



2025 Land Use Scenarios Discussion

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**February 12, 2018
Water Quality Goal Implementation Team Call**

Differences Between Current Zoning & Historic Trends (revised)

(units = acres)

States	Impervious	Turf Grass	Natural	Mixed Open	Cropland	Pasture
DC	-17	-6	23	0	0	0
DE	-656	-1,837	1,313	-8	1,070	119
MD	-8,528	-27,286	13,604	2,608	11,674	7,928
NY	-21	-148	-287	47	226	182
PA	-806	-3,464	-1,202	53	3,950	1,470
VA	-13,601	-20,702	17,368	3,261	5,468	8,207
WV	62	76	-39	5	-29	-75

Differences Between Current Zoning & Historic Trends (revised)

States	Septic Systems	Pop on Septic	Pop on Sewer
DC	0	-1	1
DE	-2,611	-6,552	6,552
PA	-2,848	-7,123	7,123
WV	-4,505	-11,580	11,487

CBP 2025 Baseline Scenario:

Typically represents a “business as usual” or “do nothing new” scenario. Year 2025 land use and wastewater conditions are characterized using the best available data and understanding of recent trends. Alternative future scenarios (e.g., Conservation Plus) will be evaluated relative to the baseline scenario. No jurisdictional explanations or justifications are needed to support use of this scenario to account for growth.

Alternative Future Scenarios:

1. Credit land use planning and land conservation actions as BMPs based on their effects on the magnitude and patterns of future development.
2. Correct for inaccuracies in the baseline scenario.

Baseline Scenario Options:

“Historic Trends” scenario: Represents a continuation of recent development patterns and trends over the period 2000 – 2010. Infill/redevelopment rates and sewer service areas are modeled uniquely but consistently for all jurisdictions.

“Current Zoning” scenario: Same as Historic Trends with the addition of local zoning (where provided), increased infill rates (all MD and MWCOG counties), and expanded sewer service areas (Jefferson and Berkeley Counties, WV) to align modeled growth on septic with most recent county data and to align infill development rates with cooperative forecasts.

“Historic Trends” scenario baseline

Pros:

- Provides greatest margin of safety for accounting for growth by representing worst-case conditions.
- Demonstrates the greatest value of land use planning and land conservation BMPs.
- Does not warrant further explanation or justification in the WIPs.
- “Current Zoning” conditions can be claimed as a BMP, rather than assumed as a given with little accountability.

Cons:

- Produces more development and more growth on septic than some jurisdictions believe is plausible given current zoning and most recent data.
- Future development may depart significantly from recent trends.
- Not yet approved as the CBP baseline scenario.

“Current Zoning” scenario baseline

Pros:

- Represents the jurisdictions’ most plausible scenario.
- Already agreed to by WQGIT and PSC.

Cons:

- Approved “Current Zoning” scenario did not include adjustments to infill rates and expansion of sewer areas.
- Under values land use planning and land conservation BMPs.
- Provides minimal margin of safety for accounting for growth.
- Represents a departure from observed infill rates and growth patterns.
- Most recent trends (2013-2016) may not continue through 2025.

Recommendations

1. Use “Historic Trends” scenario as the baseline condition against which all other scenarios are evaluated.
2. Include “Current Zoning” scenario as a BMP and run it in combination with ALL alternative future scenarios so that jurisdictions have the option of selecting “Current Zoning” in combination with other land use planning and land conservation BMPs.
3. Expect that jurisdictions claiming “Current Zoning” will provide programmatic documentation in their WIPs to support its use.

Chesapeake Bay 2025 Scenario Production Schedule

January 2018 (in CAST now)

- Current Zoning

February 2018 (in CAST by March 31st):

- Current Zoning (revised since January 2018)
- Historic Trends (revised since September 2017)
- Forest Conservation (revised since January 2018)
- Forest Conservation + Zoning
- Growth Management
- Growth Management + Zoning

March 2018 (in CAST in April 2018):

- Agricultural conservation
- Agricultural conservation + Zoning
- Jurisdiction-specific scenarios (one per jurisdiction: DC, DE, MD, NY, PA, VA, and WV)

April – December 2018 (in CAST on rolling basis as produced):

- Develop and run additional scenarios as requested by jurisdictions and other CBP Partners