



MEMORANDUM

TO: Planning Directors Technical Advisory Committee
FROM: John Kent
CC: Kanti Srikanth, Tim Canan, Paul DesJardin, Greg Goodwin
SUBJECT: Final Selection of Round 10.0 Regional Activity Centers
DATE: March 21, 2025

The Planning Directors Technical Advisory Committee has selected 145 Regional Activity Centers (RACs) for the Round 10.0 Cooperative Forecast. This memo documents the process for final approval of the new Regional Activity Centers. A copy of the new map is attached.

Background

The National Capital Region Transportation Planning Board (TPB) first called for the creation of a map of Regional Activity Centers in 2000, as a tool to better coordinate land use and transportation planning. At the direction of the COG Board the Planning Directors worked to develop the framework for designating community level geographic areas within the COG and TPB planning area as Regional Activity Centers. The first set of RACs was adopted by COG board in 2002 and updated in 2007. In 2012 the RACs were formally included as a key element of COG's Region Forward planning framework. The RACs have been widely used by COG member-jurisdictions as the focus for future regional growth since its adoption. Planning activities both at COG and the TPB have also used RACs, including in COG's work on regional Housing Targets (2019), the competitive Housing Affordability Planning Program (HAPP) Grants (2021), and the TPB in its various technical assistance grants, including Transportation and Land use Connections (2007) and Transportation Alternative Program (2013).

Given that RACs are grounded in current and forecast growth (in population, employment and land use density), in approving the current map of Regional Activity Centers in January 2013, the COG Board and the TPB also approved Resolution R13-02, which requires COG to review and amend (as needed) the Regional Activity Centers maps following the adoption of each new major round of the Cooperative Forecasts. The existing RACs map is based upon the Round 8.0 Cooperative Forecast and was adopted by the COG Board in January 2013. The RACs were not updated with Round 9.0 given that the changes was not considered significant and because the region's Planning Directors partnered with the General Services Administration (GSA) to develop a regional map of "Central Business Areas" that would assist GSA with identifying preferred locations for federal facilities.

Table 1 (below) shows the history of all versions of the Regional Activity Centers maps. The current update is based upon the Round 10.0 Cooperative Forecast of population, households, and employment, which the COG Board adopted in June of 2022; upon the anticipated approval by the Board this year, it will become the fourth official version of the Regional Activity Centers map.

Table 1. Updates to the Regional Activity Center Map

Cooperative Forecast Round	Board Approval	Number of Regional Activity Centers
6.2	2002	58
7.0	2007	59
8.0	2013	141
10.0	2025 (expected)	145

Eligibility Criteria for Regional Activity Center Designation

This update of the Regional Activity Center map began with the Planning Directors Technical Advisory Committee's (PDTAC) review of the COG Board-approved criteria for designating RACs during the January 2024 PDTAC meeting. The Committee decided that no changes to the Board-approved methodology would be proposed at this time and advised COG staff in the Department of Community Planning and Technical Services (DCPS) to begin the analysis using Round 10.0 data and the adopted methodology.

The adopted methodology calls for any geographic area to meet the following two core attributes plus any two of the four secondary attributes:

1. *Policy Core Attribute* - The center or priority growth area should be designated in a jurisdiction's adopted comprehensive/general plan or other locally adopted land use plan.
2. *Density Core Attribute* - In the Round 10.0 Cooperative Forecast, the potential RAC must have a persons per acre density (employment + population) that falls within the top one-half of densities within the jurisdiction in the 2050 forecast year.

In addition, the potential RAC must also fulfill at least two of the following four secondary attributes:

1. *Intersection Density Additional Attribute* - Have at least 55 intersections per square mile.
2. *Transit Capacity Additional Attribute* - Have an existing high-capacity/performance transit (e.g. Metrorail, BRT, commuter rail, OR light rail), or have planned station with dedicated local funding or that is identified in the constrained element of Visualize 2045
3. *Land Use Mix Additional Attribute* - 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)
4. *Housing and Transportation Affordability Additional Attribute* - Combined housing and transportation costs within the potential RAC do not exceed 45% of regional median income, as measured by the Center for Neighborhood Technology's H + T Index.

Analysis and Selection of Round 10.0 Regional Activity Centers

COG staff worked collaboratively with member-jurisdiction planning department staff in 2024 to select Regional Activity Centers for Round 10.0. As with the 2013 map, each new Regional Activity Center is represented conceptually by a circle with a radius of a half-mile. While the half-mile circles portray the location of the RACs at a regional scale, COG staff worked closely with each local planning department to define the actual geographic areas for each RAC through a synthesis of local

planning data and maps. The geographic area used corresponds to the transportation analysis zones (TAZs) defined in the TPB's travel demand model to retain the founding aim of the linkage between transportation and land use.

