

BUILDING THE LEADERSHIP INFRASTRUCTURE FOR SUSTAINABLE COMMUNITIES



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Population & Development Projections



- 100 Million by 2039
- 90 Million New Homes
- 137 Billion Square Feet of Non-Residential Development



Colorado Water Commission Board

January, 2011



- “Water use will likely double by 2050 as more people move into the state and the oil shale industry develops on the Western Slope.”
- “The state’s population could grow to as many as 10 million people by 2050.”
- Current population: 5,045,000

Overall Impact: Development Opportunities



- 66%+ of development on the ground by 2050 will be built between now and then



Where Will This Development Go? How Energy Efficient Will It Be?



- Depends on local governments and the blueprints they create for building and transportation
- Buildings emit 38% of domestic CO₂; personal cars 20%
- Total = 58%
- Buildings consume up to 80% of electricity

How Local Governments Control Settlement Patterns



- Comprehensive Plans
- Zoning
- Subdivision and Site Plan Regulations
- Local Environmental Laws
- Green Building Ordinances/Codes
- Development Review Process

How Water Efficient Will It Be?



Water use varies

- 80 gallons per day per capita
- 130 gallons per day per capita
- Depends on housing type, size, location, and efficiencies



60% of Households Have Selected Single Family Neighborhoods

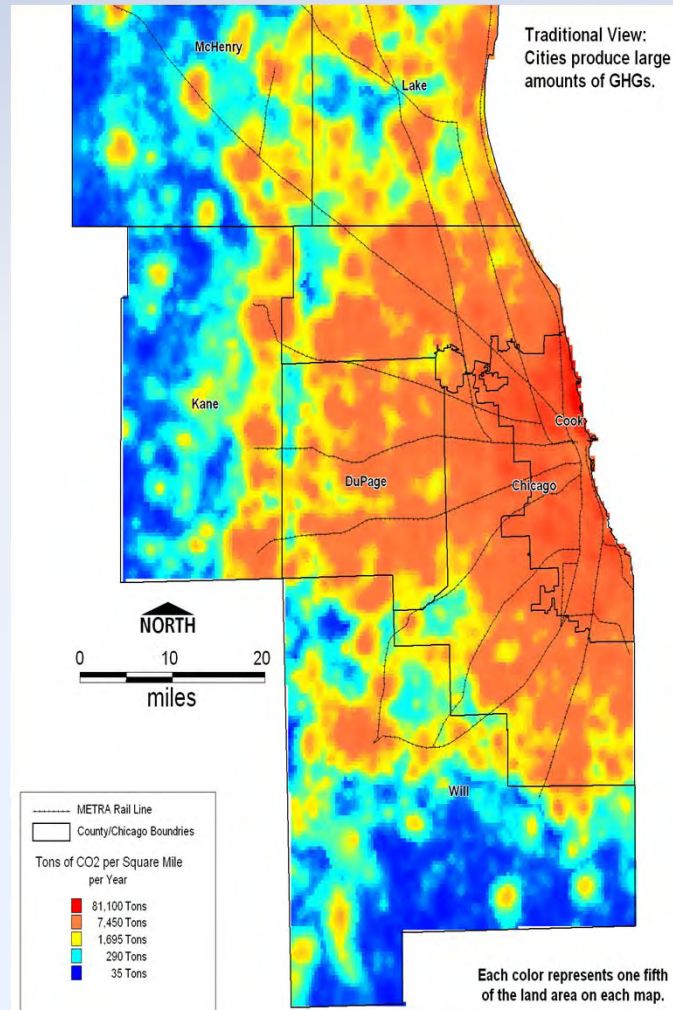


- Current Blueprint: Single Use, Single Family Zoning Districts
- 100 Million People = 40 Million Households
- 60% of 40 M = 24 M New Households in Single Family Neighborhoods
- Driving, Heating, Cooling, Watering, and Covering the Soil

