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**Jurisdictional
Transmittal Letters
For Round 8.2**

November 2012

**Adjunct Member*

(Jurisdictional order is based on COG's letterhead)

777 North Capitol Street, NE, Suite 300, Washington, D.C. 20002
202.962.3200 (Phone) 202.962.3201 (Fax) 202.962.3213 (TDD)



COMMUNITY DEVELOPMENT DIVISION
Department of Planning and Development Review
Frederick County, Maryland 21701

30 North Market Street

Frederick County, Maryland 21701

(301) 600-1138

October 25, 2012

Mr. Paul DesJardin
Director Community Planning and Services
Metropolitan Council of Governments
777 North Capital Street, NE
Washington, DC 20002

RE: Round 8.2 Jurisdictional Totals for Frederick County

Dear Mr. DesJardin:

This letter summarizes Frederick County's Round 8.2 Cooperative Forecasts for employment, population, and households. Our Round 8.1 submissions reflected a significant drop in control totals due largely from correcting erroneous assumptions and to reflect new trends arising from the recent economic downturn. Between Round 8.1 and Round 8.2 we saw no changes in land use to affect both employment and populations. Therefore, we would carry over our Round 8.1 forecasts to Round 8.2.

Employment

Although we had anticipated incorporating our assumption on BRAC jobs moving into the Fort Detrick in the latter part of 2010, the change was not significant enough to modify our base year employment totals. We also examined the Department of Labor, Licensing, and Regulations (DLLR) ES 202 dataset to aggregate county totals using geo-coded information and saw no major differences requiring adjustments to previous control totals. We also reviewed sources from the Frederick County Office of Economic Development, U.S. Bureau of Economic Analysis (BEA), U.S. Bureau of Labor Statistics, and the Maryland Department of Planning. Sources from Fort Detrick also confirmed that military jobs have not changed since the last Cooperative Forecast; similar findings for the self-employed sector using the sources above showed no changes. Our control totals for Round 8.2 are therefore not in any way different from those contained in the previous Round 8.1.

Population and Households

As stated in the previous forecasting round, the 2010 population was adjusted to reflect 2010 U.S. Census data. We maintain that our growth rate in population is expected to be lower than previously assumed reflecting historical trends due to slowing down of residential building activity experienced since 2008 and continue at least to 2015. The year 2020 and going forward, we again apply the lower of the two 5-year growth rates from Round 8.0 or from the Maryland Department of Planning projections prepared in November 2010.

YEAR	Employment	Total Population	Household Population	Total Households
2010	98695	233385	229203	84800
2015	99386	240387	236205	87483
2020	103862	254569	250387	92736
2025	107266	275071	270863	100327
2030	109755	294944	289739	107686
2035	112302	311705	306493	113895
2040	114907	327011	321095	119564

If you have questions on the data above or our methodology, please do not hesitate to contact Dial Keju at (301) 600-7402.

Sincerely,



Eric Soter
Director



Gaithersburg
A CHARACTER COUNTS! CITY

October 1, 2012

Paul DesJardin, Chief of Housing and Planning
Metropolitan Washington Council of Governments (MWCOG)
777 North Capitol Street, Suite 300
Washington, DC 20002

Re: Round 8.2 Cooperative Forecast Jurisdictional Totals for the City of Gaithersburg

Dear Mr. DesJardin:

Please accept this letter as a formal transmittal of the jurisdictional total for the City of Gaithersburg, Maryland to be incorporated into the MWCOG Round 8.2 Cooperative Forecasts. These numbers are the best estimate of future development within the City limits, and have been developed in coordination with the Montgomery County Department of Planning (M-NCPPC). The forecasts for the City portion of each traffic analysis zone (TAZ) have been provided to M-NCPPC, who will then submit the final forecast totals for each TAZ to MWCOG. Please note that population, households, and jobs have been updated for each 5-year period, except 2010, which was updated for the Round 8.1 forecast to match the Census household and population numbers, leaving only jobs updated for Round 8.2. Two annexations that resulted in a change to the City boundary are reflected in the 2015 and later forecasts. The reduction in jobs from the Round 8.0 forecast reflects recent economic trends and analysis of the ES-202 employment data provided by MWCOG.

