

# Forecast Round 8.2

Arlington County, VA

Community Planning, Housing and Development  
Planning Research and Analysis Team

# Establishing a 2010 Base Estimate

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## ▶ Population, Housing Units, and Households

### Data Source

- 2010 Census

## ▶ Employment

### Data Sources

- InfoUSA
- ES202/QWEC
- Federal and DoD Master Plans
- Arlington Public Schools
- Arlington County Development Tracking

### Issues


- DoD and Federally Leased Office Space

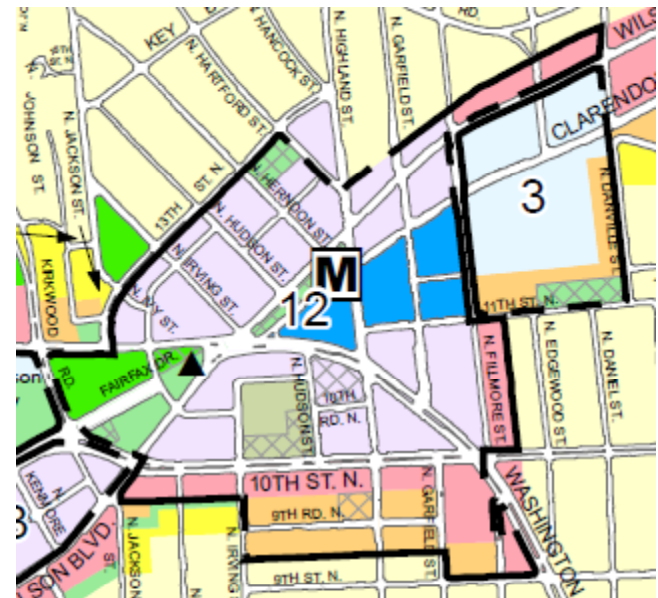
# Development Forecast (2015-2040)

- ▶ Projects that have been built since April 2010
- ▶ Approved but not yet constructed projects
- ▶ Forecasted Development
  - ▶ General Land Use Plan (GLUP)
  - ▶ Sector Plans
  - ▶ Discussions on development assumptions, timing, and use mix.

= Net New Office SF, Retail SF, Residential Units, and Hotel Rooms.

## Legend

Land Use Category**	Range of Density/Typical Use
Mixed Use	
	Medium Density Mixed-Use Up to 3.0 F.A.R. with special provision for additional density within the "Clarendon Revitalization District" (See Note 12) and the "Special Coordinated Mixed Use District" for East End of Virginia Square (See Note 3)

