

ROUND 10.0 REGIONAL ACTIVITY CENTER MAP

Review of Selected RACs

John Kent
Regional Planner
Department of Community Planning and Services

Cooperative Forecasting and Data Subcommittee
April 8, 2025

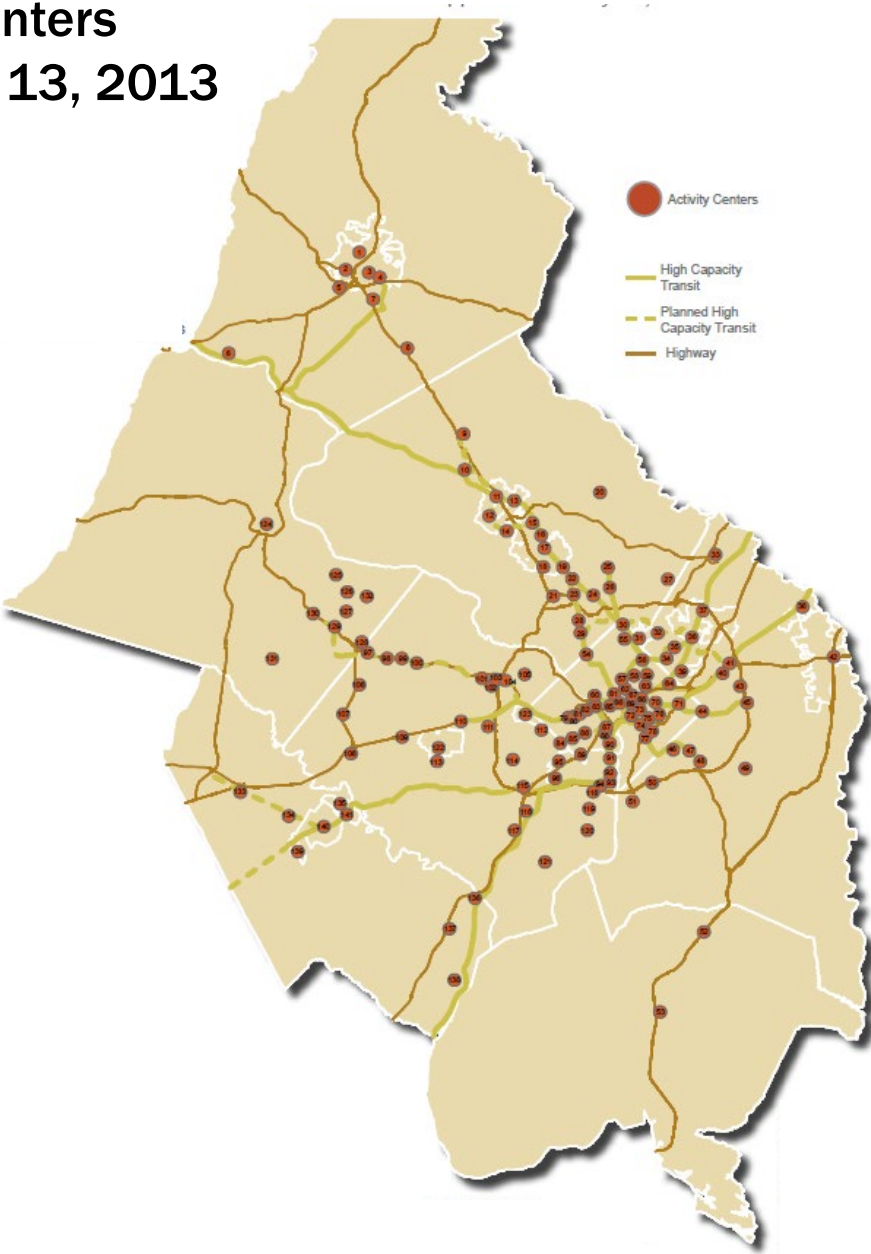


Metropolitan Washington
Council of Governments

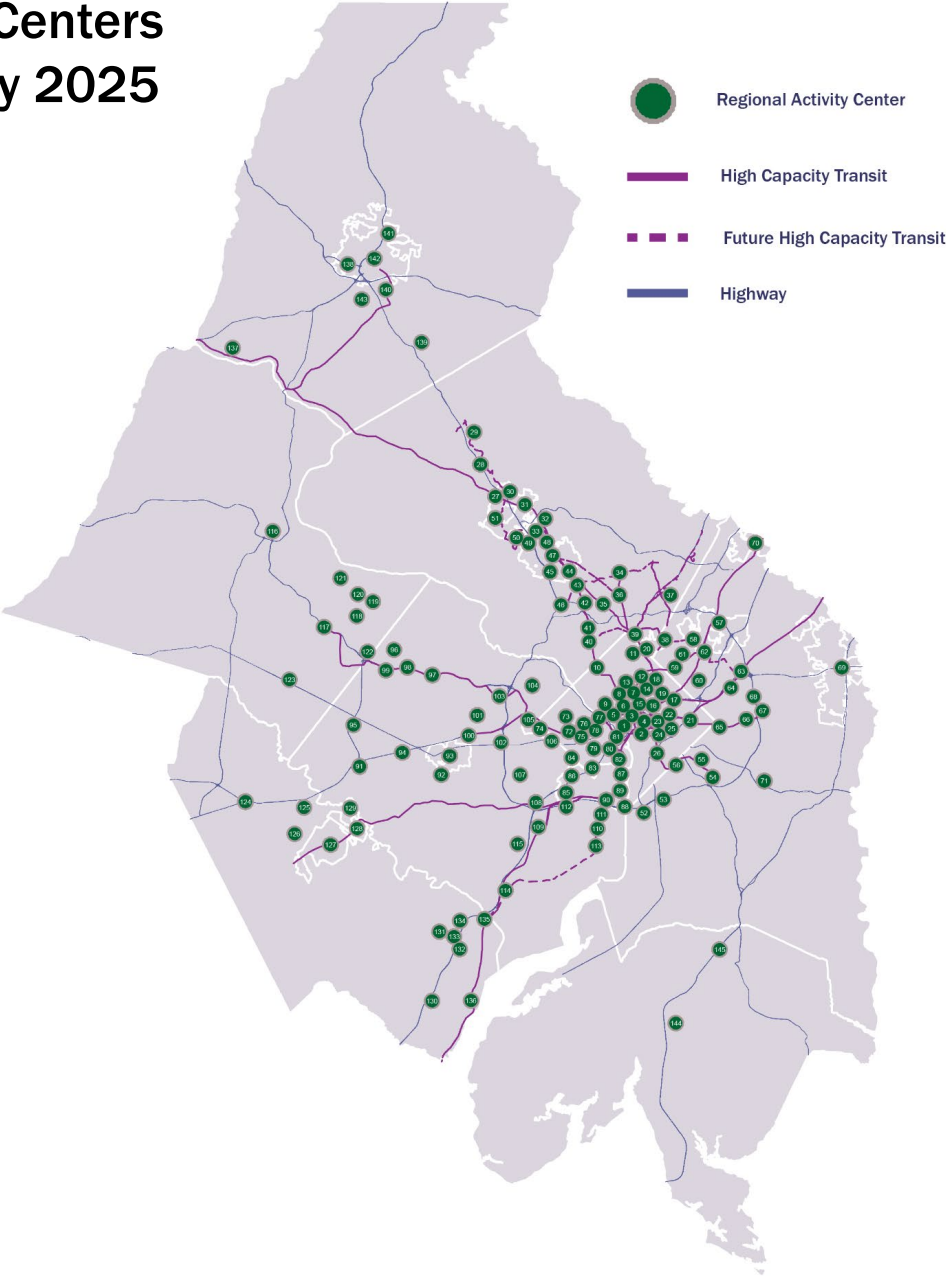
Update on Round 10.0 Regional Activity Centers Progress

