

# Alexandria's Round 8.2 Development Forecast

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# Round 8.2 Forecast

2010 Baseline

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Net New Development Forecast

=

Total Development Forecast  
5-year increments to 2040



# 2010 Baseline

## ❑ Population and Housing

2010 Census blocks assigned to TAZs

## ❑ 2010 Employment

- Quarterly Census of Employment and Wages Data by Establishment (new)
- InfoUSA Employment Data
- City Building Floor Area by Use Database (updated)
- Floor Area to Use Table: COG SIC to Employment by Use Report (1985)



# Baseline Adjustments from 8.1

- ❑ New employment data from QCEW
- ❑ Improvements to buildings data base
- ❑ COSTAR vacancy information

Comparison by TAZ to identify differences

Adjust source estimates where appropriate

Reduced baseline by about 3,000 employees from Round 8.1



# New Development Forecast

- ❑ Approved and in-process development from permit tracking system
- ❑ Area and corridor plans by development block from plan documents
- ❑ Infill under current zoning – parcels with substantial potential
- ❑ Long-term potential with typical redevelopment (shopping centers, garden apartments most susceptible)



# New Development Forecast

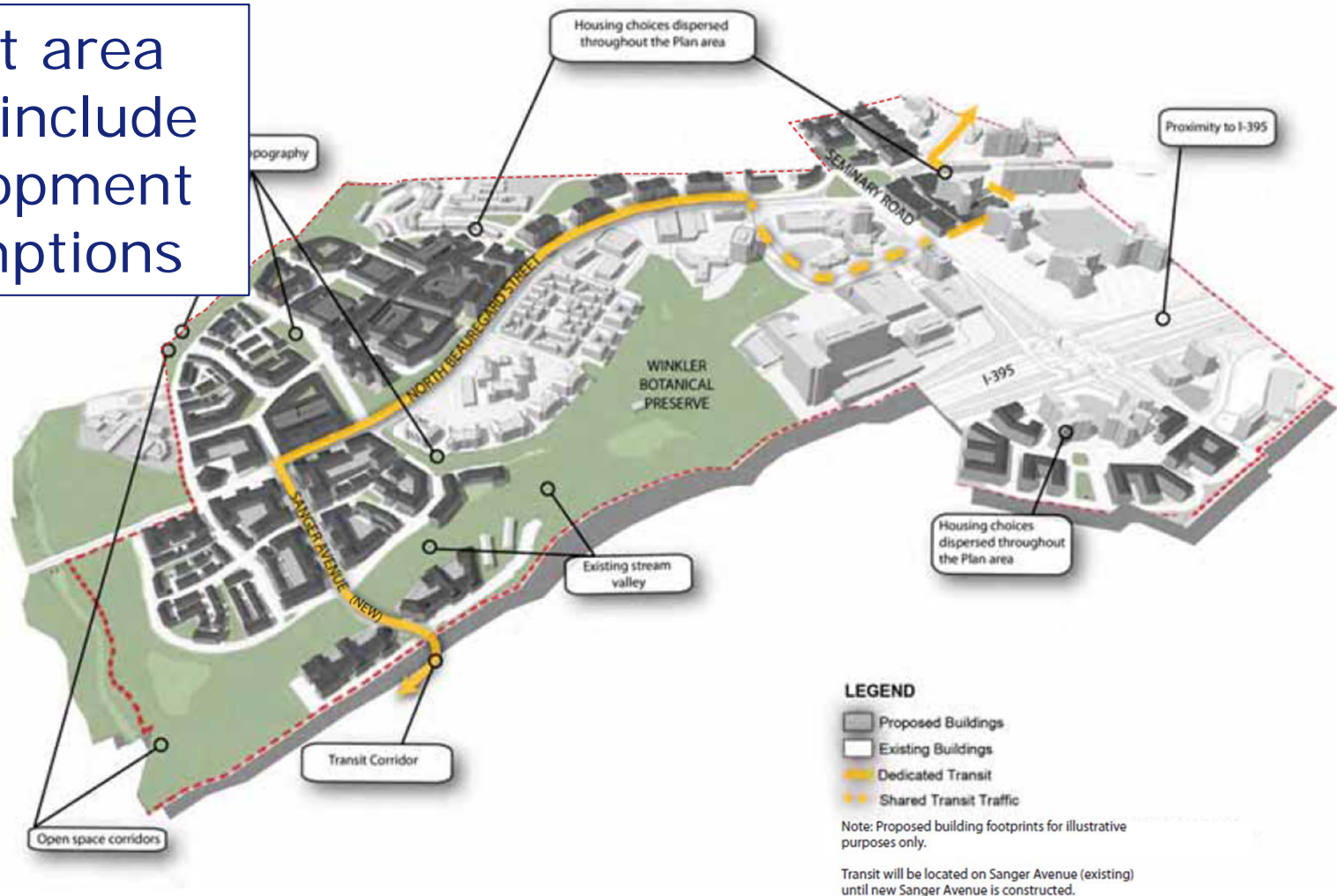
□ 400+ projects, 900 use/phasing entries