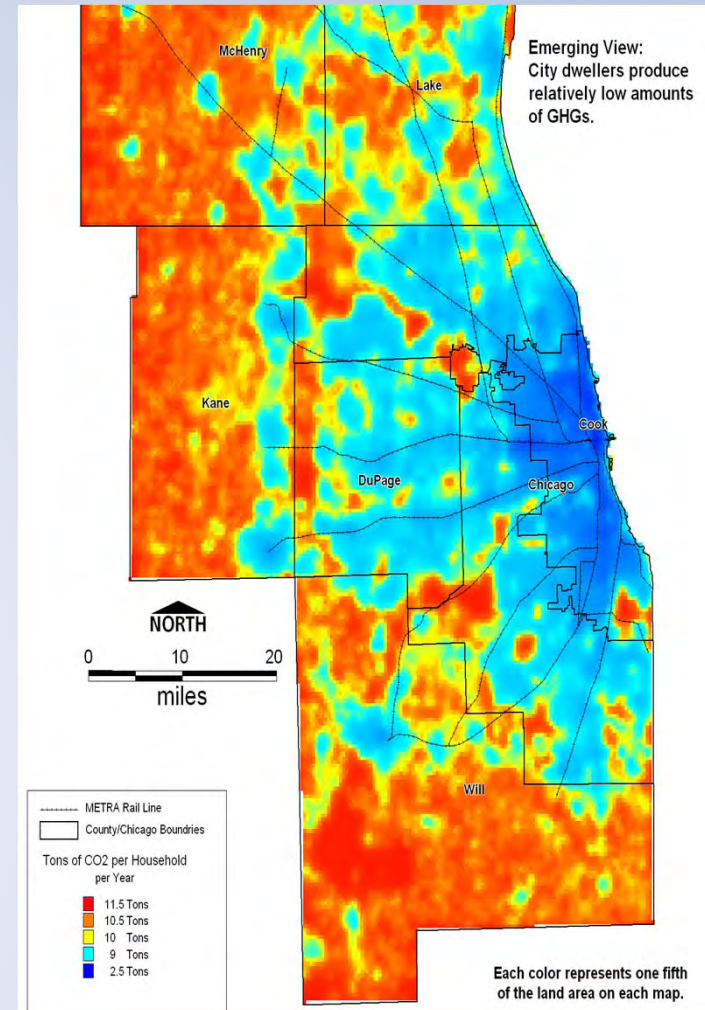


Two Views of Chicago and CO₂

Tons of CO₂ per Square Mile



Tons of CO₂ per Household



What Are Communities Doing?

