

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

	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
1990 Retail Sales		\$1,830,288,000
Restaurants		330

COMMUNITY FACILITIES

--Libraries	8
--County Parks and Playgrounds	125
--Northern Virginia Regional Parks	3
--Recreation Centers	13
--Nature Centers	3
--Bicycle Routes and Jogging Trails	79 Miles
--Fire Stations	10
--Hospital Beds	695
--Nursing Home Beds	676
--Apartments for the Elderly	844
--Homes for Adults - Beds	201

LAND AREA AND OPEN SPACE

Area	25.8 Sq. Miles
Population Density	6,636 Persons/Sq. Mile
County Open Space	809 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	4.7 Acres
Elevation (Highest Point)	445 Feet

ARLINGTON ATTRACTIONS

FINE ARTS AND HISTORY: The Arlington Arts Center, The Arlington Symphony, The Arlington Historical Society Museum, Children's Theatre of Arlington, Classical Ballet Theatre, The Gallery at the Ellipse, Gunston Arts Center, "Old Guard" Museum, Opera Theatre of Northern Virginia, Washington Shakespeare Company.

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

OUTDOOR FACILITIES: The Custis Memorial Bike Trail (W&OD Route), The Farmer's Market, Lubber Run Amphitheater, Long Branch, Gulf Branch and Potomac Overlook Nature Centers, Upton Hill and Potomac Overlook Regional Parks.

The PROFILE is published by the Data Analysis and Research Staff 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.

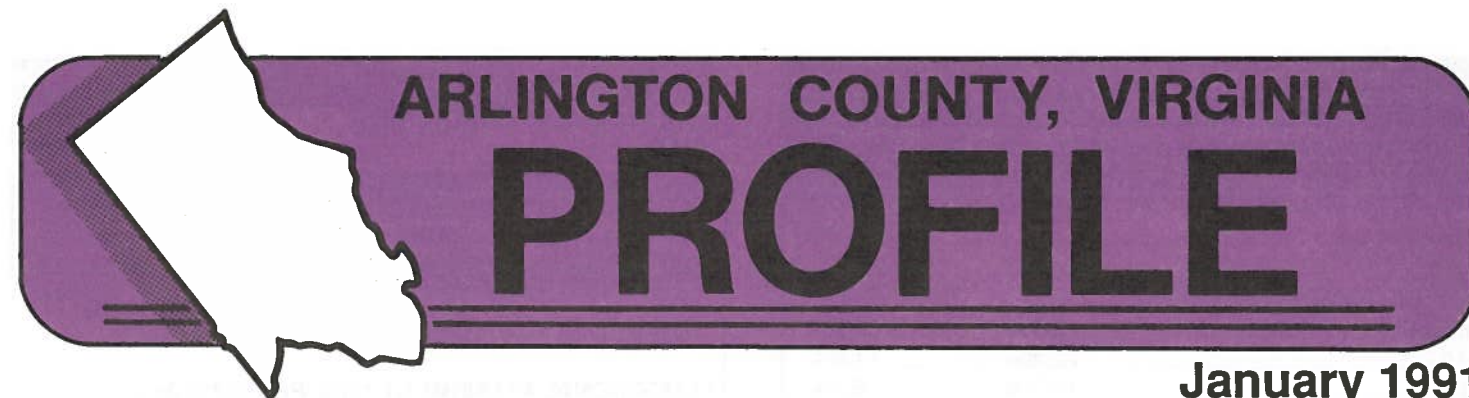
PLANNING DIVISION PUBLICATIONS

- 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. Development profiles by METRO station area. Maps and tables of all approved developments 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, Development Capacity in Metro Corridors, Cost of Living.
- Residential, Office and Commercial Construction Reports.

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.
- Economic Development Update, Quarterly Newsletter.
- Profile of New Commercial Development.
- Available Office/Retail/Industrial Space.
- Principal Private Employers, listing.
- Assigned Federal Employment/Space Occupancy Report.
- Guide To Starting a Business in Arlington.
- Hotel and Restaurant Guide.
- Arlington Meeting Planners Guide.
- Office Building Directory.
- Shopping Centers in Arlington, VA.



