

TPB Regional Mobility and Accessibility Study Alternative Land Use Scenarios

This document contains the descriptions and maps for four of the five draft alternative land use scenarios for the TPB Regional Mobility and Accessibility study.

These Scenarios are:

- (1) “Higher Household Growth in Region”**
- (2) “More Household Growth in Inner Areas and Clusters”**
- (3) “More Job Growth in Outer Areas”**
- (4) “The Region Undivided”**

A fifth alternative land use scenario, a **“Transit-Oriented Development”** scenario is still being refined by the Planning Directors Technical Advisory Committee and the entire Joint Technical Working Group for the Regional Mobility and Accessibility Study. The additional work on this fifth scenario should be completed within the next month.

(1) Higher Household Growth in Region– Scenario 1

Definition of Scenario:

Additional households beyond the COG Round 6.3 2030 forecasts would be added to the metropolitan Washington region. Correspondingly, commuting and other vehicle trips from areas outside the region would be reduced by an amount equivalent to the number of trips that would have been made by the additional households if they had located outside of the Washington region.

Rationale:

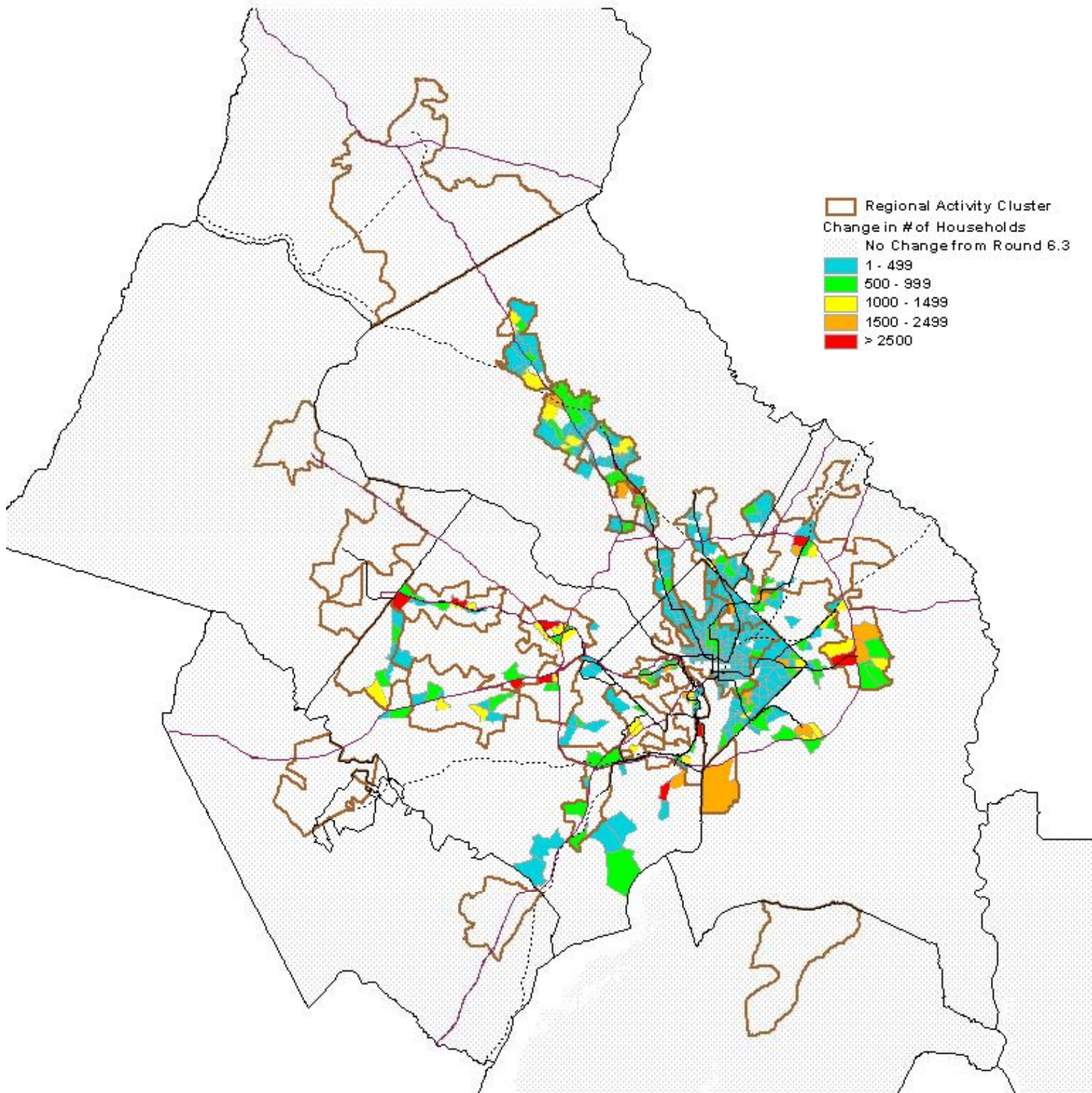
To examine the transportation impacts of reducing the forecast growth in long distance commuting trips to the Washington region from external areas by providing more future housing opportunities for workers to both live and work in the metropolitan region.

