

ROUND 10.0 REGIONAL ACTIVITY CENTER MAP

Review of Selected RACs

John Kent
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Department of Community Planning and Services

Cooperative Forecasting and Data Subcommittee
April 8, 2025



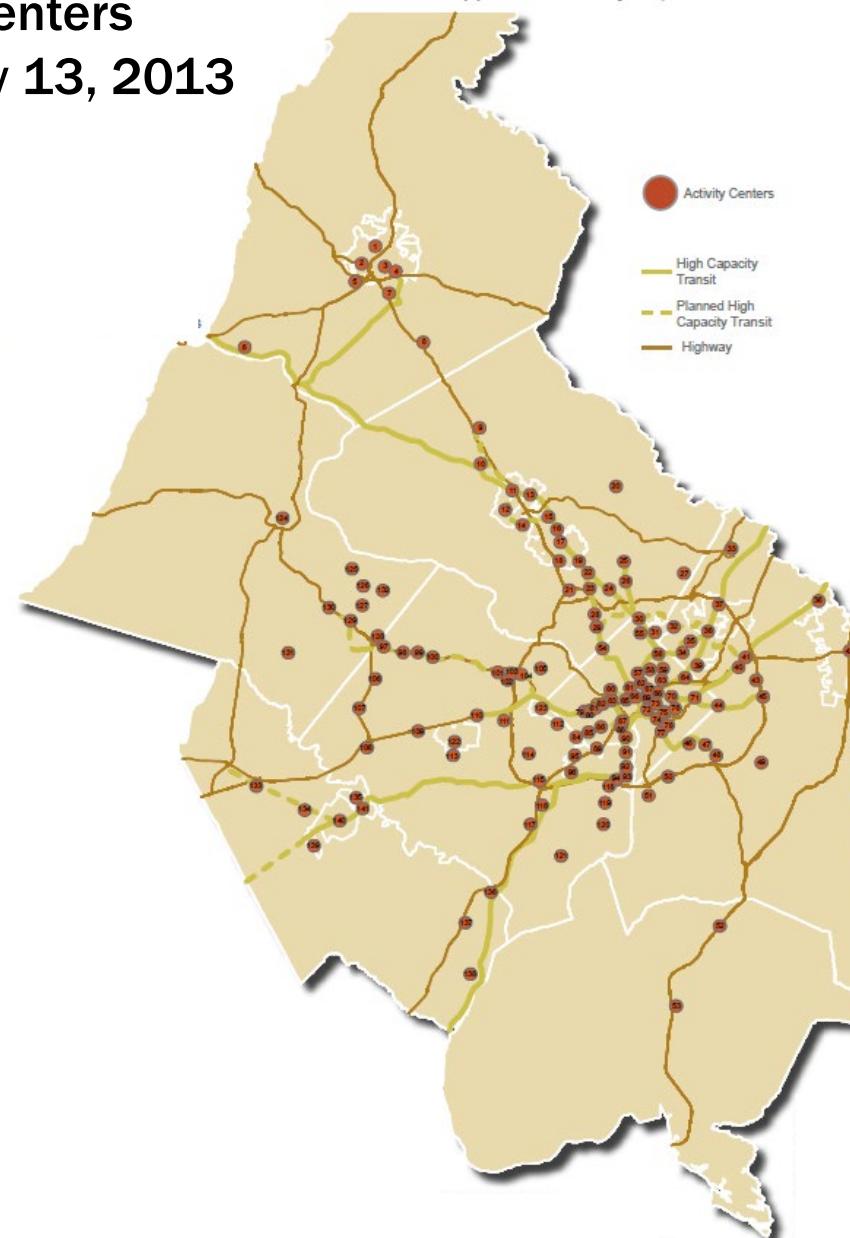
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Update on Round 10.0 Regional Activity Centers Progress

