



ROUND 10.0 REGIONAL ACTIVITY CENTERS MAP UPDATE

Greg Goodwin
COG Regional Planner

COG Board of Directors
May 14, 2025

National Harbor, Prince George's County

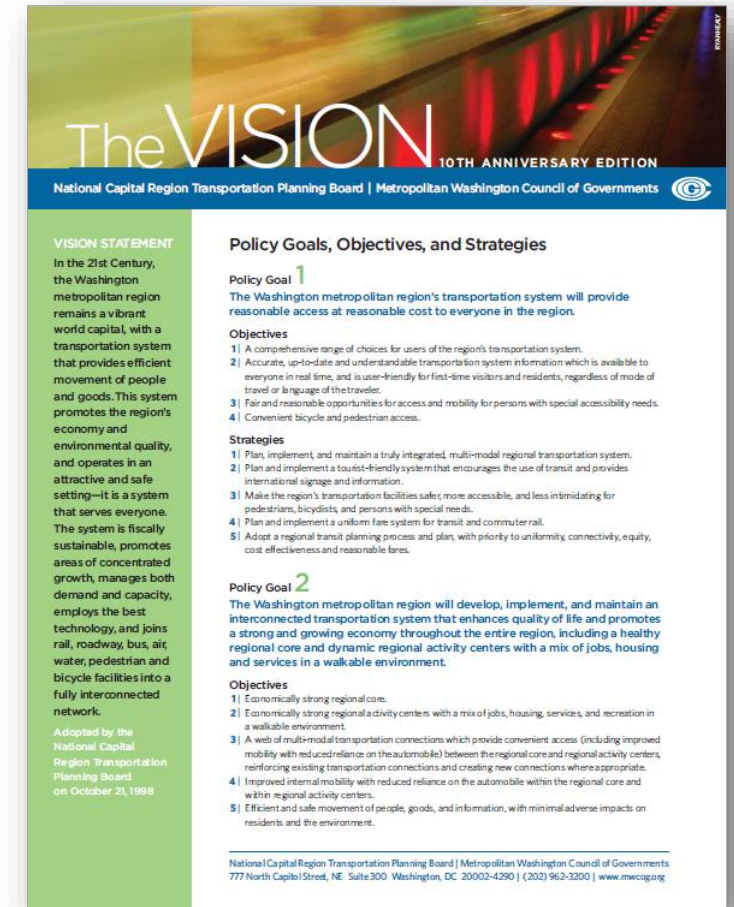


Metropolitan Washington
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Agenda Item #8

What are Regional Activity Centers?

- Locations that will accommodate future growth and support prosperity, accessibility, livability, and sustainability (COG's Region Forward Vision Goals)
 - Urban centers
 - Priority growth areas
 - Traditional towns
 - Transit hubs
- Proposed in the 1998 TPB Vision, first Activity Centers adopted by COG in 1999
- Activity Centers are updated following every major round of Cooperative Forecasts
 - Updated in 2002, 2007, and 2013

