



DisabilityAdvocates



American Planning Association
Michigan Chapter

Creating Great Communities for All



Agenda

- **Brief Overview**
- **Test pilot site visits (40 min.)**
- **Return and Discuss**
 - **What is missing in planning field to give us a voice?**
 - **What could training look like for Planners?**



WHAT IS



DISABILITY





DISABILITIES

ADA Definition

“A physical or mental impairment that substantially limits one or more major life activities...”



DISABILITIES

Statistics

- **61 million** U.S. adults (**or 1 in 4**) and more than **1 billion** individuals **globally** have a disability.

(Centers for Disease Control and Prevention)

- Roughly **10,000** Baby Boomers will **turn 65 today**, and about 10,000 more will cross that threshold every day for the next 19 years.

(Pew Research Center)



DISABILITY

Types

- Physical disabilities (mobility limitations)
- Sensory disabilities (vision, hearing impairments)
- Intellectual disabilities (learning challenges)
- Developmental disabilities (autism, Down syndrome)



DISABILITIES

- 37% of people with Disabilities (working age) are employed. (current and highest in US history)
- Over 40% of people who are homeless have a documented Disability.
- In 2019, 25.9 percent of people with disabilities were living in poverty, while just 11.4 percent of people without disabilities were living in poverty.



DISABILITIES

- Ableism- the conscious and unconscious view that a person with a disability is less than
- Our world was not built for people with disabilities in mind
- Historical persecution
- Media representation as a negative, charity, or inspiration porn



CIL HISTORY

Definition

What is a CIL?

Centers for Independent Living (CILs) are community-based, cross-disability, non-profit organizations designed & operated by people with disabilities.

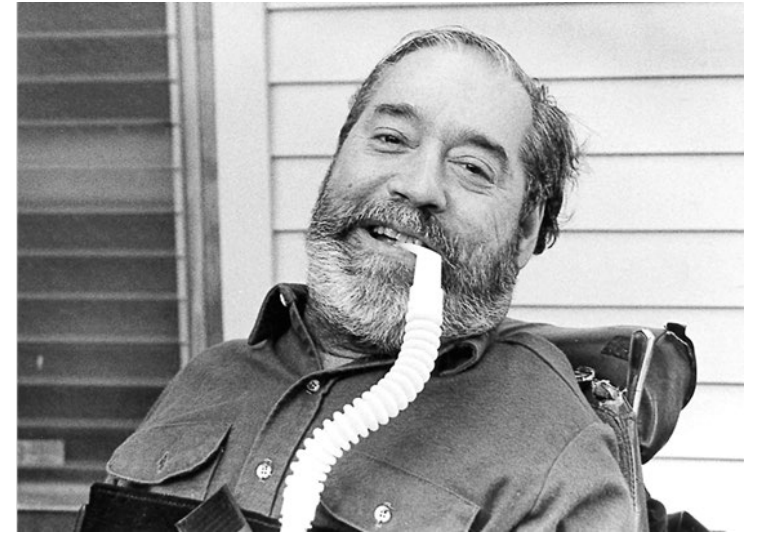




CIL HISTORY

A New Model - Founding & Expansion of CILs

- The first CIL was established in 1972 by Ed Roberts in Berkley, CA.
- Today, there are 403 federally and state-funded CILs nationwide.
- Disability Network Michigan brings together the collective voice of Michigan's 15 CILs



Ed Roberts



OUR STORY

Organization Story

- Founded in **1981**
- At least **51%** of our staff and Board of Directors have some form of disability.
- Our service area spans Kent, Ionia, Montcalm, Mecosta, & Osceola counties.





