

Forecast Round 10.0

Arlington County, VA

MWCOG

Planning Directors Technical Advisory Committee
Cooperative Forecasting and Data Subcommittee
September 15, 2023

Elizabeth Hardy

CPHD: Research and Strategic Initiative Group

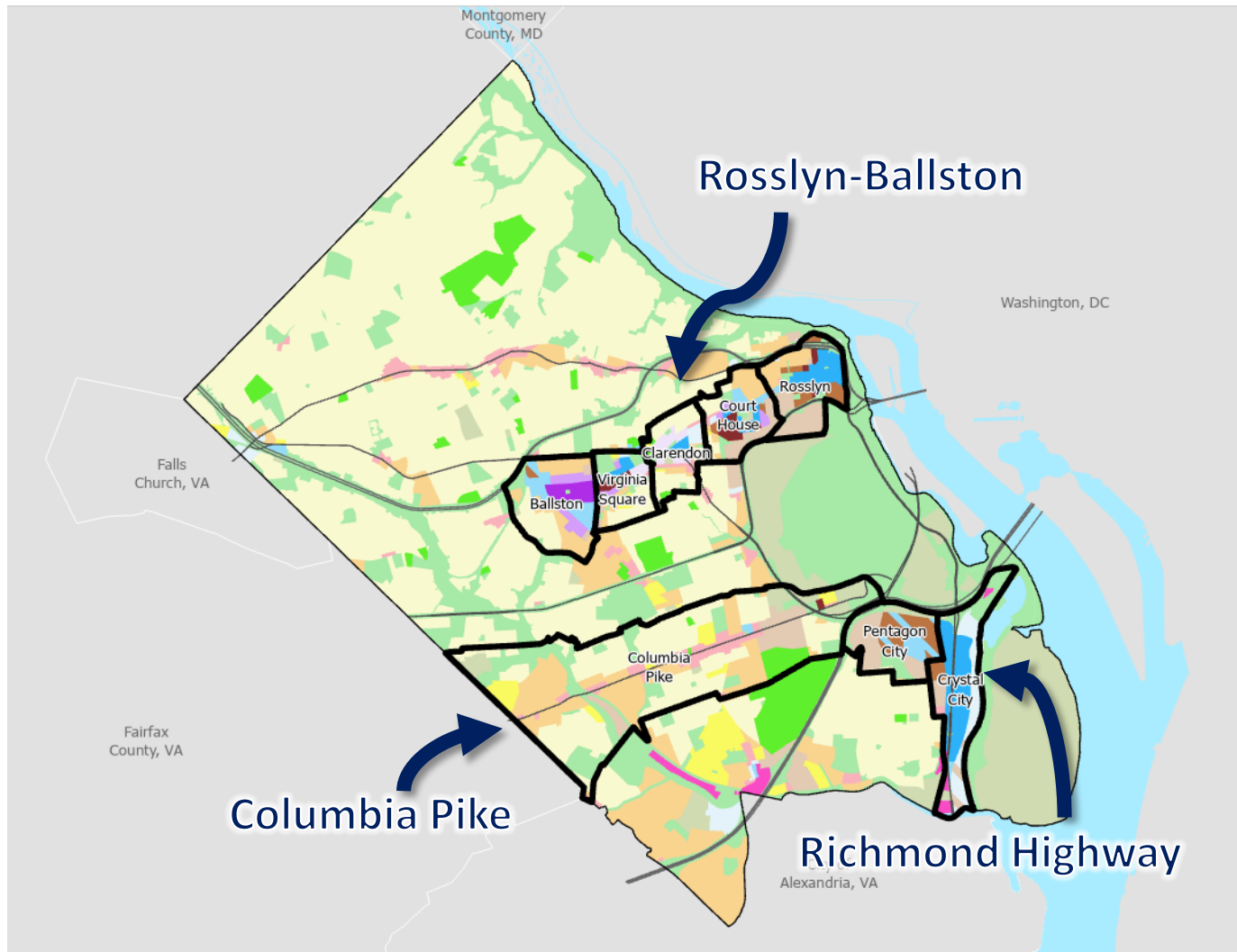


Presentation Outline

- Arlington Overview and Housing Growth
- Forecast Round 10.0
 - Methods
 - Results
- Richmond Highway Corridor Forecast
- Walking Tour

