



District of Columbia  
 Bowie  
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 Frederick County  
 Gaithersburg  
 Greenbelt  
 Montgomery County  
 Prince George's County  
 Rockville  
 Takoma Park  
 Alexandria  
 Arlington County  
 Fairfax  
 Fairfax County  
 Falls Church  
 Loudoun County  
 Manassas  
 Manassas Park  
 Prince William County

**METROPOLITAN DEVELOPMENT POLICY COMMITTEE**  
**MEETING NOTICE**

**Date:** March 8, 2006  
**Time:** 10:00 a.m. to 11:50 a.m.  
**Location:** \*\*\* Lobby Level – Training Center \*\*\*  
 777 North Capitol Street NE  
 Washington, DC 20002

**AGENDA**

**10:00 a.m. 1. CALL TO ORDER, APPROVAL OF JANUARY 11, 2006 MEETING SUMMARY, AND ANNOUNCEMENTS**

*Hon. Sharon Bulova*  
*Vice Chairman, Fairfax County*  
*Board of Supervisors*  
*Chair, MDPC*

- Recognition of 2005 Chair Elizabeth Hewlett
- Chair's Remarks Concerning 2006 MDPC Activities
- March 30 COG Day Laborer Summit #2
- April 27 Predatory Lending Conference
- MWCOG new jurisdictional "In Focus" reports
- WAHP Toolkit Presentations / Outreach
- Dissemination of "Smart Growth Begins at the Local Level"
- Update on February 17 Mid-Atlantic Roundtable
- Other items

RECOMMENDED ACTION: Approve January 11, 2006 meeting summary

**10:20 a.m. 2. DISCUSSION OF GREATER WASHINGTON BOARD OF TRADE POTOMAC CONFERENCE EVENT AND NEXT STEPS**

*Chair Bulova*  
*Hon. Jay Fisette*  
*Committee Members*

As a follow-up to last year's "Reality Check on Growth" event, the Greater Washington Board of Trade convened the Potomac Conference 2006 Winter Meeting, "A Conversation About Our Region's Future" on February 23 and 24. The goal of the event was to build regional consensus around strategies to establish a multi-sector, multi-year regional visioning effort in metropolitan Washington. Local elected officials and business leaders were invited to participate in discussions about regional economic growth as shown in the Cooperative Forecasts, and were briefed on "visioning" efforts to guide growth that have been undertaken by other metropolitan areas. MDPC Chair Bulova and COG Board Chair Jay Fisette will discuss the event and potential next steps. The COG Board is to be briefed on the event at noon.

**RECOMMENDED ACTION: Receive Briefing and Recommend Next Steps**

**10:50 a.m.            3.            BRIEFING ON PRELIMINARY RESULTS FROM THE TPB  
REGIONAL MOBILITY AND ACCESSIBILITY STUDY**

*Robert Griffiths  
Director of Technical Services  
COG/TPB*

On January 18, the National Capital Region Transportation Planning Board (TPB) held a special work session to present the preliminary findings of the Regional Mobility and Accessibility Study and, during their February 8 meeting, the COG Board of Directors was briefed on the study. The Regional Mobility and Accessibility Study, which was conducted by COG staff, state and local planners, transportation officials, and citizens, includes several scenarios that would reduce driving, increase transit use, and locate housing closer to job activity centers. Mr. Griffiths will present the findings from the study and Mr. Kirby will discuss next steps, including opportunities for outreach and presentations.

