

# Forecast Round 8.4

CPHD's Planning Division, Urban Design and Research Section produces Arlington County's population and employment forecast. Below is a brief explanation of the forecast and assumptions used to prepare forecast Round 8.4. Detailed forecast numbers can be found on the back of this document.

## Background and Purpose:

- + Metropolitan Washington Council of Governments (MWCOG) requests jurisdictional participation in the preparation of the Regional Cooperative Forecast.
- + Jurisdictions provide population, household, and employment forecast that are used in the regional transportation model for determining air quality conformity.
- + Data for forecast Round 8.4 was submitted to MWCOG in January 2014. Participation is not mandatory. However, Arlington County last submitted forecast updates to MWCOG 2012.

## Board Approved Plans Included in Forecast:

Ballston Sector Plan (1980)  
Virginia Square Sector Plan (2002)  
Clarendon Sector Plan (2006)  
Courthouse Sector Plan Addendum (1993)  
Rosslyn Area Plan Addendum (1992)  
The Rosslyn to Courthouse Urban Design Study (2003)  
Columbia Pike Revitalization Plan-Update (2005)  
Columbia Pike Neighborhoods Area Plan (2012)  
Crystal City Sector Plan (2010)  
Fort Myer Heights North Area Plan (2008)  
East Falls Church Area Plan (2011)  
Lee Highway/Cherrydale Revitalization Plan (1994)  
North Quincy Street Plan (1995)  
North Quincy Street Plan Addendum (2013)  
Nauck Village Center Action Plan (2004)

## Forecast Assumptions:

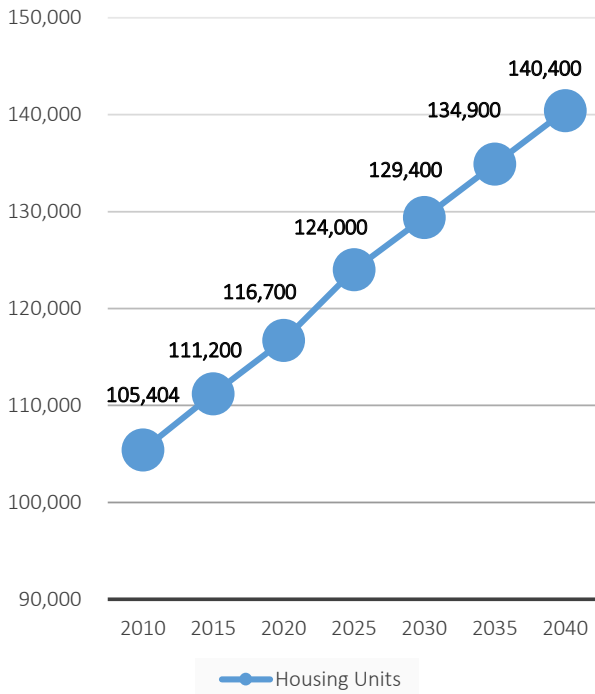
1. Include all projects that were completed, under construction, or approved as of July 1, 2014.
2. Include parcels with anticipated growth from approved plans.
3. The model takes into account Arlington's most current planning assumptions through documents approved by the Arlington County Board such as the General Land Use Plan (GLUP), sector plans, small area plans, and the zoning ordinance.
4. Residential unit occupancy and household size are based on 2010 Census rates. These rates vary by planning areas.
5. Office vacancy rates are based on Second Quarter 2014 CoStar data.
  - + Vacancy rates are adjusted for the remaining leases in BRAC affected buildings.
  - + Vacancy rates vary based on Arlington submarket area and are normalized to each submarket's 20-year average by 2040.
  - + Vacancy rates for existing office space in the Coordinated Redevelopment Districts (CRD) in Rosslyn and Crystal City are normalized to vacancy rates higher than the 20-year averages. This is to account for the period of time in which sizeable, vintage office buildings are taken off the market due to demolition and or redevelopment into denser mixed-use developments.

*Continued on reverse.*

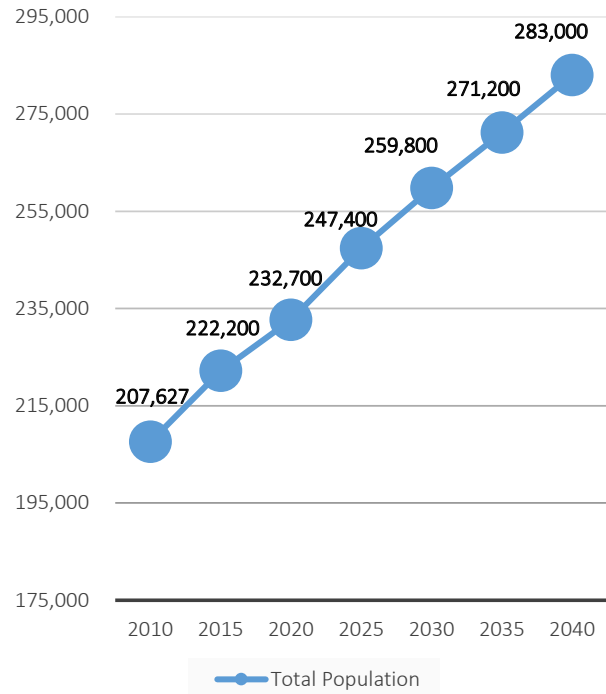
## Forecast Assumptions (Continued):

- + Vacancy rates for forecasted office space are kept at a constant 10% throughout the 30-year forecast. This is to demonstrate that new office construction will be Class A space and will be occupied at different rates than existing office space.
6. The timing of forecasted residential and office development is informed by property ownership patterns, developer activity, and plan assumptions. This timing is then further calibrated using historic countywide and submarket residential and office absorption rates to ensure that forecasted countywide residential and commercial office growth is consistent with previously established growth rates.

### Housing Units



### Total Population



### Employment (Jobs)