January 1991

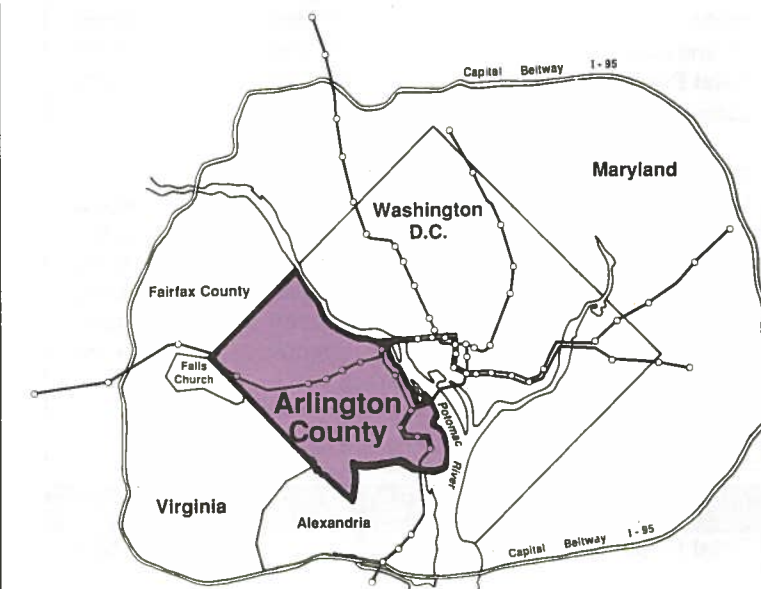
Arlington County is an urban county of about 26 square miles located directly across the Potomac River from Washington, D.C. There are no incorporated towns or cities within Arlington's boundaries. Arlington was originally part of the ten-mile square surveyed in 1791 for the Nation's Capital. In response 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 has maintained high-quality residential neighborhoods while supporting well-managed growth. 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 171,200 and was home to 219,800 jobs as of January 1, 1991. These figures represent a population increase of about 12 percent and an increase in employment of nearly 55 percent over 1980 levels.

Arlington's office market generated nearly 16 million square feet of new office space between 1980 and 1990, greatly expanding the County's tax base. As of January 1990, Arlington's real property tax base was evenly divided between commercial and residential properties, enabling the County to maintain a tax rate of \$0.765 per \$100 of assessed value, the lowest property tax rate in the Washington region.

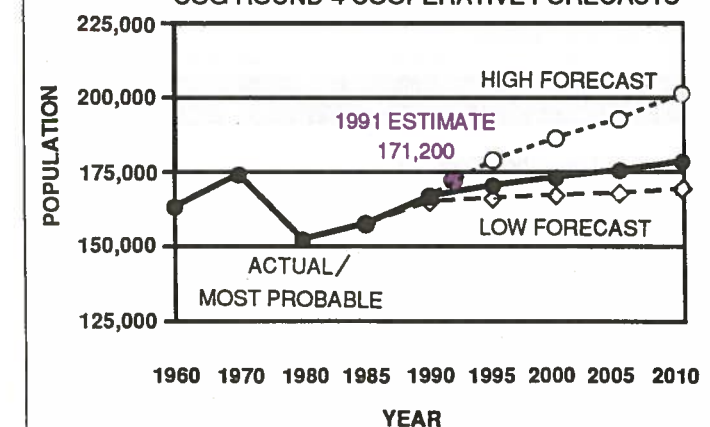
An additional 519,000 square feet of office space will be added in 1991 to the current inventory of 29.5 million square feet. This space will be in the Court House Metro station area and on Route 50. In 1990, 1.1 million square feet of office space was absorbed, resulting in a year-end vacancy rate of 10.3%.



