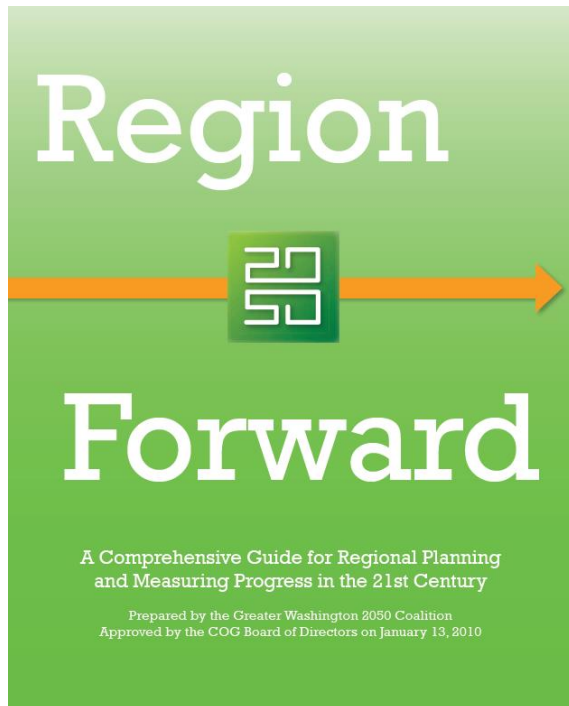


COG ACTIVITY CENTERS “101”

Greg Goodwin
COG Community Planning and Services

GSA Location Policy and COG Regional Activity Centers Work Session
July 13, 2016

Why was the Map Updated?



- Region Forward: *New Regional Vision*
 - Focus Growth to Centers
 - Focus Affordable Housing Efforts around Centers
- Living Process – 2nd Update in 11 Years

Why was the Map Updated?

Prior to Region Forward: Technical Exercise

- Technical exercise looking at where growth is expected
- Based strictly on COG's Cooperative Forecasting Results
- Scenario/Analysis Tool for Transportation Planning Board

Post Region Forward: Policy and Technical Tool

- Spatial component of Region Forward
- Policy and Planning Tool to support shared local and regional goals
- Tool for local governments and regional stakeholders

Primary Goals for the 2013 Update

Align Local and Regional Planning

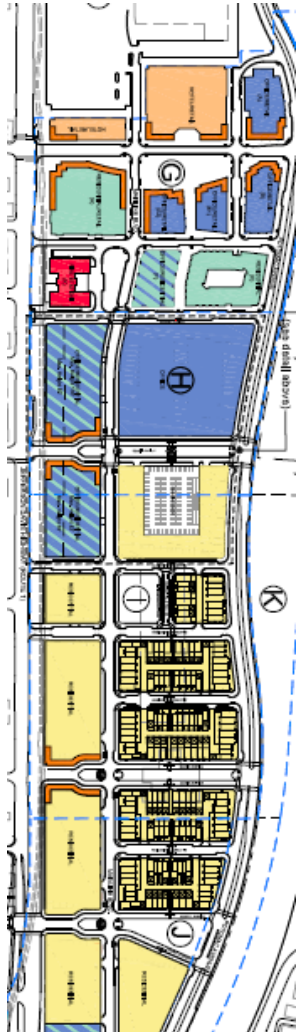
- Start by examining locally adopted comprehensive plans
- Use *Region Forward's* Goals and Targets to guide the update

Develop an Implementation Tool to Create Complete Communities

- Social Equity Strategy for Affordable Housing
- Transportation and Land-use Investment Strategy
- Efficient Use of Public Resources

What are Activity Centers?

