



COG REGIONAL ACTIVITY CENTERS UPDATE

Proposed Work Plan

Greg Goodwin and John Kent

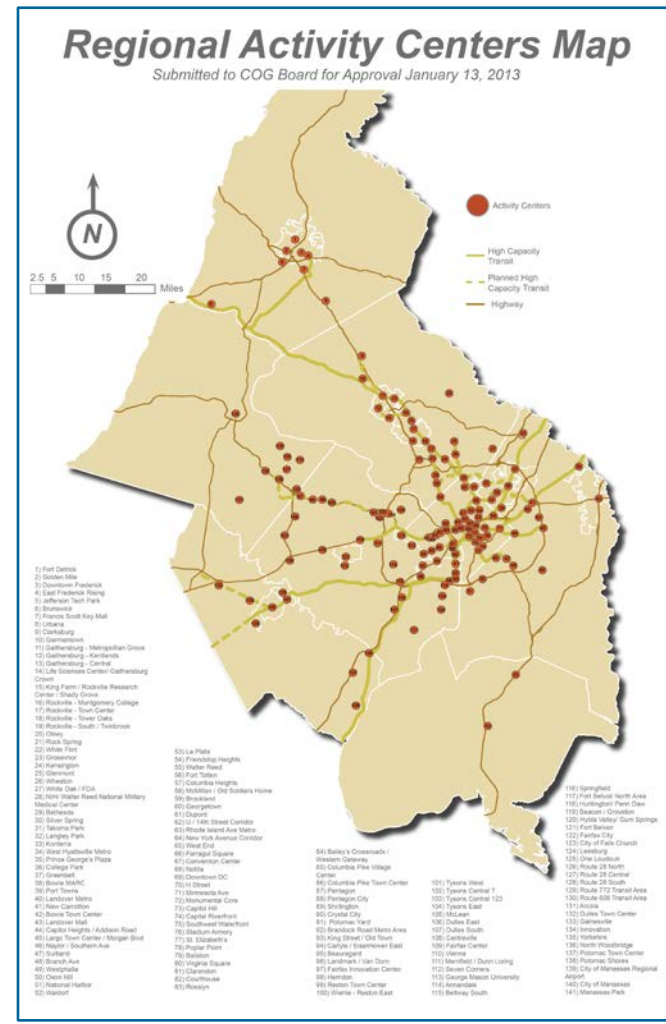
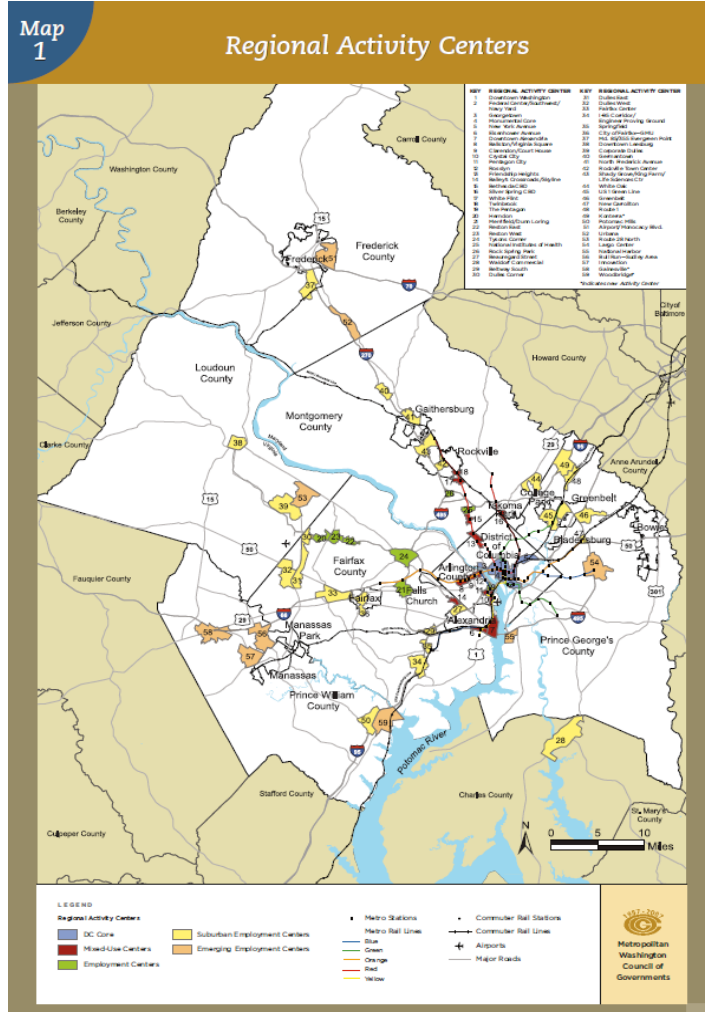
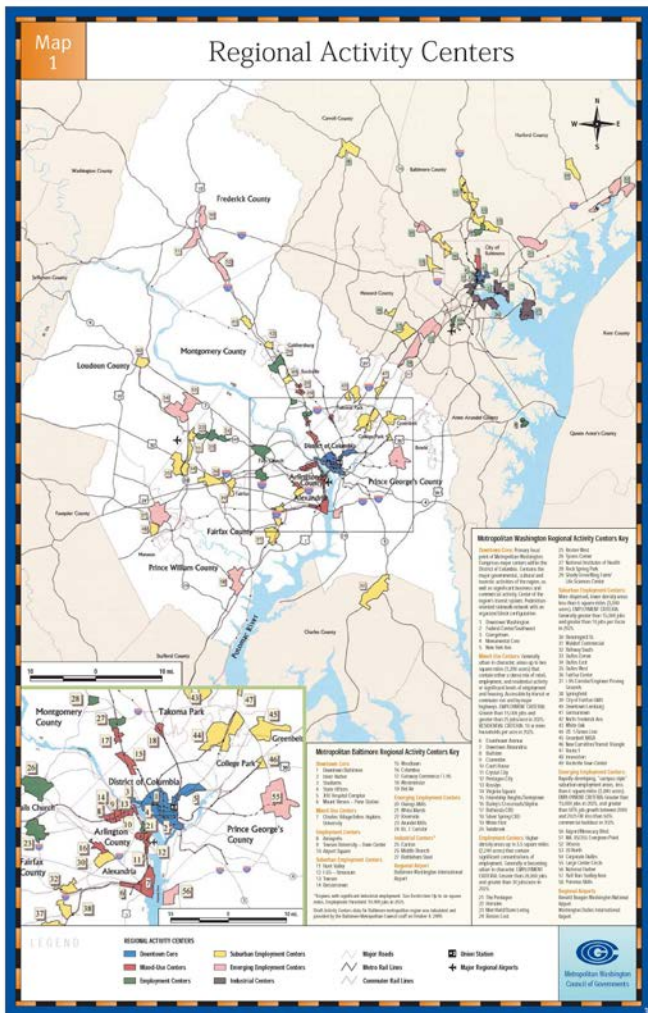
Planning Directors Technical Advisory Committee
December 15, 2023



