



District of Columbia  
 Bowie  
 College Park  
 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:** September 14, 2005  
**Time:** 10:00 a.m. to 11:45 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 JULY 13, 2005 MEETING SUMMARY, AND ANNOUNCEMENTS**

*Elizabeth Hewlett*  
 Chairman, Prince George's  
 County Planning Board  
 Chair, MDPC

**Announcements**

- Update on Round 7.0 Cooperative Forecasts
- September 30 panel on regional economic impacts of gasoline prices
- Update on dissemination of "Smart Growth Begins at the Local Level"
- Other items

RECOMMENDED ACTION: Approve July 13, 2005 meeting summary.

**10:15 a.m. 3. REPORT ON RECOMMENDATIONS OF THE BASE REALIGNMENT AND CLOSURE (BRAC) COMMISSION**

*Paul DesJardin*  
 COG Staff

On May 13, 2005, U.S. Department of Defense (DoD) Secretary Donald H. Rumsfeld forwarded the Department's recommendations concerning the closure, realignment or expansion of military and other defense-related facilities to the Base Realignment and Closure (BRAC) Commission. On September 8, the BRAC Commission report and recommendations were forwarded to the President and to Congress. Staff will brief the Committee on changes to the DoD recommendations approved by the BRAC Commission, the process for further consideration, likely impacts, and anticipated further analysis by COG to assist local governments in responding to the BRAC actions.

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

**10:30 a.m. 4. REPORT ON ACTIVITIES OF THE WASHINGTON AREA HOUSING TRUST FUND (WAHTF)**

**Peggy Sand**  
 President, Washington Area  
 Housing Trust Fund (WAHTF)

Established in 2002, the mission of the Washington Area Housing Trust Fund (WAHTF) is to increase the number of homes affordable to Washington area workers through a flexible regional housing fund that provides loans to support homeownership and affordable rental housing. Since its inception, the

Washington Area Housing Trust Fund has provided \$925,000 in funding leading to the creation or preservation of over 600 units of affordable housing. Peggy Sand, President of the Trust Fund will brief the Committee on WAHTF activities, including capitalization needs and lending opportunities.

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

**10:55 a.m. 5. PRESENTATION ON REGIONAL ECONOMIC TRENDS AND COMMERCIAL CONSTRUCTION INDICATORS REPORTS**

**Gregory Goodwin  
Charles Grier  
COG Staff**

COG monitors trends in the region's economy and reports the trends monthly and in an annual summary report to the Board. COG staff will report the key findings in the report *Economic Trends in Metropolitan Washington, 2000 – 2004*. the report presents key regional economic indicators, including population growth, employment, federal spending, construction activity, housing sales, income, retail sales, and the number of passengers at the region's three major airports. In addition, COG staff will provide additional information on commercial construction from the *Commercial Construction Indicators – 2004 Summary Report*. This report provides information on the level of commercial construction activity by jurisdiction, structure type, and relationship to Metrorail, commuter rail stations and COG's Regional Activity Centers. More than 27.7 million square feet of space in 493 projects was initiated in 2004.

**RECOMMENDED ACTION: Receive briefing**

**11:20 a.m. 6. PRESENTATION ON DRAFT FEDERAL CAPITAL IMPROVEMENTS PROGRAM (FCIP) FOR THE NATIONAL CAPITAL REGION**

**Julia Koster  
National Capital Planning  
Commission (NCPC)**

The National Capital Planning Commission prepares an annual Federal Capital Improvements Program (FCIP). A summary of the information in this year's recently adopted FCIP will be presented, including the location and value of proposed federal agency capital spending throughout the region, and the impact of BRAC on federal agency reporting.

**RECOMMENDED ACTION: Receive briefing**

**11:40 a.m. 7. OTHER BUSINESS/INFORMATION ITEMS  
*MDPC Members***

**11:50 a.m. 6. ADJOURNMENT**

**NEXT SCHEDULED MEETING: *November 9, 2005***

**Metropolitan Development Policy Committee**  
**Meeting Summary**  
**July 13, 2005**

**1. Call to Order, Approval of the June 8, 2005 Meeting Summary, and Announcements**

Chair Hewlett called the meeting of the MDPC to order at 10:00 a.m. The June 8, 2005 meeting summary was approved. Charles Grier of the COG staff distributed an updated list of distribution to date of the Smart Growth Begins at the Local Level video.