WHY FOCUS ON DISABILITY

- Disability makes up a significant population
- Many inequities
- Large unemployment and under-employment numbers
- People can be afraid to talk about it
- The ADA did not solve everything
- NO INCLUSION WITHOUT ACCESSIBILITY (DEIA)



Accessibility

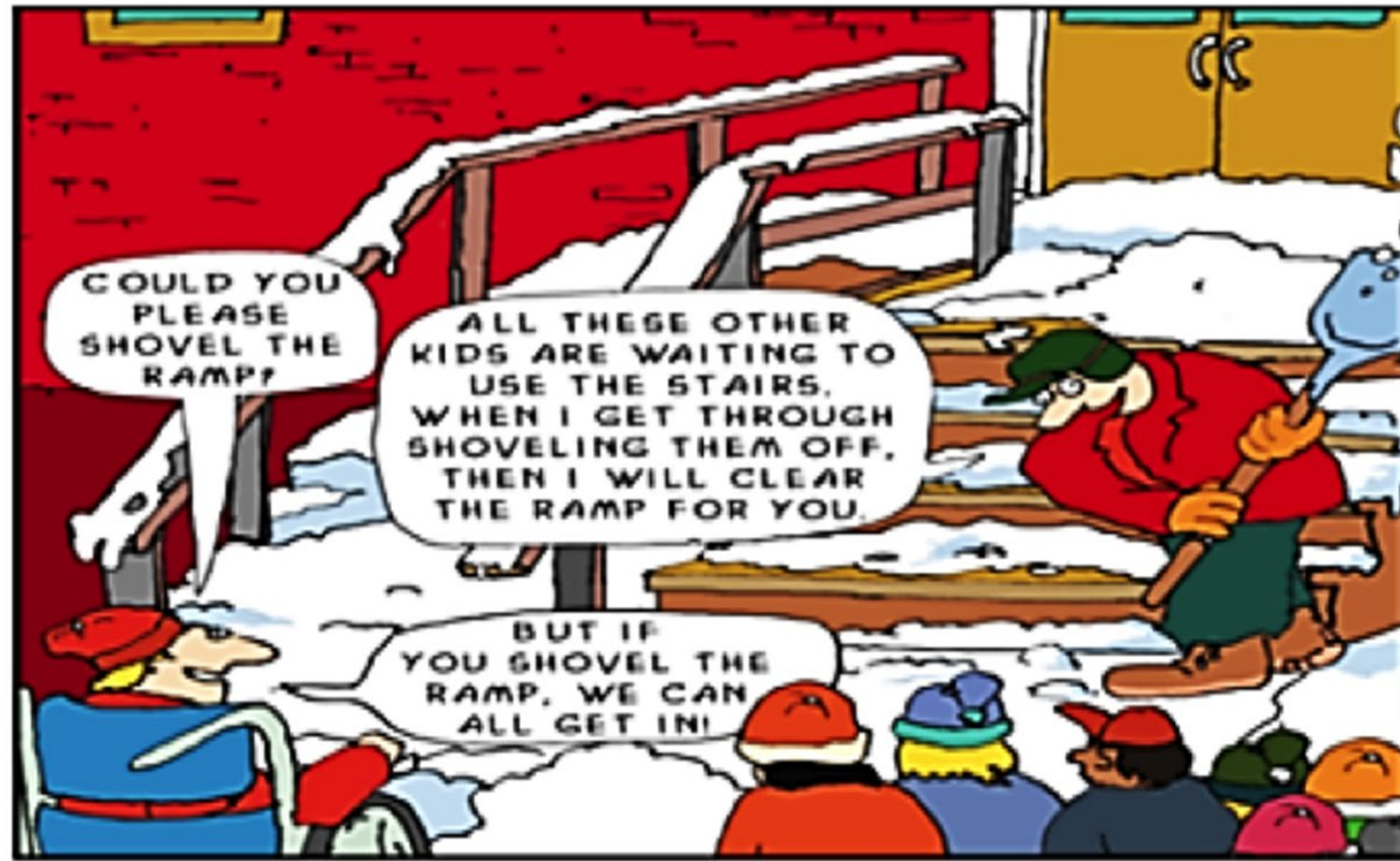
**Diversity is being invited to the party;
inclusion is being asked to dance.**

- Verna Myers

www.declicinternational.com



WHAT'S DIFFERENT HERE?





