

# 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 Memorial Parkway  
 Arlington Boulevard (U.S. Route 50)

## METRO

METRO SUBWAY STATIONS ..... 11

ORANGE LINE STATIONS: Rosslyn, Court House, Clarendon, Virginia Square/GMU, Ballston/MU, 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 SERVICE ..... 18 Lines/99 Routes

## 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          | 159           | 860,000         |
| Ballston Common                          | 125           | 660,000         |
| Pentagon Centre                          | 9             | 350,000         |
| Village at Shirlington                   | 38            | 300,000         |
| Crystal City Underground and Plaza Shops | 120           | 240,000         |
| Retail Sales (10/96-9/97)                |               | \$2,080,959,271 |
| Restaurants                              |               | 414             |

## COMMUNITY FACILITIES

|  |          |
|--|----------|
| Libraries                                  | 8        |
| County Parks and Playgrounds               | 178      |
| Tennis Courts                              | 92       |
| Northern Virginia Regional Parks           | 3        |
| Community Centers                          | 13       |
| Nature Centers                             | 3        |
| Bicycle Routes and Jogging Trails          | 85 Miles |
| Fire Stations                              | 10       |
| Hospital Beds                              | 730      |
| Nursing Home Beds                          | 708      |
| Apartments/Condominiums for the Elderly    | 1,423    |
| Assisted Living/Adult Care Residence Units | 277      |
| Continuing Care Retirement Community       | 1        |

# LAND AREA AND OPEN SPACE

|  |                        |
|--|------------------------|
| Area                                   | 25.8 Sq. Miles         |
| Population Density                     | 7,252 Persons/Sq. Mile |
| County Open Space                      | 1,156 Acres            |
| Federal Open Space                     | 900 Acres              |
| Regional Open Space                    | 139 Acres              |
| Total County Area in Open Space        | 13.3%                  |
| Total County Area in County Open Space | 7.0%                   |
| County Open Space per 1,000 Residents  | 6.2 Acres              |
| Elevation (Highest Point)              | 461 Feet               |

# ARLINGTON ATTRACTIONS

**FINE ARTS AND HISTORY:** Newseum, the Arlington Arts Center, The Arlington Symphony, The Arlington Historical Society Museum, Children's Theatre of Arlington, Ellipse Art Center, Gunston Arts Center, Le Neon Theatre, "Old Guard" Museum, Opera Theatre of Northern Virginia, Signature Theatre, Washington Shakespeare Company, Center Dance Company, Teatro de la Luna, Arlington Metropolitan Chorus, Rosslyn Spectrum.

**MEMORIALS:** Arlington House (The Robert E. Lee Memorial), Arlington National Cemetery, The Iwo Jima Memorial, Merchant Marines Memorial, Netherlands Carillon, Freedom Forum Journalists Memorial, Memorial to Women in the Military.

**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 City Waterpark, and Lubber Run Amphitheatres; Farmer's Market.

The PROFILE is published annually by the Data Analysis and Research Staff of the Department of Community Planning, Housing and Development in cooperation with the Department of Economic Development.

For further information on the PROFILE and other demographic and development data and publications, please contact the Comprehensive Planning Section at (703) 228-3525.

## PLANNING PUBLICATIONS

- Metro Station Area Profiles.
- Demographic & Development Trends in Brief.
- General Land Use Plan (map).
- Sector Plans-Addenda and Updates: Rosslyn, Court House, Clarendon, Virginia Square, Ballston. Contain policy guidelines for future land use, zoning, and urban design.
- Development in the Metro Corridors. Development profiles, maps, and project statistics by Metro station area.
- 1990 Census: Overview, Statistical Briefs.
- Information Reports: Population Estimates, Forecasts, Demographic Trends, Development Highlights, Cost of Living, Elderly Population, Residential Unit Size Trends, Building Permit Mapping, Development Capacity, Metro Station Area Forecasts, Arlington and the Region, Foreign-Born Population.
- Residential, Office, and Commercial Construction reports.
- Area Studies and Plans: Columbia Pike 2000, Lee Highway/Cherrydale Revitalization Plan, North Quincy Street Plan, East Clarendon Plan.
- 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 Department of Economic Development at (703) 228-0800.

## ECONOMIC DEVELOPMENT PUBLICATIONS

- Economic and Demographic Statistical Summary.
- Economic Development Update, Newsletter.
- Assigned Federal Employment/Space Occupancy Report.
- Guide to Starting a Business in Arlington.
- Visitor's Guide.
- Arlington Meeting Planners Guide.

