, concurrence status is determined by broad geographic areas called travel sheds, which will be drawn to reflect where travel patterns share common characteristics. The concurrence 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 concurrence 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:



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Related information

- [Department of Development and Environmental Services](#)
- [2008 King County Comprehensive Plan Update](#)

Equitable Development and Location Efficiency: Fresh Food Financing Initiative



Capital at the point of impact.



Urban Affairs Coalition



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



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



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Sanford Garner, AIA, NOMA,
LEED AP ND



Sanford Garner, AIA | Notes of Interest



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

Center for American Progress



From Poverty to Prosperity

A National Strategy to Cut Poverty in Half

Report and Recommendations of the
Center for American Progress Task Force on Poverty

April 2007

Progressive Ideas for a Strong, Just, and Free America



Environmental Justice Achievement Awards

Recognizing Successful Partnerships
Achieving Public Health and Environmental Justice Goals



The ReGenesis Project



EPA is pleased to present a 2009 Environmental Justice Achievement Award to the **ReGenesis Project** for its work to address environmental protection and community revitalization issues in the Arkwright community of Spartanburg, South Carolina.

The ReGenesis Project has demonstrated the creation, implementation, and sustainability of a successful private-public-community partnership which has existed for several years and involves the community, local industry, and government agencies in Spartanburg, SC. The ReGenesis Project worked with 124 partners to raise public awareness and reverse the health impacts that industrial toxic wastes have had on the Spartanburg region. Over \$200 million has been leveraged to date to address environmental justice issues in this community, resulting in several site cleanups, cleaner air, and better access to health care for the community. The project established two ReGenesis Health Care centers that remain dedicated to reducing and eliminating economic, racial, social, gender, and age barriers to wellness in the community. The ReGenesis Project has also trained over 50 of its residents in environmental trades and empowered residents to address environmental justice issues directly.

As a result of the project's success, an advisory committee, the South Carolina Environmental Justice Advisory Committee (SCEJAC), was established to make recommendations to the state legislature on how to replicate the success of the ReGenesis project in other communities in South Carolina. Additionally, the project has worked to create affordable housing, a park, and senior housing. Currently, ReGenesis is seeking to design a community-supported revitalization plan to create the first Spartanburg public golf course project on the site of two Superfund sites and several Brownfield sites after cleanup is completed. This partnership demonstrates how urban planning and environmental protection can address health disparities.

Partners

ReGenesis Economic Development Corporation
University of South Carolina, Upstate
Spartanburg County, South Carolina
Spartanburg Housing Authority

South Carolina Department of Health and
Environmental Control
City of Spartanburg, South Carolina
Rhodia Inc., Spartanburg Plant, South Carolina

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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**Sustainable
Communities**



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