

# DISCUSSION FOR PLANNING DIRECTORS PRESENTATION TO THE JULY TRANSPORTATION PLANNING BOARD (TPB) MEETING

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Planning Directors Technical Advisory Committee  
May 18, 2018

# The Planning Directors can help by .....

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- Advise the Transportation Planning Board.
- What specific actions can your jurisdiction take to advance these ideas?
- What resources are needed to enable you take these actions?
- What actions can the region collectively take?
- What are impediments to realizing the full potential of this initiative?

# Results of the Long-Range Task Force - Optimize Regional Land Use Balance (TPB Endorsed Initiative)

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- Through this initiative the TPB aspires to improve the performance of the region's transportation system.
- Three (3) primary components of this aspirational initiative:
  1. More households are needed to provide regional workers to meet demand from future job growth.
  2. Location of future growth in households and jobs within a jurisdiction should be focused in Regional Activity Centers and/or in areas with high-capacity transit.
  3. Better balanced distribution of future growth in jobs and housing between eastern and western portions of the region should be sought.

# Process - Ideas for PDTAC's consideration

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1. Take stock of the current forecast.
  - *Assess how Round 9.1 may address aspirations of the Optimized Regional Land Use Balance scenario of LRPTF*
    - *By 2040, can we add 130,000 additional households beyond the current forecast?*
2. Highlight examples of efforts underway in respective jurisdictions that demonstrate movement toward these aspirations
  - *e.g. Buzzard Point Vision, Embark Richmond Highway, Potomac Yard Metro Station, Montgomery TOD, the Purple Line in Prince George's.*
3. Discuss/review how local plans, strategies, and corresponding Cooperative Forecast updates address these aspirations.

# Discussion points / questions

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- What does mixed use look like?
- Changing nature of market, e.g. tax base, land uses
- Last mile connections
- Alignment of land use and large infrastructure
- Challenges to implementation of the plan / vision
  - Community opposition / NIMBYism
  - Political will
  - Market pressures
  - Developer perspectives

# The Transportation Planning Board presentation should be .....

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- What were the Planning Directors goals?
- What have we heard so far?
- What is the collective narrative?

# Discussion points / questions

- Market not supporting more density around Metro station.
- Twinbrook MF housing example
- Citizen opposition / NIMBYism – Reston, DC neighborhoods, others
- Zoning capacity is often misaligned.
- What does mixed use look like?
- Last Mile Connections
- Coordinating large land use / with large transportation projects
- Stronger community conversations
- Mismatch – Short-term planning / Long-term planning
- Lack of resources for land use planning; resources don't always equal the scope of the project
- Technology “unknowns”
- Scale back – Let's deal with the current paradigm ....
- Think multi-modal
- Making timely commitments
- Identify the land use implications
- Equity Analysis tools – What are some of the tools?
- Plans are local (not regional)
- **Mont. Co: Retail market affordable around transit areas**
  - Can learn from Alexandria
  - Support in Council (Elrich)
- **Density**
  - Does market support?
  - Do existing communities support?
- **“One size doesn't fit all”**
  - Different types of TOD
- **PW Presentation for June Meeting**
  - City of Manassas?
- **Planning Director Round Table about Comprehensive Plan Updates**
- **Highway/Toll Road Conversation**
  - Greater Washington Partnership