



## PLANNING DIRECTORS TECHNICAL ADVISORY COMMITTEE

Friday, November 21, 2025  
10:00 A.M. - 12:00 P.M.

### AGENDA

**10:00 A.M. 1. WELCOME, INTRODUCTIONS AND ANNOUNCEMENTS**

*Tanya M. Washington, Director of Planning, Prince William County Planning Office, Chair*

- Housing& (formerly HAND) [Housing Indicator Tool \(HIT\)](#) 6.0 Survey Webinar --- to get an overview of what to expect in the coming year -- Wednesday, December 3 (12:00 PM -- 1:00 PM). [Link to Register.](#)
- 2025 COG Membership & Awards Reception, Wednesday, December 3 (4:00 PM -- 7:00 PM), DC Water Headquarters, 1385 Canal Street, SE, Washington, DC 20003, [Link to Register.](#)
- 4<sup>th</sup> Annual ULI Washington's Future Forum: From Challenge to Change -- Building for Tomorrow, Thursday, December 4 (8:00 AM -- 5:30 PM), Ronald Reagan Building & International Trade Center, 1300 Pennsylvania Ave, NW, Washington, DC 20004, [Link to Register.](#)
- No meeting in December.
- Other announcements? (Committee members)

**10:10 A.M. 2. WASHINGTON METRO AREA COMMERCIAL REAL ESTATE MARKET OVERVIEW**

*Lisa Benjamin, Senior Managing Director and Kevin Sweeney, Associate Director of Mid-Atlantic Research, Newmark*

Ms. Benjamin and Mr. Sweeney will present a forward-looking overview of the regional commercial real estate market. She will cover factors impacting office use and viability and retail trends in a post COVID environment. We'll leave time for questions and discussion at the end of the presentation.

Q&A

**11:00 A.M. 3. DRAFT VISUALIZE 2050 OVERVIEW**

*Cristina Finch, TPB Transportation Planner, COG Department of Transportation Planning*

Ms. Cristina Finch will provide an overview of the draft Visualize 2050 National Capital Region Transportation Plan, the FY 2026-2029 Transportation Improvement Program, and the related Air Quality Conformity Analysis Report as well as how TOPIC is incorporated into the plan. All three documents are available on the [Visualize 2050](#) website for comment through November 21. Members are invited to review the documents, provide feedback to staff, and share the opportunity through their networks.

**11:25 A.M. 4. 2024 COMMERCIAL CONSTRUCTION INDICATORS REPORT**

*John Kent, Regional Planner, COG/DCPS*

Mr. Kent will present the findings of the 2024 Commercial Construction Indicators Report on recent development trends in the region.

**11:45 A.M. 5. DISCUSSION OF DCPS PRODUCTS RELATING TO DEVELOPMENT ACTIVITY**

*Committee Members, Greg Goodwin and John Kent, COG/DCPS Staff*

DCPS staff solicit advice from the Committee on tracking real estate trends and development activity in the COG Region.

**11:55 A.M. 6. OTHER BUSINESS**

**12:00 P.M. 7. ADJOURN**

<i>Looking Ahead</i>	
<i>Next Planning Directors Meeting</i>	<i>No meeting in December</i>