

Regional Activity Centers and Clusters

**Presentation to
National Capital Region
Transportation Planning Board**

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Regional Activity Centers and Clusters Chronology

- **October 1998** - Transportation Planning Board Adopts TPB “Vision”
- **January to July 1999** - Planning Directors Technical Advisory Committee (PDTAC) develops Initial Activity Centers
- **July 1999** – COG Board and TPB approve Initial Regional Activity Centers Map and Supporting Data and establish COG Board/TPB oversight joint working group
- **July 1999 to March 2002** – PDTAC refines Activity Centers and Clusters based on recommendations of COG/TPB Joint Working Group
- **April 2002** – COG Board and TPB approve revised maps of Regional Activity Centers and Clusters
- **July 2002** – “*Metropolitan Washington Regional Activity Centers: A Tool for Linking Land Use and Transportation Planning*”



Regional Activity Center Refinements July 1999 to March 2002

COG/TPB Working Group Guidance:

- Too Many Centers; “Be ‘regional’ ”: identify centers that are **regionally** significant
- Review and modify activity center typologies
- Address cross-jurisdictional centers
- Incorporate Baltimore regional center data
- Revise “greenspace” categories
- Include Metro rail lines and stations



Regional Activity Center Typologies and Criteria

DC Core – Primary focal point of Metropolitan Washington. Comprises major centers within the District of Columbia. Contains the major governmental, cultural and tourism activities of the region, as well as significant business and commercial activity. Center of the region’s transit system. Pedestrian oriented sidewalk network with an organized street grid/block configuration.

Mixed Use Centers – Generally urban in character, areas up to two square miles (1,280 acres) that contain either a dense mix of retail, employment, and residential activity or significant levels of employment and housing. Accessible by transit or commuter rail and by major highways. *Employment Criteria:* Greater than 15,000 jobs and greater than 25 jobs per acre in 2025. *Residential Criteria:* Greater than 10 units per acre.

