

Decriminalize Development

2022 Southern Vermont Economy Summit: **Cultivate Change**



**We Aim To Create
Places That People
Give A Damn About**

Locally Sourced Schadenfreude
100% Organic

*“No One Wants To
Listen To A
Developer Complain”*



Today's Agenda:
I Suck At Pep Talks

Everything Is Broken
And It's All Our Fault



Decriminalize Development
Change The Rhetoric + Regulations

“Just Say No”
Doesn’t Work



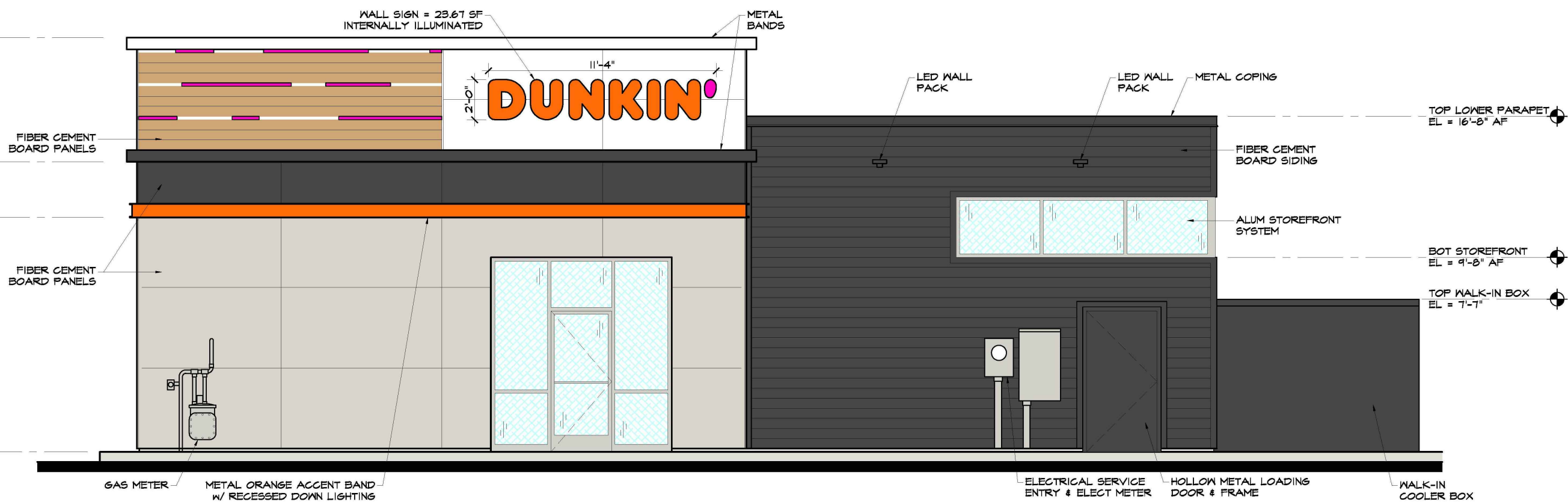
Facilitating Finger Pointing
Not Productive Discourse On Development

Neighbors
VS.
Planners
VS.
Developers



16-Month Approval Process

Doubled Approvals Budget



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
1. ARCHITECTURAL RENDERINGS ARE CONCEPTUAL ONLY.