Visit the Arlington County web site at: <http://www.co.arlington.va.us>



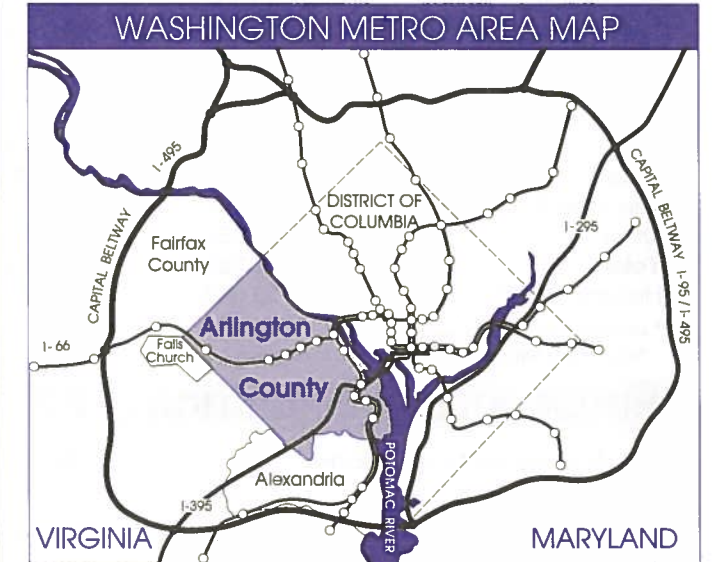
January 1998

**A**rlington 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.

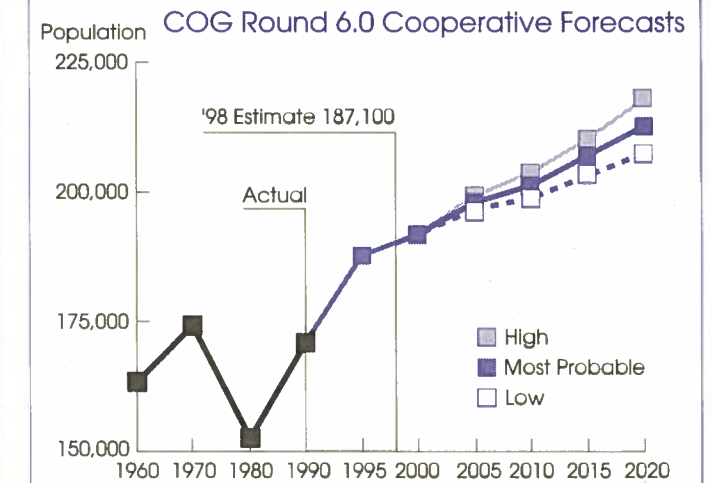
Although perhaps best known to visitors as the home of the Pentagon and Arlington National Cemetery, Arlington has maintained high-quality residential neighborhoods while supporting well-managed growth. The County's central location in the Washington metropolitan area, its ease of access by car and Metrorail, 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 187,100 as of January 1, 1998, 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, constitutes nearly 40% of the County's jobs. Additionally, services make up nearly 35% of employment. Since the recession earlier in the decade, Arlington's unemployment rate decreased from 3.4% to 2.9% between 1995 and 1997, maintaining the County's historically low rates within the region.

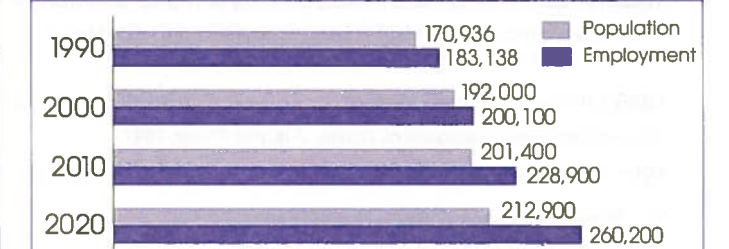
Arlington's office and commercial markets have more than doubled in size since 1980, bringing the current inventory of private office and commercial space to 37.6 million square feet and greatly expanding the County's tax base. During 1997, Arlington's real property tax base was nearly evenly divided between commercial and residential properties, enabling the County to maintain the lowest property tax rate in the Washington region, at 98.6¢ per \$100 of assessed value. A total of 327,000 square feet of office space was absorbed in 1997, resulting in a year-end vacancy rate of 5.6 percent.



# POPULATION TRENDS AND FORECASTS



# POPULATION and EMPLOYMENT FORECASTS



Source: COG Round 6.0 Cooperative Forecasts, most probable series.