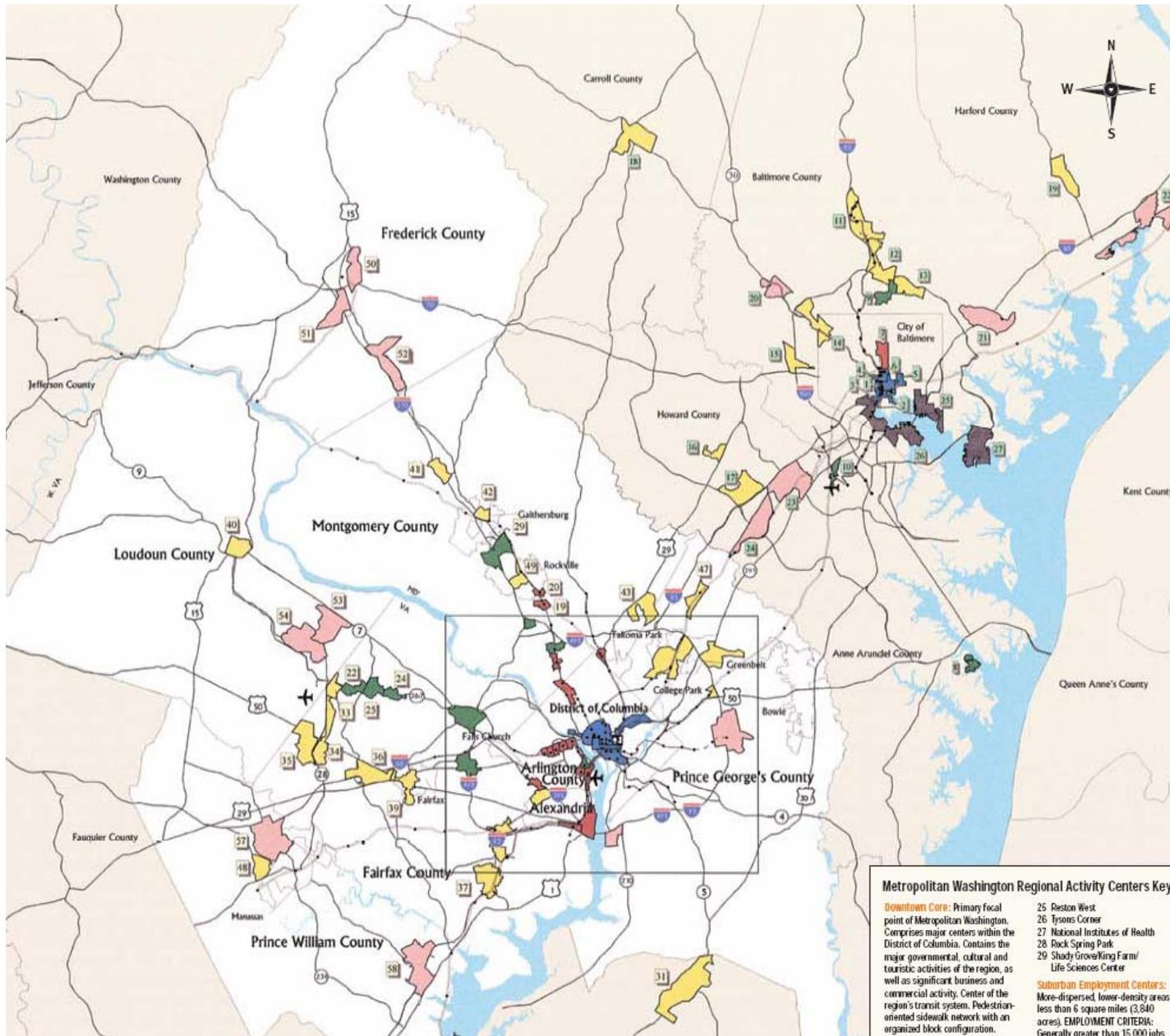
Employment Centers – Higher-density areas up to 3.5 square miles (2,240 acres) that contain significant concentrations of employment. Generally urban or becoming more urban in character. *Employment Criteria:* Greater than 20,000 jobs and greater than 30 jobs per acre in 2025.

Suburban Employment Centers – More-dispersed, lower-density areas, less than 6 square miles (3,840 acres). *Employment Criteria:* Greater than 15,000 jobs and greater than 10 jobs per acre in 2025.

Emerging Employment Centers – Rapidly developing “campus-style” suburban employment areas less than 6 square miles (3,840 acres) in total area. *Employment Criteria:* Greater than 15,000 jobs in 2025, and greater than 50 percent job growth between 2000 and 2025 OR less than 50 percent commercial buildout in 2025.



Regional Activity Centers 2002



LEGEND

REGIONAL ACTIVITY CENTERS

- | | | | |
|--------------------|-----------------------------|---------------------|-------------------------|
| Downtown Core | Suburban Employment Centers | Major Roads | Union Station |
| Mixed-Use Centers | Emerging Employment Centers | Metro Rail Lines | Major Regional Airports |
| Employment Centers | Industrial Centers | Commuter Rail Lines | |