Year	Round 8.2 Population	Percent Change	Round 8.2 Households	Percent Change	Round 8.2 Employment	Percent Change
2010	59,933		22,000		49,090	
5-year change	6,772	11.30%	2,473	11.24%	3,758	7.66%
2015	66,705		24,473		52,848	
5-year change	3,446	5.17%	1,268	5.18%	2,421	4.58%
2020	70,151		25,741		55,269	
5-year change	3,203	4.57%	1,372	5.33%	4,118	7.45%
2025	73,354		27,113		59,387	
5-year change	4,072	5.55%	1,648	6.08%	4,922	8.29%
2030	77,426		28,761		64,309	
5-year change	3,776	4.88%	1,810	6.29%	4,953	7.70%
2035	81,202		30,571		69,262	
5-year change	3,764	4.64%	1,761	5.76%	5,284	7.63%
2040	84,966		32,332		74,546	
Change 2010-2040	25,033	41.77%	10,332	46.96%	25,456	51.86%

If you have any questions regarding the forecasts, please do not hesitate to call me at (301)-258-6330.

Sincerely,

John B. Schlichting

Director of Planning and Code Administration

cc: Greg Goodwin

Kirk Eby

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038

301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitersburgmd.gov • www.gaitersburgmd.gov

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MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

TO: Paul DesJardin, Director, Community Planning and Services
Metropolitan Washington Council of Governments

FROM: Richard DeBose, Chief, Center for Research & Information Systems
Montgomery County Planning Department

VIA: Steve Hurst, Planner
Montgomery County Planning Department

DATE: October 16, 2012

Re: Transmittal of Montgomery County's Round 8.2 Control Totals

Dear Mr. DesJardin:

This letter is the submittal of the Intermediate Round 8.2 Cooperative Forecasts for Montgomery County, Maryland.

The Montgomery County Department of Park and Planning's Center for Research and Information Systems (CRIS) has made revisions in Round 8.2. Montgomery County's Intermediate Round 8.2 Cooperative Forecasts are attached to this transmittal letter.

The Round 8.2 household and population forecasts have changed marginally from Round 8.1. The population forecast differs from 8.1 by less than 1 percent for each five-year period with the exception of 2040, where total population is 1.4 percent higher than the previous round. The household forecast also differs from 8.1 by less than 1 percent for each five-year period with the exception of 2040, where total population is 1.1 percent higher than the previous round. Overall, the 30-year change in population and households shows a 4.1 percent increase when compared to Round 8.1.

Montgomery County - Round 8.2

<i>Year</i>	<i>Population</i>	<i>Households</i>	<i>Employment</i>
2010	975,400	357,100	510,300
2015	1,018,400	375,800	532,000
2020	1,063,200	396,900	564,400
2025	1,108,500	416,100	598,800
2030	1,150,900	435,100	635,300
2035	1,187,100	449,100	674,000
2040	1,217,400	460,300	715,100

The Round 8.2 employment forecast has been reduced across each 5-year period with the exception of the 2010 base year. This is to reflect the expected lasting impact of the recession on the County's economy in the near-term. Overall, the totals for Round 8.2 employment are 1.9 percent lower in 2015 and 3.1 percent lower in 2040.

Sincerely,



Richard DeBose
Chief, Center for Research & Information Systems



City of
Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

October 2, 2012

Paul DesJardin, Chief of Housing and Planning
Department of Human Services, Planning and Public Safety
Metropolitan Washington Council of Governments (MWCOCG)
777 North Capitol Street, Suite 300
Washington, DC 20002

Re: Round 8.2 Cooperative Forecast Jurisdictional Totals for the City of Rockville

Dear Mr. DesJardin:

This letter serves as a formal transmittal of the jurisdictional totals for the City of Rockville, Maryland to be incorporated into the Council of Governments Round 8.2 Cooperative Forecasts. These numbers are the best estimate of future development within the City boundary, and have been developed in coordination with the Montgomery County Department of Park and Planning.