- Over first quarter of 2025, COG staff received feedback from member-jurisdiction planning staff on the selection memos
- PDTAC approved the Round 10.0 Regional Activity Center Map during its March 2025 meeting
- The COG Board will act on the updated RACs during its May meeting

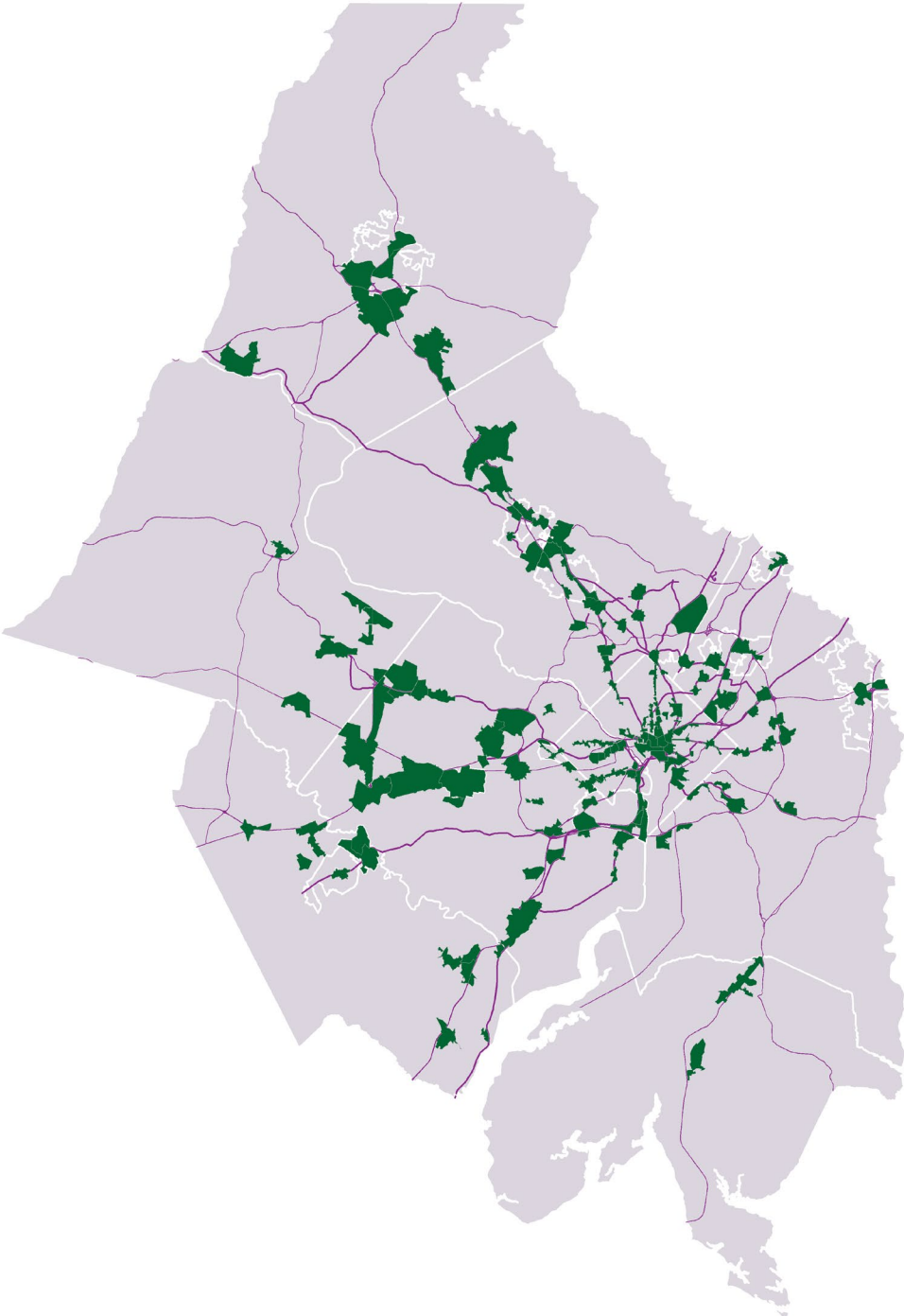
141 Round 8.0 Regional Activity Centers
approved by COG Board on January 13, 2013



