

Precursor to Reality Check Exercise

Future Growth and Development in the Washington Region

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COG Board Retreat
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Thinking about Future Growth and Development in the Washington Region

- Overview of key milestones in planning for growth in the Washington region
- Summary of draft Round 6.4 Cooperative Forecasts
- Update on the TPB “Regional Mobility and Accessibility Study”
- Preview of ULI “Reality Check on Growth”



Thinking about Future Growth and Development in the Washington Region

- The location, intensity, and timing of future growth will have a dramatic impact on the quality of life in the region as well as the demand for public services.
- Local officials in the metropolitan region have a long history of working together to plan for future growth to ensure that the region grows in a manner that enhances the quality of life of all area residents, promotes a strong economy and protects the region’s natural, cultural and historic resources.

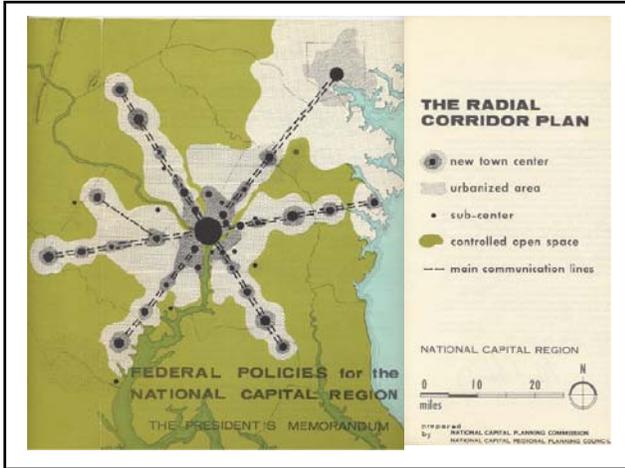


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Planning for Future Growth and a Better Metropolitan Region

- 1962 – “Wedges and Corridors” Plan
- 1975 – COG establishes Cooperative Forecasting program
- 1989 - Regional Conference on Growth and Transportation
- 1991 - Task Force on Growth and Transportation produces report “A Legacy of Excellence for the Washington Region”
- 1993 - Partnership for Regional Excellence recommends regional agreements on land use, transportation and the environment
- 1995
 - Planning Directors and TPB staff analyze the transportation and air quality impacts of a wide range of “hypothetical” land use and transportation scenarios
 - TPB conducts “GETTING THERE” process to obtain views of the public on the future of the transportation system.
- 1996
 - Composite Map of Adopted Land Use Plans approved
 - TPB “Vision Planning” steering committee drafts a consensus vision synthesizing the reports of 3 vision planning task forces
- 1998 - TPB unanimously adopts the “Vision” to guide develop of the region’s Long Range Transportation Plan
- 2002 - COG Board approves “Regional Activity Centers” map
- 2003 – Planning Directors develop alternative land use scenarios for TPB’s Regional Mobility and Accessibility Study
- 2004 – COG Board approves “Smart Growth Begins at the Local Level”

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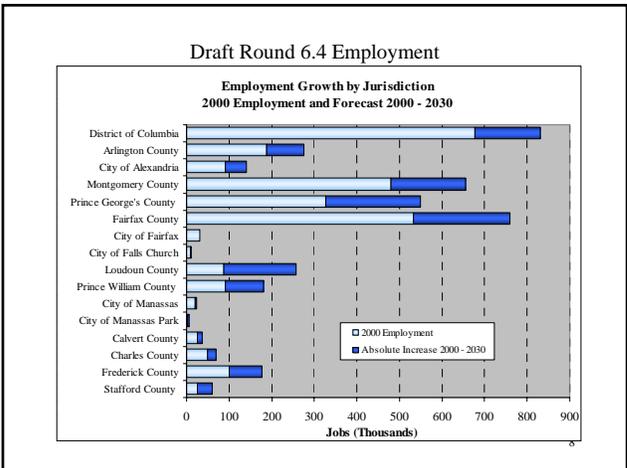
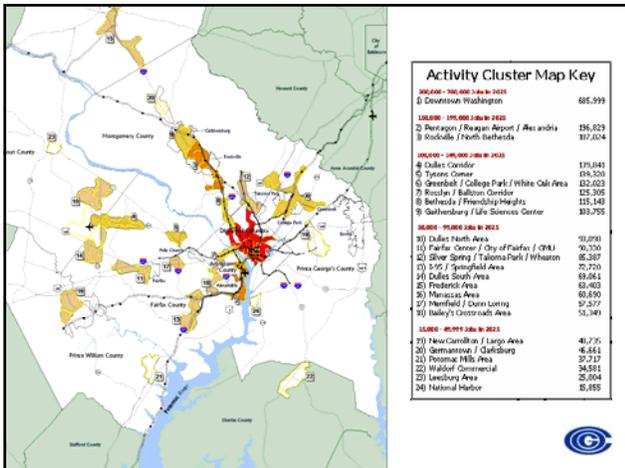


