

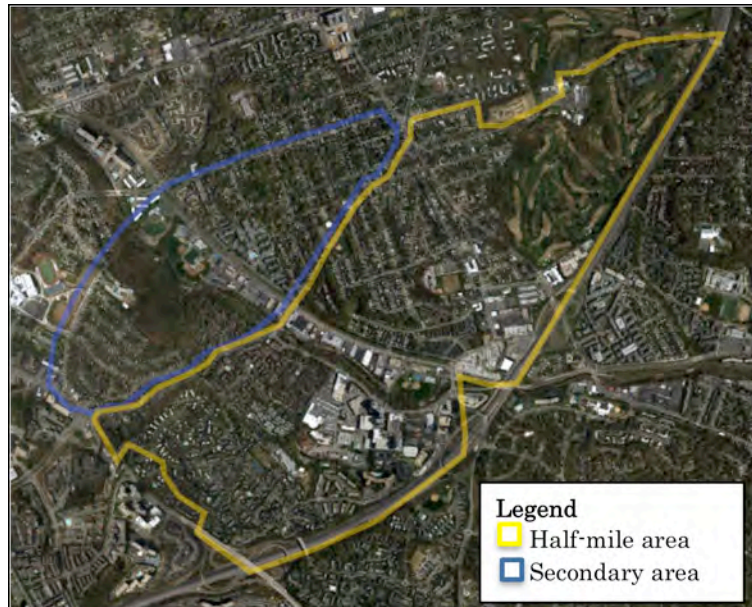
4MRV Parks Study Area Demographics

Arlington County provides parks and recreational services for a diverse group of county residents and visitors. The Four Mile Run Valley area offers a new opportunity to enhance and create recreation and related retail/entertainment options for the Shirlington and Nauck neighborhoods as well as other county residents.

The following section summarizes demographics of residents within the immediate service areas as well as Arlington County and other regional residents who might be attracted to new recreation and park facilities in the Four Mile Run Valley (4MRV) Parks Study Area. The review of significant demographic characteristics and trends highlights the socio-economic factors important in shaping future public investments in park and recreation facilities.

The immediate primary area, shown in Map 1, includes three Census tracts¹ extending from King Street on the south, South Walter Reed Drive to the west, Army Navy Country Club to the north, Interstate 395 (I-395) on the east. The primary service area is the area from which most casual park users (as distinguished from programmed or league play) are likely to come. A secondary area, which also contributes park users, extends into Douglas Park and Barcroft with the western boundary along South Chesterfield Road and 16th Street, King Street to the south, South Walter Reed Drive to the east, and South Glebe Road to the north. The secondary area includes five block groups².

Map 1. 4MRV Parks Service Areas



¹ Primary area includes Census Tracts 1029.01, 1029.02 and 1031.

² Secondary area includes Block Groups 26.002, 27.021, 27.022, 28.021 and 28.022. NOTE: Both the primary and the secondary service areas use boundaries created by the US Census for purposes of gathering socio-economic and demographic data. The 2010 Census American Communities Survey statistics uses periodic survey data with a high margin of error based on the variability of the survey sample size. While a degree of uncertainty remains inherent in survey data, the amount of uncertainty is higher for the smaller areas used for data samples. For this reason, block group data (as used for the secondary service area) demographics report higher margins of error than larger Census Tract areas (used for the primary service area).

Population and Households

The primary service area includes 14,042 residents, based on estimates prepared by ESRI (a national demographic data provider), an increase of 1,643 residents from the 2010 Census estimates. (See Table 1.) Population growth in the primary service

