



YOUR VISION, OUR FUTURE

GEORGE WASHINGTON REGION SCENARIO PLANNING

V DOT COORDINATING TRANSPORTATION PLANNING AND
LAND USE FORUM

JOHN TYLER COMMUNITY COLLEGE – CHESTER CAMPUS
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Region-at-a-Glance

Quick Facts:

- George Washington Region (PD 16)
- Area = 1,429 sq. mi.
- High growth area:
 - Pop (2010) = 327,773
 - Pop (2040) = 617,340
- Bedroom community to Washington, D.C. & Richmond, VA
- 3 major military installations
- Member jurisdictions:
 - 4 counties
 - 1 city



Region-at-a-Glance



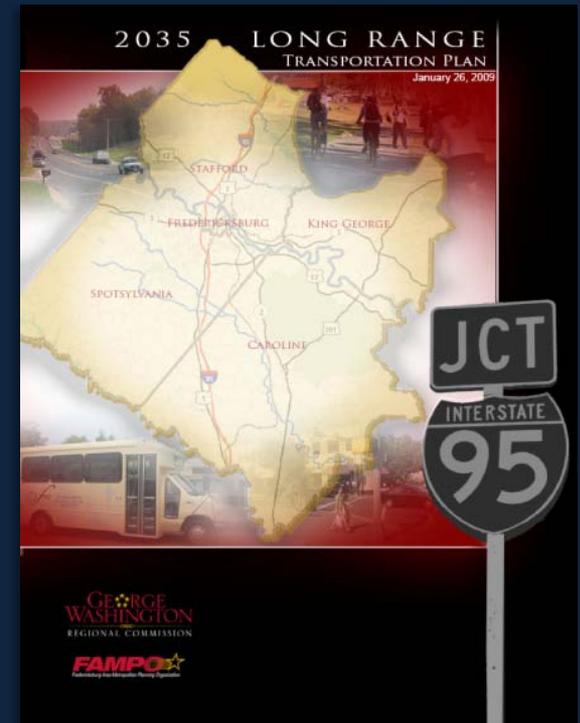
Project Background

Building on the LRTP:

“The combination of inadequate revenue for transportation improvements & local land use policies that promote decentralized growth are threatening the sustainability of our region.”

Region at a Cross-Roads:

- Rapid & decentralized growth
- Significant land available for development
- Regional vs. local interests
- Inadequate revenue to meet needs



Project Background

What's the big idea?

