1957 – 2007

Metropolitan Washington
Regional Activity Centers and Clusters

National Harbor

Monumental Core

The Regional Activity Centers and Clusters maps and data in this publication are derived from the Round 7.0 Cooperative Forecasts—the official local government projections of employment, population and household growth in metropolitan Washington.

The Regional Activity Centers are based upon current local comprehensive plans and zoning. As shown in the maps and tables, the Centers are classified into one of five typologies according to their concentration of employment and housing. The Regional Activity Clusters depict groupings of Regional Activity Centers as well as the concentrations of housing and jobs immediately surrounding the Centers and along major transportation facilities.

The Regional Activity Centers and Clusters have been developed by Metropolitan Washington Council of Government's Metropolitan Development Policy Committee as a tool to help guide land use and transportation planning decisions. In addition, local and regional planning and policy goals may recommend working to increase either the amount of employment or housing in the Centers and Clusters.

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Rosslyn/Ballston Corridor

Background

In 1998, the National Capital Region Transportation Planning Board (TPB) adopted its transportation "Vision" for the Washington region. As part of its Transportation "Vision," the TPB also adopted a series of goals, objectives and strategies, including the following objective seeking better interjurisdictional coordination of transportation and land use planning:

"...A composite general land use and transportation map of the region that identifies the key elements needed for regional transportation planning—regional activity centers, principal transportation corridors and facilities, and designated green space."

The Planning Directors Technical Advisory Committee completed the initial map of Activity Centers in 1999 and, under the direction of a joint work group composed of Metropolitan Washington Council of Governments (COG) Board and TPB members, worked to define the "regional" nature of the maps.

In 2002, the COG Board of Directors and the TPB approved the final Regional Activity Centers and Clusters maps based on the Round 6.1 Cooperative Forecasts. The 58 Regional Activity Centers contained slightly more than half of the region's current and future employment, but only about 10 percent of the region's households. The Regional Activity Clusters were developed to portray a more stylized, conceptual depiction of development in the transportation corridors, much like the maps prepared for the Northern Virginia 2020 Plan. These Regional Activity Centers and Clusters contained nearly 70 percent of the region's current and future jobs and approximately 31 percent of the region's current and projected households.

In approving the maps of Regional Activity Centers and Clusters, the COG Board and the TPB also approved Resolution R13-02 which recommended that COG review and amend the regional activity centers maps following the adoption by the COG Board of each major round of its cooperative forecasts, i.e., Round 7.0, Round 8.0, etc. In October 2005, the COG Board of Directors approved the Round 7.0 Cooperative Forecasts, and in April 2006, the COG Board approved a work plan for preparing updates to the Regional Activity Centers maps based upon the Round 7.0 Cooperative Forecasts.

Updating the Regional Activity Centers and Clusters

In working to update the Regional Activity Centers and Clusters, Planning Directors Technical Advisory committee (PDTAC) members unanimously agreed to use the criteria established in 2002 to evaluate the Round 7.0 Cooperative Forecasts:

■ **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/acre in 2030. *Residential Criteria*: Greater than 10 units per acre.

Tysons Corner

- **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/acre in 2030.

- **Suburban Employment Centers**—More dispersed, lower-density areas, less than six square miles (3,840 acres). *Employment Criteria*: Greater than 15,000 jobs and greater than 10 jobs/acre in 2030.

- **Emerging Employment Centers**—Rapidly developing "campus-style" suburban employment areas less than six square miles (3,840 acres) in total area. *Employment Criteria*: Greater than 15,000 jobs in 2030, and greater than 50 percent job growth between 2005 and 2030 OR less than 50 percent commercial buildout in 2030.

Round 7.0 Regional Activity Centers and Clusters Findings

Activity Centers

By applying these criteria to the new Round 7.0 Cooperative Forecasts, PDTAC members identified three new Regional Activity Centers:

- *Konterra*—a "Suburban Employment Center" in Prince George's County
- *Woodbridge*—an "Emerging Employment Center" in Prince William County
- *Gainesville*—an "Emerging Employment Center" in Prince William County

Several jurisdictions made minor technical revisions to the boundaries of their existing Activity Centers to more accurately reflect local land use plans or to coincide with the boundaries of COG/TPB Traffic Analysis Zones.

In Arlington County, the Ballston and Virginia Square Regional Activity Centers were combined into one Center, as were the Clarendon and Court House Regional Activity Centers.

The Round 7.0 Regional Activity Centers contain approximately 54 percent of the region's current employment and 55 percent of future jobs. In addition, the Centers capture approximately 58 percent of all new jobs between now and 2030. These shares compare favorably to the employment contained in the Round 6.1 Regional Activity Centers: approximately 55 percent of jobs and approximately 59 percent of all new jobs were contained in the Round 6.1 Activity Centers.

The Downtown Washington Activity Center had the highest concentration of jobs in 2030 with about 438,000 jobs. This translates to a gross job density of 171 jobs per acre. The Tysons Corner Activity Center in Fairfax County, Virginia had the second highest concentration of jobs with 143,000 for the year 2030. This translates to a gross job density of 59.3 jobs per acre.

Downtown Silver Spring

The Regional Activity Centers contain 13 percent of the region's existing households and nearly 16 percent of future households—a significant increase when compared to the Round 6.1 Forecasts which contained only about 10 percent of the region's households. In addition, nearly 25 percent of all new households will be located in Activity Centers.

The Downtown Washington Activity Center also had the highest concentration of households with 50,289 in 2030. The Tysons Corner Activity Center also had the second highest concentration of households with 17,589 for the year 2030.

Activity Clusters

Six Regional Activity Cluster areas were created and/or modified as a result of the identification of new Regional Activity Centers. These Activity Clusters include:

1. *Gainesville Area*—consists of the area including and adjacent to the newly identified Gainesville Regional Activity Center.
2. *Potomac Mills/Woodbridge Area*—consists of the areas including and adjacent to the new Woodbridge Regional Activity Center and the existing Potomac Mills Activity Cluster.
3. *Urbana Area*—formed from southern portion of the existing Frederick Area Activity Cluster. The Urbana Area was separated from the Frederick Area because the two areas were not geographically contiguous.
4. *White Oak*—the White Oak portion of the existing Greenbelt/College Park/White Oak Area Activity Cluster.
5. *Greenbelt/College Park Area*—consists of the Greenbelt and College Park portions of the existing Greenbelt/CollegePark/White Oak Area Cluster.
6. *Konterra/Route 1*—consists of the new Konterra Regional Activity Center and the existing Route 1 Activity Center.

Dulles Airport

COG Staff, with the approval of the PDTAC, made several minor technical revisions to the Activity Cluster boundaries to reflect boundary changes in existing Regional Activity Centers or to correct inaccurately drawn Activity Cluster boundaries.

The Round 7.0 Activity Clusters contain approximately 71.3 percent of the region's current employment and 71.6 percent of 2030 employment. In addition, the Clusters capture approximately 72.5 percent of all the new jobs forecast between now and 2030. The Round 6.2 Regional Activity Clusters captured 68.7 percent of jobs and 76.5 percent of all new jobs forecasted between 2000 and 2025.

The Activity Clusters also contain almost 40 percent of the region's existing households and more than 42 percent of future households in 2030—a significant increase when compared to the Round 6.2 Cluster totals, which contained only about 31 percent of the region's households in 2000. In addition, nearly 50 percent of all new households added between now and 2030 will be located in Activity Clusters.

The Downtown Washington Activity Cluster had the highest concentration of jobs in 2030 with about 750,000 jobs. The Pentagon/Reagan Airport/Alexandria Area in Virginia had the second highest concentration of jobs with 203,182 for the year 2030.

The Downtown Washington Activity Cluster also had the highest concentration of households in 2030 with 193,359 in 2030. The Pentagon/Reagan Airport/ Alexandria Area Activity Cluster had the second highest concentration of households with 64,067 for the year 2030.

How Have the Regional Activity Centers and Clusters Been Used Previously and How Could the New Round 7.0 Centers and Clusters Be Used As a Tool to Guide Regional Growth?

The Regional Activity Centers and Clusters have been used extensively as a technical and policy tool to analyze the likely effects of growth and change in the region. The most notable applications include the following:

1. *TPB Regional Mobility and Accessibility Study*—The region's planning directors used the Regional Activity Clusters as the basis for reallocating future household and job growth for each of the five alternative land use scenarios.

2. *Development of COG's Round 7.0 Cooperative Forecasts*—To address the imbalance between forecast jobs and households in the initial Round 7.0 Cooperative Forecasts, the region's planning directors and the Metropolitan Development Policy Committee added nearly 120,000 additional households in 2030. This increase was nearly two-thirds of the additional households assumed under the "More Households" scenario of the TPB Regional Mobility and Accessibility Study and was largely concentrated in the Regional Activity Clusters.

3. *TPB Activity Cluster Analysis of the Constrained Long Range Plan*—TPB staff has used the Regional Activity Clusters used to identify how transportation projects/proposals support the