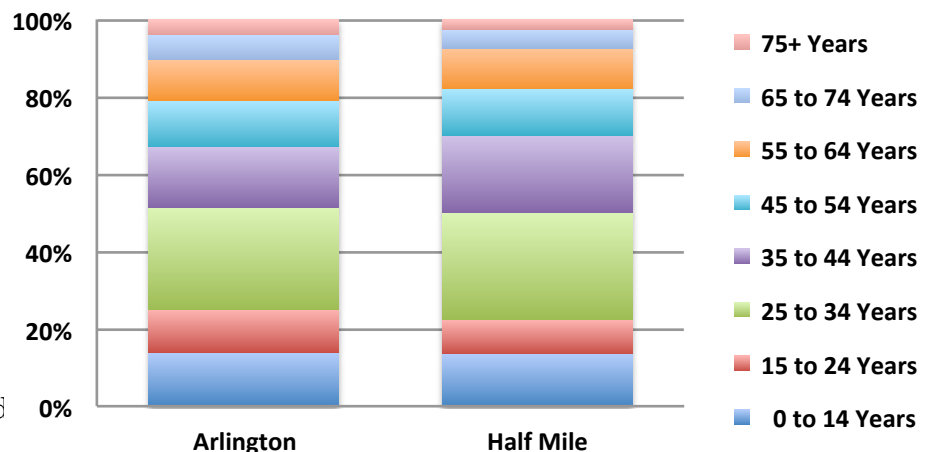
Table 1. Population and Household Trends, 2000-2016						
	Half-Mile Area		Secondary Area		Arlington County	
	Number	Percent	Number	Percent	Number	Percent
Population						
2000	11,187		5,374		189,453	
2010	12,399		3,987		207,627	
2016	14,042		4,652		227,492	
2000-2016 Change	2,855	25.5%	(722)	-13.4%	38,039	20.1%
2000-2010 Change	1,212	10.8%	(1,387)	-25.8%	18,174	9.6%
2010-2016 Change	1,643	13.3%	665	16.7%	19,865	9.6%
Households						
2000	5,615		1,653		86,352	
2010	6,245		1,587		98,050	
2016	6,831		1,820		105,398	
2000-2016 Change	1,216	21.7%	167	10.1%	19,046	22.1%
2000-2010 Change	630	11.2%	(66)	-4.0%	11,698	13.5%
2010-2016 Change	586	9.4%	233	14.7%	7,348	7.5%

Note: Half-mile area includes Census Tracts 1029.01, 1029.02 and 1031. Secondary Area includes census Block Groups 1026.002, 1027.021, 1027.022, 1028.021, and 1028.022
 Source: ESRI, Community Profile, 2016; Partners for Economic Solutions, 2016.

area mirrored Arlington County’s growth, which lagged only slightly behind the service area over the last six years. The service area includes the historic Nauck neighborhood as well as the Shirlington neighborhood. The secondary area includes parts of the Douglas Park and Barcroft neighborhoods with 4,652 residents.

The service area’s population is concentrated in the 25 to 44 years age group with 47.7 percent of all residents. The median age is 35 years in the primary service area. Young children under the age of 10 represent a

Population Distribution by Age, 2016



large source of potential casual users for the nearby recreational areas. These young children make up 10 percent of the total population, mirroring trends in Arlington, Alexandria and the District of Columbia. Secondary area residents have a median age of 35.8 years, including 12.7 percent of population under the age of 10.

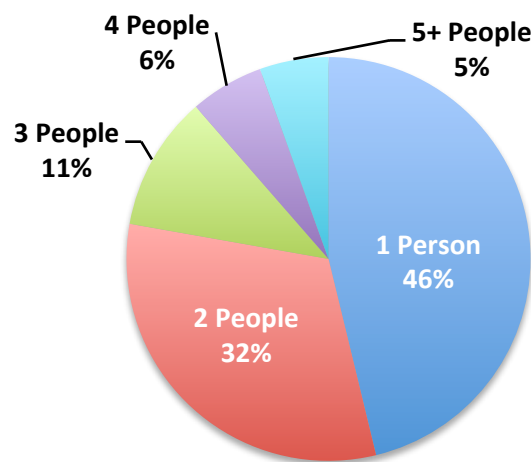
Looking at population by age, residents aged 65 or over were 7.4 percent of residents in the primary area and 6.6 percent of residents in the secondary area versus 10.4 percent in Arlington.

Approximately 39.5 percent of primary service area households own pets, and more importantly, 23 percent own one or more dogs, according to ESRI. This parallels the 25-percent dog ownership in Arlington County.

Within the primary service area, the number of households grew slightly slower than the population while the average household size edged up. This reflects, in part, the built-out nature of the surrounding neighborhoods including Shirlington and Nauck. The neighborhoods' demographics reflect the dominance of apartments in Shirlington as well as in neighboring Nauck. The Nauck neighborhood also includes a dense concentration of attached and detached single-family homes. Population in the secondary area declined from 2000 to 2010 before increasing again in 2016 with younger families replacing aging empty-nester householders in single-family homes.