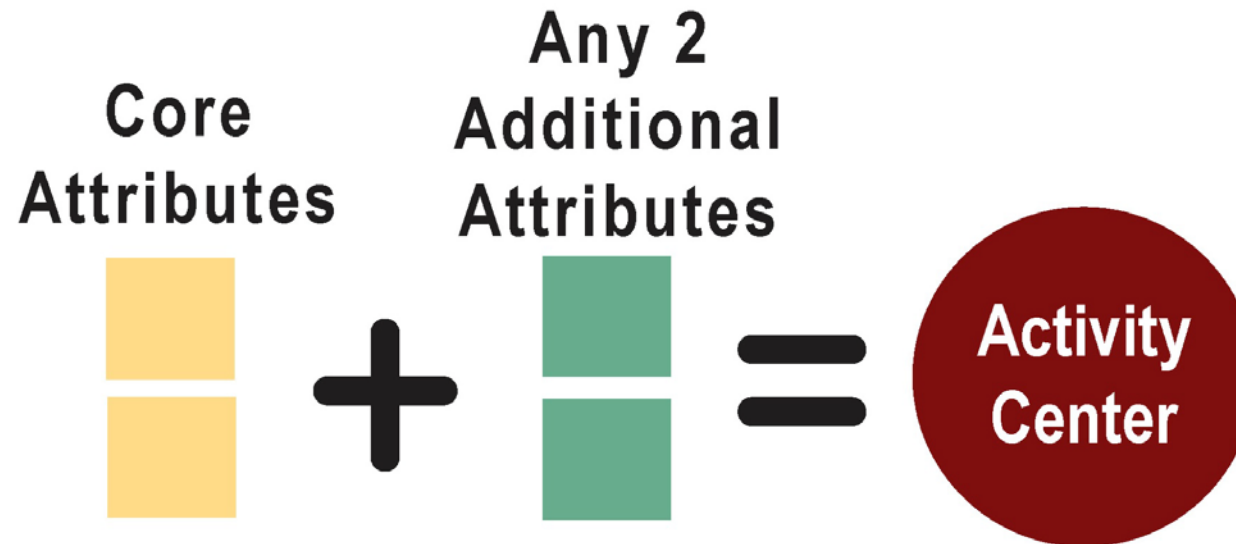
Metropolitan Washington
Council of Governments

