

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

METRO SUBWAY STATIONS 11
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 ROUTES 69

AIR

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

RAIL

Rail connection via Metro to Union Station in Washington, DC; Virginia Railway Express from Fredericksburg & Broad Run to Union Station via Crystal City.

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 (12/92-11/93)		\$1,938,304,200
Restaurants		460

COMMUNITY FACILITIES

Libraries	8
County Parks and Playgrounds	180
Tennis Courts	106
Northern Virginia Regional Parks	3
Community Centers	13
Nature Centers	3
Bicycle Routes and Jogging Trails	85 Miles
Fire Stations	10
Hospital Beds	688
Nursing Home Beds	733
Apartments/Condominiums for the Elderly	1,169
Assisted Living/Adult Care Residence Units	288
Continuing Care Retirement Community	1

LAND AREA AND OPEN SPACE

Area 25.8 Sq. Miles
 Population Density 7,109 Persons/Sq. Mile
 County Open Space 1,079 Acres
 Federal Open Space 900 Acres
 Regional Open Space 194 Acres
 Total County Area in Open Space 13.2%
 Total County Area in County Open Space 6.5%
 County Open Space per 1,000 Residents 5.9 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, Le Neon Theatre, "Old Guard" Museum, Opera Theatre of Northern Virginia, Signature Theatre, 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, AND COMMUNITY 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; Clarendon International 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

- Metro Station Area Profiles.
- General Land Use Plan (map).
- Sector Plans/Updates: Court House, 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: Overview, Trends in Brief, Statistical Briefs.
- Information Reports. Topics Include: Population Estimates, Consumer Price Index, Demographic Trends, Development Capacity in Metro Corridors, Cost of Living, School Enrollment, Elderly Population, Residential Unit Size Trends.
- Residential, Office, and Commercial Construction Reports.
- Area Studies and Plans: Columbia Pike 2000.
- Trends in Residential Development 1980-1991.
- Trends in Office/Commercial Development 1960-1991.

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

ECONOMIC DEVELOPMENT DIVISION PUBLICATIONS

- Economic Development Update, Newsletter.
- Available Space and Development Profile, Available Office Build-To-Suits.
- Principal Private Employers, listing.
- Assigned Federal Employment/Space Occupancy Report.
- Guide to Starting a Business in Arlington (in English, Spanish, Vietnamese).
- Visitor's Guide.
- Arlington Meeting Planners Guide.



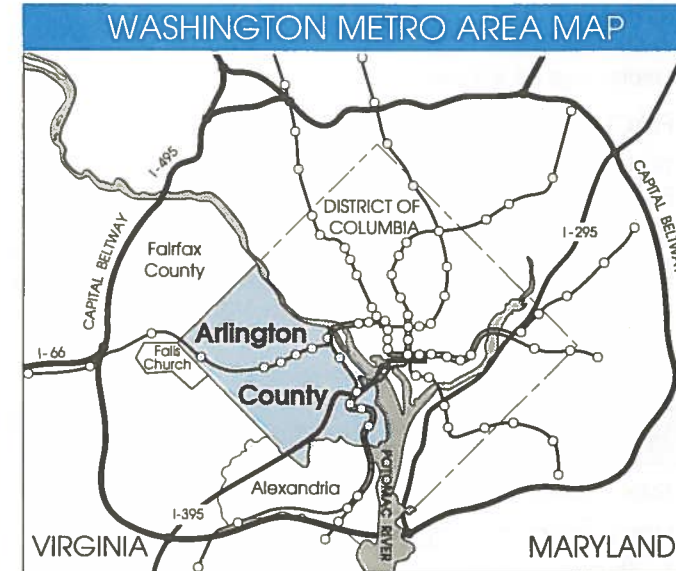
January 1994

Arlington County is an urban county of about 26 square miles located directly across the Potomac River from Washington, DC. No incorporated towns or cities lie within Arlington's boundaries. Originally part of the ten-mile square surveyed in 1791 for the Nation's Capital, the portion on the west bank of the Potomac River was returned to the Commonwealth of Virginia by the U.S. Congress in 1846. This area was known as Alexandria City and Alexandria County until 1920, when the County portion was renamed Arlington County.