Map 1

Regional Activity Centers

KEY — REGIONAL ACTIVITY CENTER
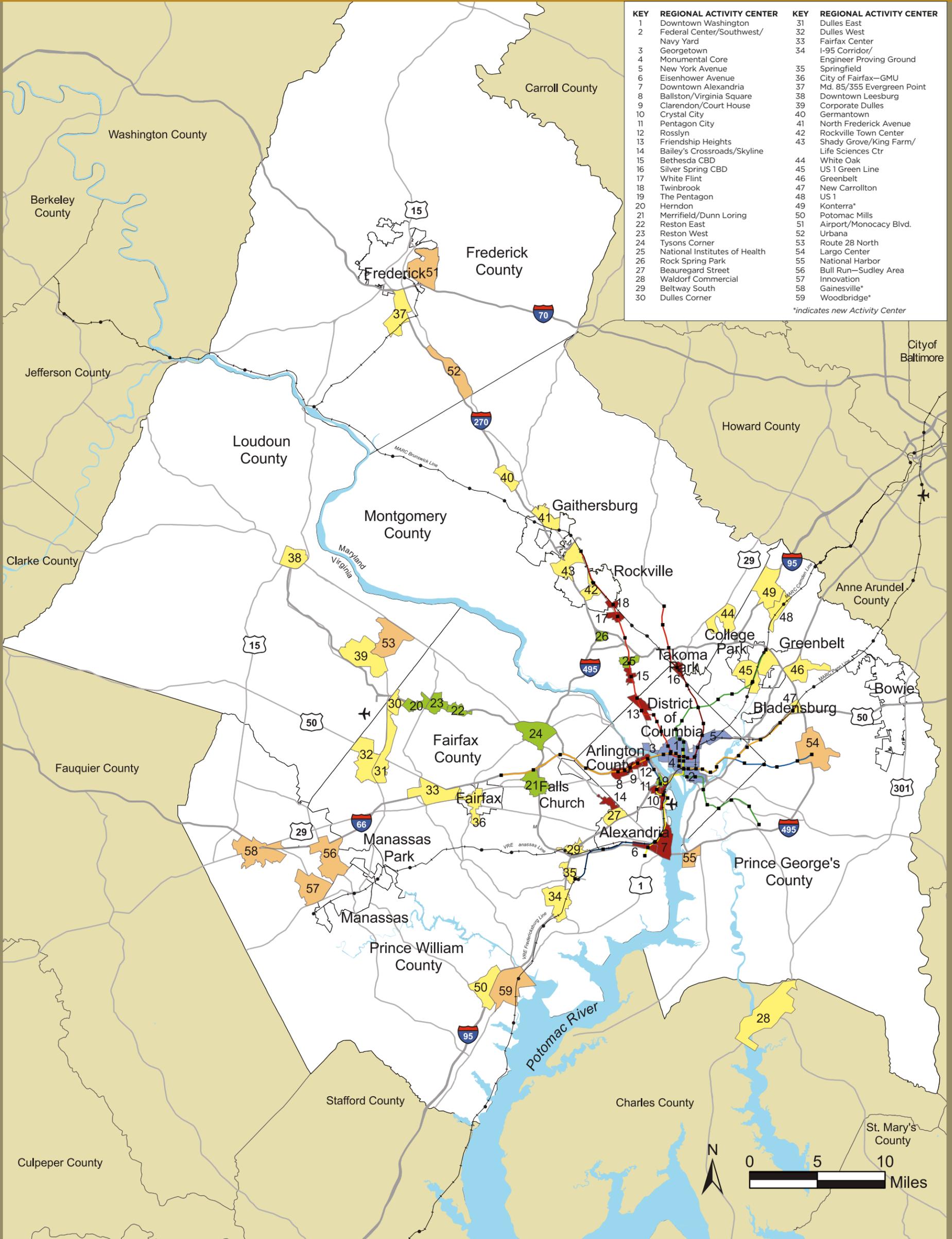
KEY	REGIONAL ACTIVITY CENTER	KEY	REGIONAL ACTIVITY CENTER
1	Downtown Washington	31	Dulles East
2	Federal Center/Southwest/ Navy Yard	32	Dulles West
3	Georgetown	33	Fairfax Center
4	Monumental Core	34	I-95 Corridor/ Engineer Proving Ground
5	New York Avenue	35	Springfield
6	Eisenhower Avenue	36	City of Fairfax—GMU
7	Downtown Alexandria	37	Md. 85/355 Evergreen Point
8	Ballston/Virginia Square	38	Downtown Leesburg
9	Clarendon/Court House	39	Corporate Dulles
10	Crystal City	40	Germantown
11	Pentagon City	41	North Frederick Avenue
12	Rosslyn	42	Rockville Town Center
13	Friendship Heights	43	Shady Grove/King Farm/ Life Sciences Ctr
14	Bailey's Crossroads/Skyline	44	White Oak
15	Bethesda CBD	45	US 1 Green Line
16	Silver Spring CBD	46	Greenbelt
17	White Flint	47	New Carrollton
18	Twinbrook	48	US 1
19	The Pentagon	49	Konterra*
20	Herndon	50	Potomac Mills
21	Merrifield/Dunn Loring	51	Airport/Monocacy Blvd.
22	Reston East	52	Urbana
23	Reston West	53	Route 28 North
24	Tysons Corner	54	Largo Center
25	National Institutes of Health	55	National Harbor
26	Rock Spring Park	56	Bull Run—Sudley Area
27	Beauregard Street	57	Innovation
28	Waldorf Commercial	58	Gainesville*
29	Beltway South	59	Woodbridge*
30	Dulles Corner		

*indicates new Activity Center

LEGEND

Regional Activity Centers
- DC Core
- Mixed-Use Centers
- Employment Centers
- Suburban Employment Centers
- Emerging Employment Centers

- Metro Stations
- Metro Rail Lines: Blue, Green, Orange, Red, Yellow
- Commuter Rail Stations
- Commuter Rail Lines
- Airports
- Major Roads

Metropolitan Washington Council of Governments
1957-2007

Table 1

Regional Activity Centers Classification and Criteria

Map Key #	Center Name	Activity Center Classification	Jurisdiction	Sq. Miles	Acres
DC CORE					
1	Downtown Washington	DC Core	District of Columbia	4.0	2,565.1
2	Federal Center/Southwest/Navy Yard	DC Core	District of Columbia	1.9	1,202.9
3	Georgetown	DC Core	District of Columbia	0.4	266.8
4	Monumental Core	DC Core	District of Columbia	1.1	676.4
5	New York Avenue	DC Core	District of Columbia	1.6	1,045.9
			DC Core Subtotal	**9.0**	**5,757.1**
			Percent of Regional Total in DC Core		
MIXED-USE CENTERS					
6	Eisenhower Avenue	Mixed-Use Centers	City of Alexandria	0.7	477.0
7	Downtown Alexandria	Mixed-Use Centers	City of Alexandria	2.2	1,436.9
8	Ballston/Virginia Square	Mixed-Use Centers	Arlington County	0.8	533.6
9	Clarendon/Court House	Mixed-Use Centers	Arlington County	0.7	452.6
10	Crystal City	Mixed-Use Centers	Arlington County	0.6	391.2
11	Pentagon City	Mixed-Use Centers	Arlington County	0.4	255.0
12	Rosslyn	Mixed-Use Centers	Arlington County	0.5	302.4
13	Friendship Heights	Mixed-Use Centers	District of Columbia/Montgomery County	1.3	820.1
14	Bailey's Crossroads/Skyline	Mixed-Use Centers	Fairfax County	0.7	453.0
15	Bethesda CBD	Mixed-Use Centers	Montgomery County	0.6	407.0
16	Silver Spring CBD	Mixed-Use Centers	Montgomery County	0.6	367.0
17	White Flint	Mixed-Use Centers	Montgomery County	0.7	445.0
18	Twinbrook	Mixed-Use Centers	Montgomery County/City of Rockville	0.4	249.0
			Mixed-Use Centers Subtotal	**10.3**	**6,589.8**
			Percent of Regional Total in Mixed-Use Centers		
EMPLOYMENT CENTERS					
19	The Pentagon	Employment Centers	Arlington County	0.4	257.4
20	Herndon	Employment Centers	Fairfax County	1.3	849.0
21	Merrifield/Dunn Loring	Employment Centers	Fairfax County	2.4	1,551.0
22	Reston East	Employment Centers	Fairfax County	1.0	630.0
23	Reston West	Employment Centers	Fairfax County	1.6	1,009.0
24	Tysons Corner	Employment Centers	Fairfax County	3.8	2,412.0
25	National Institutes of Health	Employment Centers	Montgomery County	0.9	585.0
26	Rock Spring Park	Employment Centers	Montgomery County	0.6	359.3
			Employment Centers Subtotal	**12.0**	**7,652.7**
			Percent of Regional Total in Employment Centers		
SUBURBAN EMPLOYMENT CENTERS					
27	Beauregard Street	Suburban Employment Centers	City of Alexandria	1.3	860.9
28	Waldorf Commercial	Suburban Employment Centers	Charles County	8.9	5,680.4
29	Beltway South	Suburban Employment Centers	Fairfax County	1.1	677.0
30	Dulles Corner	Suburban Employment Centers	Fairfax County	1.3	819.0
31	Dulles East	Suburban Employment Centers	Fairfax County	3.5	2,255.0
32	Dulles West	Suburban Employment Centers	Fairfax County	4.3	2,740.0
33	Fairfax Center	Suburban Employment Centers	Fairfax County	4.0	2,577.0
34	I-95 Corridor/Engineer Proving Ground	Suburban Employment Centers	Fairfax County	3.6	2,290.0
35	Springfield	Suburban Employment Centers	Fairfax County	1.1	706.0
36	City of Fairfax-GMU	Suburban Employment Centers	City of Fairfax/Fairfax County	2.3	1,492.9
37	Md. 85/355 Evergreen Point	Suburban Employment Centers	Frederick County	3.8	2,419.0
38	Downtown Leesburg	Suburban Employment Centers	Loudoun County	2.4	1,521.0
39	Corporate Dulles	Suburban Employment Centers	Loudoun County	5.7	3,617.0
40	Germantown	Suburban Employment Centers	Montgomery County	1.7	1,067.1
41	North Frederick Avenue	Suburban Employment Centers	Montgomery County	2.0	1,291.9
42	Rockville Town Center	Suburban Employment Centers	City of Rockville	1.3	851.0
43	Shady Grove/King Farm/Life Sciences Center	Suburban Employment Centers	Montgomery County	3.0	1,921.6
44	White Oak	Suburban Employment Centers	Montgomery County/Prince George's County	2.8	1,777.3
45	US 1 Green Line	Suburban Employment Centers	Prince George's County	5.0	3,224.6
46	Greenbelt	Suburban Employment Centers	Prince George's County	3.1	1,958.7
47	New Carrollton	Suburban Employment Centers	Prince George's County	0.5	346.0
48	US 1	Suburban Employment Centers	Prince George's County	1.9	1,196.0
49	Konterra	Suburban Employment Centers	Prince George's County	4.4	2,808.7
50	Potomac Mills	Suburban Employment Centers	Prince William County	3.3	2,143.1
			Suburban Employment Centers Subtotal	**72.3**	**46,241.2**
			Percent of Regional Total in Employment Centers		
EMERGING EMPLOYMENT CENTERS					
51	Airport/Monocacy Blvd.	Emerging Employment Centers	Frederick County	4.9	3,104.0
52	Urbana	Emerging Employment Centers	Frederick County	3.4	2,184.0
53	Route 28 North	Emerging Employment Centers	Loudoun County	4.6	2,956.0
54	Largo Center	Emerging Employment Centers	Prince George's County	5.6	3,573.7
55	National Harbor	Emerging Employment Centers	Prince George's County	1.4	875.5
56	Bull Run - Sudley Area	Emerging Employment Centers	Prince William County	5.1	3,247.0
57	Innovation	Emerging Employment Centers	Prince William County	4.2	2,688.0
58	Gainesville	Emerging Employment Centers	Prince William County	5.4	3,450.3
59	Woodbridge	Emerging Employment Centers	Prince William County	5.8	3,711.4
			Emerging Employment Centers Subtotal	**40.3**	**25,789.9**
			Percent of Regional Total in Employment Centers		
REGIONAL AIRPORT CENTERS					
	Ronald Reagan Washington National Airport	Regional Airport Centers	Arlington County	1.1	733.0
	Washington Dulles International Airport	Regional Airport Centers	Loudoun County/Fairfax County	18.5	11,830.0
			CENTERS TOTAL	**143.8**	**92,030.7**
			Percent of Regional Total in Centers		
			MSA TOTAL		

Regional Change (Activity Centers) in Jobs, 2005 - 2030:   684,194   **Share of Region's Job Growth in Activity Centers: 57.7%**

Regional Change (Activity Centers) in Households, 2005 - 2030   165,070   **Share of Region's Household Growth in Activity Centers: 25.0%**

