

FORECAST 8.0 & DENSITY

DECEMBER 2010

Rosslyn has the highest combined jobs and housing density now and in 2040.

Overview

According to the Planning Division’s Round 8.0 Forecasting and Estimates data, in 2010 there were 212,300 people and 208,200 jobs in Arlington County. By 2040, this is projected to increase to 252,000 people and 281,100 jobs. Planning Research Brief #6 projects this growth to mainly occur in the Metro Station Areas (MSAs) and Planned Areas. This planning research brief attempts to quantify how dense Arlington is in 2010 and how dense it is projected to be in 2040.

Using recently released Round 8.0 Forecasting data, densities were calculated for population and jobs in Metro Station Areas (MSAs), Columbia Pike, Shirlington, and Other Areas of the County. Calculated variables include population density (population per acre), job density (jobs per acre), and development intensity (jobs and population per acre).

Development Intensity in 2010

In 2010, Court House has the highest population density at 48.7 people per acre, while Rosslyn maintains the highest job density in the County at 126.4 people per acre. Rosslyn and Ballston have the highest overall development intensities at 162.4 and 123.7 jobs and people per acre, respectively, reflecting their inclusion of higher density land use categories. Columbia Pike and Shirlington both show lower development intensities than the MSAs, 30.3 and 44.7 respectively, but they are much higher than Other Areas of the County (12.6). Shirlington shows a far higher job density than Columbia Pike reflecting its higher office concentration.

On a corridor level, the Rosslyn-Ballston corridor shows a higher population density and jobs density than the Jefferson Davis corridor. As such, its overall development intensity is higher (111.7 vs 84.0 jobs and people per acre). Both corridors and their component MSAs show development intensities well above the rest of the County, which is home to mostly lower density residential neighborhoods and service commercial areas.

Table I: Round 8.0 Densities for Metro Station Areas and Major Planned Areas, 2010-2040.

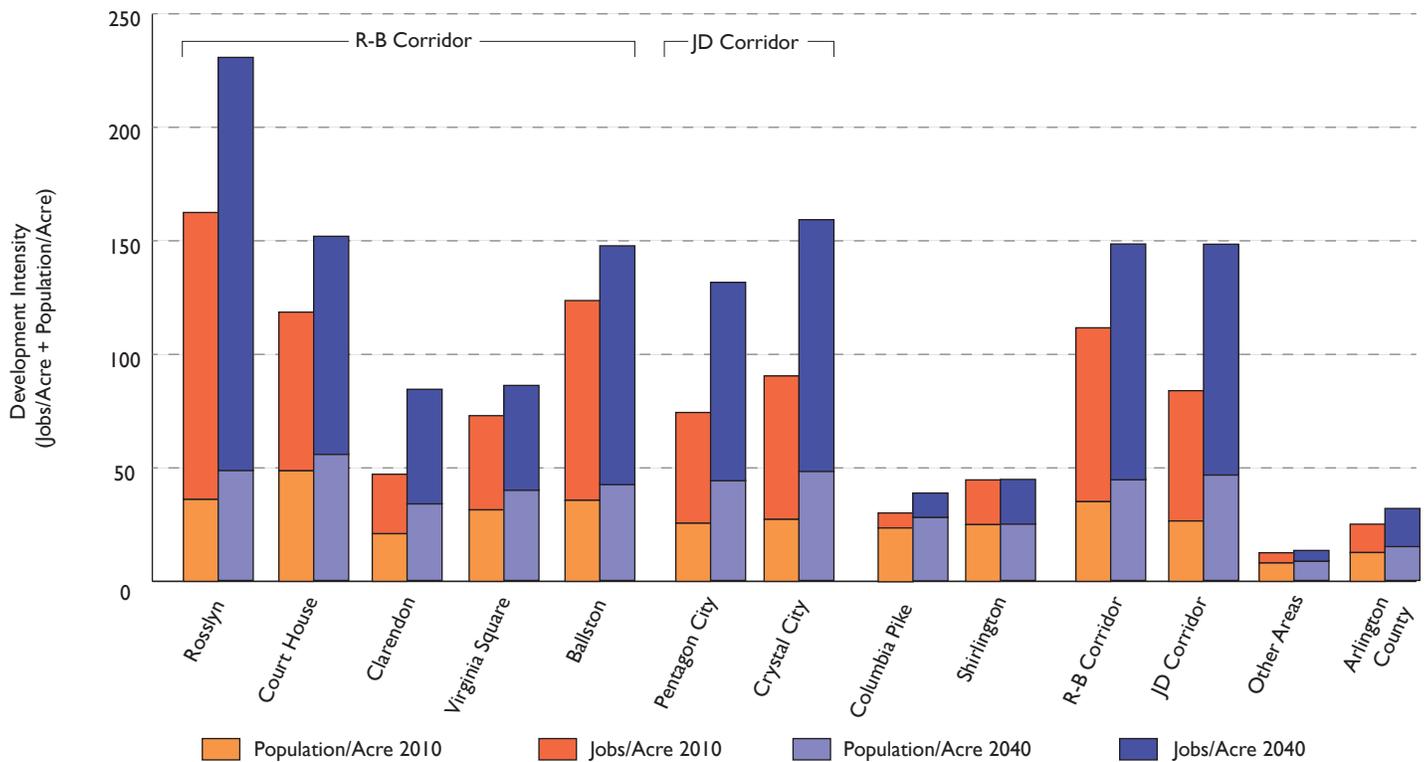
Geography	Population/Acre			Jobs/Acre			Intensity (Jobs+Population/Acre)		
	2010	2040	% Change	2010	2040	% Change	2010	2040	% Change
Rosslyn-Ballston Corridor	35.1	44.5	26.8%	76.6	103.9	35.6%	111.7	148.4	32.8%
Rosslyn	36.1	48.6	34.9%	126.4	182.0	44.0%	162.4	230.6	42.0%
Court House	48.7	55.7	14.5%	69.9	96.1	37.5%	118.5	151.8	28.1%
Clarendon	21.0	33.9	61.4%	26.2	50.5	92.7%	47.2	84.4	78.8%
Virginia Square	31.5	39.9	26.7%	41.5	46.2	11.4%	73.0	86.1	18.0%
Ballston	35.7	42.4	18.7%	88.0	105.2	19.5%	123.7	147.6	19.2%
Jefferson Davis Corridor	26.6	46.6	75.0%	57.4	101.7	77.1%	84.0	148.3	76.4%
Pentagon City	25.6	44.1	72.3%	48.8	87.4	79.0%	74.4	131.5	76.7%
Crystal City	27.3	48.2	76.6%	63.2	110.9	75.4%	90.5	159.1	75.8%
Major Planned Areas									
Columbia Pike	23.7	28.0	18.3%	6.6	10.7	61.9%	30.3	38.8	27.9%
Shirlington	25.0	25.0	0.0%	19.7	19.7	0.0%	44.7	44.7	0.0%
Other Areas	8.1	8.7	6.6%	4.5	4.7	4.7%	12.6	13.3	5.9%
Arlington County	12.7	15.0	18.5%	12.5	16.8	35.2%	25.2	31.9	26.8%