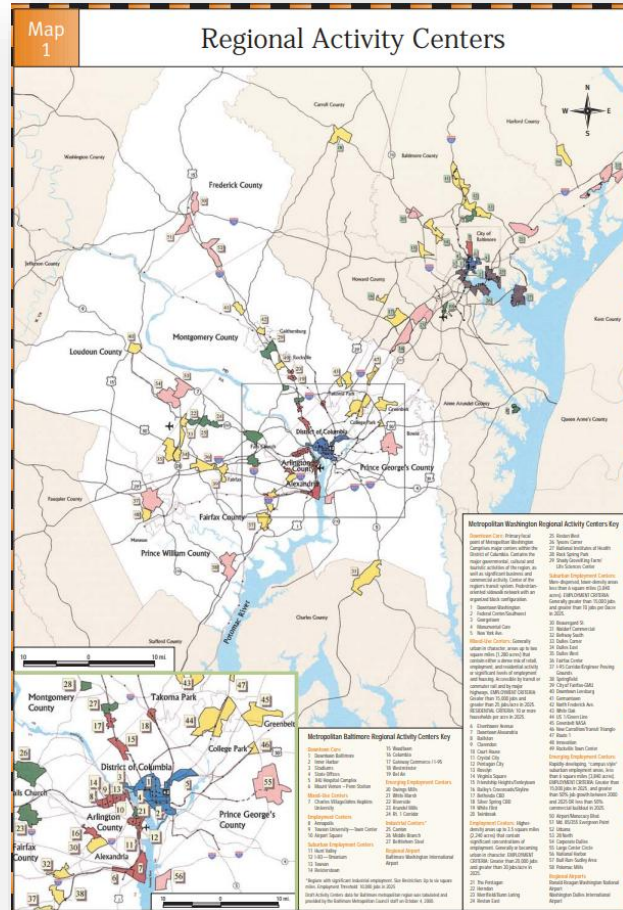


How are Regional Activity Centers Used?

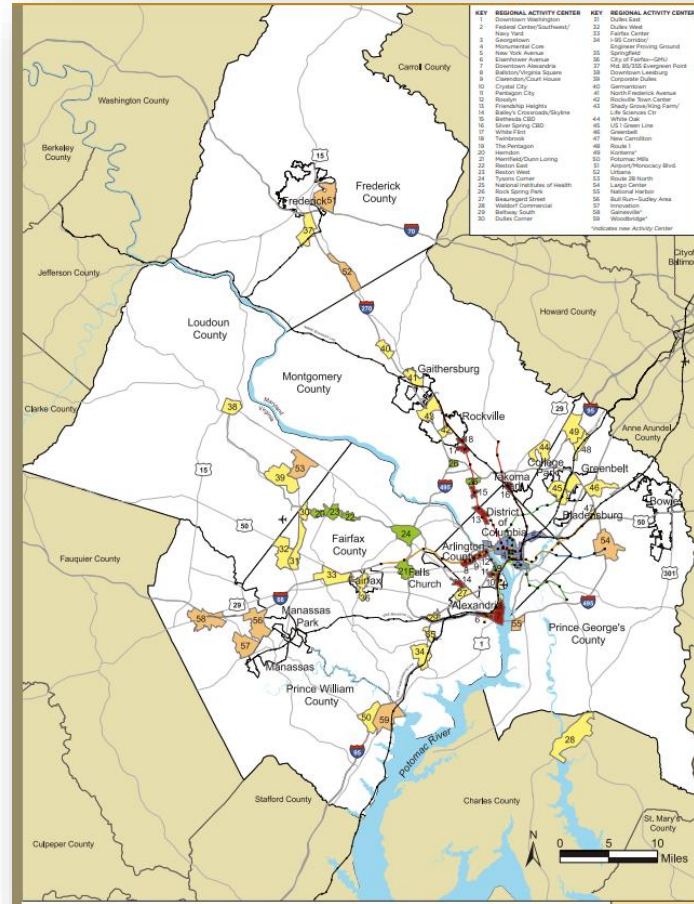
- **Regional Activity Centers indicate local areas planned to support future growth and/or transit connectivity**
- **Used in COG and TPB Regional Planning / Technical Analyses**
 - Measuring future growth in and out of Regional Activity Centers
 - Region Forward Targets utilize Regional Activity Centers for analysis
 - Regional Housing Targets seek new housing in Regional Activity Centers
 - Visualize 2050 & TIP Project submissions reference Regional Activity Center proximity
- **Regional Grants prioritize Regional Activity Centers in selection criteria**
 - TPB Technical Assistance Grant Programs (TLC, RRSP, TAP-SA), COG Housing Affordability Planning (HAPP) Program, and ULI/COG Technical Assistance Panel (TAPs)