Assumptions:

- An additional 225,000 households beyond the Round 6.3 forecasts will be added to region by 2030.
- The additional 225,000 households would be sub-allocated to the inner suburban and core area jurisdictions in direct proportion to their 2030 employment. No additional households would be sub-allocated to the outer suburban jurisdictions, which are already forecast to increase by 286,000 households.
- The appropriate Planning Director will sub-allocate their jurisdiction's additional high household growth increment to regional activity clusters, transit centers, and/or other areas within their jurisdictions where the Planning Director believed that the additional household growth increment could be logically accommodated in a concentrated fashion. As much as possible, emphasis will be placed on adding growth in the Activity Clusters.
- Allocation of growth will not necessarily be based on existing planning (or zoning), in other words, Planning Directors can allocate growth beyond what is outlined in their existing plans or zoning.
- COG staff will reduce forecast vehicle trips from outside the TPB modeled region equivalent to those that would have been made by the additional 225,000 households.

Higher Household Growth in Region - Scenario 1

Number of Additional 2030 Households (Above Round 6.3 Forecasts)



(2) More Household Growth in Inner Areas and Clusters – Scenario 4a

Definition of Scenario:

Place more of the forecast 2010 to 2030 household growth in areas closer to major regional employment concentrations in core area jurisdictions and, to the extent possible, improve the mix of job and housing opportunities within regional activity clusters.

