



ARLINGTON COUNTY, VIRGINIA PROFILE

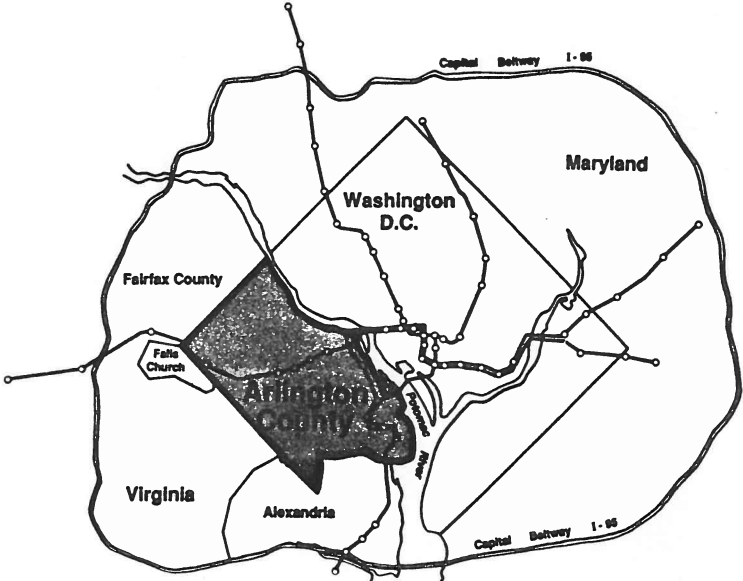
January, 1989

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.

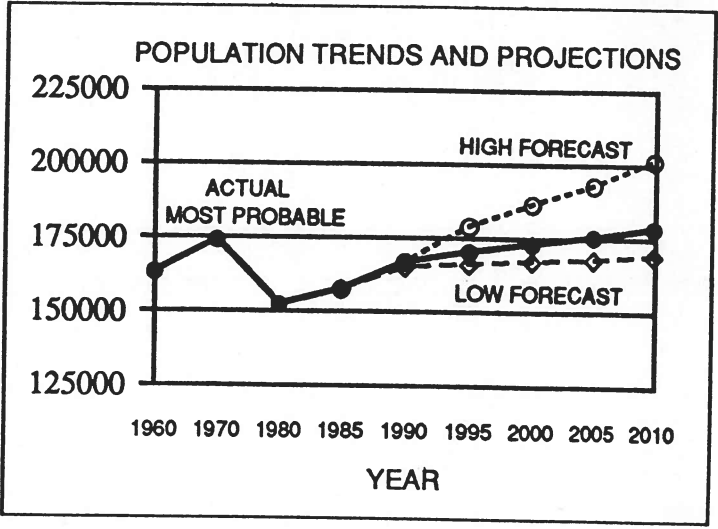
Arlington is both a residential community and an employment center. The County had a population of 163,200 and was home to 207,600 jobs as of January 1, 1989. These figures represent a population increase of about 7 percent and an increase in employment of nearly 47 percent over 1980 levels.

To keep pace with increased demand for office space in Arlington, the County will add an estimated 2.3 million square feet of office space to the current 26 million square-foot base in 1989. Most of this space will be concentrated in the Ballston, Court House and Crystal City Metro station areas. A record 2.2 million square feet of office space was absorbed in 1988, resulting in a year-end vacancy rate of 4.2%, one of the lowest in the country. As of January 1988, Arlington's real property tax base was evenly divided between commercial and residential properties, enabling Arlington to maintain a tax rate of \$0.89 per \$100 of assessed value, the lowest property tax rate in the Washington region.