Projected population and household growth patterns from the Metropolitan Washington Council of Governments (MWCOC) incorporates inputs from Arlington County staff and private market considerations. The MWCOC growth projections indicate an addition of 25,144 households by 2025 in Arlington County with 729 new residents in the 4MRV Parks primary market area, roughly 30 to 40 new households annually within the market area. Much of the growth is anticipated within the Nauck neighborhoods northwest section with many of the other long-standing nearly built-out neighborhoods unable to accommodate construction of new housing.³

Half-Mile Park Market Area Households by Size, 2010



³ Metropolitan Washington Council of Governments, Cooperative Forecasts 8.4.

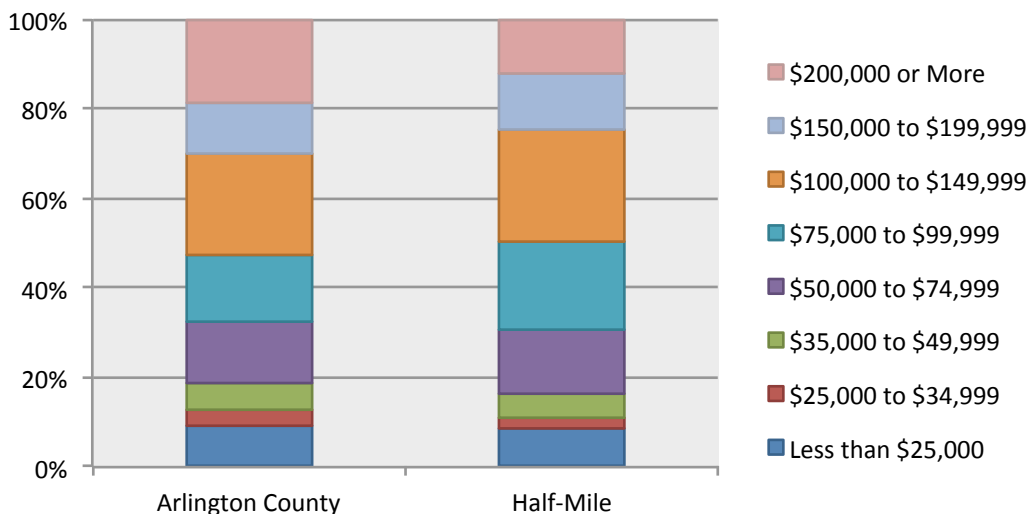
The primary service area households are relatively small with an average of 1.99 persons. Roughly 46 percent of primary service area households have only one person and another 32 percent consist of two-person households. These single-person households likely reflect the large number of apartments within the Shirlington neighborhood. In the secondary area, which incorporates parts of the Douglas Park and Barcroft neighborhoods the average household size is 2.51 persons per household reflecting the single-family development pattern. Additionally, the secondary area has far fewer single-person households consisting of 29.3 percent of households. Only 11 percent of households had more than four people in the primary area compared to 22.7 percent in the secondary area and 14.5 percent in Arlington County.

Roughly 21 percent of primary service area householders are aged 55 or older compared with roughly 26 percent in Arlington County. As would be expected, the majority of households are headed by individuals younger than 44 with 62.9 percent in the primary service area and 57.8 percent in Arlington County.

Households by Income

Service area household incomes in the primary service area are similar to those in Arlington County as a whole with a median household of \$99,090 according to ESRI – 95 percent of the Arlington County median. This reflects a high concentration of middle- and high-income households. In the secondary area the median household income exceeds Arlington County’s median household income, reaching \$105,649.

Household Distribution by Income, 2016



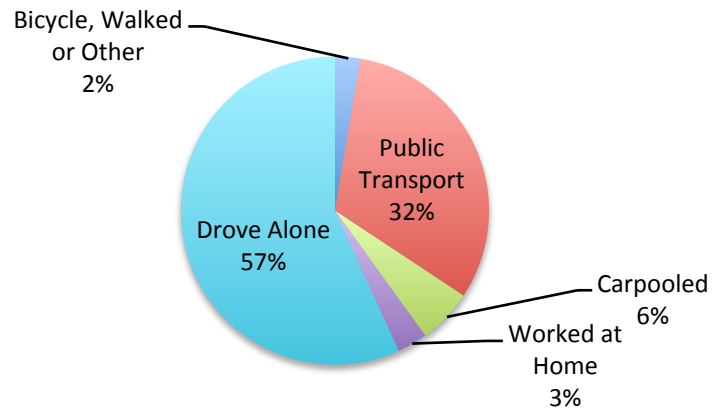
More than one in five households living within the primary service area had 2016 incomes between \$100,000 and \$150,000, with another 14.6 percent earning more than \$200,000. In Arlington County,

roughly one-third of households made between \$100,000 and \$150,000, with another 19 percent of households earning \$200,000 and more. The service area also includes

a significant base of low- and moderate-income households with 16.4 percent making less than \$50,000.