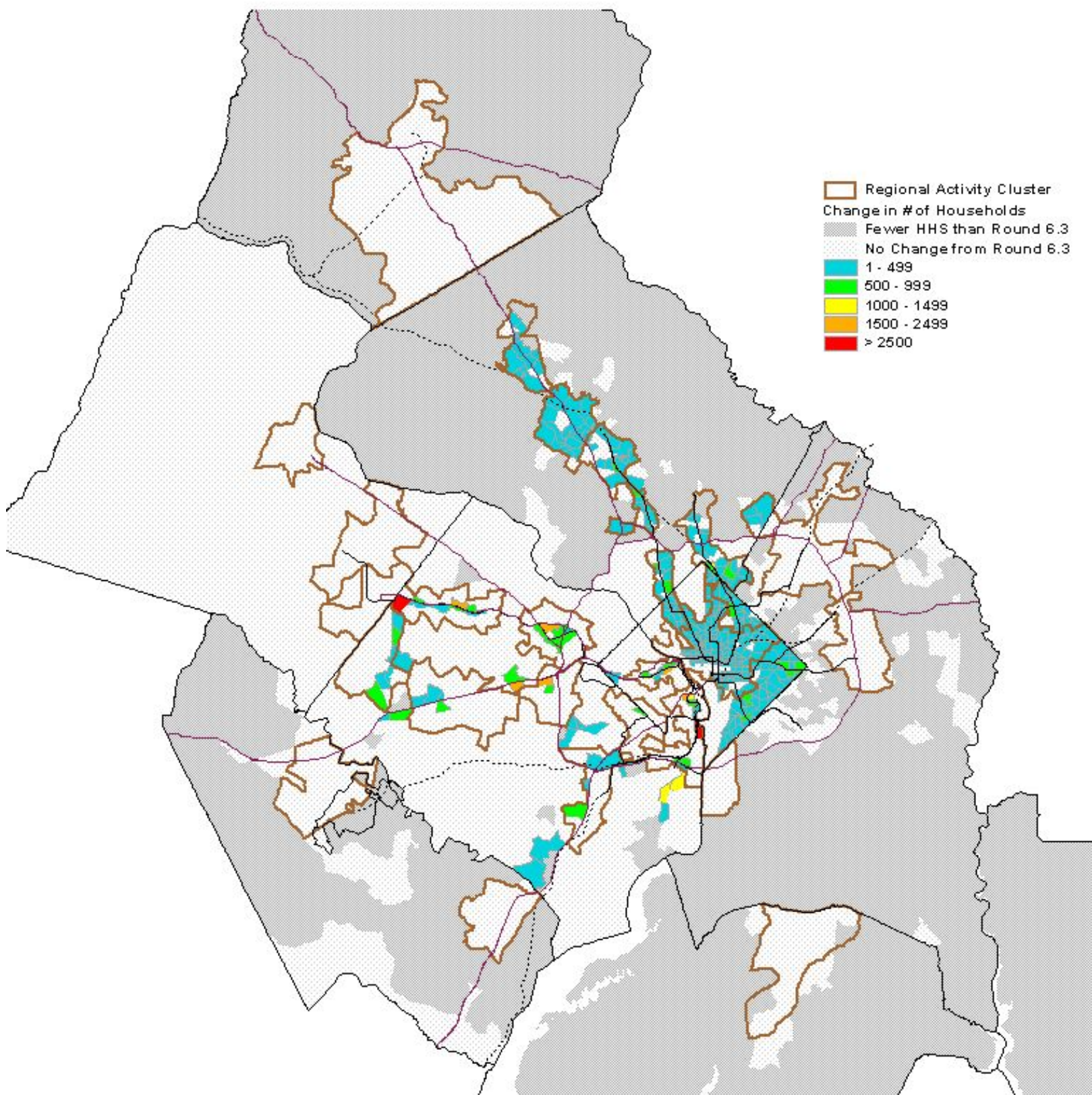
Rationale:

To examine the transportation impacts of reducing average commuting distances by providing more housing opportunities closer to major regional employment concentrations in the inner areas of the region and by improving the mix of job and housing opportunities within regional activity clusters.

Assumptions:

- The 2010 to 2030 household growth increment assumed for core area jurisdictions (DC, Arlington and Alexandria) will be doubled. Slightly more additional households were added to Arlington and slightly less additional households were added to DC to achieve an equal 2.49-jobs/household ratio for both DC and Arlington.
- The 2010 to 2030 household growth increment for Montgomery, Prince George's and Fairfax County/Cities will be adjusted such that each of the Inner Suburban Jurisdictions has a 1.66 jobs/household ratio. This equal 1.66 jobs/households ratio is achieved by reducing the forecasted 2010 to 2030 household growth increment for Prince George's County by 38,000 households, increasing Fairfax County/Cities growth increment by 32,000 households and increasing Montgomery County's growth increment by 5,500 households.
- The 2010 to 2030 household growth increment for the outer suburban jurisdictions of Prince William, Stafford, Charles and Calvert will be reduced by one-half. Because Loudoun County forecasts a desirable 1.62 jobs/household ratio for 2030, Loudoun County's Round 6.3 household growth increment will remain unchanged for this scenario. The 2010-2030 household growth increment for Frederick will be reduced by 10,447 households so it also attains a desirable 1.62-jobs/household ratio. .
- Re-allocating some of the forecast 2010-2030 household growth from areas outside of activity clusters to region's core area jurisdictions and activity clusters would improve the jobs-housing balance throughout the region in 2030.