- 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

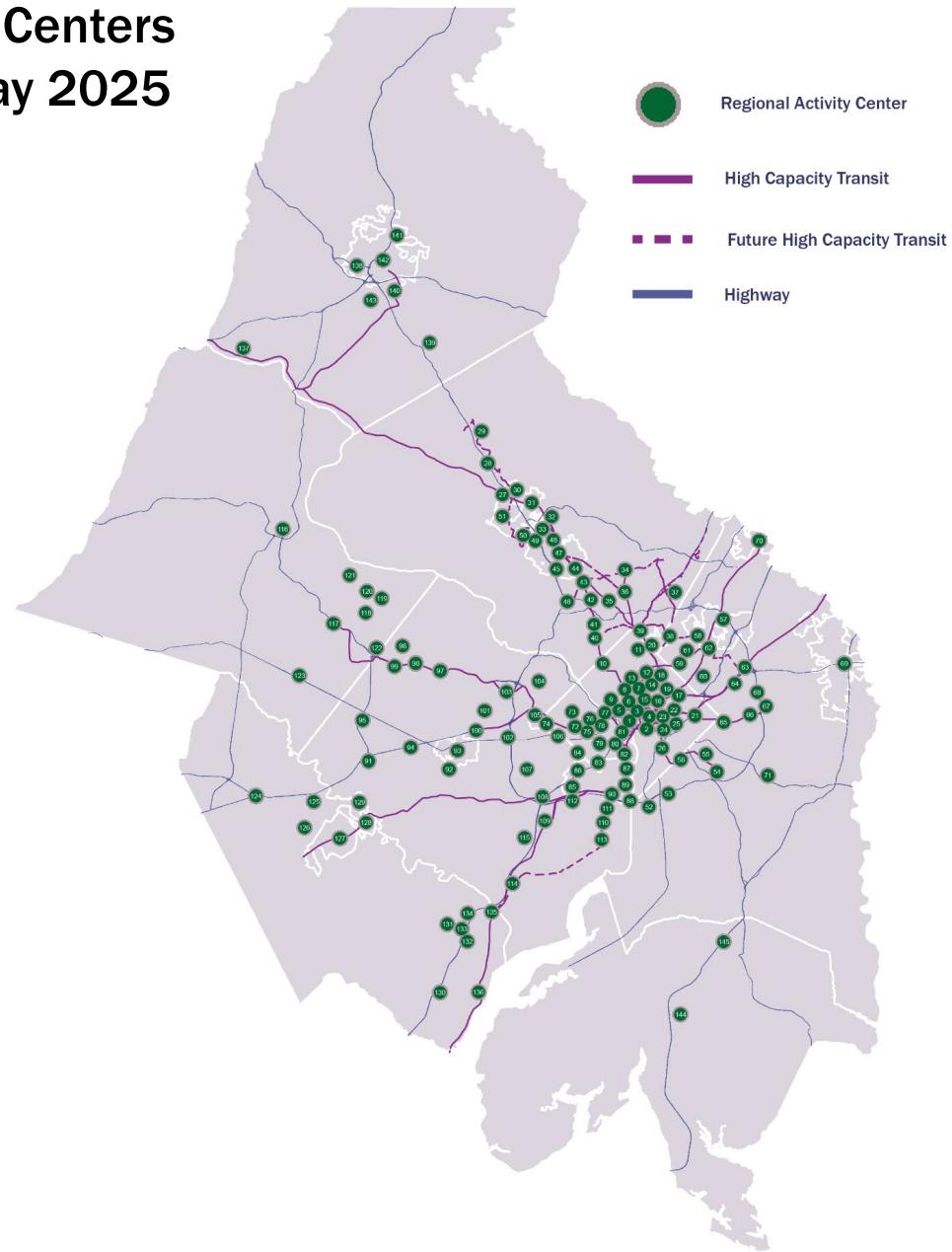


141 Round 8.0 Regional Activity Centers approved by COG Board on January 13, 2013



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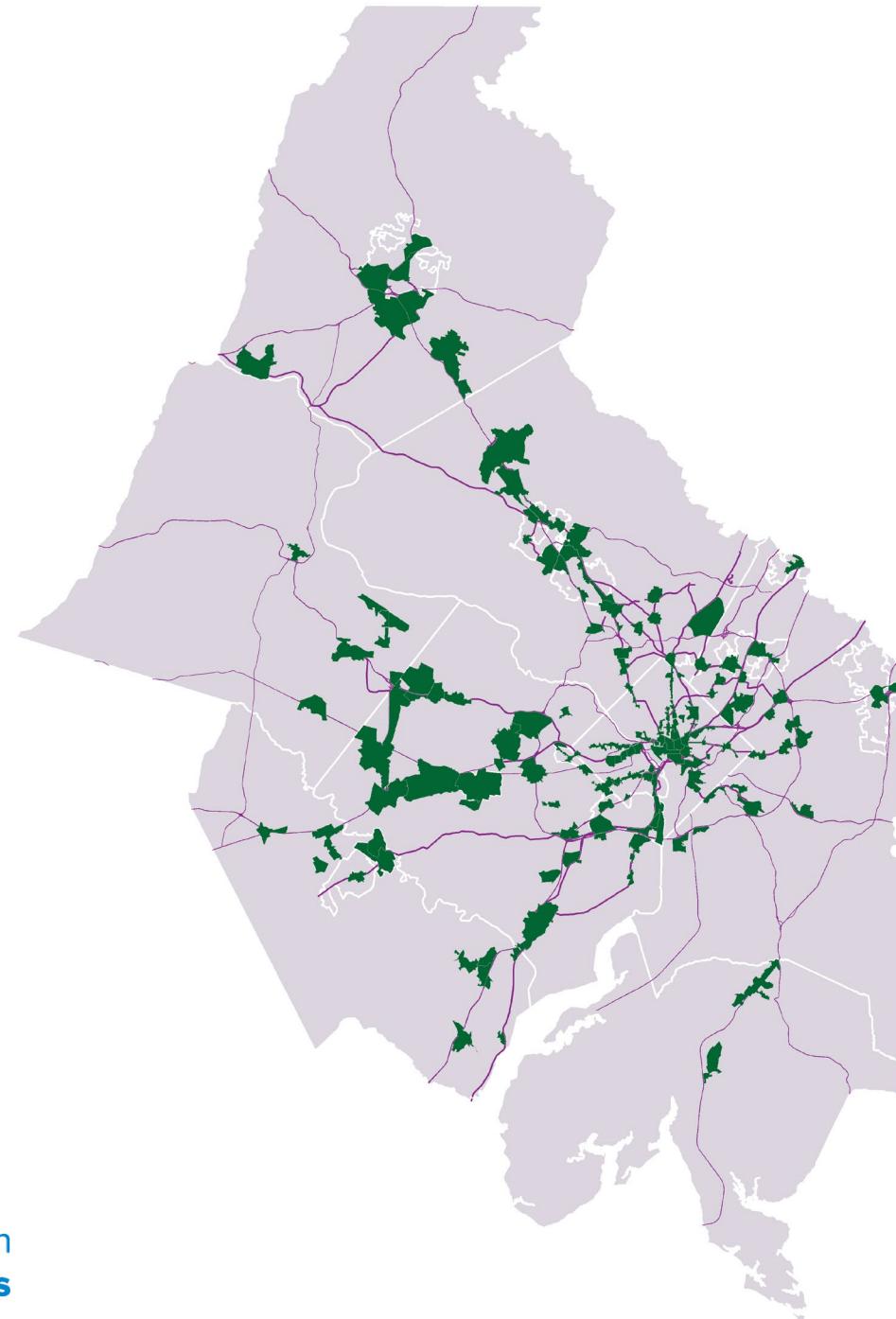
145 Round 10.0 Regional Activity Centers to be voted on by COG Board in May 2025



