

**Planning Directors Technical Advisory Committee
November 13, 2002
Meeting Summary**

The Planning Directors Technical Advisory Committee (PDTAC) met on November 13, 2002 from 10:00 a.m. to 11:45 in COG Conference Room 1. The attendance roster is attached. PDTAC Chair Pastor called the meeting to order and members introduced themselves.

Announcements

COG staff announced that the TPB Regional Accessibility and Mobility Joint Working Group would not meet again until Friday, December 13, immediately following the next PDTAC meeting. COG staff also distributed the final agenda for the November 22 conference “Building Communities: Planning for Housing in a Growing Region”. Rob Scott of the Northern Virginia Mediation Center and Laura Bachle of Confluence Consulting discussed conflict resolution assistance and training opportunities for PDTAC members.

Commercial Development Within the Regional Activity Centers, 1997 to 2001

Ms. Farina stated that in July, COG staff presented the 2001 report on commercial construction including, for the first time, information on projects located within the Regional Activity Centers and Clusters. Ms. Farina stated that the share of commercial development in the Centers and Clusters was slightly below the existing share of jobs and the forecast of future employment and that MDPC members inquired about historic trends in construction in the Centers and Clusters. Ms. Farina stated that 52 percent of all commercial construction – as measured by square footage of new space -- during the past 5 years was started inside the Regional Activity Centers and 66 percent was started within the Regional Activity Clusters. Ms. Farina also stated that 59 percent of commercial construction started within the Centers was “office” projects, accounting for 43 percent of ALL office construction begun throughout the region. Ms. El-Alaily asked whether or not “educational” facilities and other non-revenue producing projects were included. Mr. Foster asked whether or not the information could be provided at the local level. Ms. Farina replied that the database for the research contained information on thousands of individual projects and could be provided upon request to any PDTAC member.

Regional Mobility and Accessibility Study: Alternative Growth Scenarios

Paul DesJardin of the COG staff said that Ron Kirby, Director of Transportation Planning briefed the Metropolitan Development Policy Committee (MDPC) on the project during their November 13 meeting. Mr. Griffiths noted that MDPC members are very interested in working with the PDTAC and TPB staff to frame the alternative scenarios. Mr. DesJardin presented a revised memo listing several potential scenarios as suggested by MDPC and PDTAC members:

- (1) Increasing housing in the regional activity centers;
- (2) Increasing employment in the regional activity centers;
- (3) Targeting growth towards “underutilized” Metrorail and commuter rail stations, though definition may not be universal

- (4) Attempting “balanced growth” (1.5 – 1.6 jobs per household for large geographic areas)
- (5) TPB consider use of Round 6.3 as “baseline” instead of Round 6.2
- (6) Consider regional light rail alternatives (COG / IRE assessment)

Mr. DesJardin noted that the MDPC has requested that one scenario include the new Loudoun and Prince George’s County comprehensive plans, and that the Regional Activity Centers / Clusters should be used for preparing a more “balanced” job and housing scenario. Mr. DesJardin said that MDPC members recommended that the proper mix of high-wage, high-skill jobs in the outer suburbs and “not simply more retail”. Mr. Loehr recommended that the scenarios should use the Regional Activity Center “clusters” rather than the “centers”. Chair Pastor reiterated that MDPC strongly recommended including “affordable” housing in all jurisdictions. Mr. Loehr stated that promoting affordable housing is difficult. Ms. El-Alaily questioned how easily and accurately “affordability” could be modeled and forecast. Mr. Foster and Ms. Wagner suggested that scenario 3 was most-applicable in the Prince George’s County and the District. Mr. Loehr recommended that for scenarios 1 and 2 staff undertake a “proportional increase” based on the current forecasts.

Next Meeting

Friday, December 13, 2002 at 10:00 a.m.

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