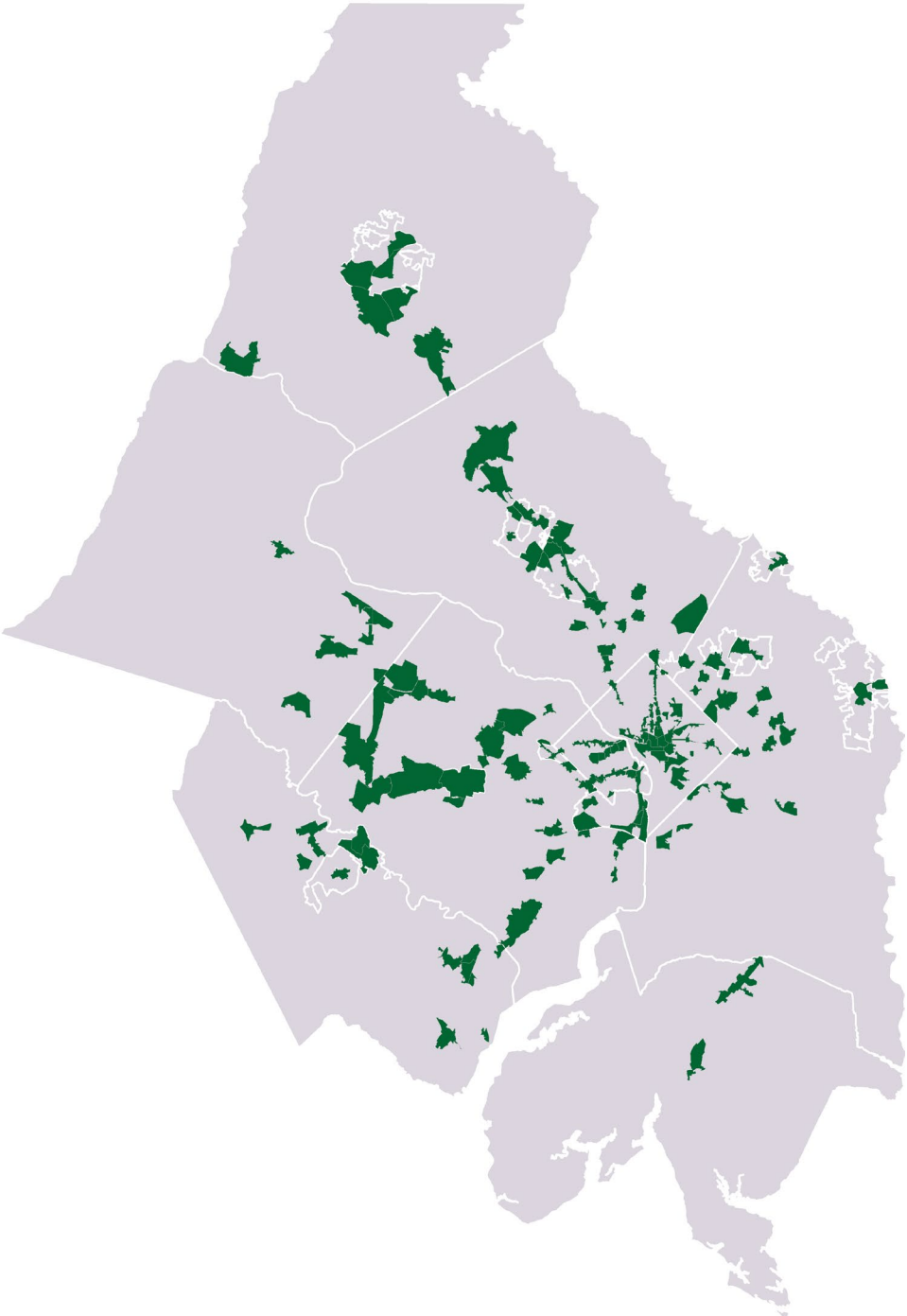
145 Round 10.0 Regional Activity Centers to be voted on by COG Board in May 2025