The totals for City of Rockville's forecast of population, households and employment are as follows:

Round 8.2 Estimates of Population, Households and Employment

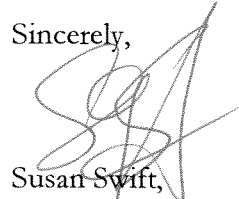
Year	Round 8.2 Population	Percent Change	Round 8.2 Households	Percent Change	Round 8.2 Employment	Percent Change
2010	61,209		25,199		73,736	
5-year Change	2,764	4.5%	1,305	5.2%	2,560	3.5%
2015	63,973		26,504		76,296	
5-year Change	4,431	6.9%	2,115	8.0%	3,854	5.1%
2020	68,404		28,619		80,150	
5-year Change	3,461	5.1%	1,652	5.8%	5,469	6.8%
2025	71,865		30,271		85,618	
5-year Change	3,746	5.2%	1,688	5.6%	8,362	9.8%
2030	75,611		31,959		93,980	
5-year Change	3,652	4.8%	1,743	5.5%	5,993	6.4%
2035	79,263		33,702		99,973	
5-year Change	3,457	4.4%	1,650	4.9%	5,704	5.7%
2040	82,719		35,352		105,676	
30-Year Change	21,510	35.14%	10,153	40.29%	31,940	43.32%

Rockville's commercial base for Round 8.2 is revised using data from Maryland Department of Labor Licensing and Regulations (DLLR) ES 202, Info USA, Dunn and Bradstreet, and other data sources available in-house. The total jobs-at-place is determined to be 73,736 in 2010, which is our base number in 2010. The jobs number has been adjusted from the previous Round 8.1, where our 2010 base was 74,500. Rockville's residential base is adjusted to be consistent with the census results. Per the decennial census 2010, the City of Rockville's 2010 population was 61,209 and total housing units in the city were 25,199, which is our 2010 base in Round 8.2, and similar to the previous round.

For future years, the vacancy rate of 8% is assumed for office. While making projections, we are at present only applying vacancy rates to office space, and not to retail, industrial or other institutional spaces in conformance with the practice of the general COG region.

If you have any questions regarding the forecasts, please do not hesitate to call me at (240)-314-8200, or Manisha Tewari at 240-314-8213.

Sincerely,

A handwritten signature in black ink, appearing to read 'SS', is written over the word 'Susan' in the typed name below.

Susan Swift,
Director of Community Planning and Development Services

Cc: Manisha Tewari, Planner
David Levy, Chief, Long Range Planning and Redevelopment
Richard DeBose, Division Chief, Research and Technology, M-NCPPC



DEPARTMENT OF PLANNING AND ZONING

301 King Street, Room 2100

P. O. Box 178

Alexandria, Virginia 22313

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October 31, 2012

Paul DesJardins
Planning Section Manager
Metropolitan Washington Council of Governments
777 North Capitol Street, N.E.
Washington, D.C. 20002

Dear Mr. DesJardins,

Below are the City of Alexandria's forecasts of population, households and employment for the Council of Governments Round 8.2 Cooperative Forecasts.

	2010	2015	2020	2025	2030	2035	2040
Housing Units	72,376	76,634	80,943	85,283	89,633	94,205	99,010
Households	68,082	72,036	76,289	80,592	84,927	89,495	94,060
Population							
In Housing Units	138,139	146,233	154,867	163,602	172,402	181,675	190,942
Group Quarters	1,827	1,934	2,043	2,153	2,263	2,378	2,499
Total	139,966	148,167	156,910	165,755	174,665	184,053	193,441
Employment							
Office	58,135	66,580	75,329	85,228	96,428	109,099	122,835
Retail	24,532	25,027	25,532	26,047	26,572	27,108	27,655
Industrial	8,000	7,900	7,802	7,705	7,609	7,515	7,421
Other	15,383	15,537	15,693	15,851	16,010	16,171	16,333
Total	106,046	115,044	124,356	134,831	146,619	159,892	174,244