Draft Round 6.4 Cooperative Forecasts

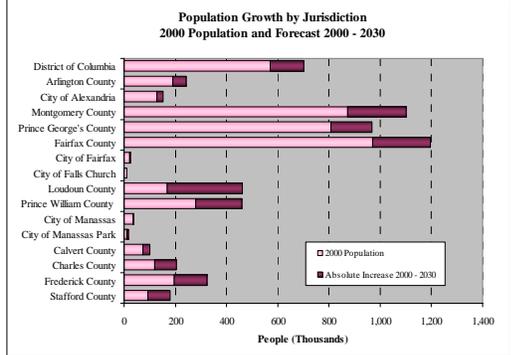
	<u>2000</u>	<u>2030</u>	<u>Change</u>
Employment	2.7	4.1	48%
Population	4.5	6.2	36%
Households	1.7	2.4	39%

Numbers in millions

Source: Draft Round 6.4 Cooperative Forecasts

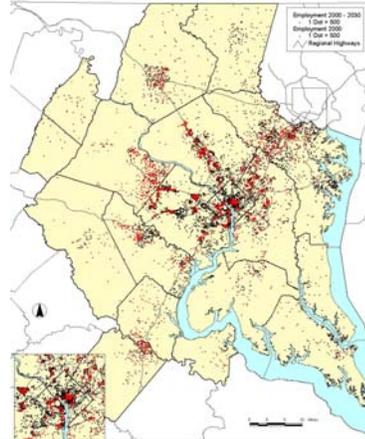


Draft Round 6.4 Population



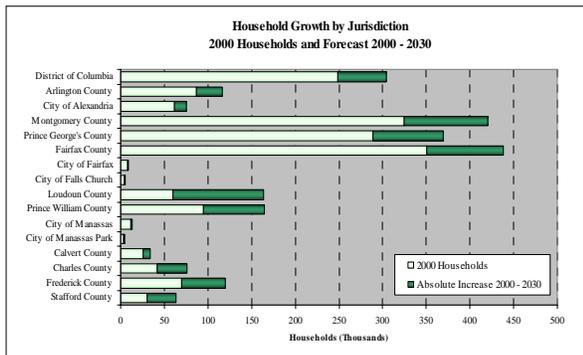
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DRAFT Round 6.4 Employment Growth 2000 - 2030