**RECOMMENDED ACTION: Receive briefing and recommend next steps**

**11:20 a.m.            4.            PRESENTATION ON THE COG BOARD OF DIRECTORS ARTS AND  
CULTURE PLANNING GROUP**

*George Rice  
Assistant Executive Director, MWCOG  
Jennifer Coyne-Payne  
Executive Director  
Cultural Alliance of Greater Washington*

The mission of the Arts and Culture Planning Group is to stimulate a creative economy and facilitate the integration of cultural institutions and change agents into civic dialogue throughout the region, as a means to advance diversity, cultural literacy and economic growth. Working through the Metropolitan Development Policy Committee and the Human Services Policy Committee, and under the direction of the COG Board of Directors, the Group will identify and support local and regional culture policy initiatives to assist residents, visitors, businesses, schools, public agencies and community organizations in making the metropolitan Washington region the best place to live, work, learn and play. Mr. Rice and Ms. Cover Payne will discuss the mission and goals of the group

**RECOMMENDED ACTION: Receive Briefing and Recommend Next Steps**

**11:45 a.m.            5.            OTHER BUSINESS**

*MDPC Members*

**11:55 a.m.            7.            ADJOURNMENT**

**NEXT SCHEDULED MEETING: *May 10, 2006***

**Metropolitan Development Policy Committee  
Meeting Summary  
January 11, 2006**

**1. Call to Order, Approval of the November 9, 2005 Meeting Summary, and Announcements**

Chair Hewlett called the meeting of the MDPC to order at 10:00 a.m. The November 9, 2005 meeting summary was approved. Paul DesJardin of the COG staff distributed copies of the new Round 7.0 “Growth Trends to 2030” publication. Mr. DesJardin provided an update on the February 17 “Mid-Atlantic Regional Planning Roundtable II” to be held in Washington, DC.

**2. Update on COG Board 3-Year Policy Focus on Growth**

Chair Hewlett introduced Hon. Jay Fisetto of Arlington, the Chair-elect of the COG Board for 2006. Mr. Fisetto explained that the COG Board is in the third year of a three year policy focus on growth and development. He explained that this focus provides an opportunity to make a difference over time with the quality of life and sustainability.

Mr. Fisetto provided an overview of the policy initiatives.

- Smart Growth – the priorities are difficult implement because of limited funding, be the region can build on existing resources. The MWCOG Smart Growth video was an outstanding product, but the plan to disseminate could have been better. We should look not just at the numbers given out, but also the type of uses as a more effective way to measure the success.
- Reality Check on Growth – a very tangible effort through working with the Urban Land Institute (ULI) because of the connections with the business community. The event was not the end, but the beginning of other efforts. The next steps, such as the upcoming Potomac Conference, require community buy-in. COG needs to be part of this effort.
- Regional Mobility and Accessibility Study – COG and TPB need to be coordinated in this effort and begin to figure out how to promote the results.
- Activity Centers Map – the Activity Centers map should be updated, but the process should not be redesigned. COG should not go back to zero in the process, but rather update with the new Round 7.0 forecasts. It is not necessary to revisit assumptions.
- Pedestrian Issues – how can we frame a policy about pedestrian safety? We need something to sink our teeth into.

James Zook, Planning Director for Fairfax County, added that the value of Fairfax’s funding to COG was a good value for their money in the region. MDPC Vice Chair Sharon Bulova suggested that the Smart Growth project has made a difference. Mr. Fisetto concluded with saying that some projects, such as the Smart Growth video, still have a “shelf life” and that there are still opportunities to get more mileage out of several of the projects.

**3. Presentation on the Washington Area Housing Partnership’s (WAHP) “Toolkit for Affordable Housing Development” and Local Workshops**

Barbara Favola, Member of the Arlington County Board and Chair of the Washington Area Housing Partnership (WAHP), presented the partnership’s recently completed “Toolkit for Affordable Housing Development” and their plans for upcoming local workshops in the region.

Ms. Favola stated that the amount of affordable housing in the region is quickly eroding and explained the need for a toolkit to educate the public and elected officials on best practices of affordable housing in the region and in the country.