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Round 10.0 Regional Activity Centers Selection
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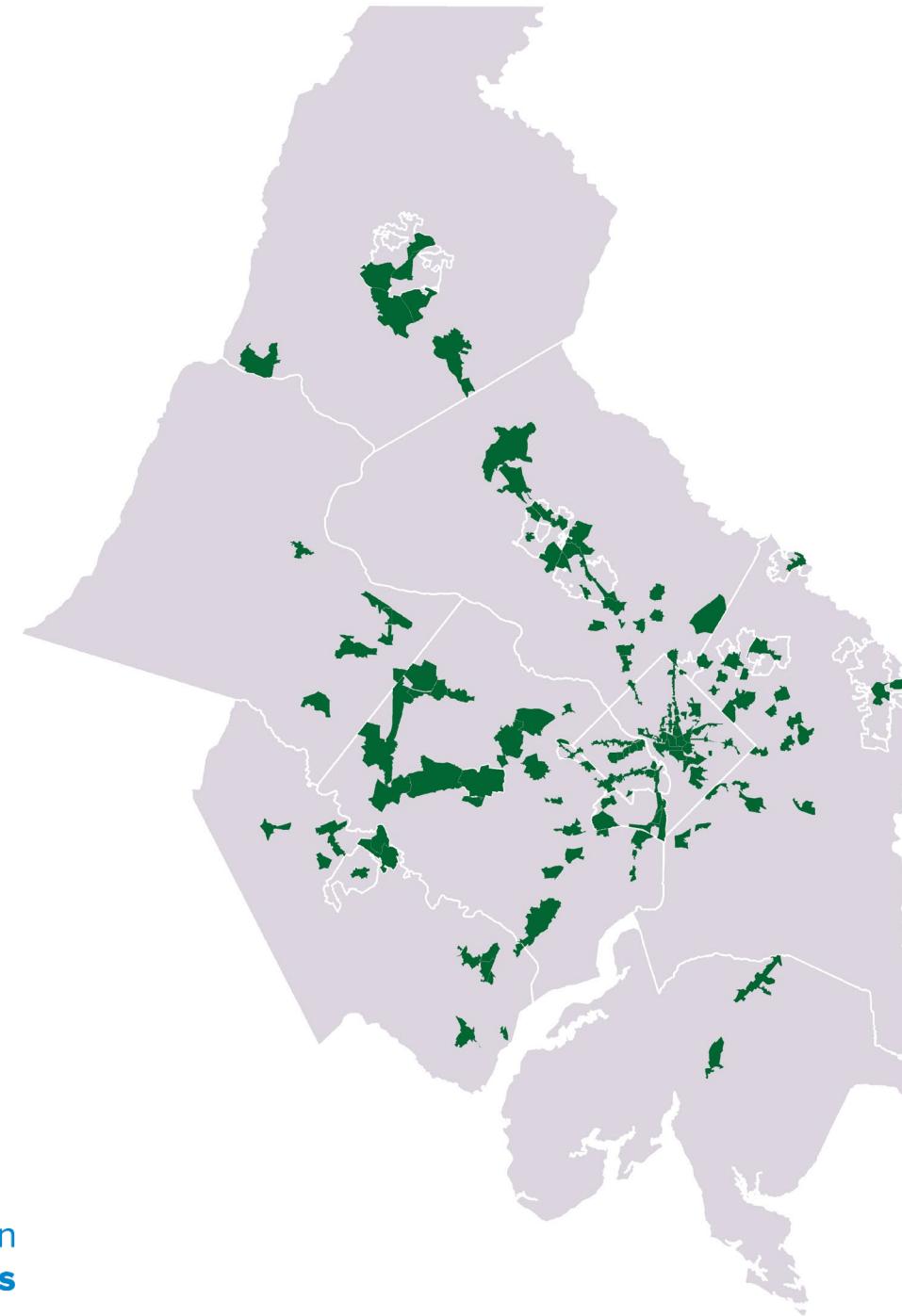
10.0 Regional Activity Centers Analysis Areas



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Round 10.0 Regional Activity Centers Selection
April 8, 2025