10.0 Regional Activity Centers Analysis Areas

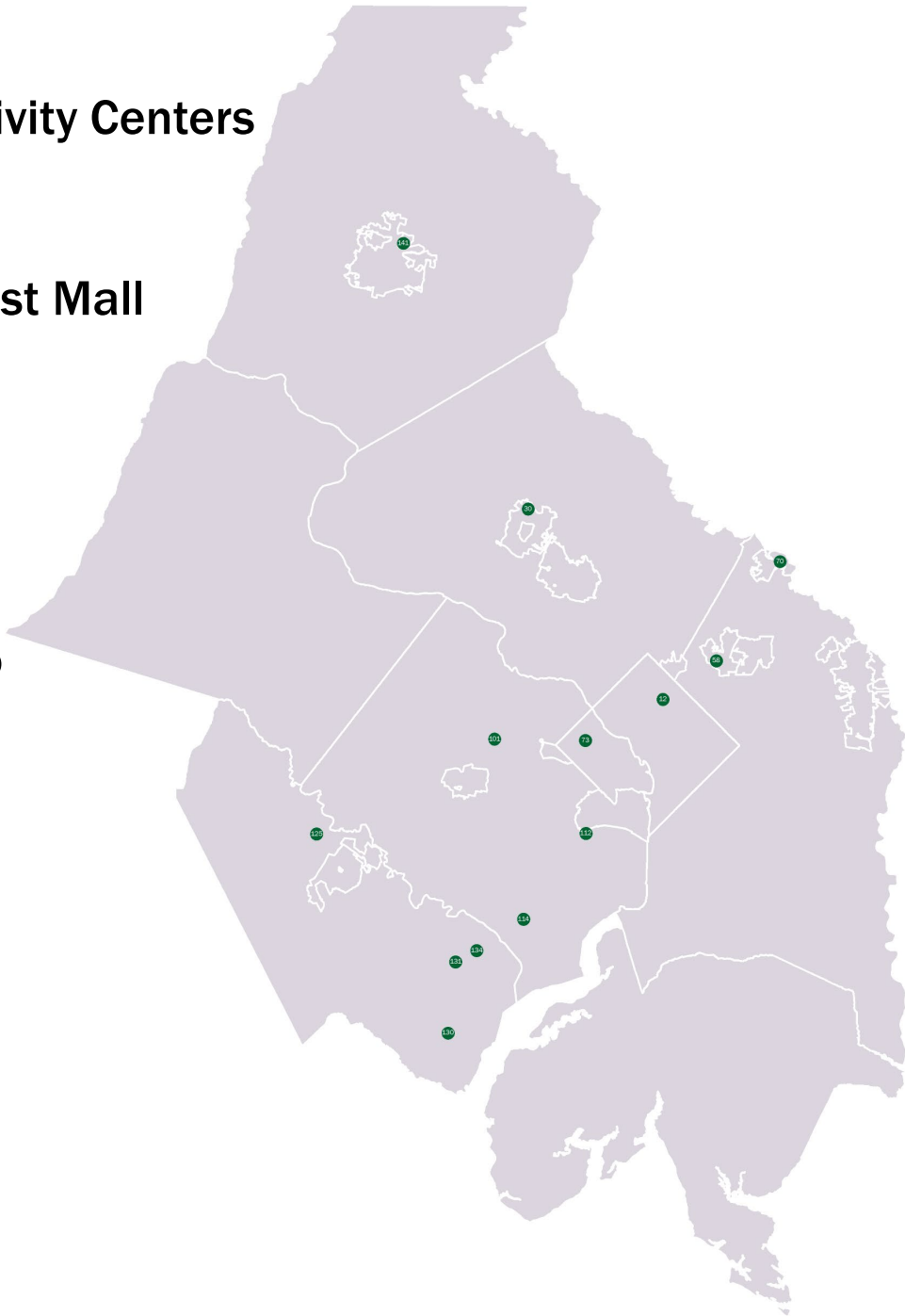


10.0 Regional Activity Centers Analysis Areas



13 Newly Added 10.0 Regional Activity Centers

- Northeast Frederick
- Frederick Ave Corridor/Lakeforest Mall
- Laurel
- UMD Purple Line
- Petworth/Parkview
- Langston Boulevard
- Town of Vienna
- Bush Hill/Van Dorn Street Metro
- Lorton
- Sudley
- The Landing at Prince William
- Quartz District
- Dumfries



Expanded 10.0 Regional Activity Centers

6 Round 8.0 RACs → 14 Round 10.0 RACs

Herndon

- Herndon Metro
- Town of Herndon

City of Falls Church

- West Falls Church/West Broad Street
- Washington Street/East Falls Church Metro
- East End/Seven Corners

Potomac Town Center

- Potomac Mills
- Potomac Town Center

Rockville King Farm-Research Center-Shady Grove

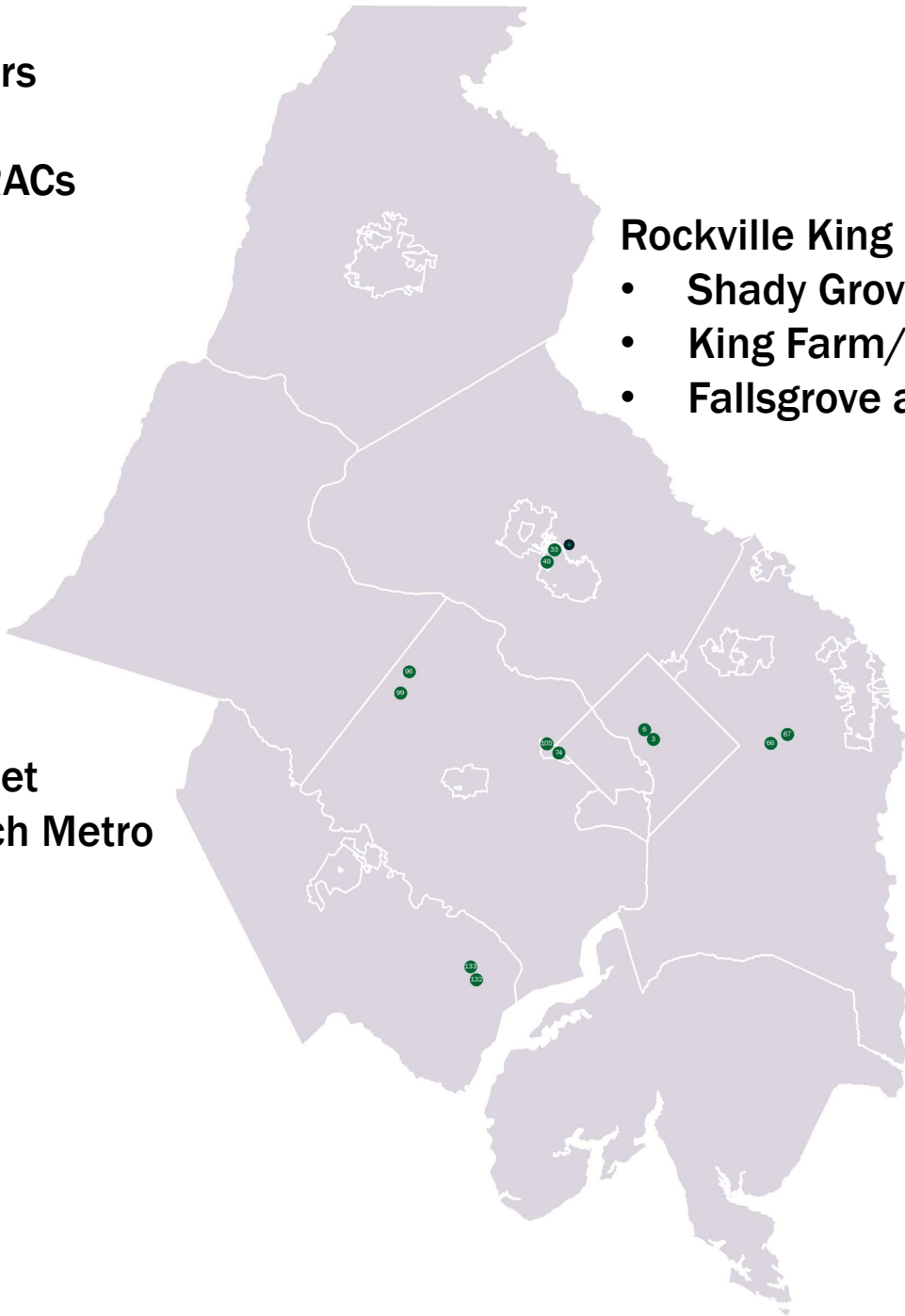
- Shady Grove
- King Farm/Shady Grove Metro
- Fallsgrove and Research Boulevard

