

## TRANSPORTATION

### MAJOR ARTERIALS

Interstate 395 (Henry G. Shirley Memorial Highway)  
 Interstate 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, DC

## 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
Retail Sales (10/90-9/91)		\$1,593,158,153
Restaurants		400

### COMMUNITY FACILITIES

Libraries	8
County Parks and Playgrounds	125
Tennis Courts	106
Northern Virginia Regional Parks	3
Recreation Centers	13
Nature Centers	3
Bicycle Routes and Jogging Trails	84 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	6,748 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, 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.

**MAJOR PARKS AND RECREATION FACILITIES:** Custis Memorial and Four Mile Run Bike Trails; Bon Air Memorial Rose and Azalea Gardens; Wild Flower Garden; Thomas Jefferson Community Center; Bluemont Tennis Complex; Gateway Park, Crystal Park, and Lubber Run Amphitheatres; Farmers Market.

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.

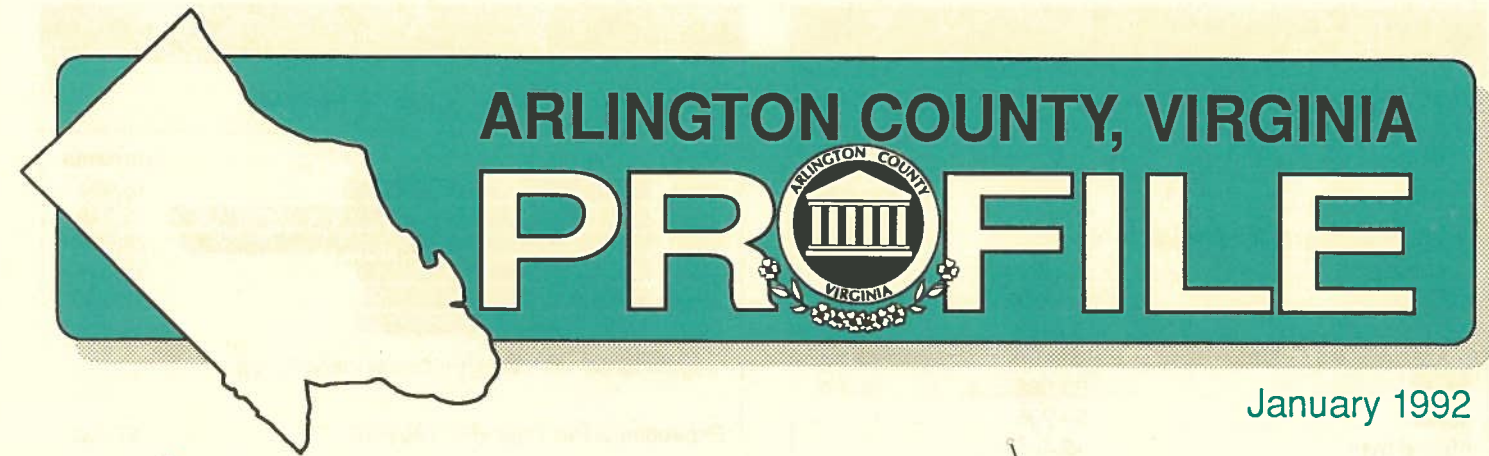
#### PLANNING DIVISION PUBLICATIONS

- General Land Use Plan (map).
- Sector Plans/Updates: Courthouse, Clarendon, Virginia Square, Ballston. Contain policy guidelines for future land use, zoning, and urban design.
- Development in the METRO Corridors. Development profiles by METRO station area. Maps and statistics for all approved developments.
- 1990 Census/Demographics. Overview, Trends in Brief.
- 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, School Enrollment.
- Residential, Office, and Commercial Construction Reports.
- Area Studies and Plans: Columbia Pike 2000.

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.
- Economic Development Update, Newsletter.
- Available Space and Development Profile.
- Principal Private Employers, listing.
- Assigned Federal Employment/Space Occupancy Report.
- Guide to Starting a Business in Arlington.
- Visitor's Guide.
- Arlington Meeting Planners Guide.
- Office Building Directory.
- Shopping Center Directory.



