Scenario Planning Consolidated Findings and Connections to Policy

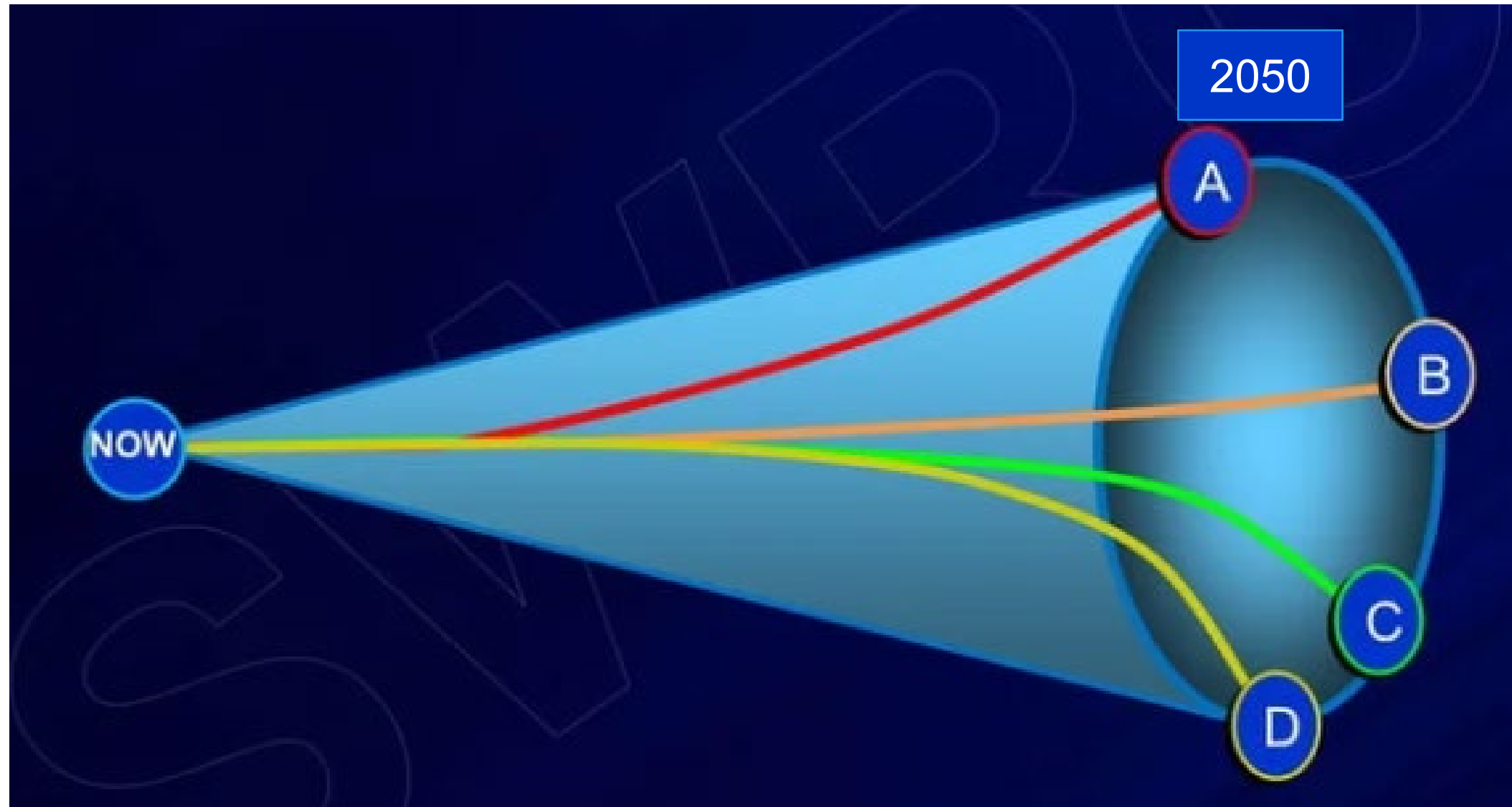March 2024   