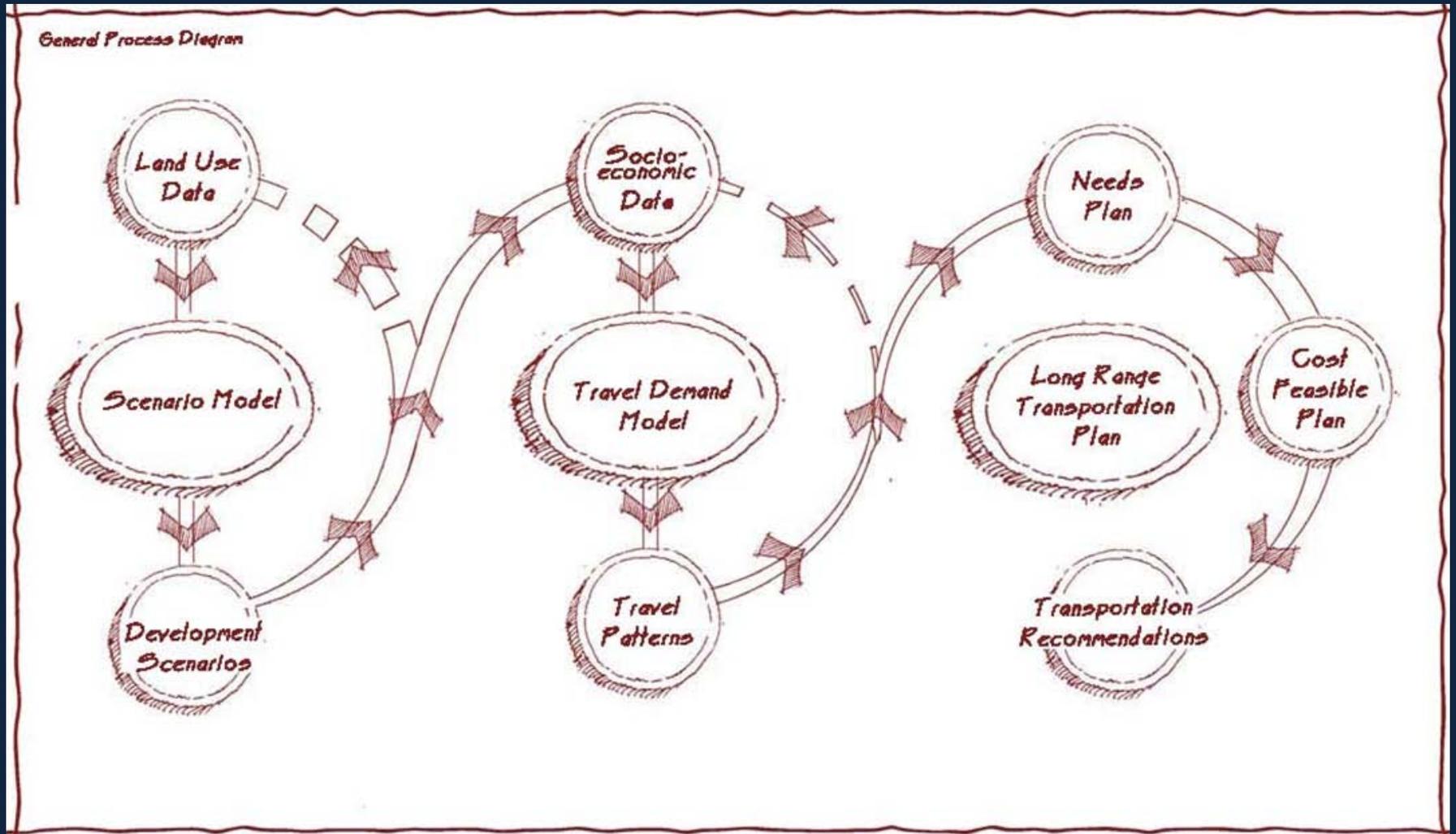
The study provides residents, business leaders, & elected officials throughout the George Washington Region with the opportunity to explore and debate regional growth visions, their trade-offs, and alternative futures.



End Game:

The scenario planning study will be a useful resource as local governments update their adopted plans and ordinances. It will also be one of the inputs for developing FAMPO's next Long Range Transportation Plan.

Project Background



Who Was Involved?

Local Jurisdictions

- Caroline County
- King George County
- Stafford County
- Spotsylvania County
- City of Fredericksburg
- Town of Bowling Green
- Town of Port Royal

Regional Agencies & Institutions

- Fredericksburg Regional Alliance
- Mary Washington University
- Military Affairs Council
- FAMPO
- GWRC
- Tri-County Soil & Water Conservation District
- Hanover-Caroline Soil & Water Conservation District
- Central Virginia Housing Coalition

State & Federal Government

- Virginia Department of Transportation
- Virginia Dept. of Rail & Public Transportation
- Virginia National Defense Industrial Authority
- National Park Service
- Individual Military Installations in the Region

Special Interests

- Committee of 500
- Fredericksburg Chamber of Commerce
- Caroline County Chamber of Commerce
- Military Affairs Council
- Fredericksburg Green Drinks
- Friends of the Rappahannock
- Fredericksburg Clean and Green Commission
- Stafford County Historical Commission
- Spotsylvania First Impressions Commission
- Local Business Leaders
- Local Development Interests
- Stafford Regional Airport

Community-Based Regionalism

New, Emerging Concept in Regional Planning:

- Role of MPO as a Project Enabler
- Recognize the roles & expertise of each state, regional, and local government agency in the planning process
- Validate the planning process
- Better balance of conflict & collaboration
- Regional vision, local implementation



Community-Based Regionalism

Start by addressing the big growth issues facing the region:

- How big do we want to be?
- Where do we want to grow?
- How does state legislation affect our growth?
- Are we growing sustainably?
- Can we pay for growth?
- Are we still proud of where we live?



Community-Based Regionalism

Hey MPO...Just the Facts...Please:

Trade-offs documented among the five development scenarios should be factual and focus on the technical analysis generated by the development scenario report card. Findings from the trade-offs analysis will be used to justify projects in the next LRTP that promote the most efficient use of the regional transportation system based on local governments' development preferences for accommodating new growth anticipated through 2040.