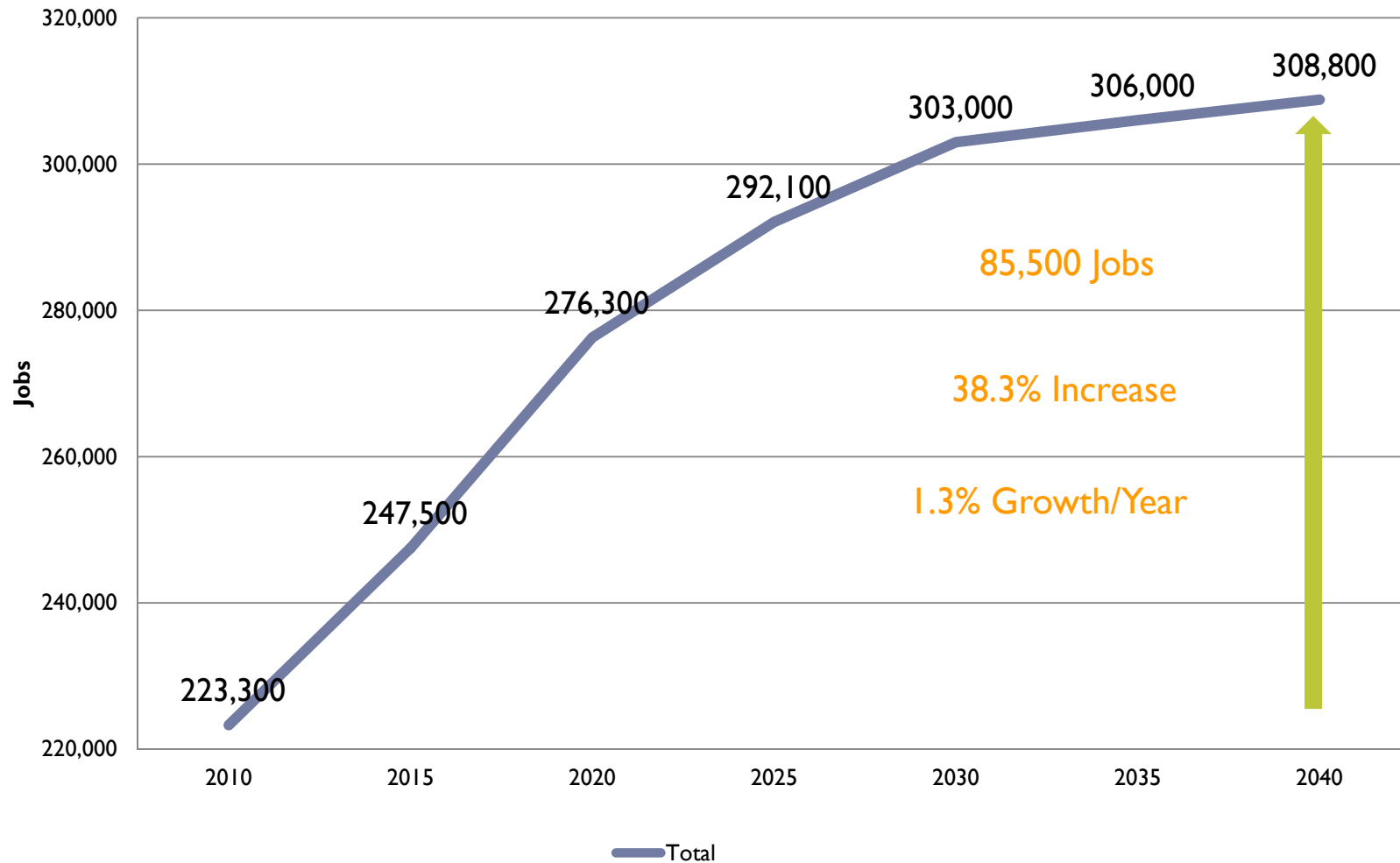


# Employment

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- ▶ At-Place Employment (Jobs in Arlington County)
- ▶ Net New Square Footage \* Occupancy Rate \* Use Factors = Jobs
  - Office:
    - 2010 = 250 sq ft/person
    - 2015-2040 = 200 sq ft/person
  - Retail:
    - 2010-2040 = 450 sq ft/person
  - Other:
    - 2010-2040 = 650 sq ft/person
  - Hotel:
    - 2010-2040 = 2 rooms /employee

