

REGION FORWARD COALITION

2012 Activity Center Update

Region Forward Coalition • July 27th, 2012

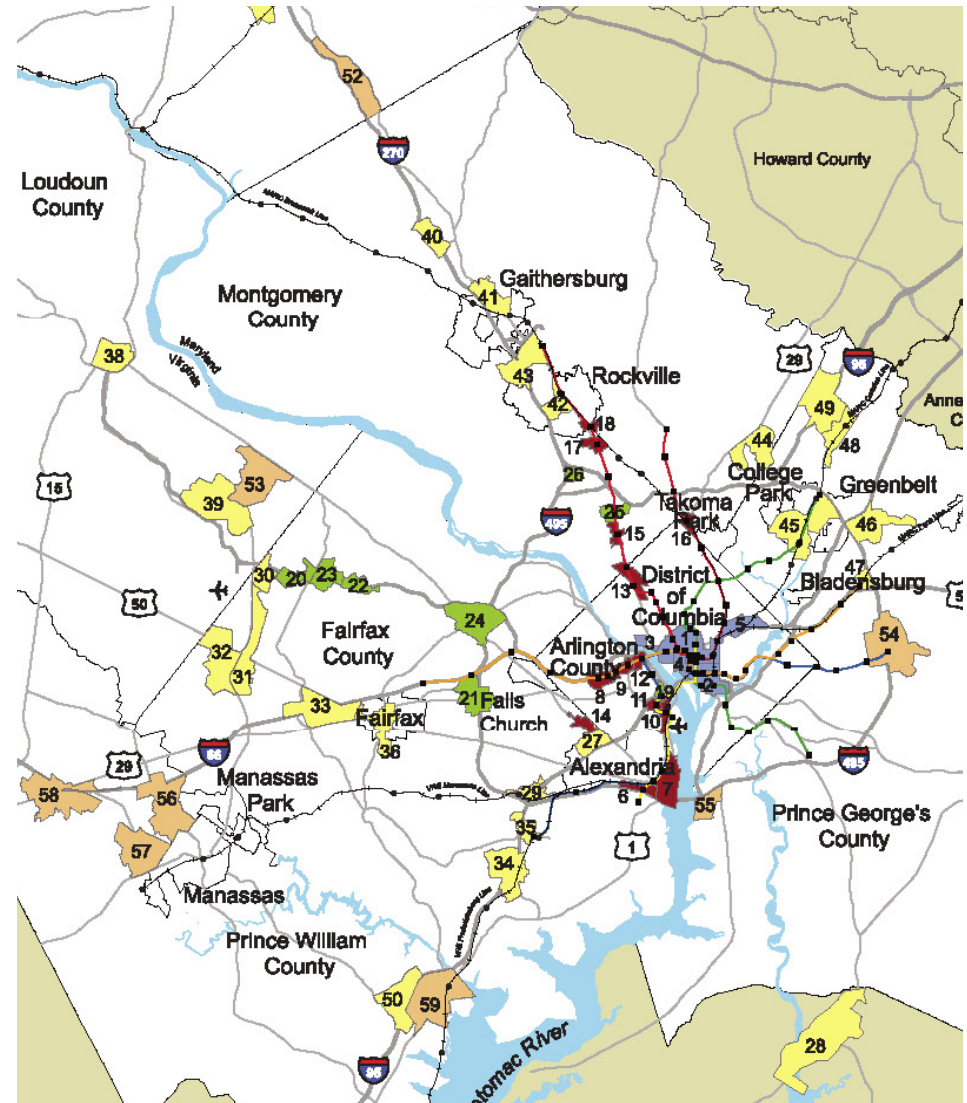
Robert Brosnan

Director, Arlington County Department of Planning, Housing & Development
Chair, PDTAC and Communities Team

Activity Centers 101

Past: Technical Exercise

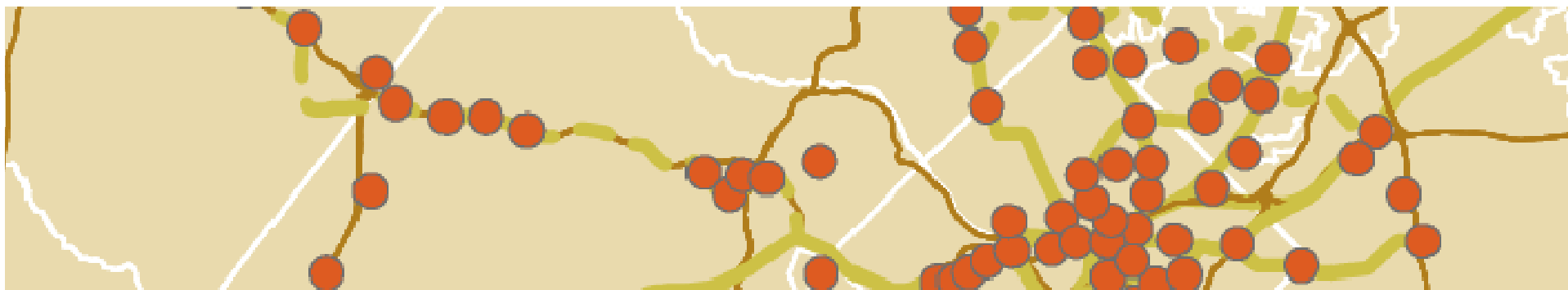
- Based on COG's Cooperative Forecasts
- Identified major employment centers – existing or planned
- Scenario/Analysis Tool for Transportation Planning Board