Proposed Use					Year	Retail Floor Area 5-Year Totals			
Use Code	Use Type	Use	Floor Area	DUs	Year Occ	2015	2020	2025	2030
400	Ret	General Commercial	5,600	0	2025	0	0	5,600	0
470	Hot	Hotel & Motel	-16,908	-40	2025	0	0	0	0
487	Ofc	Office Bldg (10,000 sf+)	39,896	0	2025	0	0	0	0
310	Res	Garden Apt (1-3 Story)	0	-183	2018	0	0	0	0
310	Res	Garden Apt (1-3 Story)	0	-113	2020	0	0	0	0
320	Res	Mid-rise Apt (4-6 Story)	0	360	2020	0	0	0	0
320	Res	Mid-rise Apt (4-6 Story)	0	360	2022	0	0	0	0
320	Res	Mid-rise Apt (4-6 Story)	0	205	2027	0	0	0	0
400	Ret	General Commercial	18,000	0	2015	18,000	0	0	0
330	Res	High-rise Apt (7+ Story)	674,259	596	2016	0	0	0	0
400	Ret	General Commercial	54,000	0	2016	0	54,000	0	0
330	Res	High-rise Apt (7+ Story)	641,964	601	2025	0	0	0	0
330	Res	High-rise Apt (7+ Story)	-283,801	-187	2012	0	0	0	0

