

ARLINGTON COUNTY, VIRGINIA PROFILE

Volume 1 - July, 1988

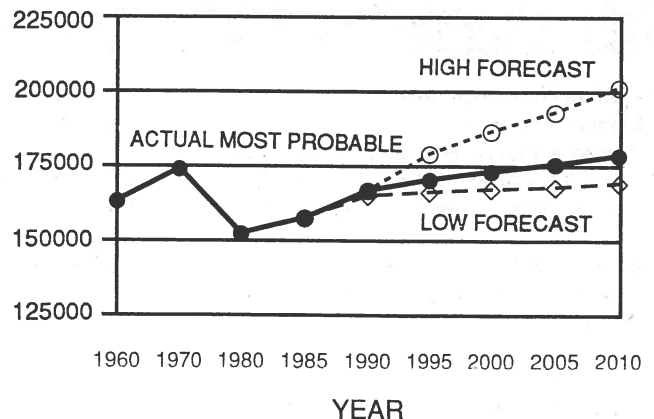
Arlington County is an urban county of about 26 square miles located directly across the Potomac River from Washington, D.C. There are no incorporated towns or cities within Arlington's boundaries. Arlington was originally part of the ten-mile square surveyed in 1791 for the Nation's Capital. In response to requests from local residents, in 1846 the U.S. Congress returned the portion of the District of Columbia on the west bank of the Potomac River to the Commonwealth of Virginia. This area was known as Alexandria City and Alexandria County until 1920 when the County portion was renamed Arlington County.

Arlington's location in the center of the Washington Metropolitan region, just five minutes from Washington by car or Metrorail has made the County a highly desirable business and residential location. Arlington County has maintained high-quality residential neighborhoods while supporting economic development. High-density commercial and residential development is focused around metro stations in the Rosslyn-Ballston corridor and the Jefferson-Davis corridor which includes Pentagon City and Crystal City.

Arlington is both a residential community and an employment center. The County had a population of 161,900 and was home to 199,600 jobs as of January 1, 1988. These figures represent a population increase of about 6 percent and an increase in employment of nearly 41 percent over 1980 levels. To keep pace with increased demand for office space in Arlington, the County will add an estimated 2.6 million square feet of office space to the current 22 million square-foot base in 1988 and 1989. Most of this space will be concentrated in the Ballston, Court House and Crystal City Metro station areas. The vacancy rate for office space in Arlington is estimated to be 5.4% as of the second quarter of 1988. As a result of the balance between commercial and residential property in the County, Arlington has the lowest property tax rate in the Metropolitan area.



POPULATION TRENDS AND PROJECTIONS



POPULATION FORECASTS-MOST PROBABLE SERIES
COG ROUND 4 COOPERATIVE FORECASTS

1988	161,900
1990	167,000
1995	170,600
2000	173,400
2005	175,800
2010	178,800

DEMOGRAPHICS

POPULATION

1988 Population Estimate* 161,900

AGE DISTRIBUTION (1980)

Under 5	6,889	4%
5-17	18,080	12%
18-24	21,227	14%
25-34	38,033	25%
35-44	19,269	13%
45-64	31,419	20%
65 and over	17,682	12%
Total Population 1980	152,599	100%
Median Age	32.7 Years	

RACIAL COMPOSITION (1980)

White	127,413	83.5%
Black	13,907	9.1%
Asian-Pacific Islander	7,684	5.0%
Other	3,595	2.4%
Total	152,599	100%
Spanish Origin+	8,781	5.8%

+Spanish origin is not a separate race.