**2. Summary of Revisions to the Round 7.0 Cooperative Forecasts received since the May MDPC and PDTAC meetings**

Paul DesJardin of the COG staff stated that during the March 9, 2005 MDPC meeting, Committee members approved the draft Round 7.0 Forecasts for use by the National Capital Region Transportation Planning Board (TPB) in the Air Quality Conformity Analysis of the TIP and CLRP, and for subsequent approval by the COG Board later this year. Mr. DesJardin stated that Committee members approved the Forecasts subject to a minor revision for Fort Belvoir and additional work by the Planning Directors Technical Advisory Committee (PDTAC) to assess the likely transportation and other impacts of the Forecasts. PDTAC Chair James Zook stated that Committee members have been working with COG staff to address imbalances shown in the Forecasts, particularly after 2020. Mr. Zook stated that the Planning Directors Technical Advisory Committee (PDTAC) addressed the issue at its June 17, 2005 meeting. PDTAC members agreed that changes would occur to comprehensive plans and zoning during the next 25 years to accommodate additional housing beyond what is permitted under current land use plans. Committee members discussed the issue and proposed modifications to language in the draft resolution approving the revised Round 7.0 forecasts.

**3. Analysis of the Impacts of the U.S. Department of Defense (DoD) Proposed Base Realignment and Closure (BRAC) and Security-Related Actions in the Washington Region**

Mr. DesJardin summarized the land use and economic findings from the report, stating that the analysis was focused on two time periods – 2010 and 2020. Mr. DesJardin stated that for 2010, total projected employment for the Washington metropolitan region would be reduced due to the proposed BRAC changes by approximately -15,000 jobs compared to the Round 6.4A Forecasts. Mr. DesJardin said that several jurisdictions would see a reduction in projected employment, including Arlington County (-19,321 fewer jobs), the City of Alexandria (-7,539 jobs), and the District of Columbia (-6,508 jobs). Mr. DesJardin said that several jurisdictions would see an increase in projected employment, including Fairfax County (+14,506 additional jobs), Anne Arundel County, Maryland (+4,450 jobs), Prince William County (+2,500 jobs) and Prince George's County (+1,496 jobs). Mr. DesJardin said that while total 2010 employment in COG's Regional Activity Center Clusters would be about -1.2 percent lower than foreseen in Round 6.4A due to BRAC, the "I-95/Springfield Area" and "Bethesda/Friendship Heights" would see more jobs than were previously anticipated. Mr. DesJardin said that no changes in the projected number of households in the region are anticipated. For 2020, Mr. DesJardin said that total projected employment for the Washington metropolitan region would increase by approximately 13,700 jobs due to BRAC. Mr. DesJardin stated that projected employment in Fairfax County would increase by approximately 21,400 jobs, followed by Anne Arundel County (+5,361 jobs), Prince William County (+3,013 jobs), and Prince George's County (+1,557 jobs). Mr. DesJardin

said that 2020 projected employment in Arlington County would total approximately -6,600 fewer jobs due to BRAC, followed by the District of Columbia (-4,511 jobs) and the City of Alexandria (-2,400 jobs). Mr. DesJardin said that approximately 8,500 additional households would be added to the region as a result of BRAC, with increases anticipated in Prince William (+3,000 households), Fairfax (+2,000 households) Stafford (+1,500 households) and Montgomery (+1,000) counties, and the District of Columbia (+1,000).

Mr. Kirby described the transportation and air quality impacts shown in the report, stating that for 2010, total regional transit trips would decrease by -18,528, total vehicle trips would increase by 26,790, and regional vehicle miles traveled would increase by 73,829. Mr. Kirby said that VOC emissions would increase by 0.03 tons per day compared to Round 6.4A, while NO<sub>x</sub> would increase 0.02 tons per day. For 2020, Mr. Kirby stated that transit trips would decrease by -6,097, vehicle trips would increase by 84,932, and vehicle miles traveled would increase by 133,435. VOC emissions would increase by 0.08 tons per day while NO<sub>x</sub> would increase 0.03 tons per day.