DISABILITIES

Social Model Of Disability

- Barriers are environmental and social constructs.
- Disabilities are natural parts of life. They are characteristics like race, ethnicity, gender, height, etc.
- Like those other characteristics, having a disability isn't inherently good or bad; society assigns desirability.



DISABILITIES

Social Model Of Disability: Practical Implications

- Social model neither denies the reality of disability nor its impact on a person.
- Rather, it challenges the environment to organically accommodate people living with disabilities.
- These are individuals capable of making their own decisions as active, included members of society (i.e. neighbors, friends, patrons).



WHAT IS THE ADA

- Law signed in 1990 by President George H.W. Bush (34 years young)
- The ADA is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life
- The crowning victory in the Disability rights movement
- In 2008 the ADA amendment act (ADAAA) expanded the definition of what is a Disability
- The ADA consists of 5 titles



IS THE ADA PERFECT?

- It is a great start, and took many to get this law passed
- Made some major changes and massively changed lives
- Look at the ADA as a minimum standard
- Universal design is greater than just meeting ADA
- Aim to exceed

A Quick Survey

- Your knowledge level of accessibility?
- Your knowledge level of Universal Design?
- Your comfort level with accessibility?

Design and Persons with Disabilities



Jacuzzi



You're welcome 😊

texting



We're sorry 😞



Citizen Initiative for Inclusive Design



Way back in the summer of 2019

Accessibility vs. Inclusive/Universal Design

“our communities are accessible and welcoming to all.” (2nd half of our vision & mission.)

- Dis-ability
- Dis-invited
- Dis-welcomed

United Nations Convention on the Rights of Persons with Disabilities

Article 9 – Accessibility

1. To enable persons with disabilities to live independently and participate fully in all aspects of life, States Parties ***shall take appropriate measures***.
... These measures, which shall include the identification and elimination of obstacles and barriers to accessibility, shall apply to, inter alia:

- a) [I]ndoor and outdoor facilities, including schools, housing, medical facilities and workplaces;
- b) Information, communications

United Nations Convention on the Rights of Persons with Disabilities

“Universal design” means the design of products, environments, programmes and services to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

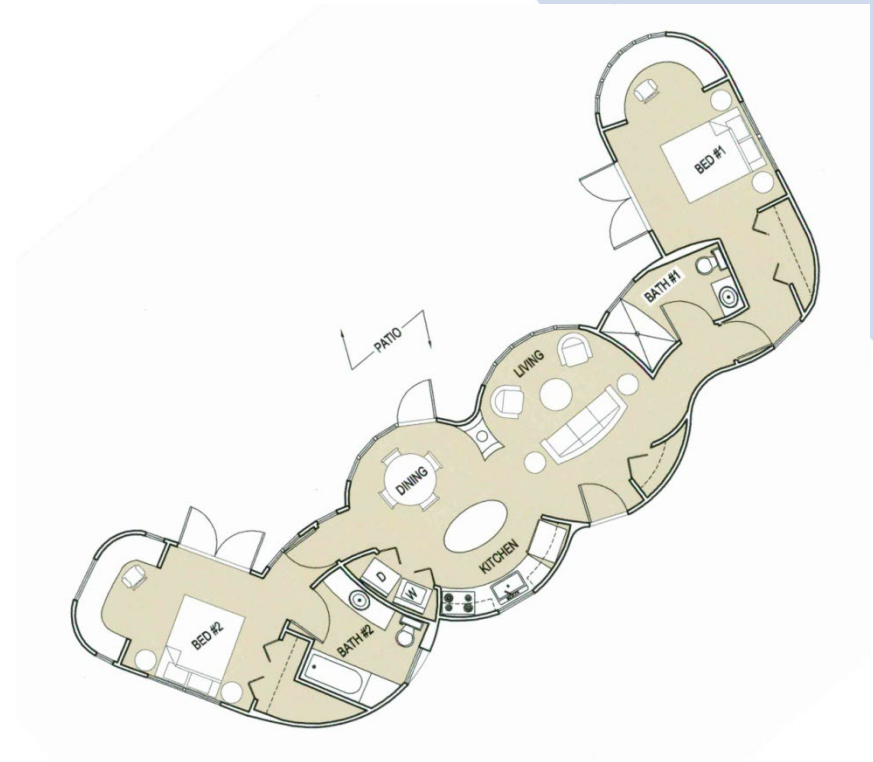
Universal Design Architectural/Site Principles