Community-Based Regionalism

Constant Contact Philosophy:

- Project steering committee
- Focus group meetings
- Special interest group meetings
- Facebook / Twitter pages
- Comcast Cable announcements
- E-mail blasts / print advertisements
- Stakeholder meetings & presentations
- Citizen workshops & on-line surveys
- Matt Kelly Radio Show
- Policy-maker briefings
- CAO coordination meetings
- Project website



Regional Scenario Planning

Role in the Project:

- Scenario planning provides a forum, process, set of tools, and measurable outcomes so the region might contemplate alternative growth futures.
- Allows stakeholders the opportunity to measure results and evaluate the trade-offs associated with competing scenarios.



Beyond the Project:

- Scenario planning tools are being developed for each jurisdiction in the region.
- Becomes a resource / tool for local government planning initiatives



Regional Scenario Planning

General Approach:

- It was important that the scenarios reflect the region's rich history, environmental assets, military presence, and geography within the super region between Washington, D.C. and Richmond, VA.
- Scenarios were developed in partnership with local governments and key stakeholders (i.e., community-based regionalism).



Four-Part Partnering Strategy:

- On-Line Citizen Survey
- Focus Group Meetings
- Citizen Workshops
- Project Steering Committee



Regional Scenario Planning

Fortune Telling Exercise:

Five different development scenarios were prepared to measure and evaluate the trade-offs associated with alternative growth patterns. This information will be used for preparing a consensus development scenario in the region.

Regional Growth Principles:

- Mobility
- Environment
- Genuine Communities
- Regional Collaboration
- Maximizing Efficiency in Public Infrastructure
- Quality-of-Life



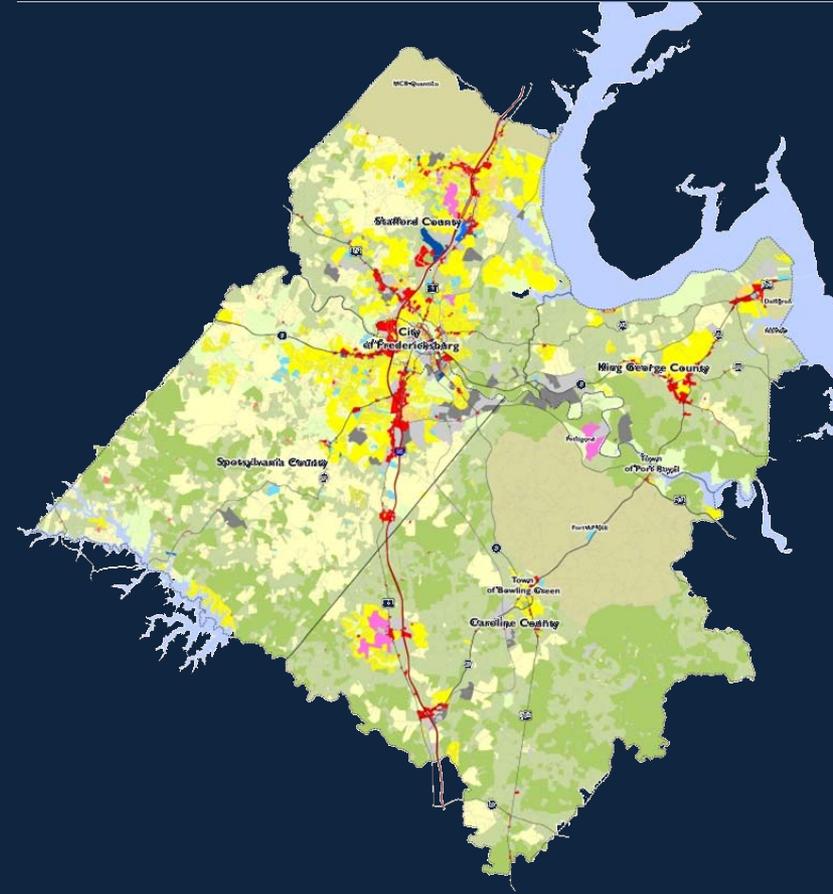
Development Scenarios

Decentralized Growth:

Contemplates how the region develops if a dispersed pattern of development were to continue. New growth would take the form of single use, low-density development that is generally isolated, or not well-connected.