More Household Growth in Inner Areas and Clusters - Scenario 4a Change in Number of Forecast 2030 Households



(3) More Job Growth in Outer Areas – Scenario 4b

Definition of Scenario:

Place more of the forecast 2010 to 2030 job in the outer suburban jurisdictions that are projected to have more workers than jobs in 2030.

Rationale:

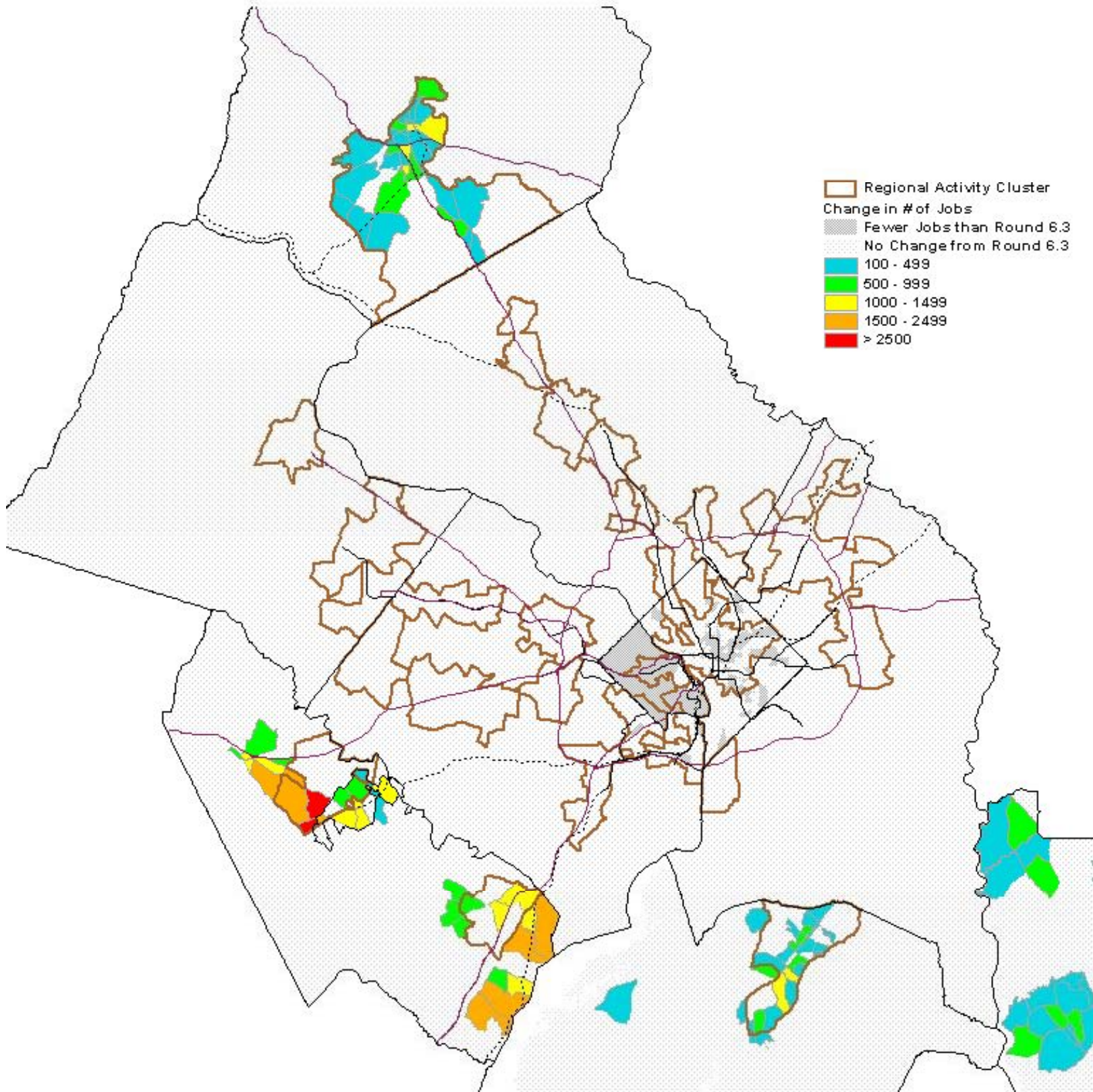
To examine the transportation impacts of reducing average commuting distances by providing more employment opportunities closer to major residential concentrations of workers in the outer areas of the regions.