10.0 Regional Activity Centers Analysis Areas

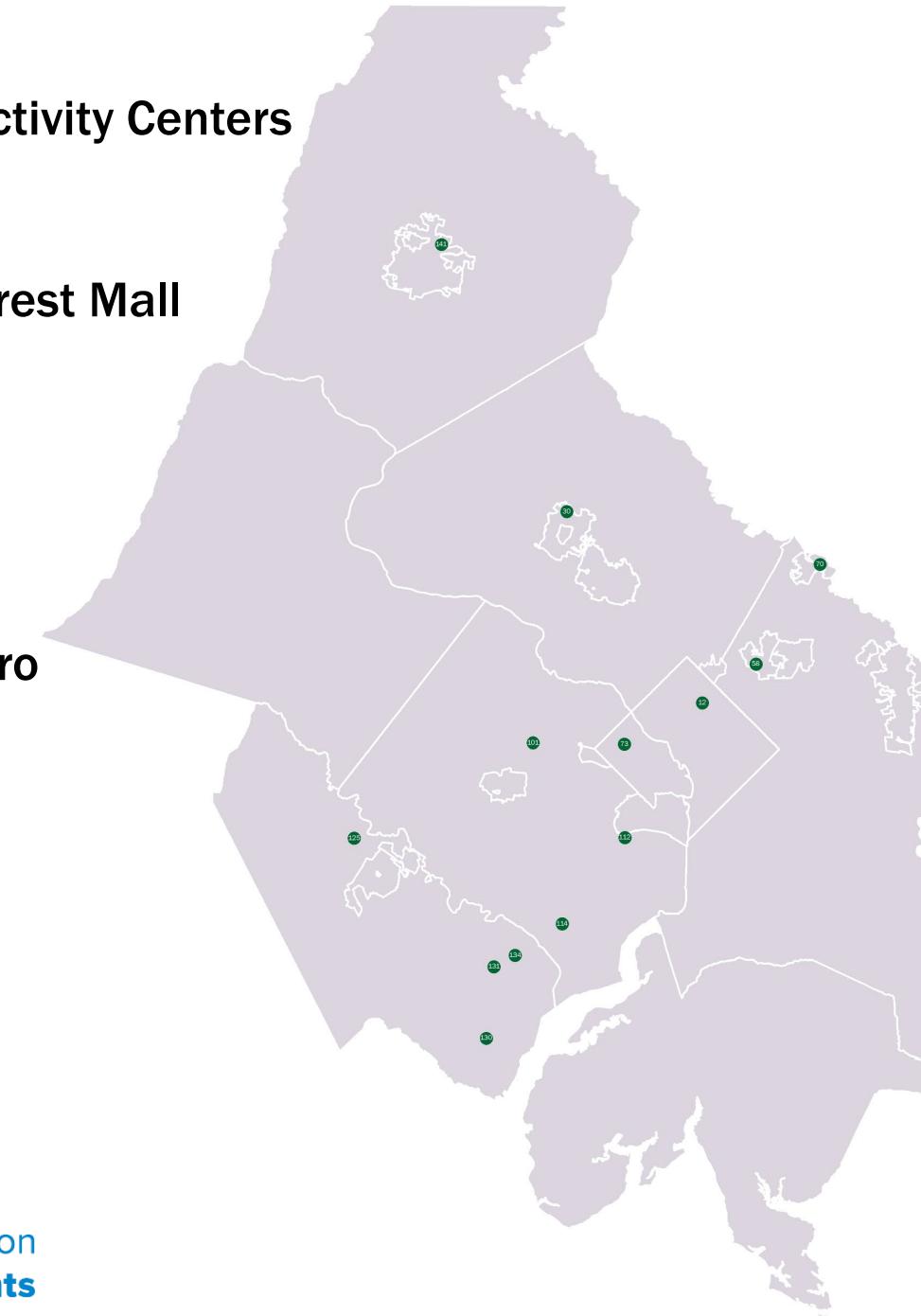


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Round 10.0 Regional Activity Centers Selection
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13 Newly Added 10.0 Regional Activity Centers

- 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



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Expanded 10.0 Regional Activity Centers