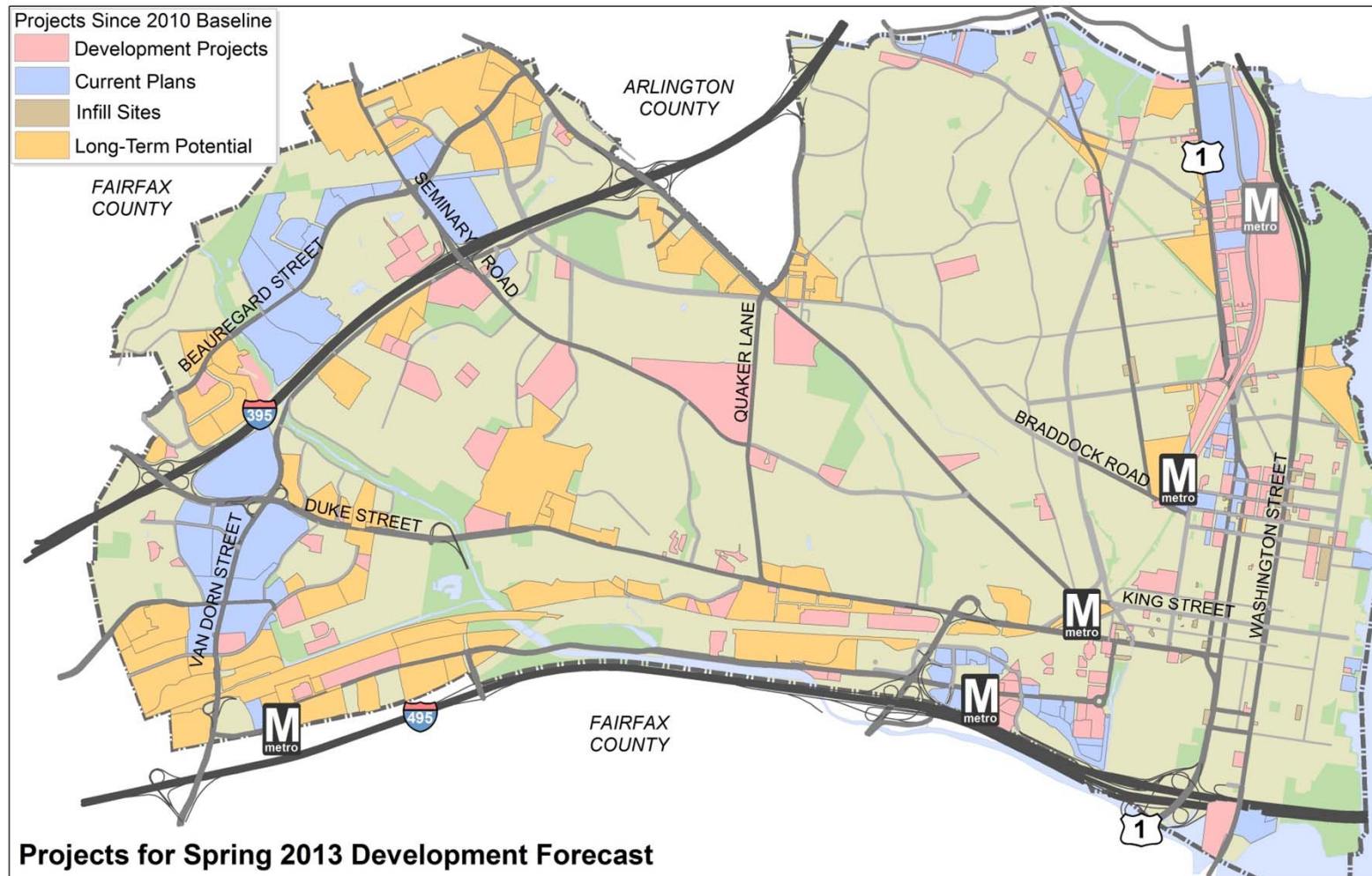


# Beauregard Small Area Plan

Recent area plans include development assumptions



# Forecasting Project Data Base





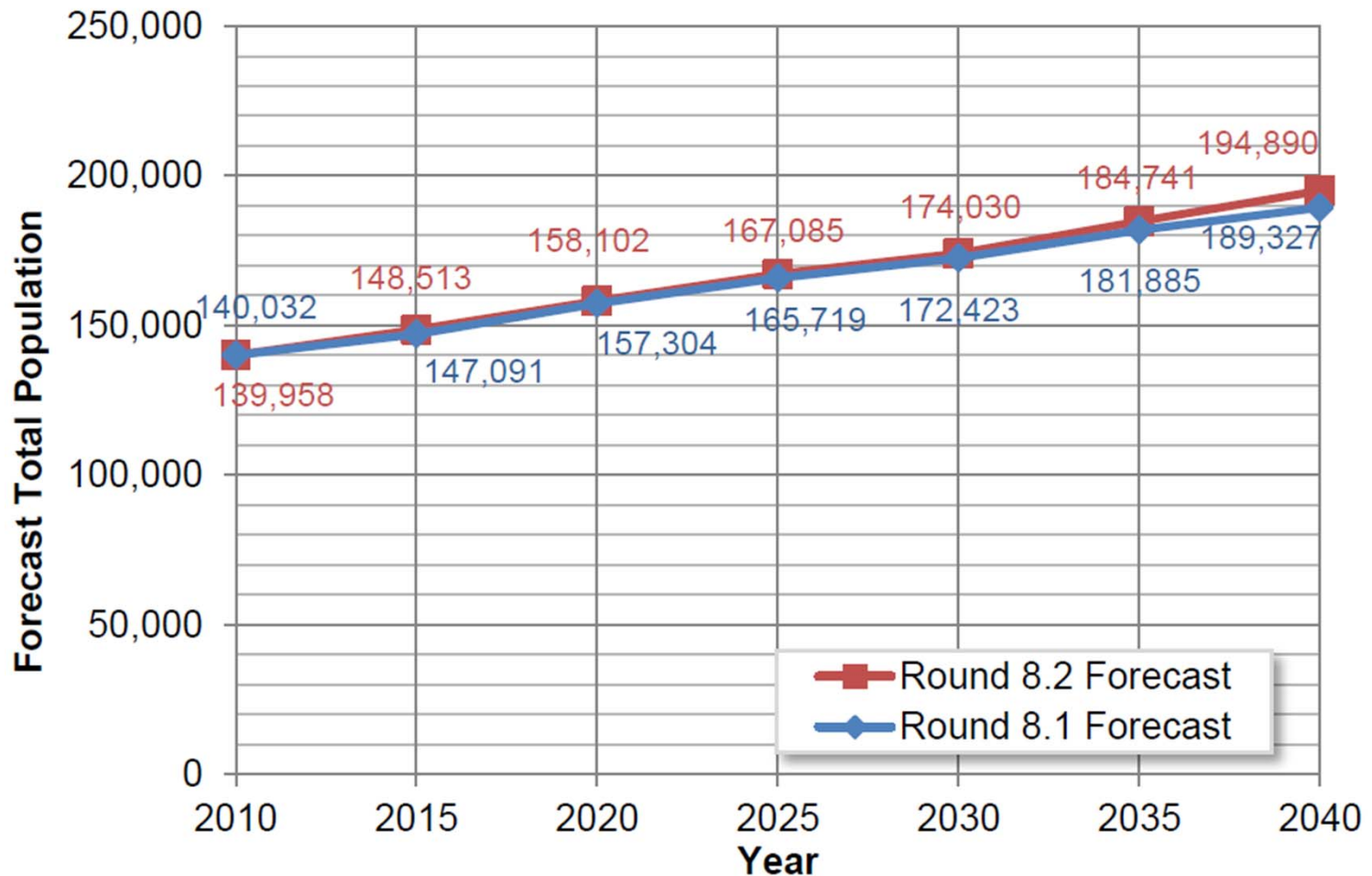
# Changes for Round 8.2

- ❑ More rapid development around proposed Potomac Yard Metro Station
- ❑ Higher population and employment forecast by 2040 with new Metro station and high capacity transit corridors