January 1992

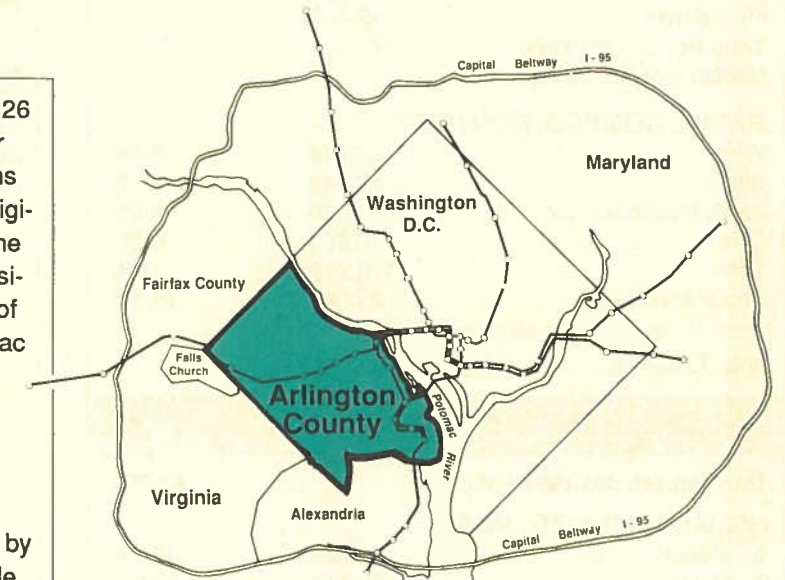
**A**rlington County is an urban county of about 26 square miles located directly across the Potomac River from Washington, DC. There are no incorporated towns or cities within Arlington's boundaries. Arlington was originally part of the ten-mile square surveyed in 1791 for the Nation's Capital. In response 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 174,100 and was home to 224,000 jobs as of January 1, 1992. These figures represent a population increase of about 14 percent and an increase in employment of nearly 58 percent over 1980 levels.

Arlington's office market generated 16.7 million square feet of new office space between 1980 and 1991, greatly expanding the County's tax base. As of January 1992, 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.

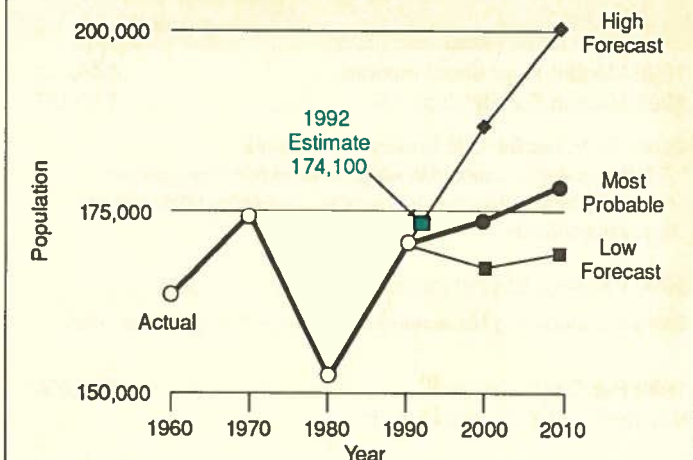
An additional 365,500 square feet of office/commercial space will be added in 1992 to the current inventory of 30.1 million square feet. This space will be in the Court House Metro station area. In 1991, 1.3 million square feet of office space was absorbed, resulting in a year-end vacancy rate of 7.3 percent.



### POPULATION FORECASTS—MOST PROBABLE SERIES COG Round 4 Cooperative Forecasts

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

### POPULATION TRENDS AND PROJECTIONS COG Round 4 Cooperative Forecasts



## DEMOGRAPHICS

### POPULATION

1992 Population (Planning Div. Estimate)	174,100
1990 Census	170,936

### AGE DISTRIBUTION (1990)

Under 5	9,426	5.5%
5-17	16,452	9.6%
18-24	20,248	11.8%
25-34	44,150	25.8%
35-44	30,986	18.1%
45-64	30,265	17.7%
65 and over	19,409	11.4%
<b>Total Population 1990</b>	<b>170,936</b>	<b>100%</b>
Median Age 33.8 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%
<b>Total</b>	<b>170,936</b>	<b>100%</b>
Hispanic Origin*	23,089	13.5%

\*Hispanic origin is not a separate race.

Note: Totals may not add exactly due to rounding.

### HOUSEHOLD COMPOSITION

Total Households 1992 Estimate*	80,308
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### HOUSEHOLD SIZE (1990)

1 Person	30,834	39.3%
2 Person	26,112	33.3%
3 Person	10,491	13.4%
4 Person	6,609	8.4%
5+ Person	4,474	5.7%
<b>Total Households 1990</b>	<b>78,520</b>	<b>100%</b>

Average Household Size 1990	2.12 Persons
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### HOUSEHOLD TYPE

	1970	1980	1990
Percent Family Households	65%	50%	48%
Percent Non-Family Households	35%	50%	52%

Persons Living in Households*	169,900
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Persons Living in Group Quarters*	4,200
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<b>Total Population 1992*</b>	<b>174,100</b>
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\* Planning Division Estimate

### INCOME

1992 Median Household Income	\$44,119
1992 Median Family* Income	\$60,129

Center for Public Service, University of Virginia

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

1990 Effective Buying Income	\$3,964,787,000
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Sales and Marketing Management, *Survey of Buying Power, 1991*

1989 Per Capita Income	\$33,039
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U.S. Bureau of Economic Analysis

## EDUCATION

### PUBLIC SCHOOL ENROLLMENT

Year	Students
1950	16,080
1960	25,240
1970	24,760
1980	15,376
1990	15,073
1991*	15,483

\*September 30, 1991, Arlington County Public Schools.

