

Reality Check

Presentation to MWCOG Board of Directors
February 9, 2005

ULI Washington
Smart Growth Alliance



Organizers of Reality Check

- ☑ ULI Washington & The Smart Growth Alliance

- Fannie Mae & Fannie Mae Foundation

- ☑ Partnering Organizations:

- The Coalition for Smarter Growth
- The Greater Washington Board of Trade
- National Center for Smart Growth (UMD)
- Chesapeake Bay Foundation
- MWCOG
- Metropolitan Institute at Virginia Tech
- National Capital Planning Commission
- George Mason University
- Metropolitan Washington Builder's Council

Reality Check Premise

- ✓ By the year 2030, the Washington Region will add...2 million new residents and 1.6 million new jobs
- ✓ Where will these individuals live, work, and play?

Reality Check Goals

1. Raise regionwide awareness of the level of growth coming
2. Recognize legitimate points of view of diverse stakeholders
3. Envision where future growth should go.
4. Lay foundation for needed dialogue and action to plan for the future

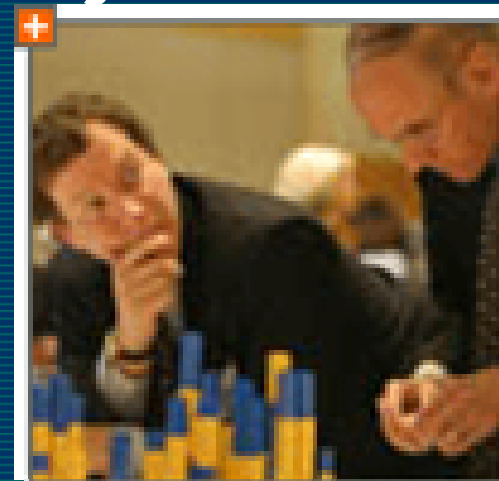
Reality Ground Rules

- ☑ Growth projections were not negotiable
- ☑ All projected growth had to be allocated
- ☑ All growth allocations additive



Reality Check Event

- ✓ February 2, 2005
- ✓ 850+ Attendees Throughout the Day
- ✓ 300 Participants from 22 jurisdictions
 - ✓ 1/3 Government
 - ✓ 1/3 Business
 - ✓ 1/3 Civic
- ✓ 150 Volunteers



Reality Check Exercise

- ☑ Participant Guide Book sent prior to event w/ Activity Center report and MWCOG smart growth CD
- ☑ 30 Tables, Each with...
 - 10 Participants
 - 1 Facilitator, 1 Scribe, & 1 Computer Operator
- ☑ Tools
 - Regional Map (6 ft. X 8 ft.)
 - LEGO's representing households and jobs
 - Representative densities guide
 - Laptop w/ Software

Common Principles Emerge

- ✓ Preserve and Protect open space
- ✓ Focus development near transit stations
- ✓ Maintain jobs-housing balance
- ✓ Concentrate development along transportation corridors

