



COG REGIONAL ACTIVITY CENTERS

Round 10.0 Update

Greg Goodwin

Planning Directors Technical Advisory Committee
November 17, 2023



Metropolitan Washington
Council of Governments

Agenda Item #5

What is an Activity Center?

- Locally-identified existing and planned urban centers, priority growth areas, traditional towns, and/or transit hubs.
- A location where there is a local commitment and investment to developing more housing, jobs, services and amenities to meet day-to-day needs of residents in a walkable environment.
- Generally less than one-half mile from a transit-station

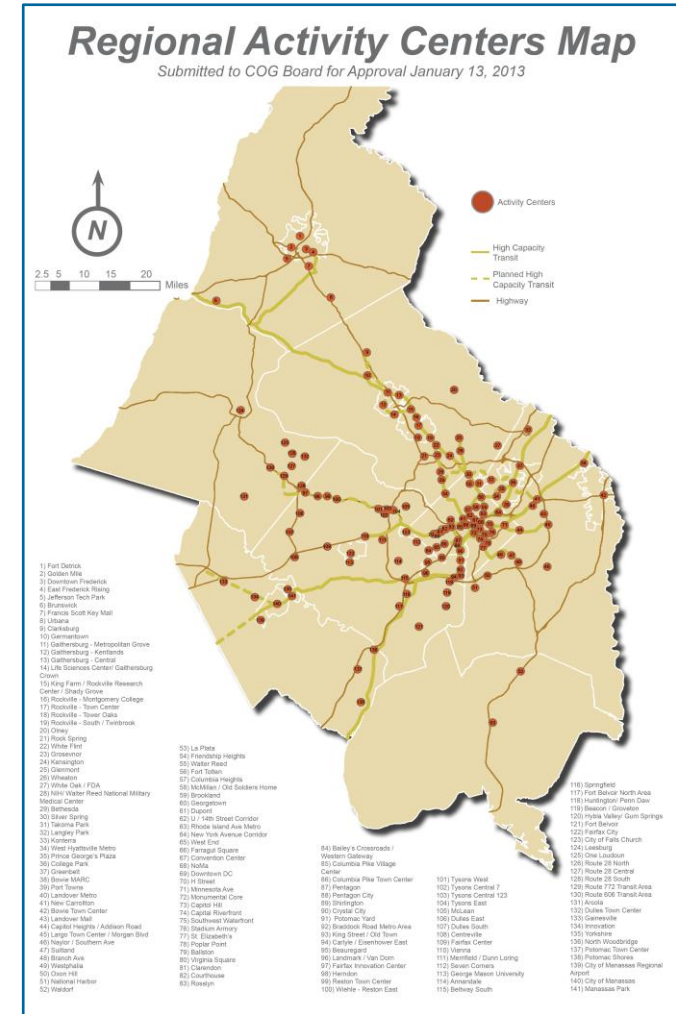
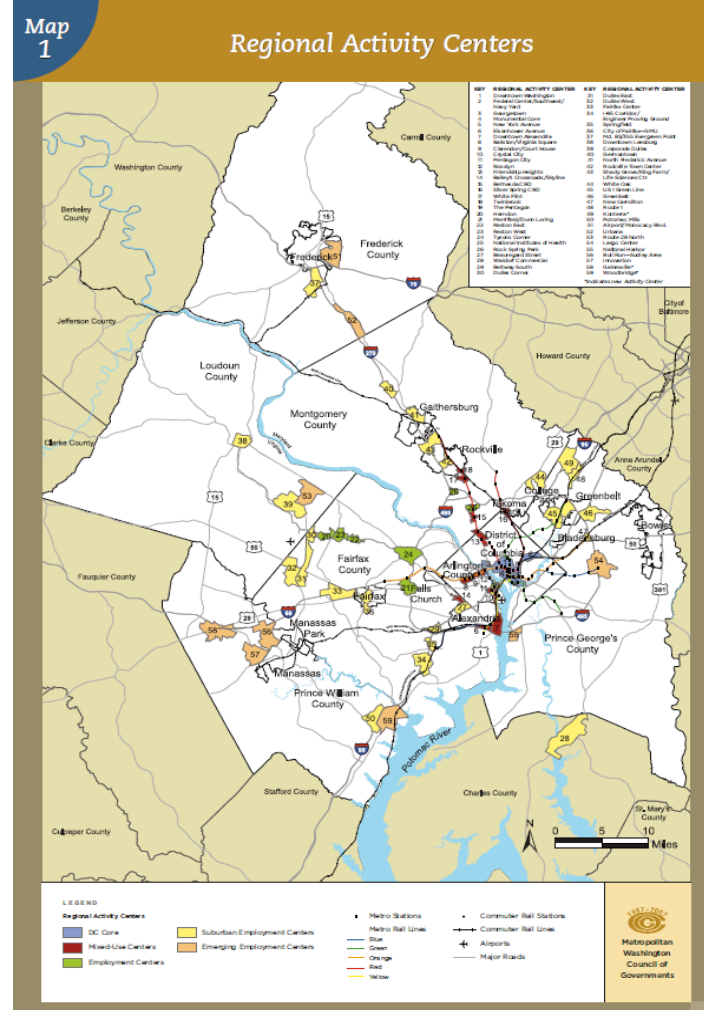
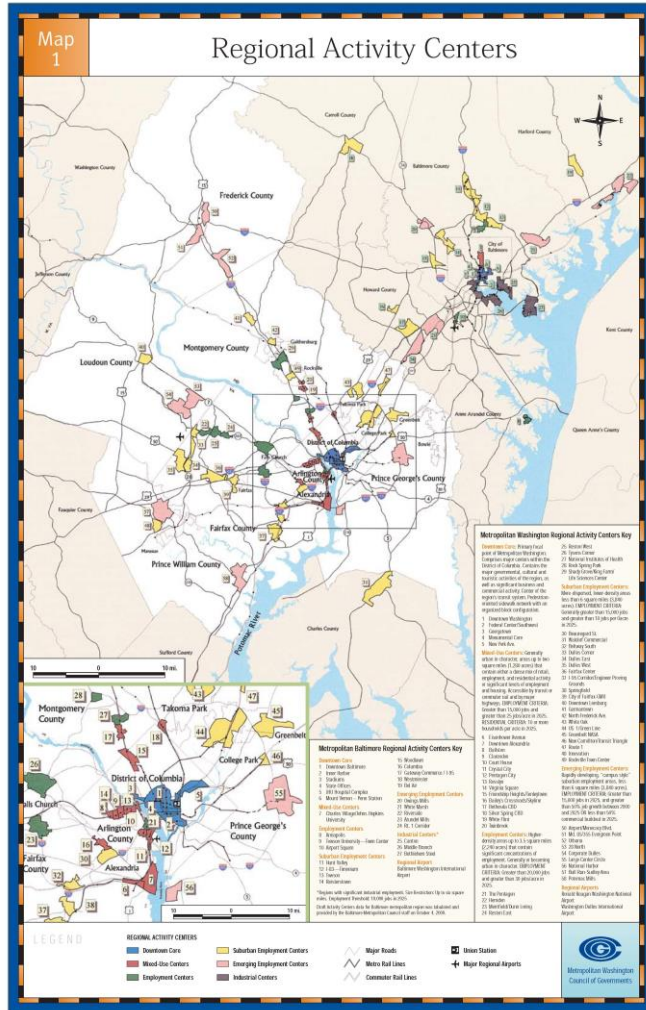


