

Sustainability Commission Resolution on Land Use

WHEREAS, The Board of County Supervisors (BOCS) approved a plan to reduce Greenhouse Gas (GHG) emissions called the Community Energy and Sustainability Master Plan; and

WHEREAS, Transportation is identified in that plan to be the number two contributor to GHG emissions in the region; and

WHEREAS, The Metropolitan Washington Council of Governments (MWCOG) and other land-use experts recommend targeting high-density housing near high-capacity transit; and

WHEREAS, The only transit available to many areas of the county is limited capacity bus service rather than high-capacity transit; and

WHEREAS, There are projects now being proposed in some of these areas without access to high-capacity transit that either call for the maximum housing density from the recommended density range, or a density much higher than that recommended in the Comprehensive Plan; and

WHEREAS, Prince William County has adequate capacity built into its Comprehensive Plan to provide for the future housing needs of the county without the large density increases in these areas; and

WHEREAS, The incentive to use public transit is greatly reduced when high-density housing is constructed in areas without direct access to high-capacity transit, which will lead to increases in transportation-related GHG emissions;

NOW, THEREFORE, BE IT RESOLVED That the Sustainability Commission recommends that the Board of County Supervisors and the Planning Commission immediately begin to consider GHG emissions implications in all residential land-use applications being considered by the county, to include factoring in proximity to existing or planned high-capacity transit availability.