Assumptions:

- The 2010 to 2030 employment growth increment assumed for the outer suburban jurisdictions will be increased by 78,700 jobs. (This is equivalent to 1.6 times the number of households shifted from the outer suburbs to core area jurisdictions in Scenario 4A).
- The 2010 to 2030 employment growth increment assumed for the outer suburban jurisdictions will be adjusted such that Loudoun and Frederick Counties have a 1.62-jobs/household ratio; Prince William Counties/Cities has 1.39-jobs/household ratio, and Stafford, Charles and Calvert have a 1.03-jobs/household ratio. Because Loudoun County forecasts a desirable 1.62 jobs/household ratio for 2030, Loudoun County's Round 6.3 2010 to 2030 job growth increment will remain unchanged for this scenario.
- The 2010 to 2030 employment growth increment for core area jurisdictions (DC, Arlington, Alexandria) will be reduced by 78,700 and the District and Arlington will have an equivalent 2.60 jobs/household ratio.
- The 2010 to 2030 employment growth increment for the inner suburban jurisdictions (Montgomery, Prince George's and Fairfax Counties) will remain unchanged from Round 6.3.
- Re-allocating some of the forecast 2010-2030 job growth from the region's core area jurisdictions to its outer suburban jurisdictions would improve the jobs-housing balance throughout the region in 2030.

More Jobs in Outer Areas - Scenario 4b

Change in Number of Forecast 2030 Jobs



(4) Region Undivided – Scenario 3

Definition of Scenario:

More future job and household growth in areas east of 16th NW in the District of Columbia, east of I-95 in Maryland and east of I-95 in Virginia.

Rationale:

The purpose of scenario would be to examine the transportation impacts of a land use scenario that addresses some of the problems noted in the Brookings' "A Region Divided"¹ report.