POPULATION FORECASTS-MOST PROBABLE SERIES
COG ROUND 4 COOPERATIVE FORECASTS

1989	163,200
1990	167,000
1995	170,600
2000	173,400
2005	175,800
2010	178,800



DEMOGRAPHICS

POPULATION

1989 Population Estimate* 163,200

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 1989 Estimate* 80,231

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 1989 Estimate* 1.99 Persons

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

Persons Living in Households* 158,200
 Persons Living in Group Quarters* 5,000
 Total Population 1989* 163,200

*Planning Division Estimate

INCOME

1989 Median Household Income \$39,080
 1989 Median Family* Income \$53,334

Taylor 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.

1987 Effective Buying Income \$3,777,535,000
 Sales and Marketing Management, Survey Of Buying Power, 1988

1986 Per Capita Income \$25,926
 U.S. Bureau of Economic Analysis

EDUCATION

PUBLIC SCHOOL ENROLLMENT

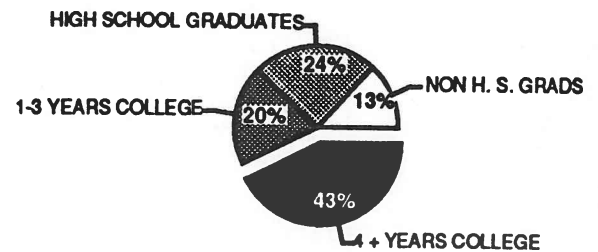
YEAR	STUDENTS
1950	16,080
1960	25,240
1970	24,760
1980	14,720
1988*	14,113

*September 30, 1988, Arlington County Schools.

EDUCATIONAL ATTAINMENT 1980--PERSONS 25 +

High School Graduates	87%
College Graduates	43%
H.S. Graduates Continuing Their Education (1988)	86%

YEARS OF SCHOOL COMPLETED 1980



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

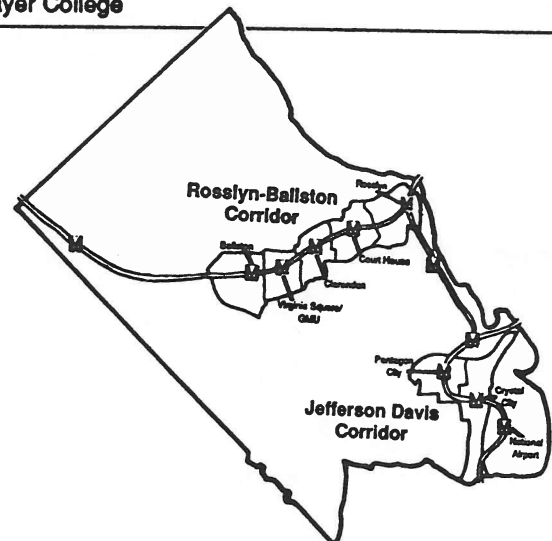
*Pupil:Teacher Ratios are approximate.

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

Expenditures Per Pupil (1988) \$6,836

COLLEGES AND UNIVERSITIES

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



EMPLOYMENT

AT-PLACE EMPLOYMENT BY INDUSTRY: 1989 *

Agriculture, Mining and Construction	4,200	2.0%
Manufacturing	3,500	1.7%
Transportation, Communications and Utilities	14,500	7.0%
Trade	21,400	10.3%
Finance, Insurance and Real Estate	7,700	3.7%
Services	52,100	25.1%
Government	97,600	47.0%
Miscellaneous	6,600	3.2%
Total	207,600	100%

Ratio of Jobs to Residents* 1.27 : 1.00

Daytime Population* 253,700

*1988 Planning Division Estimates

ARLINGTON COUNTY LABOR FORCE DATA

Civilian Labor Force (Average 1988)	118,242
Average Unemployment Rate 1988	1.7%
Virginia Employment Commission	

MAJOR EMPLOYERS

	No. of Employees
• MCI Telecommunications Corporation	2,100
• U.S. AIR, Inc.	2,000
• Marriott Corporation	1,870
• The Xerox Corporation	1,750
• Gannett Company, Inc.	1,518
• American Management Systems, Inc.	1,471
• The Hecht Company	1,346
• The Arlington Hospital	1,300
• Bell Atlantic Management Services, Inc.	1,200
• A T & T	1,000

