

**Metropolitan Development Policy Committee
Meeting Summary
November 9, 2005**

1. Call to Order, Approval of the September 14, 2005 Meeting Summary, and Announcements

Chair Hewlett called the meeting of the MDPC to order at 10:00 a.m. The September 14, 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 also summarized the October 21 “Mid-Atlantic Transportation Coordination Roundtable”

2. Opportunities for Infill and Redevelopment in the Washington Region

Paul DesJardin of the COG staff stated that in approving the Round 7.0 Cooperative Forecasts, the COG Board and MDPC noted that to provide sufficient housing to meet the employment projections it was necessary to assume that some COG jurisdictions would need to re-plan and rezone land sufficient to provide for the additional housing. Mr. DesJardin introduced Dr. Chris Nelson of Virginia Tech to discuss his research on the need and opportunities for infill and redevelopment in the Washington region. Dr. Nelson stated that the region would add 2.7 million people, 1.2 million housing units and 2.0 million jobs. Dr. Nelson estimated that total new residential construction value at \$600 billion and non-residential construction valued at \$700 billion. Dr. Nelson stated that “traditional” households are declining, meaning that 75 percent of future housing needs could be met with smaller units at higher density. Dr. Nelson stated that challenges – nationally and locally – include the end of “cheap oil”; global competition for materials; antiquated building codes; inefficient, costly land use regulations; and demand for residential and commercial development exceeds supply in quality locations.

3. Regional Activity Cluster Analysis of the Round 7.0 Forecasts

Jill Locantore of the COG/TPB staff stated that earlier this year, the Transportation Planning Board (TPB) asked for an analysis of the region’s transportation project submissions relative to the location of the Regional Activity Centers and clusters. Ms. Locantore briefed the Committee on the results of this analysis which was presented to the TPB Technical Committee on October 7 and the TPB on October 19. Ms. Locantore presented an analysis of how the draft CLRP and tip address priority area 3 or how the CLRP projects support the regional core and regional activity centers. Ms. Locantore stated that staff used the draft Round 7.0 Cooperative Forecasts and trip attraction data from the air quality conformity analysis of the 2005 CLRP to examine the relationship between the activity centers, planned transportation improvements, land use, and travel patterns. For the analysis, activity centers were grouped into clusters along major transportation corridors. Between 2002 and 2030, the number of activity clusters with Metrorail or light rail stations will increase from 11 to 14 out of a total of 24 activity clusters. Ms. Locantore stated that in both 2002 and 2030, 19 Metrorail stations are located outside of activity clusters, primarily along the green line in Prince George’s County. Ms. Locantore said that during this same time period households, but not jobs, will become more concentrated in activity clusters. The percent of all auto and transit commute trips that go to activity clusters will decrease slightly. The vast majority of transit commute trips, however, go to activity clusters, and transit commute mode share is high in activity clusters, particularly core clusters.

4. Discussion of Plans to Update the Regional Activity Centers and Clusters

James Zook, Director of Planning and Zoning for Fairfax County and 2005 PDTAC chair stated that the COG Board of Directors and the TPB approved the final Regional Activity Centers maps and criteria in 2002. Mr. Zook stated that the maps were called for in the “Action Agenda” of the TPB’s *Transportation Vision* and were based upon the Round 6.2 Cooperative Forecasts of employment and households. The Planning Directors Technical Advisory Committee (PDTAC) was responsible for development of the Activity Centers maps and criteria under the direction of a joint COG / TPB Working Group. In approving the Activity Centers, the COG Board and TPB directed that the map(s) be revised following the completion of the next major “Round” of Cooperative Forecasts. Mr. Zook stated that COG staff and PDTAC members have begun work to update the Activity Centers and that PDTAC members specifically recommended that the criteria approved in 2002 for defining the Activity Centers not be changed.

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, January 11, 2006. The meeting was adjourned at 11:50.