6 Round 8.0 RACs → 14 Round 10.0 RACs

Herndon

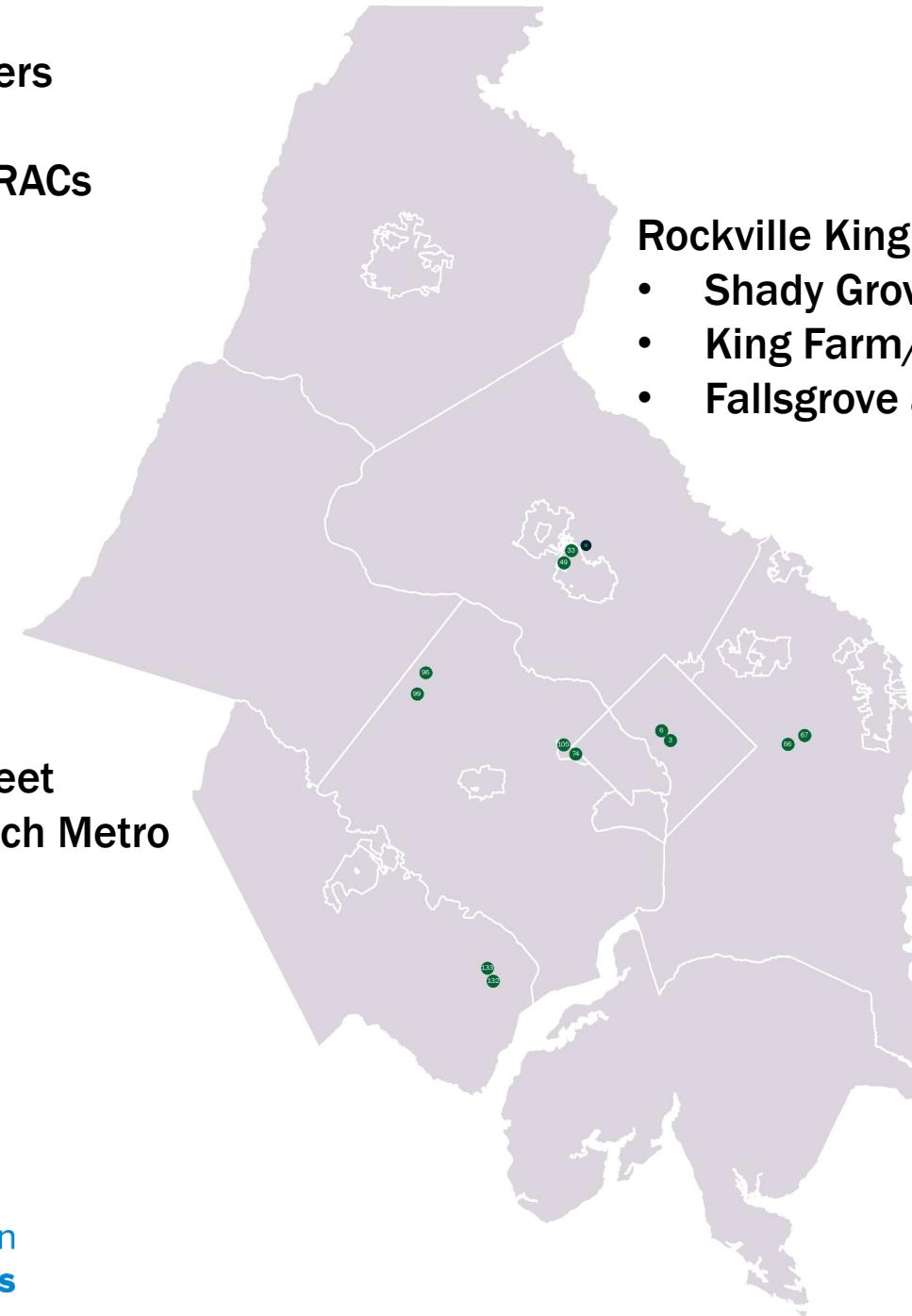
- Herndon Metro
- Town of Herndon

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



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Consolidated 10.0 Regional Activity Centers

15 Round 8.0 RACs → Six Round 10.0 RACs

Ashburn Station/Loudoun Gateway

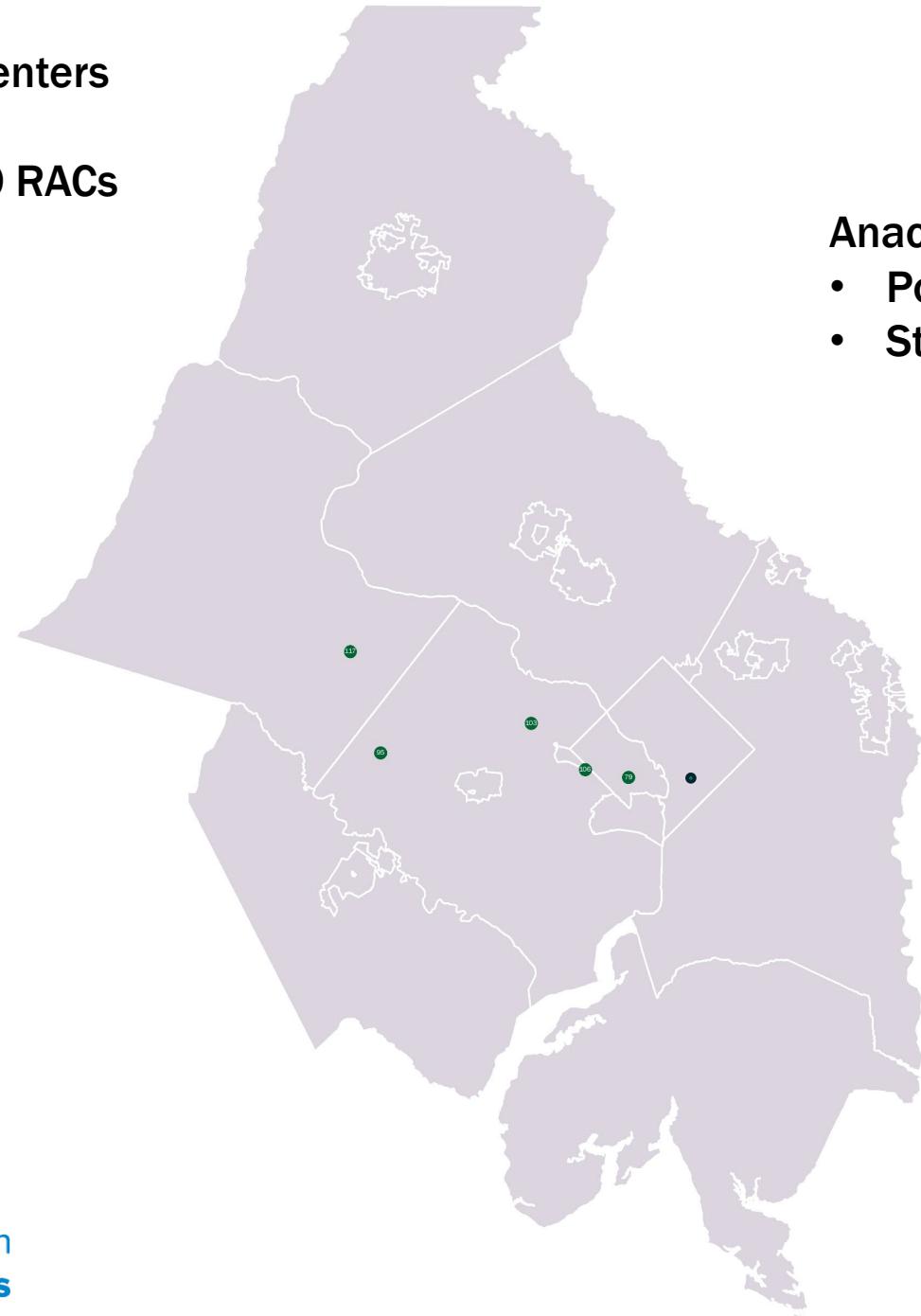
- **Ashburn Station**
- **Loudoun Gateway Station**