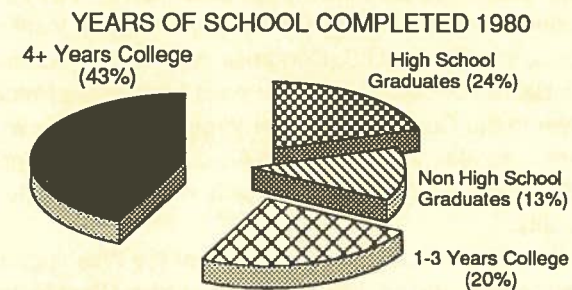
Expenditure Per Pupil (FY 1991-92)	\$7,929
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### EDUCATIONAL ATTAINMENT 1980-PERSONS 25+

High School Graduates	87%
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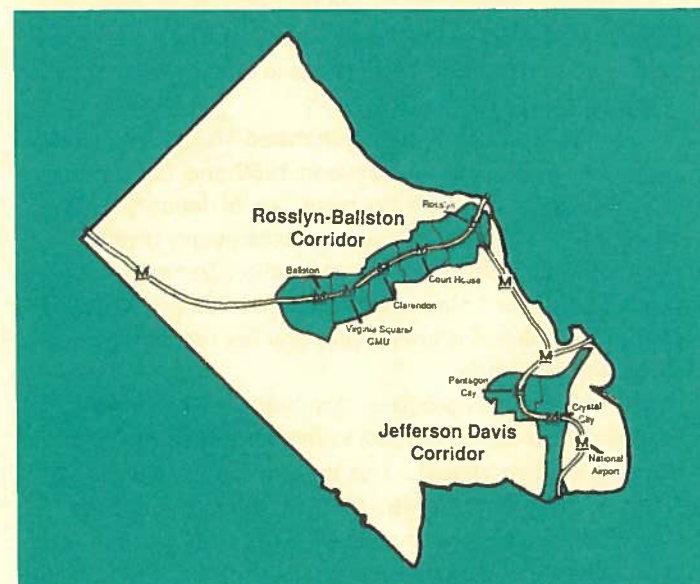
College Graduates	43%
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H.S. Graduates Continuing their Education (1991)	87%
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### COLLEGES AND UNIVERSITIES

	Arlington Enrollment
George Mason University	
Law School, International Institute, other credit	1,800
Non-credit courses	12,500
George Washington University-Continuing Education	550
Marymount University	3,000
Strayer College	850



## DEVELOPMENT

January 1, 1992

### RESIDENTIAL CONSTRUCTION (Units)

Years	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
1990-1991	2,044	681	2,725
<b>Total</b>	<b>10,283</b>	<b>7,955</b>	<b>18,238</b>
Under Construction	1,502	0	1,502

### 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
1990-1991	1,631,843	608,851	2,240,694	310,571	2,551,265
<b>Total</b>	<b>15,183,640</b>	<b>11,848,298</b>	<b>27,031,938</b>	<b>1,882,062</b>	<b>28,914,000</b>
Under Construction	916,550	0	916,550	0	916,550

Office Vacancy Rate: 7.3%

### HOTELS AND MOTELS

Number of Hotels/Motels-Arlington Total	33	
Number of Rooms-Arlington Total	8,846	
	Rosslyn-Ballston Corridor	Jefferson Davis Corridor
1960-1969	515	1,129
1970-1979	610	1,059
1980-1989	637	2,036
1990-1991	330	617
<b>Total</b>	<b>2,092</b>	<b>4,841</b>
Under Construction	162	300
Total Square Feet of Convention Space	252,667	

### HOUSING

Total Housing Units 1992 Estimate*	86,831	
Single-Family Detached	27,148	
Single-Family Attached	8,784	
Multi-Family	50,155	
Other	744	
Occupied Housing Units (1990)	78,520	100%
Owner-Occupied	35,009	45%
Renter-Occupied	43,511	55%

### Average Sales Price (1991)

Single-Family Detached House	\$235,923
Single-Family Detached, Townhouse, and Condominium	\$186,745

Office of Real Estate Assessments, December 1991

Median Rent (March 1991, Housing Division)	\$675
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\* Planning Division Estimate

## EMPLOYMENT

### AT-PLACE EMPLOYMENT BY INDUSTRY (1992)\*

Agriculture, Mining, and Construction	4,500	2.0%
Manufacturing	3,800	1.7%
Transportation, Communication, and Utilities	15,700	7.0%
Trade	23,100	10.3%
Finance, Insurance, and Real Estate	8,300	3.7%
Services	66,500	29.7%
Government	95,000	42.4%
Miscellaneous	7,200	3.2%
<b>Total</b>	<b>224,000</b>	<b>100%</b>

Ratio of Jobs to Residents*	1.29 : 1.00
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Daytime Population*	271,200
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\*1992 Planning Division Estimates

Note: Totals may not add exactly due to rounding.

### ARLINGTON COUNTY LABOR FORCE\*

Average Civilian Labor Force 1991	110,245
Average Unemployment Rate 1991	3.5%

\* 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