Agenda Item #5

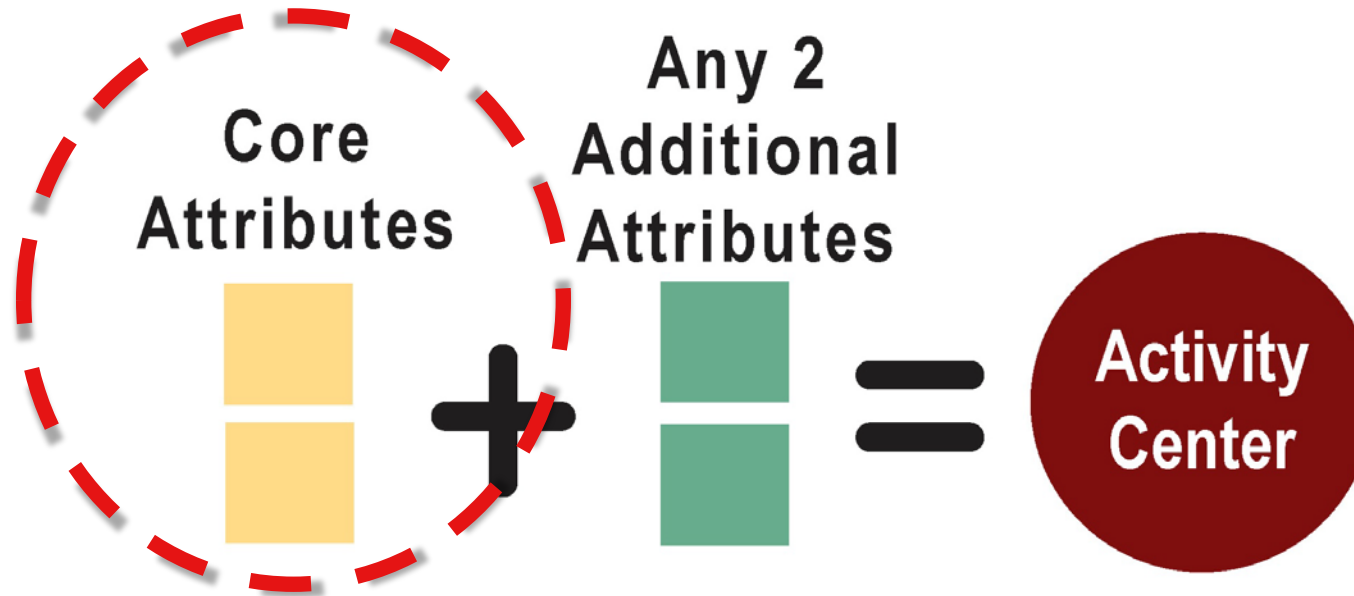
COG Regional Activity Centers - 2002, 2007 and 2013



