

**Planning Directors Technical Advisory Committee
April 21, 2006**

Meeting Summary

The Planning Directors Technical Advisory Committee (PDTAC) met on April 21, 2006 from 10:00 a.m. to 11:55 a.m. in the DC Office of Planning at 801 North Capitol Street. Chairman Graves called the meeting to order.

Announcements

Paul DesJardin, COG Staff, announced upcoming events at COG, including the Day Laborer Summit #2 on March 30 and the Predatory Lending Conference on April 27. The Predatory Lending Conference, sponsored by the Housing Directors Committee, is open to the public. Mr. DesJardin also stated that the Washington Area Housing Partnership and the Housing Directors are sponsoring a series of Affordable Housing Workshops as a way to promote the Affordable Housing Toolkit. He distributed the new *In Focus* reports, which are a series of in-depth analyses of demographics of member jurisdictions in the Washington region.

Review and Action on Modifications to the Round 7.0 Cooperative Forecasts

Chairman Graves stated that during the March 17 meeting, the District of Columbia Office of Planning (DCOP) requested an opportunity to modify their Round 7.0 Cooperative Forecasts to reflect land use changes associated with the recently-approved Washington Nationals stadium and related transportation improvements. Chairman Graves introduced Joy Phillips of the DCOP staff. Ms. Phillips discussed assumptions concerning employment, population and household growth in the TAZ in which the stadium is located. Ms. Phillips discussed a letter to COG staff which detailed the changes. Mr. Brosnan asked why it was necessary to make a modification for a single TAZ. Mr. Griffiths stated that it was important to document the linkages between transportation improvements and land use changes. Committee members approved the modifications to the forecasts and agreed that the series should be known as Round 7.0a.

Regional Activity Center and Cluster Analysis Update

Chairman Graves said that, during their April 12 meeting, he briefed the COG Board on a 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 Charles Grier of 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 April 4 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.