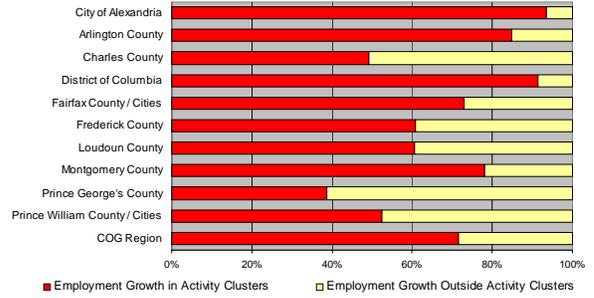
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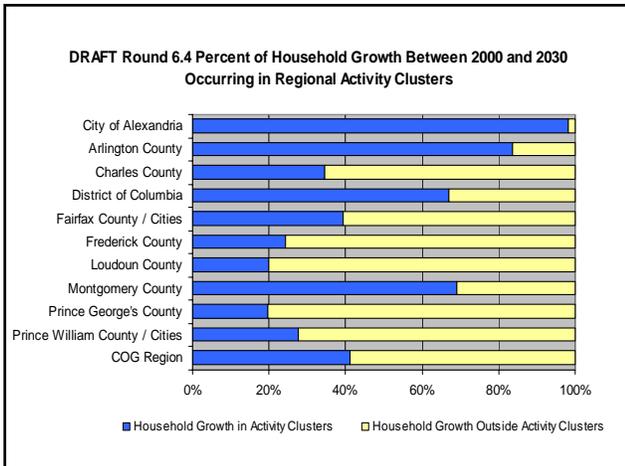
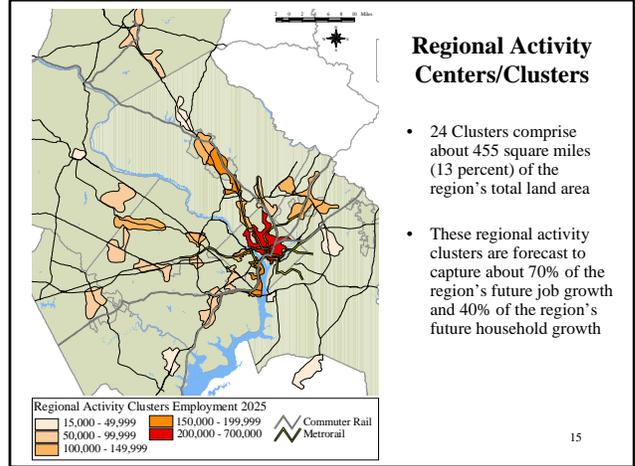
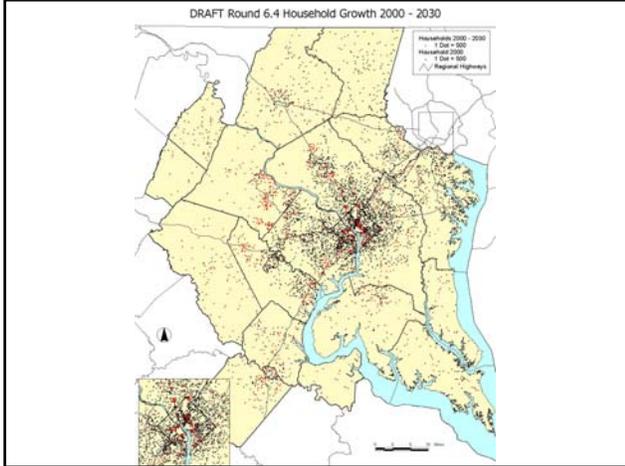
Draft Round 6.4 Households



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DRAFT Round 6.4 Percent of Employment Growth Between 2000 and 2030 Occurring in Regional Activity Clusters





The Regional Mobility and Accessibility Study

“Analyzing Alternative Future Growth and Transportation Scenarios for the Metropolitan Washington Region”

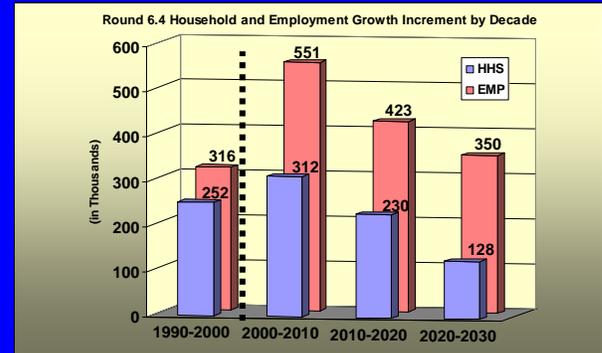
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Regional Mobility and Accessibility Study

- **Origin:**
 - Special Study called for by the TPB [TPB R12-2001]
- **Purpose:**
 - “Evaluate alternative options to improve mobility and accessibility between and among regional activity centers and the regional core”
- **Elements of Study:**
 - Regional Congestion Management Program (CLRP+)
 - Land Use considerations and alternative scenarios
 - Transportation scenarios with additional highway and transit facilities and capacity, including Potomac River crossings

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Round 6.4 Forecasts of Household and Job Growth



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Regional Mobility and Accessibility Study