Jobs 2005	Gross* Job Density 2005	Households 2005	Gross* Household Density 2005	Jobs 2030	Gross* Job Density 2030	Households 2030	Gross* Household Density 2030	% Job Growth Density 2030
371,461	144.8	37,407	14.6	438,142	170.8	50,289	19.6	18.0%
106,996	88.9	8,184	6.8	132,349	110.0	14,987	12.5	23.7%
16,139	60.5	1,059	4.0	17,269	64.7	1,180	4.4	7.0%
46,049	68.1	482	0.7	46,955	69.4	539	0.8	2.0%
20,447	19.5	2,879	2.8	23,780	22.7	3,757	3.6	16.3%
561,092	**381.9**	**50,011**	**28.8**	**658,495**	**437.7**	**70,752**	**40.9**	17.4%
18.4%		**2.7%**		**15.5%**		**2.8%**		
16,871	35.4	1,457	3.1	34,251	71.8	5,529	11.6	103.0%
39,423	27.4	11,593	8.1	46,056	32.1	14,741	10.3	16.8%
33,077	62.0	9,003	16.9	46,685	87.5	13,529	25.4	41.1%
20,142	44.5	4,761	17.1	26,815	60.0	12,744	28.0	34.7%
32,174	82.2	4,983	12.7	52,707	134.7	7,399	18.9	63.8%
9,261	36.3	4,041	15.8	15,658	61.4	7,489	29.4	69.1%
27,744	91.7	5,897	19.5	42,461	140.4	10,114	33.4	53.0%
28,320	34.5	10,903	13.3	35,021	42.7	13,754	16.8	23.7%
16,975	37.5	3,695	8.2	18,243	40.3	5,108	11.3	7.5%
34,833	85.6	6,720	16.5	41,567	102.1	12,938	31.8	19.3%
29,741	81.0	5,646	15.4	34,626	94.3	14,016	38.2	16.4%
16,866	37.9	1,434	3.2	26,824	60.3	6,773	15.2	59.0%
18,772	75.4	702	2.8	21,974	88.2	3,462	13.9	17.1%
324,199	**731.5**	**73,797**	**152.5**	**443,212**	**1,015.8**	**127,533**	**284.1**	36.7%
10.6%		**3.9%**		**10.5%**		**5.0%**		
19,654	76.4	0	0.0	19,654	76.4	0	0.0	0.0%
18,827	22.2	2,250	2.7	30,888	36.4	3,809	4.5	64.1%
40,345	26.0	4,611	3.0	52,209	33.7	7,223	4.7	29.4%
20,161	32.0	108	0.2	26,508	42.1	2,408	3.8	31.5%
36,049	35.7	2,053	2.0	45,744	45.3	5,923	5.9	26.9%
92,603	38.4	7,879	3.3	143,036	59.3	17,589	7.3	54.5%
23,801	40.7	0	0.0	28,302	48.4	0	0.0	18.9%
18,036	50.2	355	1.0	22,491	62.6	1,665	4.6	24.7%
269,476	**321.5**	**17,256**	**12.1**	**368,832**	**404.1**	**38,617**	**30.8**	36.9%
8.8%		**0.9%**		**8.7%**		**1.5%**		
10,283	11.9	10,353	12.0	19,024	22.1	10,905	12.7	85.0%
23,450	4.1	4,528	0.8	28,280	5.0	6,310	1.1	20.6%
14,389	21.3	650	1.0	15,401	22.7	943	1.4	7.0%
7,899	9.6	1,732	2.1	22,114	27.0	7,442	9.1	180.0%
25,075	11.1	955	0.4	45,257	20.0	3,673	1.6	80.3%
26,989	9.9	1,497	0.5	43,972	16.1	1,551	0.6	63.1%
30,896	12.0	10,421	4.0	44,409	17.2	14,303	5.6	43.7%
16,067	7.0	708	0.3	28,072	12.3	3,336	1.5	74.7%
11,803	18.0	1,554	2.4	18,462	28.2	2,498	3.8	56.4%
26,076	17.5	1,770	1.2	35,231	23.6	2,646	1.8	35.1%
22,610	9.3	171	0.1	31,772	13.1	202	0.1	40.5%
9,933	6.5	4,810	3.2	18,634	12.3	5,310	3.5	87.6%
19,178	5.3	1	0.0	44,129	12.2	0	0.0	130.1%
7,840	7.3	1,407	1.3	21,537	20.2	2,398	2.2	174.7%
16,808	13.0	3,728	2.9	21,011	16.3	6,615	5.1	25.0%
14,936	17.6	2,781	3.3	23,855	28.0	4,643	5.5	59.7%
38,429	20.0	4,992	2.6	52,748	27.5	8,740	4.5	37.3%
11,429	6.4	4,125	2.3	21,781	12.3	4,600	2.6	90.6%
30,229	9.4	5,699	1.8	49,424	15.3	12,739	4.0	63.5%
20,615	10.5	3,962	2.0	25,558	13.0	4,517	2.3	24.0%
8,705	25.2	854	2.5	15,339	44.3	1,430	4.1	76.2%
14,271	11.9	104	0.1	17,842	14.9	448	0.4	25.0%
12,395	4.4	64	0.0	49,714	17.7	2,158	0.8	301.1%
11,962	5.6	214	0.1	22,304	10.4	2,992	1.4	86.5%
432,267	**274.9**	**67,080**	**46.9**	**715,870**	**451.7**	**110,399**	**75.5**	65.6%
14.2%		**3.6%**		**16.9%**		**4.4%**		
8,177	2.6	1,404	0.5	16,165	5.2	1,947	0.6	97.7%
2,342	1.1	1,058	0.5	13,759	6.3	3,245	1.5	487.5%
10,319	3.5	1,409	0.5	18,958	6.4	2,441	0.8	83.7%
11,786	3.3	6,792	1.9	26,956	7.5	9,590	2.7	128.7%
731	0.8	193	0.2	13,011	14.9	193	0.2	1679.9%
13,418	4.1	6,115	1.9	16,637	5.1	6,722	2.1	24.0%
5,733	2.1	512	0.2	17,332	6.4	2,462	0.9	202.3%
5,883	1.7	1,777	0.5	15,224	4.4	6,980	2.0	158.8%
10,762	2.9	8,506	2.3	16,252	4.4	17,074	4.6	51.0%
69,151	**22.2**	**27,766**	**8.4**	**154,294**	**60.7**	**50,654**	**15.5**	123.1%
2.3%		**1.5%**		**3.6%**		**2.0%**		
3,361	4.6	0	0.0	3,361	4.6	0	0.0	0.0%
18,264	1.5	0	0.0	40,733	3.5	0	0.0	131.0%
1,656,185		**232,948**		**2,340,379**		**398,018**		
54.3%		**12.6%**		**55.2%**		**15.7%**		
3,050,600		**1,871,300**		**4,236,900**		**2,531,300**		

* Gross density figures show the number of jobs or households per acre for the entire center. Densities throughout the center vary.
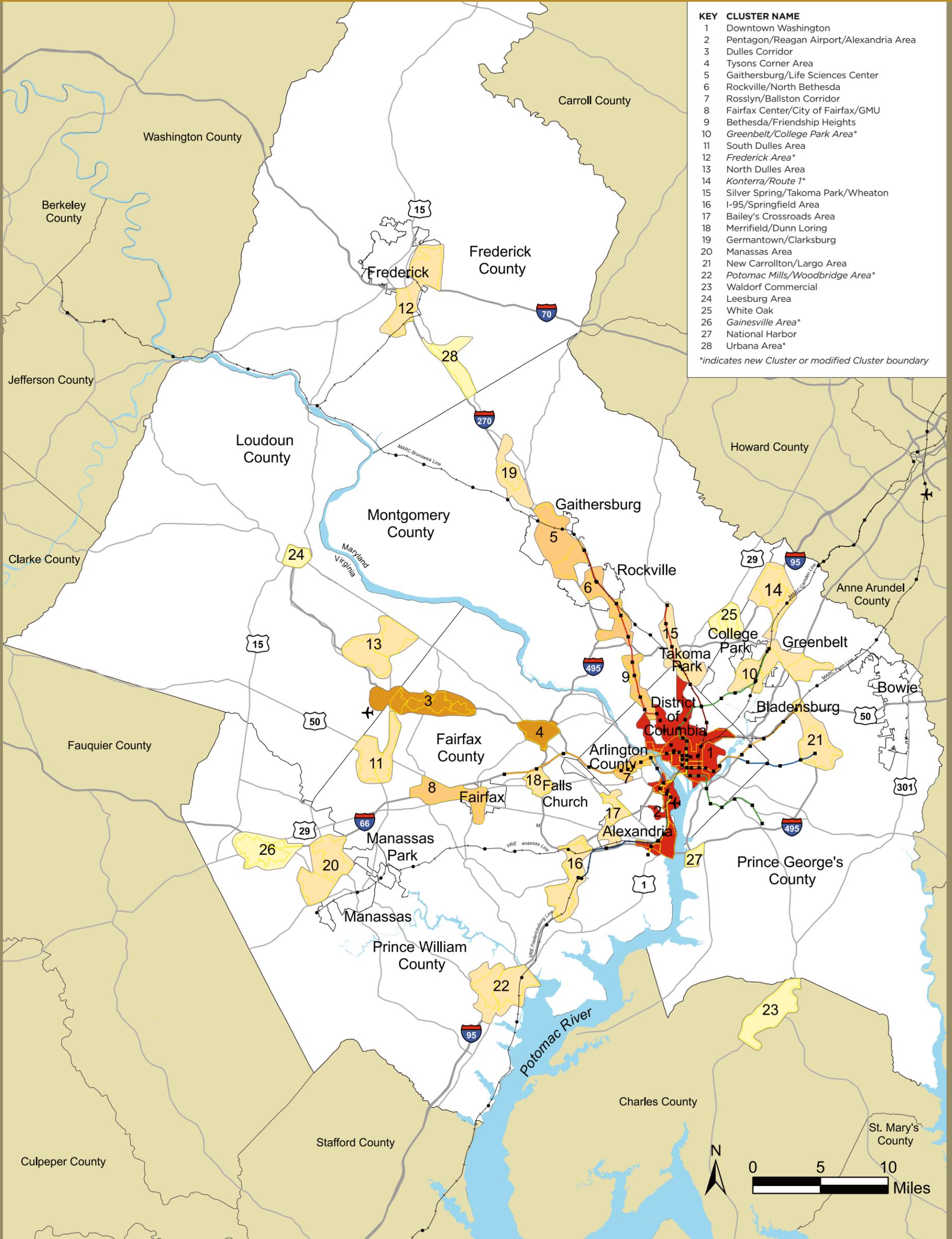
Table 2

Regional Activity Centers and Clusters

Activity **CLUSTERS** listed in descending order by 2030 Employment. Activity Centers Listed in Alphabetical Order.

