

# **The New Activity Centers and Regional Growth Forecasts**

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# Activity Centers 101: 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

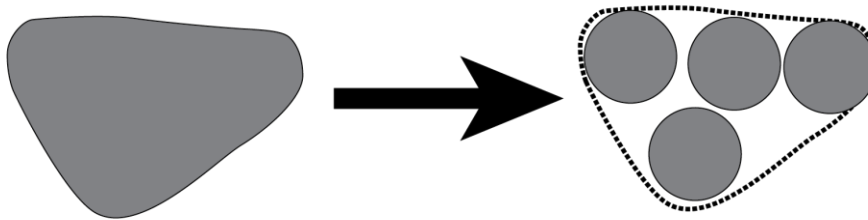
# Key Outcomes / Changes

## Consistent with Local Planning

- Links local and regional priorities

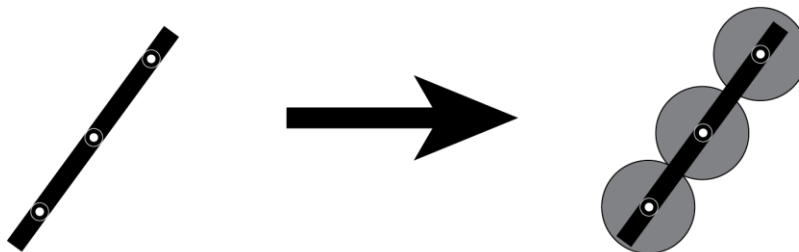
## More, Smaller Centers

- Old centers: 59; New centers: 141

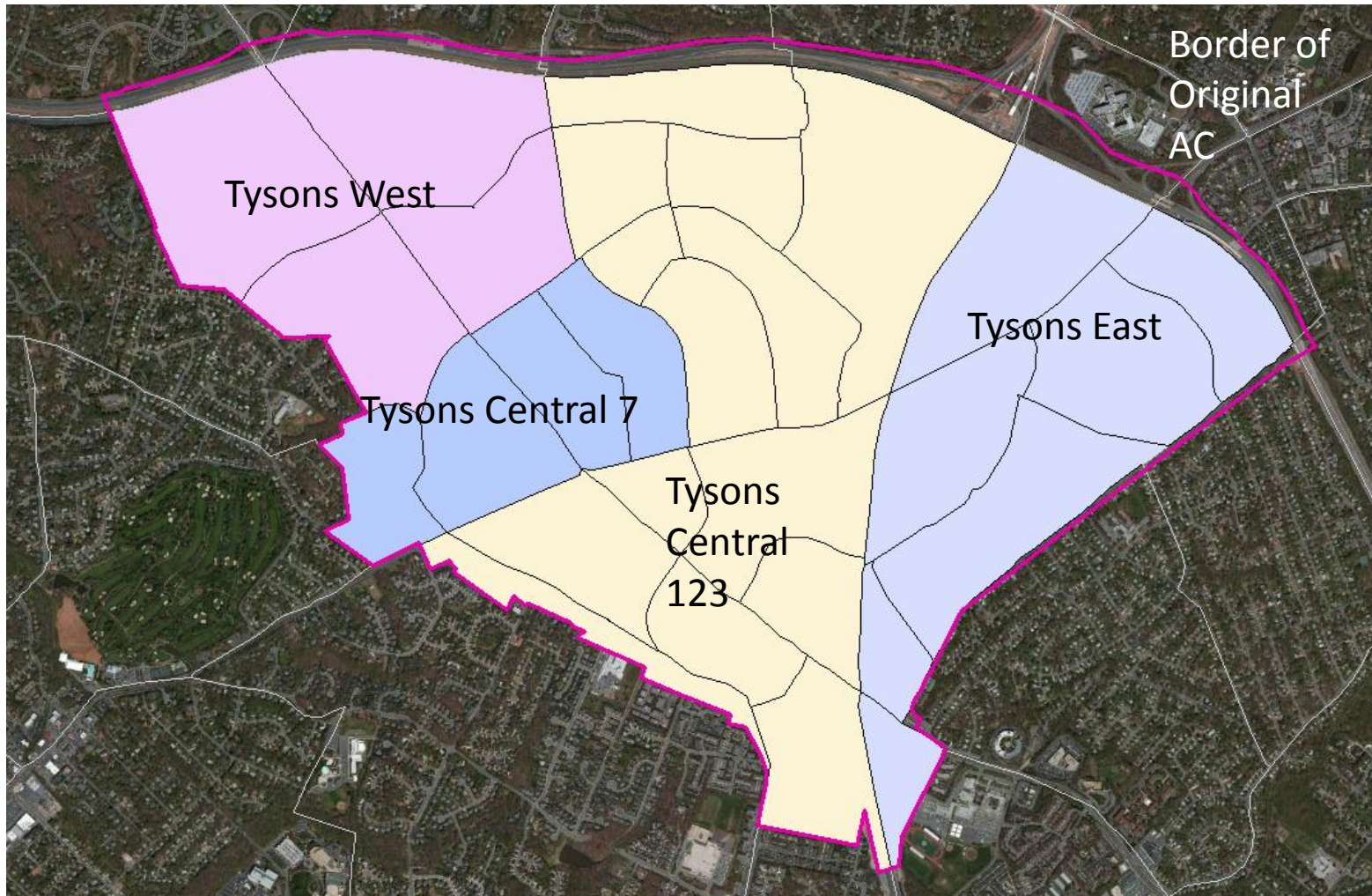


## Aligned with Existing & Planned Transit Networks

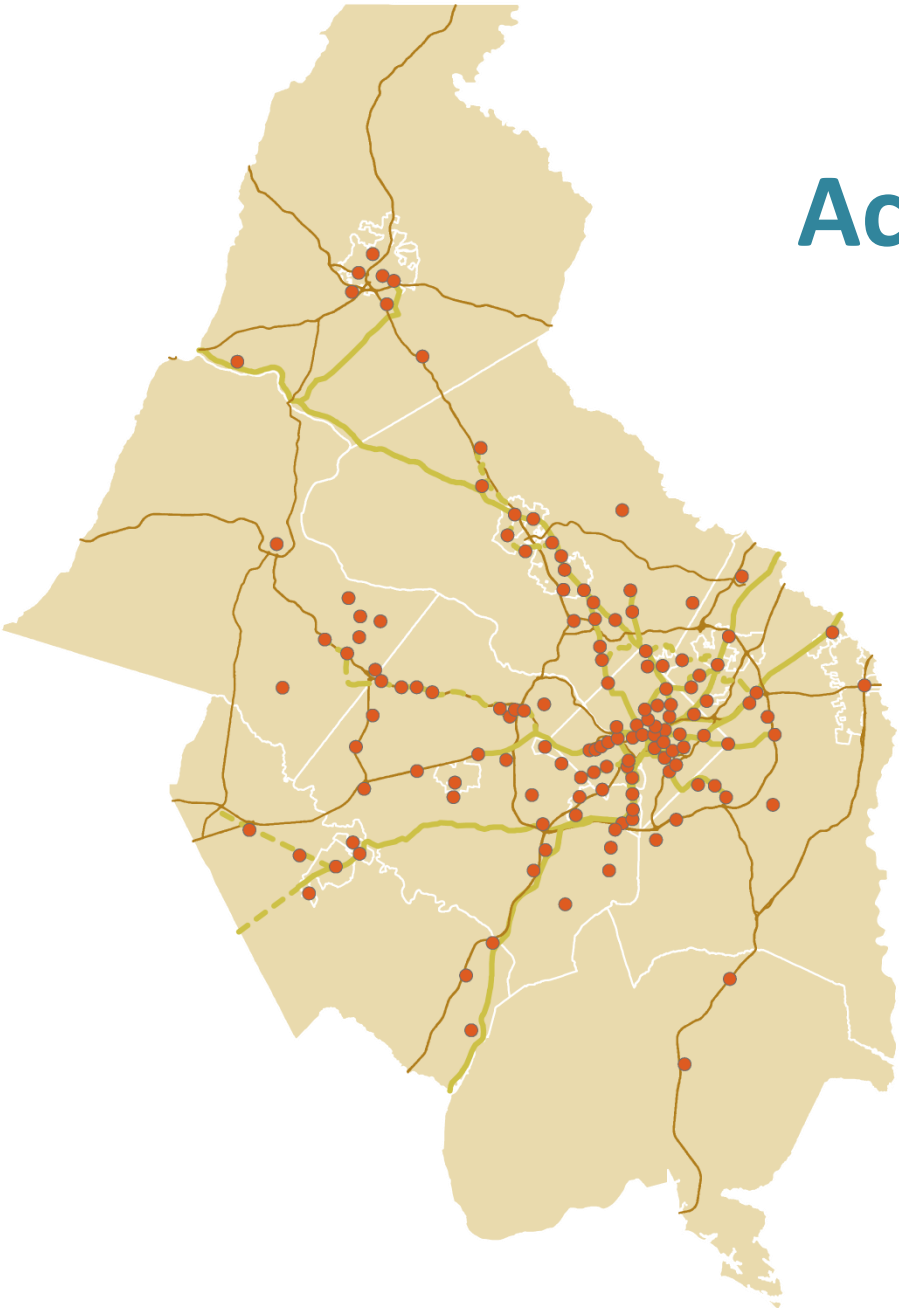
- 70% of new centers served by transit by 2040



