

# PRELIMINARY ANALYSIS OF ROUND 9.0 AND ACTIVITY CENTERS

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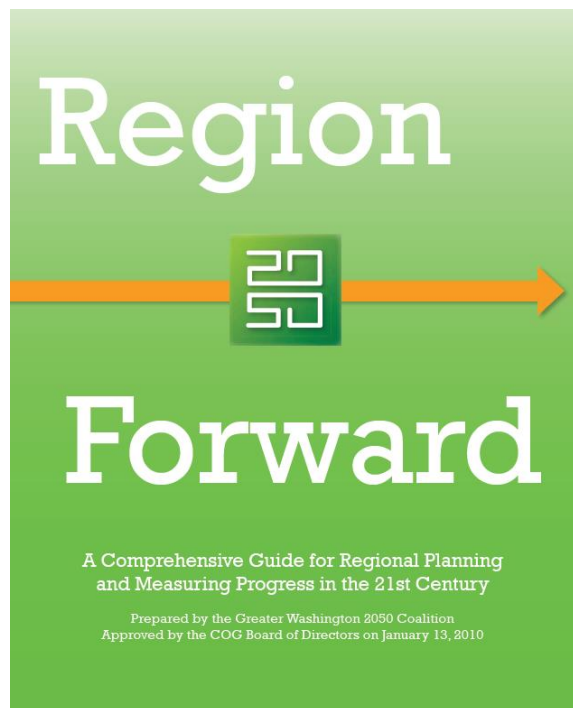
Planning Directors Technical Advisory Committee  
June 17, 2016



Metropolitan Washington  
Council of Governments

# Why was the Map Updated?

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- 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?

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## 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

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## Align Local and Regional Planning

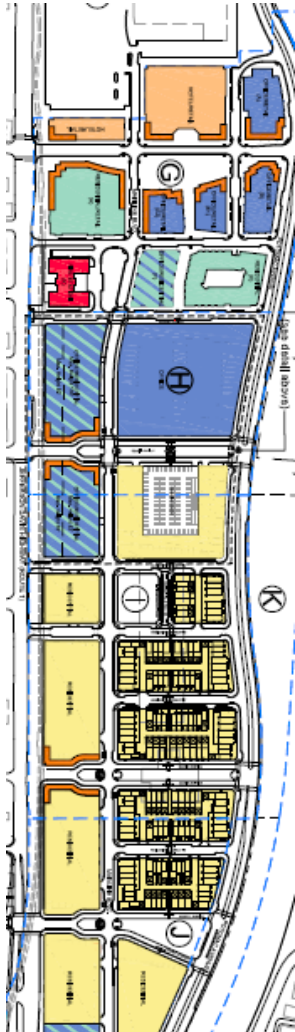
- Start by examining locally adopted comprehensive plans
- Use *Region Forward's* Goals and Targets to guide the update