Common Features:

- Greenfield development patterns
- Outward expansion of public utilities
- Transportation investments that favor single-occupant automobile users
- Region remains a bedroom community to Washington D.C. or Richmond, VA



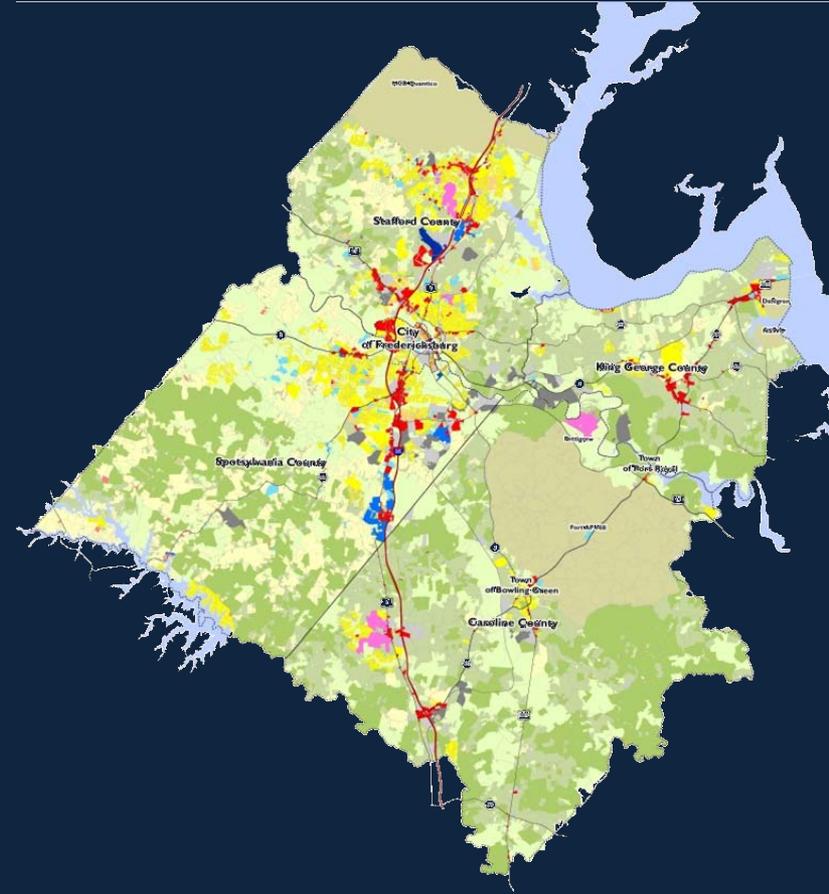
Development Scenarios

Green Print Initiative:

Contemplates how the region develops if new growth is directed away from identified environmentally-sensitive lands and resources. This scenario complements the GWRC Green Infrastructure Report.

Common Features:

- Preserve large, contiguous natural areas
- Protects cultural resources (e.g. battlefield areas) & working farms
- Follows low impact development principles
- Potential need for TDR or PDR program & conservation easement grants