1. Equitable Use
2. Flexibility in Use
3. Simple and Intuitive Use
4. Perceptible Information



Universal Design Architectural Principles

- 5. Tolerance for Error**
- 6. Low Physical Effort**
- 7. Size and Space for Approach and Use**





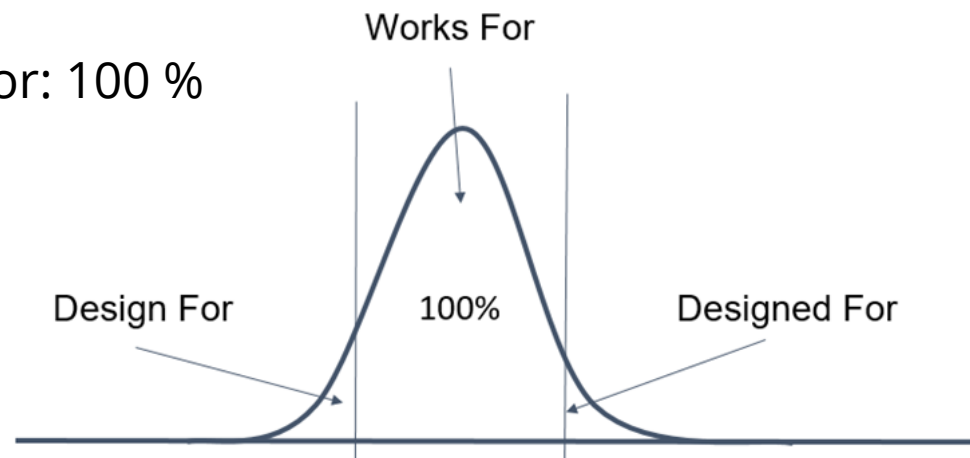
ACCESSIBILITY

Why Universal Design Matters

- **Universal (Inclusive) Design embeds accessibility into projects naturally from the beginning, creating a better user experience for EVERYONE!**

Designed For: Those
Most Excluded

Works For: 100 %



“We can learn from people whose “exclusion expertise” could be the key to unlocking some of our toughest challenges.

When we bring [those most excluded] together, we create a diversity of ways to participate so that everyone has a sense of belonging. ”

Kat Holmes



INCLUSIVE DESIGN

What is Inclusive Design and how does it relate to Accessibility, Equity and Universal Design?

Inclusive Design is described by Kat Holmes, as methodology, one that enables and draws on the full range of human diversity. Most importantly, this means including and learning from people with a broad range of perspectives to recognize and overcome biases that build exclusion into design.



INCLUSIVE DESIGN

What is Inclusive Design and how does it relate to Accessibility, Equity and Universal Design?

Disability is the one human attribute that does not discriminate, meaning, every group and category of human beings can and does include persons with disabilities.

We believe that acknowledging and valuing individual needs, diverse bodies and diverse minds is a necessary part of Equity work.

SKILLS OF INCLUSIVE PLANNERS

Inclusive Design doesn't mean you are planning and designing one thing for all people. You are designing a diversity of ways to participate so that everyone has a sense of belonging.