*Planning Division Estimate

HOUSEHOLD COMPOSITION

Total Households 1988 Estimate* 79,461

HOUSEHOLD SIZE (1980)

1 Person	28,953	40%
2 Person	24,003	34%
3 Person	9,230	13%
4 Person	5,656	8%
5 Person	2,321	3%
6 + Person	1,452	2%
Total Households 1980	71,615	100%

Average Household Size 1988 Estimate* 1.99 Persons

HOUSEHOLD TYPE	1970	1980
Percent Family Households	65%	50%
Percent Non-Family Households	35%	50%

Persons Living in Households* 156,900

Persons Living in Group Quarters* 5,000

Total Population 1988* **161,900**

*1988 Planning Division Estimate

INCOME

1988 Median Household Income \$36,930

1988 Median Family* Income \$50,285

Tayloe Murphy Institute, Revised Estimate, 1986.

*A family is any household in which at least two members are related by blood or marriage. Household data includes family households.

1986 Effective Buying Income \$3,612,500,000

Sales and Marketing Management, *Annual Survey Of Buying Power, 1987*

1986 Per Capita Income \$25,926

U.S. Bureau of Economic Analysis

EDUCATION

PUBLIC SCHOOL ENROLLMENT

YEAR

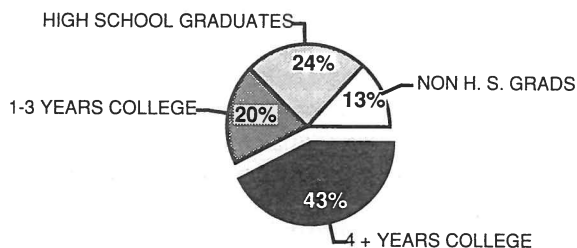
1950	16,080
1960	25,240
1970	24,760
1980	14,720
1987	14,414

Arlington County Schools

EDUCATIONAL ATTAINMENT 1980--PERSONS 25 +

High School Graduates	87%
College Graduates	43%
H.S. Graduates Continuing Their Education (1987)	83%

YEARS OF SCHOOL COMPLETED 1980



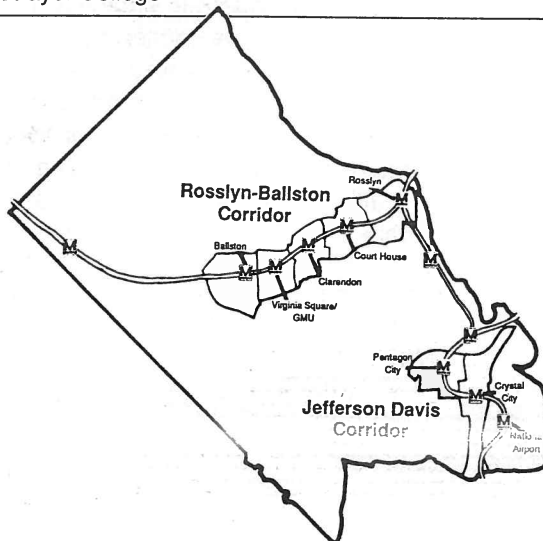
PUBLIC SCHOOLS	NUMBER	PUPIL:TEACHER RATIO
Elementary (K-6)	19	23:1
Intermediate (7-8)	4	18:1
High Schools (9-12)	3	18:1
Secondary Alternative (7-12)	1	10:1
Special Education Center	1	8:1
Vocational School (9-12)	1	15:1

Note: Extended-day programs for students of working parents are offered at Arlington elementary schools.

Expenditures Per Pupil (1987) \$6,129

COLLEGES AND UNIVERSITIES

- George Mason University Law School
- Marymount University
- National Graduate University
- Strayer College



EMPLOYMENT

AT-PLACE EMPLOYMENT BY INDUSTRY: 1988 *

Agriculture, Mining and Construction	4,000	2.0%
Manufacturing	3,400	1.7%
Transportation, Communications and Utilities	13,950	7.0%
Trade	20,550	10.3%
Finance, Insurance and Real Estate Services	7,400	3.7%
Services	50,100	25.1%
Government	93,800	47.0%
Miscellaneous	6,400	3.2%
Total	199,600	100%