Listed below in alphabetical order, Table 2, and seen in the attached map are all the geographic areas in the COG region determined to meet RAC criteria in the Round 10.0 Cooperative Forecasts. As can be seen in the accompanying map, the official numbering for the RACs follows the long-standing TPB policy for analytical geographies that begins in the core of the District, then roughly proceeds clockwise into the Maryland and Northern Virginia jurisdictions.

Round 10.0 Regional Activity Center Analysis Framework and Approval Process

Throughout the process, COG staff provided the PDTAC with monthly updates and solicited input on the selection progress:

- **Q4 2023:** presented a proposed schedule for development of the Round 10.0 Regional Activity Centers map to the PDTAC
- **Q1 and Q2 2024:** examined adopted local comprehensive/general plans and small area plans to identify the latest center or priority growth areas.
- **Q2 and Q3 2024:** met one-on-one with member-jurisdiction planning staff to select the appropriate geographies upon which to apply the adopted methodology.
- **Q3 2024:** analyzed planning areas around the region using the approved eligibility criteria.
- **Q3 and Q4 2024:** presented eligible Regional Activity Centers to member-jurisdiction planning staff in one-on-one meetings. Jurisdiction staff provided feedback on alternative geographies or names for potential RACs, and on the suitability of cross-jurisdictional RAC boundaries. When appropriate, COG staff re-analyzed areas to see if requested geographies met the eligibility criteria.
- **Q4 2024 and Q1 2025:** COG staff transmitted memoranda to each member-jurisdiction identifying the selected Round 10.0 Regional Activity Centers, including maps showing the location and boundaries of each.

The Planning Directors are scheduled to approve the new Round 10.0 Activity Centers map during the March 21 meeting, after which the COG Board is expected to review and approve the draft map.

Table 2. Round 10.0 Regional Activity Centers

Regional Activity Center Name	Jurisdiction
Adams Morgan/Dupont	District of Columbia
AlexWest-Beauregard	City of Alexandria
Anacostia/Poplar Point/St. Elizabeths	District of Columbia
Annandale	Fairfax County
Arcola	Loudoun County
Ashburn Station/Loudoun Gateway	Loudoun County
Bailey's Crossroads-Western Gateway	Fairfax County/Arlington County
Ballenger Creek	Frederick County
Ballston	Arlington County
Beacon-Groveton	Fairfax County
Beltway South	Fairfax County
Bethesda	Montgomery County
Bowie	City of Bowie
Braddock Road Metro	City of Alexandria
Branch Ave	Prince George's County
Brookland/Catholic University	District of Columbia
Brunswick	City of Frederick
Bush Hill/Van Dorn Street Metro	Fairfax County
Capitol Heights-Addison Road	Prince George's County
Capitol Hill	District of Columbia
Capitol Riverfront	District of Columbia
Carlyle-Eisenhower East	City of Alexandria
Centreville	Fairfax County
Clarendon	Arlington County
Clarksburg	Montgomery County
College Park Metro	City of College Park
Columbia Heights	District of Columbia
Columbia Pike	Arlington County
Convention Center/Shaw	District of Columbia
Court House	Arlington County
Crystal City	Arlington County
Downtown DC	District of Columbia
Downtown East DC	District of Columbia
Downtown Frederick	City of Frederick
Downtown Manassas	City of Manassas

Regional Activity Center Name	Jurisdiction
Dulles Town Center	Loudoun County
Dulles/Route 28 Corridor	Fairfax County
Dumfries	Prince William County
East End/Seven Corners	City of Falls Church/Fairfax County
Eisenhower West/Landmark/Van Dorn	City of Alexandria
Fairfax Center	Fairfax County
Fairfax City	City of Fairfax
Fallsgrove and Research Boulevard	City of Rockville
Former Walter Reed/Upper Georgia Ave	District of Columbia
Fort Belvoir North	Fairfax County
Franconia-Springfield	Fairfax County
Frederick Ave Corridor/Lakeforest Mall	City of Gaithersburg
Friendship Heights/Tenleytown	District of Columbia/Montgomery County
Gainesville	Prince William County
George Mason University	Fairfax County
Georgetown	District of Columbia
Germantown	Montgomery County
Glenmont	Montgomery County
Golden Triangle	District of Columbia
Greenbelt	City of Greenbelt
Grosvenor	Montgomery County
H Street	District of Columbia
Herndon Metro	Fairfax County
Huntington-Penn Daw	Fairfax County
Hyattsville Crossing	City of Hyattsville/Prince George's County
Hybla Valley-Gum Springs	Fairfax County
Innovation Park Town Center	Prince William County
Kensington	Montgomery County
Kentlands	City of Gaithersburg
King Farm/Shady Grove Metro	City of Rockville
La Plata	Charles County
Landover Gateway	Prince George's County
Landover Metro	Prince George's County
Langston Boulevard	Arlington County
Largo Town Center	Prince George's County
Laurel	City of Laurel
Leesburg Core	Loudoun County