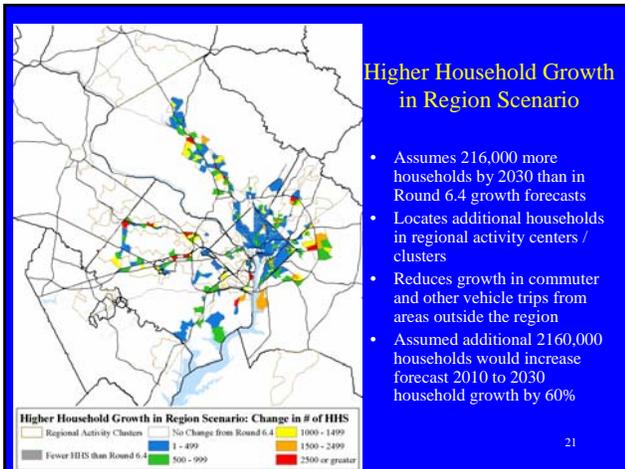
- **Issues Identified:**
 - Region is forecast to add twice as many jobs as households
 - Projected to need an additional 250,000+ in-commuters
 - Regional Activity Centers/Clusters are expected to capture 70% of the region’s employment growth, but only 40% of its household growth
 - Only 40% of the region’s employment growth and 15% of its household growth is expected to occur near Metrorail stations
 - Daily Vehicle Miles of Travel per capita is projected to increase
 - Peak Period highway and transit congestion expected to spread
 - Growth is uneven between the eastern and western portions of the region

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Five Alternative Land Use Scenarios

- “Higher Household Growth in Region”
- “More Household Growth in Inner Areas and Clusters”
- “More Job Growth in Outer Areas”
- “Region Undivided”
- “Transit-Oriented Development”

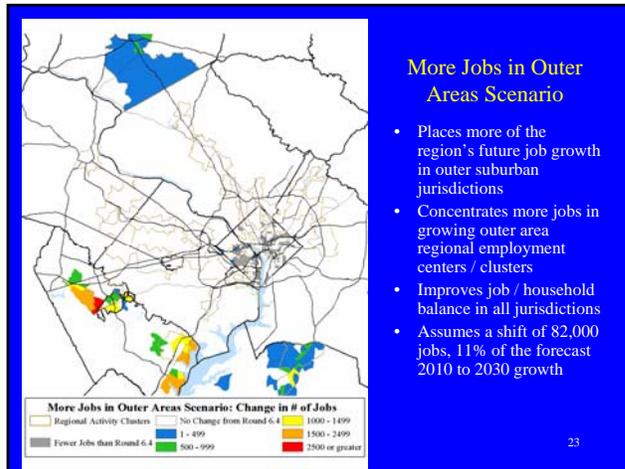
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Higher Household Growth in Region Scenario

- Assumes 216,000 more households by 2030 than in Round 6.4 growth forecasts
- Locates additional households in regional activity centers / clusters
- Reduces growth in commuter and other vehicle trips from areas outside the region
- Assumed additional 216,000 households would increase forecast 2010 to 2030 household growth by 60%

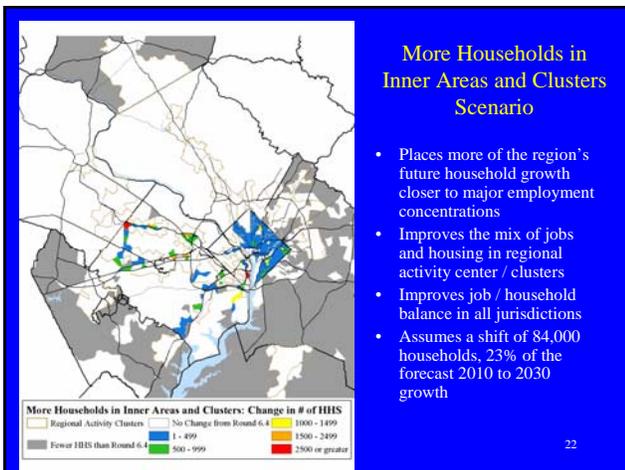
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More Jobs in Outer Areas Scenario

- Places more of the region's future job growth in outer suburban jurisdictions
- Concentrates more jobs in growing outer area regional employment centers / clusters
- Improves job / household balance in all jurisdictions
- Assumes a shift of 82,000 jobs, 11% of the forecast 2010 to 2030 growth