Overview and Housing Growth

Arlington Overview

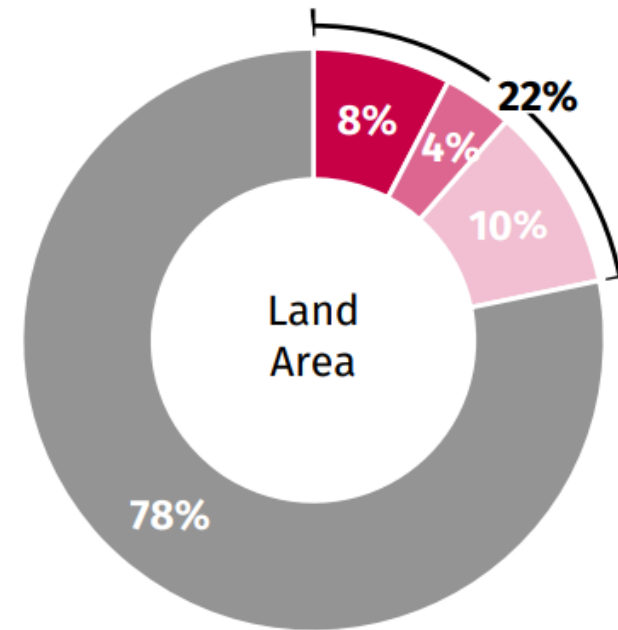
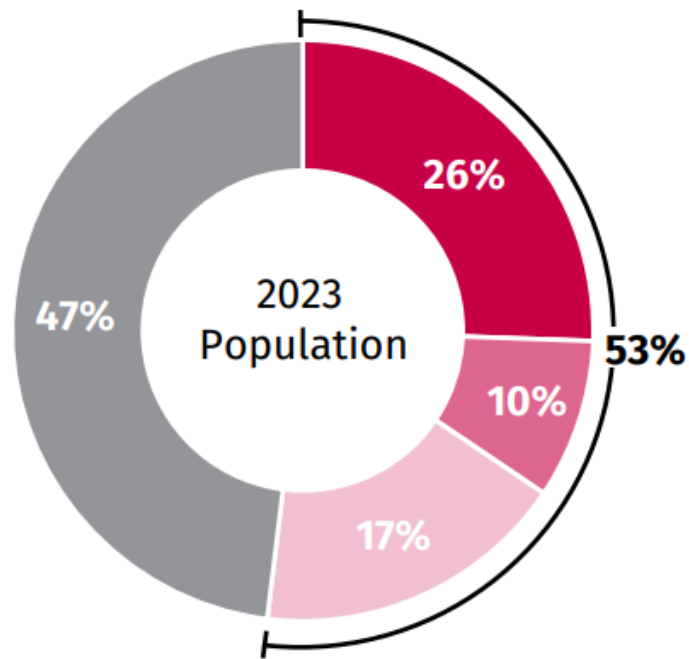


Concentrate density in the planning corridors:

- Rosslyn-Ballston
- Richmond Highway
- Columbia Pike

53% of Arlington's residents live in planning corridors.

2023 Population and Land Area



■ R-B Corridor ■ Richmond Highway Corridor ■ Columbia Pike Corridor ■ Non-Corridor Areas

