

WHO IS INVOLVED?

ULI Washington, a district council of the Urban Land Institute, and the Smart Growth Alliance, an alliance of environmental, civic, and development groups, are cosponsoring REALITY CHECK. Other institutions providing critical support and leadership include:

- ▼ The Chesapeake Bay Foundation;
- ▼ The Coalition for Smarter Growth;
- ▼ Fannie Mae;
- ▼ George Mason University;
- ▼ The Greater Washington Board of Trade;
- ▼ The George Washington University;
- ▼ Johns Hopkins Real Estate Department;
- ▼ Metropolitan Institute at Virginia Tech;
- ▼ Metropolitan Washington Builders' Council;
- ▼ The Metropolitan Washington Council of Governments; and
- ▼ National Center for Smart Growth at the University of Maryland.



What Is REALITY CHECK?

REALITY CHECK is a visioning process designed to analyze and develop alternative growth scenarios through 2030 for our rapidly growing region. More than 300 political, business, environmental, real estate, and civic leaders will attend this participatory event in Washington, D.C., on February 2, 2005.

REALITY CHECK is designed to accomplish four tasks:

- ▼ Promote a regionwide awareness of the level of growth that is coming;
- ▼ Allocate projected housing and employment growth in the region;
- ▼ Recognize the legitimate points of view of different stakeholders; and,
- ▼ Lay the foundation for the next steps to take in order to assure quality growth over the decades to come.

REALITY CHECK is neither a traditional conference nor a theoretical exercise. Participants will negotiate to create a blueprint for regional growth based upon actual demographic and economic data assembled specifically for the event.



REALITY CHECK

ENVISIONING OUR REGION'S GROWTH

"Reality Check brought together many of Southern California's warring constituencies and led to a broader and more inclusive vision for the growth of the Los Angeles region."

—Stuart R. Mork, REALITY CHECK Chair Los Angeles
Newhall Land and Farming Company

PHOTO CREDITS: Farmland photo, *Coalition for Smarter Growth*; Walking on trail: *Arlington County*

For more information on REALITY CHECK, please visit our web-site at www.realitycheckwashington.org or call 703-390-9217.

ULI Washington



Smart Growth Alliance



Smart Growth Alliance

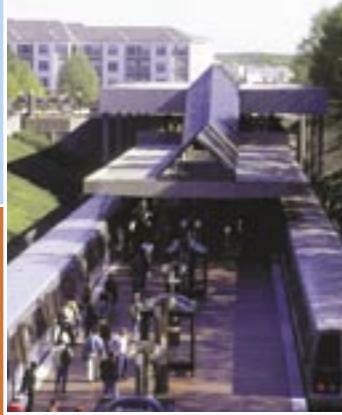
SMARTER GROWTH

IT'S TIME FOR A...

REALITY CHECK

The Washington region is growing. Job creation is fueling the economy and in turn the need for additional housing, schools, office buildings, and retail facilities. The region is projected to add more than **2 million new residents and 1.6 million new jobs by 2030.**

Where will these new residents live, work, and play? How will we accommodate them in ways that **sustain our economy and our environment?** It is time for a **REALITY CHECK** to plan the region's growth.



A BETTER WAY TO GROW

It's no wonder people want to move to the Washington area.

Our economy remains strong. We have a world-class public transit system, great neighborhoods, first-rate cultural facilities, excellent health care, academic institutions, recreational opportunities, and treasured historical and natural resources.

Recognizing future growth is only part of **REALITY CHECK'S** mission. We need to rethink **where we grow** and **how we grow** so that this growth adds value to our communities.

Neighborhood leaders can embrace the benefits of smarter growth; public officials can adopt strategies and techniques to make the development process simpler and more transparent; real estate professionals can design projects to fit within the context of surrounding communities while preserving open space; and environmentalists can champion compact development to protect clean air and water.

Growing Pains

Managed well, **continued growth will be a boon for our region.** But, if growth is managed poorly, we will see housing prices spike, traffic worsen, and open space diminish. Indeed, our quality of life already is being threatened. For example, we have:

- ▼ Some of the worst traffic congestion in the country.
- ▼ Severe air pollution that threatens public health.
- ▼ Housing demand that far exceeds housing supply, contributing to the affordable housing crisis.
- ▼ Water quality threatened from the expansion of paved surfaces.
- ▼ Farmland and forests disappearing throughout the region.
- ▼ Jurisdictions throughout the region compete rather than cooperate for a finite amount of resources.