Ms. Favola outlined the next phase of project as conducting an aggressive outreach campaign for the toolkit which will include setting up meetings with different localities and engaging local leaders and housing directors in each locality. The toolkit will educate stakeholders and set up appointments for meetings in the region. WAHP is interested in an umbrella approach of integrating housing, and smart growth. There is interest in co-sponsoring a forum on affordable housing with the Urban Land Institute. Ms. Favola concluded that there is a logical connection between the Smart Growth project and the toolkit.

Mr. Zook asked to what extent the Planning Directors could be involved in the project. Councilmember Marilyn Praisner added that the value of land use planning is important when looking at housing issues. She also suggested that explaining the public policy trade-offs of affordable housing is very important for the discussion.

#### **4. Update on Work to Refine COG/TPB Regional Activity Centers and Clusters**

Mr. Goodwin and Charles Grier of the COG staff briefed the committee on issues related to updating the Regional Activity Centers and Clusters with the new Round 7 forecast data. Mr. Goodwin explained that because Activity Center and Cluster boundaries and TAZ boundaries do not always match, calculating new totals for most activity centers requires estimating what percentage of the population and employment is contained within the TAZs. For instance, some adjacent activity centers share a common TAZ; therefore, the percentage of population and employment captured by each activity center must be calculated for these TAZs.

COG staff has developed a spreadsheet that allows one to enter the percentage of the Activity Center's population and housing for each TAZ for each of the forecast years. Mr. Goodwin explained the process and demonstrated how the spreadsheet functions.

#### **5. Other Business / Information Items**

Chair Hewlett asked whether there were additional information items, and there were none.

#### **6. Adjournment**

Chair Hewlett stated that the next meeting of the MDPC was scheduled for Wednesday, March 11, 2006. The meeting was adjourned at 11:50.



Metropolitan Washington Council of Governments



Thursday, March 30, 2006  
9:00 am - 2:00pm

# **Building Consensus: A Forum on Regional Day Labor Issues**

## **Part II**

Board Room  
Metropolitan Washington  
Council of Governments  
777 N. Capitol Street, N.E. Suite 300  
Contact: Renee Farrish 202-962-3343



**Save the Date**  
**April 27, 2006**  
**8:30 am—2:00 pm**

# **PREDATORY LENDING**

Board Room

Metropolitan Washington Council of Governments

777 N. Capital Street, N.E. Suite 300

Washington D.C. 20002-4290

Contact: Dara Dann 202-962-3346



*A public-private partnership affiliated with the Metropolitan Washington Council of Governments to expand affordable housing opportunities in the Washington metropolitan region.*

## **The Washington Area Housing Partnership's Affordable Housing Workshop Schedule March 1, 2006**

### **Local Government Workshops**

#### **Scheduled:**

**The City of Bowie**  
March 27<sup>th</sup> 8:00 pm.  
City Council Work Session

**Prince William County**  
May 9<sup>th</sup> 2:00 p.m.  
County Board Work Session

#### **Proposed / In Planning Stage:**

**City of Takoma Park**

**City of Alexandria**

**Frederick County**

**Loudoun County**

**Prince George's County**

### **Briefings to Other Stakeholder Organizations**

**Greater Washington Board of Trade  
Regional Development Task Force  
February 21<sup>st</sup> 2006**

**Association of Independent Schools of Greater Washington  
Conference: "Is the High Cost of Housing Driving Teachers Out of Town?"  
January 26<sup>th</sup> 2006**



*A public-private partnership affiliated  
with the Metropolitan Washington  
Council of Governments to expand  
affordable housing opportunities in the  
Washington metropolitan region.*

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## **Briefings to COG Policy Committees**