# Employment

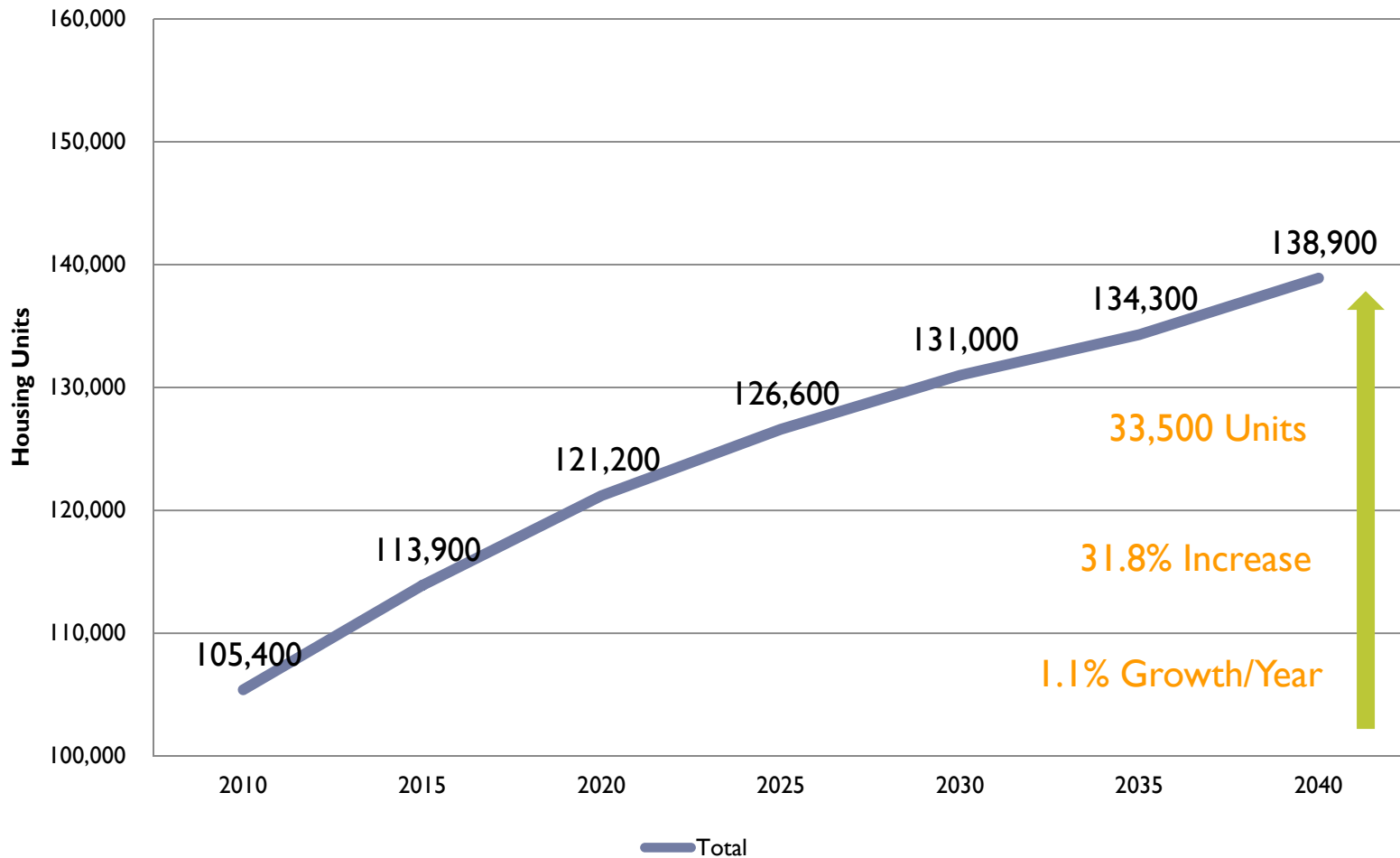


# Housing Units

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- ▶ Net New Housing Units (5-Year increments)

# Housing Units



# Households

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▶ Net New Housing Units \* Occupancy Rate = Households

▶ Occupancy Rates:

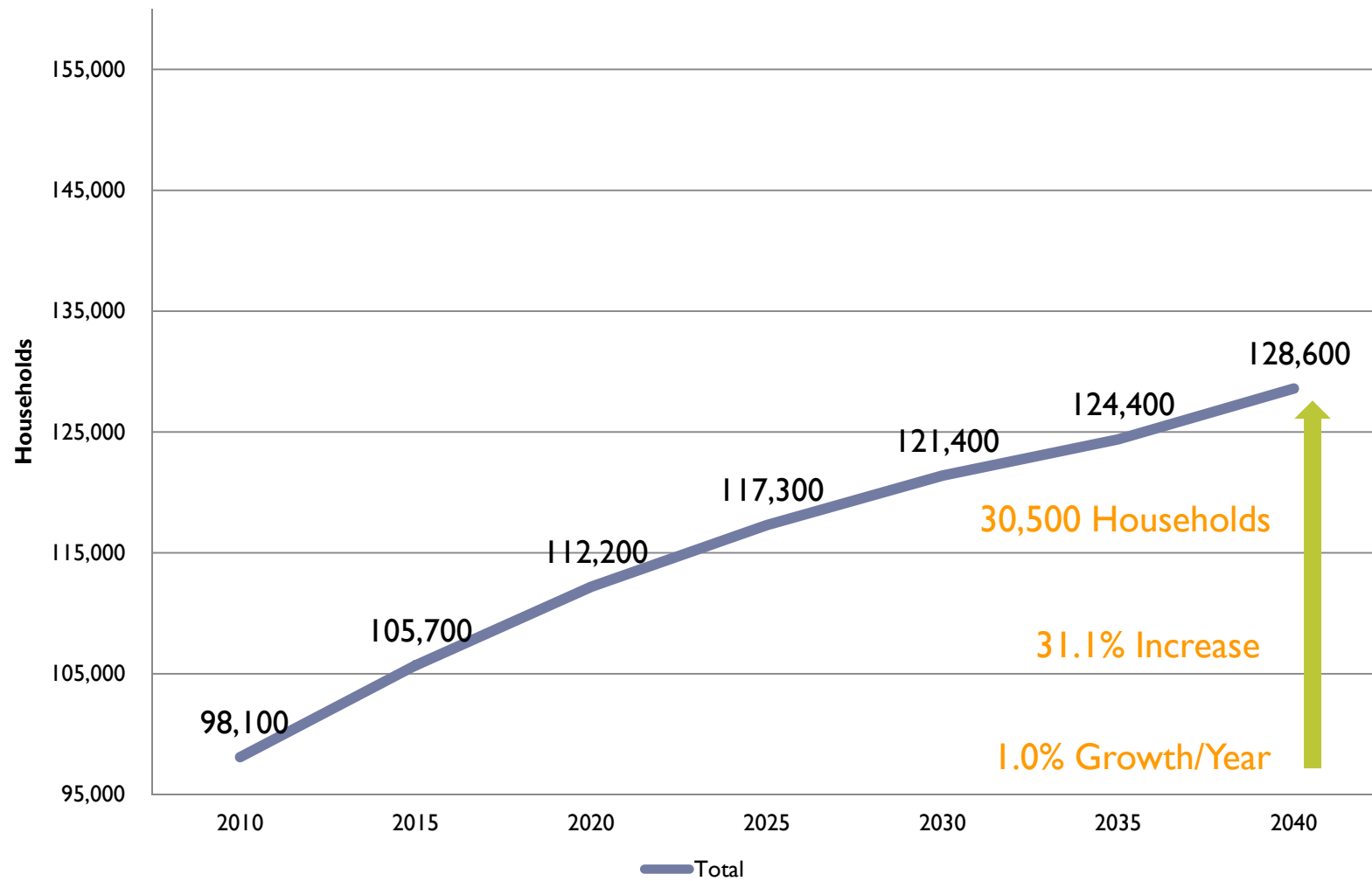
Ballston	0.95354
VA Square	0.91776
Clarendon	0.94619
Courthouse	0.95351
Rosslyn	0.89216

Pentagon City	0.85651
Crystal City	0.76024
Columbia Pike	0.94843

Non-Study Area	0.96392
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# Households



# Population

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▶ Households \* Persons Per Household = Population