#### **4. Update on Outcomes from “Reality Check on Growth” Events**

Len Forkas, former Chair of ULI Washington stated that on February 2, the Washington District Council of the Urban Land Institute (ULI Washington) hosted “Reality Check on Growth,” a one-day participatory GIS-based exercise similar to those recently completed in Los Angeles and Utah. Nearly 300 regional political, business, development, community, and environmental leaders were invited to collaboratively analyze and develop alternative growth scenarios for our rapidly growing region. Mr. Forkas presented a video and summary report of outcomes from the “Reality Check on Growth” event. Laura Cole, ULI Washington discussed plans for ULI to conduct community workshops on design, redevelopment and density.

#### **5. Adjournment**

There were no additional items. Chair Hewlett adjourned the meeting at 11:50. The next meeting of the Committee is scheduled for September 14, 2005 at 10:00 a.m.

# Metropolitan Development Policy Committee (MDPC)

July 13<sup>th</sup>, 2005

COG Training Center

## SIGN IN SHEET

<u>NAME</u>	<u>AFFILIATION</u>	<u>PHONE</u>	<u>EMAIL</u>	<u>Member/Alt</u> <input type="checkbox"/>	<u>Guest</u> <input type="checkbox"/>
<sup>1</sup> Elizabeth Hewlett	M-NCPPC Pr. George's Planning Bd	(301) 952-3561	Elizabeth.Hewlett@mncppc.org	<input checked="" type="checkbox"/>	
<sup>2</sup> Barry Miller	DC Office of Planning	202-442- 7630	BARRY.MILLER@dc.gov	<input checked="" type="checkbox"/>	
<sup>3</sup> DAVID MOSS	Montgomery Co. Exec.	240-777-7257	david.moss@montgomery countymd.gov	<input type="checkbox"/>	
<sup>4</sup> Sharon Bulova	Fairfax County BOS	703 425 9300	Sharon.Bulova@ fairfaxcounty.gov	<input checked="" type="checkbox"/>	
<sup>5</sup> Fern Piret	M-NCPPC - Pr. Geo. Co. Exec. alternate	301-952-3595	Fern.Piret@ppd.mncppc.org	<input type="checkbox"/>	Alt.
<sup>6</sup> Ron Kirby	COG / TPB	(202) 962-3310	rkirby@mucog.org	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<sup>7</sup> BOB GRIFFITHS	COG / TPB	202-962-3280	veg@mucog.org	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<sup>8</sup> Marlene Michaelson	Montgomery County Council	240-777-7943	marlene.michaelson@ montgomerycountymd.gov	<input type="checkbox"/>	Alt.
<sup>9</sup> CHARLIE LOEHR	MNCPA - north Co.	301-495-4500	CHARLES.LOER@ mncppc-mc.org	<input type="checkbox"/>	
<sup>10</sup> Jim Zook	DPZ FAIRFAX COUNTY	703 324 1325	Jim.Zook@fairfax county.gov	<input type="checkbox"/>	
<sup>11</sup> Paul Desjardis	COG staff	202-962-3293	pdesjardis@mucog.org	<input type="checkbox"/>	
<sup>12</sup> Mercia Arnold	Council member Vincent Gray DC City Council	(2) 724 8068	marnold@dcouncil.us	<input checked="" type="checkbox"/>	
<sup>13</sup> MIKE Clifford	COG / TPB Staff	202-962-3312	mclifford@mucog.org	<input type="checkbox"/>	