Regional Activity Center Name	Jurisdiction
Life Sciences Center/Crown Farm	Montgomery County/City of Gaithersburg
Lorton	Fairfax County
Manassas Park	City of Manassas Park
McLean	Fairfax County
Medical Center/NIH	Montgomery County
Merrifield	Fairfax County
Metropolitan Grove	City of Gaithersburg
Minnesota Ave and Benning Road Metro	District of Columbia
Montgomery College-Rockville	City of Rockville
Monumental Core	District of Columbia
Morgan Boulevard	Prince George's County
National Harbor	Prince George's County
Naylor Rd-Southern Ave	Prince George's County
New Carrollton	Prince George's County
New York Ave NE	District of Columbia
NoMA	District of Columbia
North Ashburn	Loudoun County
North Bethesda	Montgomery County
North Capitol Crossroads	District of Columbia
North Woodbridge Town Center	Prince William County
Northeast Frederick	City of Frederick
Old Town Alexandria/Old Town North	City of Alexandria
Olde Towne Gaithersburg	City of Gaithersburg
Oxon Hill	Prince George's County
Pentagon	Arlington County
Pentagon City	Arlington County
Petworth/Parkview	District of Columbia
Port Towns	Town of Bladensburg/Prince George's County
Potomac Mills	Prince William County
Potomac Shores	Prince William County
Potomac Town Center	Prince William County
Potomac Yard	City of Alexandria
Quartz District	Prince William County
Reston Town Center	Fairfax County
Rhode Island Ave Metro	District of Columbia
Rock Spring	Montgomery County
Rockville Town Center	City of Rockville

Regional Activity Center Name	Jurisdiction
Rosslyn	Arlington County
Route 28 Central	Loudoun County
Route 28 North	Loudoun County
Route 28 South	Loudoun County
Shady Grove	Montgomery County
Shirlington	Arlington County
Silver Spring	Montgomery County
South Frederick	Frederick County
Southwest Waterfront	District of Columbia
Stadium-Armory	District of Columbia
Sudley	Prince William County
Suitland	Prince George's County
Takoma Metro	District of Columbia/City of Takoma Park
Takoma/Langley Crossroads	City of Takoma Park/Prince George's County
The Golden Mile	Frederick County
The Landing at Prince William	Prince William County
Tower Oaks	City of Rockville
Town of Herndon	Fairfax County
Town of Vienna	Fairfax County
Twinbrook and Rockville Pike	Montgomery County/City of Rockville
Tysons	Fairfax County
U Street/Howard University	District of Columbia
UMD Purple Line	City of College Park
Urbana	Frederick County
Vienna Metro	Fairfax County
Virginia Square	Arlington County
Waldorf	Charles County
Washington Street/East Falls Church Metro	City of Falls Church/Arlington County
West End	District of Columbia
West Falls Church/West Broad Street	Fairfax County/City of Falls Church
West Hyattsville Metro	City of Hyattsville/Prince George's County
Westphalia Town Center	Prince George's County
Wheaton	Montgomery County
White Oak	Montgomery County
Wiehle-Reston East	Fairfax County
Yorkshire	Prince William County

*

Regional Activity Centers Map

based on the COG Round 10.0 Cooperative Forecast

Draft for PDTAC, March 21, 2025

District of Columbia

1. Monumental Core
2. Southwest Waterfront
3. Downtown DC
4. Downtown East DC
5. West End
6. Golden Triangle
7. U Street/Howard University
8. Adams Morgan/Dupont
9. Georgetown
10. Friendship Heights/Tenleytown
11. Former Walter Reed/Upper Georgia Ave
12. Petworth/Parkview
13. Columbia Heights
14. North Capitol Crossroads
15. Convention Center/Shaw
16. NoMA
17. New York Ave NE
18. Brookland/Catholic University
19. Rhode Island Ave Metro
20. Takoma Metro
21. Minnesota Ave and Benning Road Metro
22. H Street
23. Capitol Hill
24. Capitol Riverfront
25. Stadium-Armory
26. Anacostia/Poplar Point/St. Elizabeths