Map Key #	Regional Activity Center/ Cluster Name	Jobs 2005	Households 2005	Jobs 2030	Households 2030	Jobs to Household Ratios
	MORE THAN 200,000 JOBS IN 2030					
1	**DOWNTOWN WASHINGTON**					
1	Downtown Washington	371,461	37,407	438,142	50,289	8.7
2	Federal Center/Southwest/ Navy Yard	106,996	8,184	132,349	14,987	8.8
3	Georgetown	16,139	1,059	17,269	1,180	14.6
4	Monumental Core	46,049	482	46,955	539	87.1
5	New York Avenue	20,447	2,879	23,780	3,757	6.3
	Center Total	561,092	50,011	658,495	70,752	9.3
	Cluster Total	638,037	152,617	750,170	193,359	3.9
2	**PENTAGON/REAGAN AIRPORT/ALEXANDRIA AREA**					
6	Eisenhower Avenue	16,871	1,457	34,251	5,529	6.2
7	Downtown Alexandria	39,423	11,593	46,056	14,741	3.1
10	Crystal City	32,174	4,983	52,707	7,399	7.1
11	Pentagon City	9,261	4,041	15,658	7,489	2.1
19	The Pentagon	19,654	0	19,654	0	N/A
	Ronald Reagan Washington National Airport	3,361	0	3,361	0	N/A
	Center Total	120,744	22,074	171,687	35,158	4.9
	Cluster Total	141,162	44,623	203,182	64,067	3.2
	150,000 TO 199,999 JOBS IN 2030					
3	**DULLES CORRIDOR**					
30	Dulles Corner	7,899	1,732	22,114	7,442	3.0
20	Herndon	18,827	2,250	30,888	3,809	8.1
22	Reston East	20,161	108	26,508	2,408	11.0
23	Reston West	36,049	2,053	45,744	5,923	7.7
	Washington Dulles International Airport	17,757	0	41,011	0	N/A
	Center Total	100,693	6,143	166,265	19,582	8.5
	Cluster Total	111,156	27,957	179,058	44,734	4.0
4	**TYSONS CORNER AREA**					
24	Tysons Corner	92,603	7,879	143,036	17,589	8.1
	Center Total	92,603	7,879	143,036	17,589	8.1
	Cluster Total	105,567	21,823	157,022	33,206	4.7
	100,000 TO 149,999 JOBS IN 2030					
5	**GAITHERSBURG/LIFE SCIENCES CENTER**					
43	Shady Grove/King Farm/ Life Sciences Center	38,429	4,992	52,748	8,740	6.0
41	North Frederick Avenue	16,808	3,728	21,011	6,615	3.2
	Center Total	55,237	8,720	73,759	15,355	4.8
	Cluster Total	109,404	42,349	145,046	61,121	2.4
6	**ROCKVILLE/NORTH BETHESDA**					
26	Rock Spring Park	18,036	355	22,491	1,665	13.5
42	Rockville Town Center	14,936	2,781	23,855	4,643	5.1
18	Twinbrook	18,772	702	21,974	3,462	6.3
17	White Flint	16,866	1,434	26,824	6,773	4.0
	Center Total	68,610	5,272	95,144	16,543	5.8
	Cluster Total	104,360	19,669	142,620	34,983	4.1
7	**ROSSLYN/BALLSTON CORRIDOR**					
8	Ballston/Virginia Square	33,077	9,003	46,685	13,529	3.5
9	Clarendon/Court House	20,142	4,761	26,815	12,744	2.1
12	Rosslyn	27,744	5,897	42,461	10,114	4.2
	Center Total	80,963	19,661	115,961	36,387	3.2
	Cluster Total	88,279	32,592	124,291	46,864	2.7
8	**FAIRFAX CENTER/CITY OF FAIRFAX/GMU**					
36	City of Fairfax-GMU	26,076	1,770	35,231	2,646	13.3
33	Fairfax Center	30,896	10,421	44,409	14,303	3.1
	Center Total	56,972	12,191	79,640	16,949	4.7
	Cluster Total	79,692	32,459	109,107	41,852	2.6
9	**BETHESDA/FRIENDSHIP HEIGHTS**					
15	Bethesda CBD	34,833	6,720	41,567	12,938	3.2
13	Friendship Heights/Tenleytown	28,320	10,903	35,021	13,754	2.5
25	National Institutes of Health	23,801	0	28,302	0	N/A
	Center Total	86,954	17,623	104,890	26,692	3.9
	Cluster Total	93,966	24,307	108,982	35,324	3.1
	50,000 TO 99,999 JOBS IN 2030					
10	**GREENBELT/COLLEGE PARK AREA***					
45	US 1 Green Line	30,229	5,699	49,424	12,739	3.9
46	Greenbelt NASA	20,615	3,962	25,558	4,517	5.7
	Center Total	50,844	9,661	74,982	17,256	4.3
	Cluster Total	65,575	26,983	99,142	37,741	2.6
11	**SOUTH DULLES AREA**					
31	Dulles East	25,061	955	45,180	3,673	12.3
32	Dulles West	27,003	1,497	44,049	1,551	28.4
	Center Total	52,064	2,452	89,229	5,224	17.1
	Cluster Total	52,975	7,929	90,476	11,745	7.7
12	**FREDERICK AREA***					
51	Airport/Monocacy Blvd.	8,177	1,404	16,165	1,947	8.3
37	Md. 85/355 Evergreen Point	22,610	171	31,772	202	157.3
52	Urbana	2,342	1,058	13,759	3,245	4.2
	Center Total	33,129	2,633	61,696	5,394	11.4
	Cluster Total	65,054	23,312	88,869	40,244	2.2

Map Key #	Center/Cluster Name	Jobs 2005	Households 2005	Jobs 2030	Households 2030	Jobs to Household Ratios
13	**NORTH DULLES AREA**					
53	Route 28 North	10,319	1,409	18,958	2,441	7.8
39	Corporate Dulles	19,178	1	44,129	0	N/A
	Center Total	29,497	1,410	63,087	2,441	25.9
	Cluster Total	43,747	8,734	88,774	16,341	5.4
14	**KONTERRA/ROUTE 1***					
49	Konterra	12,395	64	49,714	2,158	23.0
48	US 1*	14,271	104	17,842	448	39.8
	Center Total	26,666	168	67,556	2,606	25.9
	Cluster Total	39,724	6,326	81,463	9,617	8.5
15	**SILVER SPRING/TAKOMA PARK/WHEATON**					
16	Silver Spring CBD	29,741	5,646	34,626	14,016	2.5
	Center Total	29,741	5,646	34,626	14,016	2.5
	Cluster Total	67,316	39,213	75,190	53,313	1.4
16	**I-95/SPRINGFIELD AREA**					
29	Beltway South	14,389	650	15,401	943	16.3
34	I-95 Corridor/Engineer Proving Ground	16,067	708	28,072	3,336	8.4
35	Springfield	11,803	1,554	18,462	2,498	7.4
	Center Total	42,259	2,912	61,935	6,777	9.1
	Cluster Total	48,892	13,419	70,564	20,073	3.5
17	**BAILEY'S CROSSROADS AREA**					
14	Bailey's Crossroads/Skyline	16,975	3,695	18,243	5,108	3.6
27	Beauregard Street	10,283	10,353	19,024	10,905	1.7
	Center Total	27,258	14,048	37,267	16,013	2.3
	Cluster Total	57,816	53,031	69,549	61,677	1.1
18	**MERRIFIELD / DUNN LORING**					
21	Merrifield/Dunn Loring	40,345	4,611	52,209	7,223	7.2
	Center Total	40,345	4,611	52,209	7,223	7.2
	Cluster Total	51,120	17,918	67,643	25,728	2.6
19	**GERMANTOWN/CLARKSBURG**					
40	Germantown	7,840	1,407	21,537	2,398	9.0
	Center Total	7,840	1,407	21,537	2,398	9.0
	Cluster Total	25,556	15,482	61,791	28,368	2.2
20	**MANASSAS AREA**					
56	Bull Run—Sudley Area	13,418	6,115	16,637	6,722	2.5
57	Innovation	5,733	512	17,332	2,462	7.0
	Center Total	19,151	6,627	33,969	9,184	3.7
	Cluster Total	48,030	27,707	61,649	46,940	1.3
21	**NEW CARROLLTON/LARGO AREA**					
47	New Carrollton	8,705	854	15,339	1,430	10.7
54	Largo	11,786	6,792	26,956	9,590	2.8
	Center Total	20,491	7,646	42,295	11,020	3.8
	Cluster Total	34,624	22,932	60,326	28,936	2.1
22	**POTOMAC MILLS/WOODBRIDGE AREA***					
50	Potomac Mills	11,962	214	22,304	2,992	7.5
59	Woodbridge	10,762	8,506	16,252	17,074	1.0
	Center Total	22,724	8,720	38,556	20,066	1.9
	Cluster Total	38,064	32,198	58,320	56,742	1.0
	10,000 TO 49,999 JOBS IN 2030					
23	**WALDORF COMMERCIAL**					
28	Waldorf Commercial	23,450	4,528	28,280	6,310	4.5
	Center Total	23,450	4,528	28,280	6,310	4.5
	Cluster Total	27,716	19,287	33,939	30,478	1.1
24	**LEESBURG AREA**					
38	Downtown Leesburg	9,933	4,810	18,634	5,310	3.5
	Center Total	9,933	4,810	18,634	5,310	3.5
	Cluster Total	14,847	14,461	31,267	21,786	1.4
25	**WHITE OAK**					
44	White Oak	11,429	4,125	21,781	4,600	4.7
	Center Total	11,429	4,125	21,781	4,600	4.7
	Cluster Total	13,813	5,201	24,523	5,683	4.3
26	**GAINESVILLE AREA***					
58	Gainesville	5,883	1,777	15,224	6,980	2.2
	Center Total	5,883	1,777	15,224	6,980	2.2
	Cluster Total	8,022	5,381	18,819	16,745	1.1
27	**NATIONAL HARBOR**					
55	National Harbor	731	193	13,011	193	67.4
	Center Total	731	193	13,011	193	67.4
	Cluster Total	4,669	4,634	17,599	8,580	2.1
28	**URBANA AREA***					
52	Urbana	2,342	1,058	13,759	3,245	4.2
	Center Total	2,342	1,058	13,759	3,245	4.2
	Cluster Total	6,557	5,237	14,482	10,163	1.4
	ACTIVITY CENTER/ACTIVITY CLUSTER REGIONAL SHARES					
	Activity Centers	1,656,185	232,948	2,340,379	398,018	5.9
	Regional Share	54.3%	12.6%	55.2%	15.7%	
	Activity Clusters	2,173,939	743,051	3,033,863	1,080,204	2.8
	Regional Share	71.3%	39.7%	71.6%	42.7%	
	MSA Total	3,050,600	1,871,300	4,236,900	2,531,300	1.7