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

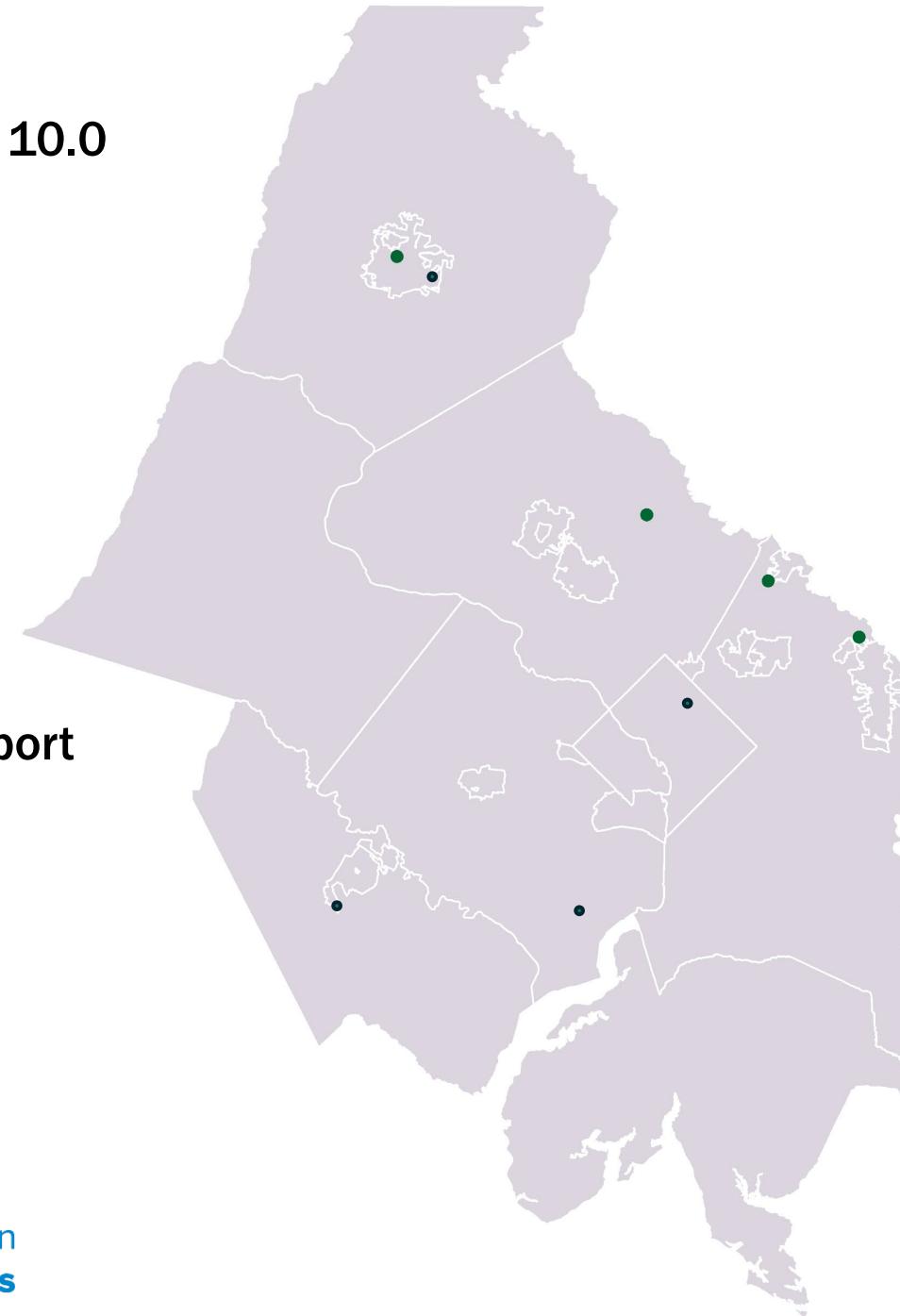
- **Columbia Pike Town Center**
- **Columbia Pike Village**