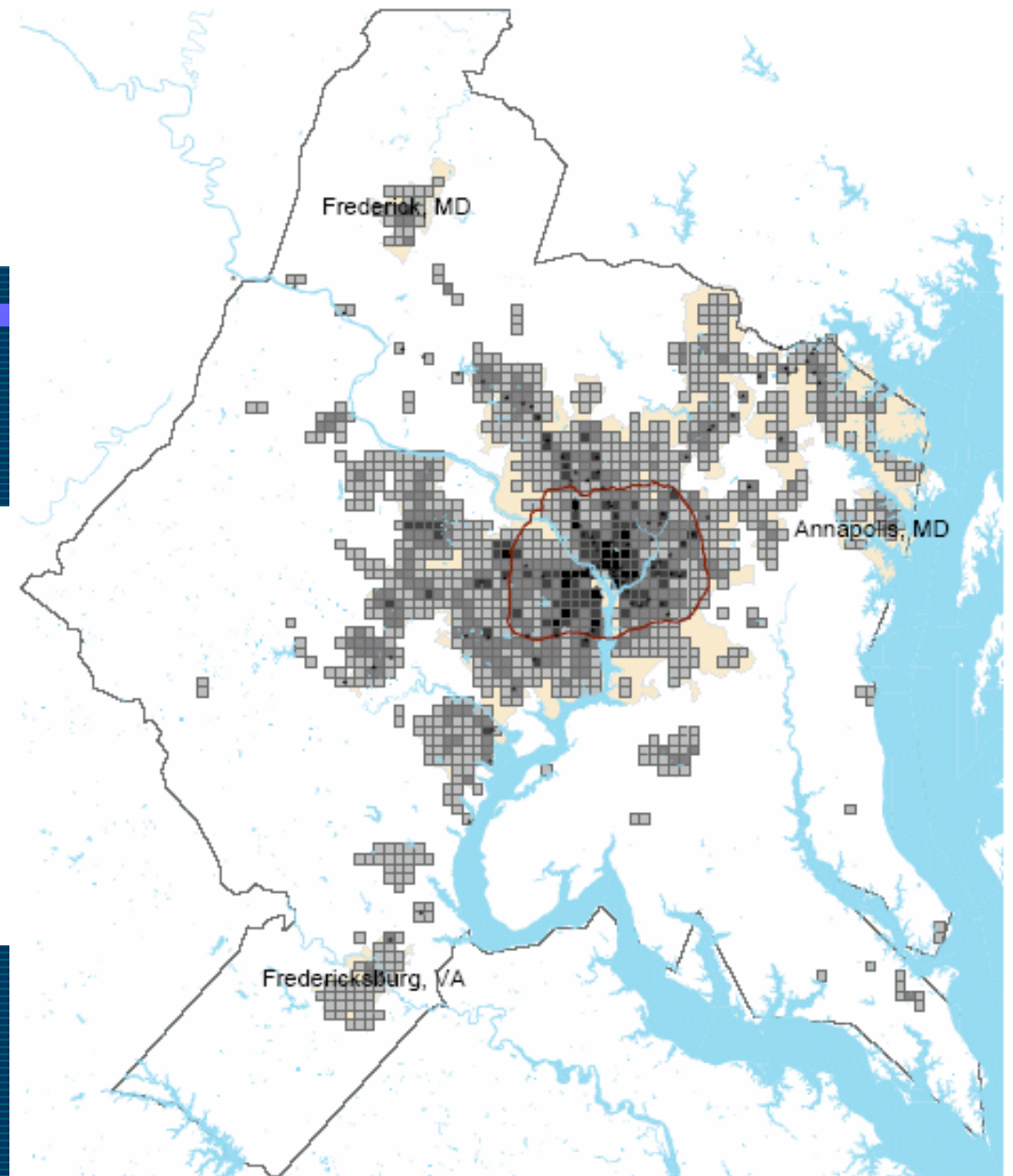
Common Principles Emerge

- ✓ Concentrate development around existing town centers
- ✓ Create mixed use nodes
- ✓ Develop east side of region
- ✓ Offer more housing choices