Housing Growth 2013-2022

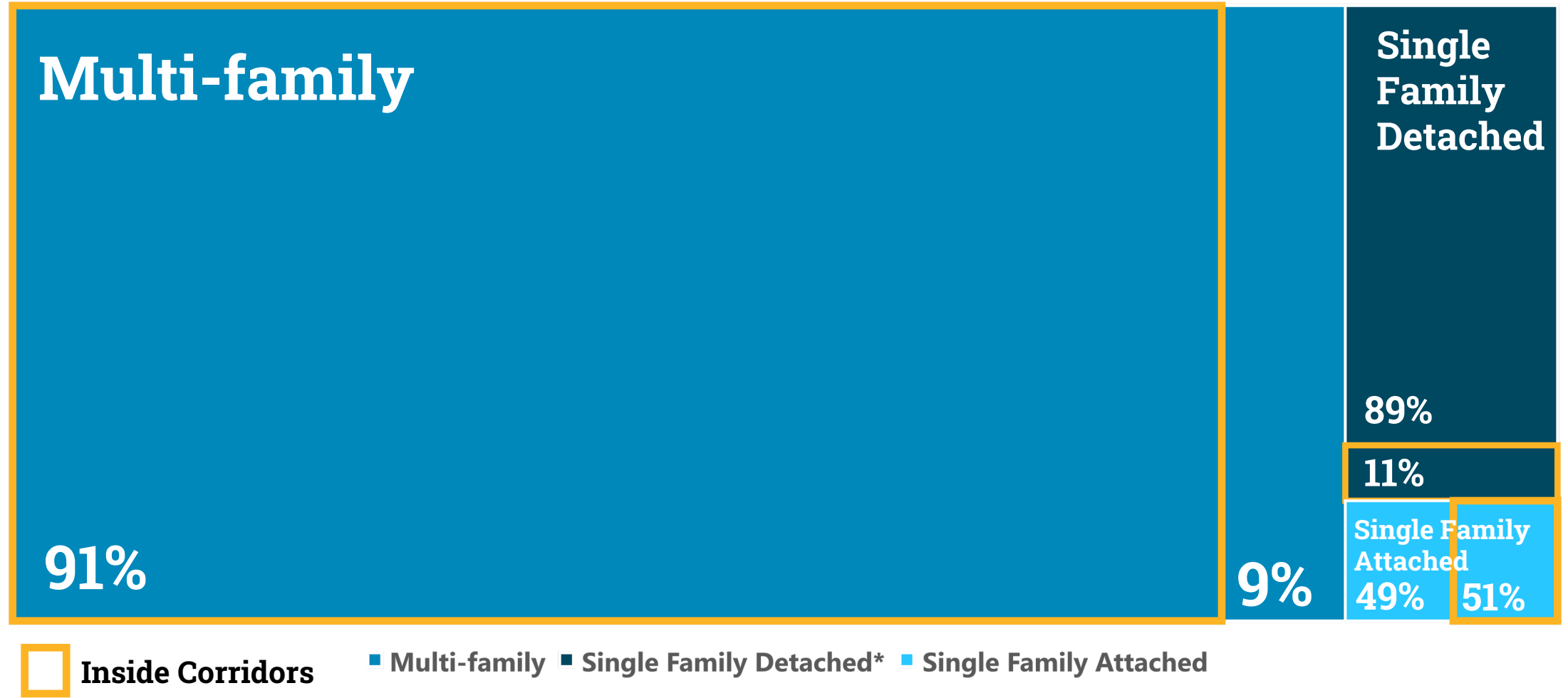


■ Multi-family ■ Single Family Detached* ■ Single Family Attached

* Total of 78 units Net (new minus demolished) in 10-year period.

Source: CPHD, Development Tracking, as of 4th QTR 2022.

Housing Growth 2013-2022



Source: CPHD, Development Tracking, as of 4th QTR 2022.

Forecast Round 10.0

Forecast Method



Step 1: Develop Current Year Development Base

- Housing: Master Housing Unit Database
- Employment: Development Tracking



Step 2: Determine Development Potential

- The General Land Use Plan (GLUP), County Board approved site plans, phased development site plans, sector plans, small area plans, and the zoning ordinance