Farragut Square

- Downtown DC
- Golden Triangle

Largo Town Center-Morgan Blvd

- Largo Town Center
- Morgan Boulevard



Consolidated 10.0 Regional Activity Centers

15 Round 8.0 RACs → Six Round 10.0 RACs

Ashburn Station/Loudoun Gateway

- Ashburn Station
- Loudoun Gateway Station

Dulles/Route 28 Corridor

- Dulles East
- Dulles South
- Fairfax Innovation Center

Tysons

- Tysons Central 123
- Tysons Central 7
- Tysons East
- Tysons West

Anacostia/Poplar Point/St. Elizabeths

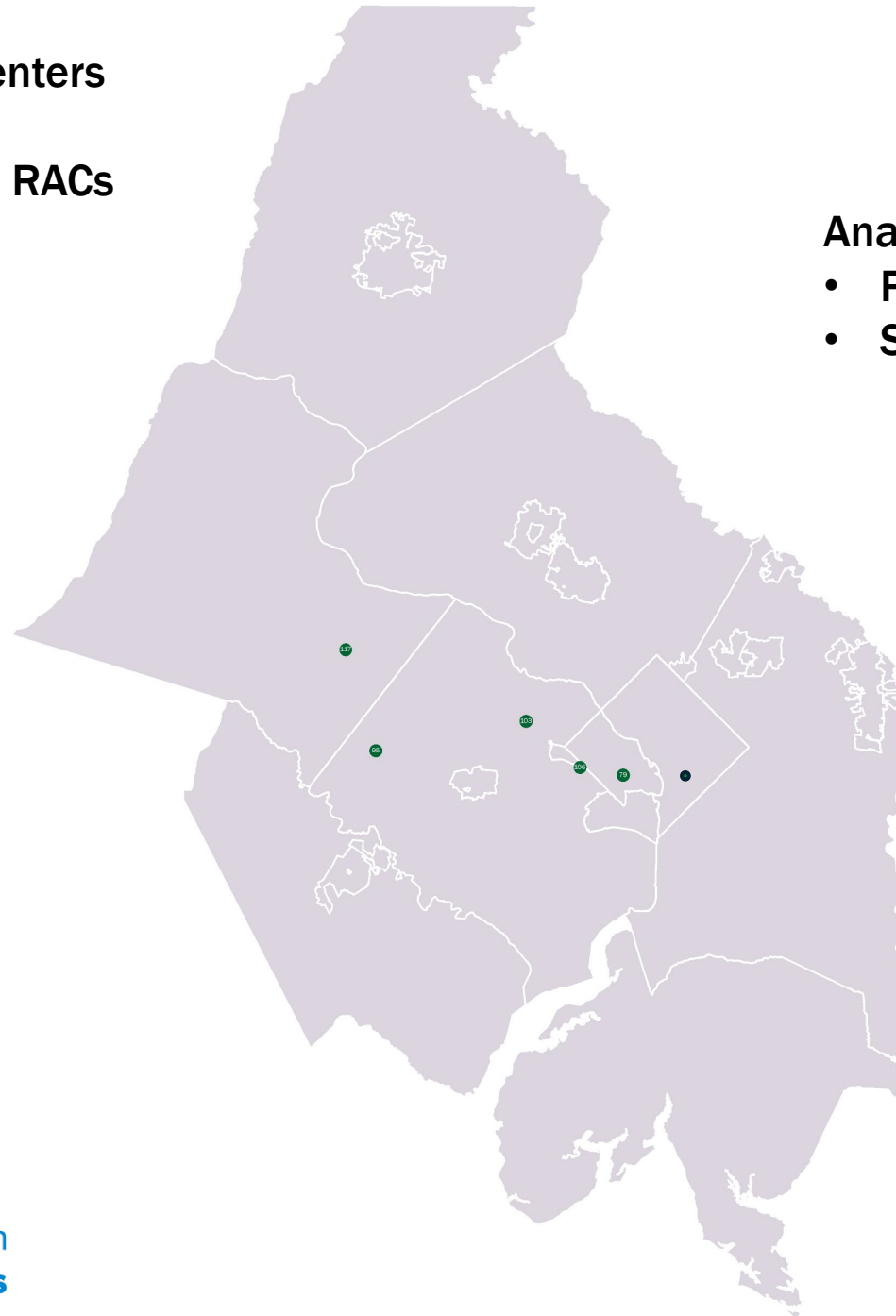
- Poplar Point
- St. Elizabeths

East End/Seven Corners

- City of Falls Church
- Seven Corners

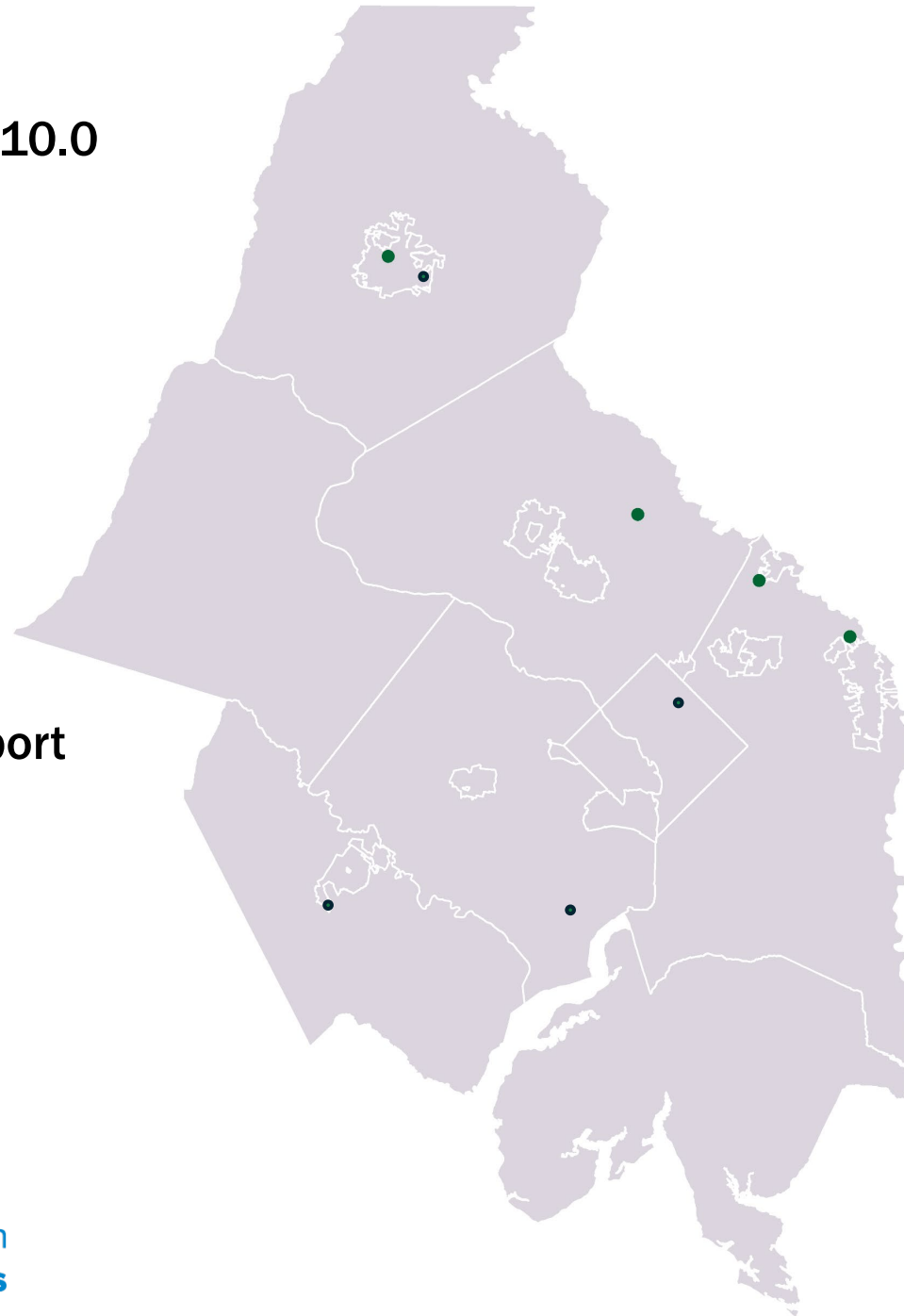
Columbia Pike

- Columbia Pike Town Center
- Columbia Pike Village