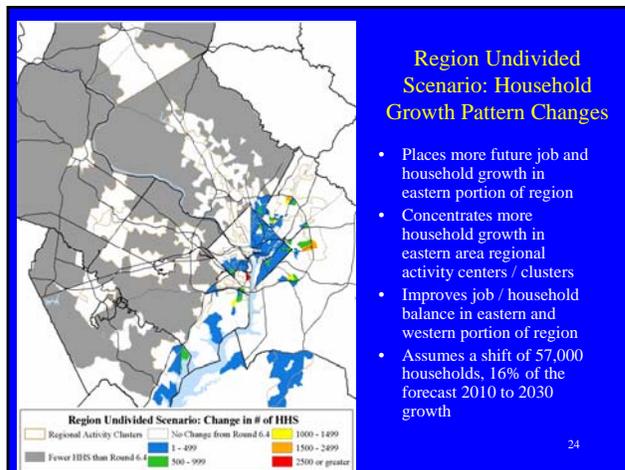
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More Households in Inner Areas and Clusters Scenario

- Places more of the region's future household growth closer to major employment concentrations
- Improves the mix of jobs and housing in regional activity center / clusters
- Improves job / household balance in all jurisdictions
- Assumes a shift of 84,000 households, 23% of the forecast 2010 to 2030 growth

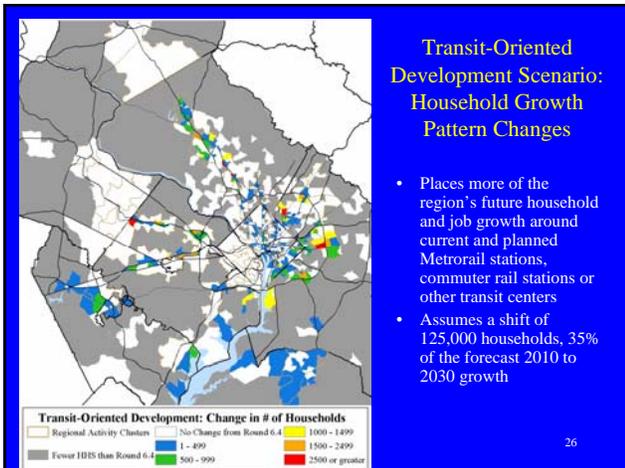
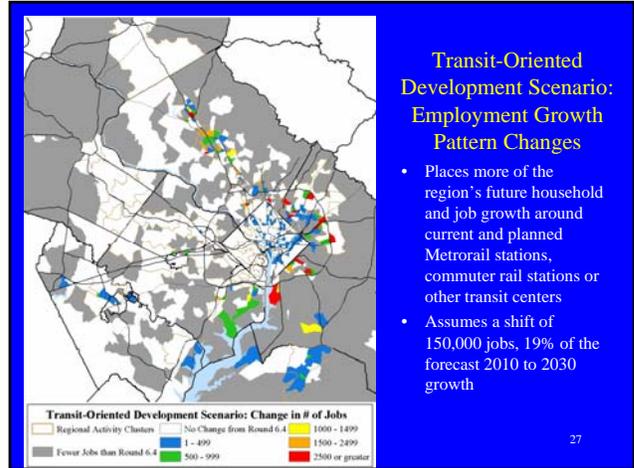
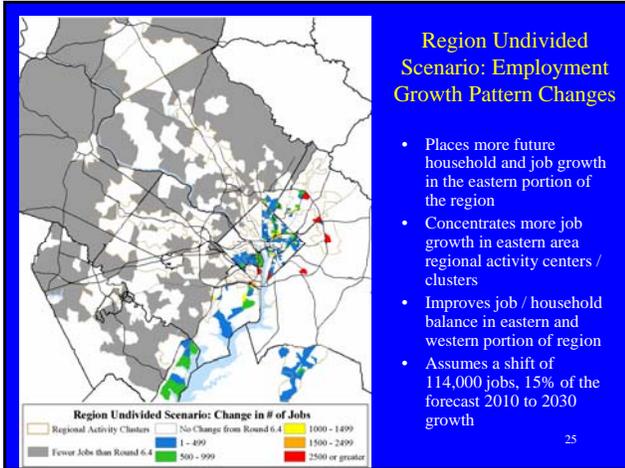
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Region Undivided Scenario: Household Growth Pattern Changes

- Places more future job and household growth in eastern portion of region
- Concentrates more household growth in eastern area regional activity centers / clusters
- Improves job / household balance in eastern and western portion of region
- Assumes a shift of 57,000 households, 16% of the forecast 2010 to 2030 growth