Montgomery County

27. Metropolitan Grove
28. Germantown
29. Clarksburg
30. Frederick Ave Corridor/Lakeforest Mall
31. Olde Towne Gaithersburg
32. Shady Grove
33. King Farm/Shady Grove Metro
34. Glenmont
35. Kensington
36. Wheaton
37. White Oak
38. Takoma/Langley Crossroads
39. Silver Spring
40. Bethesda
41. Medical Center/NIH
42. Grosvenor
43. North Bethesda
44. Twinbrook and Rockville Pike
45. Tower Oaks
46. Rock Spring
47. Rockville Town Center
48. Montgomery College-Rockville
49. Falls Grove and Research Boulevard
50. Life Sciences Center/Crown Farm
51. Kentlands

Prince George's County

52. National Harbor
53. Oxon Hill
54. Branch Ave
55. Suitland
56. Naylor Rd-Southern Ave
57. Greenbelt
58. UMD Purple Line
59. West Hyattsville Metro
60. Port Towns
61. Hyattsville Crossing
62. College Park Metro
63. New Carrollton
64. Landover Metro
65. Capitol Heights-Addison Road
66. Morgan Boulevard
67. Largo Town Center
68. Landover Gateway
69. Bowie
70. Laurel
71. Westphalia Town Center

Arlington County

72. Ballston
73. Langston Boulevard
74. Washington Street/East Falls Church Metro
75. Virginia Square
76. Clarendon
77. Rosslyn
78. Court House
79. Columbia Pike
80. Pentagon City
81. Pentagon
82. Crystal City
83. Shirlington
84. Bailey's Crossroads-Western Gateway

City of Alexandria

85. Eisenhower West/Landmark/Van Dorn
86. AlexWest-Beauregard
87. Potomac Yard
88. Old Town Alexandria/Old Town North
89. Braddock Road Metro
90. Carlyle-Eisenhower East

Fairfax County and City of Fairfax

91. Centreville
92. George Mason University
93. Fairfax City
94. Fairfax Center
95. Dulles/Route 28 Corridor
96. Town of Herndon
97. Wiehle-Reston East
98. Reston Town Center
99. Herndon Metro
100. Vienna Metro
101. Town of Vienna
102. Merrifield
103. Tysons
104. McLean
105. West Falls Church/West Broad Street
106. East End/Seven Corners
107. Annandale
108. Beltway South
109. Franconia-Springfield
110. Beacon-Groveton
111. Huntington-Penn Daw
112. Bush Hill/Van Dorn Street Metro
113. Hybla Valley-Gum Springs
114. Lorton
115. Fort Belvoir North

Loudoun County

116. Leesburg Core
117. Ashburn Station/Loudoun Gateway
118. Route 28 Central
119. Dulles Town Center
120. Route 28 North
121. North Ashburn
122. Route 28 South
123. Arcola

Prince William, Manassas and Manassas Park

124. Gainesville
125. Sudley
126. Innovation Park Town Center
127. Downtown Manassas
128. Manassas Park
129. Yorkshire
130. Dumfries
131. Quartz District
132. Potomac Town Center
133. Potomac Mills
134. The Landing at Prince William
135. North Woodbridge Town Center
136. Potomac Shores



Regional Activity Center



High Capacity Transit



Future High Capacity Transit



Highway



METROPOLITAN WASHINGTON
Council of Governments

Multi-Jurisdiction RACs

- District of Columbia and Montgomery**
10. Friendship Heights/Tenleytown
 20. Takoma Metro

- Montgomery and Prince George's**
38. Takoma/Langley Crossroads

- Arlington and Falls Church**
74. Washington Street/East Falls Church Metro

- Arlington and Fairfax County**
84. Bailey's Crossroads-Western Gateway

- Falls Church and Fairfax County**
105. West Falls Church/West Broad Street
 106. East End/Seven Corners

Frederick County

137. Brunswick
138. The Golden Mile
139. Urbana
140. South Frederick
141. Northeast Frederick
142. Downtown Frederick
143. Ballenger Creek

Charles County

144. La Plata
145. Waldorf