



Context for Exercise:

By 2030, the population in the Washington, DC region is projected to grow to 7.5 million, or by approximately 2 million new residents (833,333 new households). Regional employment is projected to increase by 46 percent from 2000 to 2030, for a gain of 1.6 million new jobs. Growth is expected to be spurred by the long-term strength of the region's economy, the continued outsourcing of federal services, and high rates of in-migration and international immigration. Household demographics will also change as the number of non-family households increase and average size declines slightly. The number of residents in the region aged 65 years and older is expected to double between 2000 and 2030.

While the economy booms, regional quality of life measures—namely the amount of time spent traveling on congested roads and transit systems, housing affordability, and the quality of the environment—continue to send warning signals about the future health of the region. A look at the region and its development patterns reveals that many of our region's land, natural, and fiscal resources could be used more efficiently.

We need to work together at the regional and local level to plan for the future. We can learn from and expand successful regional cooperative efforts that range from Metro system, to regional water and sewer authorities, to the Metropolitan Washington Council of Governments. We are arguably one of the most successful and livable regions in the country. On February 2nd, and in the months that follow, we have the opportunity to take a bird's eye view of the region and our local resources, and to discuss where and how our regional can grow.

Many Jurisdictions, One Region

UJI Washington and its Reality Check partners have invited you to participate in this simulation because of your leadership role in the region and its future. On February 2nd, nearly 300 leaders in political, business, environmental, real estate, and civic realms representing a broad cross-section of community civic and business interests will participate in a watershed exercise. Reality Check participants will hail from 21 jurisdictions throughout the greater Washington region, including Washington, D.C., Maryland, and Virginia. Together, they will discuss and negotiate where the 2 million new residents and 1.6 million new jobs projected by the year 2030 will go.

The overall goal of Reality Check is to help the region come together to rethink where and how we grow in a way that adds value to our economy and our communities, and preserves the environment.

Reality Check strives to create useful outcomes that will be reflected in future policies and practices that will be implemented at the local level, but appreciated on a regional scale over time.

Reality Check is designed to accomplish four tasks:

- Promote a regionwide awareness of the level of growth that is coming
- Recognize the legitimate points of view of different stakeholders;
- Envision where growth should go; and
- Lay the foundation for the next steps to take in order to assure quality growth over the decades to come

How Do I Play the Game? / The Reality Check Exercise

- map
- markers
- legos/chips
- software

You will be assigned to a table with eight to nine other leaders from throughout the Washington, D.C., metropolitan area, as well as a facilitator, a scribe, and a computer operator. Your goal will be to plot where future growth should go, by allocating the 2 million new residents (833,330 households) and 1.6 million new jobs projected to reach the region by 2030. You will have 3 hours to complete this exercise. Your tools will include a large map of the metropolitan area illustrating existing densities of persons and jobs, a set of colored Lego blocks with which to mark projected growth, and a laptop computer with Paint the Region software designed to capture and analyze your group's decisions. You will have three hours to complete this exercise. Your results will be synthesized with those of the other tables and presented later in the day.

Your facilitator will begin by having everyone introduce themselves. He or she will then explain the exercise, guide the brainstorming and discussion process, answer questions, clarify the group's decisions and, finally, summarize the group's progress and accomplishments.

Exercise Game Rules

- The growth projections—2 million residents and 1.6 million jobs—are not negotiable.
- All of the projected growth must be allocated on the map before the end of the exercise. You may, however, choose to allocate a small proportion of it to specific areas in the "white space" beyond the map's boundaries. These decisions should be explained to the facilitator so that they may make appropriate notes.
- All growth allocations are additive; that is, the growth that you are allocating must be considered as an addition to what is already there.
- Lego allocations will be input at completion of exercise, once consensus has been reached on a final vision.

Visioning Process Ground Rules

- **Everyone has an equal voice.** This is an exercise in collective decision making. Acknowledge that every participant has a valid perspective from which you can learn. Do not let one or two participants dominate the discussion—make sure everyone is heard.
- **Think big.** Avoid getting bogged down in very small areas. While it is appropriate to focus – or limit– development in particular areas, remember that this is a regional exercise.
- **Keep an open mind.** Don't discount any ideas without discussing and evaluating them. Build upon each other's ideas in a positive way.
- **Be bold.** Don't try to avoid controversy; welcome it. Regional planning processes that avoid controversial issues and decisions produce little of value.
- **Examine alternatives.** One good way of resolving opposing ideas is to develop alternatives to them and then evaluate the results.

Each group should address the following issues, in this order:

1. Discuss the group's vision for the region.
2. Develop guiding principles to allocate the projected growth.
3. Determine which areas should be protected from new development and where new development should occur and for what uses (housing, jobs, or a combination of the two), and at what densities.
4. Fine tune your collective vision, making changes as needed.
5. Review and finalize your development scenario. Discuss the principles and policy guidelines that affected your decision making, and the impact your scenario will make on the region as a whole.

Tools

The Map includes the District of Columbia and 21 jurisdictions in Northern Virginia and Southern Maryland. To maintain objectivity, and to retain the regional context, jurisdictional boundaries have been removed for the exercise. The map conveys current conditions and includes person and job densities per acre. Each small box in the grid represents 1 square mile.

