

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

April 19, 2006

Mr. Paul DesJardin
Planning Section Manager
Metropolitan Washington Council of Governments
777 North Capitol Street, NE, Suite 300
Washington, DC 20002-4239

Dear Mr. DesJardin,

Thank you for this opportunity to provide the Council of Governments with updated partial forecast for the Round 7.0a, with specific reference to Traffic Analysis Zone (TAZ) 174, in which the Baseball Stadium will be located. The following table provides a summary of the changes in households, population, and employment projected for the next twenty-five years. The attached spreadsheet provides more detailed comparisons between Round 7.0 and partial Round 7.0a.

District of Columbia Round 7.0a Partial Forecasts for TAZ 174

	2005	2010	2015	2020	2025	2030	2005-2030
Households	12	13	338	663	988	1,313	+1,301
Population	19	19	507	995	1,482	1,970	+1,951
Employment	1,097	1,597	2,847	3,347	3,747	4,097	+3,000

Round 7.0a shows an increase of 1,300 households between 2005 and 2030. This is due to three planned and proposed projects resulting in additional housing units. The three projects are the Florida Rock Project, South Capitol and N St., and Half & N. St. Together, they will add 1,300 units, which is an additional 1,000 units over what was previously forecast in Round 7.0.

The population projection for TAZ 174 will change as well. The net addition of 1,300 households, with an assumed household size of 1.5 persons, will result in an increase of population in that area by about 1,950 persons. This represents an increase from Round 7.0 of 1,300 persons.

The employment forecast for TAZ 174 was adjusted in Round 7.0a to account for the changed land use of that area. Round 7.0 forecast was based on proposed plans to build one or more office complex in that area. However, since the baseball stadium will occupy most of the area, employment over the next 25 years is forecast to increase by 3,000, which is 679 jobs less than the previous forecast.

If you have any questions regarding our forecast, please contact Joy Phillips of our office at (202) 442-7630.

Sincerely,

Charles C. Graves
Deputy Director of Long Range Planning
D.C. Office of Planning

District of Columbia

Households, Population & Employment Forecast for TAZ 174 (Baseball Stadium)

Note: Round 7.0 is the previously approved data, while Round 7.0a is the newly required subset of the previous data

Round 7.0 for TAZ 174	2005	2010	2015	2020	2025	2030
Households 7.0	12	13	293	301	308	313
Population 7.0	19	19	624	642	659	669
Employment 7.0	1,307	1,741	3,533	3,816	4,899	4,986

Round 7.0a for TAZ 174	2005	2010	2015	2020	2025	2030
Households 7.0a	12	13	338	663	988	1,313
Population 7.0a	19	19	507	995	1,482	1,970
Employment 7.0a	1,097	1,597	2,847	3,347	3,747	4,097

	2005	2010	2015	2020	2025	2030	Change 2005-2030
Households 7.0	12	13	293	301	308	313	301
Households 7.0a	12	13	338	663	988	1,313	1,301
			Change from previous forecast				1,000

	2005	2010	2015	2020	2025	2030	Change 2005-2030
Population 7.0	19	19	624	642	659	669	650
Population 7.0a	19	19	507	995	1,482	1,970	1,951
			Change from previous forecast				1,301

	2005	2010	2015	2020	2025	2030	Change 2005-2030
Employment 7.0	1,307	1,741	3,533	3,816	4,899	4,986	3,679
Employment 7.0a	1,097	1,597	2,847	3,347	3,747	4,097	3,000
			Change from previous forecast				-679