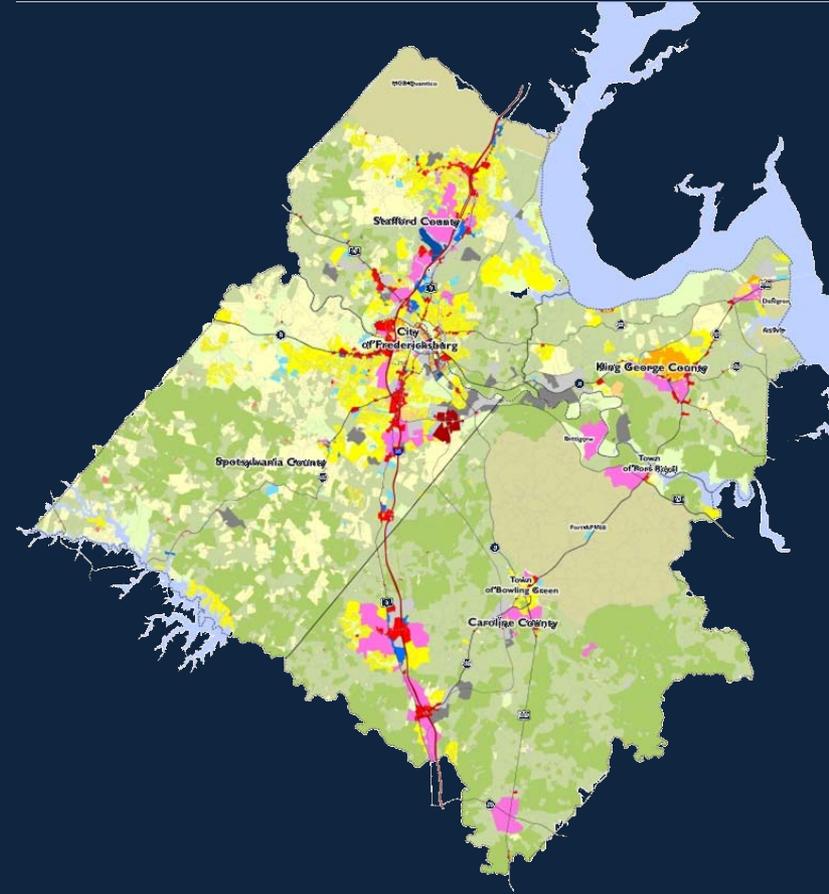
Development Scenarios

Compact Development Centers:

Contemplates how the region develops if new growth is focused into compact, walkable communities with nearby opportunities to live, work, shop, and be entertained. This scenario considers the concept of UDAs for the region.

Common Features:

- Concentrated development areas
- Land preservation outside the development areas
- Variety of development types & intensities
- More travel options within & between centers



Development Scenarios

Greater Jobs / Housing Balance:

Contemplates how the region develops if more employment is attracted to the region. This was the citizens' scenario from round one of the public workshops held for the project.

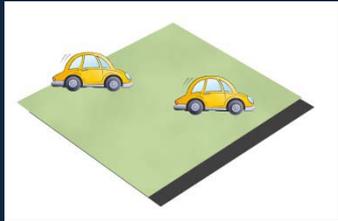


Common Features:

- Follows development patterns in the compact development scenario
- Reduces average commute times for home-work trip
- Hypothetical scenario, could become the topic for a more detailed study

Development Scenario Report Card:

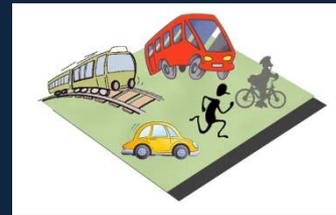
Viability Mobility Options



Decentralized



Jobs-Housing Balance

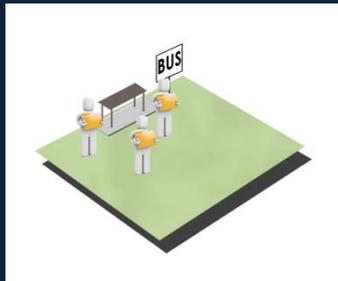


Compact Development



Green Print

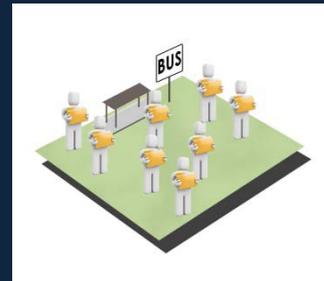
Percent of Population Near Transit



Decentralized



Jobs-Housing Balance



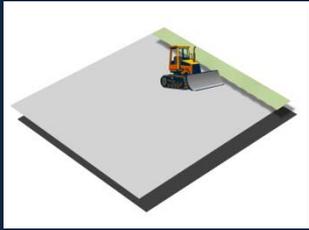
Compact Development



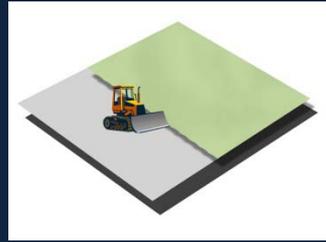
Green Print

Development Scenario Report Card:

