

Possible Substantive Areas for Implementation of GW 2050 Coalition: Tools and Concepts

Action Paragraph 2 of the *Greater Washington 2050 Work Plan* states:
“[R]esearch would define specific elements of the *Compact* to address: land use, economic growth, environmental quality, transportation, affordable housing, population and demographics, health, climate and energy.”

Where the ultimate Compact addresses specific goals or elements, signatory jurisdictions should have the ability to maximize furtherance of or compliance with the Compact. As research and consideration of specific Compact provisions proceeds there should be a parallel consideration of the kinds of actions available to local governments. Some of these are regulatory; some are executive policy or infrastructure in character.

Using the potential elements defined in the Work Plan, this might include:

- **land use**
 - Comprehensive plans – integrated with transportation, environmental, housing, economic development, and public health/welfare goals
 - Zoning (map) – broad or case-by-case designations in conformity with comprehensive plan
 - Zoning (text) – use and broad-brush engineering requirements of properties, e.g., light industrial; height, setback, FAR requirements
 - Zoning (variances or special uses) – deviations + or – from text requirements on individual case basis
 - Zoning (contract or conditional) – negotiate specific text requirements for a specific property – may include discretionary site plan review
 - Subdivision – requirements of owner/developer desiring to subdivide property into smaller parcels, usually multiple building lots. Can require dedication to public ownership for streets, environmental protected areas, and certain public uses. Must be a reasonable relationship between divided property and extent of uncompensated dedication. Construction or cash contribution sometimes legally required.
 - Building Codes – Architectural/engineering requirements to be followed in the design of structures, often based on major national codes (IBC or IRC). Specialty codes may be adopted as well, either

freestanding or as part of the Building Code, e.g., Plumbing Code, Electrical Code, Fire Code, etc.

- Overlay district – geographic designation of certain properties which enhance public control for specific purpose, often because of fragility of property or critical location, e.g., stream valley, steep slopes, dangerous soils, or other environmental concern; special transportation concern areas.
- Public Facilities – Although not generally subject to zoning control, a review process to insure maximum compliance with Comprehensive Plan.

- **economic growth**

- Designated areas in Comprehensive Plan
- Zoning enhancement (density, FAR, height, etc.) for specific parcels/uses.
- Temporary tax abatement
- Active co-location of like or supportive uses to enhance synergy
- Special overlay areas, e.g., arts, technology
- Supportive school/industry programs to enhance desired labor force characteristics
- Co-location of educational institutions for collaborative purposes, e.g., health education center, combining high school co-ops, community college health tech, nursing, and pharmacy schools, surrounding teaching hospital or clinic
- Establishment of entrepreneurial incubation programs or centers
- Venture capital collectives

- **environmental quality**

- Inclusion of environmental regulatory components in land use elements above, specifically: comprehensive plan, zoning, subdivision, and overlay controls
- Adoption of public sector actions which promote 2012, 2020, and 2050 climate change/ greenhouse gas goals
- Adoption of Green Building standards for public buildings
- Adoption of Green Building regulations for commercial buildings, multifamily residential, and single family residential structures
- Public fleet usage of alternate fuels: ethanol; electric; hybrid; diesel hybrid; clean diesel; natural gas; hydrogen
- Adoption of California emission standards
- Separate treatment of sanitary sewer and stormwater runoff
- Public use of low water usage fixtures: limited water toilets; aerated taps
- Regulatory requirements for low water usage plumbing fixtures
- Enhanced programs to limit sewage line infiltration

- Expansion/upgrades of region's sewage treatment plants
- **transportation**
 - Metro dedicated funding in place
 - Metrorail Extension to Tysons/Reston/Dulles completed
 - Greater Metrobus use of Natural Gas buses
 - Additional Metrorail extensions, e.g., Purple Line, Belvoir/Woodbridge extension
 - Pedestrian malls
 - Bicycle paths and lanes
 - VRE extension to Haymarket
 - Expanded feeder buses and shuttles
 - Water taxis
 - HOT, HOV lanes
 - Value pricing tolls
 - Alternative fuel vehicles: ethanol; electric; hybrid; diesel hybrid; clean diesel; natural gas; hydrogen
 - GPS traffic control
 - Expanded ridesharing
 - General aviation support
 - Alternative fuel taxis; rent-a-cars
- **affordable housing**
 - Density credits for affordable housing units and other zoning techniques; PUDs; small lot or ZLL development
 - Cash or in kind contributions by developers of higher income housing
 - Requirements for percentage of affordable units in new developments
 - Mobile/modular units
 - Accessory units
 - WAHP
 - Mechanisms to insure maintenance of stock in rental affordable housing
 - Mechanisms to insure maintenance of stock in owner occupied affordable housing
 - Programs for local government employees
- **population and demographics**
 - MBE, WBE, DBE programs
 - Anti-discrimination regulations and programs
 - Focusing on the Creative Class, including creative spaces
 - Supporting youth and the wired generation in education and employment

- Tracking and immigrant populations: ESL, employment programs, focusing on legal immigrants, dealing with undocumented immigrants
- **health**
 - Clinics for the uninsured/underinsured to relieve ER pressures
 - Multilingual health care
 - Distance health care, diagnostic and treatment
 - Specialty facilities vs. EMTALA
 - Cross-jurisdiction certification
 - Medical and medical support education
 - Medicare/eldercare clinical in senior and community centers
 - Pharmaceutical prescriptions/delivery through Meals on Wheels, etc.
- **climate**
 - Reliance on renewable energy
 - Carbon credits
 - Greenhouse gas reductions from public structures – new and retrofit
 - Alternate fuels
 - Hybrid, electric, and hydrogen fueled vehicles
- **energy**
 - Reliance on renewable energy; Purchase from within and without region
 - Alternative fuel vehicles: ethanol; electric; hybrid; diesel hybrid; clean diesel; natural gas; hydrogen
 - Reduced electricity consumption (lights, etc.)
 - Better insulation in public buildings
 - Insulation regulation of new private structures; retrofits