Previous Updates to the Regional Activity Centers Map

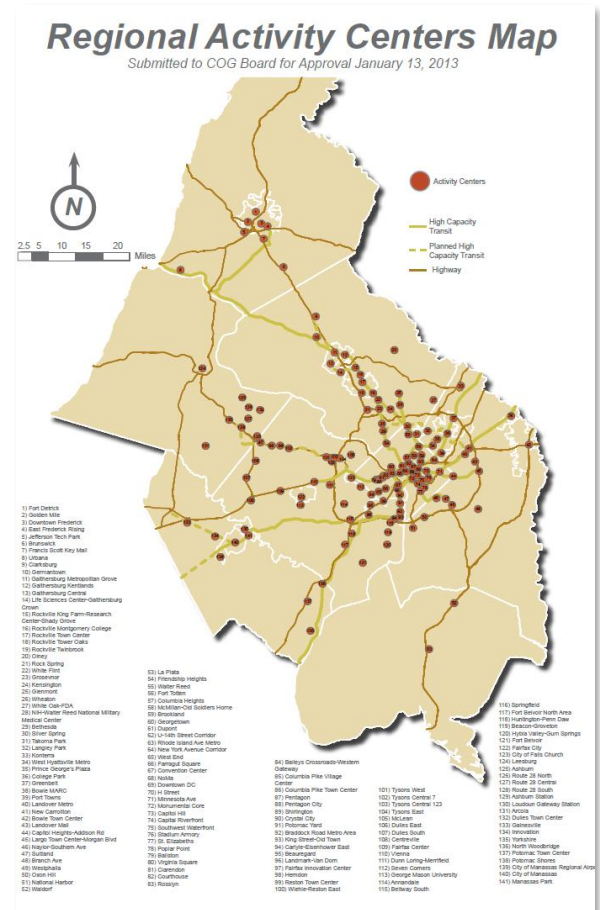
Approved 2002



Approved 2007



Approved 2013

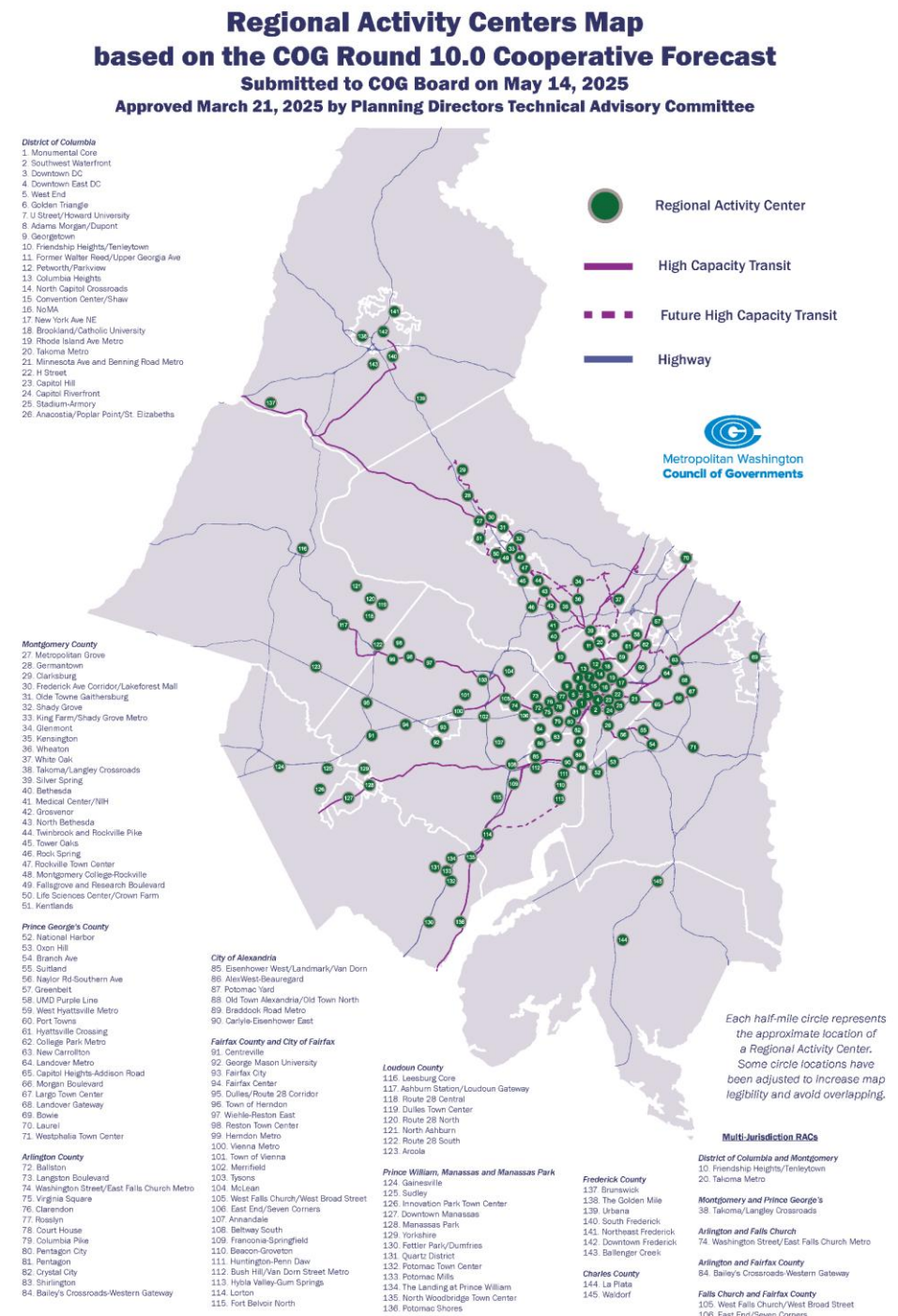


Round 10.0 Regional Activity Centers Map

- No change in the COG adopted technical methodology
- Planning Directors Technical Advisory Committee managed the update process for the Round 10.0 Regional Activity Centers
- COG staff conducted the technical analysis to determine Regional Activity Center eligibility
- The Round 10.0 Regional Activity Centers Map was approved by the Planning Directors Technical Advisory Committee on March 21, 2025