Baris Gumus-Dawes   metrocouncil.org
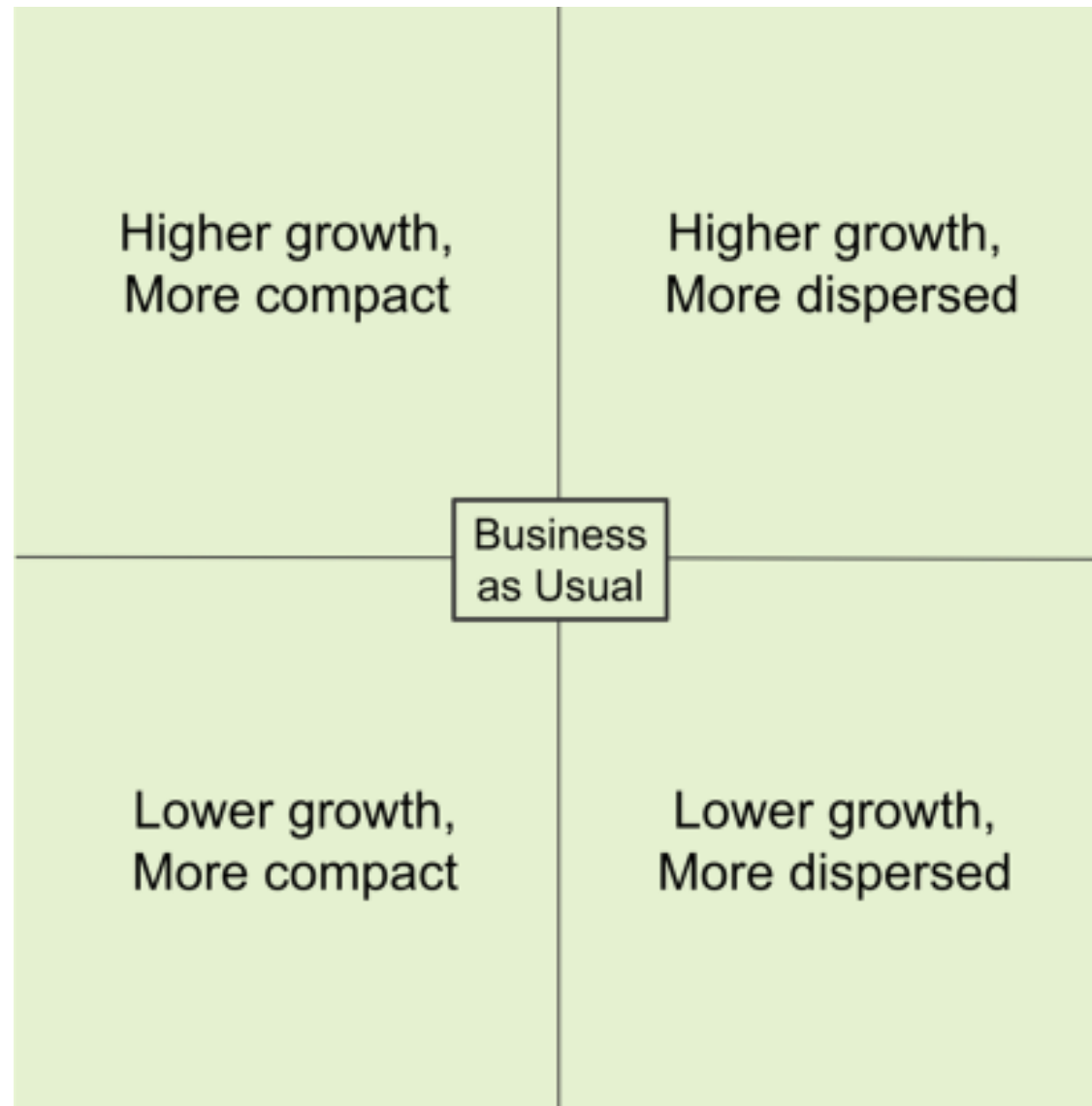
The Purpose of Today's Presentation