Sincerely yours,

Faroll Hamer

Faroll Hamer, Director
Department of Planning and Zoning



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Planning Division

#1 Courthouse Plaza, 2100 Clarendon Boulevard, Suite 700, Arlington, VA 22201
TEL 703.228.3525 FAX 703.228.3543 www.arlingtonva.us

October 23, 2012

Paul DesJardins
Planning Section Manager
Metropolitan Council of Governments
777 North Capitol Street, N.E.
Washington, DC 20002

Dear Mr. DesJardins:

Attached are Arlington County's 2010-2040 county-wide totals of population, households, housing units and employment for the Council of Governments Round 8.2 Cooperative Forecasts. Between Round 8.1 and Round 8.2 there were no major changes to the County's General Land Use Plan, however, the Columbia Pike Neighborhood Plan was completed and identified additional housing units not captured in Round 8.1. These additions along with minor employment changes were incorporated into Round 8.2.

The Arlington County Board adopted the Columbia Pike Neighborhood Plan in July 2012. This plan calls for over 9,300 additional housing units, which translates into an additional 8,800 households and 23,600 persons within the Columbia Pike Corridor.

The employment forecast was updated for several blocks. Overall these were minor changes from Round 8.1, increasing the employment projection by 500 jobs by 2040.

If you have any questions, please contact Elizabeth Rodgers at (703) 228-3528.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert J. Duffy", written over a circular stamp or seal.

Robert J. Duffy, AICP
Department of Community Planning, Housing and Development
Planning Division

CC:

Barbara Donnellan, County Manager
Robert Brosnan, Community Planning, Housing and Development, Director
Leon Vignes, Community Planning, Housing and Development, Planning Supervisor

Round 8.2 Forecast

	2010	2015	2020	2025	2030	2035	2040
Housing Units	105,400	113,900	121,200	126,600	131,000	134,300	138,900
Households	98,100	105,700	112,200	117,300	121,400	124,400	128,600
Total Population	207,600	222,900	236,100	248,700	258,800	266,400	276,100
Employment	223,300	247,500	276,300	292,100	303,000	306,000	308,800



City of Fairfax

**10455 Armstrong Street
Fairfax, Virginia 22030-3630**

October 17, 2012

Paul DesJardin
Director, Community Planning and Services
Metropolitan Washington Council of Governments
777 N. Capitol St., NE, Suite 300
Washington, DC 20002-4290

Dear Mr. DesJardin:

Attached please find the City of Fairfax's forecasts for population, households and employment for the period 2010 to 2040. These forecasts comply with the requirements of the Cooperative Forecasting and Data Subcommittee's Round 8.2 forecasts.

The short-term forecasts (up to 2020) for population and employment growth are based on projects recently completed or under construction, as well as anticipated development for longer-range periods. Longer-term forecasts are based on anticipated growth trends. Revisions from the Round 8.1 forecasts include the addition of more households and population in the short-term forecasts; employment forecasts have remained the same.

Population and household figures are based on the 2010 Census, with an adjustment made for what appears to be missed housing units. Employment figures are based on Virginia Employment Commission statistics for 2010, with an added factor for the self-employed.

These forecasts cover the City of Fairfax as a whole. Any future sub-city calculations, if requested, will be transmitted to the Council of Governments upon completion.

Sincerely,

David Hudson
Director, Community Development and Planning

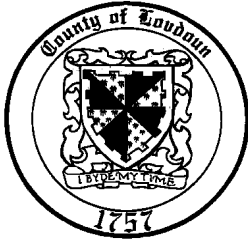
enclosure



**Metro. Washington Council of Governments
Population Forecasts - City of Fairfax**

Year	Population	Households	Employment
2010	22,700	8,400	20,400
2015	24,700	9,200	20,800
2020	25,900	9,700	21,900
2025	26,400	9,900	22,800
2030	26,900	10,000	23,700
2035	27,400	10,200	24,600
2040	27,900	10,300	25,600

Note: Numbers rounded.