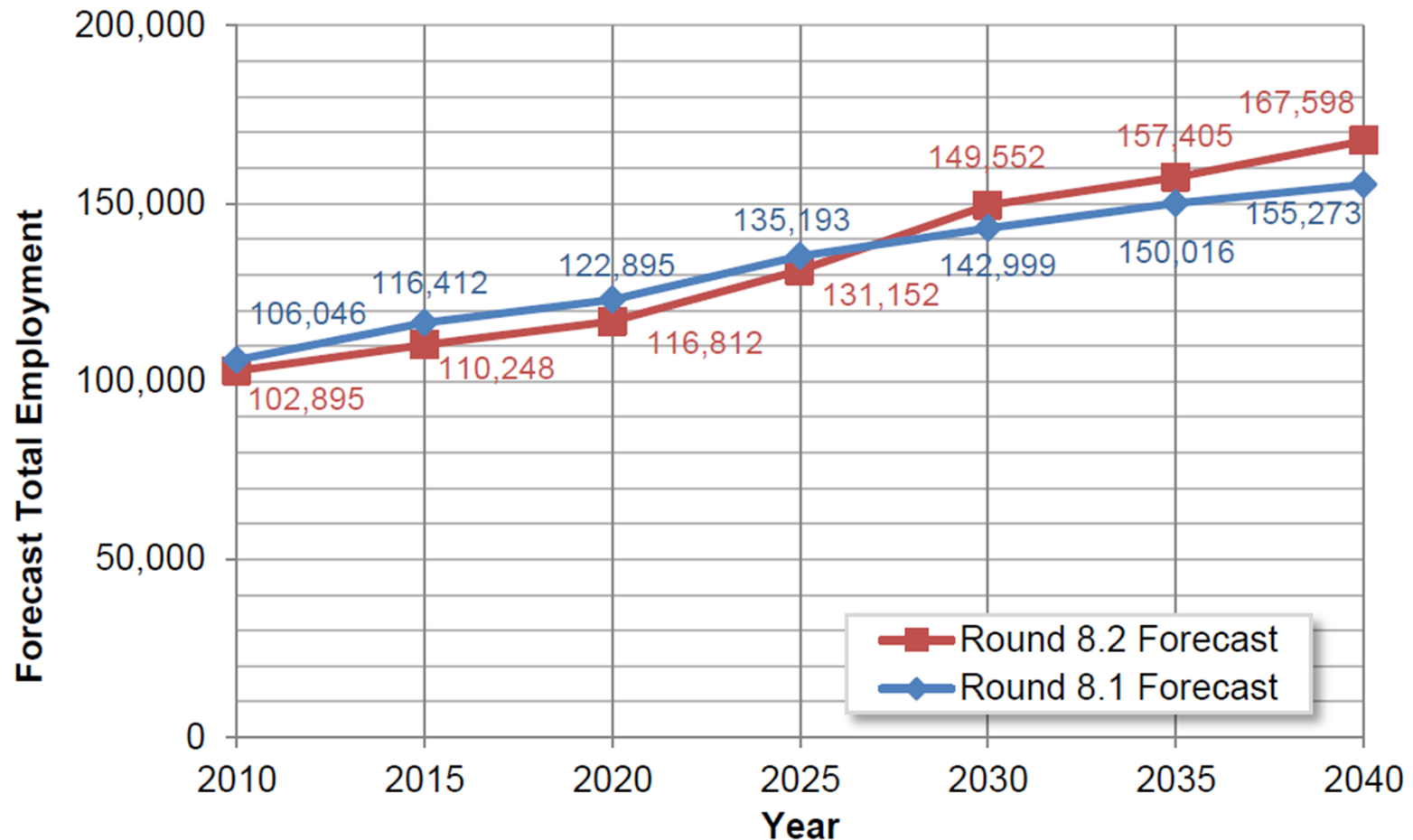
# Population Forecast

## Alexandria Population Forecast Round 