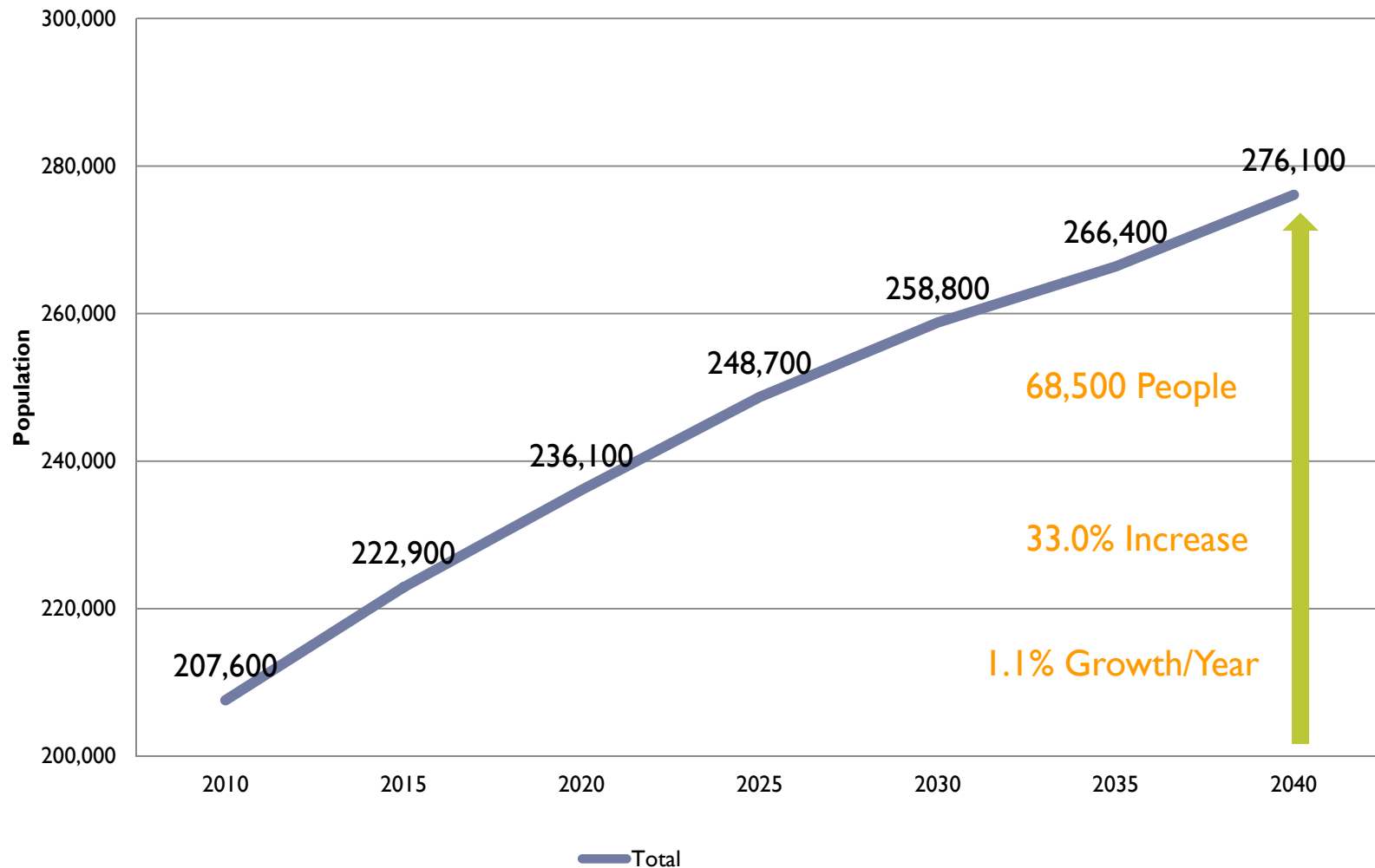
▶ Persons Per Household Rates:

Ballston	2.22381
VA Square	2.16333
Clarendon	2.42195
Courthouse	2.07304
Rosslyn	1.72833

Pentagon City	1.49889
Crystal City	1.53389
Columbia Pike	2.67265

Non-Study Area	2.66363
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# Population



# Questions?

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[www.arlingtonva.us/PRAT](http://www.arlingtonva.us/PRAT)