- Bring the scenario analysis findings together and look at them as a whole

- Share the overall lessons from scenario findings

- Discuss policy direction

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Why are we doing scenario planning?

Source: modified from Southwest Water Resource Consultants

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Scenario Framework

Higher growth, More compact	Higher growth, More dispersed
Business as Usual	
Lower growth, More compact	Lower growth, More dispersed

- How much will our population grow?

- Where will people decide to move? (market demand)

- Compact vs. dispersed growth/development patterns

Growth vs. Development

Growth

- Refers to the location of growth *across the region*.
- In all scenarios, every part of the region grows.
- Primarily the Council's role.

Development

- Refers to the location and built form of development *within each community*.
- Built form will look different in different types of communities.
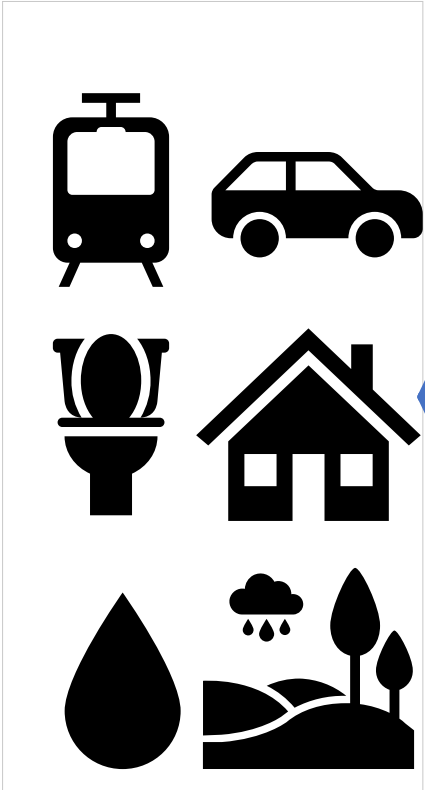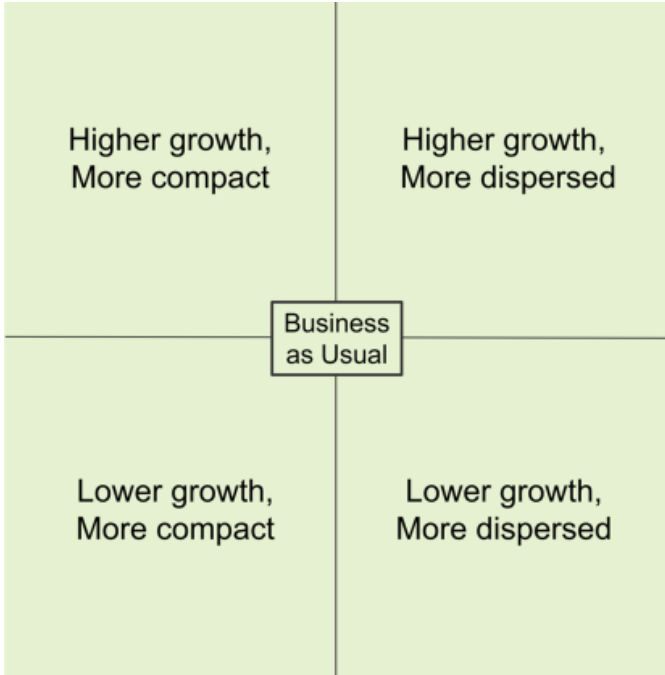- Primarily the role of cities and townships.

Example: Land Use Alignments with Regional Goals

Land Use Findings

- In compact scenarios, we use land more intensely and efficiently, regardless of how much the region grows.

- In compact scenarios, there is less pressure on the region's agricultural areas and natural systems.

Alignments with Goals

- In compact scenarios, it is easier to protect the region's natural systems because the footprint of growth and development is smaller.

- In compact scenarios, the region's economy is more dynamic and resilient because development doesn't encroach on agricultural land.

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Findings that align with regional goals

Compact Scenarios

- More efficient use of land (including agricultural land protection).
- Lower GHG emissions (total as well as transportation and residential building related).
- Higher job accessibility.
- Higher viability for transit.
- Lower cost of meeting affordable housing need.
- Less chloride runoff.
- More efficient use of wastewater infrastructure.
- Lower risk of environmental degradation.
- Less fragmentation and degradation of natural systems.

Dispersed Scenarios

- Lower risk of displacement and gentrification.
- Less nitrate runoff.

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Main Takeaways

Regional goals are easier to achieve in compact scenarios.

We face more challenges to achieving our regional goals in dispersed scenarios.

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Policy Direction: How do we respond?

How do we guide growth to achieve our goals under all potential futures?

Are there robust policies that could help us achieve our goals in all scenarios?

How could it work for different kinds of communities?

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High-Level Policy Guidance

- Guide the region toward compact growth and development to move the region closer to our regional goals.

- Promote compact development to address the challenges present in dispersed scenarios.

Policy Example – Land Use

Proposed Density Policy

- Increase minimum density requirements.

- Restrain MUSA expansion and establish criteria for when expansion will be authorized.

- Establish a minimum density requirement for all new connections to the regional sewer system.

Policy Example – Housing

Displacement

Potential outcome:

- Growth could lead to displacement of low-income residents.

Potential policy response:

- Build affordable housing where displacement risk is highest.

- Preserve naturally occurring affordable housing.

Policy Example – Aligning Land Use and Transportation

Compact Development and Transit

Potential outcome:

- Transit with compact development is financially more viable. More residents are served by transit.

Potential policy response:

- Encourage compact and connected development around potential transit station areas.

- Invest in transit that connects activity centers.

Discussion: Policy Direction

- What do you think of this high-level policy guidance?

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