8.1 vs. Round 8.2

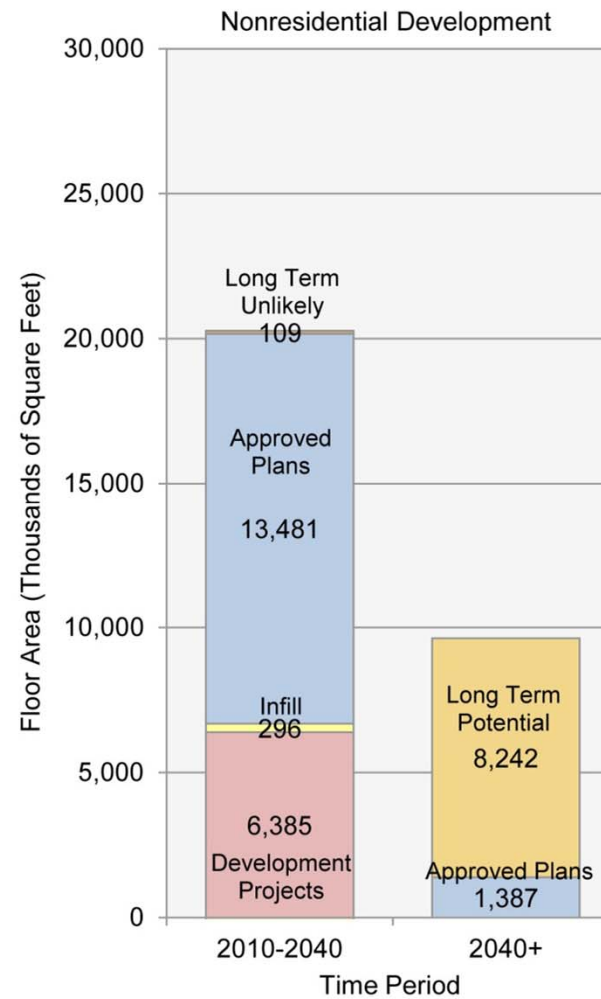
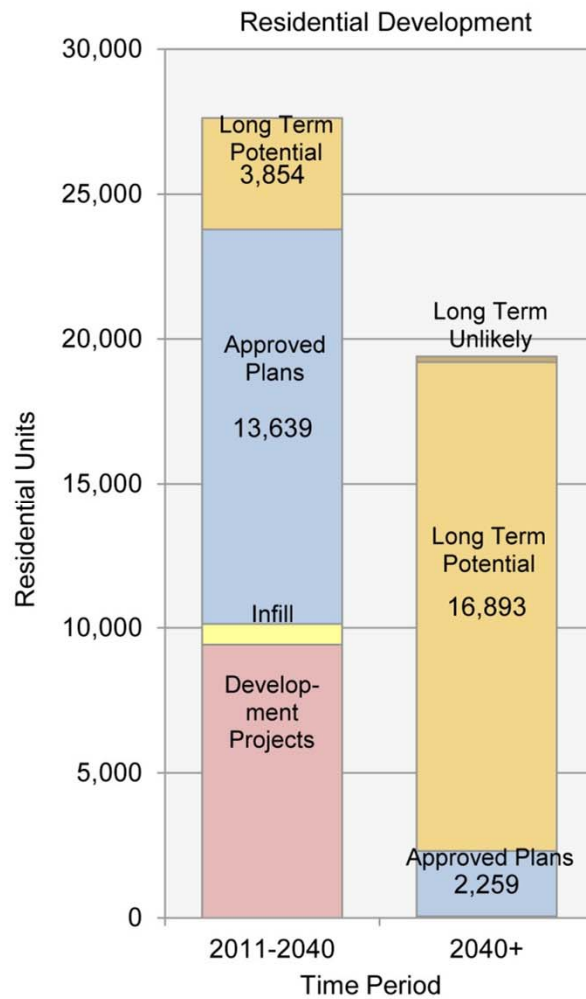