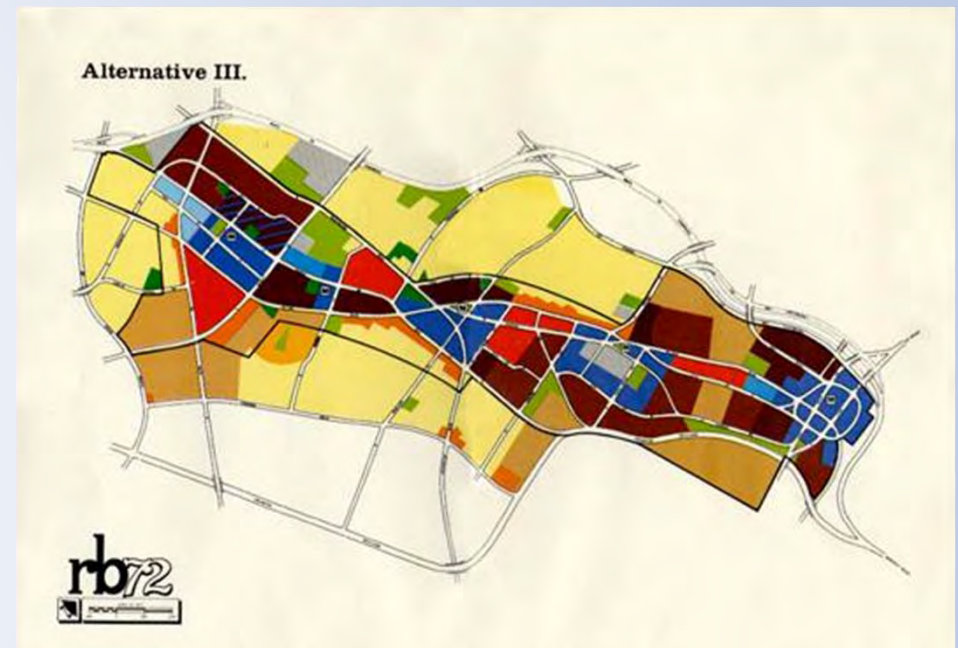


- Adopting and enhancing energy codes
- IECC 2012 = 30% more energy efficient
- Transit oriented development = fewer cars
- Trans. efficient development = less VMT
- Green buildings and green sites
- Sequestration
- Balancing property rights and community interests

Transit Oriented Development



Transportation Efficient Development



Green Buildings: Energy Code



Green Buildings: LEED-ND



Green Sites: Development Standards



Sequestration: Clustering



Sequestration: Development Agreements



Other Challenges



- Intermunicipal Councils
- Multi-Jurisdictional Conflicts
- State-Local Connections
- Regional Networks
- Multi-Party Disputes

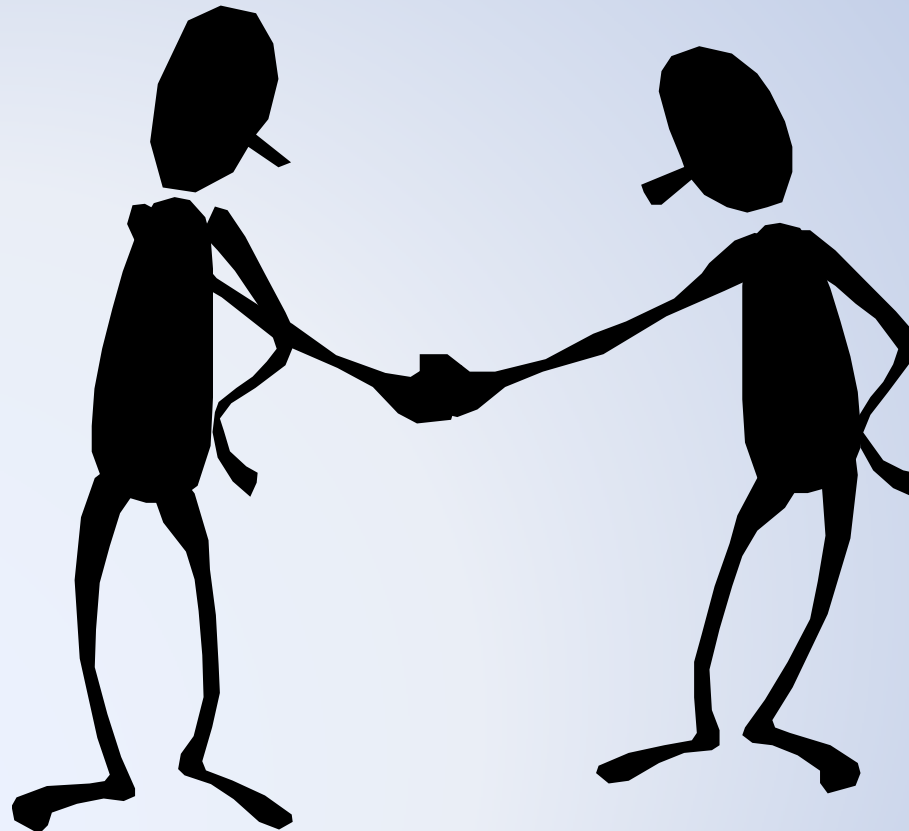


Need for a New Approach Local Code Audits



- Promulgation of Standard Zoning Enabling Act: 1922
- Rapid spread of zoning nation-wide
- We are at another challenging moment
- Need for new code framework and method of auditing local codes for sustainability
- Importance of the Sustainable Development Code

