

## ROUND 9.2 TRANSMITTAL LETTERS

AS OF DECEMBER 15, 2020

### Frederick County and City of Frederick

- Frederick County will be adjusting population and household forecasts as increasing residential construction continues to impact the availability of total housing units countywide. Development opportunities within Linganore, New Market, and the Urbana plan areas continue to bring new growth in household population. For the forecast period, the County used the average household size assumption from the Maryland Department of Planning. Round 9.2 may reflect changes in land use based on recent rezoning cases. The County and City will be maintaining the employment-control totals that were submitted in Round 9.1. Based on review of available data, the County will be reallocating those jobs between Transportation Analysis Zones (TAZs).

### Montgomery County

- Montgomery County will not be adjusting population and household forecasts. Employment forecast adjustments are anticipated at the TAZ level for the following areas: White Flint and Rock Spring (ex. FDA employees and the conversion of the former Marriot Headquarters). The TAZ adjustments will not impact county employment totals/benchmarks.

### Arlington County

- Arlington County's Round 9.2 accounts for Amazon's decision to locate a second headquarters in Arlington as well as development projects and area plans approved by the County Board, including: 22 Site Plan (including Amendments), Use Permits and Form Based Code Projects, Four Mile Run Valley Area Plan, and the Washington Boulevard and Kirkwood Road Special GLUP Study "Plus" and Concept Plan. Other adjustments to population and household forecasts are based new assumptions and parameters (see Arlington County Transmittal letter).

### City of Alexandria

- The City of Alexandria identified adjustments to forecasted developments throughout the City. The majority of adjustments were focused on new land use, square footage and phasing in the following activity centers: North Potomac Yard, Oakville Triangle, Eisenhower East, and Landmark Mall (See City of Alexandria Transmittal letter).

### **Fairfax County**

- Fairfax County's employment forecast was provided by the Department of Planning and Development. For the Round 9.2 update, a comprehensive evaluation of approved rezoning activity was conducted in the Reston transit station areas along the Silver Line metro rail line. County staff and the City of Falls Church also coordinated efforts to improve forecasting efforts for TAZ 1925 along W. Broad Street involving two existing schools and the future West Falls Church project.
- Fairfax County's population and households adjustments were provided by the Economic, Demographic and Statistical Research (EDSR) unit, a research unit within the County's Department of Management and Budget. The EDSR provides and produces small-area economic and demographic estimates and forecasts for Fairfax County. The Round 9.2 update for the population and households data is based on the county's January 2019 data set.

### **City of Falls Church**

- The City of Falls Church provided new forecast data and is formally included in the 2019 update of the Demographics Chapter of the City's Comprehensive Plan, *People, Housing, and Jobs*. The updated forecast reflects changes in net new development in the city, new assumptions about trends in vacancy rates, commercial space per employee, and a new analysis of changing average household sizes.

### **Loudoun County**

- Loudoun County's updated forecasts for Round 9.2 were provided by the Department of Finance and Budget, with input from the Department of Planning and Zoning and the Department of Economic Development. Population and household forecast were based on the updated land uses in the new *Loudoun County 2019 Comprehensive Plan*. Forecasts for office and retail employment have decreased. The impact of opening Loudoun County's Silver Line stations and the land use pattern planned in the vicinity of these stations have been incorporated into the forecasts (See Loudoun County Transmittal letter).

### **Prince William County**

- Prince William County will not be adjusting employment, population, and household assumptions. The County will make adjustments at the TAZs level based on recently adopted small area plans for North Woodbridge, The Landing at Prince William, and Dale City. These adjustments will not impact employment totals/benchmarks.

### **City of Manassas**

- With the adoption of the city's 2040 Comprehensive Plan in February 2020, the City of Manassas will be the first adjustments to employment, population, and household assumptions since the city's Round 9.0 submission. Employment growth is expected in the Godwin Technology corridor and job expansion is projected at the Micron Technology facility.