# Employment Forecast

## Alexandria Employment Forecast Round 8.1 vs. Round 8.2



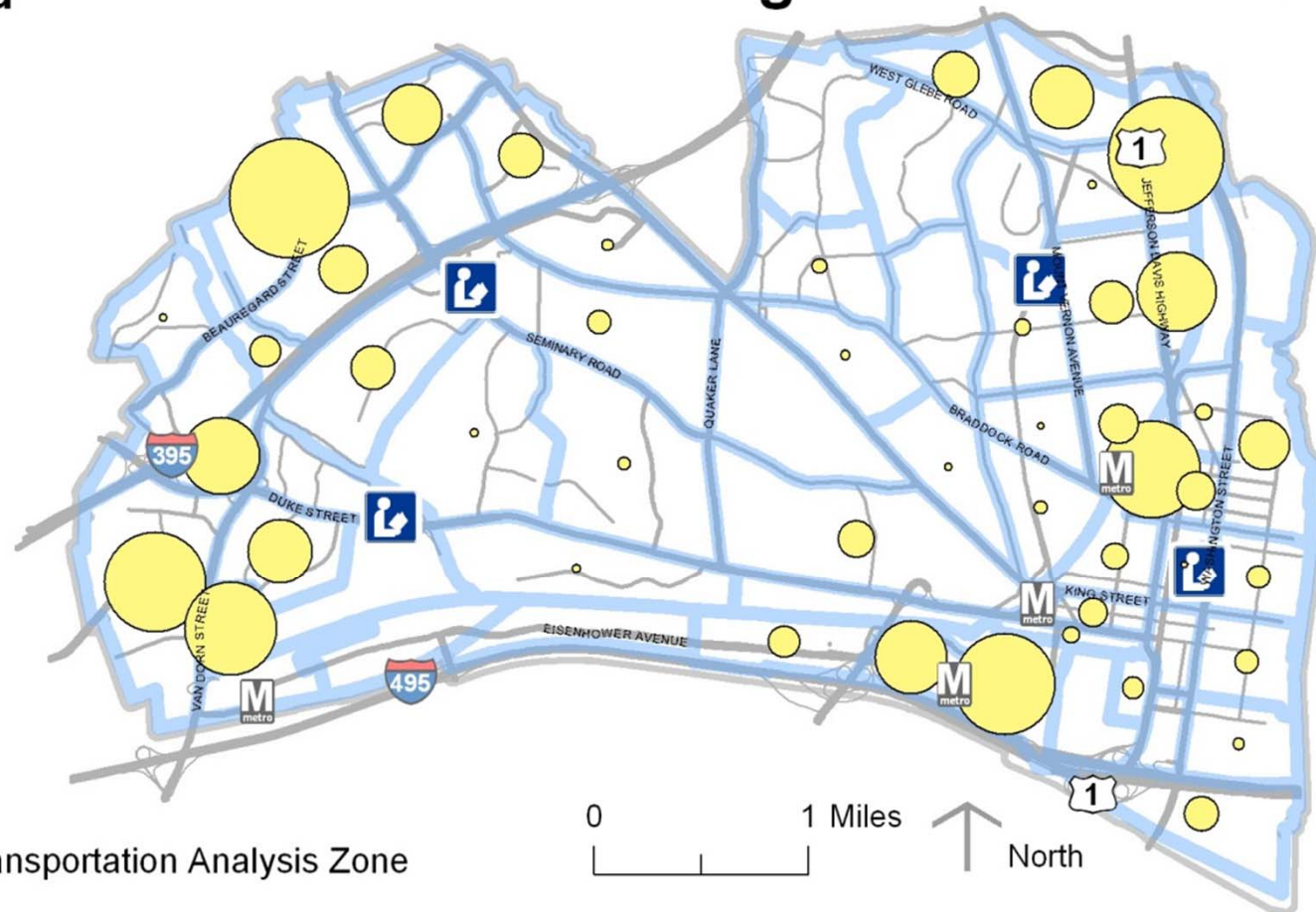
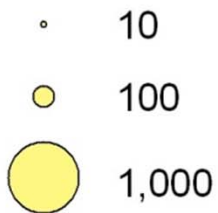
# Summary by Project Category