*Indicates new Cluster or modified Cluster boundary

Map 2

Regional Activity Centers and Clusters

KEY   CLUSTER NAME

KEY	CLUSTER NAME
1	Downtown Washington
2	Pentagon/Reagan Airport/Alexandria Area
3	Dulles Corridor
4	Tysons Corner Area
5	Gaithersburg/Life Sciences Center
6	Rockville/North Bethesda
7	Rosslyn/Ballston Corridor
8	Fairfax Center/City of Fairfax/GMU
9	Bethesda/Friendship Heights
10	*Greenbelt/College Park Area**
11	South Dulles Area
12	*Frederick Area**
13	North Dulles Area
14	*Konterra/Route 1**
15	Silver Spring/Takoma Park/Wheaton
16	I-95/Springfield Area
17	Bailey's Crossroads Area
18	Merrifield/Dunn Loring
19	Germantown/Clarksburg
20	Manassas Area
21	New Carrollton/Largo Area
22	*Potomac Mills/Woodbridge Area**
23	Waldorf Commercial
24	Leesburg Area
25	White Oak
26	*Gainesville Area**
27	National Harbor
28	*Urbana Area**

indicates new Cluster or modified Cluster boundary

Carroll County

Washington County

Berkeley County

Jefferson County

Frederick County

Frederick

Howard County

Loudoun County

Montgomery County

Gaithersburg

Rockville

Anne Arundel County

Clarke County

College Park

Greenbelt

Bowie

Takoma Park

District of Columbia

Bladensburg

Fauquier County

Fairfax County

Arlington County

Falls Church

Fairfax

Prince George's County

Manassas Park

Alexandria

Culpeper County

Manassas

Prince William County

Potomac River

Charles County

Stafford County

St. Mary's County

Maryland / Virginia

MARC Brunswick Line

MARC Camden Line

MARC Penn Line

VRE Manassas Line

VRE Fredericksburg Line

Metropolitan Washington Council of Governments

1957 - 2007

N

0   5   10
Miles

LEGEND

Activity Clusters — 2030 Employment

- 15,000 - 49,999
- 50,000 - 99,999
- 100,000 - 149,999
- 150,000 - 199,999
- 200,000 - 750,000
- Activity Center Boundaries

- Metro Stations
- Metro Rail Lines
  - Blue
  - Green
  - Orange
  - Red
  - Yellow
- Commuter Rail Stations
- Commuter Rail Lines
- Airports
- Major Roads

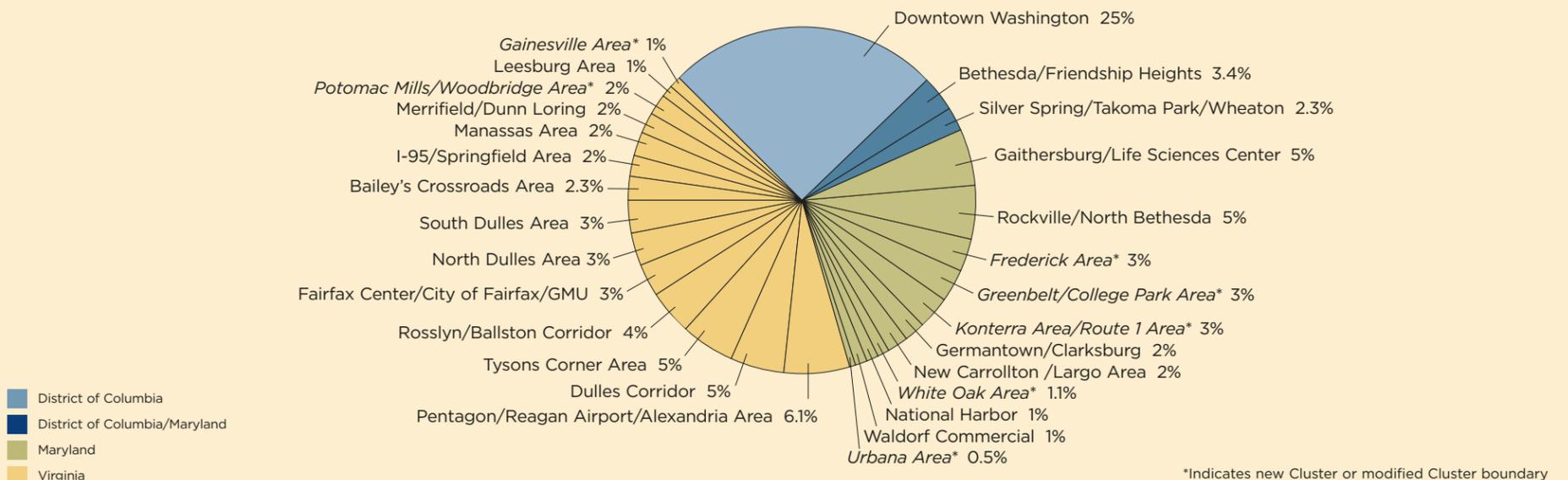**Table 3**

Regional Activity Clusters Share of Employment 2030

TABLE A: SORTED BY REGIONAL SHARE

Map Key #	Regional Activity Cluster Name	Jurisdiction	2030 Jobs	Share of 2030 Jobs in Clusters
1	Downtown Washington	District of Columbia	750,170	25%
2	Pentagon/Reagan Airport/Alexandria Area	Arlington County/Alexandria	203,182	7%
3	Dulles Corridor	Fairfax County	179,058	6%
4	Tysons Corner Area	Fairfax County	157,022	5%
5	Gaithersburg/Life Sciences Center	Montgomery County	145,046	5%
6	Rockville/North Bethesda	Montgomery County	142,620	5%
7	Rosslyn/Ballston Corridor	Arlington County	124,291	4%
8	Fairfax Center/City of Fairfax/GMU	Fairfax County/City of Fairfax	109,107	4%
9	Bethesda/Friendship Heights	Montgomery County/District of Columbia	108,982	4%
10	Greenbelt/College Park Area*	Prince George's County	99,142	3%
11	South Dulles Area	Fairfax County	90,476	3%
12	Frederick Area*	Frederick County	88,869	3%
13	North Dulles Area	Loudoun County	88,774	3%
14	Konterra/Route 1	Prince George's County	81,463	3%
15	Silver Spring/Takoma Park/Wheaton	Montgomery County/District of Columbia	75,190	2%
16	I-95/Springfield Area	Fairfax County	70,564	2%
17	Bailey's Crossroads Area	Arlington County/Alexandria/Fairfax County	69,549	2%
18	Merrifield/Dunn Loring	Fairfax County	67,643	2%
19	Germantown/Clarksburg	Montgomery County	61,791	2%
20	Manassas Area	Prince William County	61,649	2%
21	New Carrollton/Largo Area	Prince George's County	60,326	2%
22	Potomac Mills/Woodbridge Area*	Prince William County	58,320	2%
23	Waldorf Commercial	Charles County	33,939	1%
24	Leesburg Area	Loudoun County	31,267	1%
25	White Oak	Montgomery County/Prince George's County	24,523	1%
26	Gainesville Area*	Prince William County	18,819	1%
27	National Harbor	Prince George's County	17,599	1%
28	Urbana Area*	Frederick County	14,482	0.5%

TABLE B: GROUPED BY JURISDICTION

Jurisdiction	Regional Activity Cluster Name	2030 Jobs	% of Total Employment in Activity Centers	Jurisdiction	Regional Activity Cluster Name	2030 Jobs	% of Total Employment in Activity Centers
District of Columbia	Downtown Washington	750,170	25%	Alexandria	Bailey's Crossroads Area (Alexandria portion)	36,764	1%
	Bethesda/Friendship Heights (District of Columbia portion)	11,840	0.4%		Pentagon/Reagan Airport/Alexandria Area (Alexandria portion)	97,400	3%
	Silver Spring/Takoma Park/Wheaton (District of Columbia portion)	8,841	0.3%		Total	134,164	4%
	Total	770,851	25%	Arlington County	Rosslyn/Ballston Corridor	124,291	4%
Charles	Waldorf Commercial	33,939	1%		Bailey's Crossroads Area (Arlington portion)	7,975	0.3%
Frederick County	Frederick Area*	88,869	3%		Pentagon/Reagan Airport/Alexandria Area (Arlington portion)	102,037	3%
	Urbana Area*	14,482	0.5%		Total	234,303	8%
	Total	103,351	3%	City of Fairfax	Fairfax Center/City of Fairfax/GMU (City of Fairfax portion)	39,411	1%
Montgomery County	Gaithersburg / Life Sciences Center	145,046	5%	Fairfax County	I-95/Springfield Area	70,564	2%
	Germantown/Clarksburg	61,791	2%		Merrifield/Dunn Loring	67,643	2%
	Rockville/North Bethesda	142,620	5%		South Dulles Area	90,476	3%
	Bethesda / Friendship Heights (Montgomery County portion)	97,142	3%		Tysons Corner Area	157,022	5%
	Silver Spring/Takoma Park/Wheaton (Montgomery County portion)	66,349	2%		Bailey's Crossroads Area (Fairfax County portion)	24,810	1%
	White Oak Area* (Montgomery County portion)	23,823	1%		Dulles Corridor (Fairfax County portion)	133,887	4%
	Total	536,771	18%		Fairfax Center/City of Fairfax/GMU (Fairfax County portion)	69,696	2%
Prince George's County	Greenbelt/College Park Area*	99,142	3%		Pentagon/Reagan Airport/Alexandria Area (Fairfax County portion)	3,741	0.1%
	National Harbor	17,599	1%		Total	617,839	20%
	New Carrollton/Largo Area	60,326	2%	Loudoun County	Leesburg Area	31,267	1%
	Konterra Area/Route 1 Area* (Prince George's portion)	81,463	3%		North Dulles Area	88,774	3%
	White Oak Area* (Prince George's portion)	2,847	0.1%		Dulles Corridor (Loudoun County portion)	45,171	1%
	Total	261,377	9%		Total	165,212	5%
				Prince William County	Gainesville Area*	18,819	1%
					Manassas Area	61,649	2%
					Potomac Mills/Woodbridge Area*	58,320	2%
					Total	403,012	5%

*Indicates new Cluster or modified Cluster boundary

CHART C: GROUPED BY STATE

Gainesville Area* 1%
Leesburg Area 1%
Potomac Mills/Woodbridge Area* 2%
Merrifield/Dunn Loring 2%
Manassas Area 2%
I-95/Springfield Area 2%
Bailey's Crossroads Area 2.3%
South Dulles Area 3%
North Dulles Area 3%
Fairfax Center/City of Fairfax/GMU 3%
Rosslyn/Ballston Corridor 4%
Tysons Corner Area 5%
Dulles Corridor 5%
Pentagon/Reagan Airport/Alexandria Area 6.1%

Downtown Washington 25%
Bethesda/Friendship Heights 3.4%
Silver Spring/Takoma Park/Wheaton 2.3%
Gaithersburg/Life Sciences Center 5%
Rockville/North Bethesda 5%
Frederick Area* 3%
Greenbelt/College Park Area* 3%
Konterra Area/Route 1 Area* 3%
Germantown/Clarksburg 2%
New Carrollton /Largo Area 2%
White Oak Area* 1.1%
National Harbor 1%
Waldorf Commercial 1%
Urbana Area* 0.5%