City of Frederick

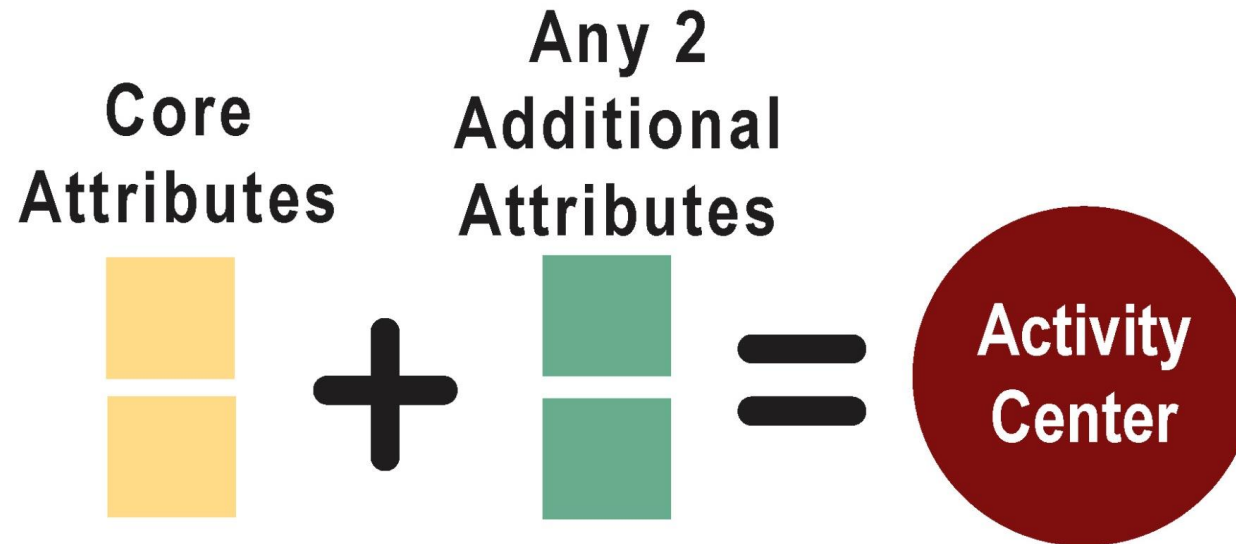


Reston Town Center

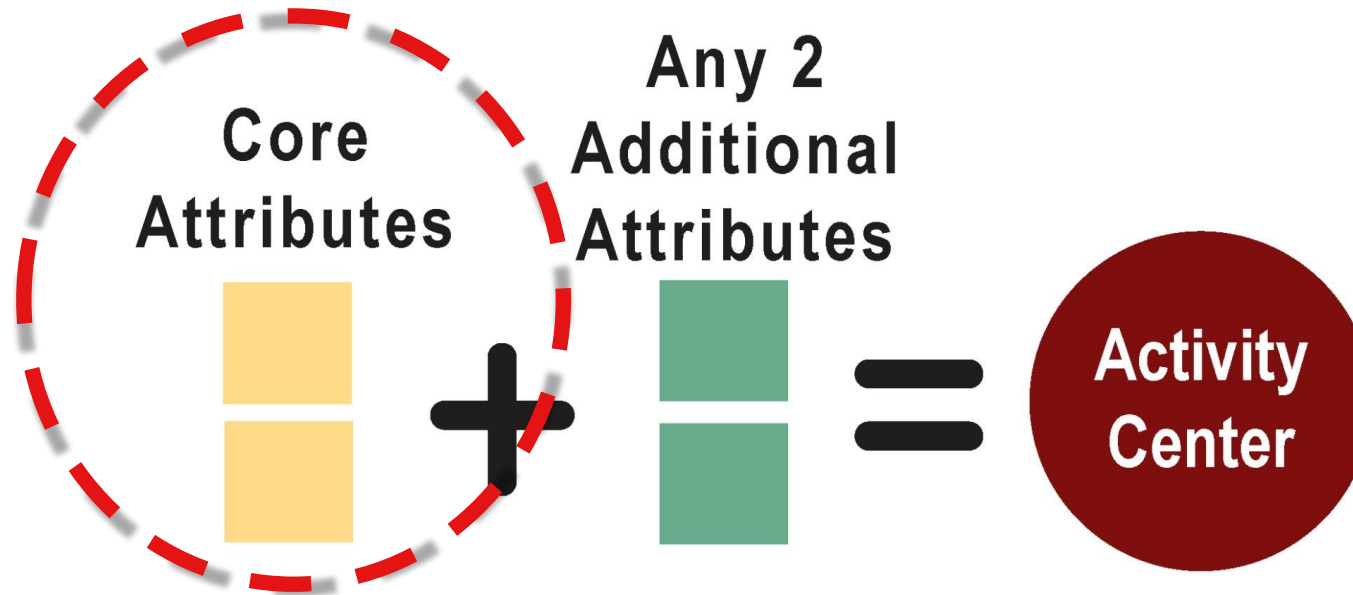
COG Regional Activity Centers - 2002, 2007 and 2013