Priority
Growth
Areas



New Towns



Traditional Towns



Urban Centers

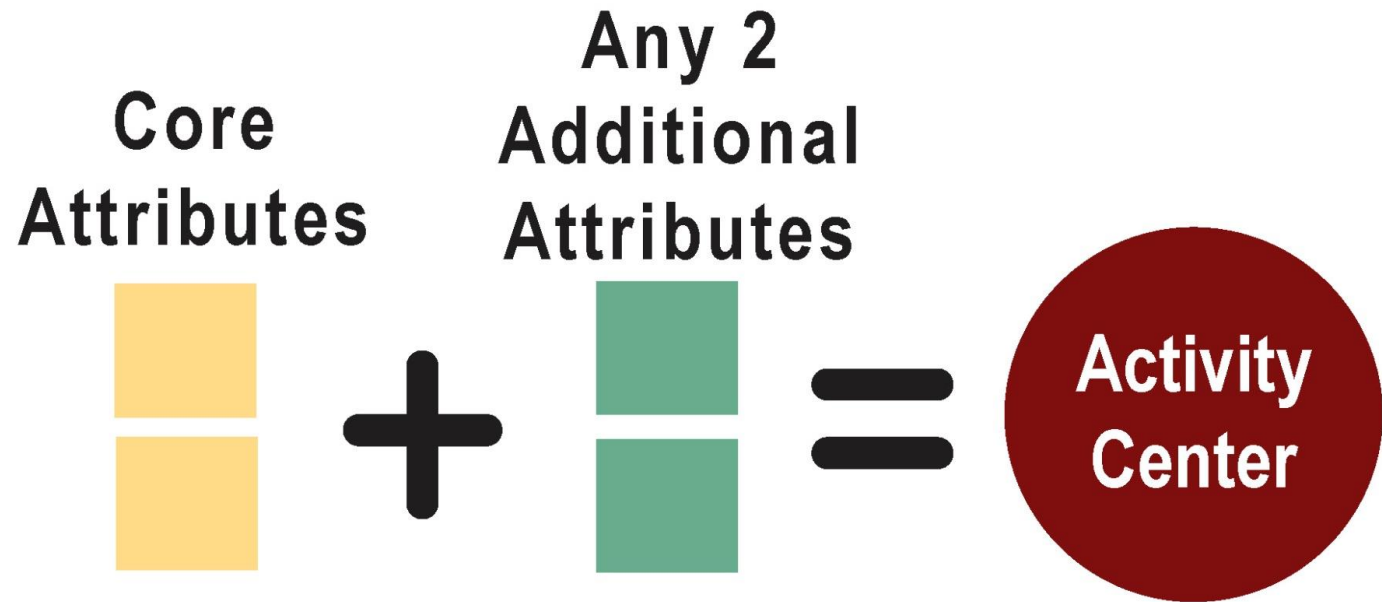


Transit Hubs



How were Centers Identified?

Attribute Menu



How were Centers Identified?

Core Attributes *(both required)*

- **Policy:** In 2012, 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 2040, have a persons per acre density (employment + population) that falls within the top one-half of densities within the jurisdiction.



How were Centers Identified?

Additional Attributes (*any two required*)

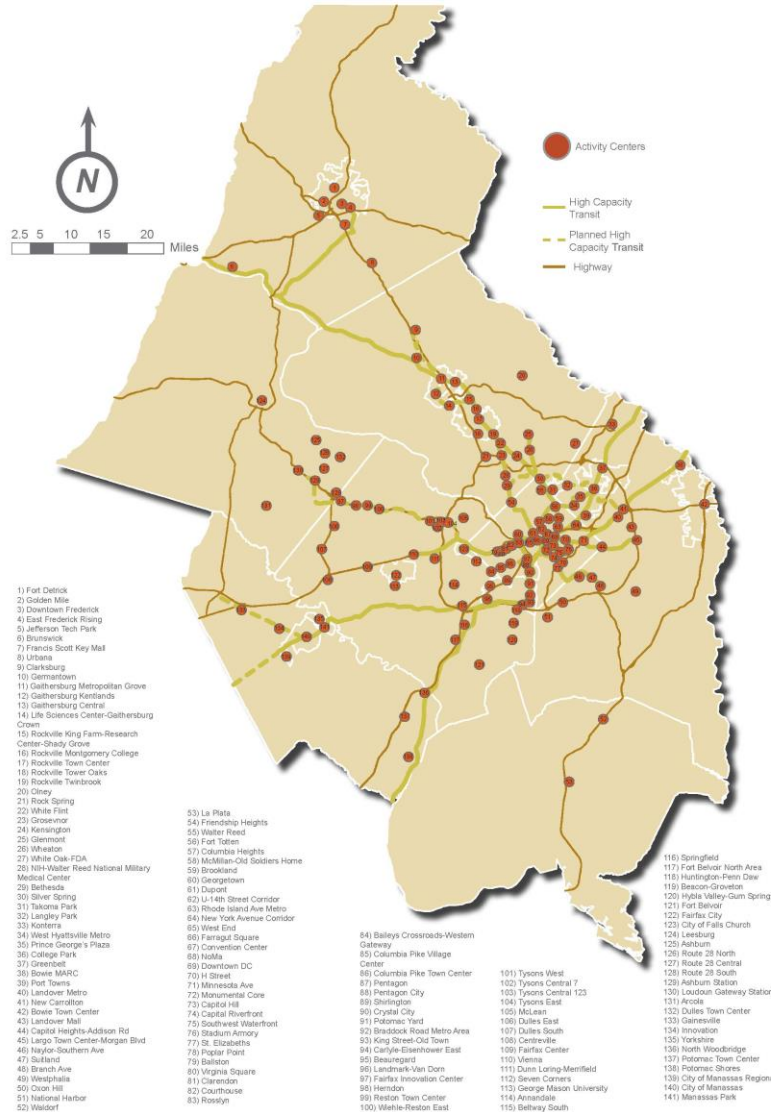
- **Intersection Density:** In 2012, have at least 55 intersections per square mile.
- **Transit Capacity:** In 2012, have
 - existing high-capacity/performance transit (e.g. Metrorail, BRT, commuter rail, or light rail) OR
 - a planned transit station identified in the Financially Constrained Long-Range Transportation Plan (CLRP) OR
 - a planned transit station with dedicated local funding
(*Region Forward Target*)
- **Land Use Mix:** In 2012, 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. (*Region Forward Target*)