## 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**

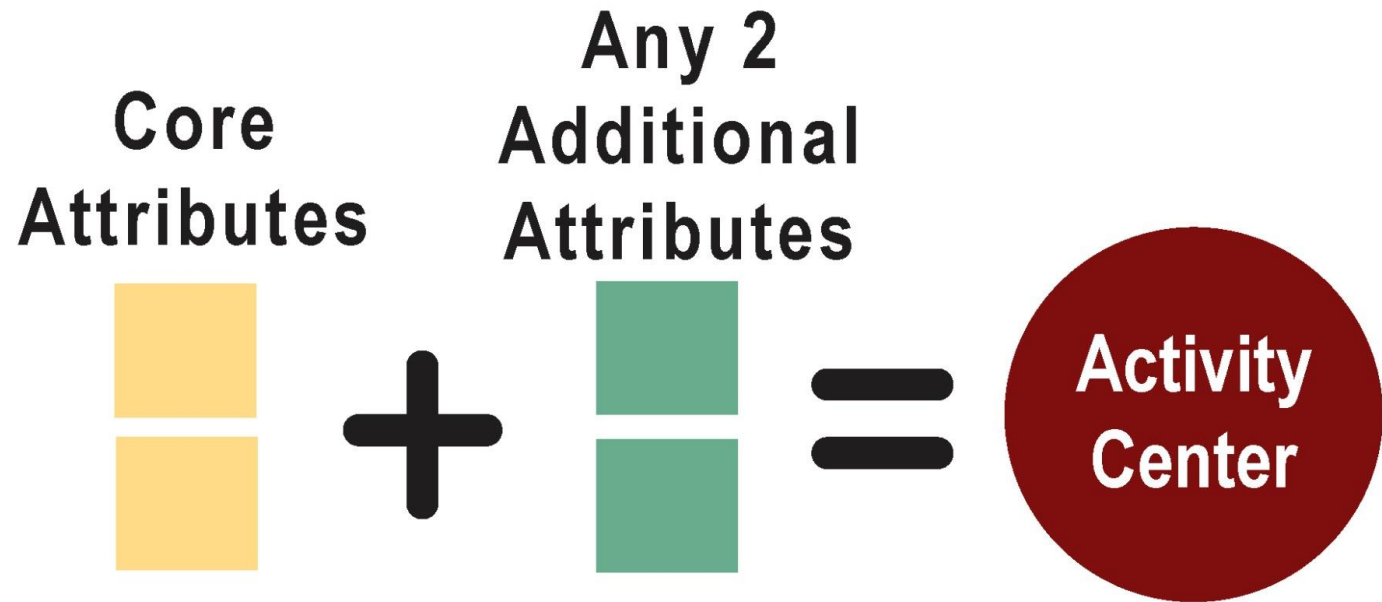


**Transit Hubs**



# How were Centers Identified?

## Attribute Menu



# How were Centers Identified?

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## 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)*

