

SUSTAINABLE DEVELOPMENT:

Better Infill Communities Through CEQA

Air and Waste Management Association
Golden West Section
September 21, 2011
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What Is Sustainable Development?

At the Global Level

“...development which meets the needs of the present without compromising the ability of future generations to meet their own needs.”

– *Brundtland Commission, 1987*

At the Local Level

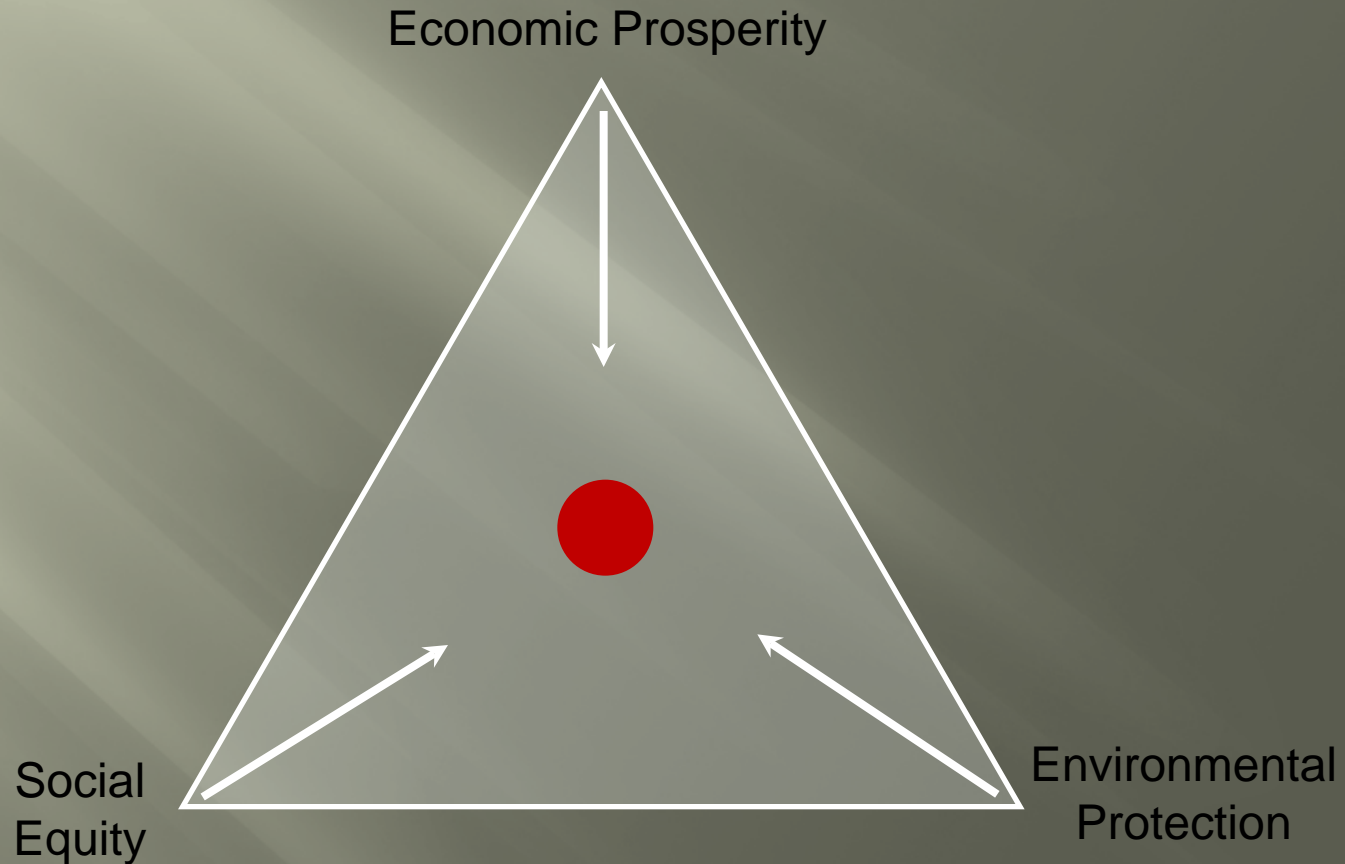
Creating compact mixed-use communities, balancing the interests of economic prosperity, environmental protection, and social equity, while localizing agriculture, renewable energy, eco-literate education, green buildings and transit.