Step 3: Calibration and Timing

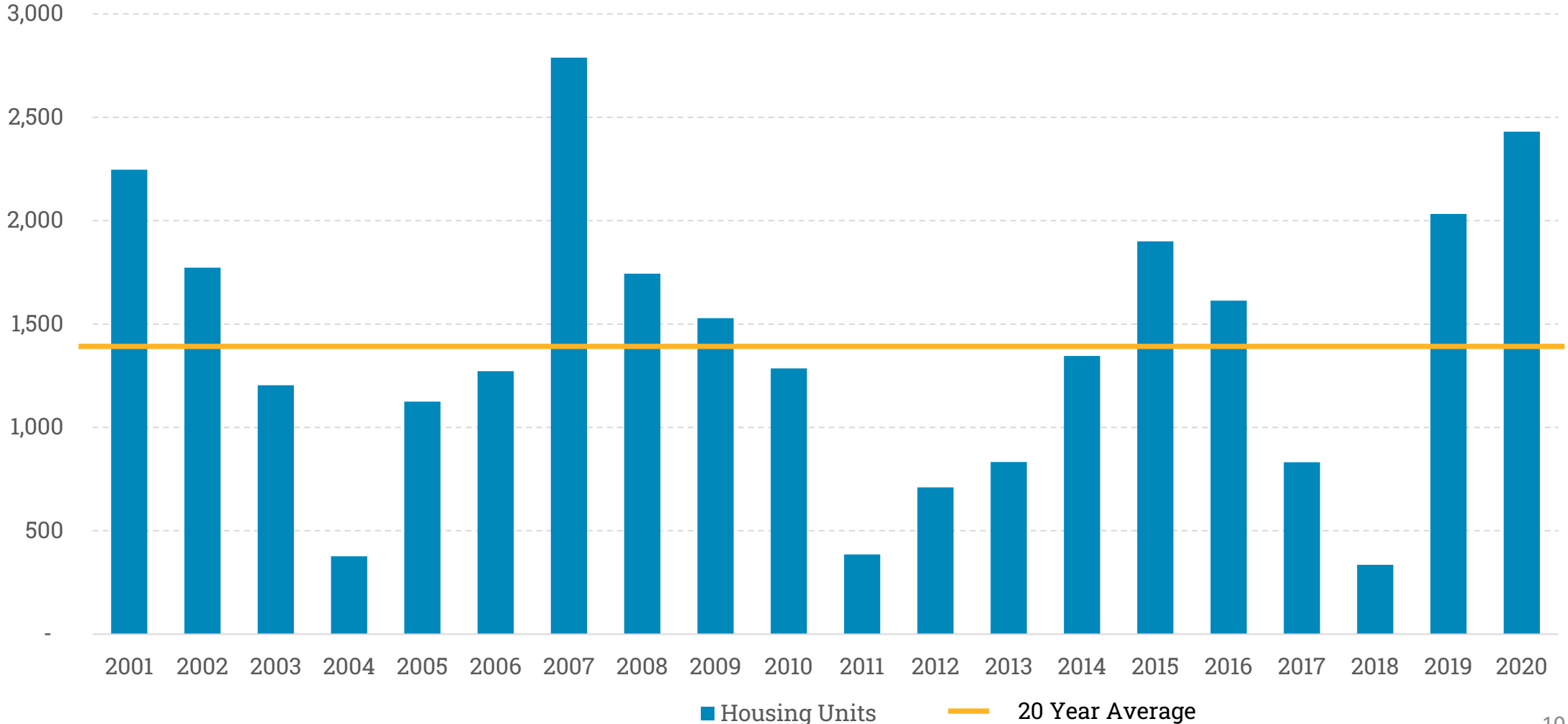
- Historic absorptions rates are calculated for multifamily housing units, office square footage and retail square footage.



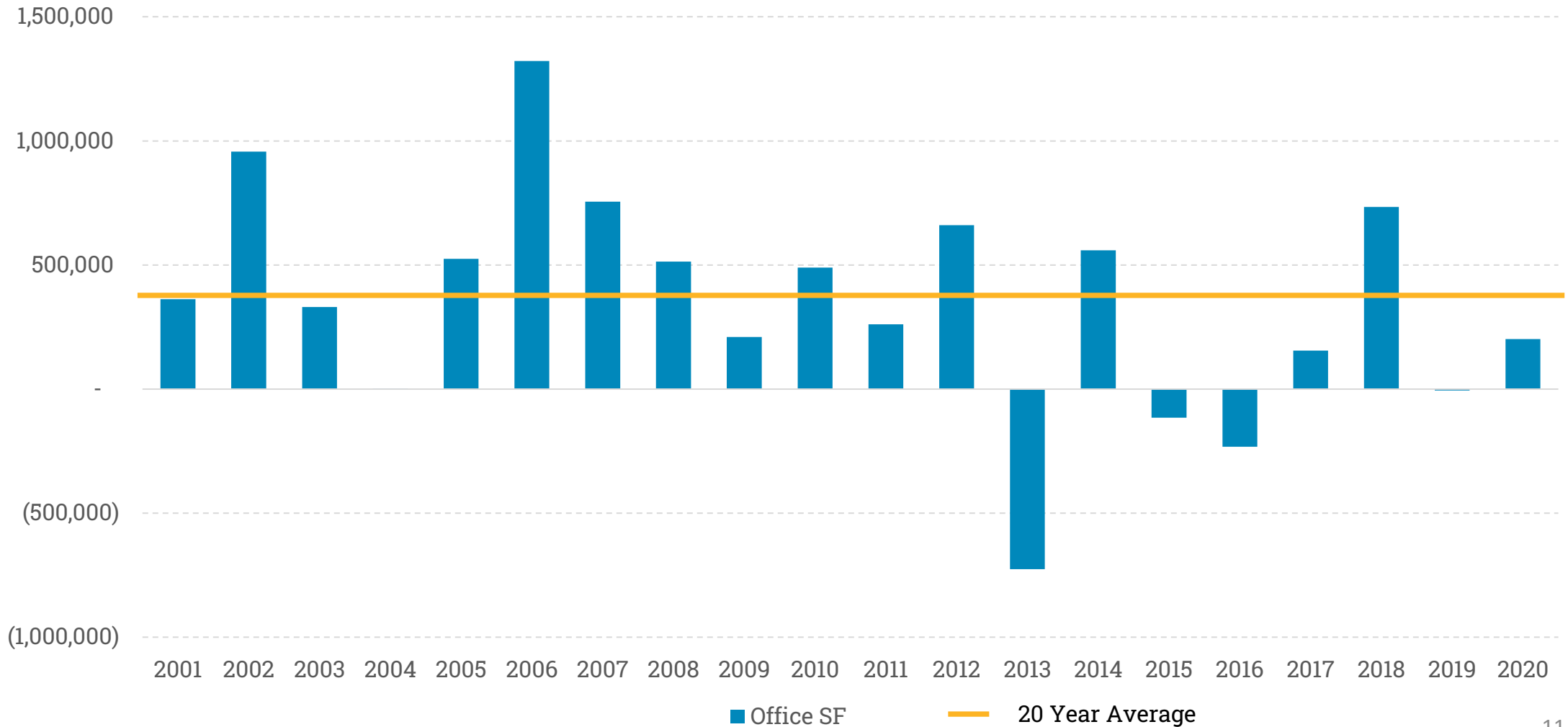
Step 4: Calculate Population and Employment