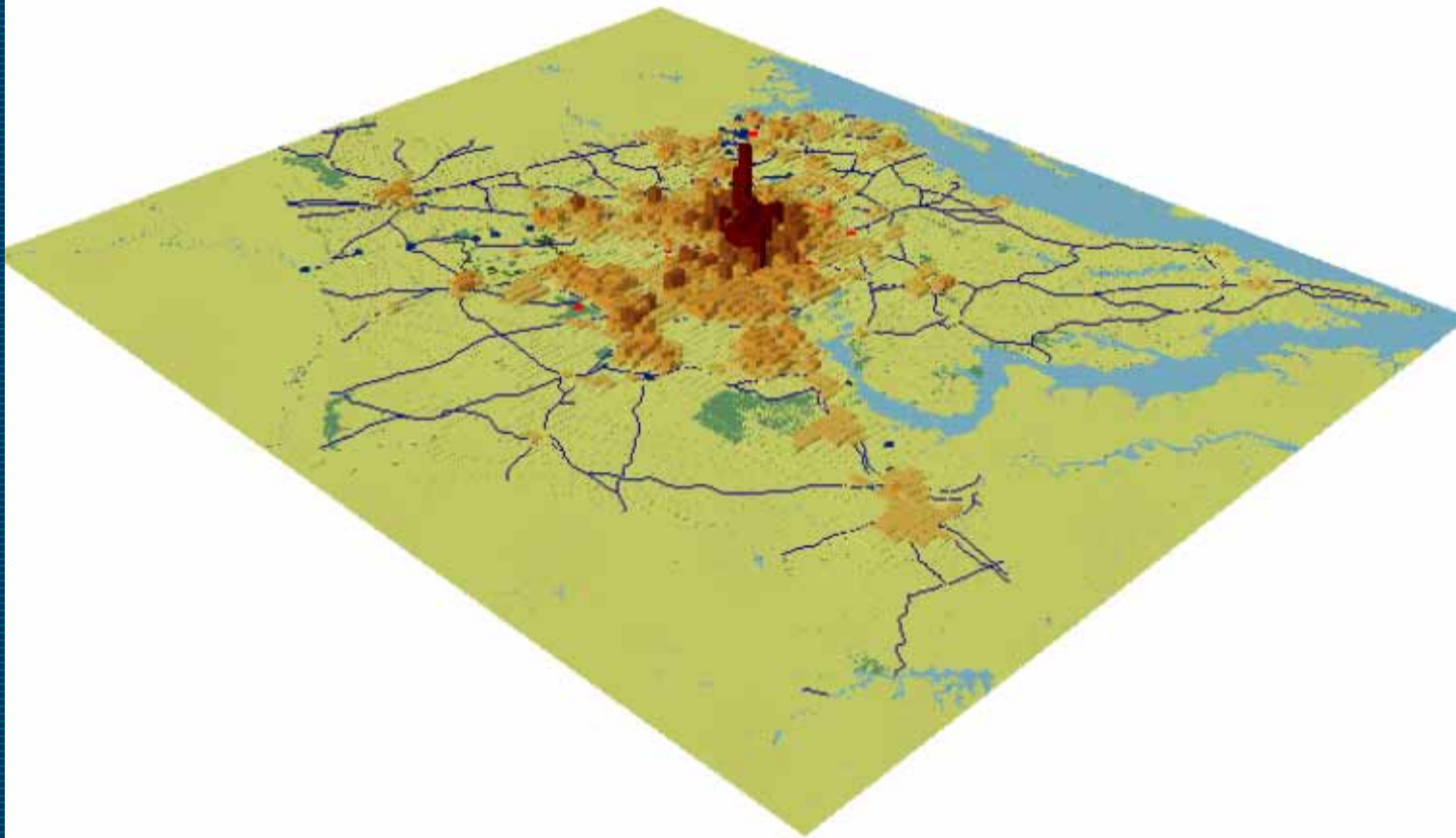


Households – Average All Tables

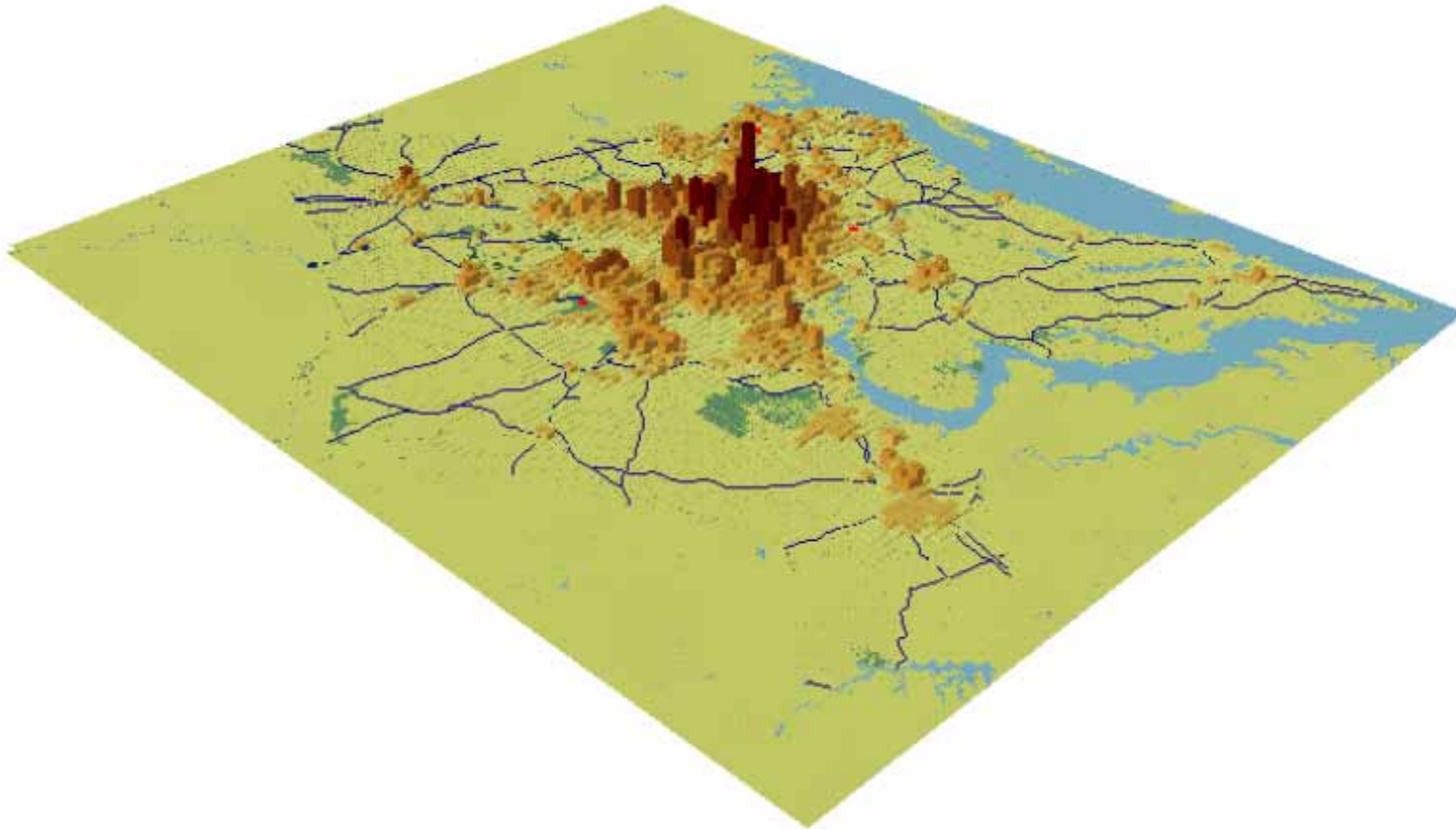
Households close to transit 18%
Existing: 11%
Households inside beltway 35%
Existing: 34%
Households inside urban envelope
84%
Existing: 84%