	<u>NAME</u>	<u>AFFILIATION</u>	<u>PHONE</u>	<u>EMAIL</u>	<u>Member/Alt</u> <input type="checkbox"/>	<u>Guest</u> <input type="checkbox"/>
14	DUNBAR BROOKS	BALTIMORE Metropolitan COUNCIL	410-732-9574	dbrooks@balhometno.org		<input checked="" type="checkbox"/>
15	Bob Cattan	College Park Golf <sup>(Counil)</sup>	301-345-0742		<input type="checkbox"/>	
16						
17	Elizabeth Hewitt	Pr. George Mason U.	753-3561	Elizabeth.Hewitt@princegeorges.gov	<input checked="" type="checkbox"/>	
18	Berry Miller	Pr. Prince Georges County	7630	Berry.Miller@princegeorges.gov	<input checked="" type="checkbox"/>	
19	Dana Moss	Montgomery Co. Coe	202-771-1114	dana.moss@montgomery.gov	<input checked="" type="checkbox"/>	
20	Sharon Bulova	Fairfax County BOS	703-433-1300	Sharon.Bulova@fairfaxcounty.gov	<input checked="" type="checkbox"/>	
21	Fern Pirett	Pr. Prince Georges County alternate	301-932-3595	Fern.Pirett@princegeorges.gov	<input checked="" type="checkbox"/>	
22	Ron Kraby	COG/TPB	202-724-3310	kraby@tpb.org	<input checked="" type="checkbox"/>	
23	Bob Griffiths	COG/TPB	202-762-3280	bobg@tpb.org	<input checked="" type="checkbox"/>	
24	Maryann Richardson	Montgomery County Council	202-771-1114	Maryann.Richardson@montgomery.gov	<input checked="" type="checkbox"/>	
25	Erica Lastic	COG/TPB	202-762-3280	ericastic@tpb.org	<input checked="" type="checkbox"/>	
26	Jim Lane	DPZ Fairfax County	703-321-1925	Jim.Lane@fairfaxcounty.gov	<input checked="" type="checkbox"/>	
27	John Dwyer	COG Staff	202-762-3283	jdwyer@tpb.org	<input checked="" type="checkbox"/>	
28	Marnie Field	Pr. City Council	202-724-1068	Marnie.Field@princegeorges.gov	<input checked="" type="checkbox"/>	

# Impacts of Rising Gasoline Prices

hosted by the Metropolitan Washington Council of Governments

Self	Cash
Regular <small>Unleaded</small>	328 <sup>9</sup> / <sub>10</sub>
Plus <small>Unleaded</small>	338 <sup>9</sup> / <sub>10</sub>
Supreme <small>Unleaded</small>	348 <sup>9</sup> / <sub>10</sub>



## September 30, 2005

9:30 am - 11:45 am

Council of Governments Board Room  
777 North Capitol Street, NE (Third Floor)

### DRAFT AGENDA

9:30 am – 10:00 am Continental Breakfast and Registration

10:00 am - 10:15 am Introductions and Welcome

COG Official, *TBD*

**Jim Gorby**, Chair  
COG Energy Policy Advisory Committee  
Fairfax County



10:15 am – 11:30 am **Panel Discussion: Impacts of Rising Gasoline Prices**

**Moderator: Nikole Killion, NEWSCHANNEL 8 (Confirmed)**

The increasing cost of gasoline is hard hitting. However, the residual affects have yet to be seen. The panelist will discuss the economic impacts on the metropolitan Washington region, including impacts on the local government and consumers and policy options.

**Dr. Charles Olson, Ph.D.**, Director *(Confirmed)*  
Business Honors Logistics, Business, & Public Policy  
University of Maryland

**Dr. Stephen Fuller, Ph.D.**, Director, Center for Regional Analysis *(Confirmed)*  
School of Public Policy, George Mason University

**Doug MacIntyre**, Senior Oil Market Analyst *(Confirmed)*  
Energy Information Administration

**Dr. Jerome Paige, Ph.D.**, Economist *(Confirmed)*  
Jerome Paige & Associates, Inc.

### Discussion

11:30 am – 11:45 am Wrap up and Adjournment

**TO RSVP: Go to [www.mwcog.org/calendar/](http://www.mwcog.org/calendar/) and click on the forum title or contact Leslie Pugh at [lpugh@mwcog.org](mailto:lpugh@mwcog.org). For information about the program, contact: Leah Boggs at [lboggs@mwcog.org](mailto:lboggs@mwcog.org) or (202) 962-3336.**

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS**  
777 North Capitol Street, NE  
Washington, DC 20002-4239

**RESOLUTION APPROVING ROUND 7.0 COOPERATIVE FORECASTS OF POPULATION,  
HOUSEHOLDS AND EMPLOYMENT FOR METROPOLITAN WASHINGTON**

**WHEREAS**, on September 10, 1975, the Board of Directors of the Metropolitan Washington Council of Governments (COG) authorized the development of a Cooperative Forecasting Program as a component of the Metropolitan Growth Policy Program; and