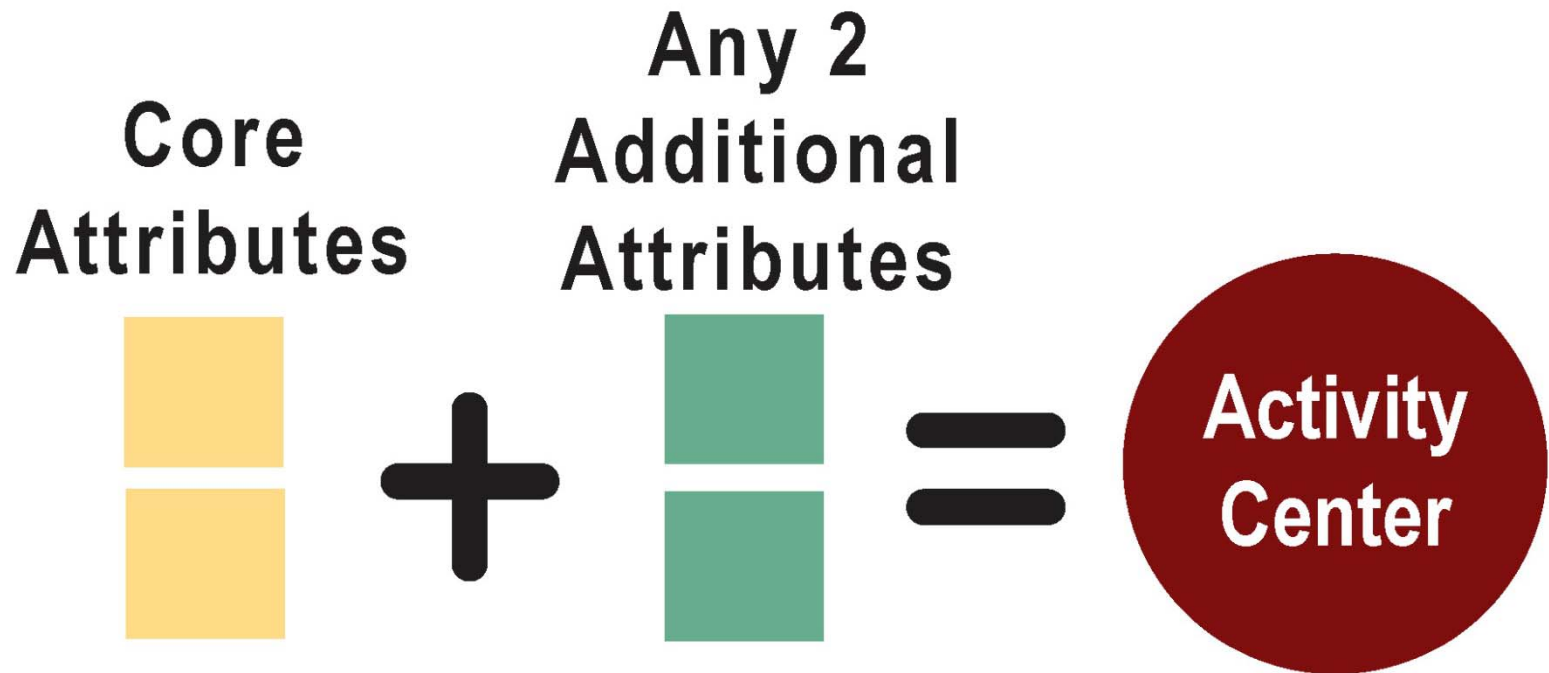
Activity Centers 101

Now: Technical and Policy Tool

- Spatial component of Region Forward
- Existing urban centers, priority growth areas, traditional towns, and transit hubs
- Locations that will accommodate majority of future growth
- Decision & implementation tool for local government, business, nonprofits to “*think regionally & act locally*”