# How the Definition of the Tysons Activity Center Changed



# Conceptual Activity Centers Map





# TAZ Geographic Boundaries have been Defined

- **Geographical Boundaries have been identified**
  - Transportation Analysis Zones (TAZ)
- **Started analysis of Round 8.2 Cooperative Forecasts**
  - TAZ level – Growth in/out of Activity Centers
    - Population
    - Households
    - Employment

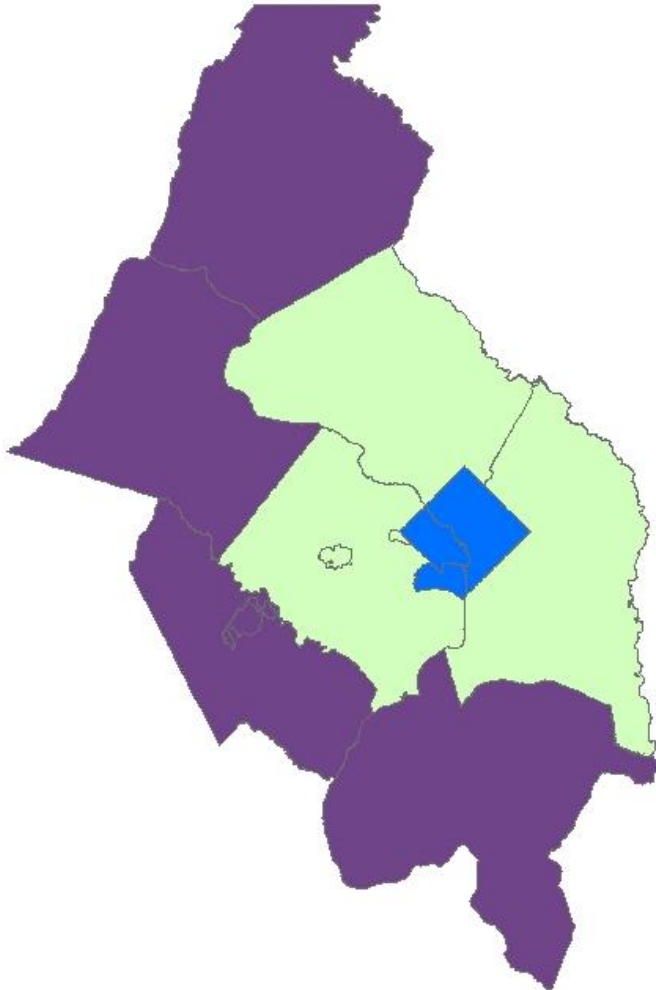
# Comparison of Original and New Activity Centers

	<b>Original Activity Centers</b>	<b>New Activity Centers</b>
Number of Activity Centers	59	141
% of Regional Land Area	5%	9%
Number of Metrorail, Light Rail, and Commuter Rail Stations serving Activity Centers in 2040	89	142
% of Regional Households In 2040	20%	38%
% of Regional Population In 2040	17%	33%
% of Regional Employment In 2040	58%	69%

# Shares of Regional Growth in New Activity Centers 2010 to 2040

<b>Round 8.2 Cooperative Forecasts</b>	<b>Regional Share in 2010</b>	<b>Regional Share in 2040</b>	<b>Share of Regional Growth from 2010 to 2040</b>
Households	31%	38%	58%
Population	27%	33%	54%
Employment	66%	69%	76%