POPULATION FORECASTS-MOST PROBABLE SERIES
 COG ROUND 4 COOPERATIVE FORECASTS

1990	167,000
1995	170,000
2000	173,400
2005	175,800
2010	178,800

POPULATION TRENDS AND PROJECTIONS
 COG ROUND 4 COOPERATIVE FORECASTS



DEMOGRAPHICS

POPULATION

1991 Population (Planning Div. Estimate)	171,200
1990 Census	170,936

AGE DISTRIBUTION (1991)*

Under 5	8,000	4.7%
5-19	20,200	11.8%
20-24	14,000	8.2%
25-34	39,200	22.9%
35-44	32,200	18.8%
45-64	33,400	19.5%
65 and over	24,100	14.1%
Total Population 1991	171,200	100%
Estimated Median Age 36 Years		

RACIAL COMPOSITION (1990)

White	130,873	76.6%
Black	17,940	10.5%
Asian-Pacific Islander	11,560	6.8%
Other	10,563	6.2%
Total	170,936	100%
Spanish Origin+	23,089	13.5%

+Spanish origin is not a separate race.

*Virginia Employment Commission percentages

Note: Totals may not add exactly due to rounding.

HOUSEHOLD COMPOSITION

Total Households 1991 Estimate*	82,553
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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	3,773	5%
Total Households 1980	71,615	100%

Average Household Size 1991 Estimate*	2.03 Persons
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HOUSEHOLD TYPE

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

Persons Living in Households*	165,700
Persons Living in Group Quarters*	5,500
Total Population 1991*	171,200

*Planning Division Estimate

INCOME

1991 Median Household Income	\$42,686
1991 Median Family* Income	\$58,115

Center for Public Service, University of Virginia

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

1989 Effective Buying Income	\$3,919,092,000
Sales and Marketing Management, <i>Survey Of Buying Power, 1990</i>	

1988 Per Capita Income	\$30,248
U.S. Bureau of Economic Analysis	

EDUCATION

PUBLIC SCHOOL ENROLLMENT

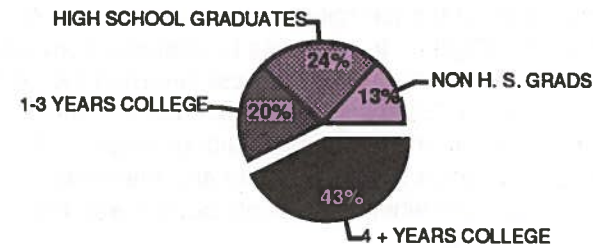
YEAR	STUDENTS
1950	16,080
1960	25,240
1970	24,760
1980	14,720
1990	14,795

September 30, 1990, Arlington County Schools.

EDUCATIONAL ATTAINMENT 1980--PERSONS 25 +

High School Graduates	87%
College Graduates	43%
H.S. Graduates Continuing Their Education (1990)	86%

YEARS OF SCHOOL COMPLETED 1980



PUBLIC SCHOOLS

PUBLIC SCHOOLS	NUMBER	RATIO*
Elementary (K-5)	18	15:1
Middle Schools (6-8)	4	15:1
High Schools (9-12)	3	15:1
Secondary Alternative (6-12)	1	15:1
Special Education Center	1	5:1
Career Center (Vocational School) (9-12)	1	15:1

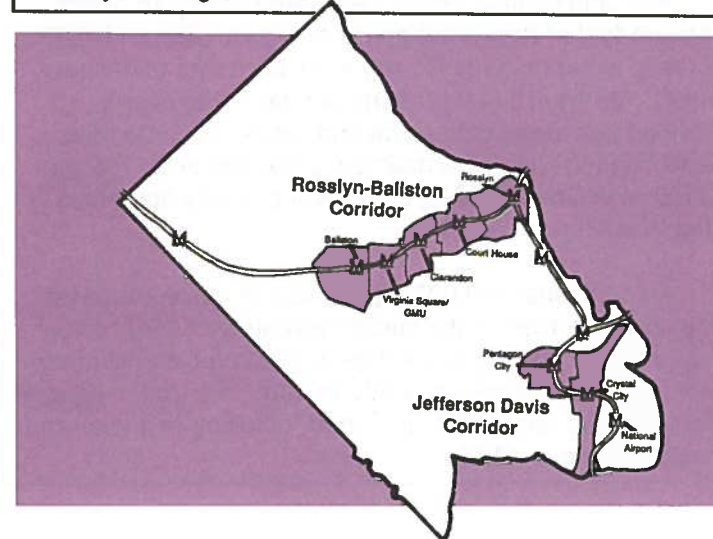
*Pupil:Teacher Ratios are approximate.