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Selection Criteria: Core Attributes



Policy: In base year (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.

AND



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

Selection Criteria: Secondary Attributes (2 out of 4 Required)



Land Use Mix: locally-adopted land use plan encourages mixed-use development



Transit Capacity: Metrorail, BRT, streetcar, commuter rail, OR light rail station by 2050



Housing & Transportation Affordability: Combined housing and transportation costs do not exceed 45% of regional median income

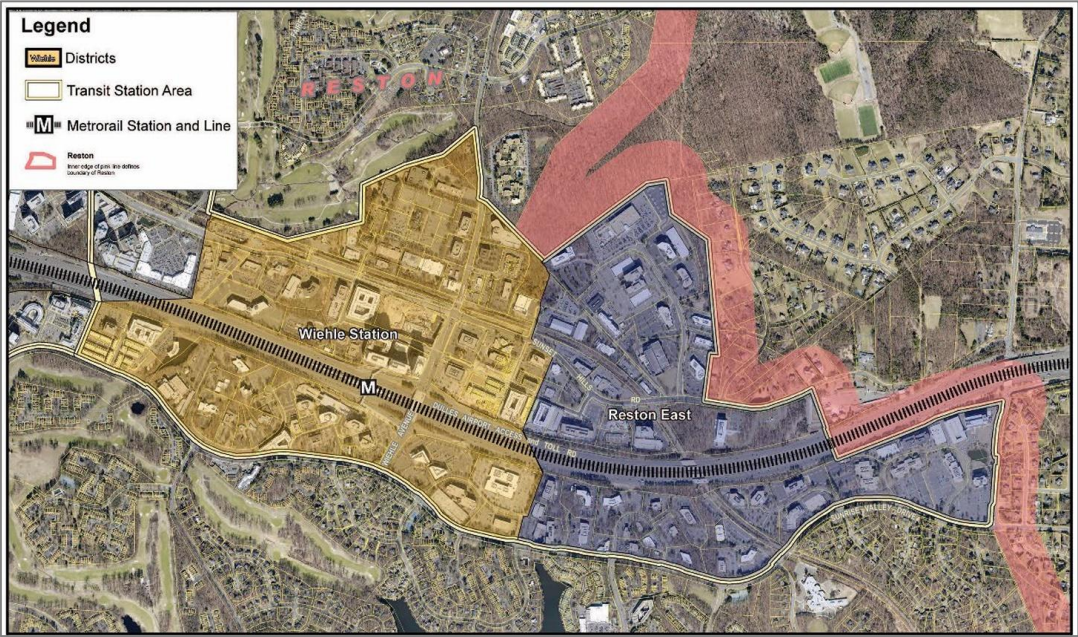


Intersection Density: > 55 intersections per square mile.