- Apply factors: occupancy, average household size, office vacancy rate, space conversion factors

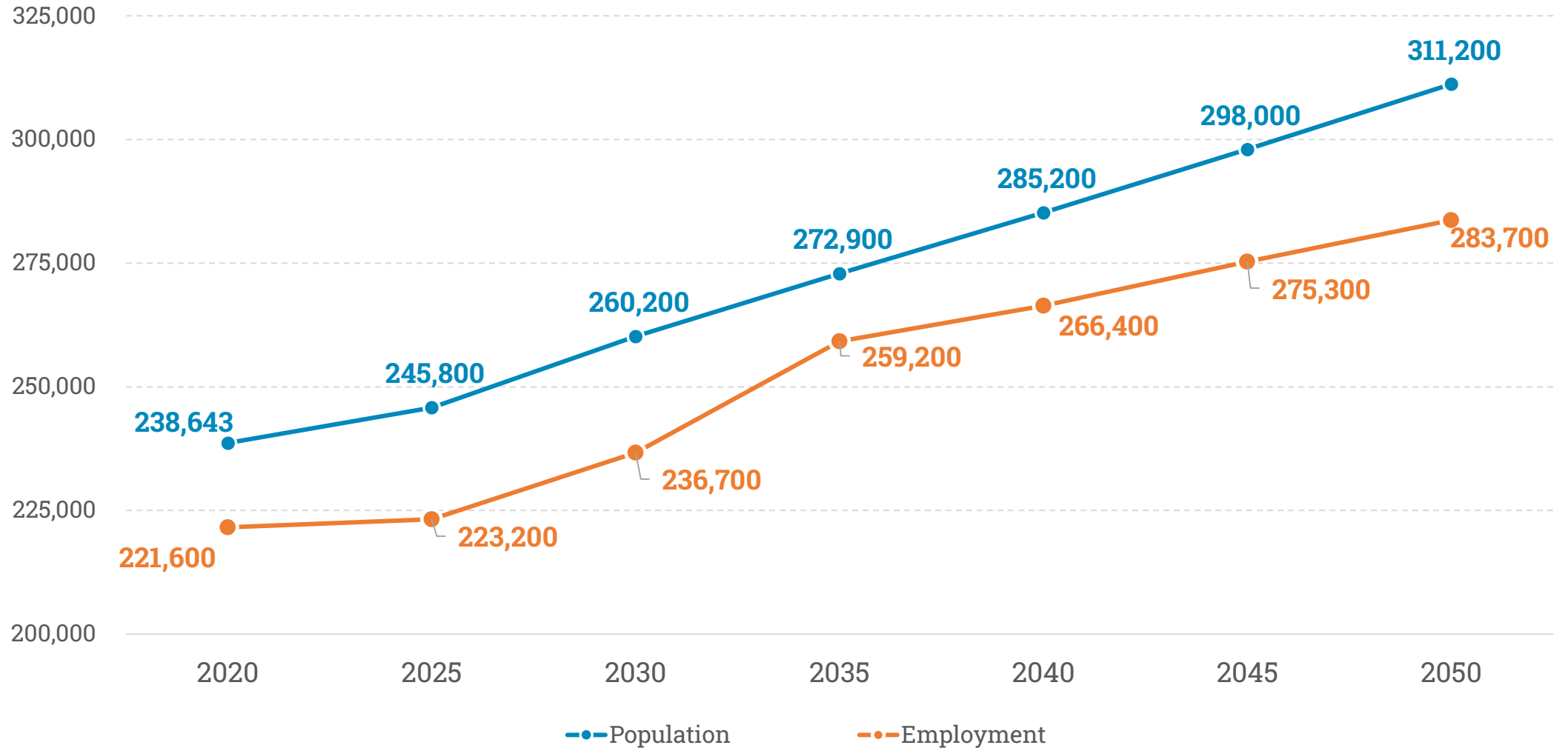
Historic Absorption: Housing Units



Historic Absorption: Office SF



Forecast Round 10.0



Round 10.0 Compared to Round 9.2

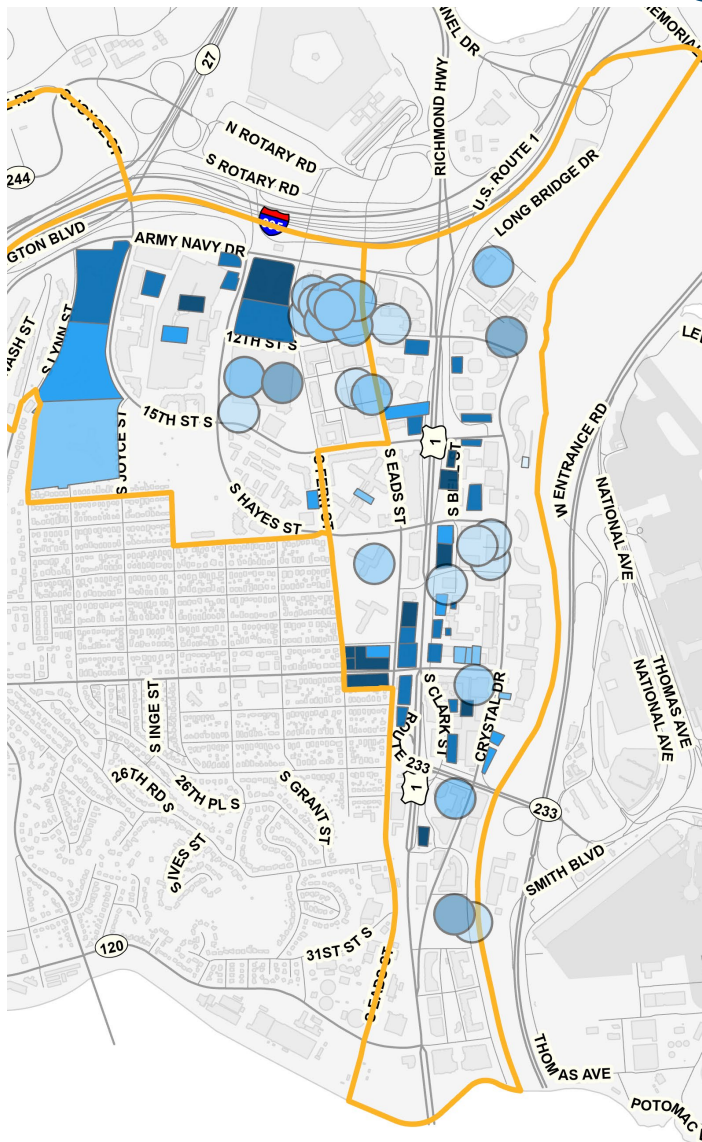
	Round 9.2		Round 10.0	
	2015-2045		2020-2050	
Housing Units	41,879	37.9%	45,542	38.2%
Households	38,185	37.0%	43,722	39.8%
Population	80,434	36.7%	72,535	30.4%
Employment	81,658	39.0%	62,064	28.0%