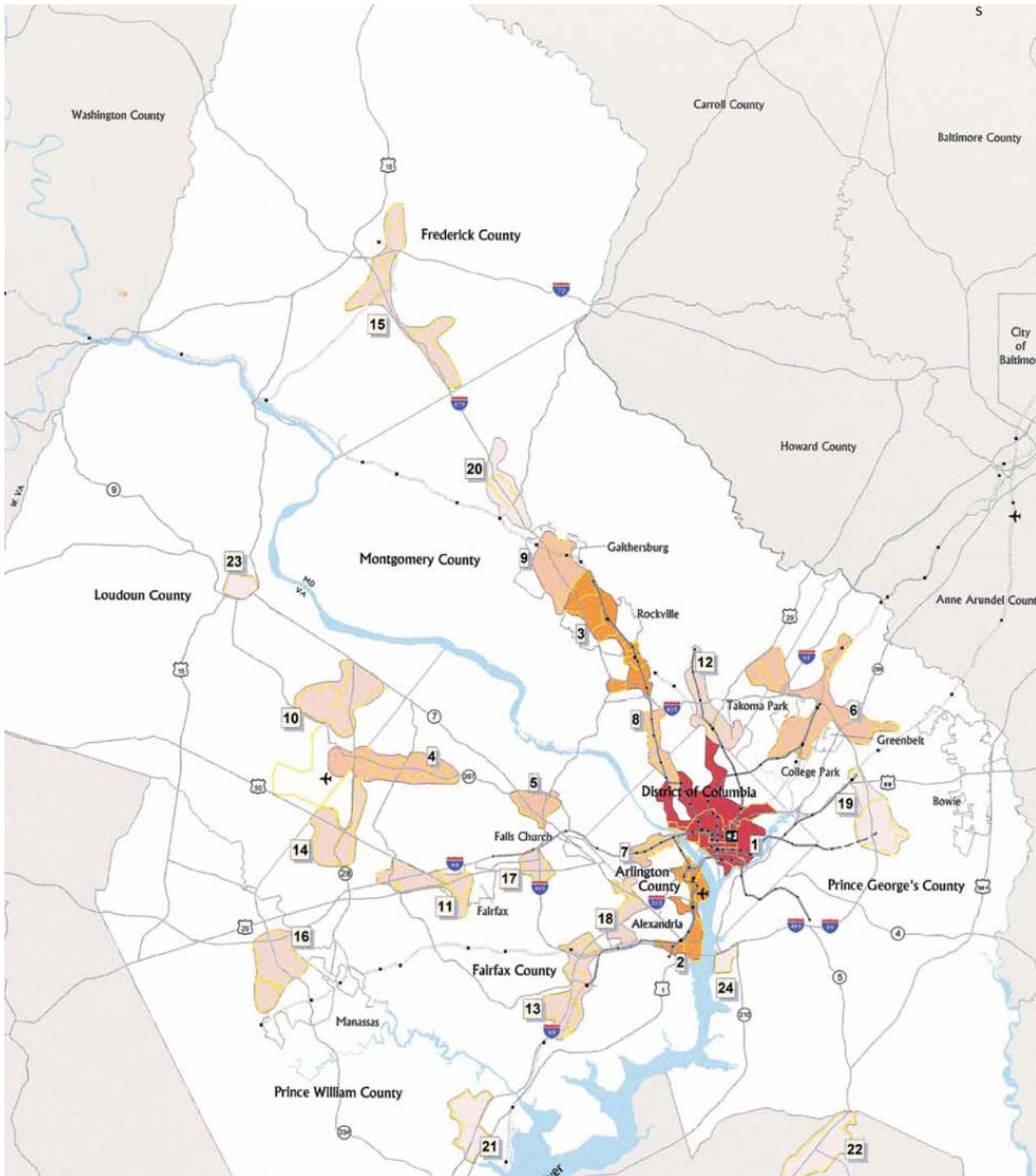
Metropolitan Washington Regional Activity Centers Key

- Downtown Core:** Primary focal point of Metropolitan Washington. Comprises major centers within the District of Columbia. Contains the major governmental, cultural and touristic activities of the region, as well as significant business and commercial activity. Center of the region's transit system. Pedestrian-oriented sidewalk network with an organized block configuration.
- Suburban Employment Centers:** More-dispersed, lower-density areas less than 6 square miles (3,840 acres). EMPLOYMENT CRITERIA: Generally greater than 15,000 jobs and greater than 10 jobs per acre in 2025.
- Mixed-Use Centers:** Generally urban in character, areas up to two square miles (1,280 acres) that contain either a dense mix of retail, employment, and residential activity
- | | |
|----------------------------|---|
| 1 Downtown Washington | 25 Reston West |
| 2 Federal Center/Southwest | 26 Tysons Corner |
| 3 Georgetown | 27 National Institutes of Health |
| 4 Monumental Core | 28 Rock Spring Park |
| 5 New York Ave. | 29 Shady Grove/King Farm/
Life Sciences Center |
| | Suburban Employment Centers: |
| | 30 Beauregard St. |
| | 31 Waldorf Commercial |
| | 32 Beltway South |
| | 33 Dulles Corner |
| | 34 Dulles East |
| | 35 Dulles West |
| | 36 Fairfax Center |
| | 37 I-95 Corridor/Engineer Proving |