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

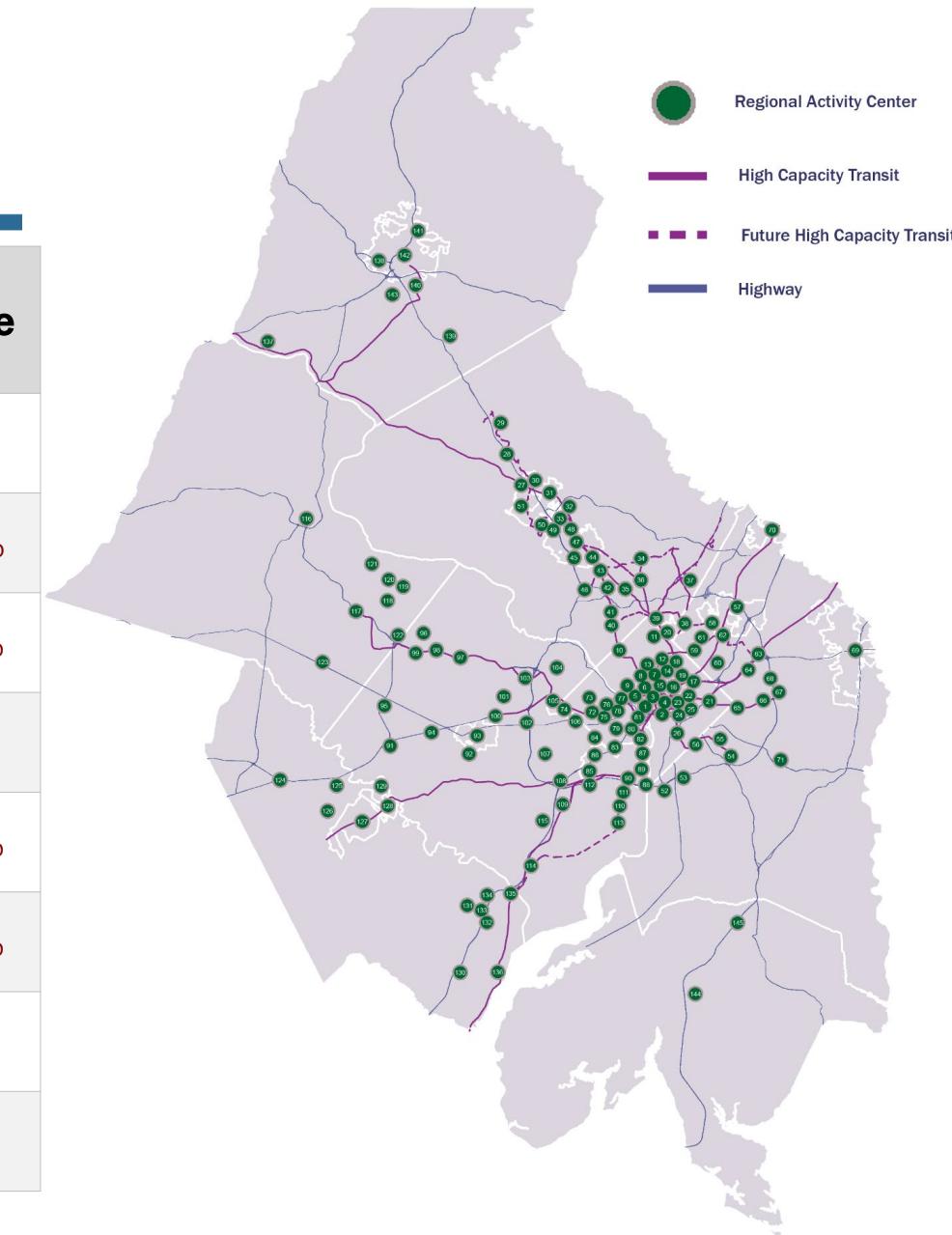
- **Fort Detrick**
- **East Frederick Rising**
- **Olney**
- **Konterra**
- **Bowie State MARC**
- **Fort Totten**
- **Fort Belvoir**
- **City of Manassas Regional Airport**



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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	--