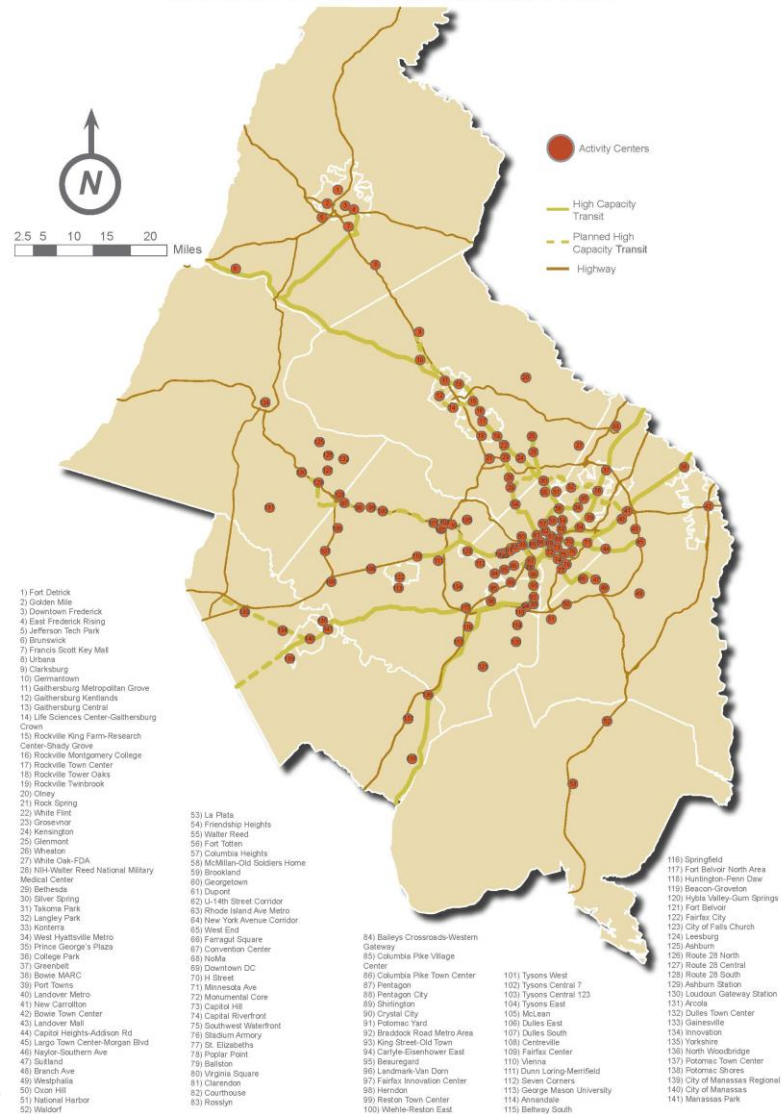




# Map of Activity Centers

## Regional Activity Centers Map

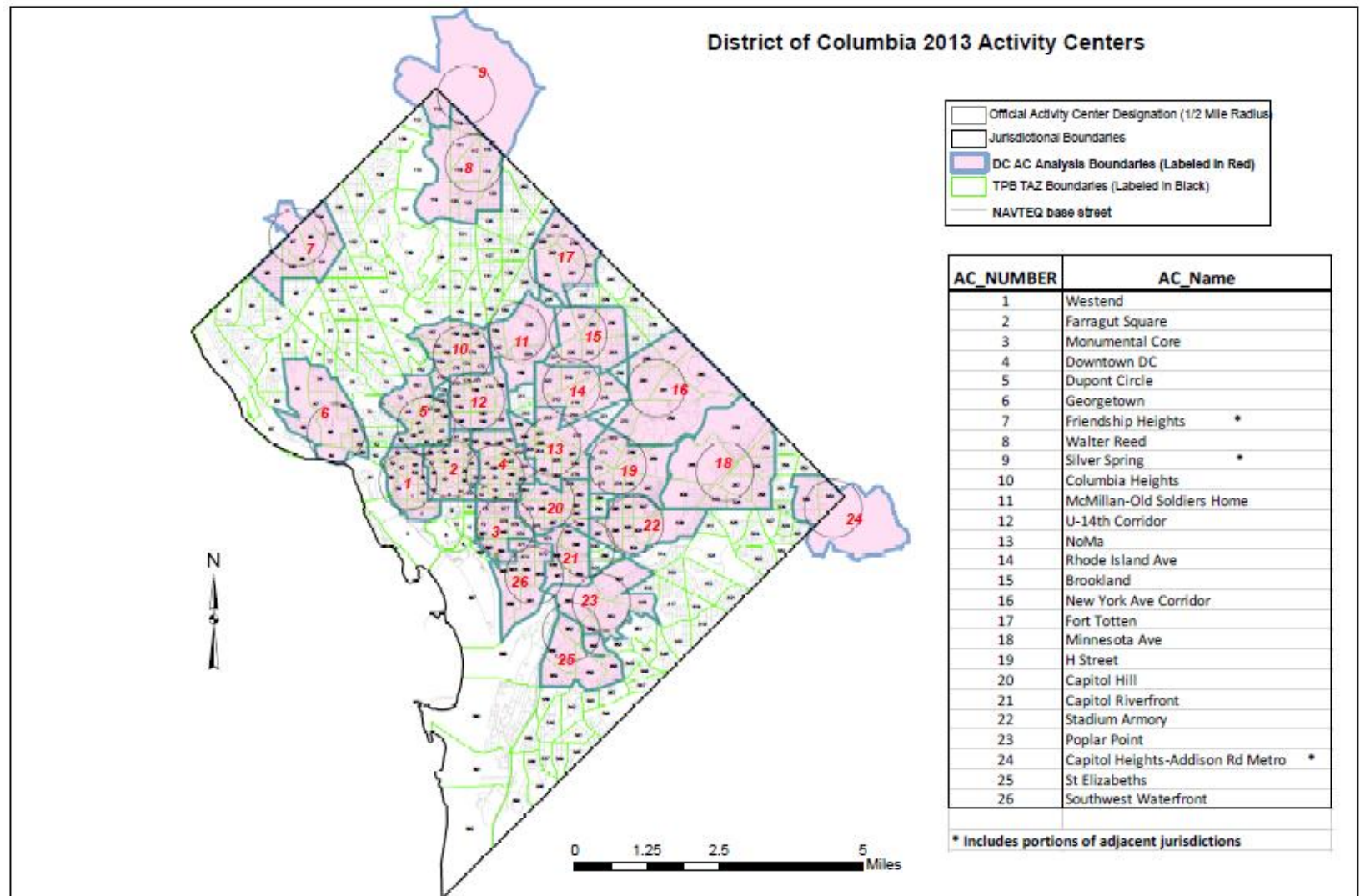
Submitted to COG Board for Approval January 13, 2013



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# District of Columbia – 2013 Activity Centers



# Summary of Round 9.0 Cooperative Forecasts

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## COG / TPB Planning Area (Thousands)

	2015	2045	2015 to 2045	
			Number	Percent
<b>Employment</b>	3,151.7	4,291.2	1,139.5	36%
<b>Population</b>	5,372.0	6,876.0	1,504.0	28%
<b>Households</b>	2,009.3	2,651.3	641.9	32%



# 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%
<b>TOTAL: COG / TPB Planning Area</b>	<b>1,504.0</b>	<b>100%</b>	<b>641.9</b>	<b>100%</b>	<b>1,139.5</b>	<b>100%</b>

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