Attribute Menu



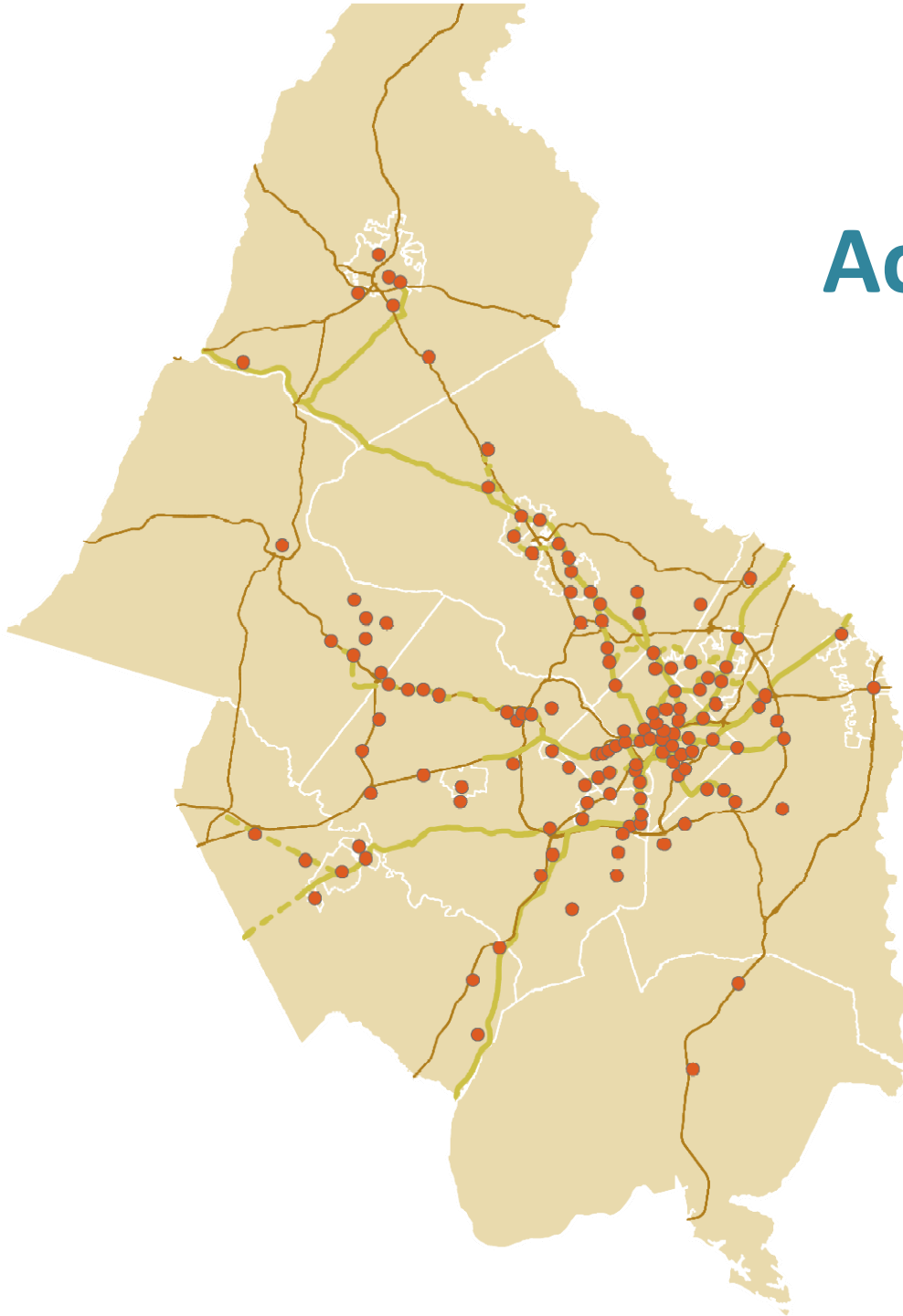
Core Attributes *(both required)*

- **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.

Additional Attributes *(any 2 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)*