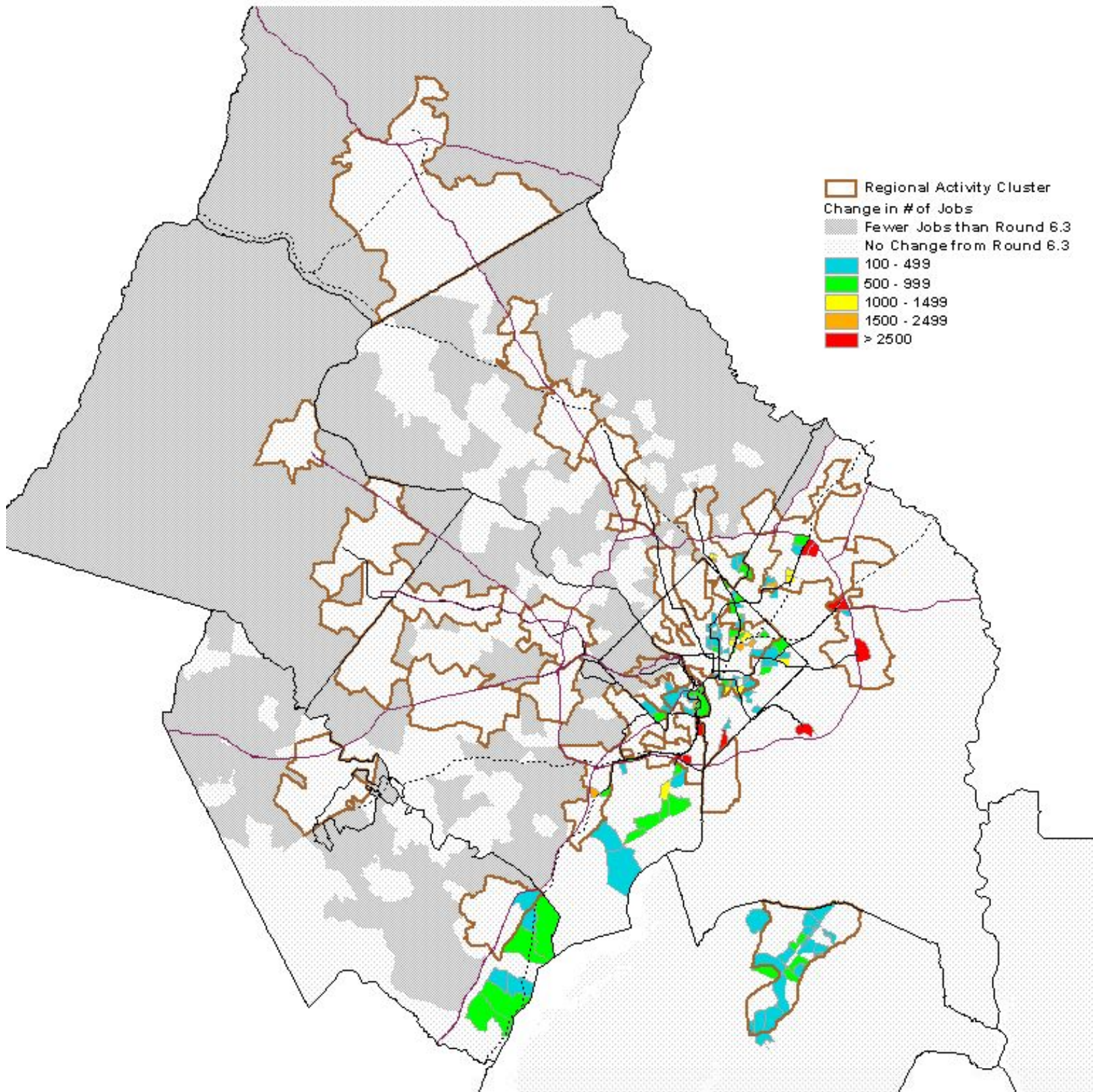
Assumptions:

- More 2010-2030 household and employment growth would be assumed in areas east of 16th NW in the District of Columbia, east of I-95 in Prince George's County (and part of Montgomery County between 16th NW in DC, and I-95 in Prince Georges's) in Maryland and east of I-95 in Arlington County, Alexandria, Fairfax County and Prince William County in Virginia, particularly in areas around transit stations.
- No change in forecast 2030 regional jobs and household totals would be assumed for this scenario.
- All 2010 to 2030 job growth outside of regional activity clusters in the western portion of the region will be re-allocated to the eastern portion of the region.
- Some of the forecast household growth outside of regional activity clusters in the west will also be shifted to the east. The exact amount of household growth to be re-allocated to the east is a detail yet to be worked out, but the intent is to achieve a desirable jobs-household balance in both the eastern and western portions of the region.
- Jurisdictions in the eastern portion of the region receiving additional job and household growth will place it within their regional activity clusters, near transit centers, or in other areas within their jurisdiction in a concentrated fashion (e.g. new Regional Activity Clusters).

¹ "A Region Divided, The State of Growth in Greater Washington, D.C.", 1999, The Brookings Institution. The report documents a number of disparities in the eastern versus western portions of the region. Among the issues cited by the report are: "The Income Divide"; "The Race Divide"; "The School Divide"; "The Job Divide"; and "The Transportation Divide".

Region Undivided - Scenario 3

Change in Number of Forecast 2030 Jobs



Region Undivided - Scenario 3

Change in Number of Forecast 2030 Households