Ratio of Jobs to Residents* 1.23 : 1.00

Daytime Population* 244,900

*1988 Planning Division Estimates

ARLINGTON COUNTY LABOR FORCE DATA

Civilian Labor Force (Average Jan-May 1988)	115,250
Average Unemployment Rate (Jan-May 1988)	1.7%

Virginia Employment Commission

MAJOR EMPLOYERS (500 OR MORE EMPLOYEES)

- American Management Systems, Inc.
- Bell Atlantic Management Services, Inc.
- C & P Telephone Company of Virginia
- Gannett Company, Inc.
- The Hecht Company
- MCI Telecommunications Corporation
- U.S. AIR, Inc.
- United Services Life Insurance Co.
- The Xerox Corporation
- Advanced Technology
- The Arlington Hospital
- Northern Virginia Doctor's Hospital
- National Orthopedic Hospital

DEVELOPMENT

RESIDENTIAL CONSTRUCTION

Rosslyn-Ballston Corridor	1960-1969	1,865
	1970-1979	700
	1980-1988	3,549
	TOTAL	6,114
Jefferson-Davis Corridor	1960-1969	3,910
	1970-1979	1,548
	1980-1988	1,249
	TOTAL	6,707

UNDER CONSTRUCTION

Arlington County	1,432
Rosslyn-Ballston Corridor	865
Jefferson Davis Corridor	567

Information compiled as of June 30, 1988.

OFFICE SPACE CONSTRUCTION

Arlington County	1960-1969	7,514,599 sq. ft.
	1970-1979	4,729,807 sq. ft.
	1980-1988	10,444,081 sq. ft.
	TOTAL	22,688,487 sq. ft.

Rosslyn-Ballston Corridor	1960-1969	4,458,071 sq. ft.
	1970-1979	1,450,071 sq. ft.
	1980-1988	5,700,838 sq. ft.
	TOTAL	11,608,980 sq. ft.

Jefferson-Davis Corridor	1960-1969	2,851,112 sq. ft.
	1970-1979	2,789,780 sq. ft.
	1980-1988	4,263,436 sq. ft.
	TOTAL	9,904,328 sq. ft.

Office Vacancy Rate 5.4%

UNDER CONSTRUCTION

Arlington County	2,662,200
Rosslyn-Ballsotn Corridor	1,566,473
Jefferson-Davis Corridor	1,095,727

Information compiled as of June 30, 1988.

HOTELS AND MOTELS

Number of Hotels/Motels	33
Number of Rooms	8,065

Rosslyn-Ballston Corridor	1960-1969	515
	1970-1979	610
	1979-1988	428
	TOTAL	1,553

Jefferson-Davis Corridor	1960-1969	1,129
	1970-1979	1,059
	1980-1988	2,036
	TOTAL	4,224

UNDER CONSTRUCTION

Arlington County	487
Rosslyn-Ballston Corridor	215
Jefferson Davis Corridor	272

Information compiled as of June 30, 1988.

HOUSING

Total Housing Units 1988 Estimate* 81,290

Occupied Housing Units: 1980	71,615	100%
Owner-Occupied	27,619	39%
Renter-Occupied	43,996	61%

Median Rents: 1987* \$591

Average Residential Property Assessment: 1988 \$165,300

1988 Property Tax Rate \$.89 per hundred

Average Single Family Home Sales Price: April 1988+ \$221,900

*Housing Division Estimate

+Northern Virginia Board of Realtors

TRANSPORTATION

MAJOR ARTERIALS

I-395 (Henry G. Shirley Memorial Highway)
 I-66 (Custis Memorial Parkway)
 Lee Highway (U.S. Route 29)
 Jefferson Davis Highway (U.S. Route 1)
 George Washington Parkway
 Arlington Boulevard (U.S. Route 50)

METRO

11 METRO SUBWAY STATIONS

ORANGE LINE STATIONS: Rosslyn, Court House, Clarendon, Virginia Square/GMU, Ballston, East Falls Church

BLUE LINE STATIONS: Rosslyn, Arlington National Cemetery, Pentagon, Pentagon City, Crystal City, National Airport

YELLOW LINE STATIONS: Pentagon, Pentagon City, Crystal City, National Airport.