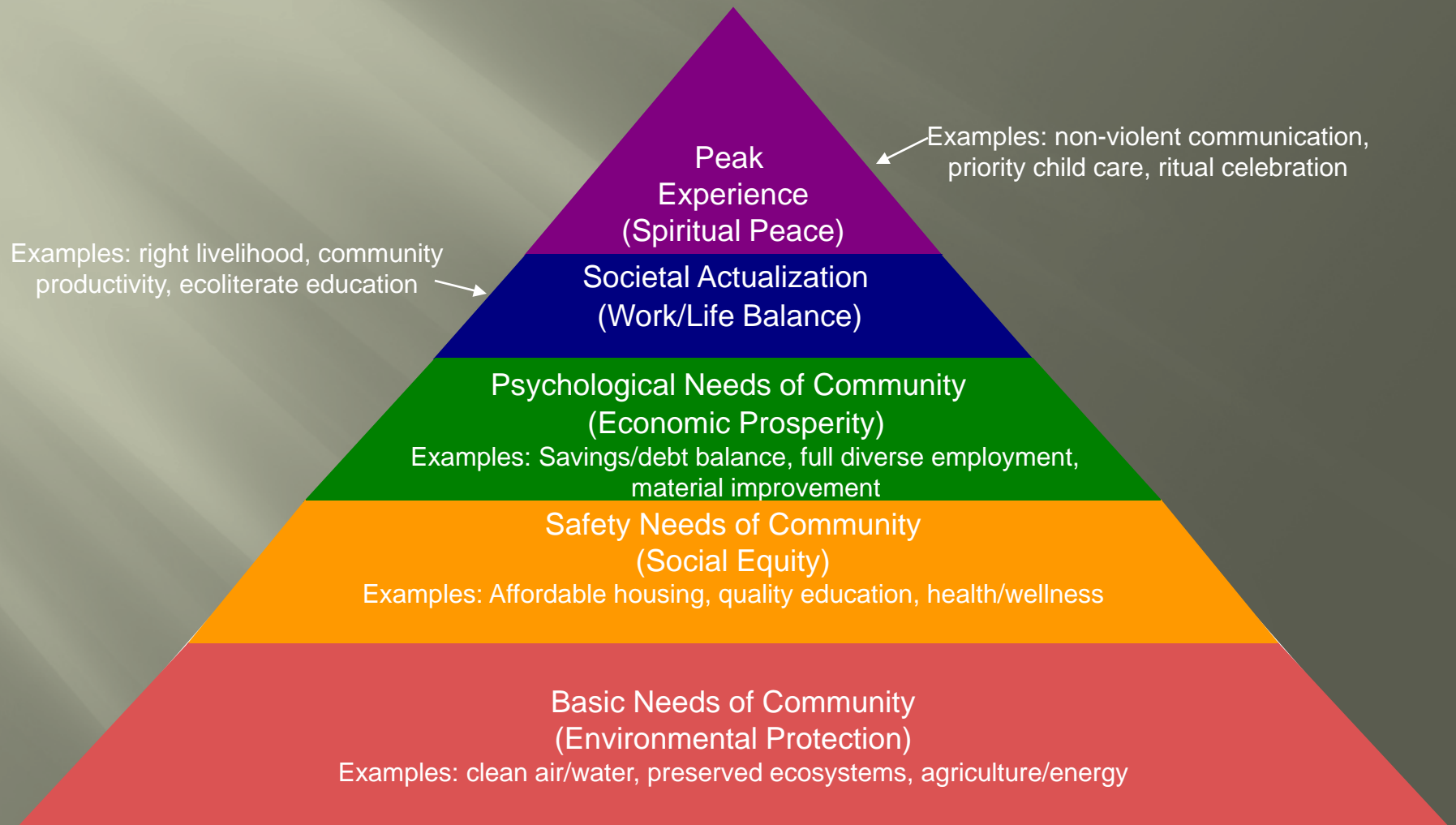
**This is our Legacy of 20th Century
Unsustainable Development**

Finding Balance - The Three E's

What Healthy Communities Need



Hierarchy of Healthy Communities



What Does CEQA Do?

- Protects sensitive habitat and ecosystems
- Holds development accountable for certain environmental impacts
- Helps keep lawyers employed
- Sometimes pushes development toward sprawl



What Does CEQA Not Do?

- Doesn't distinguish between sustainable and unsustainable development
- Doesn't promote balance among competing issues
- Doesn't level the playing field for costs of development between sprawl and infill



What Is and Isn't Infill

- Infill is brownfield (contaminated), greyfield (previously developed), and greenfield (undeveloped).
- Infill is mixed-use, either vertical or horizontal.
- Infill is the conservation of prime farmland.
- Infill is the more efficient use of energy resources.
- Infill is the promotion of local, ecological education.
- Infill is the mandate to build green, using sustainable design principles.
- Infill *isn't* sprawl.



Applying Sustainable Development to the Built Environment

Sustainable Community Development

Economically – generally pays higher wages and benefits and re-circulate profits locally

Environmentally – uses compact land footprints and shares resources

Socially – mixes uses and reduces consumption closer to actual need

Less than one-third of market demand for walkable urban infill is being met.



Segregated-Use Development



Mixed-Use Development



Infill Accountability Report

<u>Big Box Segregated Use</u>	<u>Features</u>	<u>Sustainable Mixed Use</u>
15.5 acres	Site Area	15.5 acres
4 acres (26%)	Building Coverage	4.5 acres (29%)
173,000 sq. ft.	Commercial Uses	107,000 sq. ft.
None	Residential Uses	200 homes (1200-1800 sq. ft.)
804 spaces	Parking	639 spaces
None	Transit	Train, bus facility
14 acres (90%)	Impervious Area	11.3 acres (73%)
1.5 acres (10%)	Landscaped Area	4.2 acres (27%)
None	Community Gardens	1.2 acre
	Additional Acres Needed for 200 Homes	
15 acres		None
No	Affordable Housing	Yes
No	Bicycle Paths	Yes
No	Walking Paths	Yes
No	Transport Resource Center	Yes
No	New Uses & Services	Yes
No	Create Village Green	Yes
No	Elementary School	Yes

Some Unsustainable Land Use Types



Starter Castles/Sprawl

91% of Americans drive to work – not coincidentally, between 1983 and 2001 VMT increased by 226% while population increased by only 22%



Billboards

Tourism spending in Vermont rose 50% in the two years after the state removed its last billboard. Some of the top vacation spots in the U.S. are billboard-free, including Alaska, Hawaii, Maine and Vermont.



Urban Area Freeways

Almost 50,000 people each year in America are killed in automobile accidents – most in urban areas



Tank Farms

Experts predict that by 2035 the U.S. will need to refine 140 million new barrels of oil each day.

The Euclidian Zoning Problem



The Sustainable Development Process

“To have to grapple with divergent problems
tends to be exhausting, worrying and wearisome.

Hence people try to avoid it...

it requires straining and stretching to a higher level...

a problem in which irreconcilable opposites

have to be reconciled

is the real stuff of life”

- *E.F. Schumacher*