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, MSC #62

Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

November 2, 2012

Paul DesJardin, Chief of Housing and Planning
Department of Human Services, Planning and Public Safety
Metropolitan Washington Council of Governments
777 North Capitol Street, NE, Suite 300
Washington, DC 20002-4290

Re: Loudoun County's Proposed Round 8.2 Cooperative Forecasts

Dear Mr. DesJardin:

This letter constitutes Loudoun County's transmittal of its proposed countywide forecasts of population, households, and employment for the Round 8.2 Cooperative Forecasts. These forecasts reflect revisions to the population, household, and employment numbers that were part of the Round 8.1 series. Loudoun County's Fiscal Impact Committee has provided input and guidance for this round of forecasts.

The household and population forecasts were revised to account for recent development activity, re-zonings, market conditions and future land use/development constraints. The household and population forecasts have been increased in the short-term to account for higher permitting activity than previously anticipated. Loudoun County's residential permit count for the first three quarters of 2012 is slightly ahead of the annual total of 2,959 permits in 2011. The annual number of permits is forecasted to be the highest in the short-term (3,750 annually), and declining to 250 permits by the mid-2030s as raw land available and redevelopment scenarios for residential development become limited.

Like the residential forecasts, the employment forecasts were revised to reflect changes in the jobs anticipated in the County, based on factors such as recent development, rezonings, and current market conditions for nonresidential development. Nonresidential permitting activity continues to be relatively low due to the impacts of the national economy on Loudoun County. The permitting activity is expected to continue at low levels through 2014 and then increase, peaking at 3.7 million square feet in 2018 with the arrival of Metrorail. A sufficient supply of land will continue to be available after 2040 for nonresidential development, based on the county's currently designated land use plan.

The employment base data for 2010 and 2011 have been updated with preliminary figures at this time based on analysis of Virginia Employment Commission, InfoUSA, and local data sources. During the Round 8.2 Traffic Analysis Zone (TAZ) process this fall and winter, further analysis

of these data sources may lead to slight adjustments to the 2010 and 2011 base data. The forecasted net amount of growth from 2010 to 2015 may change slightly depending upon adjustments to Loudoun's 2011 employment estimate. The forecasted net amount of employment growth for each five year period from 2015 to 2040 would remain unchanged.

**Proposed Round 8.2 Cooperative Forecasts of Population, Households and Employment
Loudoun County, Virginia**

	2010	2015	2020	2025	2030	2035	2040
Population	312,311	360,028	404,883	441,593	462,391	475,789	482,834
Households	104,583	120,209	135,447	148,462	156,454	161,856	164,352
Employment	143,655	161,770	197,598	226,991	252,212	268,275	282,985

Thank you for the opportunity to submit these updated forecasts for the regional forecasting process. If you have any questions about the forecasts or the process used to develop them, please contact me or Jill Kaneff, Loudoun County's Demographer at (571) 258-3137.

Sincerely,



Julie Pastor, AICP
Director, Department of Planning

*cc: Greg Goodwin, Senior Regional Planner, Metropolitan Washington Council of Governments
Scott K. York, Chairman At-Large, Loudoun County Board of Supervisors and Representative on the
MWCOC Metropolitan Development Policy Committee
Matt Letourneau, Supervisor, Dulles District, Loudoun County Board of Supervisors and
Representative on the MWCOC Board of Directors
Tim Hemstreet, County Administrator
Rick Conner, Acting Director, Office of Transportation Services
Thomas M. Flynn, Director, Department of Economic Development
Ben Mays, Acting Director, Department of Management and Financial Services
Jill Kaneff, Demographer, Department of Planning*