

Impact of Forecast Growth in Activity Centers on Future Travel Demand

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January 3, 2014

The What and Why of Activity Centers

- **What are activity centers?**
 - Existing urban centers, priority growth areas, traditional towns, transit hubs
 - Places planned to be the focal points of the region's growth in coming decades
- **Why are they useful?**
 - Monitor amount of regional growth forecasts to occur in planned growth centers
 - Evaluate how the TPB's Constrained Long Range Plan serves and supports these planned growth centers

Origin/History of Regional Activity Centers

- **TPB Vision (1998)**
 - Called for the identification of Activity Centers for better coordination of land use and transportation planning
- **2002 Activity Center Maps**
 - Original Activity Centers – Round 6.1
- **Round 7.0 Update**
 - Completed in 2005 and further updated in 2007
- **New Activity Centers - 2013**
 - Major update to better align local and regional planning process

Process for Identifying New Activity Centers

- **Planning Directors initiated discussion on redefining Activity Centers to better align with local planning efforts**
- **Criteria for defining Activity Centers were developed**
- **COG Planning Staff drafted list of initial centers**
- **COG Planning Staff met with each jurisdiction, individually, to review and refine the identification of their Activity Centers**
- **Conceptual Activity Centers Map developed**
- **Geographic boundaries of Activity Centers defined**

Activity Center Criteria

- **Required Attributes**

- **Local Policy:** Identified as center/ priority growth area in locally-adopted land use plan
- **Density:** Employment + population density within top half of densities in the jurisdiction by 2040

- **Additional Attributes (any 2 of 4 required)**

- High intersection density
- High capacity transit (existing or planned)
- Mix of land uses (office, retail, housing, etc.)
- Housing + Transportation costs

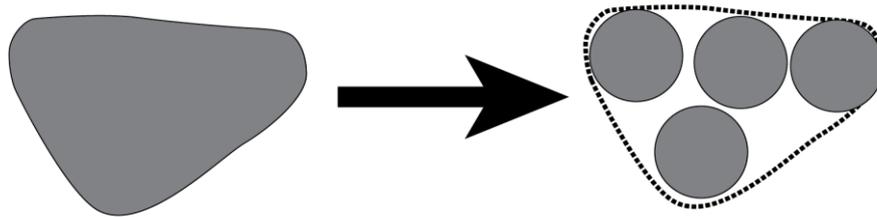
Key Outcomes / Changes

Consistent with Local Planning

- Links local and regional priorities

More, Smaller Centers

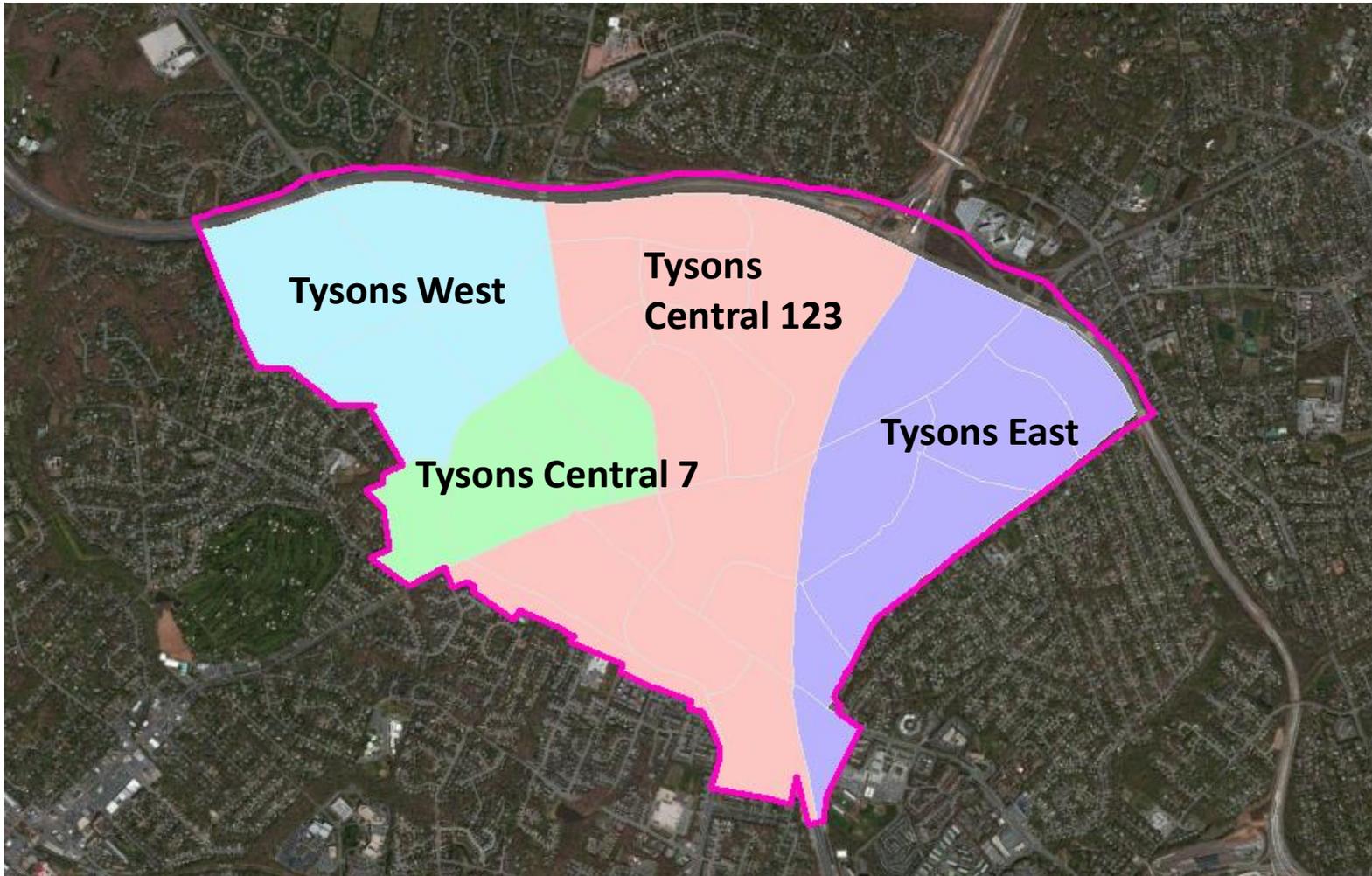
- Old centers: 59; New centers: 141
- 9% of Regional Land Area