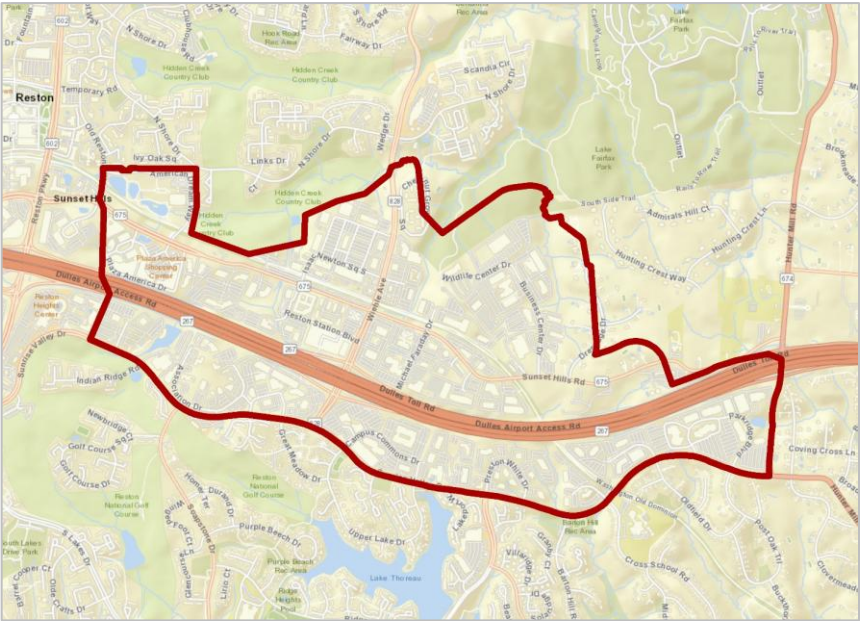


Regional Planning Area: Fairfax County Example

Wiehle-Reston East Plan
Transit Station Area Geography

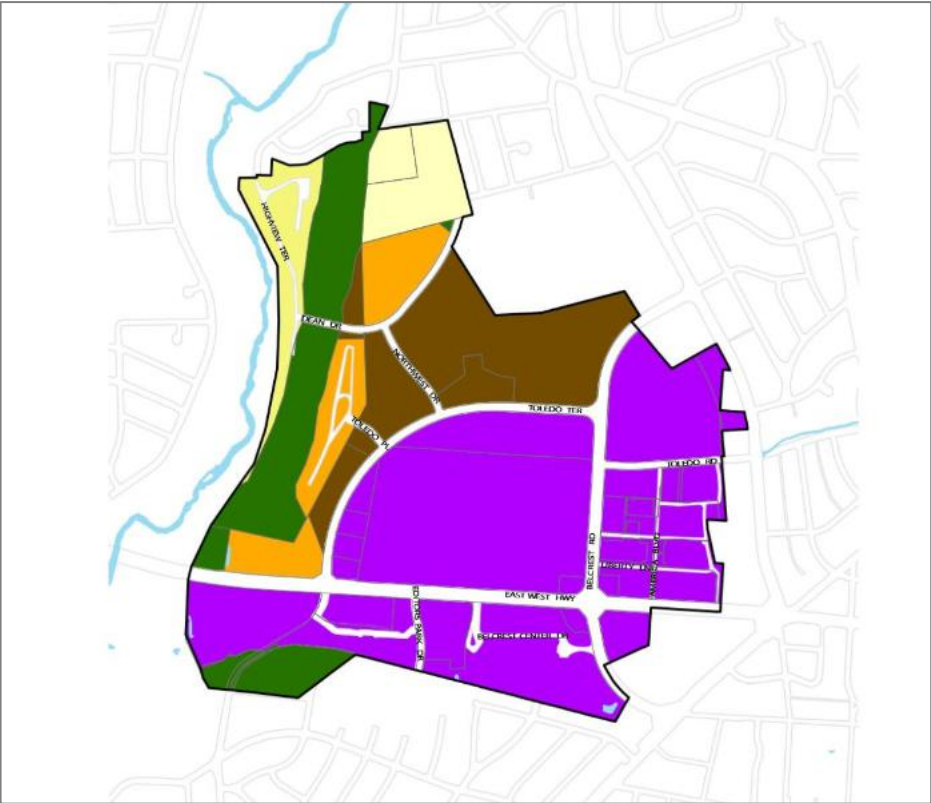


Wiehle-Reston East Regional Activity Center
Analysis Geography



Regional Planning Area: Prince George's County Example

Prince George's Plaza Transit District Development Plan Geography

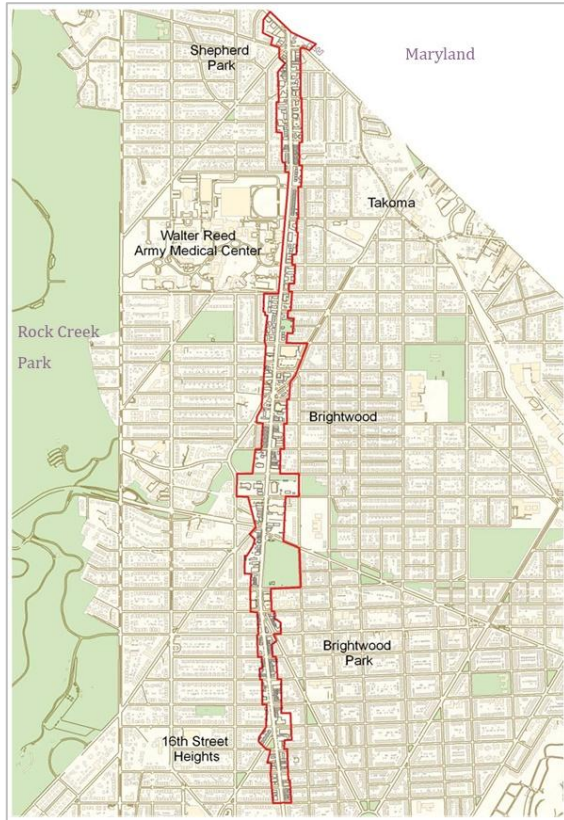