Can't Make This S#!% Up

The Meeting Was Continued To Address This

**A Professional,
Accredited Civil
Engineer Had To
Give This Real
Consideration**



@westborotimes

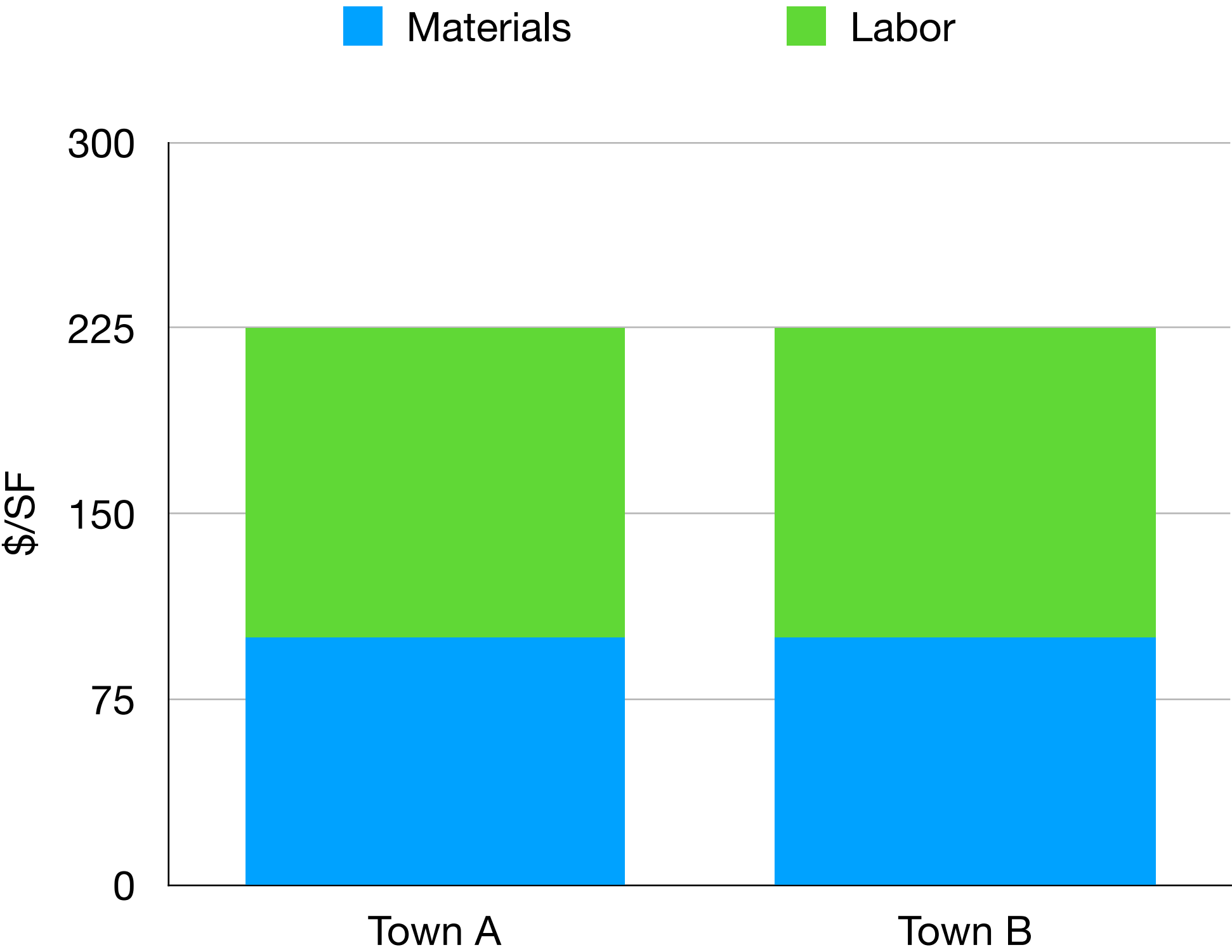
We're Inviting The Wrong Things

Intent vs. Outcome

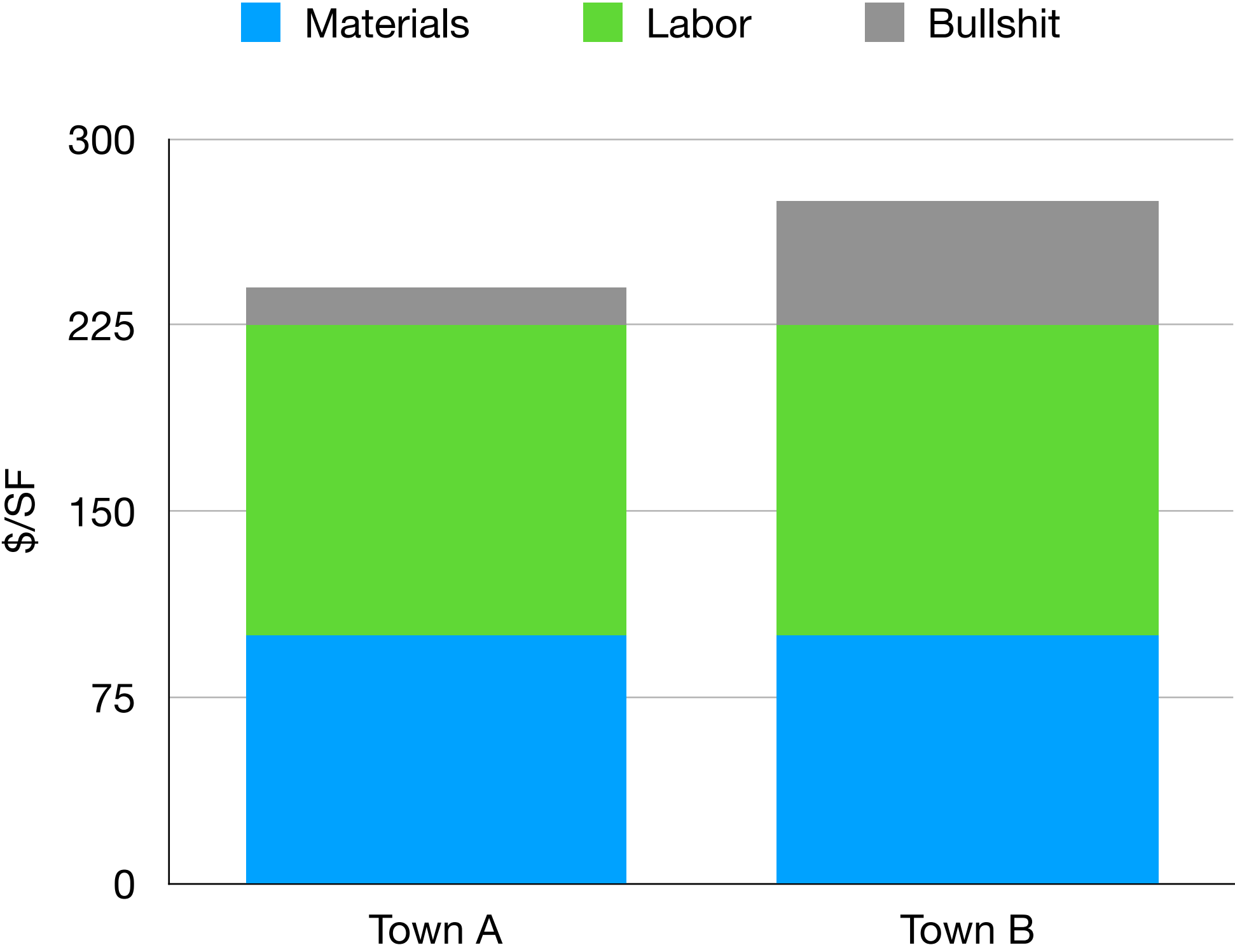
Eagle
vs.
Seagull



3 Cost Drivers of Development
That Must Be Considered In Any *Pro Forma* Analysis



The Bullshit Quotient
[Not A Mathematical Term]



Authoritarian Authorities
Subjected to Subjectivity

**Why Does Your
Planning Board
Feel Like A
Parole Board?**



Shawshank Redemption, 1994



Smart Growth vs. Dumb Growth?

It Ain't Magic

**Land-Use Is
Hard...**
**But Not As Hard
As We've Made It**

America's Finest News Source

City Councilman Unearths Magical Zoning Amulet

ROCHESTER, NY—After years spent poring over mysterious and arcane plat sheets and deciphering long-forgotten building codes, city councilmember Mike LaMere unearthed the mysterious City Zoning Amulet Friday.



"Behold!" LaMere said, holding aloft the solid-gold amulet, which is emblazoned with the Ever-Evaluating Eye of Surr-Vey, Lord Of Demarcation, He Who Measures And Assesses. "With this sigil, the power of zoning comes. Through me, the power of zoning flows! All will behold my power, and I shall bow to no man when designating matter-of-right developments for major retail and office spaces to a maximum lot occupancy of 75 percent for residential use!"