District of Columbia
District of Columbia/Maryland
Maryland
Virginia

*Indicates new Cluster or modified Cluster boundary

Map 3

Employment in Regional Activity Clusters 2005-2030

KEY CLUSTER NAME

KEY	CLUSTER NAME
1	Downtown Washington
2	Pentagon/Reagan Airport/Alexandria Area
3	Dulles Corridor
4	Tysons Corner Area
5	Gaithersburg/Life Sciences Center
6	Rockville/North Bethesda
7	Rosslyn/Ballston Corridor
8	Fairfax Center/City of Fairfax / GMU
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20	Manassas Area
21	New Carrollton/Largo Area
22	*Potomac Mills/Woodbridge Area**
23	Waldorf Commercial
24	Leesburg Area
25	White Oak
26	*Gainesville Area**
27	National Harbor
28	*Urbana Area**

indicates new Cluster or modified Cluster boundary

Carroll County

Washington County

Berkeley County

Frederick County

Frederick

Jefferson County

Howard County

Clarke County

Loudoun County

Montgomery County

Gaithersburg

Rockville

Anne Arundel County

Fauquier County

Takoma Park

Greenbelt

District of Columbia

College Park

Bladensburg

Bowie

Falls Church

Fairfax

Arlington County

Fairfax County

Manassas Park

Alexandria

Prince George's County

Manassas

Prince William County

Potomac River

Charles County

Stafford County

St. Mary's County

Culpeper County

N

0   5   10
Miles

LEGEND

Employment Bar Chart Key

Jobs 2005   Jobs 2030

☐ Activity Cluster Boundaries
☐ Activity Center Boundaries

■ Metro Stations
Metro Rail Lines
— Blue
— Green
— Orange
— Red
— Yellow

• Commuter Rail Stations
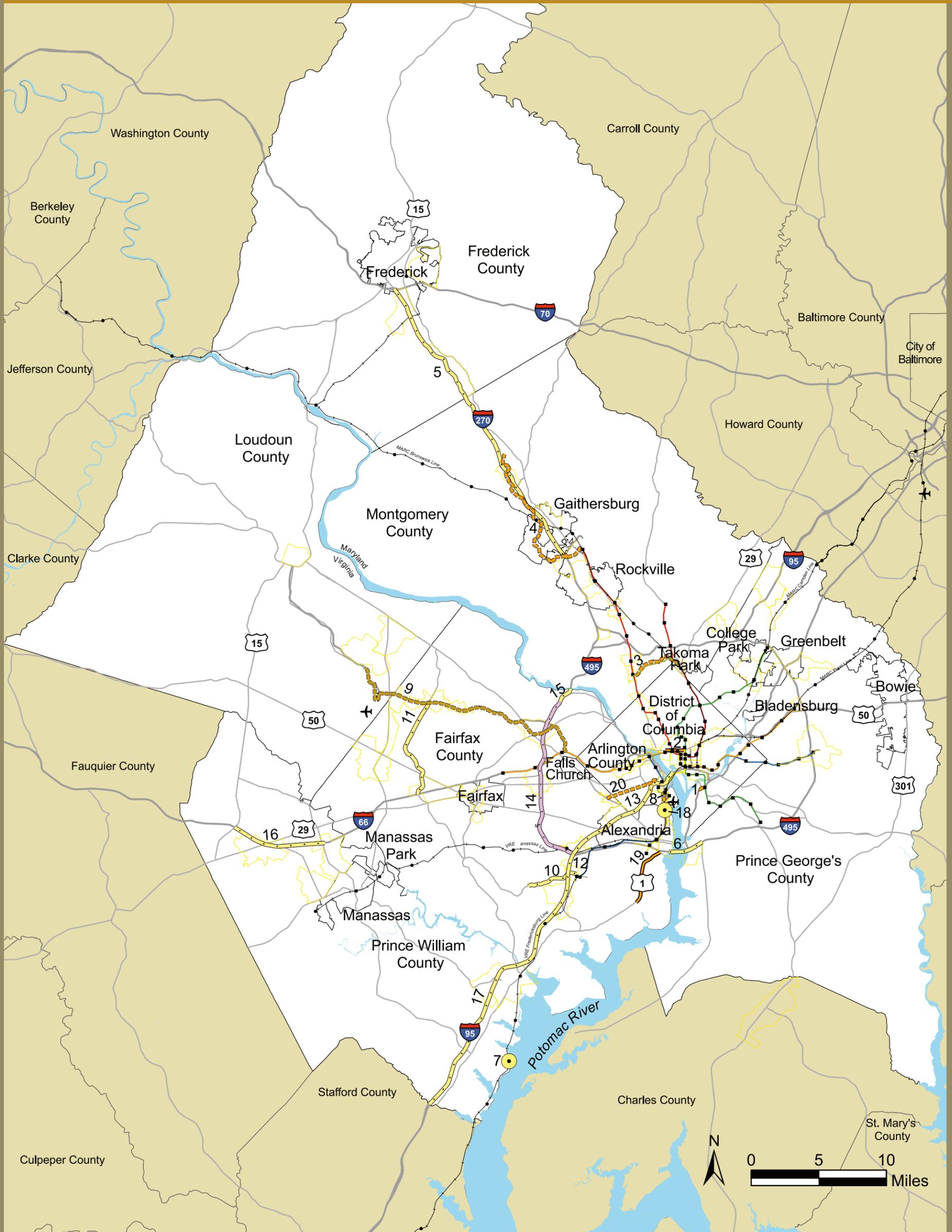—|— Commuter Rail Lines
✈ Airports
— Major Roads

Metropolitan Washington Council of Governments

1957 - 2007

Table 4

Regional Special Attractors

GOVERNMENT SPECIAL ATTRACTORS
Federal government sites or facilities (shaded below) that are not located in a Regional Activity Center with an employment greater than 3,500 employees

Map Key #	Site/Facility	Regional Activity Center or Government Special Attractor	"Assigned" Employment
	The Pentagon	The Pentagon Regional Activity Center	25,000
1	Ft. Belvoir, Main Post	Government Special Attractor	18,117
	Longworth Office Building	Southwest/Navy Yard Regional Activity Center	17,771
	National Institutes of Health	National Institutes of Health Regional Activity Center	17,000
2	Humphries Engineer Center	Government Special Attractor	16,000
3	Andrews Airforce Base	Government Special Attractor	15,137
4	CIA - Langley Complex	Government Special Attractor	12,848
	Small Business Administration	Southwest/Navy Yard Regional Activity Center	12,060
	State Department	Downtown Washington Regional Activity Center	7,690
	Goddard Space Flight Center	Greenbelt NASA Regional Activity Center	7,500
	Washington Navy Yard	Southwest/Navy Yard Regional Activity Center	7,000
	Forrestal Building	Southwest/Navy Yard Regional Activity Center	6,738
	Department of Agriculture So.	Monumental Core Regional Activity Center	6,686
5	Bolling Airforce Base	Government Special Attractor	6,500
	J. Edgar Hoover Building	Downtown Washington Regional Activity Center	6,474
6	Ft. Detrick Campus Army/NCI	Government Special Attractor	6,279
	Parklawn Office Building	Twinbrook Regional Activity Center	6,122
7	Walter Reed Army Medical Center	Government Special Attractor	5,837
	Waterside Mall	Southwest/Navy Yard Regional Activity Center	5,070
	Department of Transportation Building	Southwest/Navy Yard Regional Activity Center	4,977
	Hoffman No. 2	Eisenhower Avenue Regional Activity Center	4,893
	General Accounting Office	Downtown Washington Regional Activity Center	4,756
	Wilbur J. Cohen Building	Southwest/Navy Yard Regional Activity Center	4,734
	Department of Commerce	Downtown Washington Regional Activity Center	4,494
	Department of Justice	Downtown Washington Regional Activity Center	4,276
	Frances Perkins Building	Downtown Washington Regional Activity Center	4,189
	Internal Revenue Service	Downtown Washington Regional Activity Center	4,165
8	National Institute of Standards and Technology	Government Special Attractor	4,000
9	New Carollton - IRS	Government Special Attractor	3,987
10	Suitland Federal Center	Government Special Attractor	3,800
11	Transpoint	Government Special Attractor	3,740
	Postal Square	Downtown Washington Regional Activity Center	3,722
12	Ft. Myer	Government Special Attractor	3,665
	Housing and Urban Development	Southwest/Navy Yard Regional Activity Center	3,633
13	Quantico Marine Base	Government Special Attractor	3,529
	Hart Office Building	Downtown Washington Regional Activity Center	3,500

Retail Special Attractors
Retail shopping centers that are 500,000 square feet or larger in size

Map Key #	Retail Special Attractors	Jurisdiction	Square Feet
14	Tysons Corner Center	Fairfax	2,100,000
15	Springfield Mall	Fairfax	1,700,000
16	Fair Oaks Shopping Center	Fairfax	1,600,000
17	Potomac Mills Mall	Prince William	1,500,000
18	Westfield Shoppingtown Wheaton	Montgomery	1,400,000
19	Dulles Town Center	Loudoun	1,300,000
20	Westfield Shoppingtown Montgomery	Montgomery	1,200,000
21	Dulles Town Crossing	Loudoun	1,200,000
22	St. Charles Towne Center	Charles	1,200,000
23	Lakeforest Shopping Center	Montgomery	1,100,000
24	Beltway Plaza	Prince George's	1,000,000
25	Landmark Mall	Alexandria	962,272
26	The Mall at Prince George's	Prince George's	912,008
27	Fair Lakes Center	Fairfax	882,869
28	Milestone Center	Montgomery	868,000
29	Manassas Mall	Prince William	824,893
30	Tysons Galleria	Fairfax	820,886
31	Fashion Centre at Pentagon City	Arlington	819,950
32	White Flint	Montgomery	800,000
33	Francis Scott Key Mall	Frederick	706,000
34	Bowie Town Center	Prince George's	700,000
35	Laurel Mall	Prince George's	663,938
36	Iverson Mall	Prince George's	615,214

Retail Special Attractors, cont.