Households – Existing

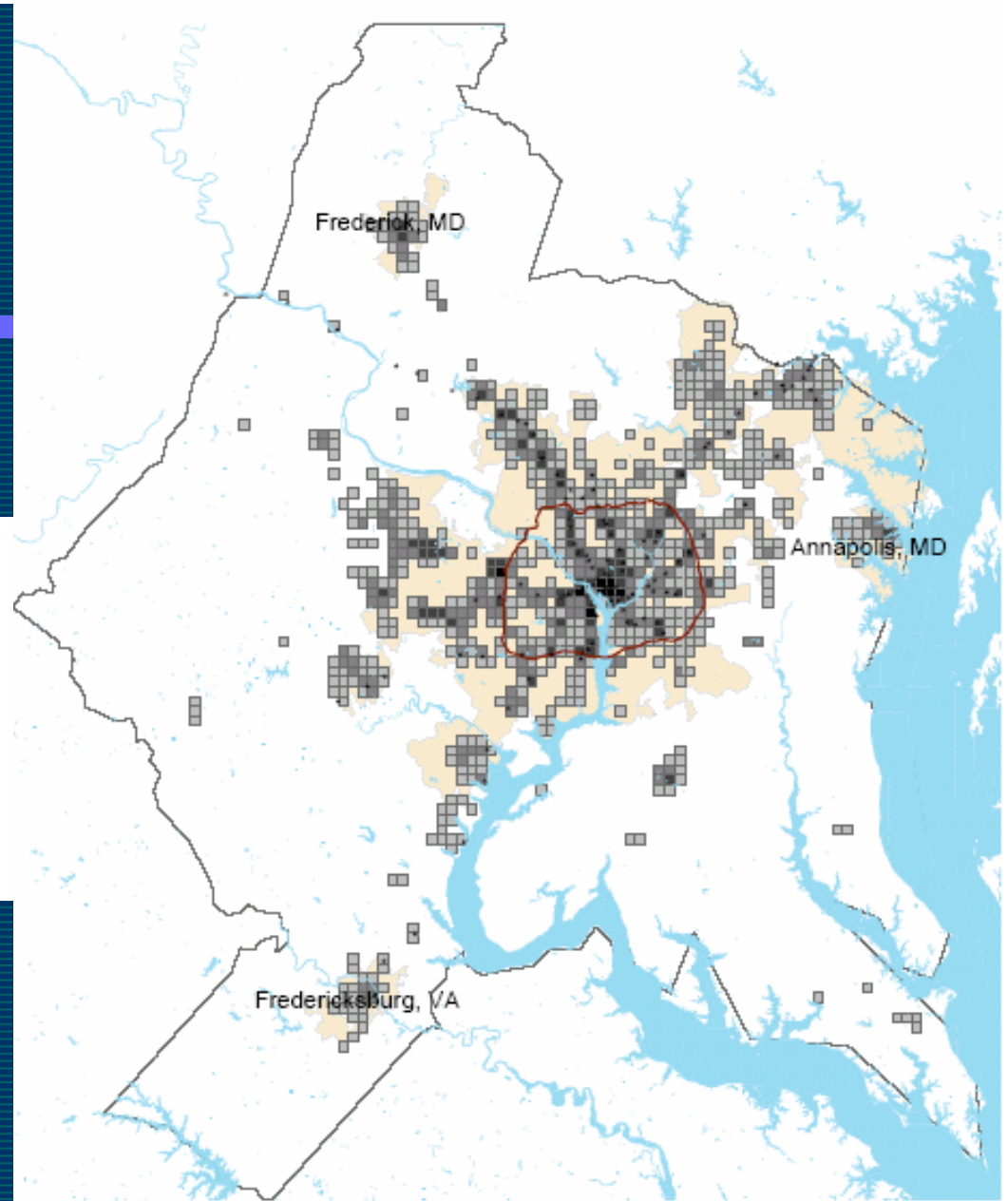


Households – Average All Tables

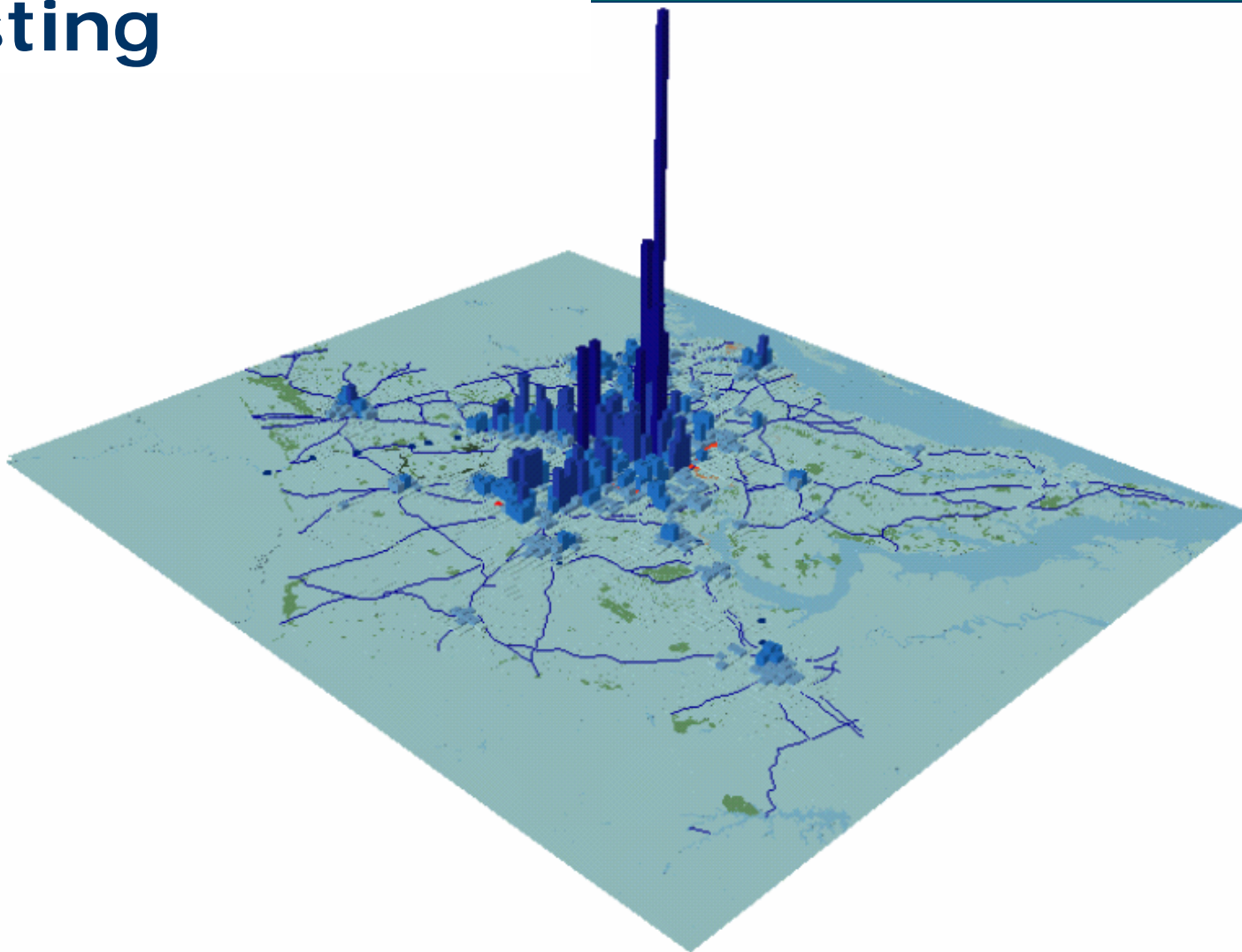


Jobs – Average All Tables

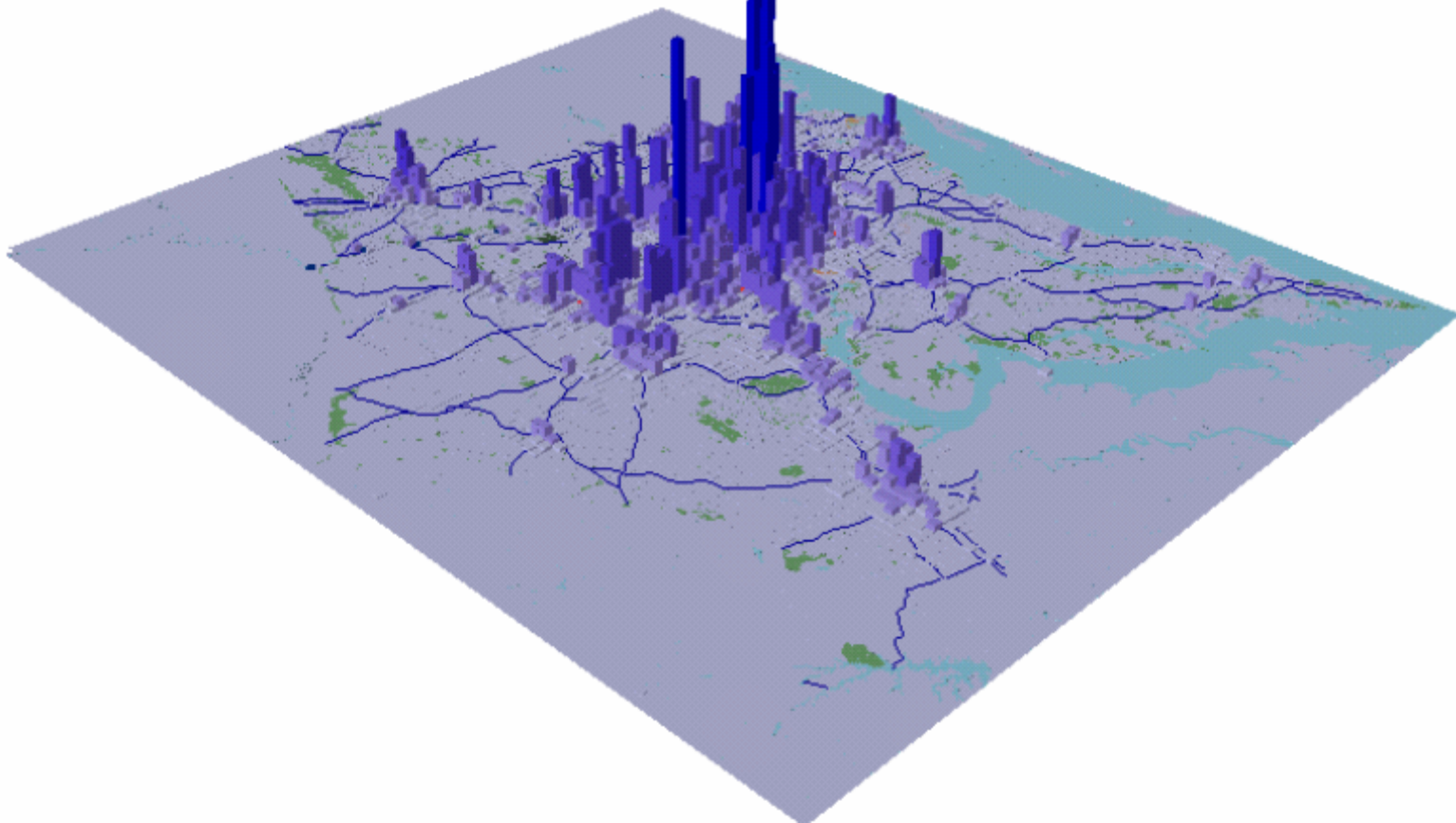
Jobs close to transit: 28%
Existing: 25%
Jobs inside beltway: 41%
Existing: 47%
Jobs inside urban envelope: 88%
Existing: 90%



Jobs – Existing



Jobs – Average All Tables



Observations

- ☑ A diverse group of people can come together to address common regional issues.
- ☑ There was considerable agreement that growth should be contained, focused near transit stations, with a balance of housing and jobs.

Observations

- ☑ The results of Reality Check is not a regional plan but a clear expression of common regional themes
- ☑ The benefits of this exercise will be lost if we don't maintain momentum and continue to think –and act--as a region

Participant Survey Results

- ☑ Would you be willing to see additional visioning at a regional and local level?
 - 99%

- ☑ Would you be willing to participate in a sustained way?
 - 97%

Next Steps

- ✓ Reality Check lays groundwork for implementation plan
- ✓ Post-Event analysis
- ✓ Roll out results in spring
- ✓ Subregional Reality Check workshops
- ✓ Developing consensus principles
- ✓ Best practices, technical assistance, tools, policies, metrics, and recognition
- ✓ Website