Hyattsville Crossing Regional Activity Center Analysis Geography

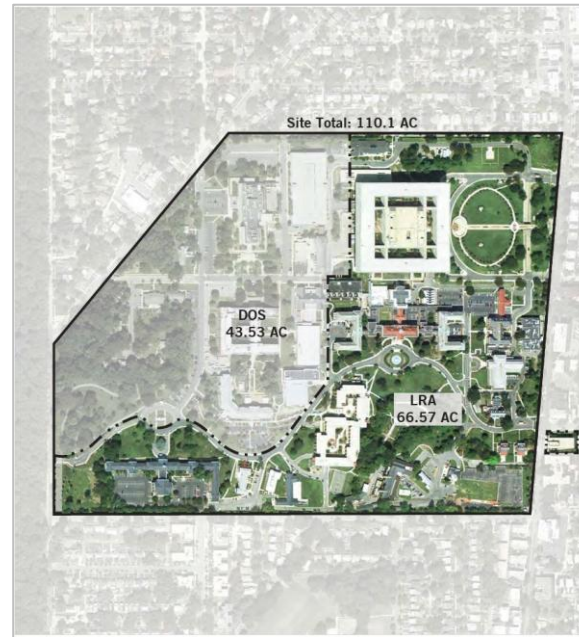


Combining Local Planning Areas: District of Columbia Example

*Upper Georgia Avenue Area
Land Development Plan*



*Former Walter Reed Army Medical Center
Small Area Plan*

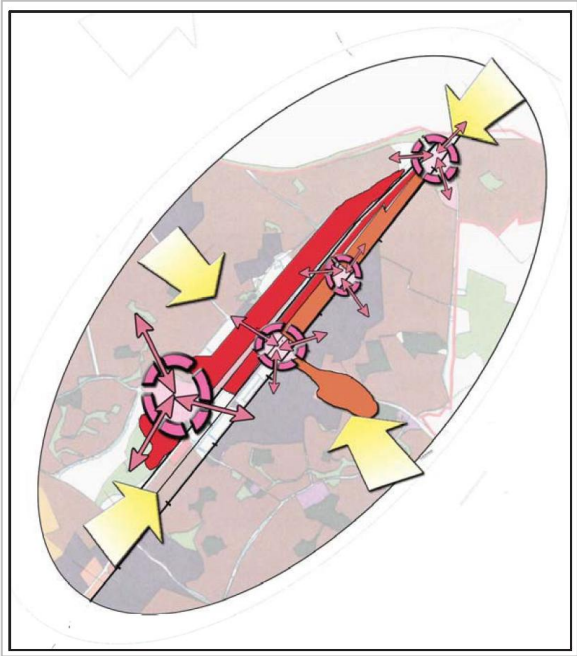


*Former Walter Reed/Upper Georgia Ave Corridor
Regional Activity Center Analysis Geography*