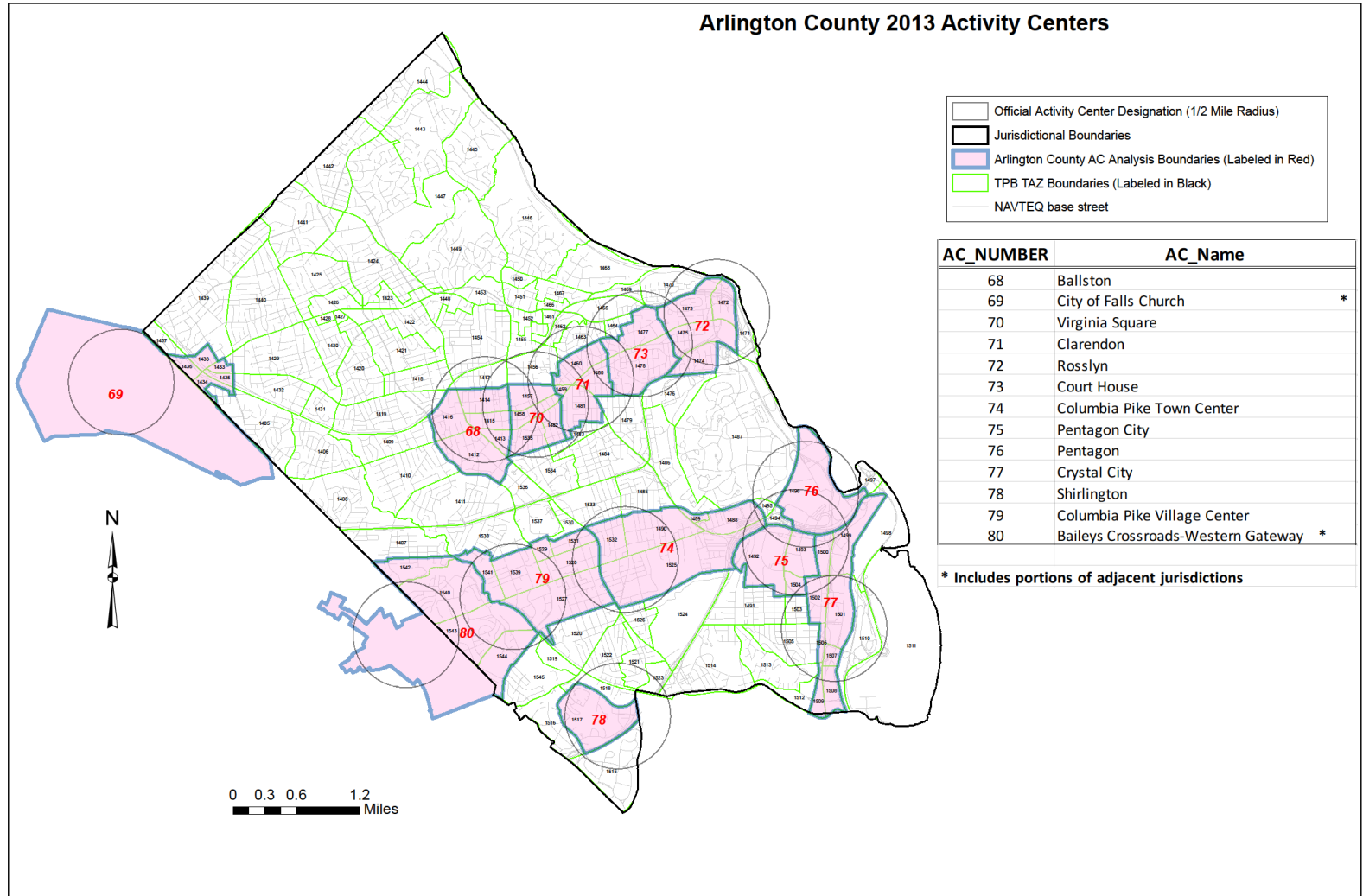
Map of Activity Centers

Regional Activity Centers Map

Submitted to COG Board for Approval January 13, 2013



Arlington County – 2013 Activity Centers



Forecast 2015 to 2045 Growth Inside and Outside of Activity Centers

COG / TPB Planning Area (Thousands)

	POPULATION		HOUSEHOLDS		EMPLOYMENT	