Identifying Activity Centers – Attribute Menu



How will Centers Be Identified? Core Attributes



2023/2024 Activity Centers Proposed Core Attributes Both Required

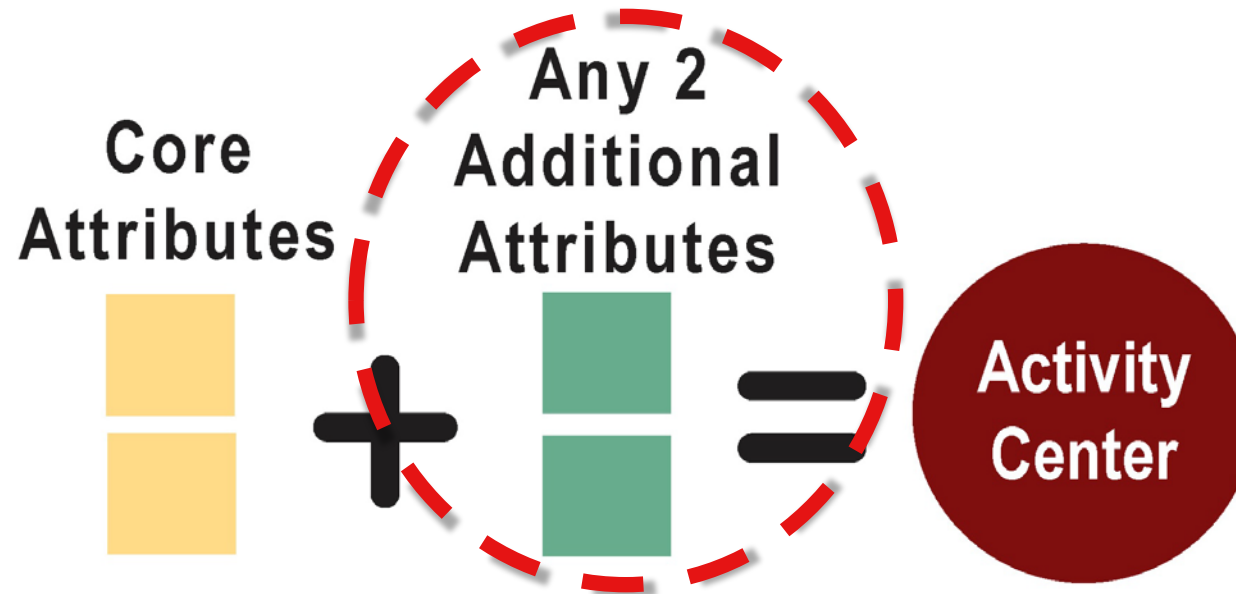


Policy: In 2023, the center or priority growth area should be designated in a jurisdiction's adopted comprehensive/general plan or other locally-adopted land use plan.



Density: By 2050, have a person per acre density (employment + population) that falls within the top one-half of densities within the jurisdiction.

How Will Centers Be Identified? Additional Attributes



Activity Centers Proposed Additional Attributes

Any 2 required



Intersection Density: In 2023, have at least 55 intersections per square mile.



Transit Capacity: In 2023, have

- Existing high-capacity/performance transit (e.g. Metrorail, BRT, commuter rail, OR light rail) OR
- A planned transit station identified in the constrained element of Visualize 2045, OR
- A planned transit station with dedicated local funding



Land Use Mix: In 2023, have a locally-adopted land use plan/ordinance that encourages mixed-use development (e.g. through a mixed-use designation, form-based codes, or overlay zoning).



Housing & Transportation Affordability: Combined housing and transportation costs do not exceed 45% of regional median income as measured by the H + T Index.



Proposed Work Plan



Proposed Work Plan - December 2023 Meeting

- Planning Directors approve proposed 2023/2024 criteria and staff approach for identifying Activity Centers

Proposed Work Plan - January 2024 Meeting

- **COG Staff presents initial review of the 141 existing Activity Centers**
 - Round 10.0 Cooperative Forecast data
 - Intersection analysis in GIS
 - COG/TPB's High-Capacity Transit Station data base from *Visualize 2045*
 - H + T data from the *Center for Neighborhood Technology*

Proposed Work Plan - January 2024 Meeting

- **COG Staff presents initial review of the 141 existing Activity Centers**
 - Round 10.0 Cooperative Forecast data
 - Intersection analysis in GIS
 - COG/TPB's High-Capacity Transit Station data base from *Visualize 2045*
 - H + T data from the *Center for Neighborhood Technology*
- **Planning Directors Committee input on local planning priority areas**
 - Are there other potential Activity Centers missing from the 2013 Activity Center map?
 - Proposed Activity Center must be identified as a priority growth area in local comprehensive plan (see *Policy* “core attribute”)
 - COG staff will then undertake the review using the proposed criteria (see above bullets)

Proposed Work Plan – February through Fall 2024

- **February through May 2024**
 - COG staff coordinates with local planning offices (one-on-one) to share results of analysis
- **June 2024 Committee Meeting**
 - Planning Directors approve final 2024 Activity Centers map
- **Summer / Fall 2024**
 - COG Board review and approval of final map

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