Regional Activity Clusters

Developed based upon the recognition that:

- Except for the “Mixed-Use Centers”, most of the Regional Activity Centers were primarily commercial employment centers
- The PDTAC believed that the Regional Activity Centers by themselves were too narrowly defined and excluded large concentrations of housing located immediately adjacent to these employment areas
- The PDTAC defined “Clusters” to better represent regional concentrations of housing and employment located in close proximity to one another along major transportation corridors
 - e.g., Rosslyn-Ballston, Bethesda/Friendship Heights, Greenbelt/College Park, I-270, I-95 and the Dulles Corridor

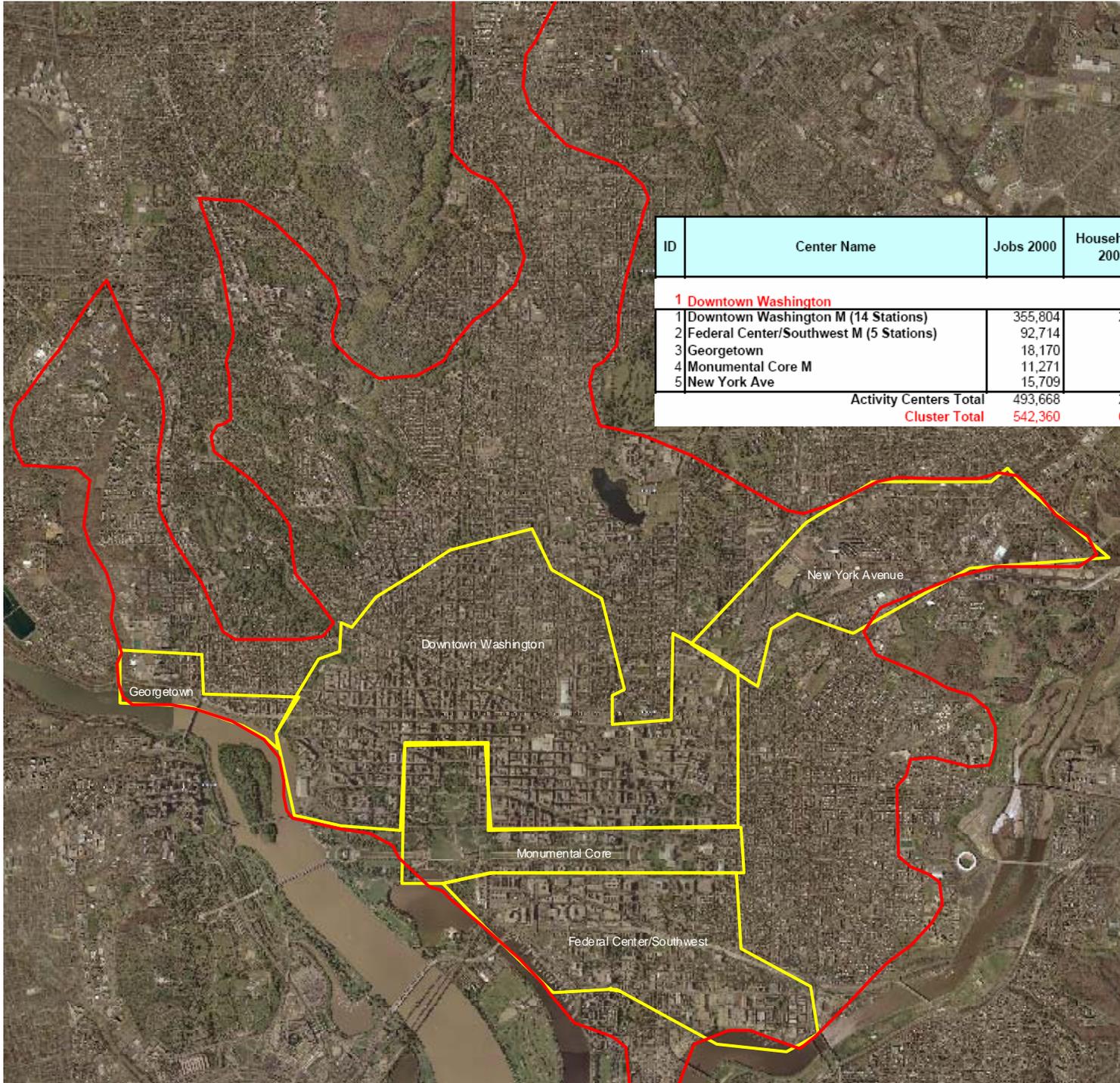


Regional Activity Clusters 2002

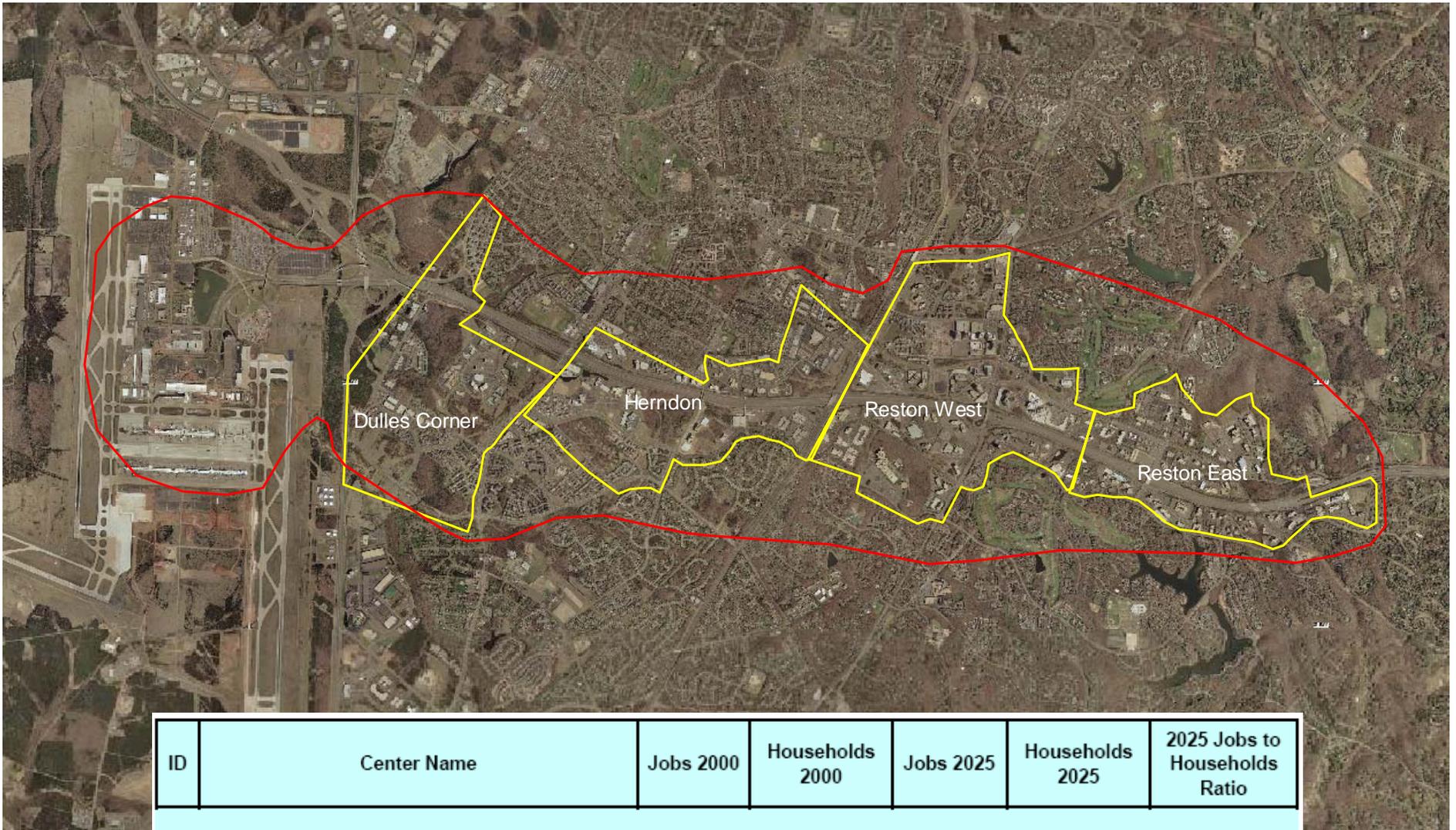
Regional Activity Centers and Clusters

- **Regional Activity Centers (58)**
 - contain slightly more than half of the region's current and future employment, and slightly more than 10 percent of the region's current and future households