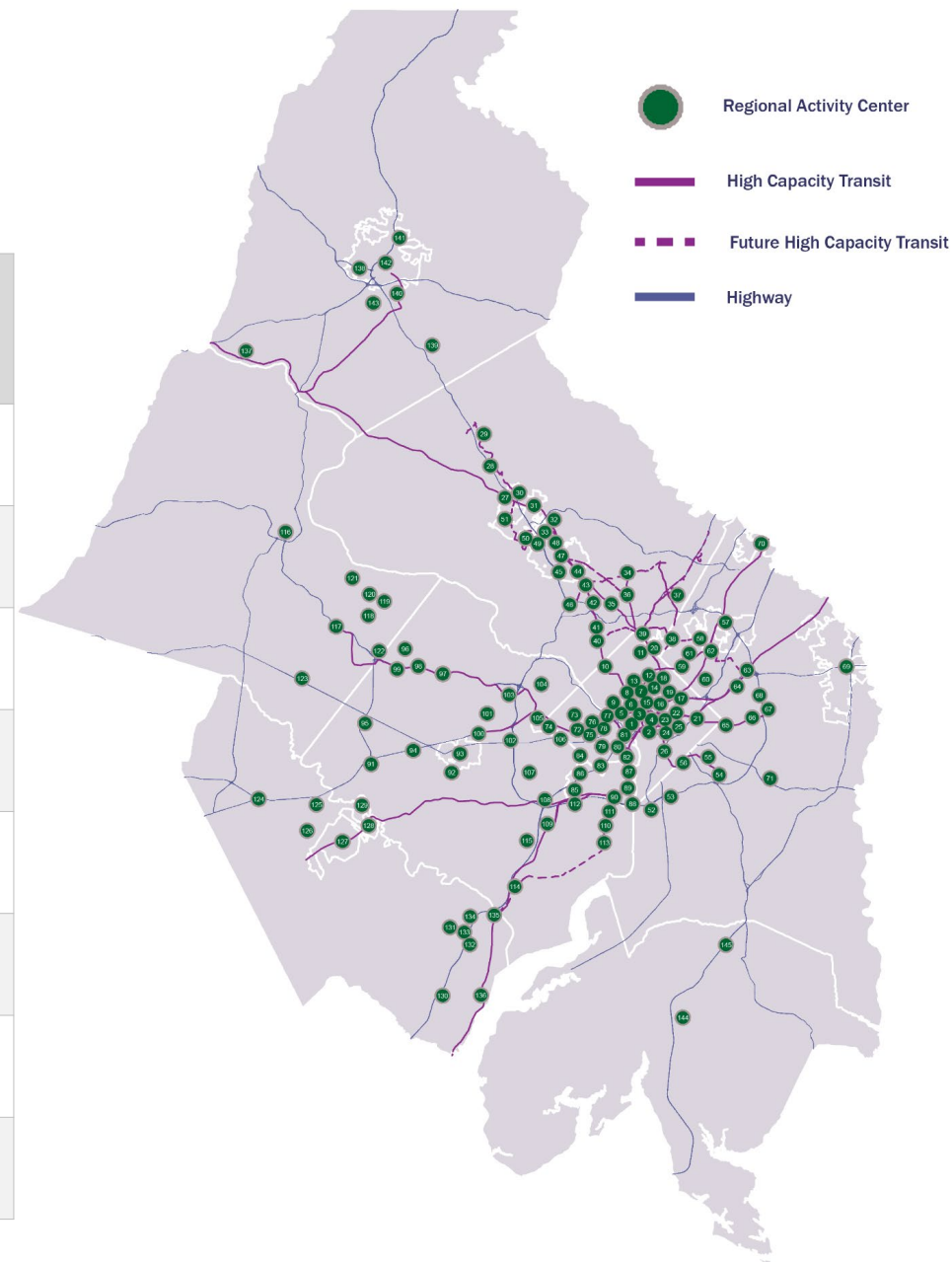
Eight Ineligible Round 8.0 RACs that were Not Selected for Round 10.0

- Fort Detrick
- East Frederick Rising
- Olney
- Konterra
- Bowie State MARC
- Fort Totten
- Fort Belvoir
- City of Manassas Regional Airport



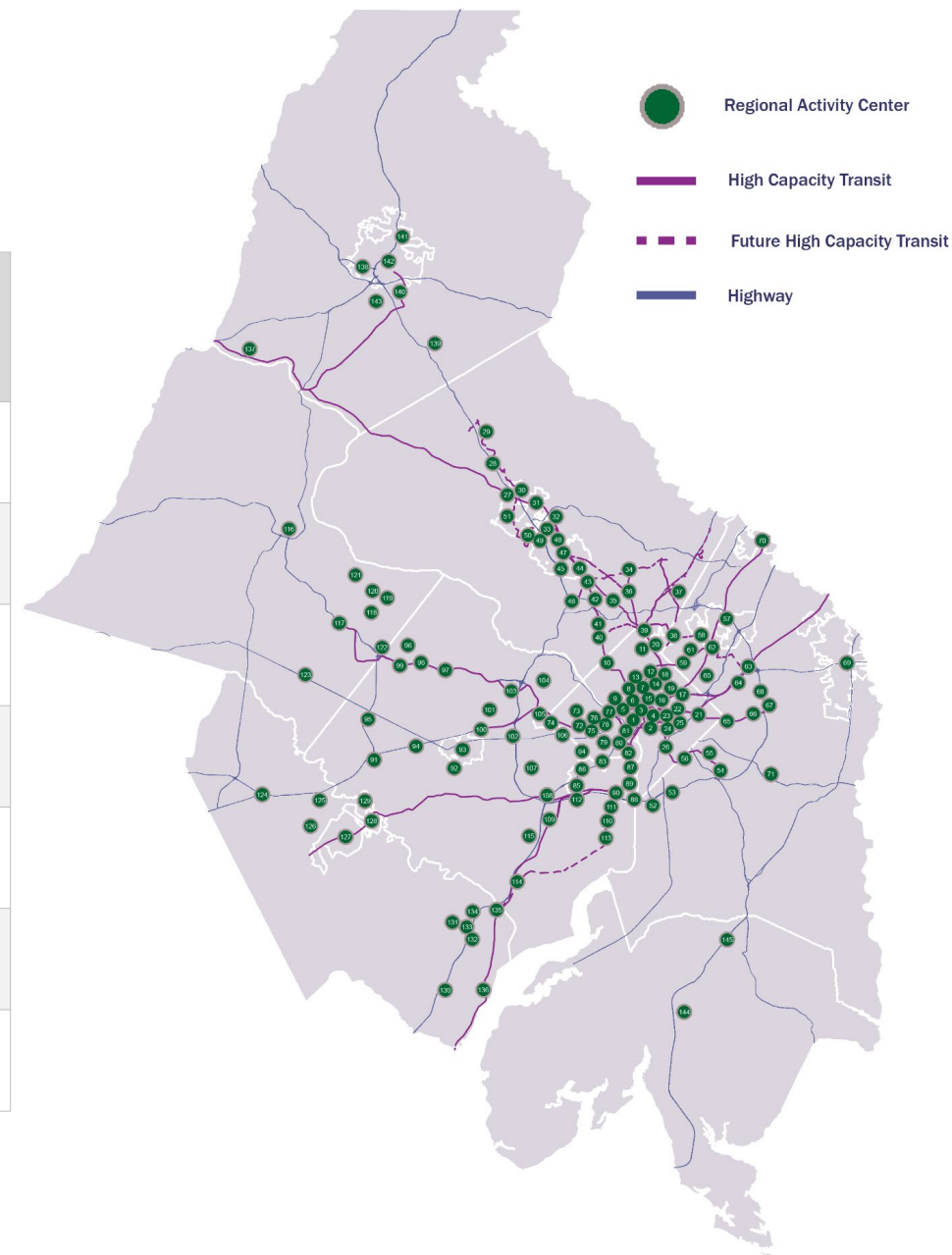
Analysis of Round 10.0 Regional Activity Centers