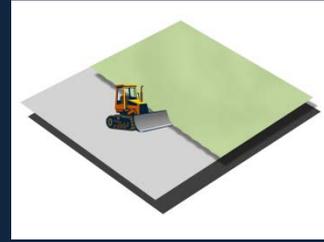
Urban Footprint



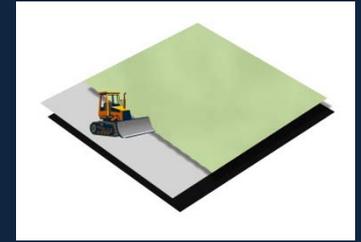
Decentralized



Jobs-Housing Balance



Compact Development



Green Print

Agricultural Land Consumed



Decentralized



Jobs-Housing Balance



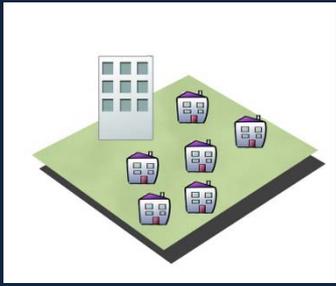
Compact Development



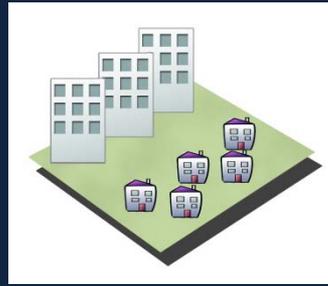
Green Print

Development Scenario Report Card:

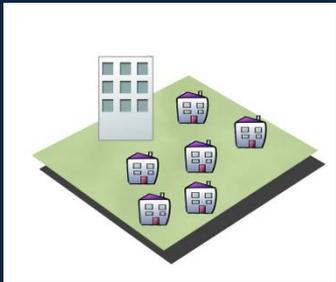
Jobs - Housing Balance



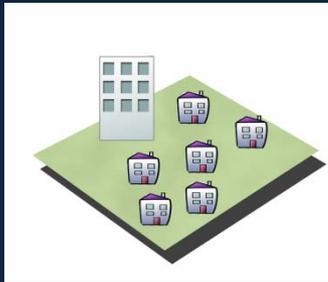
Decentralized



Jobs-Housing Balance



Compact Development



Green Print

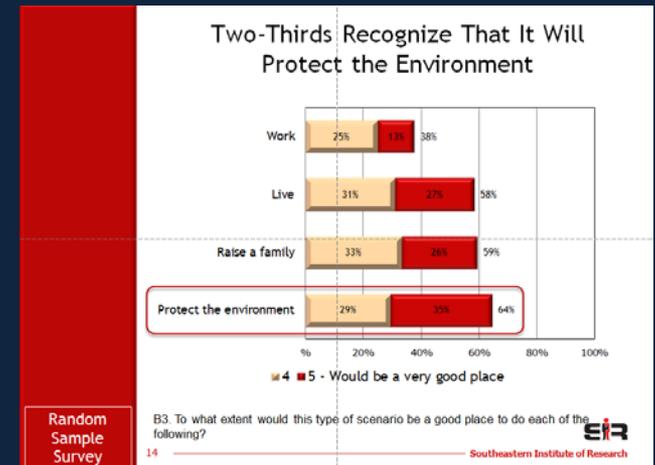
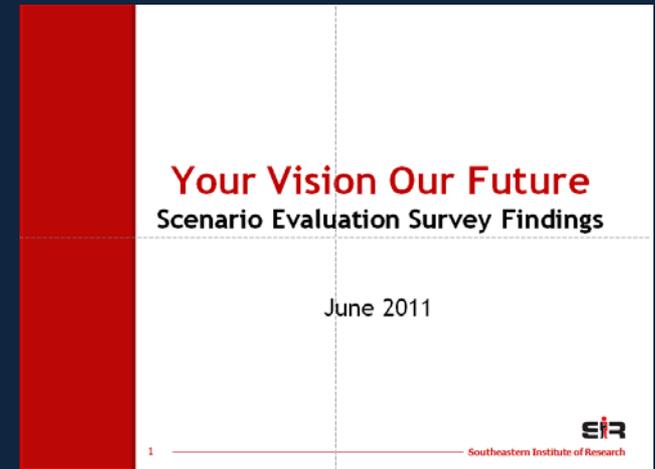
	Decentralized Growth	Green Print Initiative	Compact Development	Jobs-Housing Balance
Mobility				
Vehicle Miles Traveled per Capita	○	◐	◑	●
Vehicle Hours Traveled per Capita	○	◐	◑	●
Percent of Population Near Potential Transit Node	○	◐	◑	●
Congested Corridors	○	◐	◑	●
Percent of Income Spent on Transportation	○	◑	●	●
Viable Transportation Options	○	◑	●	●
Environment				
Urban Footprint	○	●	◑	◑
Agricultural Land Consumed	○	●	◑	◑
Eco-Core Land Consumed	○	●	◑	◑
Amount of Protected Open Space	○	●	◑	◑
Genuine Communities				
Housing Mix	○	◑	●	●
Proximity to Existing Development	○	●	◑	◑
Jobs-Housing Balance	○	○	○	●
Regional Collaboration				
Consistency with Local Plans & Ordinances	●	○	◑	◑
Consistency with Regional Plans	○	◐	◑	◑
Land Use / Transportation Connection	○	◑	●	●
Maximizing Efficiencies in Public Infrastructure				
Demand for New Parks	○	◐	◐	●
Demand for New Schools	○	◐	◐	●
Demand for Water	○	◐	◐	●
Demand for Sewer	○	◐	◐	●
Quality-of-Life				
Protection of Civil War Battlefields	○	●	◐	◐
Jobs-Housing Balance	○	○	○	●
Amount of Protected Open Space	○	●	◑	◑
Maintaining Rural Character	○	●	◑	◑
Composite Grade (w/ Equal Weighting for All Variables)				
		◐	◑	●