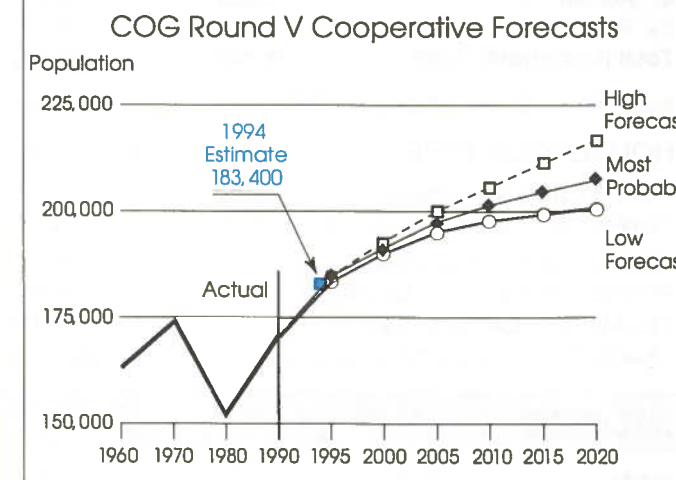
Although perhaps best known to visitors as the home of the Pentagon and Arlington National Cemetery, Arlington has maintained high-quality residential neighborhoods while supporting well-managed growth. The County's central location in the Washington metropolitan area, its ease of access by car and Metrorail, and its high quality labor force, have attracted an increasingly varied employment and residential mix. The County has focused high-density commercial and residential development around Metrorail stations in the Rosslyn-Ballston Corridor and in the Jefferson Davis Corridor, which includes Pentagon City and Crystal City, while maintaining lower-density development in the remainder. Arlington's population, among the most highly educated in the nation, is increasingly diverse; one in five residents is foreign-born, and one in four speak a language other than English at home.

Arlington is both a residential community and an employment center. The County had a population of 183,400 as of January 1, 1994, and is among the most densely populated jurisdictions in the country. Arlington is also home to one in five Northern Virginia jobs. Government employment, largely federal, comprises nearly 40% of the County's jobs. Additionally, services make up almost 30% of employment. As Arlington began to emerge from the recent recession, its unemployment rate fell from 4.6% to 2.8% through 1993, maintaining the County's historically low rates within the region.

Arlington's office market has nearly doubled in size since the recession of the early 1980s, bringing the current inventory of office/commercial space to 31.4 million square feet and greatly expanding the County's tax base. As of January 1994, Arlington's real property tax base was evenly divided between commercial and residential properties, enabling the County to maintain the lowest property tax rate in the Washington region, at \$0.86 per \$100 of assessed value. A total of 200,000 square feet of office space was absorbed in 1993, resulting in a year-end vacancy rate of 7.1 percent.



POPULATION TRENDS AND FORECASTS



POPULATION FORECASTS-MOST PROBABLE SERIES



DEMOGRAPHICS

POPULATION

1994 Population (Planning Division Estimate)	183,400
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%
Total Population 1990	170,936	100.0%

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%
Total	170,936	100.0%
Hispanic Origin*	23,089	13.5%

* Hispanic origin is not a separate race.
Note: Totals may not sum exactly due to rounding.

HOUSEHOLD COMPOSITION

Total Households 1994 Estimate*	85,834
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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%
Total Households 1990	78,520	100.0%

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*	179,100
Persons Living in Group Quarters*	4,300

TOTAL POPULATION 1994 **183,400**

* Planning Division Estimate. Totals may not sum exactly due to rounding.

INCOME

1993 Median Household Income	\$45,465
1993 Median Family* Income	\$62,028

Center for Public Service, University of Virginia. 1994 information not available.

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

1992 Effective Buying Income	\$4,300,014,000
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Sales and Marketing Management, Survey of Buying Power, 1993.

1991 Per Capita Income	\$30,038
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U.S. Bureau of Economic Analysis- Revised Series.

EDUCATION

PUBLIC SCHOOL ENROLLMENT

Year	Students
1950	16,080
1960	25,240
1970	24,760
1980	15,376
1990	15,073
1993*	16,782

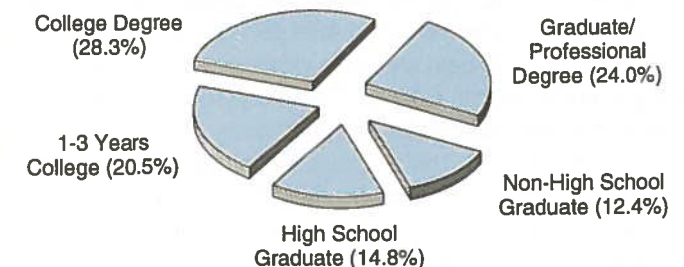
* September 30, 1993, Arlington County Public Schools.
Note: Grade 6 was counted in primary enrollment for 1980 and earlier, and in secondary enrollment for years 1990 and later.