Don't Say The D-Word

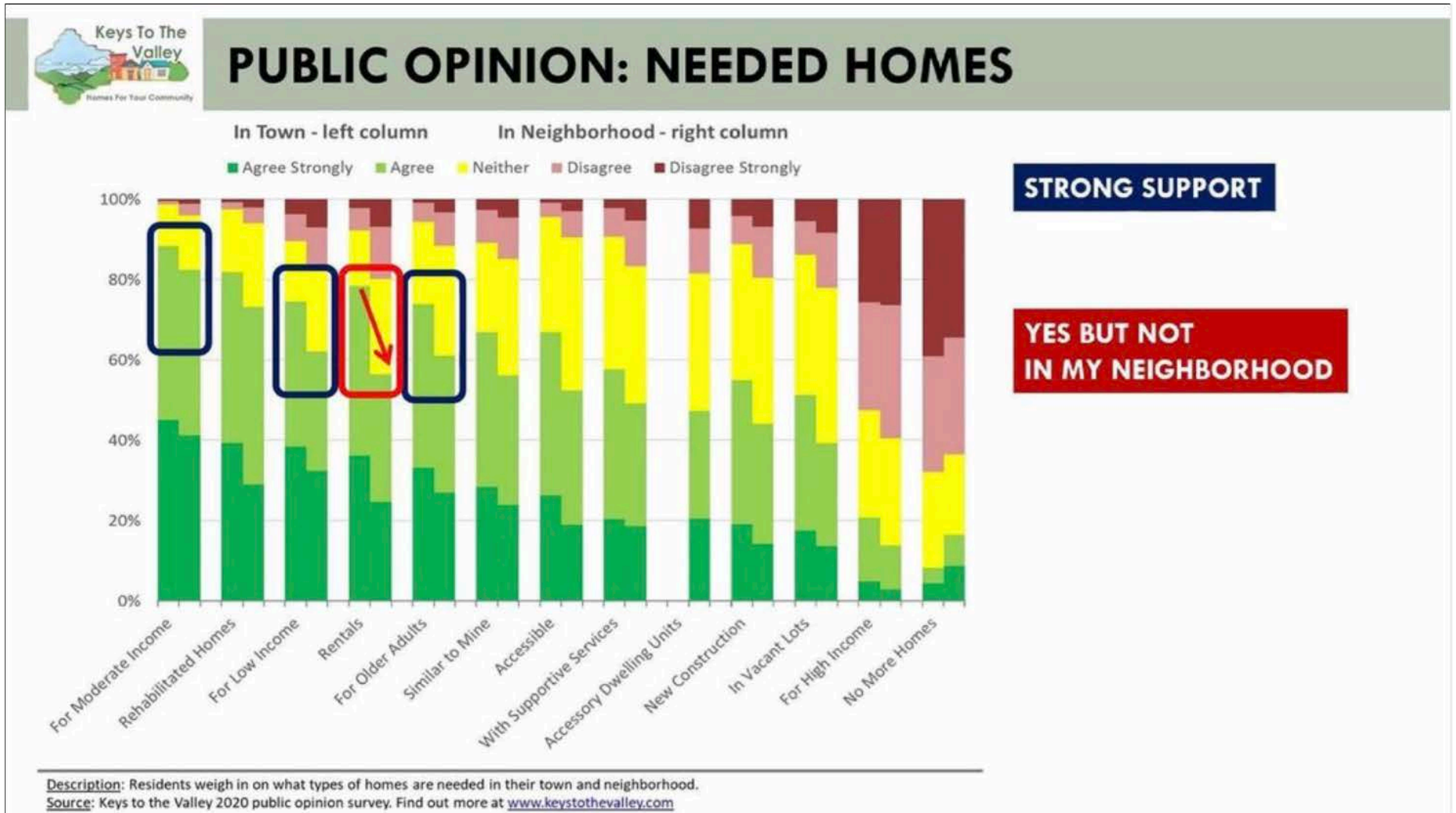
Development Is Not A 4-Letter Word

Change How We Talk About It
Change Who We Listen To



NIMBYism...The Bar Chart

“Well, There’s Your Problem Right There”



Think Globally, Oppose Locally
“Boomer Zoning”

**The Generation
That Set Out To
Change The
World
So Long As That
Change Doesn't
Occur In Their
Neighborhood**



Pearl Clutching Is For People Who Can Afford Pearls
Protesting From A Place Of Privilege

**Who Let The
Dogmatics Out?**
Oof, Oof



Those In Glass Houses Shouldn't Throw Stones
No One Should Move Here After Me

**Unless You Live In
A Neighborhood
Populated Entirely
By Carpenters...**

**How Do You Think
Your House
Happened?**



*"We hope to buy the first one and then
object to the other 199 being built."*



Obstructed Views Of History
The Nostalgia Bias

**Have Some
Perspective**
**On Your
Perspective**



Overcoming Emotion
Focusing on the Facts

Don't Try To Change People
You Have To Change The Process



Empirical Evidence of Economics At Work

“The Math Is Relentless”