# Residential Development Forecast

## 2010 - 2040 Housing Growth Forecast

Forecast Added Housing Units



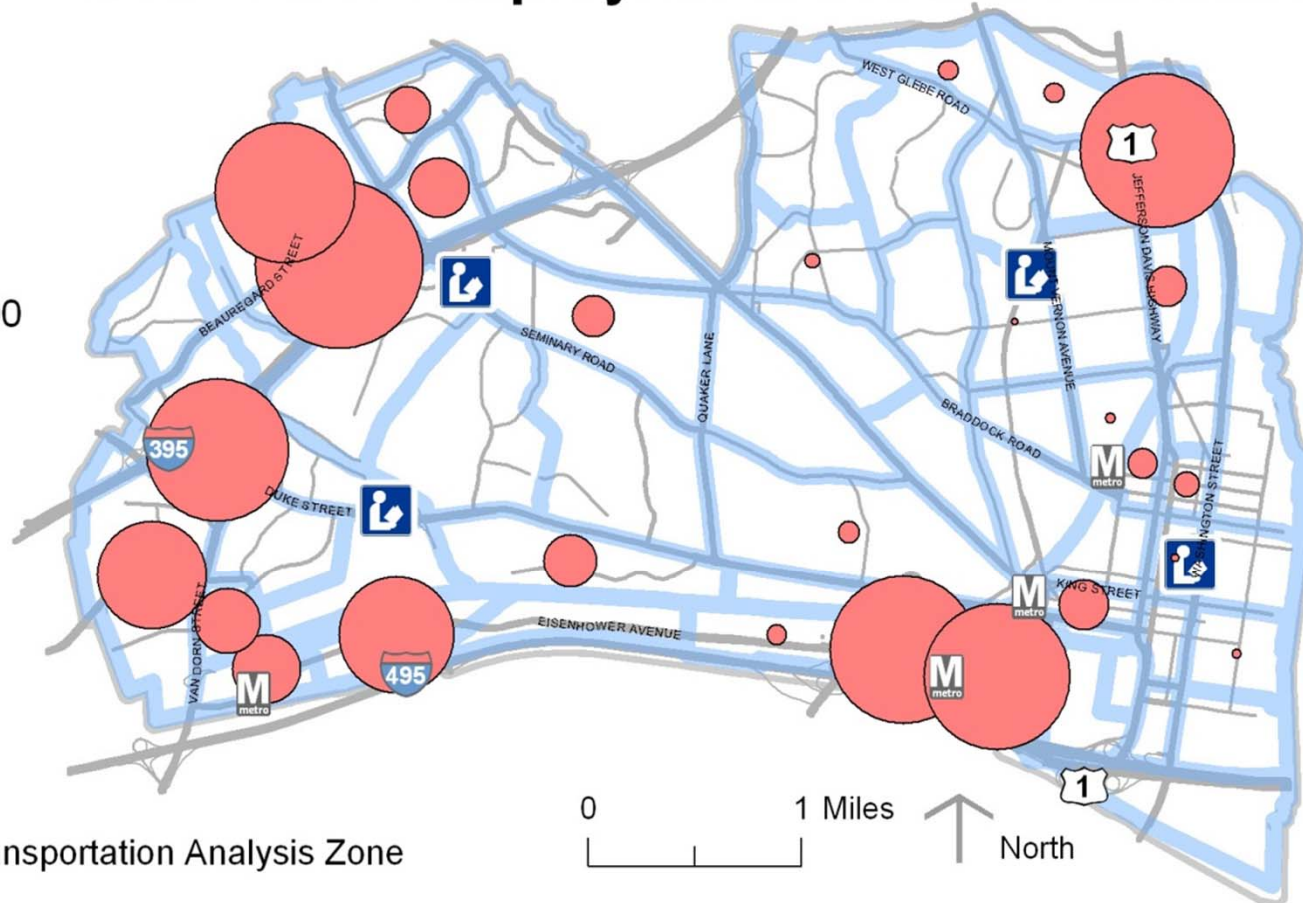
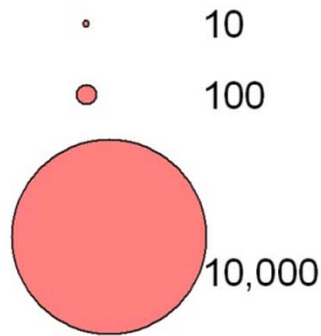
2012 Forecast by Transportation Analysis Zone



# Employment Forecast

## 2010 - 2040 Employment Growth Forecast

Added Jobs



2012 Forecast by Transportation Analysis Zone



# Technology

- ❑ Projects and phasing moved to GIS for 8.2, TAZ tables developed in Excel from GIS tables.
- ❑ Full GIS implementation in progress – this round included test of development of employment and population tables by TAZ directly within GIS.
- ❑ Modeling of alternative scenarios simple in Excel, more problematic in GIS.



# Refinements on the way

- ❑ Refine population forecast by residential building type and location (next round, driven by school enrollment forecasting)
- ❑ Update land use classification
- ❑ Improve building data base with complete addressing to unit level (1-2 years)
- ❑ Integrate with new permit tracking system for current projects (3 or so years)
- ❑ Regular updates between COG cycles





# Questions?