Primary service area residents are highly educated with more than two-thirds of residents aged 25 or over with a bachelors, masters or professional degree. In Arlington County, the statistics show similar patterns with 73.9 percent of residents with a bachelor’s degree or higher. Within the secondary service area, 60 percent of residents are highly educated with 12.6 percent of residents having obtained less than a high school education, more than double the amount in either the primary area or Arlington County.

Means of Transport to Work for Market Area Residents, 2014

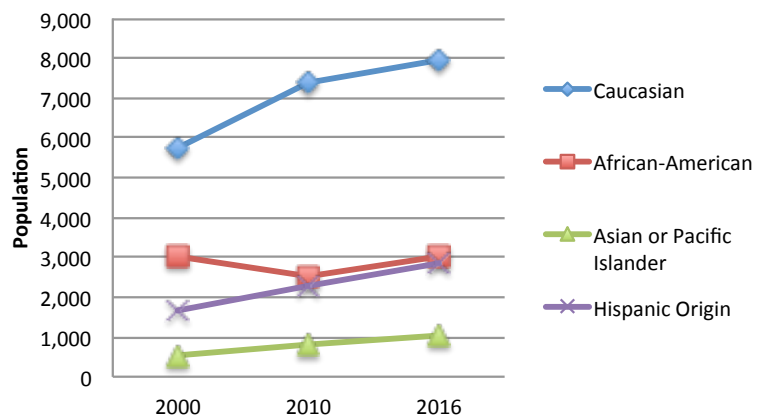


The excellent transit access and pedestrian nature of the primary service area neighborhoods offer convenience for employed residents, particularly those working within the metropolitan DC area. However, slightly more than 56 percent of service area residents drove alone to work. This compares with Arlington County in which far fewer residents (42.5 percent) drove alone and the secondary area in which 63.5 percent of employed residents drove alone. Thirty-one percent of service area workers commuted to work via public transportation compared with 42.6 percent in Arlington County. Within the secondary area more residents (8.6 percent) work from home and 11.9 percent use public transportation to commute to work. Only 6.4 percent of primary service area residents owned no automobile as compared to 11.7 percent in Arlington and a much larger 36.2 percent in the District of Columbia. Another 2.6 percent of primary service area residents biked or walked to work, and 3.2 percent worked from home. A review of commuting patterns suggest that employed residents generally travel less than 30 minutes to work each day.

Ethnicity

As expected, white residents makeup the predominant ethnic group within the primary service area, secondary service area, and

Race and Ethnicity Trends 2000-2016



Arlington County. The trend chart for the primary service area below shows growth in both Hispanic and Asian population, as well as the Caucasian residents. The white population constitutes 68.1 percent of all residents in Arlington County and 59.5 percent within the primary service area. African Americans represent roughly 22.8 percent of the primary service area population, reflecting the Nauck neighborhood's roots as an historic African-American community. This pattern contrasts sharply with Arlington County's 8.6 percent of African-American residents.

More than one in five residents (21.1 percent) within in the primary service area are of Hispanic origin compared to 16.1 percent in Arlington County. The secondary area has the largest percentage of Hispanics with 29 percent or 1,351 residents.

Table A-1. Population and Household Trends, 2000-2016										
	Half-Mile Area		Secondary Area		Arlington County		Alexandria		District of Columbia	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population										
2000	11,187		5,374		189,453		128,283		572,059	
2010	12,399		3,987		207,627		139,966		601,723	
2016	14,042		4,652		227,492		148,700		659,110	
2000-2016 Change	2,855	25.5%	(722)	-13.4%	38,039	20.1%	20,417	15.9%	87,051	15.2%
2000-2010 Change	1,212	10.8%	(1,387)	-25.8%	18,174	9.6%	11,683	9.1%	29,664	5.2%
2010-2016 Change	1,643	13.3%	665	16.7%	19,865	9.6%	8,734	6.2%	57,387	9.5%
Households										
2000	5,615		1,653		86,352		61,889		248,338	
2010	6,245		1,587		98,050		68,082		266,707	
2016	6,831		1,820		105,398		72,319		290,441	
2000-2016 Change	1,216	21.7%	167	10.1%	19,046	22.1%	10,430	16.9%	42,103	17.0%
2000-2010 Change	630	11.2%	(66)	-4.0%	11,698	13.5%	6,193	10.0%	18,369	7.4%
2010-2016 Change	586	9.4%	233	14.7%	7,348	7.5%	4,237	6.2%	23,734	8.9%
Note: Half-mile area includes Census Tracts: 1029.01, 1029.02 and 1031. Secondary area includes Block Groups 26.002, 27.021, 27.022, 28.021 and 28.022.										
Source: ESRI, Community Profile, 2016; Partners for Economic Solutions, 2016.										