Employment

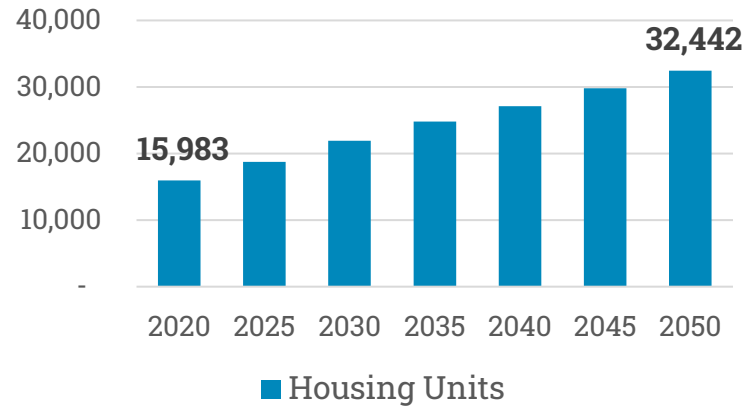
Forecast Years	Countywide Net Change	Amazon Employment Net Change	Amazon Employment Targets Total
20-25	1,600	8,400	10,000
25-30	13,500	12,155	22,155
30-35	22,500	15,695	37,850
35-40	7,200		
40-45	9,000		
45-50	8,300		