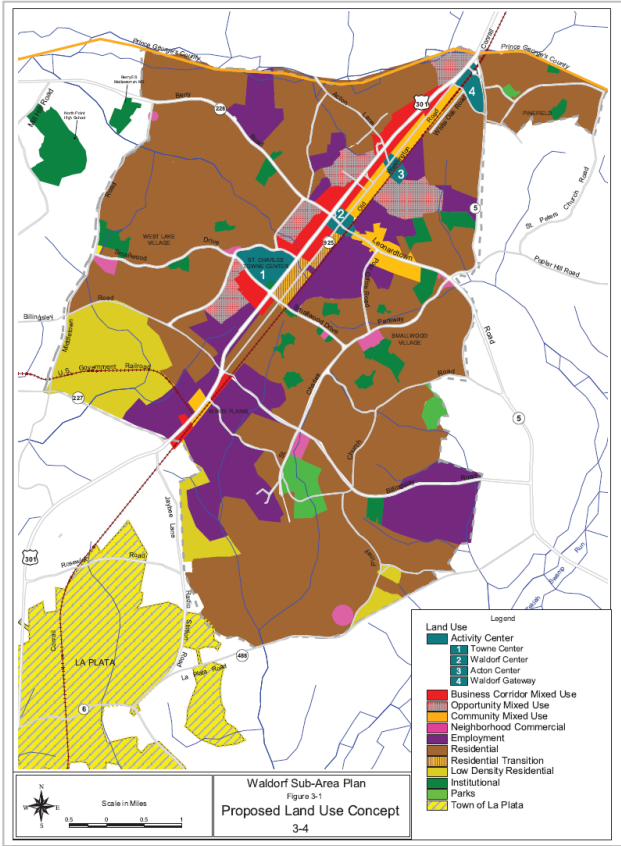


Merging Local Geography Sources: Charles County Example

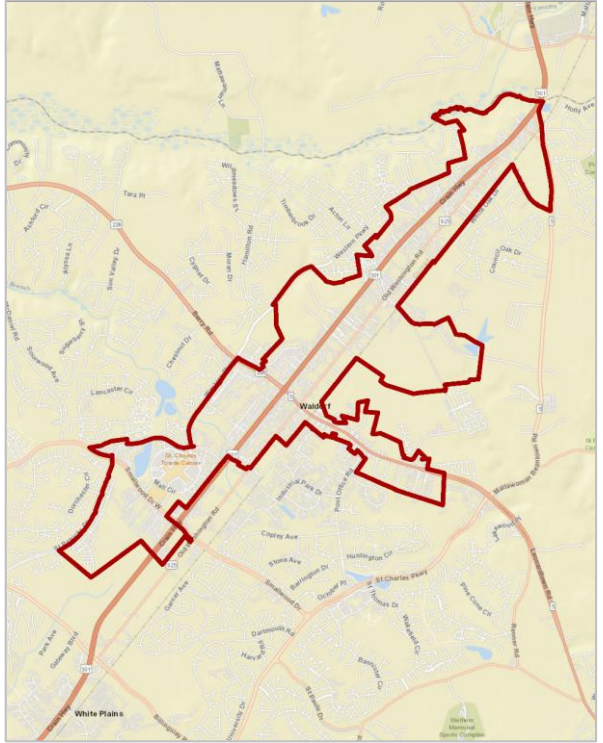
Waldorf Sub-Area Plan
Central Area Concept