Table A-2. Population by Race and Ethnicity, 2016

Race/Ethnicity	Half-Mile Area		Secondary Area		Arlington County		Alexandria		District of Columbia	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population by Race and Ethnicity										
White Alone	7,948	59.5%	2,940	63.3%	158,107	68.1%	87,287	58.7%	266,940	40.5%
Black Alone	3,047	22.8%	451	9.7%	20,019	8.6%	32,119	21.6%	308,463	46.8%
Native American Alone	56	0.4%	14	0.3%	910	0.4%	595	0.4%	2,636	0.4%
Asian or Pacific Islander Alone	1,025	7.7%	405	8.7%	24,342	10.5%	10,855	7.3%	27,024	4.1%
Some Other Race Alone	-	0.0%	619	13.3%	227	6.2%	11,450	7.7%	31,637	4.8%
Two or More Races	1,278	9.6%	219	4.7%	14,332	6.2%	6,394	4.3%	22,410	3.4%
Total Population	13,354	100.0%	4,647	100.0%	232,042	100.0%	148,700	100.0%	659,110	100.0%
Hispanic Origin	2,822	21.1%	1,349	29.0%	37,309	16.1%	25,874	17.4%	72,502	11.0%

Note: Half-mile area includes Census Tracts: 1029.01, 1029.02 and 1031. Secondary area includes Block Groups 26.002, 27.021, 27.022, 28.021 and 28.022.
 Source: ESRI, Demographic and Income Profile, 2016; Partners for Economic Solutions, 2016.

Table A-3. Population by Age, 2016										
	Half-Mile Area		Secondary Area		Arlington County		Alexandria		District of Columbia	
Age Group	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population by Age										
0 to 4 Years	828	5.9%	386	9.1%	11,602	5.1%	9,517	6.4%	33,615	5.1%
5 to 9 Years	576	4.1%	151	3.6%	10,237	4.5%	7,881	5.3%	30,319	4.6%
10 to 14 Years	491	3.5%	172	4.0%	9,555	4.2%	6,097	4.1%	27,683	4.2%
15 to 24 Years	1,250	8.9%	352	8.3%	25,479	11.2%	14,424	9.7%	102,821	15.6%
25 to 34 Years	3,890	27.7%	1,003	23.6%	60,285	26.5%	31,524	21.2%	137,754	20.9%
35 to 44 Years	2,808	20.0%	872	20.5%	35,489	15.6%	25,725	17.3%	88,980	13.5%
45 to 54 Years	1,685	12.0%	497	11.7%	27,299	12.0%	19,480	13.1%	77,116	11.7%
55 to 64 Years	1,474	10.5%	535	12.6%	23,887	10.5%	16,952	11.4%	74,479	11.3%
65 to 74 Years	688	4.9%	197	4.6%	14,559	6.4%	10,558	7.1%	50,092	7.6%
75 to 84 Years	253	1.8%	49	1.2%	6,142	2.7%	4,312	2.9%	24,387	3.7%
85 Years and Over	98	0.7%	33	0.8%	2,957	1.3%	2,231	1.5%	11,864	1.8%
Total Population	14,042	100.0%	4,247	100.0%	227,492	100.0%	148,700	100.0%	659,110	100.0%
Median Age	35.0		35.8		34.4		36.8		36.8	
Note: Half-mile area includes Census Tracts: 1029.01, 1029.02 and 1031. Secondary area includes Block Groups 26.002, 27.021, 27.022, 28.021 and 28.022.										
Source: ESRI, Demographic and Income Profile, 2016; Partners for Economic Solutions, 2016.										