**Do The
F\$[#%*\$@
Math**



Objective Evidence
That We Need More Growth

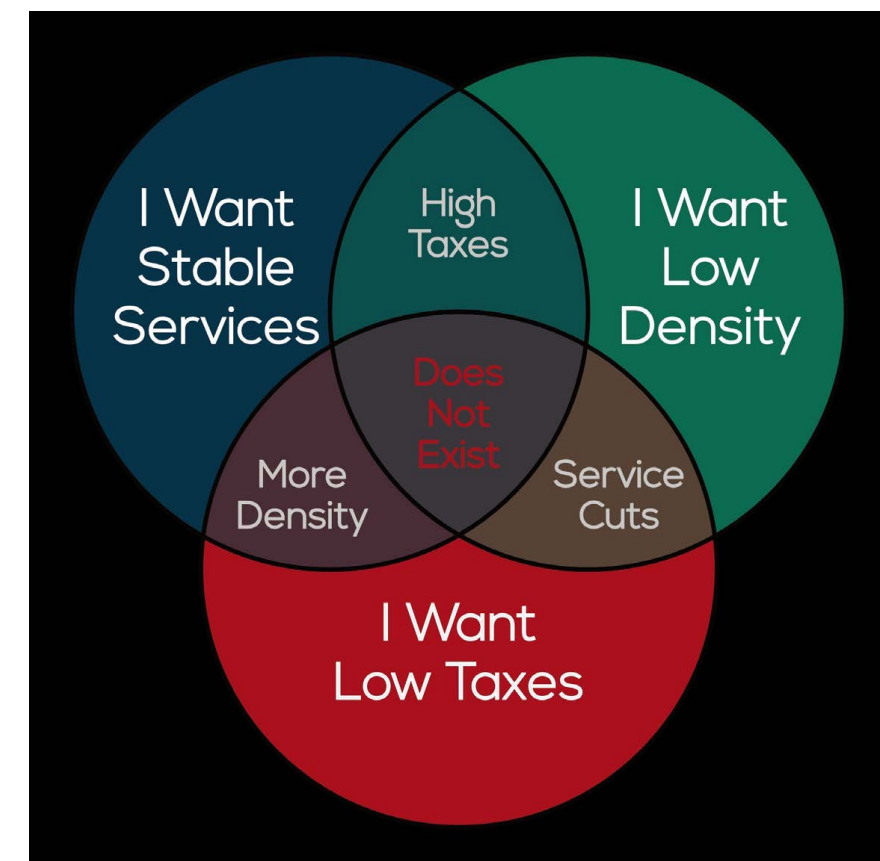
**STRONG
TOWNS**

URBAN³
Financially Sustainable Communities by Design

Math + Facts The Anecdote To Opinions



www.shophouse.studio



“Preserving Neighborhood Character”
Weaponize Subjectivity

We’ve Zoned
Out What
Works

Re-Legalize
Housing

OP-ED: BUT WHAT ABOUT THE PARKING, THE TRAFFIC, THE LIGHTS, THE NOISE, THE OTHERS, THE SALAMANDERS, THE SEWER SYSTEM, THE SCHOOL SYSTEM, THE CRIME, THE POLLUTION, THE WAY THINGS USED TO BE, THE PROPERTY VALUES, THE PAINT COLOR, THE HEIGHT, THE...

> OPINION PAGE 5



HOUSING ADVOCATE PUTS MONEY WHERE MOUTH IS

Unable to provide housing with well wishes and good intent, housing expert elects to build new affordable housing literally in her own backyard.

> BUSINESS PAGE 12

The Peterborough Paper

Sunday – October 3, 2021

ALL THE NEWS WE CAN FIT IN PRINT



Resident Willingly Invites Other Residents Into Her Residence

“How dare she invite new neighbors into that neighborhood” say neighbors no one asked to have in their neighborhood.

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Neighborhood Character Ruins Neighborhood Character

Will known rabble-rouser Ivy Vann destroy the community by community-building within her community?

NEW HAMPSHIRE
Jane Smithson

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nisi. Aliquam lobortis ante elementum pretium facilisis concetetur usam elementum.

“Why must she insist upon improving things? It’s going to destroy our way of life.”

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Ullamcorper erat, ac accumsan augue. Praesent sit amet metus massa. Fusce posuere volut lucvul.