DEVELOPMENT

January 1989

RESIDENTIAL CONSTRUCTION

Rosslyn-Ballston Corridor	1960-1969	1,865
	1970-1979	700
	1980-1988	3,822
	TOTAL	6,387
Jefferson-Davis Corridor	1960-1969	3,910
	1970-1979	1,548
	1980-1988	1,635
	TOTAL	7,093

UNDER CONSTRUCTION

Rosslyn-Ballston Corridor	1,340
Jefferson Davis Corridor	480
Metro Corridor Total	1,820

OFFICE SPACE CONSTRUCTION

Arlington County	1960-1969	7,514,599 sq. ft.
	1970-1979	4,729,807 sq. ft.
	1980-1988	12,197,619 sq. ft.
	TOTAL	24,442,025 sq. ft.

Rosslyn-Ballston Corridor	1960-1969	4,458,071 sq. ft.
	1970-1979	1,450,071 sq. ft.
	1980-1988	6,543,172 sq. ft.
	TOTAL	12,451,314 sq. ft.

Jefferson-Davis Corridor	1960-1969	2,851,112 sq. ft.
	1970-1979	2,789,780 sq. ft.
	1980-1988	4,778,328 sq. ft.
	TOTAL	10,419,220 sq. ft.

Office Vacancy Rate 4.2%

UNDER CONSTRUCTION

Rosslyn-Ballston Corridor	1,803,098 sq. ft.
Jefferson-Davis Corridor	1,253,994 sq. ft.
Arlington County Total	3,057,092 sq. ft.

HOTELS AND MOTELS

Number of Hotels/Motels	32
Number of Rooms	8,348

Rosslyn-Ballston Corridor	1960-1969	515
	1970-1979	610
	1980-1988	428
	TOTAL	1,553

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

UNDER CONSTRUCTION

Rosslyn-Ballston Corridor	287
Jefferson Davis Corridor	722
Arlington County Total	1,009

Total Square Feet of Convention Space 259,428

HOUSING

Total Housing Units 1989 Estimate* 82,081

Single Family Detached	26,391
Single Family Attached	7,748
Multi-Family	47,942

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

Average Sales Price 1988 -

Single Family Detached House	\$213,568
Office of Real Estate Assessments	

*Planning Division Estimate

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.

LAND AREA AND OPEN SPACE

Area	25.8 Sq. Miles
Population Density	6,325 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

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 Two 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

The 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) 358-3525.

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, Demographic Trends.
- Residential, Office and Commercial Construction Reports, listings updated bi-monthly.

For further information on economic development, site location assistance, and business services please contact the Economic Development Division at (703) 358-3520.

ECONOMIC DEVELOPMENT DIVISION PUBLICATIONS

- Directory of Business, 1988-89, August 1988.
- Economic Development Update, Quarterly Newsletter.
- Profile of New Commercial Development, January 1989.
- Available Office/Retail Space, Quarterly listing.
- Available Commercial/Industrial Space, Quarterly listing.
- Principal Private Employers, listing, November 1988.
- Assigned Federal Employment/Space Occupancy, 1988.
- Guide To Starting a Business in Arlington, October 1985.
- Hotel and Restaurant Guide, brochure, January 1989.
- Arlington Meeting Planners Guide, 1989.
- Office Building Directory, March 1987.
- Shopping Centers in Arlington, VA, January 1989.

ADDITIONAL INFORMATION

MAJOR RETAIL FACILITIES

	No. of Stores	Sq. Ft.
Fashion Centre at Pentagon City	150	860,000
Ballston Common	125	660,000
Crystal City Underground and Plaza Shops	120	240,000
Village at Shirlington	38	300,000

1988 Retail Sales \$1,275,968,431

Restaurants 252
 Hotel and Restaurant Guide, 1989

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	676
--Apartments for the Elderly	845
--Homes for Adults - Beds	142