	Projected Growth	Regional Share	Projected Growth	Regional Share	Projected Growth	Regional Share
Inside Activity Centers	905.9	60%	417.5	65%	867.3	76%
Outside Activity Centers	598.1	40%	224.4	35%	272.2	24%
TOTAL: COG / TPB Planning Area	1,504.0	100%	641.9	100%	1,139.5	100%

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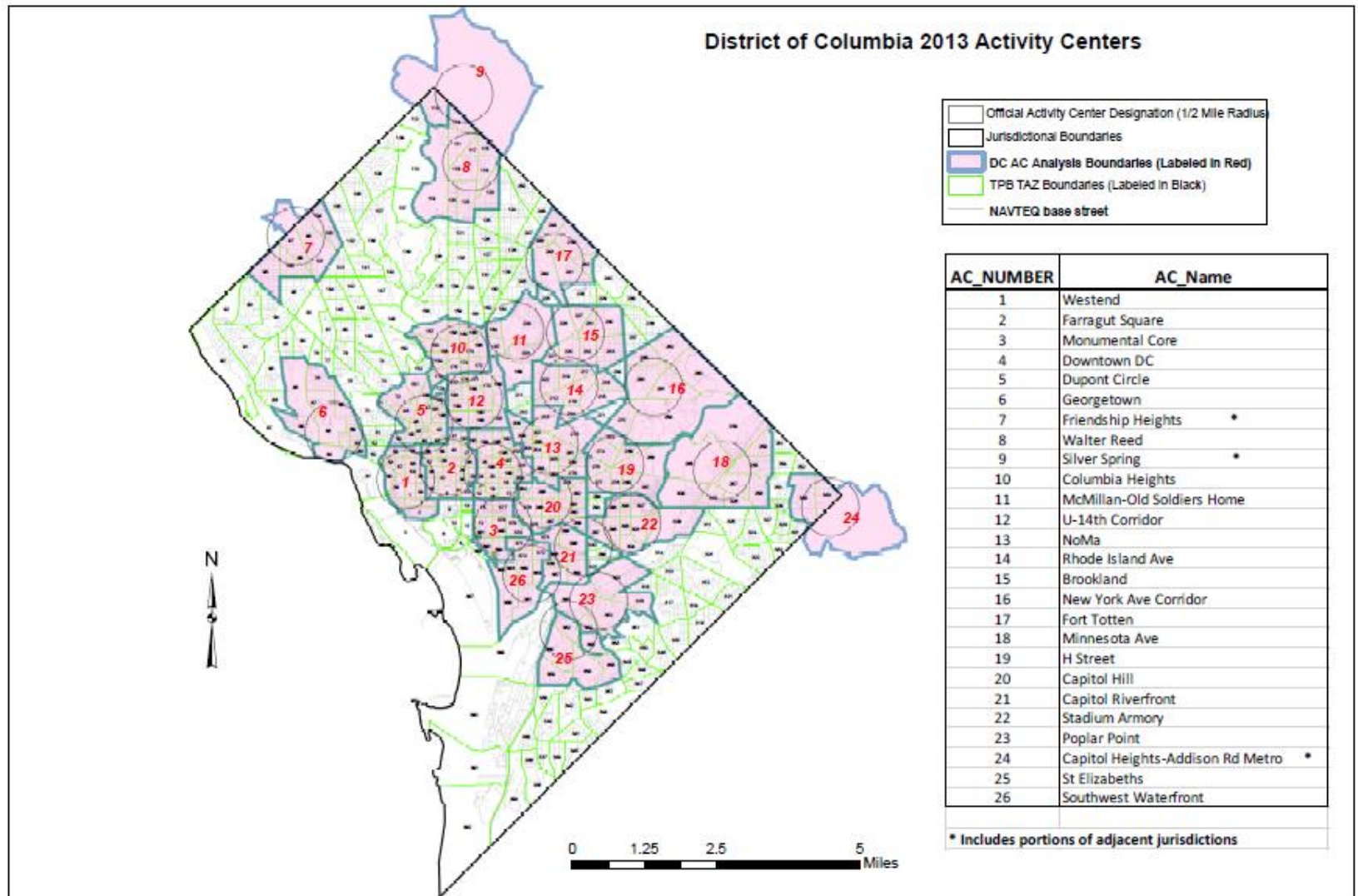
777 North Capitol Street NE, Suite 300