Richmond Highway Corridor Forecast

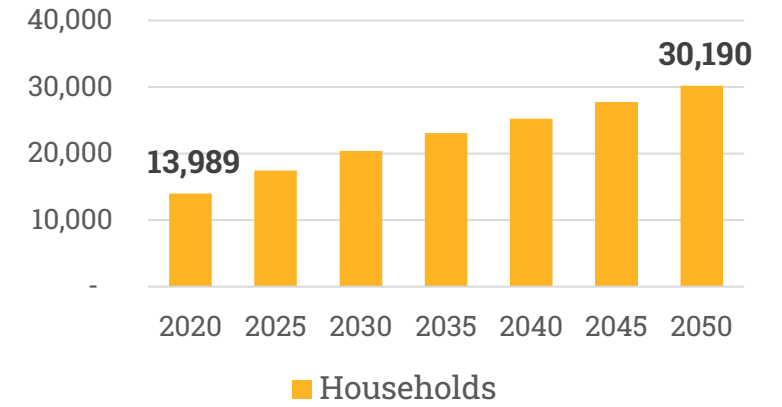
Richmond Highway Corridor Forecast



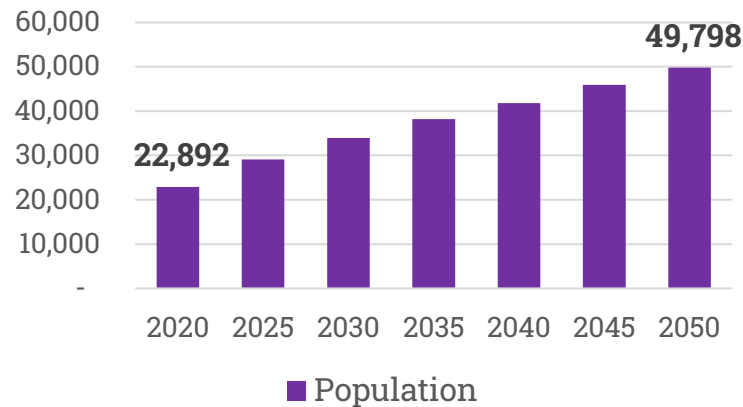
Housing Units



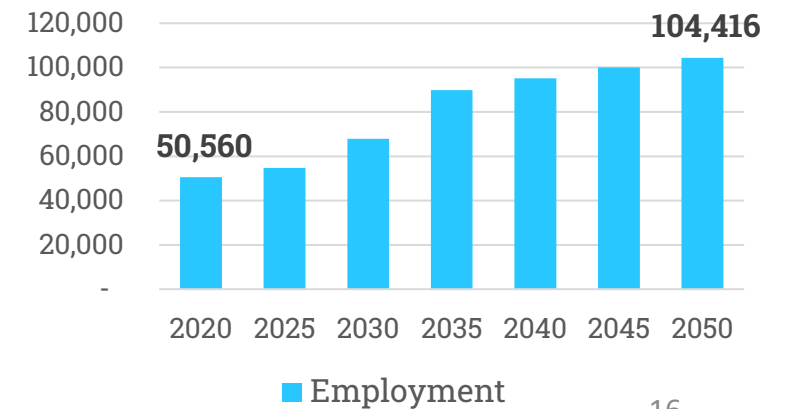
Households



Population

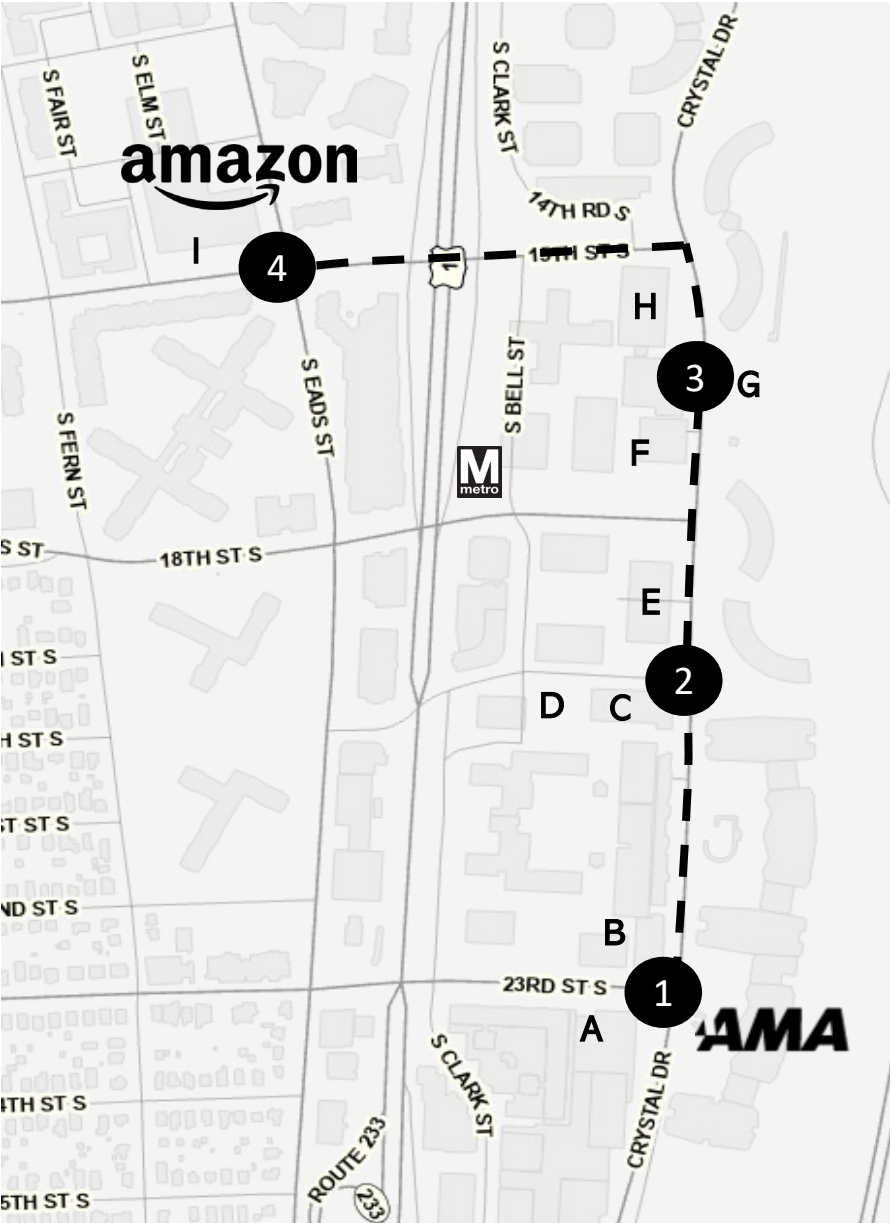


Employment



Walking Tour

Walking Tour



Walking Tour

New Century Center Residential

(Approved/Not Yet Under Construction)
308 residential units and 21,836 SF retail



Forecast: 234 Households | 359 Population

Crystal Plaza 5

(Approved/Not Yet Under Construction)
1,439 residential units and 22,927 SF retail



Forecast: 1,094 Households | 1,678 Population
18 Retail Jobs

(Demo of 155,100 SF office = loss in office jobs)

Walking Tour

Crystal Plaza 1

(Under Construction)

758 residential units and 22,059 SF retail



East Tower



West Tower

Forecast: 576 Households | 884 Population

28 Retail Jobs

(Demo of 164,615 SF office = loss in office jobs)

1900 Crystal Drive

(Under Construction)

811 residential units and 39,890 SF retail



Forecast: 617 Households | 946 Population

83 Retail Jobs

Questions?

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