Aligned with Existing & Planned Transit Networks

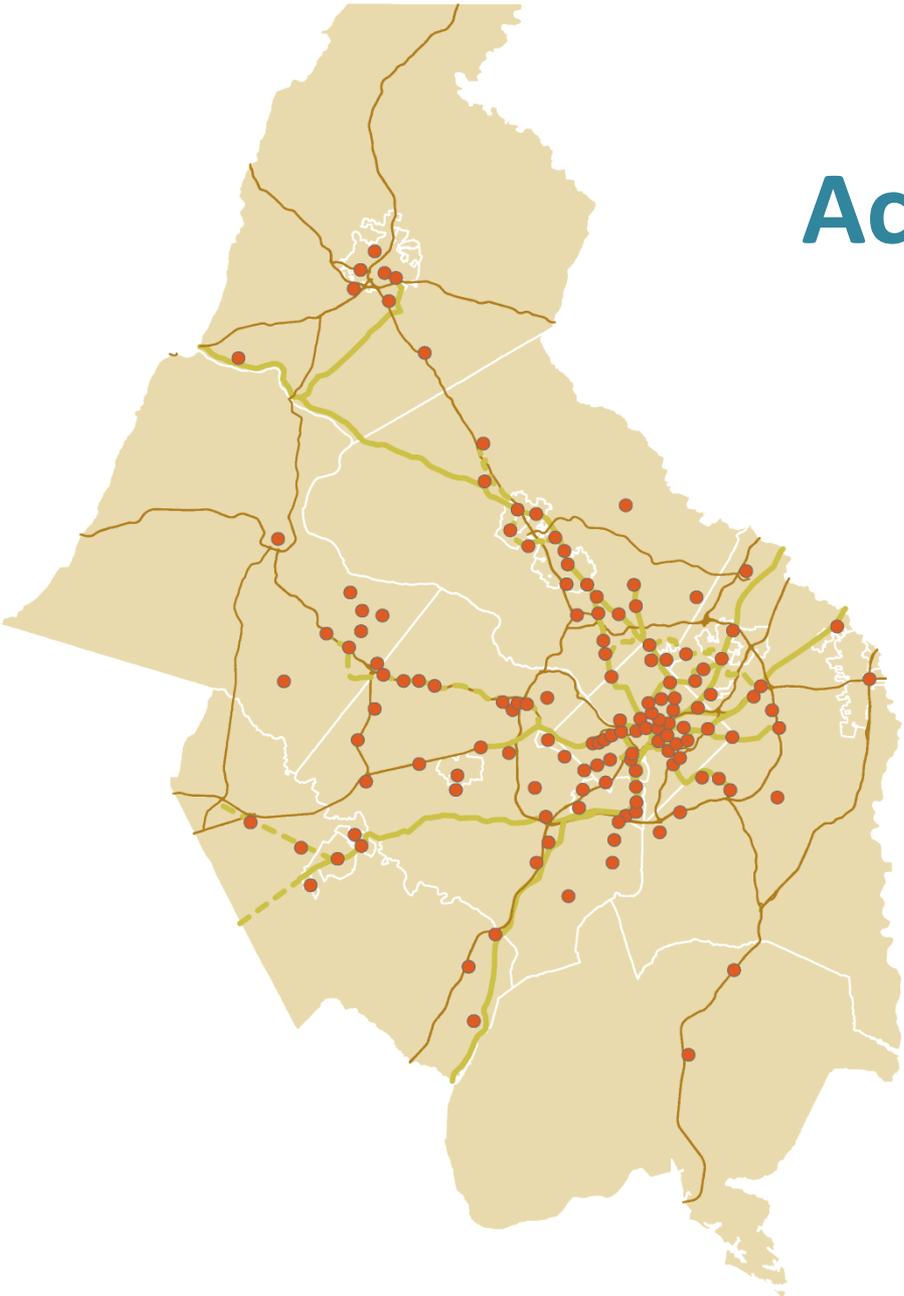
- 70% of new centers served by rail transit by 2040
- A total of 166 of Metrorail, Light Rail, and Commuter Rail Stations will serve Activity Centers in 2040

