

**Planning Directors Technical Advisory Committee  
May 19, 2006**

**Meeting Summary**

The Planning Directors Technical Advisory Committee (PDTAC) met on May 19, 2006 from 10:00 a.m. to 11:55 a.m. in the COG's HSPPS Conference Room. Graves called the meeting to order.

**Announcements**

Paul DesJardin of the COG Staff noted that the TPB Regional Mobility and Accessibility Study Joint Technical Working Group was scheduled to meet immediately following the PDTAC meeting. Mr. DesJardin distributed copies of the latest MWCOG jurisdictional "In Focus" reports. John Mataya of the COG housing staff distributed copies of the latest schedule for the Washington Area Housing Partnership Toolkit Presentations / Outreach workshops.

**Briefing on Anacostia Waterfront Redevelopment**

Chairman Graves introduced Uwe Brandeis of the Anacostia Waterfront Corporation. Mr. Brandeis noted that the Anacostia Watershed is one of the most polluted watersheds in the Chesapeake Bay and Potomac River Basins. Mr. Brandeis stated that, while long recognized regionally as a priority watershed for restoration, the opportunity and promise of the Anacostia is now the subject of major focus from both an economic development and environmental perspective. Mr. Brandeis presented a PowerPoint on recent plans and current efforts to revitalize the Anacostia waterfront, as had been presented to the COG Board of Directors on April 10, 2006. Mr. Brandeis discussed the concept of creating a "vision" for the Anacostia Waterfront through the Anacostia Waterfront Initiative and implementing the "vision" through the Anacostia Waterfront Corporation. Mr. Brandeis also discussed a number of waterfront projects, including Poplar Point, the Washington Nationals Stadium area, the Southeast Federal Center, South Capitol Street, Hill East, Parkside and Kenilworth Park.

**Legislative Assemblies Update**

Mr. DesJardin stated that, in an effort to broaden the policy focus of the Committee, during their May 10 meeting, Metropolitan Development Policy Committee (MDPC) members were briefed on planning, growth, and housing legislation in the Maryland and Virginia General Assemblies and District Council which have direct impact on the Metropolitan Washington region. MDPC members expressed particular interest in several of the bills, including TDRs in Virginia; Inclusionary Zoning in the District; and Green Buildings and Land Use / Water Quality in Maryland. Mr. DesJardin and Chinyere Uzoukwu of the COG staff briefed the PDTAC on the legislation and noted that

PDTAC members were invited to participate in the MDPC's July 12 discussion of transferable development rights.

### **Update on "Envision Greater Washington" - Next Steps from Greater Washington Board of Trade Potomac Conference**

Mr. DesJardin stated that as a follow-up to last year's "Reality Check on Growth" event, the Greater Washington Board of Trade convened the Potomac Conference 2006 Winter Meeting, "A Conversation About Our Region's Future" on February 23 and 24. Mr. DesJardin stated that the COG Board of Directors was briefed on the proposed "Envision Greater Washington" project during their March 8 meetings and endorsed support for the first 90-day exploratory phase, including up to \$25,000 in support from COG. Several Committee members stated that the Working Group should be briefed on the region's history of visioning and forecasting efforts. Mr. DesJardin stated that the Working Group members had participated in 2 broad visioning meetings, and that 2 additional meetings were scheduled on June 9 and June 22. Committee members agreed to re-schedule the June meeting to June 16 so as to be updated on the progress of the Working Group.

### **Briefing on Outcomes from COG's Predatory Lending Conference**

Dara Dann, COG Housing programs manager stated that COG hosted a Predatory Lending Conference on April 27 to raise awareness of this growing issue and begin a dialogue for solutions framed around local and national best practices. Ms. Dann stated that more than 100 people attended the event, including local government staff, elected officials, and non-profit / advocacy organizations.

### **Regional Activity Center and Cluster Analysis Update**

Paul DesJardin stated that Chairman Graves had briefed the COG Board on the project during their April 12 meeting, including the proposed scope of work for completing the Activity Centers and Clusters update this year. Mr. Graves stated that Board members approved the work scope and Resolution R18-06 and offered comments concerning the proposed updates. The schedule calls for completion of the Activity Centers updates later this Summer with review and action by the COG Board and the TPB in the Fall. Mr. DesJardin stated that during the March 17 PDTAC meeting, Committee members recommended additional modifications to the Activity Clusters. Greg Goodwin and of the COG Staff provided an overview of the update of the Regional Activity Centers report for Round 7 numbers. Mr. Goodwin explained that because the Activity Center Boundaries do not always match existing TAZ boundaries, an allocation of employment and population for some activity centers is necessary. COG staff has provided each jurisdiction with a spreadsheet that will enable jurisdictions to make the necessary calculations and adjustments. The borders of the Activity Centers will remain the same, except in a few cases where minor adjustments may be necessary to fix errors. Greg Goodwin stated that the Cooperative Forecasting Subcommittee also discussed the proposed updates during their May meeting and were working to complete a draft of the revisions during June.

## Briefing and Recommendations on COG/GWU IRE “Mansionization” Project

Chairman Graves noted that this item had been re-scheduled from the March meeting. Linden Renner of the IRE team noted that the PDTAC had been briefed on the project during their January meeting and had requested updates as the team’s work on the project progressed. Ms. Renner stated that the team defined “mansionization” as replacing (or constructing additions to) smaller dwellings within established neighborhoods with significantly larger homes and is focusing on “in-fill” (e.g. placement of large dwellings on small lots) and not large homes in new housing developments in exurban areas. Ms. Renner stated that the study to focus on Arlington, Fairfax, & Montgomery Counties – and National Practices. Ms. Renner stated that research to date included a Literature Search of studies, white papers, newsprint, conference/symposia proceedings and IRE Cohort Assignments to include a work plan definition and detailed analysis of criteria/alternatives. Ms. Renner also thanked the Committee members for their participation in interviews / questionnaires, in particular with Montgomery County, Gaithersburg, Rockville, Arlington County, Fairfax County (Herndon, Vienna), Alexandria, Fairfax (City), Falls Church, and Manassas. Ms. Renner stated that localities either take no action, or work to provide community education / outreach, institute a moratorium on development; study the issue; or implement regulatory controls. Chairman Graves noted that “mansionization” was a growing issue in Atlanta, Georgia where he was employed as the Planning Director. Ms. Renner stated that the next steps in the project were a final analysis / written report, then a briefing to COG’s Chief Administrative Officers’ (CAOs) Committee in July.

### **Adjournment**

Chairman Graves adjourned the meeting at 11:55 and indicated that the next meeting is scheduled for Friday, May 12 from 10:00am to 11:45am.