Expenditure Per Pupil (FY 1993-94)	\$ 7,895
H.S. Graduates Continuing their Education (1992)	89%

EDUCATIONAL ATTAINMENT 1990-PERSONS 25+

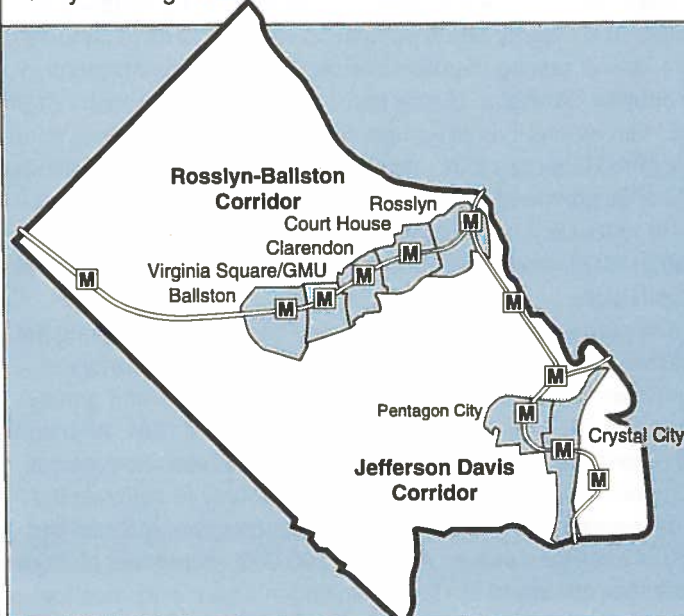
High School Graduates	87%
College Graduates	52%
Persons with Graduate or Professional Degrees	24%

YEARS OF SCHOOL COMPLETED 1990



COLLEGES AND UNIVERSITIES

	Arlington Enrollment
George Mason University	
Law School, International Institute, other credit	1,800
Non-credit courses	15,000
George Washington University-Continuing Education	800
Marymount University	4,000
Strayer College	1,200



DEVELOPMENT

January 1, 1994

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
1990-1993	3,900	681	4,581
Total	12,139	7,955	20,094
Under Construction	218	0	218

OFFICE SPACE CONSTRUCTION (Sq. Ft.)

Years	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
1990-1993	2,583,243	608,851	3,192,094	310,571	3,502,665
Total	16,135,040	11,848,298	27,983,338	1,882,062	29,865,400
Under Construction	0	0	0	0	0

Office Vacancy Rate: 7.1%

HOTELS AND MOTELS

Number of Hotels/Motels-Arlington Total	35
Number of Rooms-Arlington Total	9,110

	Rosslyn/Ballston Corridor	Jefferson Davis Corridor
1960-1969	515	1,129
1970-1979	610	1,059
1980-1989	637	2,036
1990-1993	851	617
Total	2,613	4,841
Under Construction	0	300
Total Square Feet of Convention Space		252,667

HOUSING

Total Housing Units 1994 Estimate*	88,751
Single-Family Detached	27,219
Single-Family Attached	8,954
Multi-Family	51,834
Other	744
Occupied Housing Units (1990)	78,520
Owner-Occupied	35,009
Renter-Occupied	43,511
Average Sales Price (1993)	
Single-Family Detached House	\$ 244,473
Single-Family Detached House, Townhouse, Condominium, and Cooperative	\$ 197,386
Office of Real Estate Assessments, January 1994.	
Median Rent (February 1993, Housing Division)*	\$ 693

* Planning Division Estimate.

EMPLOYMENT

AT-PLACE EMPLOYMENT BY INDUSTRY (1994)*

Industrial	23,300	11.5%
Trade	23,700	11.7%
Finance, Insurance, and Real Estate	8,200	4.1%
Services	59,400	29.4%
Federal and Int'l Government	69,800	34.5%
State and Local Government	7,200	3.6%
Self-Employed	10,500	5.2%
Total	202,200	100%
Ratio of Jobs to Residents*		1.10:1.00
Daytime Population*		254,400

* 1994 Planning Division estimates, based on 1990 Regional Employment Census and Round V Cooperative Forecasts. Figures can not be compared with previous years.

ARLINGTON COUNTY LABOR FORCE

Average Civilian Labor Force 1993*	113,300
Average Unemployment Rate 1993*	4.1%
Women Age 16+ in Labor Force 1990	70.8%

* Planning Division Estimates from Virginia Employment Commission figures.

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