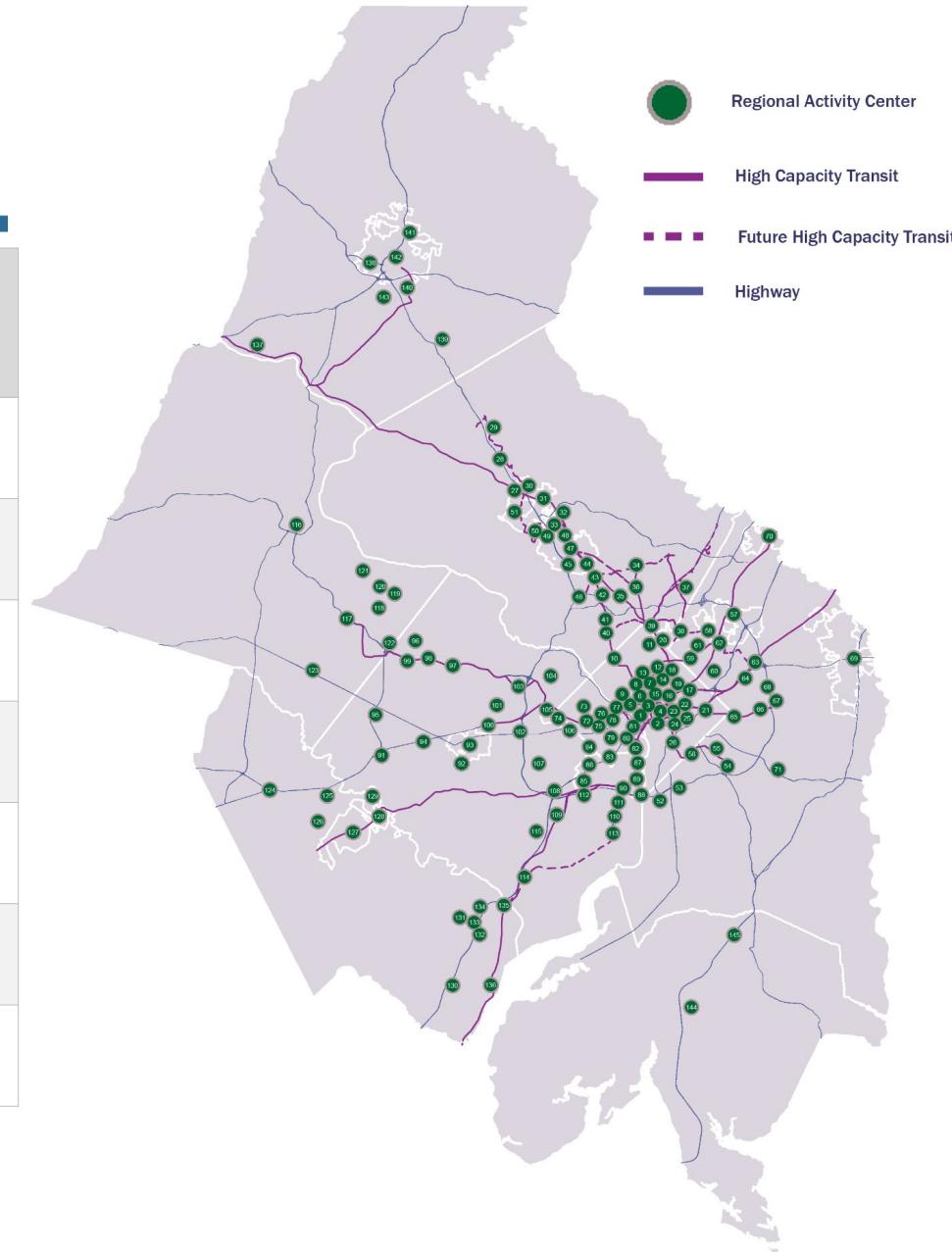


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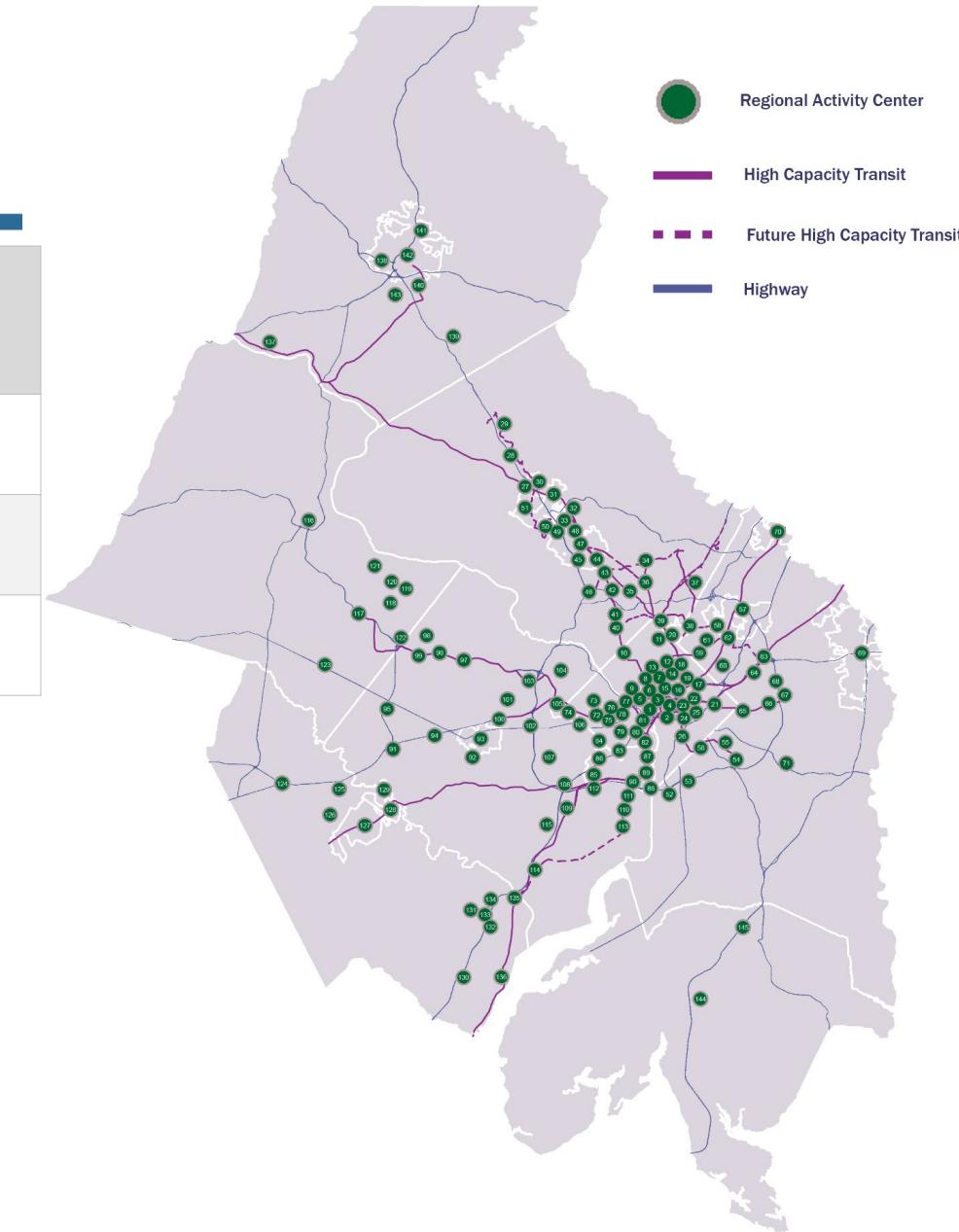
Analysis of Round 10.0 Regional Activity Centers

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



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