< 2 persons per acre

2-5 persons per acre

5-10 persons per acre

10+ persons per acre



Markers can be used to conceptualize or mark areas for protection or development. Green should be used for protected areas; red for housing; and blue for jobs.

Lego's/Chips represent the 2 million new residents (833,333 households) and 1.6 million new jobs projected for our region. Each pink Lego represents 3,000 new households at a density of approximately 4 households per acre. Each blue lego represents 6,000 new jobs at a density of 9 jobs per acre. Because the allocations of residents and jobs is additive, white Lego's are used to represent existing densities. 3 white Lego's should be used for high density areas (brown), 2 Lego's for medium density areas (orange), and 1 white Lego for low density areas (light orange). When allocating growth to light yellow areas (undeveloped or less than 2 persons per acre), no white Lego is necessary.

 3,000 households (7,200 persons) per square mile
= \uparrow HH/ACRE

 6,000 jobs per square mile
= to 9 jobs per acre

 Existing High Density (more than 10 persons per acre—Brown)

 Existing Medium Density (5 – 10 persons per acre—Dark Orange)

 Existing Low Density (2-5 persons per acre—Light Orange)

Paint the Region software will be used to input the vision of each table and to analyze and compare results.

Reality Check Residential Densities* in Pictures

* Gross Census Tract Densities

All pictures are property of: J. Daniel Malouff and BeyondDC website. Permission needed before using pictures in any publication. Please contact Charlie Grier at MWCOC for more information.

DRAFT

12/29/04

Neighborhood	Legos			
Adams Morgan 18,000 HHS per Sq. Mile 28.1 HHS per acre				
Dupont Circle 18,000 HHS per Sq. Mile 28.1 HHS per acre				
Logan Circle / Thomas Circle 15,000 HHS per Sq. Mile 23.4 HHS per acre				
Silver Spring 12,000 HHS per Sq. Mile 18.8 HHS per acre				

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12/29/04

Neighborhood	Legos			
<p>Petworth</p> <p>9,000 HHS per Sq. Mile 14.1 HHS per acre</p>				
<p>Capitol Hill</p> <p>8,000 HHS per Sq. Mile 14.1 HHS per acre</p>				
<p>Old Town</p> <p>6,000 HHS per Sq. Mile 9.4 HHS per acre</p>				
<p>Lyon Park (Arlington)</p> <p>3,000 HHS per Sq. Mile 4.7 HHS per acre</p>				<p>DRAFT 12/22/04</p>
<p>1,500 HHS per Sq. Mile 2.3 HHS per acre</p>		<p>Picture of 1950's / 1960's suburban houses</p>		
<p>750 HHS per Sq. Mile 1.2 per acre</p>		<p>Picture of estate homes, rural areas</p>		

EMPLOYMENT (2000)

AREA	SIZE	JOBS	DENSITY
Downtown Washington D.C.	4 sq. miles	356,000	135 jobs/ac.
Rosslyn	.4 sq. miles	26,000	100 jobs/ac.
Bethesda CBD	.6 sq. miles	40,000	100 jobs/ac.
Ballston	.4 sq. miles	21,000	85 jobs/ac.
Rock Spring Park	.6 sq. miles	23,000	63 jobs/ac.
Tysons Corner	3.3 sq. miles	90,000	40 jobs/ac.
Virginia Square Metro	.3 sq. miles	8,000	40 jobs/ac.
White Flint Metro	.7 sq. miles	18,000	40 jobs/ac.
Downtown Alexandria	1.9 sq. miles	36,000	30 jobs/ac.
Reston Town Center	2.6 sq. miles	39,000	24 jobs/ac.
Springfield Metro	1 sq. mile	14,000	21 jobs/ac.
City of Fairfax	2.2 sq. miles	21,000	15 jobs/ac.
Rockville Town Center	1.3 sq. miles	14,000	16 jobs/ac.
New Carrolton Metro	1.4 sq. miles	15,000	16 jobs/ac.
Greenbelt NASA	2.1 sq. miles	18,000	13 jobs/ac.
Germantown Employment Area	2.3 sq. miles	11,000	7 jobs/ac.
Potomac Mills Area	5.7 sq. miles	16,000	4 jobs/ac.
Largo Corporate Center	5.9 sq. miles	11,000	3 jobs/ac.
Dulles/28 Corporate Area	10 sq. miles	16,000	2 jobs/ac.

HOUSEHOLDS (2000) (MIXED USE AREAS)

AREA	SIZE	HOUSEHOLDS	DENSITY
Ballston	.4 sq. miles	7,000	27 du/ac.
Rosslyn	.4 sq. miles	6000	24 du/ac.
Bethesda CBD	.6 sq. miles	5000	13 du/ac.
Silver Spring CBD	.6 sq. miles	5,000	13 du/ac.
Alexandria	1.9 sq. miles	11,000	9 du/ac.
Friendship Heights/Tenleytown	1.3 sq. miles	6,500	8 du/ac.
Tysons Corner	3.3 sq. miles	7,000	.3 du/ac.
Downtown Leesburg	2.4 sq. miles	4,000	.3 du/ac.
Bull Run/Sudley Area	5 sq. miles	6,000	2 du/ac.
Largo Town Center	6 sq. miles	6,000	2 du/ac.