1. Identify ability biases and mismatched interactions between people and world
2. Create a diversity of ways to participate in an experience
3. Design for interdependence and bring complementary skills together

PLANNER'S INCLUSIVITY MINDSET

SECTION 35.05 - REVIEW STANDARDS

No site plan shall be approved unless the Planning Commission or Community Development Department finds that the following conditions exist:

- A. The use intended shall have parking facilities as required by this zoning ordinance, proper ingress and egress, exits and entrances, streets, roads and alleys, and screening walls and/or fences. Driveways are located to minimize conflict with traffic operations on abutting streets and the number of driveways is the minimum needed to provide reasonable access to the site.
- B. Construction of streets, drives, and other infrastructure shall be engineered, planned, and installed correctly to assure the needs of public safety, health, and welfare and to assure rendition of proper services concerning fire and police protection, disposal of surface water and sanitary sewage, traffic control and maintenance, which as furnished or may be required by the township, and to assure preservation and protection of property rights to
- C. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the existing natural features of the land, the character of adjoining property, and type and size of buildings. Structures, walls, fences, and landscaping will be located so as not to be detrimental to each other or to existing or potential adjacent development. The site will be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
- D. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and shrub removal and by topographic modifications which result in maximum harmony with adjacent areas. Additional or replacement landscaping shall be provided in accordance with this ordinance.
- E. The site plan shall provide reasonable visual and acoustical privacy for all dwelling units located therein. Fences, walls, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of its occupants. Objectionable views or uses shall be screened.
- F. All buildings or groups of buildings shall be so arranged as to permit emergency vehicle access by some practical means to all sides wherever possible.
- G. The scale and size of a building shall be reasonably compatible with adjacent and nearby buildings. Buildings shall possess architectural variety and enhance community character. Where appropriate, all buildings shall provide architectural features, details, and ornaments such as archways, colonnades, cornices, and other architectural features. Building walls over 100 feet in length shall be broken up with varying building lines, windows, and architectural accents.
- H. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
- I. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system through the development of a storm water management plan.
- J. Outdoor lighting is designed so that it is deflected away from adjacent properties and does not impede the vision of drivers on public streets, adversely affect abutting properties, or unnecessarily affect the natural evening sky.
- K. Redevelopment of existing sites are brought into conformance with all site improvement provisions of this ordinance relative to and proportionate to the extent of redevelopment, as determined by the Planning Commission or Community Development Department, as applicable.
- L. All applicable federal, state, and local requirements and regulations are satisfied.

NO MENTION OF INCLUSIVE DESIGN

PLANNER'S INCLUSIVITY MINDSET

ONE EXAMPLE OF INCLUSIVE DESIGN

B. Application for Site Plan Review.

An application for Site Plan Review shall be submitted to the Zoning Administrator. The detailed site plan presented for consideration shall contain all information required in this Ordinance. The Zoning Administrator shall determine that the Site Plan Application is administratively complete before submitting it to the Planning Commission.

- 15. Written accessibility statement relative to site design, structures and amenities, pathways and connectors, service plans, employment practices, communications, signage, lighting, private or public passenger vessels, parking, etc. This required accessibility statement shall also detail how the proposed site plan complies with the Americans with Disabilities Act of 2010, as amended, Title III, Standards for Accessible Design, and Standards for Effective Communication which prohibits the discrimination on the basis of disability in public accommodation and commercial facilities including services and site design, and ensures that communication with people with vision, hearing or speech disabilities is equally effective as communication with people without disabilities.**

PLANNER'S INCLUSIVITY MINDSET

ONE EXAMPLE OF INCLUSIVE DESIGN

b. The site plan shall consist of an accurate, reproducible drawing at a scale of 1" =100' or less, showing the site and all land within 300' of the site. If multiple sheets are used, each shall be labeled and the preparer identified. Each site plan shall depict the following unless previously waived by the Centerville Township Planning Commission:

27. Identification of accessible features including but not limited to parking, pathways and connectors, entrances, signage, etc.