Building the Human Infrastructure for Collaborative Governance



KISS MY ASS YOU
COMMEY-PLANNING ZONING
WE HAVE THE RIGHT ZONING PERMITS
I AM NOT CLOSING OR MOVING
YOU COMMEY-BASTARDS
NEIGHBORS CAN MOVE

1998



The Land Use Leadership Alliance Training Program



- Educating local land use decision-makers on legal tools and techniques and collaborative decision-making to address complex land use issues
- Four-Day Intensive Training Program
- Land Use and Collaborative Decision-making Tools
- Over 15 Years of Experience Across 5 States
- Network of 2,000 graduates of the program

The Process of Innovation “Diffusion”



“Most individuals evaluate an innovation, not on the basis of scientific research by experts, but through the subjective evaluations of near-peers who have adopted the innovation. These near-peers thus serve as social models, whose innovation behavior tends to be imitated by others in their system.”

- Everett M. Rodgers

“Innovations” that Improve on the Land Use System



- New Patterns of Development
- New Building Design
- Local Environmental Laws
- New Subdivision Layouts That Offer Alternatives to “Sprawl”

When Innovations are Adopted and a Community Improves on the Pattern of Land Development, Other Communities only Benefit if They Learn About, and Act, on the New Approach.

Recruitment



Nominees are often:

- Chairs and members of legislative body
- Planning and zoning board members
- Administrative board members
- Members of environmental groups
- Representatives of Civic Groups
- Local Landowners
- Developers
- Business leaders
- Community activists



Survey of Graduates



90% of LULA grads surveyed have reported using one or more strategies or techniques taught at the program

This program is truly building the human infrastructure for collaborative governance and bringing land use leaders to the point where they can create forums and mechanisms for resolving serious land use conflicts, related to climate change.