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Next Steps:

- Brief the COG Board in September on initial study results in September
- Develop and refine alternative transportation scenarios (including new highway and transit facilities) to be evaluated with Round 6.4 and the five alternative land use scenarios by December, 2004
- Identify 1-2 "Composite Scenarios" and conduct further analysis and evaluation by June, 2005

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ULI Washington and the Smart Growth Alliance: Reality Check on Growth:

"Nearly 300 regional political, business, development, community, and environmental leaders will be invited to collaboratively analyze and develop alternative growth scenarios for our rapidly growing region. The objective of Reality Check is to gain attention, further understanding, and galvanize action for regional planning to deal with the serious ramifications of current growth patterns and trends in the Washington region. "



Reality Check on Growth

Presented by
ULI Los Angeles
ULI



BENEFITS OF VISIONING

- The issues are arrayed graphically - with a map and land use chips - and participants get it immediately.
- The exercise promotes a congenial and collegial atmosphere.
- The results can be developed in hours.
- The results are understandable.



<http://la.uli.org/realitycheck/index.html>



ULI Washington and the Smart Growth Alliance: Reality Check on Growth Advisory Board / Co-Sponsors

- Chesapeake Bay Foundation
- Coalition for Smarter Growth
- Fannie Mae
- George Mason University
- Greater Washington Board of Trade
- Metropolitan Washington Builders' Council
- Metropolitan Washington Council of Governments
- University of Maryland
- Virginia Tech

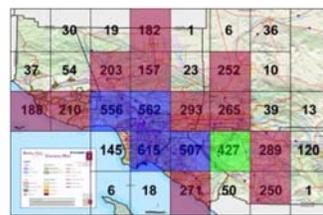


FIGURE 2:
The average number of new residents in thousands placed in each of the grid cells.
On average, participants placed most of the population in the region's cores and large numbers toward the periphery.



<http://la.uli.org/realitycheck/index.html>



Paint the Region



Paint Land Uses (Standard Set)



Paint Details (Standard Set)

RES-SF-MOD

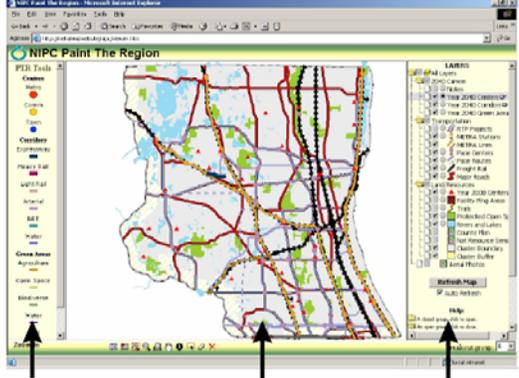
Main Class: Residential
 Sub Class: Moderate density single family

Gross Density: 3.0 dwelling units/acre
 Vacancy Rate: 2.5 % of dwelling units
 Household Size: 2.4 persons/household

Forecast Results (Case 1)

	Base (2000)	Growth	Case1 (2030)
Population:	10,025	+ 5,129	15,154
in Households:	3,025	+ 5,200	14,225
in Group Quarters:	1,025	- 61	964
Dwelling Units:	4,110	+ 2,955	6,795
Households:	4,010	+ 2,600	6,610
Employment:	4,411	+ 2,800	7,011
Total Acres:	8,400	+ 1,200	9,600
Buildable Acres:	2,280	+ 1,850	400

Paint the Region web browser interface



Painting Tools Painting Canvas Reference Info

**Reality Check / Paint the Town:
 Selectable GIS Layers**

- Current land cover imagery
- Federal, state, local regional parks
- Hydrology
- Protected open space
- Environmentally sensitive areas (TBD)
- Roads – by functional classification
- Rail lines – Metrorail, commuter rail (VRE, MARC)
- Rail stations – Metrorail, commuter rail
- Traffic Analysis Zones (2,000) & Districts (435)
- Regional Activity Centers and Clusters





**ULI Washington and the Smart Growth Alliance:
 Reality Check on Growth
 February 3, 2005
 Next Steps:**

1. Data Collection/GIS
2. Visioning Exercise Leader
3. Communications/Outreach
4. Finance/Sponsorship
5. Program
6. **Post Implementation**