28. Proof of Review and Approval by a qualified professional, of ADA compliance in site design and services in the form of a seal, official letter, etc.

PLANNER'S INCLUSIVITY MINDSET

ONE EXAMPLE OF INCLUSIVE DESIGN

G. Standards for Granting Site Plan Approval.

- a. Each site plan shall conform to all applicable provisions of this Zoning Ordinance and the standards listed below:
 1. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 2. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.
 3. Site plans shall fully conform with the published surface water drainage standards of the Leelanau County Drain Commissioner.
 4. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring property owners.
 5. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein and adjacent parcels. Fences, walks, barriers and landscaping.
 6. **Site plans shall fully comply with the ADA Standards.**

PLANNER'S INCLUSIVITY MINDSET

ONE EXAMPLE OF INCLUSIVE DESIGN

L. Amendments to Approved Site Plans.

- a. Amendments to an approved site plan may be made by the Planning Commission provided that such changes conform to the Zoning Ordinance and the landowner agrees. Minor changes to an approved site plan may be approved by the Zoning Administrator after construction has begun provided no such change results in any of the following.
 1. A significant change in the use or character of the development.
 2. An increase in overall coverage of structures.
 3. A significant increase in the intensity of use.
 4. A reduction in required open space.
 5. A reduction in required off-street parking and loading.
 6. A reduction in required pavement widths or utility pipe sizes.
 7. A significant increase in traffic on neighborhoods or public streets or an increase in the burden on public utilities or services.
 8. **A significant reduction in accessibility features.**

PLANNER'S INCLUSIVITY MINDSET

- Add to Site Plan Review standards
- Add General Provision language
- Include “carrot” in PUD process
- Participate in design/planning for parks, streets, roads, civic buildings
- 311 or other reporting apps for hazards
- Public meetings/engagement
- Website/tech

PLANNER'S INCLUSIVITY MINDSET

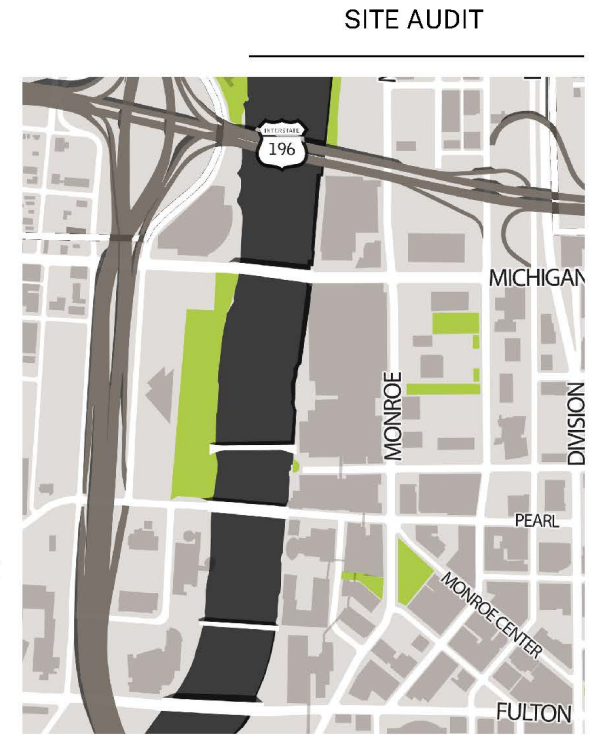
- 3 groups
 - ROSA PARKS
 - CALDER PLAZA
 - MONROE CENTER
- 40 min
- Return at 2:15pm SHARP

INCLUSIVE DESIGN

DATE:
LOCATION:
NAME:
TEST PILOT:

Process:

- Trace your route
- Mark and "x" where places are not inclusive and add notes
- Circle areas where inclusive design elements are in place, describe



REVIEW NOTES		
PUBLIC REALM	SIGNAGE	TRANSPORTATION



DisabilityAdvocates

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