Notes:
 ● = Most satisfies the performance measure ◐ = Somewhat satisfies the performance measure
 ◑ = Moderately satisfies the performance measure ○ = Least satisfies the performance measure

Building Consensus

Getting the Word Out:

- Information was shared with stakeholder groups in the region using a series of outreach meetings & on-line citizen surveys.
- Input was shared with the project steering committee as it moved forward alternative development scenarios for the next LRTP update.



Development Scenarios

Community Plans:

Contemplates how the region develops using locally-adopted comprehensive plans. Preferred development types, patterns, locations, and intensities vary from rural to suburban to urban in different areas. This scenarios considers the concept of UDAs.

Common Features:

- Limited infrastructure investment outside designated service areas
- Redevelopment target areas; especially in the I-95/US-1 & CSX rail corridors
- Region remains a bedroom community to Washington D.C. or Richmond, VA



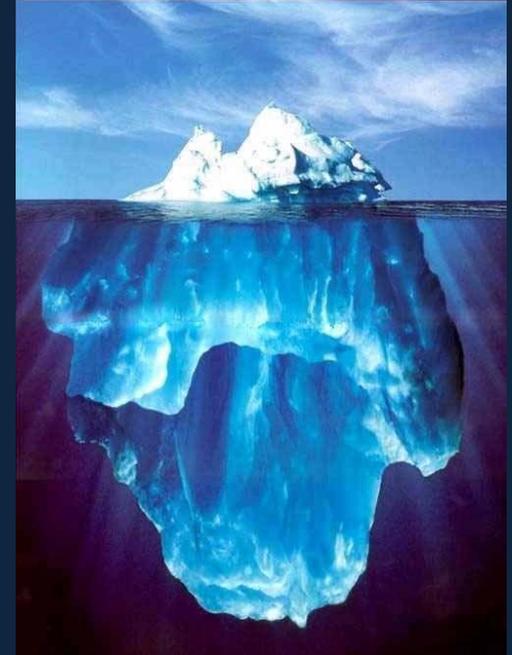
2040 Long-Range Plan Update

Integrating Scenario Planning into 2040 Long-Range Plan

- Develop Socioeconomic (SE) data collaboratively with the FAMPO Technical Committee
- Allocating SE data to travel demand model TAZ
 - Community Plans Scenario
 - Aggregate parcel based population and employment distributions to TAZ level
 - Work with local governments to validate and adjust population and employment distributions
 - Utilize agreed upon distributions as input to travel demand model for interim and horizon years
- Test alternative transportation scenarios to develop financially constrained plan

Lessons Learned

- It only takes one detail to unravel a regional initiative
- Establish roles, boundaries, & expectations for all key stakeholders at the onset of the project
- Coordinate, coordinate, coordinate...
- Put tools in local government hands & make them be part of the recommended outcome
- Our mindset quickly turned from a project to a recurring process to be repeated every 4 years



Scenario Planning Phase II

- More focused on transportation rather than broad sets of high level indicators
- Update Community Plans Model to reflect current conditions
- Enhance model architecture to improve performance
- Develop step-up process scripts to allocate growth in interim and horizon years
- Test 2 to 3 alternative “what if” transportation scenarios
- Analyze high growth corridors in the Region (US-1, VA Routes 2 & 3)
- Develop user manual and technical appendix specifically for FAMPO Community Viz Model



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