METRO BUS 50 ROUTES

AIR

Washington National Airport (METRO Access)	in Arlington
Dulles International Airport	25 Miles
Baltimore-Washington International Airport	34 Miles

RAIL

Richmond Fredericksburg and Potomac Railroad--Passenger connections via METRO subway to Union Station in Washington, D.C.

ADDITIONAL INFORMATION

MAJOR RETAIL FACILITIES

Ballston Common	660,000 Sq. Ft.
Crystal City Underground and Plaza Shops	240,000 Sq. Ft.
Village at Shirlington	300,000 Sq. Ft.
Pentagon City (Under Construction)	860,000 Sq. Ft.
1987 Retail Sales	\$1,244,048
Restaurants	245
Total Square Feet of Convention Space	259,428

LAND AREA AND OPEN SPACE

Area	25.8 Sq. Miles
Population Density	6,275 Persons/Sq. Mile
County Open Space	806 Acres
Federal Open Space	900 Acres
Regional Open Space	94 Acres
Total County Area in Open Space	10.9%
Total County Area in County Open Space	4.8%
County Open Space per 1,000 Residents	5.0 Acres
Elevation (Highest Point)	445 Feet

COMMUNITY FACILITIES

--Libraries	7
--County Parks and Playgrounds	125
--Northern Virginia Regional Parks	2
--Recreation Centers	13
--Nature Centers	2
--Bicycle and Jogging Trails	57 Miles
--Fire Stations	10
--Hospital Beds	695
--Nursing Home Beds	680
--Apartments for the Elderly	845

ARLINGTON ATTRACTIONS

FINE ARTS AND HISTORY: The Arlington Arts Center, The Arlington Symphony, The Arlington Historical Society Museum

MEMORIALS: Arlington House (The Robert E. Lee Memorial), Arlington National Cemetery, The Iwo Jima Memorial

OUTDOOR FACILITIES: Lubber Run Amphitheater, Long Branch Nature Center, The Custis Memorial Bike Trail (W & O D Route), Gulf Branch Nature Center, The Farmer's Market at Court House

This PROFILE is published twice each year by the Comprehensive Planning Section of the Department of Community Planning, Housing and Development in cooperation with the Economic Development Division.

For further information on the PROFILE and other demographic and development data and publications, please contact the Comprehensive Planning Section at (703) 558-2291.

PLANNING DIVISION PUBLICATIONS

- General Land Use Plan (map).
- Sector Plans: Courthouse, Clarendon, Virginia Square, Ballston (reference only). Contain policy guidelines for future land use, zoning and urban design.
- Development in the METRO Corridors, October 1987. Development profiles by METRO station area. Maps and tables of all approved development including project name, address, size, height, and parking spaces.
- Information Reports. Topics Include: Population estimates, Consumer Price Index, Round 4 Forecasts of Population, Households and Employment.
- Residential, Office and Commercial Construction Reports, listings updated bi-monthly.

For further information on economic development, site location assistance and business financing please contact the Economic Development Division at (703) 558-2536.

ECONOMIC DEVELOPMENT DIVISION PUBLICATIONS

- Directory of Business, 1988-89, August 1988.
- Economic Development Update, Quarterly. Newsletter from the Arlington County Economic Development Division.
- Available Office/Retail Space, Quarterly listing.
- Available Commercial/Industrial Space, Quarterly listing.
- Under Construction/Site Plan Approved Buildings, Quarterly.
- Guide To Starting a Business in Arlington. October 1985.
- Hotel and Restaurant Guide, brochure.
- Office Building Directory, March 1987.
- Shopping Center Owners, Arlington, VA, January 1988.