Table A-4. Households by Income, 2016										
Income Range	Half-Mile Area		Secondary Area		Arlington County		Alexandria		District of Columbia	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Households by Income										
Less than \$15,000	369	5.4%	79	4.3%	5,902	5.6%	4,050	5.6%	43,855	15.1%
\$15,000 to \$24,999	225	3.3%	43	2.4%	3,794	3.6%	3,327	4.6%	20,621	7.1%
\$25,000 to \$34,999	137	2.0%	72	4.0%	3,689	3.5%	3,761	5.2%	19,749	6.8%
\$35,000 to \$49,999	389	5.7%	88	4.8%	6,640	6.3%	6,364	8.8%	27,881	9.6%
\$50,000 to \$74,999	970	14.2%	168	9.2%	14,228	13.5%	12,077	16.7%	40,079	13.8%
\$75,000 to \$99,999	1,359	19.9%	360	19.8%	15,598	14.8%	9,835	13.6%	31,947	11.0%
\$100,000 to \$149,999	1,708	25.0%	542	29.8%	23,714	22.5%	15,476	21.4%	42,984	14.8%
\$150,000 to \$199,999	833	12.2%	289	15.9%	11,804	11.2%	6,870	9.5%	25,267	8.7%
\$200,000 or more	840	12.3%	179	9.8%	20,025	19.0%	10,559	14.6%	38,046	13.1%
Total Households	6,831	100.0%	1,820	100.0%	105,394	100.0%	72,319	100.0%	290,431	100.0%
Median Household Income	\$99,090		\$105,649		\$103,964		\$90,080		\$69,588	
Note: Half-mile area includes Census Tracts: 1029.01, 1029.02 and 1031. Secondary area includes Block Groups 26.002, 27.021, 27.022, 28.021 and 28.022.										
Source: ESRI, Demographic and Income Profile, 2016; Partners for Economic Solutions, 2016.										

Table A-5. Households by Size, 2010										
Persons in Household	Half-Mile Area		Secondary Area		Arlington		Alexandria		District of Columbia	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Households by Size										
1 Person	2,886	46.2%	465	29.3%	40,516	41.3%	29,564	43.4%	117,431	44.0%
2 People	1,972	31.6%	509	32.1%	31,738	32.4%	21,713	31.9%	77,845	29.2%
3 People	675	10.8%	252	15.9%	11,633	11.9%	7,991	11.7%	32,679	12.3%
4 People	368	5.9%	212	13.4%	8,793	9.0%	5,317	7.8%	20,274	7.6%
5 People	171	2.7%	78	4.9%	3,286	3.4%	2,100	3.1%	9,913	3.7%
6 People	95	1.5%	36	2.3%	1,203	1.2%	852	1.3%	4,572	1.7%
7+ People	78	1.2%	35	2.2%	881	0.9%	545	0.8%	3,993	1.5%
Total Households	6,245	100.0%	1,587	100.0%	98,050	100.0%	68,082	100.0%	266,707	100.0%
Average Household Size	1.99		2.51		2.09		2.03		2.11	
Note: Half-mile area includes Census Tracts: 1029.01, 1029.02 and 1031. Secondary area includes Block Groups 26.002, 27.021, 27.022, 28.021 and 28.022.										
Source: 2010 U.S. Census; Partners for Economic Solutions, 2016.										

Table A-6. Educational Attainment, 2016										
Degree	Half-Mile Area		Secondary Area		Arlington		Alexandria		District of Columbia	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Perons by Degree Level										
Less than High School Diploma	632	5.8%	434	12.6%	10,075	5.9%	8,656	7.8%	44,098	9.5%
High School Diploma or GED	1,089	10.0%	331	9.6%	13,661	8.0%	12,429	11.2%	84,018	18.1%
Some College But No Degree	1,329	12.2%	403	11.7%	14,685	8.6%	14,426	13.0%	62,666	13.5%
Associate's Degree	436	4.0%	203	5.9%	6,147	3.6%	4,661	4.2%	17,175	3.7%
Bachelor's Degree	3,627	33.3%	1,090	31.6%	58,058	34.0%	33,957	30.6%	113,727	24.5%
Graduate/Professional Degree	3,790	34.8%	990	28.7%	68,133	39.9%	36,843	33.2%	142,506	30.7%
Total Aged 25 and Over	10,903	100.0%	3,451	100.0%	170,760	100.0%	110,972	100.0%	464,190	100.0%
Note: Half-mile area includes Census Tracts: 1029.01, 1029.02 and 1031. Secondary area includes Block Groups 26.002, 27.021, 27.022, 28.021 and 28.022.										
Source: ESRI 2016; Partners for Economic Solutions, 2016.										