**WHEREAS**, the purpose of the Cooperative Forecasting Program is to provide current forecasts of population, households, and employment growth and change for use in metropolitan planning programs, including the Water Resources, Transportation Planning, Air Quality, Energy Resources, Metropolitan Development and Housing Programs; and

**WHEREAS**, COG designated its Metropolitan Development Policy Committee as the policy body responsible for developing these forecasts through the Cooperative Forecasting Program; and

**WHEREAS**, each major round of forecasts takes into account econometric modeling of the region's economy based on both national economic and demographic assumptions and as well as a series of economic and demographic assumptions specific to the region, with such a round of exhaustively reevaluated forecasts scheduled every three years, in support of federal transportation planning requirements; and

**WHEREAS**, the Cooperative Forecasting and Data Subcommittee of the Planning Directors Technical Advisory Committee has been actively engaged during the past year in developing the first series of forecasts from the seventh round ("Round 7.0") based on current development trends and economic and demographic estimates, as the basis for further study of land use/transportation relationships to comply with Federal regulations implementing the Clean Air Act Amendments and the Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21); and

Deleted: third update to the Round 6

**WHEREAS**, the Cooperative Forecasting Program has involved the active participation of COG's participating governments, as well as Anne Arundel and Howard counties and the Tri-County Council for Southern Maryland, which have provided local population, household, and employment forecasts, documentation of methodology and assumptions upon which the forecasts are based, and related analyses for use in the process, and has involved full participation of the Baltimore Metropolitan Council, the Maryland Office of Planning, and the National Capital Planning Commission; and

**WHEREAS**, beginning in 1991, COG endorsed the first annual update to the forecasts of population, households, and employment as the basis for further study of land use/transportation relationships, and to enable local governments so inclined to adjust forecasts annually based on planning, zoning, and economic changes; and

**WHEREAS**, on September 9, 1998, the COG adopted Resolution R25-98, charging the Metropolitan Development Policy Committee, in conjunction with the Planning Directors Technical Advisory Committee and the Cooperative Forecasting and Data Subcommittee, with strengthening the Cooperative Forecasting Program submission, review, and approval process and to notify COG's Board of Directors of actions taken; and

**WHEREAS**, to further enhance coordination between regional land use and transportation planning, on February 12, 2003, COG adopted Resolution R8-03, which recommends that approval of each round of the Cooperative Forecasts should occur concurrently with the completion of the National Capital Region Transportation

Planning Board's (TPB) Air Quality Conformity Analysis of the Transportation Improvement Program (TIP) and the Financially-Constrained Long Range Plan (CLRP); and

**WHEREAS**, on July 13, 2005, the Metropolitan Development Policy Committee (MDPC) approved the draft Round 7.0 Cooperative Forecasts for use in this year's Air Quality Conformity Analysis of the FY2006-2011 Transportation Improvement Program (TIP) and the 2005 Financially Constrained Long Range Plan (CLRP); ~~and~~

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~~WHEREAS, collectively, local plans and zoning in the metropolitan Washington region do not currently provide for the amount of housing necessary to provide workers to fill forecast jobs for the metropolitan area; and~~

~~WHEREAS, in the past forecasts adopted by the Board were primarily based on local plans and zoning capacities as provide for in locally adopted land use plans because there was sufficient capacity in local plans for the modeled period; and~~

~~WHEREAS, to provide sufficient housing in the out years 2010 to 2020 to meet employment projections it is necessary to anticipate that certain localities over time will re-plan and rezone land sufficient to provide for the additional housing, the assumption of which is consistent with current development trends and economic and demographic inter-relationships.~~

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:**

1. COG approves the Round 7.0 forecasts, effective with the National Capital Region Transportation Planning Board's (TPB) action to approve the results of the Air Quality Conformity Analysis of the FY2006-2011 Transportation, Improvement Program (TIP) and the 2005 Financially Constrained Long Range Plan (CLRP).
2. COG commends the Planning Directors Technical Advisory Committee, Cooperative Forecasting and Data Subcommittee and all participants in the Cooperative Forecasting Program for their contributions to the effort to date.

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