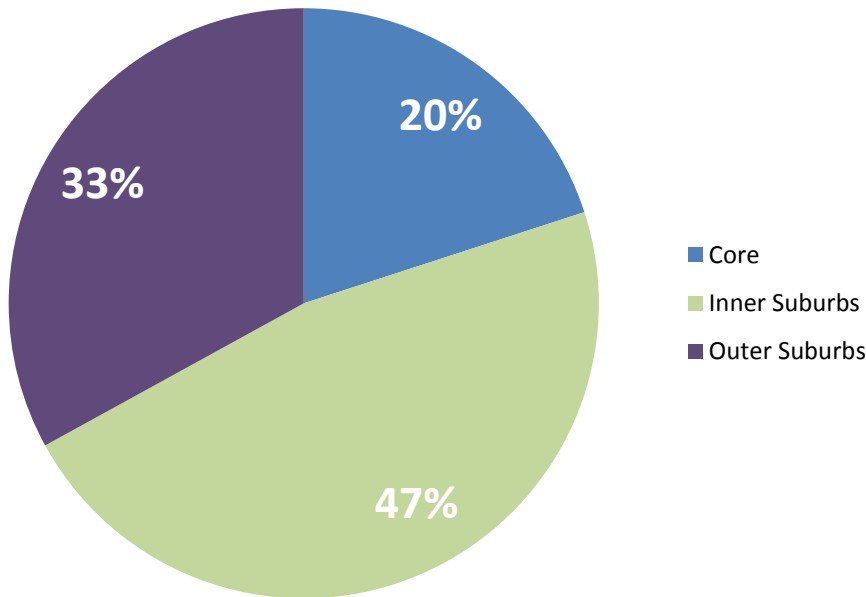
# Regional Rings



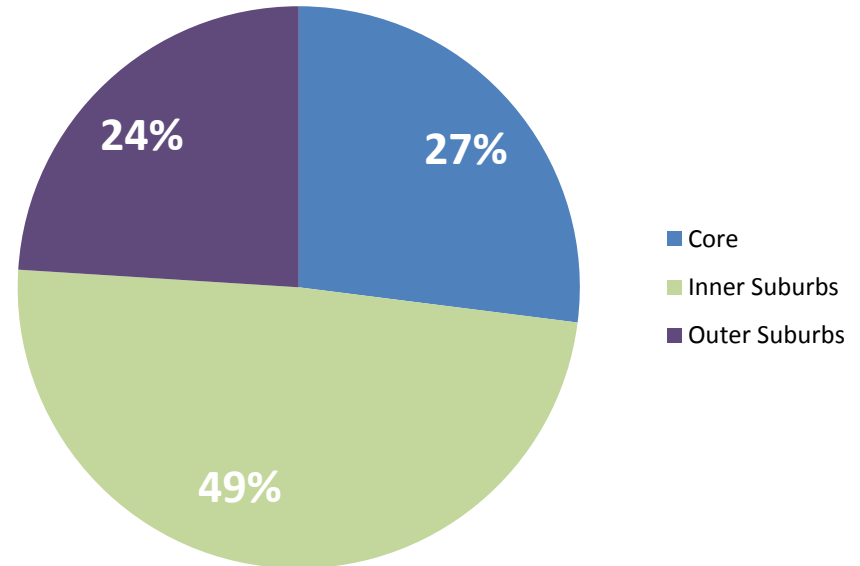
**Analysis of Activity Center and non-Activity Center characteristics from the Cooperative Forecast Round 8.2 is done for the Core of the Region (in blue), the Inner Suburbs (in green) and the Outer Suburbs (in purple)**

# Distribution of 2010 to 2040 Forecasted Growth in Activity Centers by Ring

## Household Growth



## Employment Growth



# Round 8.2 Growth in Activity Centers Compared with Region Forward Goals

- **Goals from Region Forward were established before New Activity Centers were defined**
  - Residential goal in 2040: 50% of growth in Activity Centers\*
  - Commercial goal in 2040: 75% of growth in Activity Centers\*
- **New Activity Centers allowed Planning Directors to ensure Activity Centers fit the identified planned growth areas**
- **Do the Round 8.2 forecasts of growth in the newly defined Activity Centers meet the intent of the goals established in Region Forward?**

\* Note: Stafford County, VA and Calvert County, MD were included in the calculation of the Region Forward residential and commercial activity center growth goals.

# 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 58% of the Region's household growth and 76% of it's employment growth between 2010 and 2040 occurring in the newly defined Activity Centers**