

Arlington's Population Projected to Reach 242,500; Employment 258,400 jobs by 2030

Highlights of the Forecasts

Arlington's Round 7.1 forecasts depict nearly continuous population and employment growth tied to strong residential and commercial development through 2030.

Among the twelve planning areas* for which totals were generated in the Round 7.1 analysis, Rosslyn is forecast to gain the largest number of employees, 15,200 jobs between 2005 and 2030. According to the forecasts, the largest percent increases in employment between 2005 and 2030 will occur in Clarendon (133 percent or 6,500 jobs), Columbia Pike (89 percent or 6,600 jobs) and Virginia Square (88 percent or 4,900 jobs). For some study areas, much of the development spurring new employment growth has happened or is already underway.

The bulk of new residential development

through 2030 will be along Columbia Pike where planners expect a gain of 8,900 residents between 2005 and 2030. In that same time span, large percent increases in population are forecast to occur in Clarendon (165 percent or 4,300 residents), Pentagon City (78 percent or 4,700 residents) and Virginia Square (66 percent or 3,100 residents).

Housing unit growth will follow trends in population growth. The largest number of new units will be along Columbia Pike, followed by Rosslyn, Pentagon City and Crystal City.

Arlington's rate of employment and population growth depicted in the Round 7.1 Forecasts is an indication that there is significant un-built density within the County General Land Use Plan (GLUP). Despite this

capacity, the County's growth rates of 22 percent for population and 33 percent for employment (from 2005 to 2030) are below that of the Metropolitan Statistical Area** whose rates of growth are 32 and 39 percent for population and employment respectively.

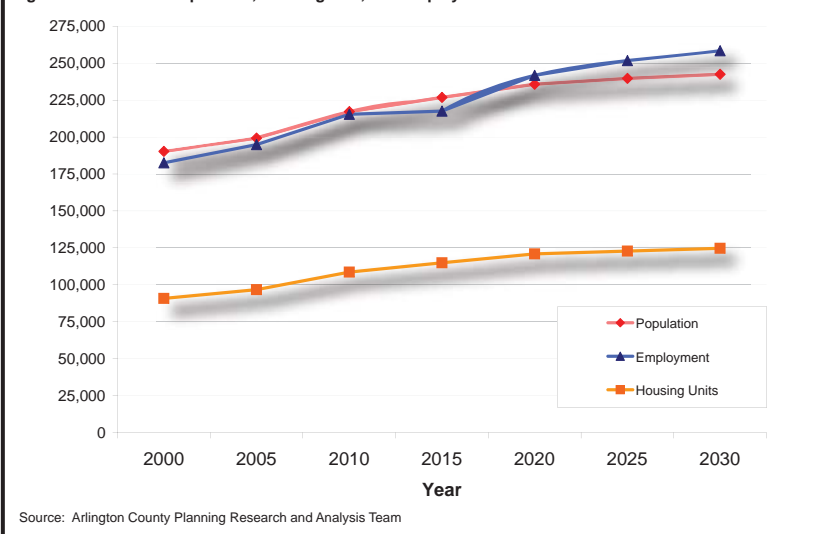
Table 1. Round 7.1 Forecasts for Arlington and the Metro Corridors

	Employment		Population		Housing Units	
	2005	2030	2005	2030	2005	2030
Rosslyn	36,400	51,600	9,600	15,000	6,300	10,300
Court House	16,100	21,200	10,300	12,900	6,400	8,300
Clarendon	4,900	11,400	2,600	6,900	1,400	4,700
Virginia Square	5,600	10,500	4,700	7,800	2,900	4,900
Ballston	27,000	35,400	11,800	14,400	7,300	9,200
R-B Corridor	90,000	130,200	39,100	56,900	24,400	37,400
Pentagon City	12,500	17,500	6,000	10,700	4,600	8,200
Crystal City	23,600	31,200	8,100	13,000	5,600	9,100
J-D Corridor	36,100	48,700	14,100	23,600	10,200	17,200
Arlington County	194,900	258,400	199,300	242,500	96,732	124,667

Source: Arlington County Round 7.1 Forecasts, March 2007.
For the boundaries of study areas please consult with planning staff.



Figure 1. Round 7.1 Population, Housing Unit, and Employment Forecast



Source: Arlington County Planning Research and Analysis Team

Key Changes from Previous Forecasts

This new set of forecasts includes revised base employment information for year 2005. The employment base was developed using a variety of data sources and is coded to Census Blocks. Population figures are based on 2000 Census data, with updates from building permit data between 2000 and 2006.

This is the first set of forecasts that attempt to include anticipated impacts of the Base Realignment and Closure (BRAC) Commission's 2005 mandates. An estimated 20,000 jobs could leave the County due to BRAC, largely from the Crystal City area. Currently, County staff estimates that these losses will occur during the 2010 and 2015 forecast periods, but will be back filled quickly as redevelopment of vacated office space occurs, particularly in Crystal City.

Assumptions:

What is and isn't Included

The Round 7.1 Forecasts depict growth according to the County's General Land Use Plan with amendments through winter 2006/2007. Assumptions about development are based on small area plans and discussions with County staff. The County's Form Based Code along Columbia Pike and recently approved Clarendon Sector Plan are examples of plans that factored into the

forecasting analysis.

County staff began a comprehensive study of the Crystal City Metro Station Area in late 2006. New development and redevelopment associated with the final versions of the Crystal City Plan and BRAC employee movements will be incorporated into future forecasts.

About the Forecasts

Staff in the Planning Research and Analysis Team of the Arlington County Department of Community Planning, Housing and Development completed the Round 7.1 forecasts in January 2007 as part of the Washington Council of Governments (COG) Cooperative Forecasting process. These forecasts include data from 2000 through 2030 in five year increments (2000, 2005, 2010, etc). The year 2005 was used as the base year. Forecasts are generated on an annual basis with major updates called Rounds every three to five years. Arlington's Round 7.1 figures represent the first significant update to the forecasts since Round 6.4 was completed in 2003.

These figures are a component of the COG regional transportation model and a key input into air quality analysis for the region. County staff, politicians, residents and the media also use Arlington's forecasts to help frame and understand future trends in the County.

For more information about Arlington's Round 7.1 Forecasts, visit www.arlingtonva.us and click on Maps and Data in the list of Topics pages.

* In addition to the seven defined Metro Station Areas (Rosslyn, Court House, Clarendon, Virginia Square, Ballston, Pentagon City and Crystal City), plans for Columbia Pike, Nauck, Shirlington, East Falls Church and Lee Highway were also incorporated into the forecast analysis.

** Arlington County is part of the Washington-Arlington-Alexandria DC-Va.-Md.-W.Va. Metropolitan Statistical Area (MSA) along with 22 other jurisdictions including Prince George's and Montgomery Counties in Maryland and Fairfax, Loudoun and Prince William Counties in Virginia.

The Planning Research and Analysis Team (PRAT) is part of the Planning Research, Analysis and Graphics Section of the Arlington County Planning Division and is responsible for maintaining, analyzing and disseminating information related to planning, development and demographics. PRAT's mission is to provide accurate and timely data to a broad array of decision-makers, including the County Board, County staff, citizens, business, students and others.

PRAT staff are Justin Clarke (Team Leader), Angie de la Barrera and Roberto Ruiz.

Graphic design by Rodney Sutton