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

Expenditures Per Pupil (1990)	\$7,838
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COLLEGES AND UNIVERSITIES

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



DEVELOPMENT

January 1, 1991

RESIDENTIAL CONSTRUCTION (Units)

	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
1960-1969	1,865	3,910	5,775
1970-1979	700	1,548	2,248
1980-1989	5,674	1,816	7,490
1990	1,369	297	1,666
Total	9,608	7,571	17,179

Under Construction	1,951	391	2,342
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OFFICE SPACE CONSTRUCTION (Sq. Ft.)

	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total	Outside Metro Corridors	Arlington County
1960-1969	4,458,071	2,851,112	7,309,183	205,416	7,514,599
1970-1979	1,450,071	2,789,780	4,239,851	489,956	4,729,807
1980-1989	7,643,655	5,598,555	13,242,210	876,119	14,118,329
1990	1,111,843	603,551	1,715,394	59,072	1,774,466
Total	14,663,640	11,842,998	26,506,638	1,630,563	28,137,201

Under Construction	1,149,500	0	1,149,500	260,965	1,410,465
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Office Vacancy Rate: 10.3%

HOTELS AND MOTELS

Number of Hotels/Motels-Arlington Total	33
Number of Rooms-Arlington Total	8,768

	Rosslyn-Ballston Corridor	Jefferson Davis Corridor
1960-1969	515	1,129
1970-1979	610	1,059
1980-1989	637	2,036
1990	330	617
TOTAL	2,092	4,841

UNDER CONSTRUCTION	162	300
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Total Square Feet of Convention Space	252,667
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HOUSING

Total Housing Units 1991 Estimate*	85,454
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Single Family Detached	26,414
Single Family Attached	7,959
Multi-Family	51,081

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

Average Sales Price (1990)	
Single Family Detached House	\$245,572
Single Family Detached, Townhouse and Condominium	\$180,085
Office of Real Estate Assessments	

Median Rent (February 1990, Housing Division)	\$675
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*Planning Division Estimate

EMPLOYMENT

AT-PLACE EMPLOYMENT BY INDUSTRY: 1991 *

Agriculture, Mining and Construction	4,400	2.0%
Manufacturing	3,700	1.7%
Transportation, Communications and Utilities	15,400	7.0%
Trade	22,600	10.3%
Finance, Insurance and Real Estate	8,100	3.7%
Services	65,300	29.7%
Government	93,200	42.4%
Miscellaneous	7,000	3.2%
Total	219,800	100%

Ratio of Jobs to Residents*	1.28 : 1.00
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Daytime Population*	266,800
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*1991 Planning Division Estimates

Note: Totals may not add exactly due to rounding

ARLINGTON COUNTY LABOR FORCE DATA*

Civilian Labor Force 1990	108,942
Average Unemployment Rate 1990	2.2%

*Virginia Employment Commission

MAJOR PRIVATE EMPLOYERS

	No. of Employees
• MCI Telecommunications Corporation	2,700
• USAir, Inc.	2,696
• Bell Atlantic Management Services, Inc.	2,000
• Gannett Company, Inc.	1,800
• American Management Systems, Inc.	1,700
• The Arlington Hospital	1,600
• Marriott Corporation	1,475
• The Xerox Corporation	1,354
• The Hecht Company	1,300
• Hyatt Hotels and Resorts	749