Map Key #	Retail Special Attractors	Jurisdiction	Square Feet
37	Frederick Towne Mall	Frederick	602,000
38	Potomac Yard Center	Alexandria/Arlington	589,856
39	Ballston Common Mall	Arlington	580,000
40	Seven Corners Center	Fairfax	560,998
41	Virginia Gateway	Prince William	556,972
42	Washingtonian Center	Montgomery	502,818
43	Georgetown Shopping District	District of Columbia	500,000
44	Friendship Heights	DC/Montgomery	500,000

UNIVERSITY/COLLEGE SPECIAL ATTRACTORS
University/College campuses that have an enrollment of at least 4,000 students

Map Key #	University/College Special Attractors	Jurisdiction	Enrollment
45	University of Maryland	Prince George's	35,369
46	George Mason University	Fairfax	29,728
47	Northern Virginia Community College (Annandale Campus)	Fairfax	26,655
48	Northern Virginia Community College (Alexandria Campus)	Alexandria	20,729
49	George Washington University	District of Columbia	20,318
50	Prince George's Community College (Largo Campus)	Prince George's	18,596
51	Montgomery College (Rockville Campus)	Montgomery	14,728
52	Georgetown University	District of Columbia	13,652
53	Northern Virginia Community College (Woodbridge Campus)	Prince William	12,477
54	Howard University	District of Columbia	10,930
55	American University	District of Columbia	10,842
56	Northern Virginia Community College) (Loudoun Campus	Loudoun	9,620
57	University of Virginia/Virginia Tech—Northern Virginia Center	Fairfax	9,111
58	Northern Virginia Community College (Manassas Campus)	Prince William	7,953
59	Catholic University of America	District of Columbia	6,130
60	College of Southern Maryland	Charles	6,055
61	Montgomery College (Takoma Park Campus)	Takoma Park	5,641
62	Bowie State University	Prince George's	5,454
63	Montgomery College (Germantown Campus)	Montgomery	5,273
64	University of the District of Columbia	District of Columbia	5,165
65	Frederick Community College	Frederick	4,822

HISTORIC/CULTURAL SPECIAL ATTRACTORS
Historical and cultural sites with significant visitation in the metropolitan Washington region

Map Key #	Historic/Cultural Special Attractors	Jurisdiction	Visitors
66	Monumental Core	District of Columbia	24,000,000
67	Arlington National Cemetery	Arlington	4,000,000
68	National Zoo	District of Columbia	2,600,000
69	Steven F. Udvar-Hazy Center	Fairfax	1,000,000
70	Mount Vernon	Fairfax	1,000,000
71	Manassas National Battlefield Park	Prince William	674,851
72	Washington National Cathedral	District of Columbia	700,000

ENTERTAINMENT SPECIAL ATTRACTORS
Significant entertainment venues in the metropolitan Washington region

Map Key #	Entertainment Special Attractors	Jurisdiction	Seating Capacity	Visitors
73	John F. Kennedy Center for the Performing Arts	DC		3,000,000
74	Six Flags	Prince George's		1,300,000
75	Washington Convention Center	DC		1,000,000
76	Wolf Trap National Park for the Performing Arts	Fairfax		554,386
77	FedEx Field	Prince George's	91,665	
78	RFK Memorial Stadium/D.C. Armory	DC	56,000	
79	Washington Nationals Stadium	DC	41,000	
80	Nissan Pavilion at Stone Ridge	Prince William	25,000	
81	Verizon Center	DC	20,674	

TRANSPORTATION SPECIAL ATTRACTORS
Significant transportation related sites in the metropolitan Washington region

Map Key #	Transportation Special Attractors	Jurisdiction	Passengers
82	Washington-Dulles International Airport	Fairfax/Loudoun	23,020,362
83	Ronald Reagan Washington National Airport	Arlington	18,550,785
84	Union Station (Amtrak)	District of Columbia	3,859,117

Map
4

Regional Special Attractors

District
of Columbia

Fairfax
County

Arlington
County

Alexandria

Prince George's
County

Washington County

Frederick
County

Frederick

Berkeley County

Jefferson County

Clarke County

Loudoun
County

Fauquier County

Culpeper County

Montgomery
County

Gaithersburg

Rockville

Takoma
Park

Greenbelt

College
Park

Bowie

Fairfax
County

Falls
Church

Fairfax

Manassas
Park

Manassas

Prince
William
County

Stafford County

Baltimore County

City of
Baltimore

Howard County

Anne Arundel County

Prince
George's
County

Charles County

St. Mary's
County

Maryland
Virginia

Potomac River

MARC Brunswick Line

MARC Camden Line

MARC Penn Line

VRE Manassas Line

VRE Fredericksburg Line

N

0   5   10
Miles

LEGEND

Special Attractors

- Universities/Colleges
- Sports/Entertainment Sites
- Government Sites
- Activity Center Boundaries
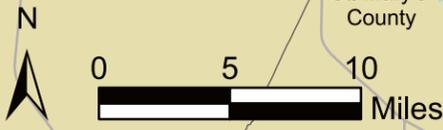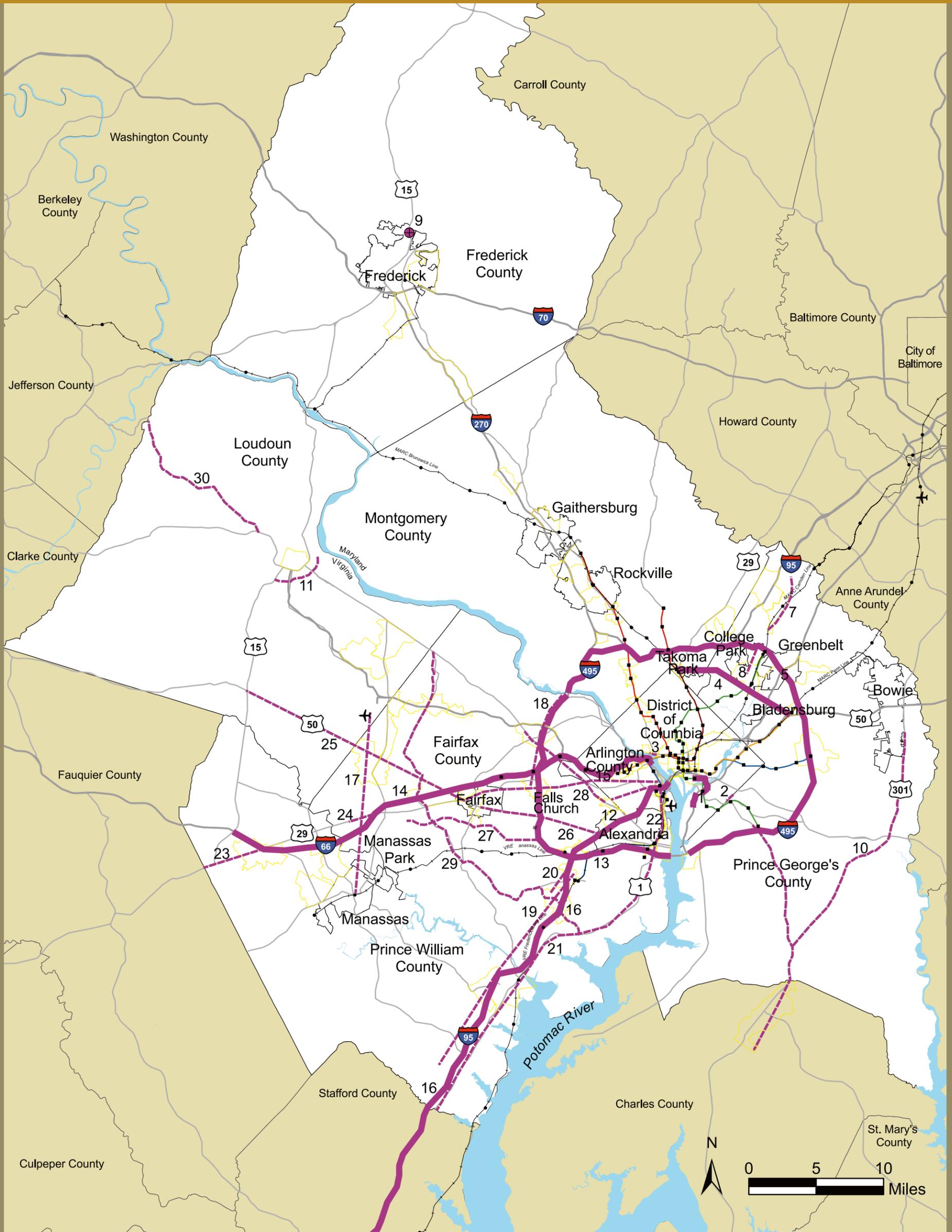- Historic/Cultural Sites
- Retail Locations
- Regional Transportation Facilities

Metro Stations
Metro Rail Lines
- Blue
- Green
- Orange
- Red
- Yellow

Commuter Rail Stations
Commuter Rail Lines
Airports
Major Roads

**Metropolitan
Washington
Council of
Governments**

1957 - 2007

Map 5

Major Highway Improvements 2006-2030

Washington County

Carroll County

Berkeley County

Baltimore County

City of Baltimore

Jefferson County

Frederick County

Frederick

15

70

Loudoun County

Howard County

270

MARC Brunswick Line

Clarke County

Montgomery County

Maryland
Virginia

Gaithersburg

Intercounty Connector (ICC)

Rockville

29

95

MARC Camden Line

College Park

Greenbelt

Takoma Park

Bowie

MARC Penn Line

15

495

District of Columbia

Bladensburg

50

Fauquier County

50

Tri-County Parkway

Fairfax County

Beltway HOT Lanes

Fairfax

Arlington County

Falls Church

11th St. Bridge

301

29

66

S. Capitol St./Bridge

Manassas Park

VRE Manassas Line

Alexandria

495

Springfield Interchange

1

Prince George's County

Manassas

Prince William County

VRE Fredericksburg Line

Potomac River

95

Stafford County

Charles County

St. Mary's County

Culpeper County

N

0   5   10
Miles

1957-2007

Metropolitan Washington Council of Governments

Map
6

Major Transit and HOV Improvements 2006-2030

Washington County

Carroll County

Berkeley
County

Jefferson County

Baltimore County

City of
Baltimore

Frederick
County

Frederick

15

70

Loudoun
County

5

270

Howard County

Clarke County

Maryland
Virginia

Montgomery
County

MARC Brunswick Line

Gaithersburg

4

Rockville

29

95

MARC Camden Line

College
Park

Greenbelt

Fauquier County

15

50

9

11

Fairfax
County

3

Takoma
Park

District
of
Columbia

Bladensburg

Bowie

50

301

Falls
Church

Arlington
County

2

15

Fairfax

14

20

13

8

1

18

495

16

29

66

Manassas
Park

VRE Manassas Line

Alexandria

10

12

19

6

1

Prince George's
County

Manassas

Prince William
County

VRE Fredericksburg Line

17

95

Potomac River

7

Stafford County

Charles County

St. Mary's
County

N

0   5   10
                    Miles

Map
7

Transportation Studies 2006-2030

Carroll County

Washington County

Berkeley County

Frederick County

15

9

Frederick

70

Baltimore County

City of Baltimore

Jefferson County

Howard County

Loudoun County

30

Montgomery County

270

MARC Brunswick Line

Gaithersburg

Rockville

29

95

Anne Arundel County

Clarke County

11

15

Maryland
Virginia

50

25

Fairfax County

18

495

Takoma Park

College Park

8

4

5

Greenbelt

Bowie

50

MARC Camden Line

7

District of Columbia

Bladensburg

3

301

Fauquier County

17

14

Fairfax

Falls Church

28

19

2

495

10

24

27

12

26

22

Alexandria

29
66

Manassas Park

29

20

13

1

Prince George's County

23

Manassas

19

16

21

Prince William County

16

Potomac River

95

Stafford County

16

Charles County

St. Mary's County

Culpeper County

N

0   5   10
Miles

LEGEND

Transportation Studies

━━━ Major Study

━━━ Other Study

▭ Activity Center Boundaries

▪ Metro Stations

Metro Rail Lines
━━ Blue
━━ Green
━━ Orange
━━ Red
━━ Yellow

• Commuter Rail Stations
┼─ Commuter Rail Lines
✈ Airports
━━ Major Roads

1957 - 2007

**Metropolitan
Washington
Council of
Governments**

Leesburg

regional core and regional activity centers, as stated in Goal 2, Strategy 4 of the TPB Vision: "...Give high priority to regional planning and funding for transportation facilities that serve the regional core and regional activity centers, including expanded rail service and transit centers where passengers can switch easily from one transportation mode to another."