ARLINGTON VIRGINIA

Department of Community Planning, Housing and Development
 Planning Division
 2100 Clarendon Boulevard | Suite 700 | Arlington VA | 22201
 Telephone | 703.228.3525 | Fax | 703.228.3543

Figure I: Round 8.0 Densities for Metro Station Areas and Major Planned Areas, 2010-2040.



Development Intensity in 2040

In the next 30 years, Arlington County is estimated to increase by approximately 39,700 people and 72,900 jobs. The distribution of this increase is focused on the Metro corridors and Planned Areas and will significantly reshape the future form of the County by 2040.

By 2040, Court House maintains the highest population density, increasing to 55.7 people per acre. Crystal City is expected to show the most change of any MSA, increasing in population density by 76.6% to 48.2 people per acre. Rosslyn also maintains the highest job density at 182 jobs per acre. Clarendon shows the largest increase in job density, increasing by 92.7%, but its 2040 job density of 50.5 jobs per acre is still low compared to other MSAs.

With its large increases in both jobs and housing, Rosslyn maintains its position as the most development intense place in Arlington County in 2040. Ballston still retains a high development intensity (147.6), but it is outpaced by Court House (151.8) and Crystal City (159.1). Columbia Pike shows a modest increase in intensity to 38.8 jobs and people per acre. Shirlington shows no change from 2010 to 2040, based on current planning assumptions.

Among the corridors, the Jefferson Davis corridor shows the largest increases in development intensity, increasing by 76.4% from 84 to 148.3 jobs and people per acre. This increase is primarily due to the densities approved in the Crystal City Sector Plan and at Potomac Yard. The Rosslyn-Ballston corridor barely maintains a higher development intensity at 148.4 jobs and people per acre.

Conclusion

In reaching its projected 2040 population of 252,000 people and total employment of 281,100 jobs, Arlington County will see increasing levels of development intensity in its Metro Corridors and Planned Areas. MSAs with the largest numeric increases in development intensity include Rosslyn (68.2) and Crystal City (68.6). Court House shows the highest population density, and Rosslyn shows the highest job density in both 2010 and 2040.

For more information about Arlington's Round 8.0 Forecast visit www.arlingtonva.us/PRAT.

The Planning Research and Analysis Team (PRAT) is part of Arlington County Planning Division and is responsible for maintaining, analyzing, and disseminating information related to planning development and demographics.

PRAT staff are Robert Ruiz (Team Leader), Angie de la Barrera, Elizabeth Rodgers, and Andrew D'huyvetter.