 - boundaries created from local government plans, comprise approximately 4 percent of the region's land area
- **Regional Activity Clusters (24)**
 - contain approximately 70 percent of the region's current and future employment and approximately 31 percent of current and future households
 - aggregations of several adjacent Activity Centers along major transportation routes, comprise approximately 13 percent of the region's land area
 - Concentrations of housing and employment in TAZs immediately surrounding the Activity Centers





ID	Center Name	Jobs 2000	Households 2000	Jobs 2025	Households 2025	2025 Jobs to Households Ratio
1 Downtown Washington						
1	Downtown Washington M (14 Stations)	355,804	20,938	427,198	24,290	17.6
2	Federal Center/Southwest M (5 Stations)	92,714	1,849	129,229	2,145	60.2
3	Georgetown	18,170	1,338	19,078	1,552	12.3
4	Monumental Core M	11,271	1	11,956	1	11,956.0
5	New York Ave	15,709	2,227	18,109	2,583	7.0
Activity Centers Total		493,668	26,353	605,570	30,571	19.8
Cluster Total		542,360	65,251	685,999	78,239	8.8



ID	Center Name	Jobs 2000	Households 2000	Jobs 2025	Households 2025	2025 Jobs to Households Ratio
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4 Dulles Corridor

33	Dulles Corner	6,283	1,051	16,172	2,020	8.0
23	Herndon	16,736	436	26,622	469	56.8
25	Reston East	15,462	293	21,388	426	50.2
26	Reston West	23,275	977	36,437	1,660	22.0
*	Washington Dulles International Airport	14,539	-	30,621	-	N/A
Activity Centers Total		76,295	2,757	131,240	4,575	28.7
Cluster Total		81,374	23,151	139,841	31,277	4.5

Updating the Regional Activity Centers and Clusters

- Next Steps
 - Metropolitan Development Policy Committee (MDPC)
 - Agreed with PDTAC recommendation to not change Activity Centers criteria when analyzing Round 7.0
 - Recommends working with TPB to develop better use of / implementation for the Activity Centers and Clusters
 - COG staff, PDTAC and MDPC
 - Develop schedule for updating the Regional Activity Centers maps in 2006 to reflect BRAC and other land use changes, additions to the CLRP since 2002
 - Update and refine Centers and Clusters boundaries to reflect local TAZs and local plans and zoning
 - Consider establishment of new COG/TPB Joint Working Group