Identifying Activity Centers – Attribute Menu



How will Centers Be Identified? Core Attributes



2023 Activity Centers Proposed Core Attributes Both Required

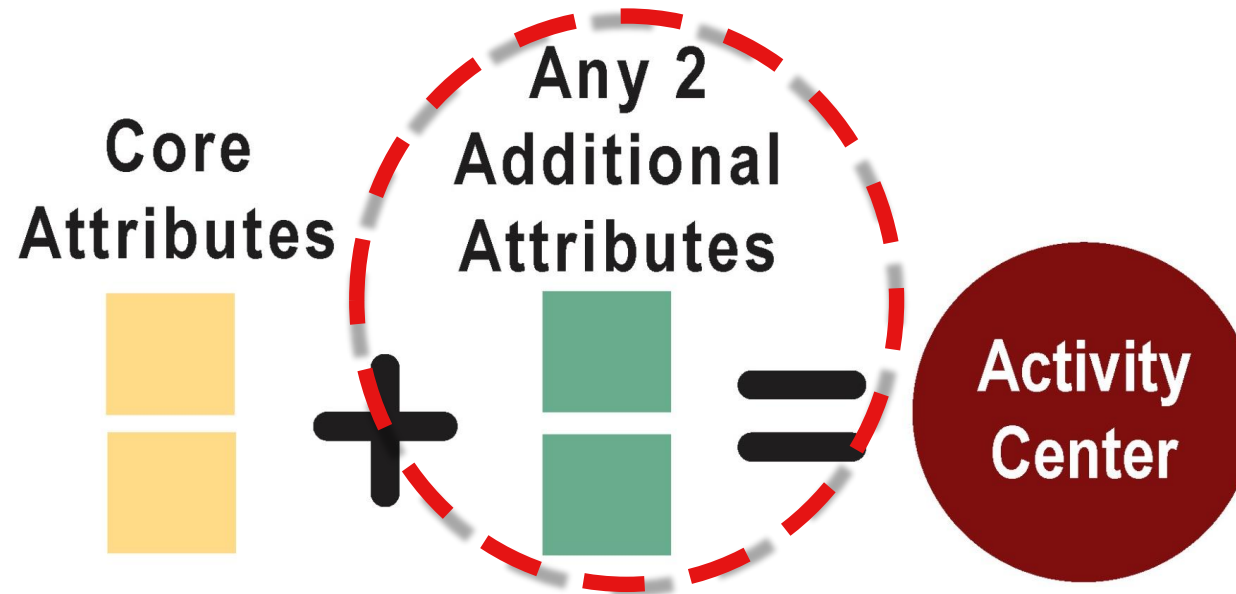


Policy: In 2023, the center or priority growth area should be designated in a jurisdiction's adopted comprehensive/general plan or other locally-adopted land use plan.



Density: By 2050, have a person per acre density (employment + population) that falls within the top one-half of densities within the jurisdiction.

How Will Centers Be Identified? Additional Attributes



Activity Centers Proposed Additional Attributes

Any 2 required



Intersection Density: In 2023, have at least 55 intersections per square mile.



Transit Capacity: In 2023, have

- Existing high-capacity/performance transit (e.g. Metrorail, BRT, commuter rail, OR light rail) OR
- A planned transit station identified in the constrained element of Visualize 2045, OR
- A planned transit station with dedicated local funding



Land Use Mix: In 2023, 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.



Next Steps

- **November / December 2023** – Planning Directors review, discuss, approve proposed 2023 criteria for identifying Activity Centers
- **November 2023 to January 2024** – COG Staff acquires key data elements to develop initial draft map(s) of Activity Centers
- **Ongoing** – Local planning staff review and provide comments concerning their Activity Centers. COG staff incorporates local recommendations and updates the draft map.
- **Late Spring 2024**– Planning Directors approve final new Activity Centers map

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