Waldorf Sub-Area Plan
Future Land Use and Local Activity Centers

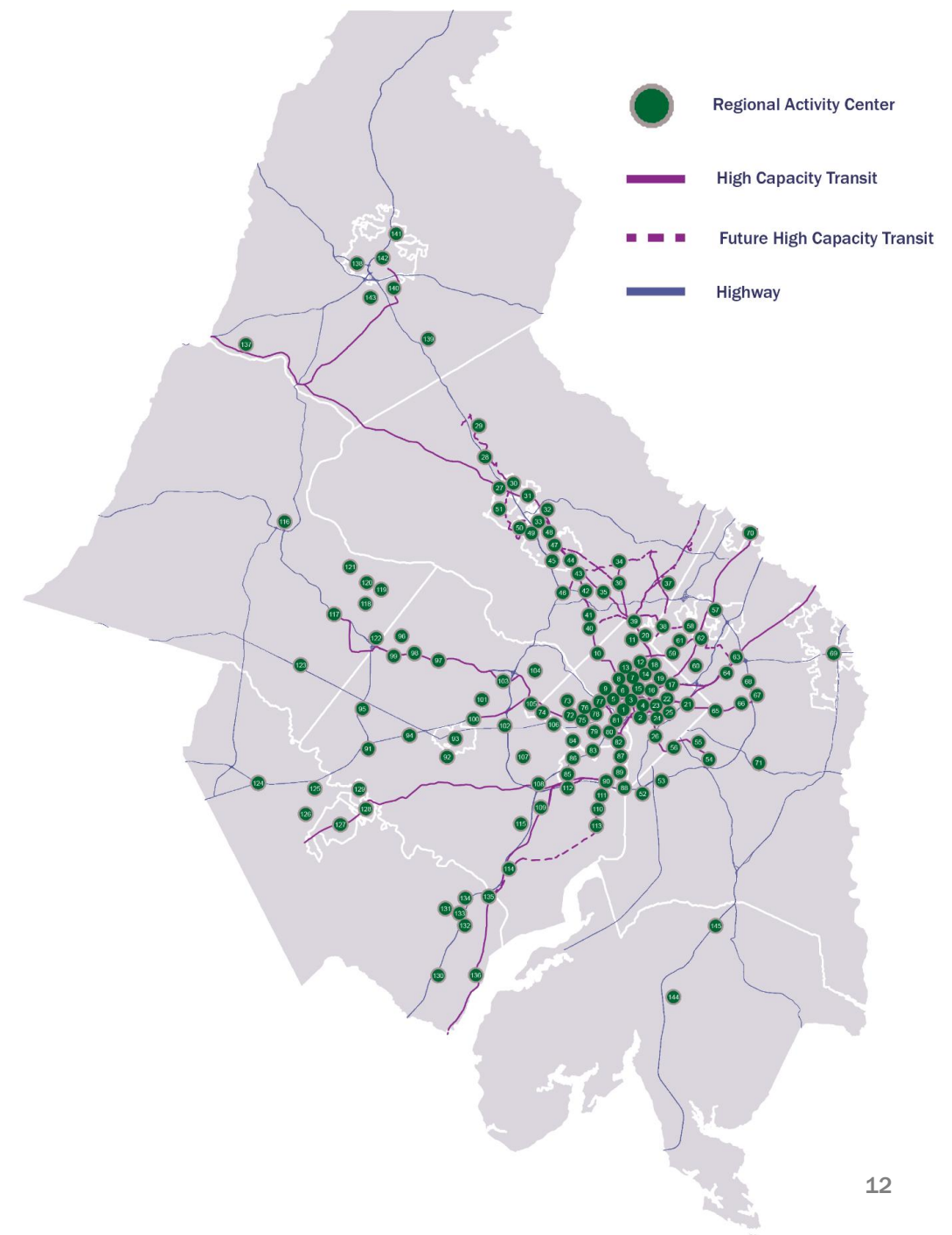


Waldorf Regional Activity Center
Analysis Geography



Round 10.0 Activity Centers Statistics

Number of Approved Regional Activity Centers	145
Total Square Miles of Regional Activity Centers	216
Total Number of High-Capacity Transit Stations in Regional Activity Centers in 2050	238
Population Growth Rate in Regional Activity Centers from 2020 to 2050 in Round 10.0 Forecast	53%
Employment Growth Rate in Regional Activity Centers from 2020 to 2050 in Round 10.0 Forecast	35%



Greg Goodwin

COG Regional Planner

(202) 962-3274

ggoodwin@mwcog.org

mwcog.org

777 North Capitol Street NE, Suite 300
Washington, DC 20002