SPECIAL REPORT: ARE YOUR KIDS AT RISK OF VPA-ING?
> “FAMILY VALUES” PAGE 12



Mostly Nimby
59 °F



Partly Neighbory
77 °F



Cocktail Hour
50 °F



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The Alternative Facts Folks
Stop Listening To Them

Anti-Housing **Anti-Vaxxers**



Public Input Is Important
But The General Public Is Generally Ignorant

**In The Battle
Against Bullshit
Be The Fauci**



Opinions Are Like Assholes
No One Thinks Theirs Stinks

**The Loudest
Voice In The
Room
Isn't Necessarily
The One We
Should Listen To**



Billy Madison, 1995



Everyone Is Entitled To Their Opinion
But Not Their Own Facts

Democratizing Development Looks Very Different Than “Public Input”



River Park Neighborhood Planning Process, 2008



Developers, We Need You...
To Build The Future, Intelligently

Developers:
Be Better



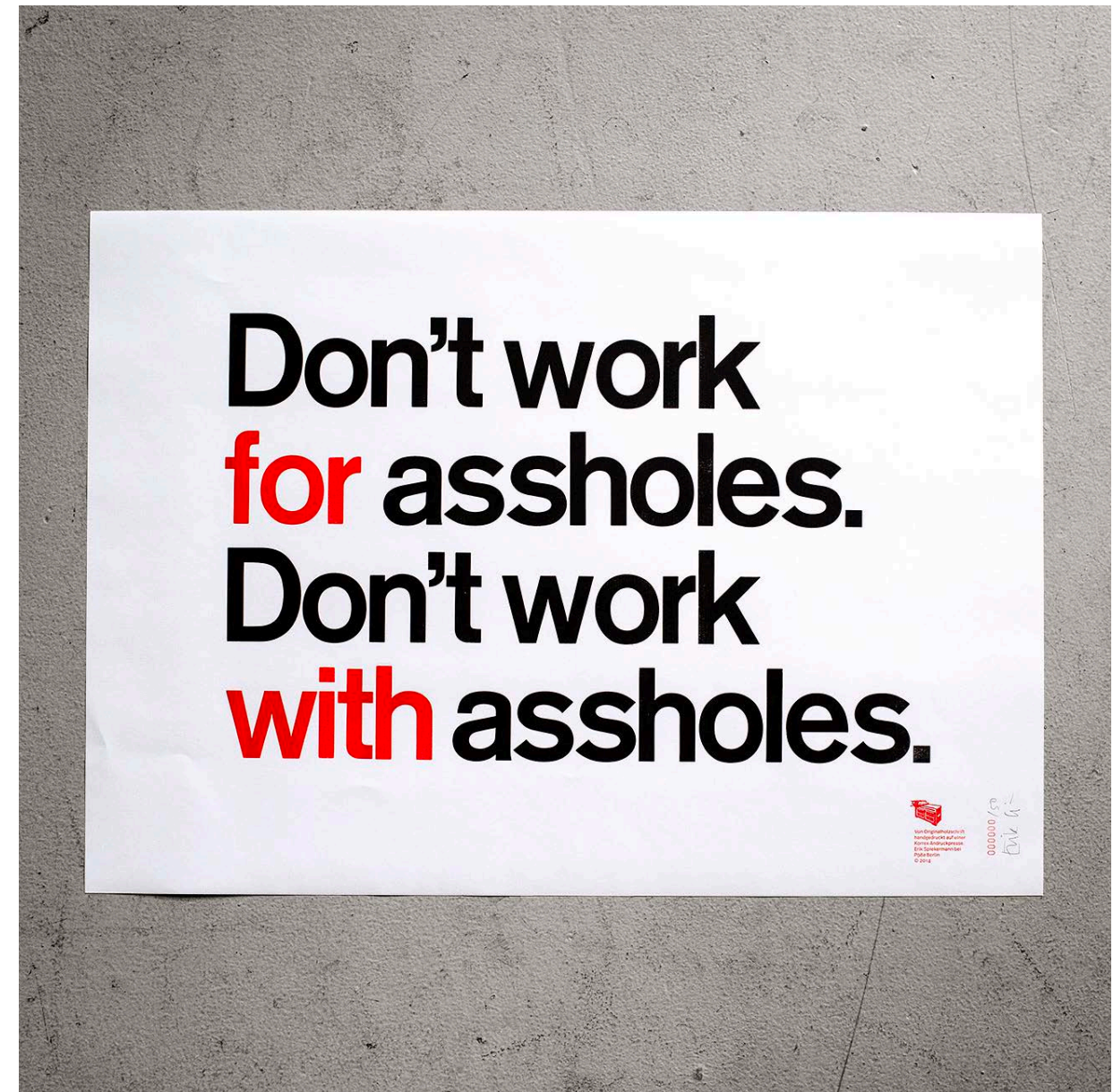
It's A Wonderful Life, 1946



Developers Give Developers A Bad Name

Don't Be That Kind

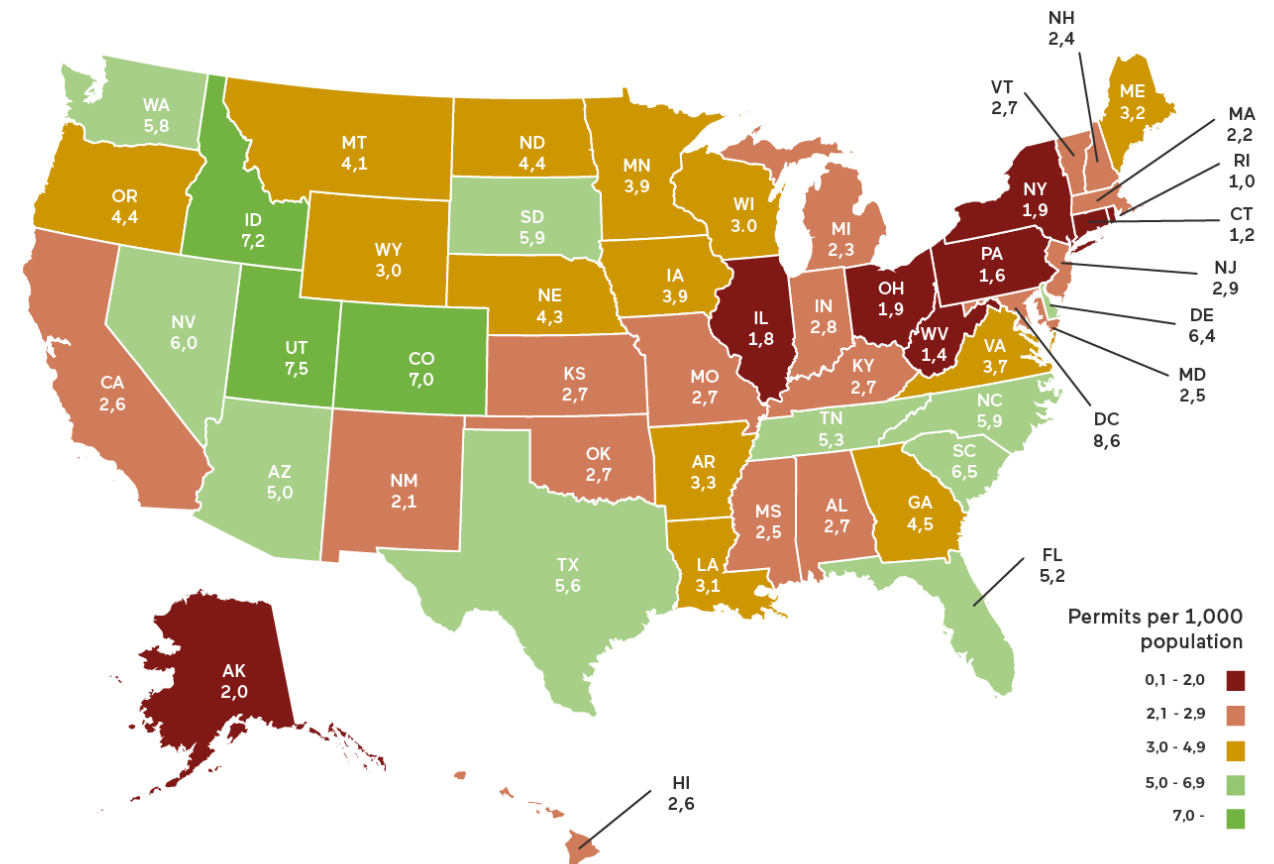
**Reputation Is
Like Virginity
You Can Only
Lose It Once**



Just *Believe* It Into Existence?
And Keep Denying People Are Getting F'd?

The Immaculate Conception Of Affordable Housing?

Building Permits per Capita in Each State 2017



www.fixr.com/blog

Data Source: National Association of Home Builders

FIXR



The Future Can't Show Up To The Planning Board
You Need To Speak For Them

**You Never Hear From
Invisible Stakeholders**



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