### **Human Services Policy Committee**

December 16, 2005

### **Metropolitan Development Policy Committee**

January 11<sup>th</sup> 2006

### **Chief Administrative Officers**

March 1<sup>st</sup> 2006

### **Planning Directors Technical Advisory Committee**

January 13, 2006

### **Housing Directors Advisory Committee**

February 23<sup>rd</sup> 2006

### **Education Committee**

January 13, 2006



GREATER WASHINGTON

Board of Trade

POTOMAC  
CONFERENCE

## Potomac Conference 2006 Winter Meeting "A Conversation About Our Region's Future"

February 23-24, 2006

Westfields Marriott, Chantilly, Virginia

### Thursday, February 23

3:00 p **Registration Opens**  
*Rotunda Atrium*

4:30 p **Welcome**  
*Lincoln Forum*

Sam Schreiber, Regional President, Greater Washington, DC, Wachovia  
and Chair, Greater Washington Board of Trade

**Conference Overview**  
*Lincoln Forum*

George Vradenburg, President, Vradenburg Foundation and Chair,  
*Potomac Conference*

**"An Opportunity Offered"**  
*Lincoln Forum*

A short documentary produced by the Greater Washington Board of  
Trade, narrated by Ray Suarez, Senior Correspondent, The NewsHour  
with Jim Lehrer

**Building A Competitive Region**  
*Lincoln Forum*

Moderator: Stacey Davis Stewart, President and CEO, Fannie Mae  
Foundation, and Co-chair, Potomac Conference.

John Fregonese, Founding Partner and Principal, Fregonese  
Calthorpe Associates.

Robert Grow, Senior Counsel, O'Melveny & Myers LLP and  
Chairman Emeritus, Envision Utah

6:15 - 8:30p **Cocktails followed by Dinner**  
*West Lobby and Sunset Terrace*

Keynote Speaker:

Richard Florida, Hirst Professor of Public Policy, George Mason  
University, and Author, [Flight of the Creative Class](#)

8:30 - 10:00p **Cocktails and Reality Check Legos**  
*West Lobby*





## Friday, February 24

**6:30 – 7:30a Morning Run/Walk**  
*Meet under the chandelier*

**7:00 - 8:00a Breakfast**  
*Promenade*

**8:00 -10:00a Welcome**  
*Jeffersonian 1-4*  
Robert Pinkard, CEO & Managing Director, Cassidy & Pinkard and Co-Chair, Potomac Conference

### **Regional Development: Challenges and Opportunities**

*Moderator:* Hon. Jay Fissette, Arlington County Board and Chair, Metropolitan Council of Governments

#### **Panel 1: The Facts**

Hon. Alice Rivlin, Senior Fellow, Economic Studies Program and Director, Greater Washington Research Program, Brookings Institution

Hon. David Winstead, Commissioner of Public Buildings, U.S. General Services Administration

#### **Panel 2: Perspectives**

Hon. Gerald Cannolly, Chairman, Fairfax County Board of Supervisors

Kwasi Holman, President & CEO, Prince George's Economic Development Corporation

Sam Schreiber, Regional President, Greater Washington DC, Wachovia and Chair, Greater Washington Board of Trade

Gustavo Torres, Executive Director, CASA Maryland

### **10:00 -11:30a Break-Out Discussion Groups: Envisioning Greater Washington**

#### **Group 1 - Adams**

- Matt Klein, President, Akridge Real Estate
- John Fregonese, Founding Partner and Principal, Fregonese Calthorpe Associates

#### **Group 2 - Hamilton**

- Denton Kent, Senior Vice President, The Staubach Company
- Robert Grow, Founding Chair Emeritus, Envision Utah

#### **Group 3 - Jeffersonian 5**

- Robert Harris, Partner, Holland & Knight LLP
- Len Forkas, President, Milestone Communities, Inc.

#### **Group 4 - Jeffersonian 6**

- Richard Duvall, Partner, Holland & Knight LLP
- John Parr, President & CEO, Alliance for Regional Stewardship

**11:30a Buffet Lunch Opens**  
*Promenade*

### **11:45a-1:00p Where We Go From Here: A Group Discussion**

#### *Jeffersonian 1-4*

John Fregonese, Founding Partner and Principal, Fregonese Calthorpe Associates

George Vradenburg, President, Vradenburg Foundation and Chair, Potomac Conference