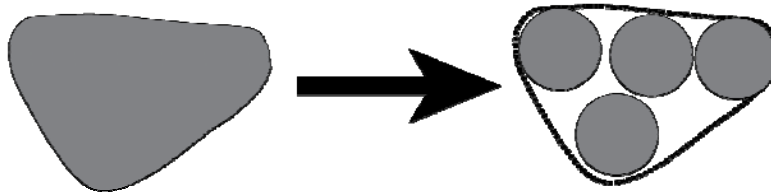
Conceptual Activity Centers Map



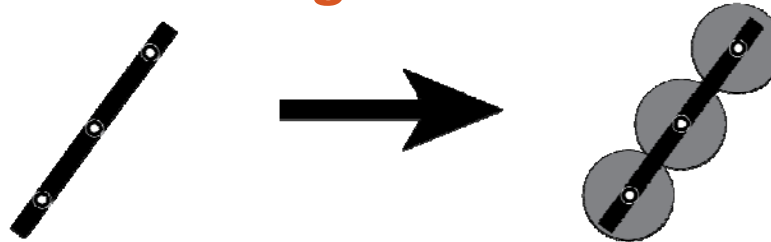
Key Outcomes / Changes

Consistent with Local Planning

More, Smaller Centers



Aligned with Existing & Planned Transit Networks



Most Centers are Mixed Use

Key Applications – How Activity Centers will be used

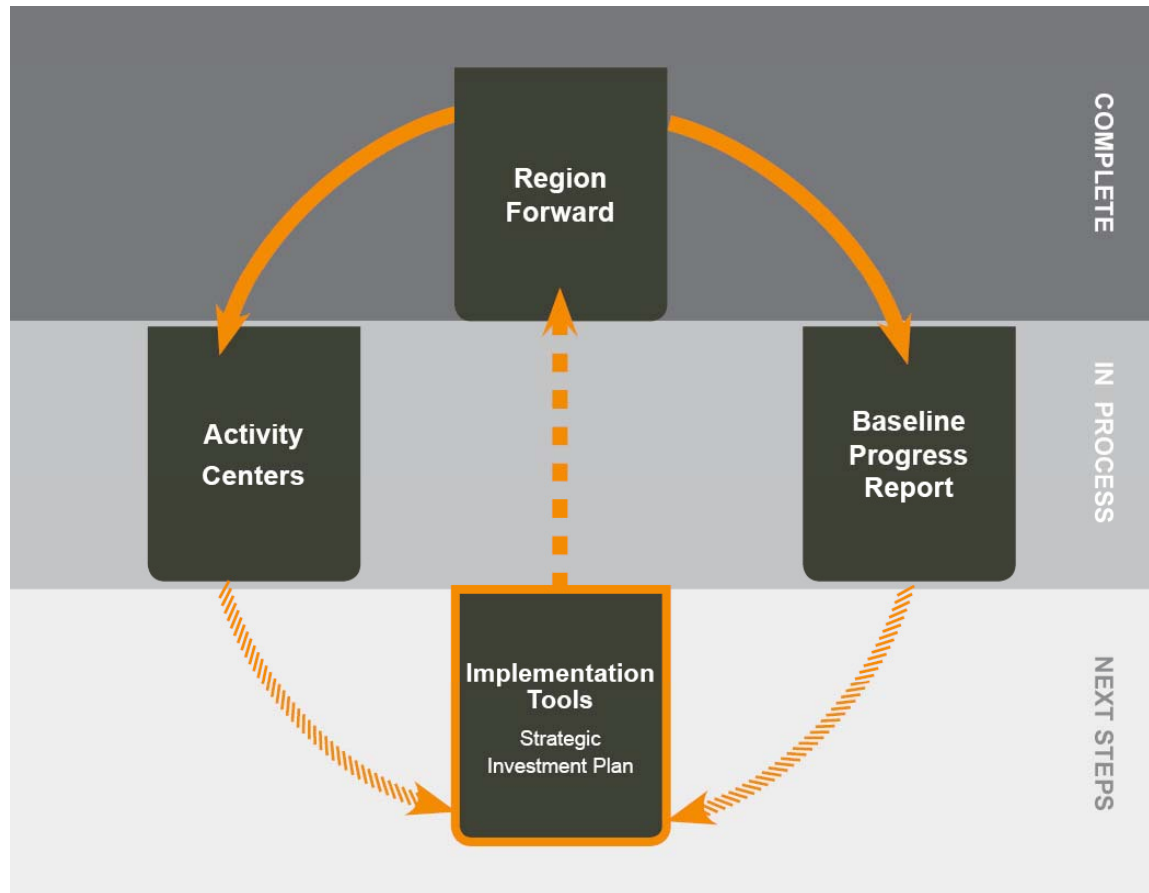
Technical:

- Growth forecasts
- Transportation modeling
- Demographic analysis

Policy:

- Priority growth areas
- Monitor progress on Region Forward
- Inform planning, development, grantmaking activities
- Prioritize locations for investment

Key Applications – Activity Center Strategic Investment Plan



Objective: Create a comprehensive investment plan to link Activity Centers to implementation tools

Today: Approve and Release Activity Centers for Public Comment

Purpose: Get feedback on potential Activity Center applications

- Prioritizing locations for affordable housing preservation and production
- Shaping planning, development, philanthropic decisions
- Predicting and analyzing ROI of improvements
- Starting point for in-depth health impact assessments, equity plans
- Land acquisition & investment
- Federal facility planning

Schedule

July:

- Planning Directors approved illustrative Activity Center Map
- Activity Centers introduced at COG Board retreat
- Region Forward Coalition approval for public comment

August – September:

- Outreach to city councils and county boards
- Launch Activity Center implementation work and technical assistance

November:

- COG Board and TPB approval of Activity Centers

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