Attribute	Round 8.0 RACs	Round 10.0 RACs	Change
Number of RACs	141	145	2.8%
Total Square Miles	324.7	216.8	-33.2%
RAC mean in Square Miles	2.3	1.5	-35.1%
Total Associated TAZs	896	836	-6.7%
Associated TAZs Square Miles	325	270	-16.8%
Mean TAZ Size in Acres	232	207	-10.8%
2050 High-Capacity Transit Stations	248	238	-4.0%
RACs with HCT	99	99	--



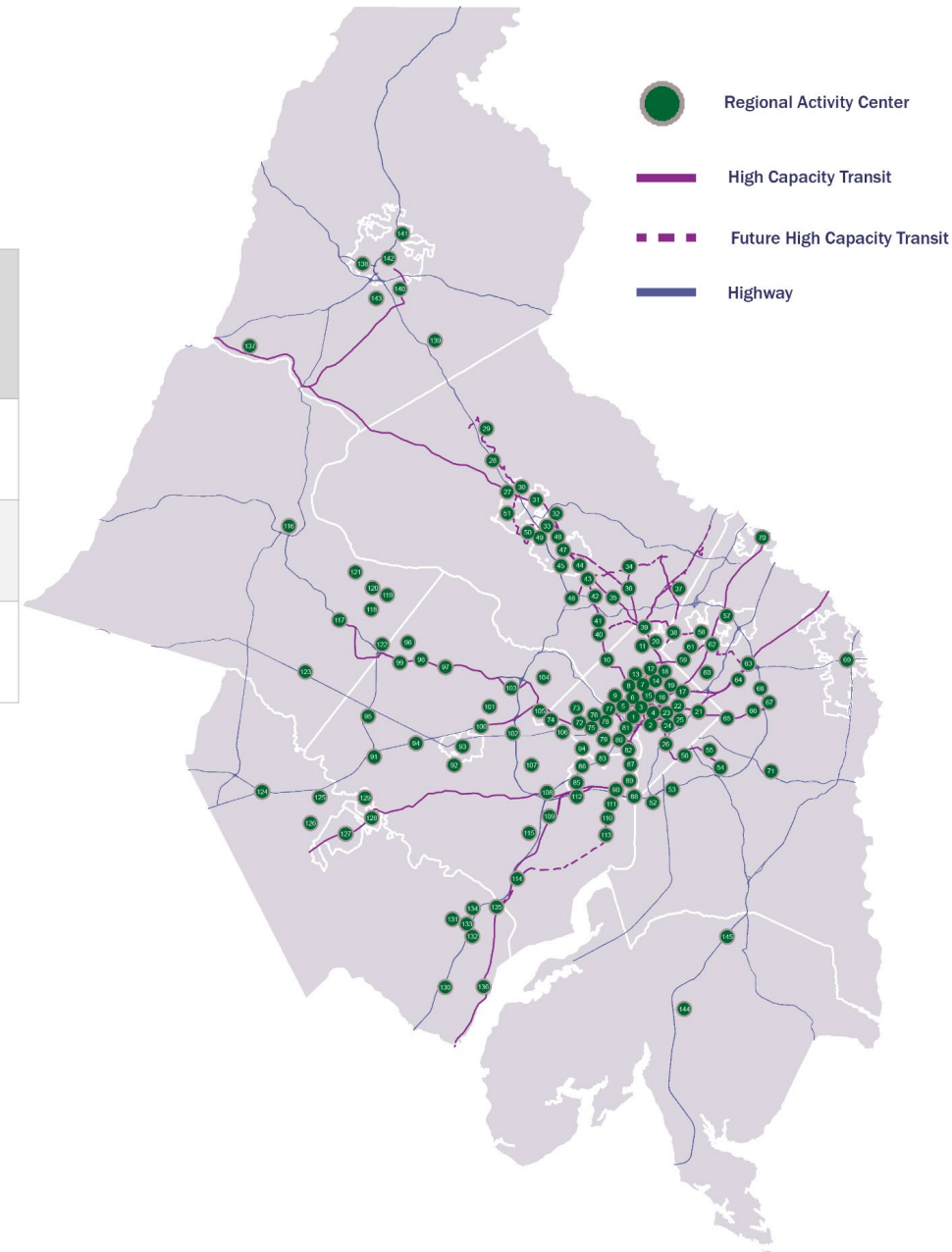
Analysis of Round 10.0 Regional Activity Centers

Attribute	Round 8.0 RACs	Round 10.0 RACs	Change
Total Associated TAZs	896	831	-7.3%
Round 10.0 Population Growth, 2020 to 2050	823,477	804,997	-2.2%
Round 10.0 Employment Growth, 2020 to 2050	714,792	702,139	-1.8%
Round 10.0 Population Growth Rate	49.8%	53.0%	6.4%
Round 10.0 Employment Growth Rate	35.1%	35.2%	0.2%
2050 Population Density (Acres)	11.9	13.4	12.9%
2050 Employment Density (Acres)	13.2	15.6	18.2%



Analysis of Round 10.0 Regional Activity Centers

Region Forward Target	Round 8.0 RACs	Round 10.0 RACs	Met?
Capture 50% Housing Growth in RACs	63.4%	61.9%	Yes
Capture 75% Employment Growth in RACs	72.4%	71.1%	No
H and T < 45% of AMI	33.3%	33.8%	Yes



John Kent

Regional Planner

(202) 962-3215

jkent@mwkog.org

mwkog.org

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