How the Activity Centers in Tysons have Changed



 Boundary of Original Activity Centers

Conceptual Activity Centers Map



District of Columbia Activity Centers

Brookland	Minnesota Ave
Capitol Heights / Addison Road	Monumental Core
Capitol Hill	New York Avenue Corridor
Capitol Riverfront	NoMa
Columbia Heights	Poplar Point
Downtown DC	Rhode Island Ave Metro
Dupont	Southwest Waterfront
Farragut Square	St. Elizabeth's
Fort Totten	Stadium Armory
Friendship Heights	U / 14th Street Corridor
Georgetown	Walter Reed
H Street	West End
McMillan / Old Soldiers Home	

Maryland Activity Centers

Bethesda	Grosvenor	Port Towns
Bowie MARC	Jefferson Tech Park	Prince George's Plaza
Bowie Town Center	Kensington	Rock Spring
Branch Ave	King Farm / Rockville	Rockville - Montgomery College
Brunswick	Research Center / Shady Grove	Rockville - South / Twinbrook
Clarksburg	Konterra	Rockville - Tower Oaks
College Park	La Plata	Rockville - Town Center
Downtown Frederick	Landover Mall	Rockville - Town Center
East Frederick Rising	Landover Metro	Silver Spring
Fort Detrick	Langley Park	Suitland
Francis Scott Key Mall	Largo Town Center / Morgan Blvd	Takoma Park
Gaithersburg - Central	Life Sciences Center / Gaithersburg	Urbana
Gaithersburg - Kentlands	Crown	Waldorf
Gaithersburg - Metropolitan Grove	National Harbor	West Hyattsville Metro
Germantown	Naylor / Southern Ave	Westphalia
Glenmont	New Carrollton	Wheaton
Golden Mile	NIH / Walter Reed National Military Medical Center	White Flint
	Olney	White Oak / FDA
	Oxon Hill	

Virginia Activity Centers

Annandale	Dulles Town Center	Potomac Shores
Arcola	Fairfax Center	Potomac Town Center
Ashburn	Fairfax City	Potomac Yard
Bailey's Crossroads / Western Gateway	Fairfax Innovation Center	Reston Town Center
Ballston	Fort Belvoir	Rosslyn
Beacon / Groveton	Fort Belvoir North Area	Route 28 Central
Beauregard	Gainesville	Route 28 North
Beltway South	George Mason University	Route 28 South
Braddock Road Metro Area	Herndon	Route 606 Transit Area
Carlyle / Eisenhower East	Huntington / Penn Daw	Route 772 Transit Area
Centreville	Hybla Valley / Gum Springs	Seven Corners
City of Falls Church	Innovation	Shirlington
City of Manassas	King Street / Old Town	Springfield
City of Manassas Regional Airport	Landmark / Van Dorn	Tysons Central 123
Clarendon	Leesburg	Tysons Central 7
Columbia Pike Town Center	Manassas Park	Tysons East
Columbia Pike Village Center	McLean	Tysons West
Courthouse	Merrifield / Dunn Loring	Vienna
Crystal City	North Woodbridge	Virginia Square
Dulles East	Pentagon	Wiehle - Reston East
Dulles South	Pentagon City	Yorkshire

Shares of Regional Growth in New Activity Centers 2015 to 2040

Round 8.2 Cooperative Forecasts	Regional Share in 2015	Regional Share in 2040	Share of Regional Growth from 2015 to 2040
Households	32%	37%	61%
Population	28%	33%	57%
Employment	66%	69%	75%

Shares of Growth in Travel by Mode Originating In and Outside of Activity Centers 2015 to 2040

	Single Drivers	HOV2+	Transit	Walk & Bike	All Modes
Share Originating in Activity Centers	56%	52%	68%	66%	58%
Share Originating Outside Activity Centers	44%	48%	32%	34%	42%
Total	100%	100%	100%	100%	100%

Shares of Growth in Travel by Mode Destined To and Outside of Activity Centers 2015 to 2040

	Single Drivers	HOV2+	Transit	Walk & Bike	All Modes
Share Destined to Activity Centers	65%	63%	88%	66%	67%
Share Destined Outside of Activity Centers	35%	37%	12%	34%	33%
Total	100%	100%	100%	100%	100%

Major Findings

- **New Activity Centers more accurately portray planned growth areas in local Comprehensive Plans**
- **Better align with the Region's planned long term investments in transit**
- **Round 8.2 forecasts show 61% of the Region's household growth and 75% of it's employment growth between 2015 and 2040 occurring in the newly defined Activity Centers**
- **The greatest increases in 2015 to 2040 travel by transit, walking and biking are in the newly defined Activity Centers**