First LULA Training in Utah



LAND USE LAW CENTER
PACE UNIVERSITY SCHOOL OF LAW
WWW.LAW.PACE.EDU/LANDUSE



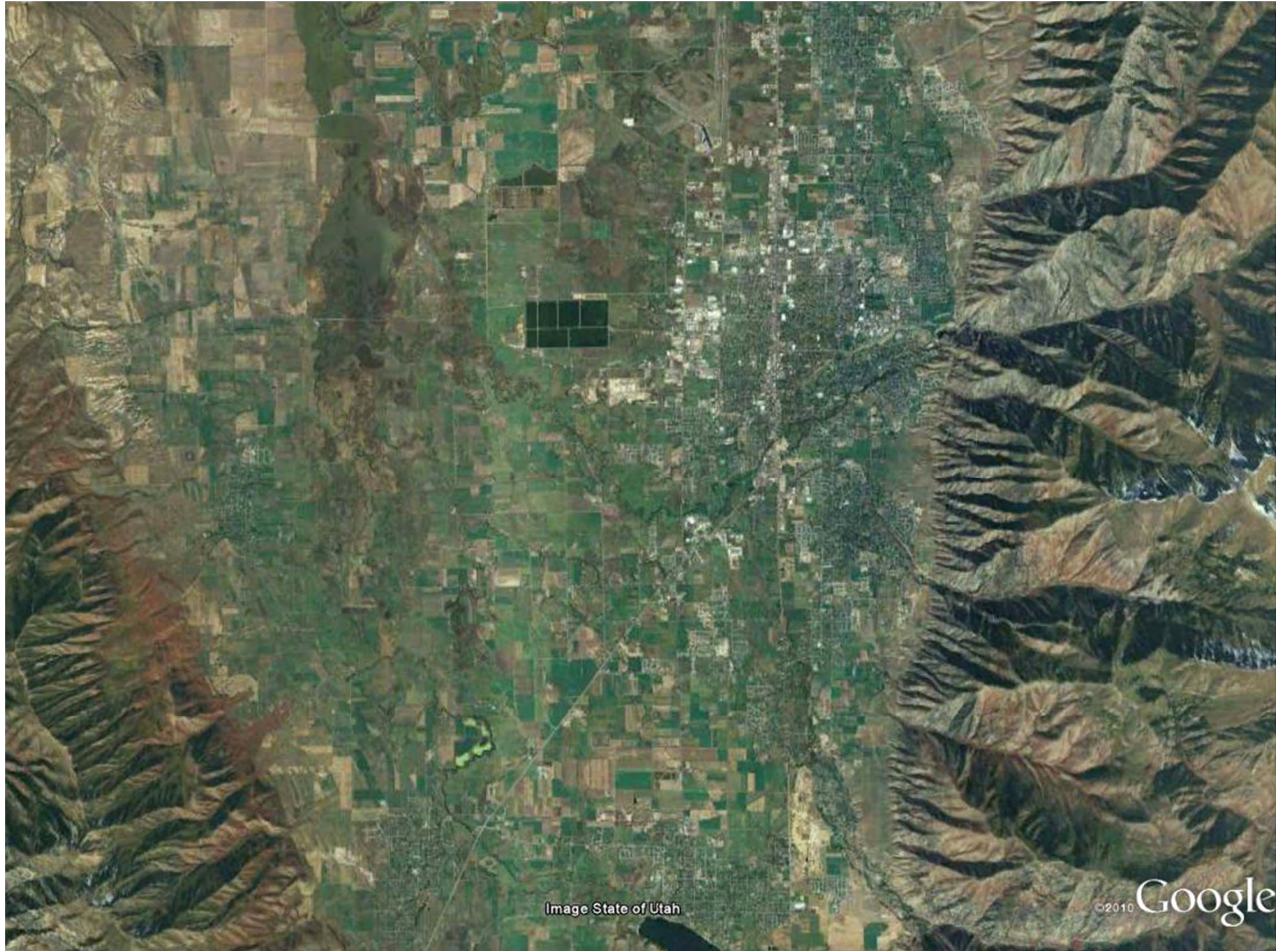


Image State of Utah

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Going Beyond Training: Creating the Human Infrastructure



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What Are the Land Use Tools?



- Land Use Approval Process
- Planning
- Zoning



Who are the Decision-makers and Stakeholders?



- Chief Elected Official
- Land Use Board Members
- Regional and State Agencies
- Developers
- Planners
- Other Professionals
- Citizens
- Local Legislature
- Not-for-Profits



How Do We Create the Human Infrastructure?



Land Use Leadership Alliance

Mayors' Redevelopment Roundtable

Corporation Counsel's Roundtable

Land Use Leadership Alliance



A four-day training program for community leaders focusing on foundational and cutting-edge information related to priority land use issues, as identified by each city or village.

The program teaches –

- How to use the land use system,
- Dispute resolution skills, and
- Comprehensive planning techniques to achieve sustainable urban growth and design.

Mayors' Redevelopment Roundtable



Convene mayors from the Lower Hudson Valley Region to –

- Identify redevelopment issues and problems facing cities in the region;
- Provide resources, strategies, and assistance that foster quality urban redevelopment projects; and
- Present land, development, and building initiatives that urban communities can use to promote energy efficiency and low-impact development.

Corporation Counsel's Roundtable



Convene municipal counsel from the Lower Hudson Valley Region to –

- Address common legal issues faced by the cities in the region and
- Discuss possible solutions.
- The Land Use Law Center
 - Acts as facilitator,
 - Identifies and schedules speakers,
 - Serves as a clearing house for the list of community issues and meeting organization, and
 - Provides guidance on how to resolve disputes and build consensus.

Next Step: Technical Assistance



We work directly with municipalities to advance specific initiatives. Lessons learned and best practices are shared with the larger region.

Examples:

- Mount Vernon West Transit Station
- City of Newburgh Distressed Property Program

Ideas for New Programs?



- Regional Training Programs
- Local Legislators Programs