Washington, DC 20002

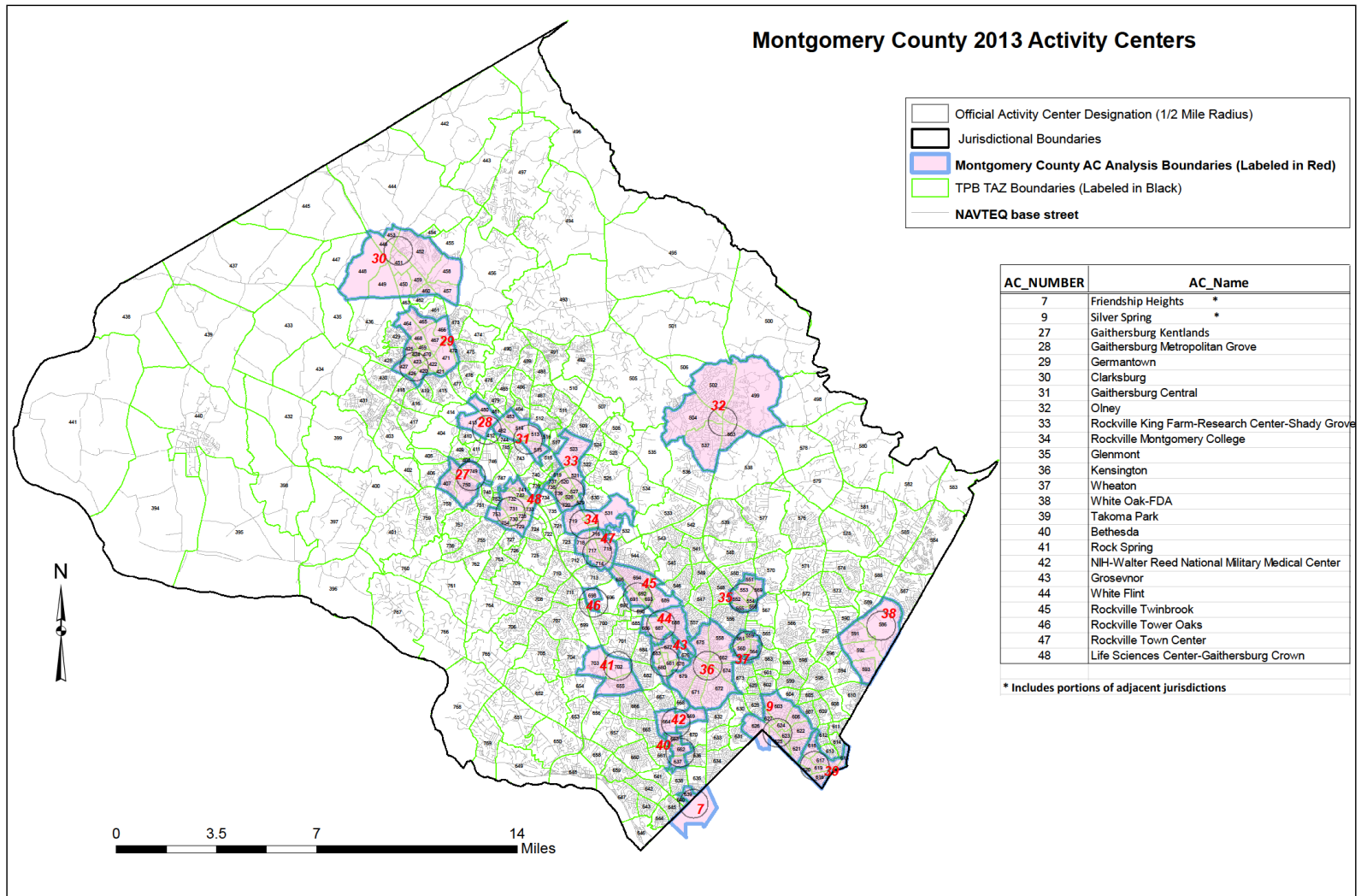


Metropolitan Washington
Council of Governments

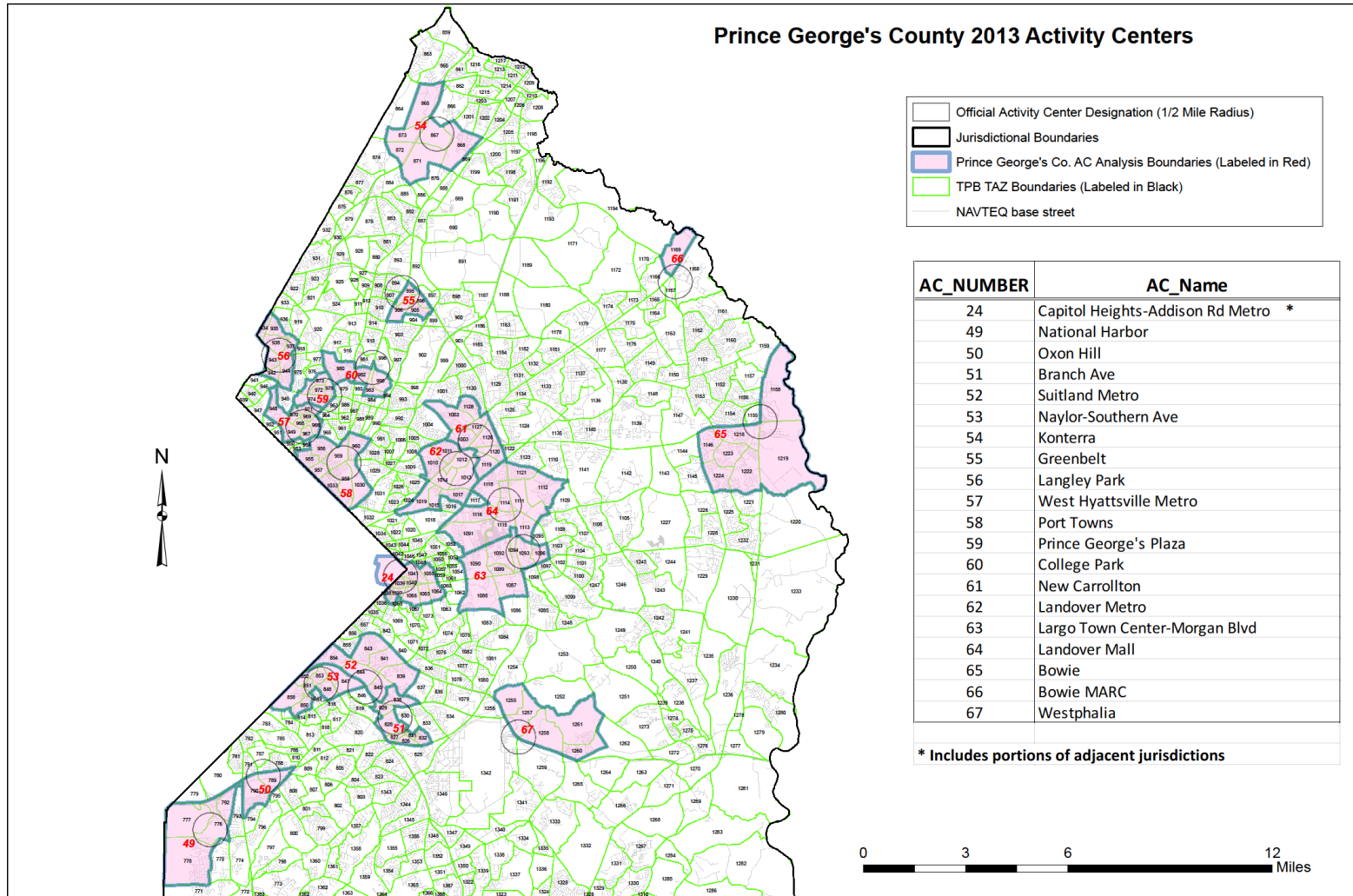
District of Columbia – 2013 Activity Centers



Montgomery County – 2013 Activity Centers



Prince George's County – 2013 Activity Centers



Fairfax County – 2013 Activity Centers