4. *Reality Check on Growth Event*—Reality Check event participants were directed to use COG's Regional Activity Centers and Clusters as priority areas for allocating household and job growth.

5. *Cooperative Forecast Analysis*—As an element in the approval of each update to the Cooperative Forecasts, COG staff calculates employment, population and household growth in the Regional Activity Clusters. The relative shares of growth captured in the Clusters are compared to prior Rounds to determine the extent to which future growth is or is not being more concentrated.

6. *COG Annual Commercial Construction Indicators Report*—COG staff annually tabulates a summary of the number of commercial construction projects, square footage, and estimated construction cost for the Regional Activity Clusters.

7. *WMATA Regional Activity Centers Demonstration Project*—WMATA staff utilized the Regional Activity Centers to demonstrate how low-cost transit improvements and demand management policies could offer alternatives to single-occupant vehicles and increase mobility in Centers throughout the region.

Reston Town Center

While the Regional Activity Centers and Clusters are clearly descriptive of the future growth anticipated in the region, a more important question concerns whether or not the Centers and Clusters would or could be used as a prescriptive tool to guide future residential and commercial growth. The TPB Regional Mobility and Accessibility Study (RMAS) land use and transportation scenarios have demonstrated the positive benefits which would result from alternative future land use growth patterns.

To that end, COG staff has identified three potential policy uses for the Centers and Clusters:

1. **Increasing the Share of Future Employment in the Regional Activity Centers and Clusters**
   By 2030, the Regional Activity Centers are forecast to capture approximately 2.34 million jobs, or 55 percent of all jobs in the region, while the Regional Activity Center Clusters are anticipated to contain 71 percent of the region's jobs. Recommendations for an initial regional policy goal may include an increase in the number and share of jobs forecast to be located within the boundaries of the Activity Centers and Clusters.

2. **Concentrating Residential Growth in the Regional Activity Centers**
   Excluding the Mixed-Use Centers, the Regional Activity Centers are defined in terms of concentrations of employment. By 2030, the Regional Activity Centers are forecast to capture approximately 398,000 households or 16 percent of all households, while the Regional Activity Center Clusters are to capture 42 percent of all households. Recommendations for a regional policy goal may include expanding the distribution of housing units within the boundaries of the Regional Activity Centers and Clusters.

3. **Concentrating Growth in Transit Station and Commuter Rail Station Areas**
   The Regional Activity Centers and Clusters contain 62 Metrorail Stations, eight Maryland Commuter Rail (MARC) stations, and seven Virginia Railway Express (VRE) stations. However, within the COG member jurisdictions, there are 24 Metrorail stations, 12 MARC, and eight VRE stations that are NOT located within Activity Center or Cluster boundaries. Recommendations for local and regional policy goals may include increased development in these underutilized station areas.

As a first step towards implementation, the MDPC and COG Board would need to adopt any or all of the goals identified above. The second phase in implementation would be to identify specific regional and local numeric targets for each of the goals. For example: if the region were to commit to a goal of doubling the share of households in the Centers (to 33 percent or one-third of all households), nine of every ten new households currently foreseen in the region between 2005 and 2030 (or more than 599,000 new households) would need to be located within a Regional Activity Center for a 2030 total of more than 835,000 households located in the Activity Centers.

KEY—MAP 7
Transportation Studies 2006-2030

District of Columbia
1   Anacostia Street Car Project (Phases II - IV)
2   Southern Avenue
3   Whitehurst Freeway, Roosevelt Bridge

Maryland
4   Bi-County Transitway, Silver Spring to New Carrollton
5   I-95/I-495, Capital Beltway, from American Legion Bridge to Woodrow Wilson Bridge
6   M-83
7   MD 201 Extended
8   University of Maryland Connector, I-95/495 to UMD
9   US 15 at Monocacy Blvd
10 US 301

Virginia
11 Battlefield Parkway
12 I-395 ramp connections
13 I-495/I-95 Capital Beltway, HOV and transit service improvements from Woodrow Wilson Bridge to American Legion Bridge
14 I-66, HOV and transit service improvements
15 I-66, spot improvements inside the Beltway
16 **I-95/395 HOT Lanes between the Virginia state line and the I-95 Massaponax exit in Spotsylvania County**
17 Light rail from Manassas to Dulles
18 Metrorail, Dunn Loring to American Legion Bridge
19 Metrorail, I-95 from Springfield to Potomac Mills
20 People Mover from Fort Belvoir Proving Grounds to Franconia/Springfield
21 US 1 transit improvements, including light rail and priority bus
22 US 1, light rail, King Street Metro to Pentagon
23 US 29 improvements I
24 US 29 improvements II
25 US 50, transit service improvements
26 VA 236 priority bus
27 VA 620 (Braddock Rd) HOV, VA 645 to Beltway
28 VA 7, transit service improvements
29 VA 7100, priority bus
30 VA 9 improvements

Highlighted Projects were added to the long-range plan in 2006.

KEY—MAP 6 (pg. 13)
Major Transit and HOV Improvements 2006-2030

District of Columbia
1   Anacostia Street Car Project Phase I, 2011
2   K Street Busway, 2008

Maryland
3   Bi-County Transitway, Bethesda to Silver Spring, 2015
4   Corridor Cities Transitway, from Shady Grove to COMSAT, 2012, 2020
5   I-270/US 15 Corridor, Shady Grove to I-70, HOV, 2020
6   Woodrow Wilson Bridge/I-95, HOV, 2009, 2011

Virginia
7   Cherry Hill VRE Station, 2010
8   Crystal City Busway, 2007, 2008, upgrade to BRT, 2012
9   Dulles Corridor Rapid Transit, 2011, 2015
10 Fairfax County Parkway HOV, construct 2 lanes, 2015
11 Fairfax County Parkway HOV, widen and upgrade, 6 to 8 lanes, 2010, 2015
12 Franconia/Springfield Parkway HOV, 2010, 2020
13 I-395 HOV, restripe to 3 lanes, 2010
14 I-495 High Occupancy/Toll (HOT) lanes, Transit Service, 2010, 2020
15 I-495 HOV lanes
16 I-66 HOV, includes interchange reconstruction at US 15, 2010, 2015
17 I-95 HOV, extend HOV lanes from Quantico Creek to Stafford County line, 2015 and re-stripe to 3 lanes from Quantico Creek to I-495/I-395 intersection, 2010
18 Potomac Yard Metro Station, 2015
19 US-1 bus right turn lanes, 2025
20 VA-244 (Columbia Pike) Transit Service Improvements, Pentagon to Bailey's Crossroads, 2010, 2020

Highlighted Projects were added to the long-range plan in 2006.

Resolution Approving the Round 7.0 Regional Activity Centers and Clusters Maps

WHEREAS, the Metropolitan Washington Council of Governments (COG) is the association of local governments in the Washington metropolitan region and is comprised of local, state and federal elected officials representing 21 local governments in the region; and

WHEREAS, among its diverse responsibilities, COG is responsible for assisting local governments in the Washington metropolitan region with the identification, analysis and resolution of problems and issues related to metropolitan growth and development; and

WHEREAS, the National Capital Region Transportation Planning Board (TPB) is the federally-designated metropolitan planning organization responsible for directing the continuing transportation planning process carried on cooperatively by the states and local governments in the Washington metropolitan region; and

Old Town Alexandria

WHEREAS, consistent with long-standing policy adopted in 1966 for integrating regional development with transportation plans and programs, the COG Board of Directors, with the policy advice of the Metropolitan Development Policy Committee (MDPC) and the technical support of the Planning Directors Technical Advisory Committee (PDTAC) is responsible for the analysis and forecasting of metropolitan growth associated with the transportation plans and programs of the TPB; and

WHEREAS, the TPB is responsible for the adoption of the Constrained Long-Range Plan (CLRP), which depicts programmed and funded transportation improvements; and

WHEREAS, the COG metropolitan growth forecast are based on locally-adopted land use plans and projections, which are consistent with the CLRP; and

Frederick

WHEREAS, in October 1993 COG adopted the Report of the Partnership for Regional Excellence, a year-long, regional consensus-building effort, which recognized the importance of linking transportation and land use planning; and

WHEREAS, in October 1998 the TPB adopted its Transportation Vision, a broad-based vision planning process, which identified better inter-jurisdictional coordination of transportation and land use planning as one of its six goals; and
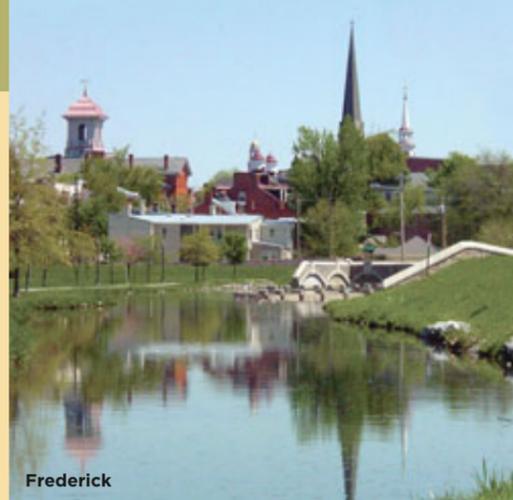
WHEREAS, in April 2002 the COG Board and the TPB approved the Round 6.1 Regional Activity Centers and Clusters maps and data, further recommending their update following approval of each major new "Round" of Cooperative Forecasts; and

WHEREAS, on April 10, 2006, the COG Board approved a work program to update the Regional Activity Centers and Clusters maps; and

WHEREAS, on March 14, 2007, the MDPC approved the Round 7.0 updates to the Regional Activity Centers as prepared by the PDTAC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:

1. The COG Board of Directors approves the Round 7.0 Regional Activity Centers and Clusters maps and data.

2. The COG Board of Directors recommends that the Regional Activity Centers and Clusters maps be used as a tool to encourage mixed-use development.

3. The COG Board of Directors recommends local governments work to increase the percentage of jobs and households that are found in Regional Activity Centers and Clusters.