# DEMOGRAPHICS

## POPULATION

|  |         |
|--|---------|
| 1998 Population (Planning Division Estimate) | 187,100 |
| 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>100.0%</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>100.0%</b> |
| 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 1998 Estimate* | 88,656 |
|---------------------------------|--------|

## 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>100.0%</b> |

|                             |              |
|-----------------------------|--------------|
| Average Household Size 1990 | 2.12 Persons |
|-----------------------------|--------------|

|                                       |              |
|---------------------------------------|--------------|
| Average Household Size 1998 Estimate* | 2.09 Persons |
|---------------------------------------|--------------|

## HOUSEHOLD TYPE

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

|                               |         |
|-------------------------------|---------|
| Persons Living in Households* | 182,900 |
|-------------------------------|---------|

|                                   |       |
|-----------------------------------|-------|
| Persons Living in Group Quarters* | 4,200 |
|-----------------------------------|-------|

|                              |                |
|------------------------------|----------------|
| <b>TOTAL POPULATION 1998</b> | <b>187,100</b> |
|------------------------------|----------------|

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

## INCOME

|                              |          |
|------------------------------|----------|
| 1996 Median Household Income | \$55,510 |
| 1996 Median Family* Income   | \$68,885 |

Weldon Cooper Center for Public Service, University of Virginia (latest available).

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

|                              |                 |
|------------------------------|-----------------|
| 1996 Effective Buying Income | \$4,639,150,000 |
|------------------------------|-----------------|

Sales and Marketing Management, Survey of Buying Power, 1997.

|                        |          |
|------------------------|----------|
| 1995 Per Capita Income | \$37,981 |
|------------------------|----------|

U.S. Bureau of Economic Analysis - Revised Series.

# EDUCATION

## PUBLIC SCHOOL ENROLLMENT

| Year  | PRIMARY | SECONDARY | Students |
|-------|---------|-----------|----------|
| 1950  |         |           | 16,080   |
| 1960  |         |           | 25,240   |
| 1970  |         |           | 24,760   |
| 1980  |         |           | 15,376   |
| 1990  |         |           | 15,073   |
| 1997* |         |           | 18,342   |

\*September 30, 1997, 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.

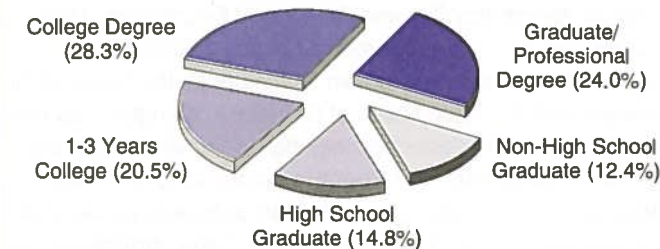
|                                    |         |
|------------------------------------|---------|
| Expenditure Per Pupil (FY 1997-98) | \$9,330 |
|------------------------------------|---------|

|  |     |
|--|-----|
| H.S. Graduates Continuing their Education (1997) | 90% |
|--|-----|

## EDUCATIONAL ATTAINMENT 1990-PERSONS 25+

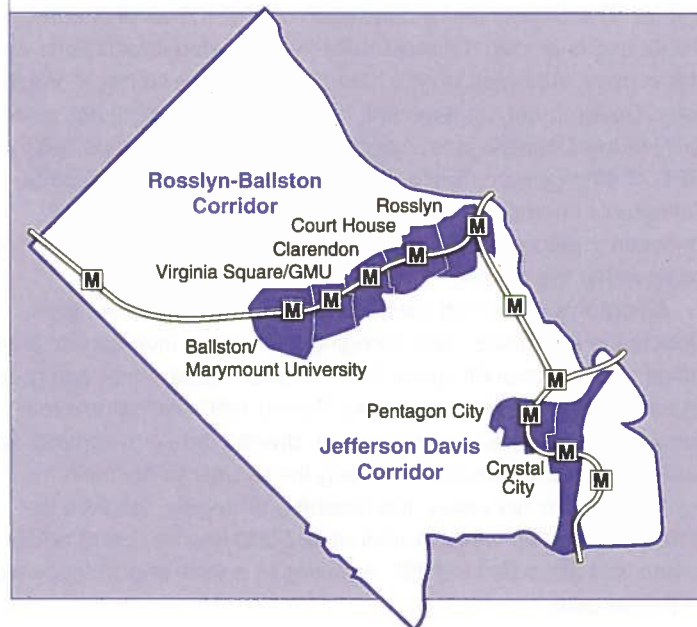
|   |     |
|---|-----|
| High School Graduates                         | 87% |
| College Graduates                             | 52% |
| Persons with Graduate or Professional Degrees | 24% |

## YEARS OF SCHOOL COMPLETED 1990



## COLLEGES AND UNIVERSITIES

|  | Arlington Enrollment |
|--|----------------------|
| George Mason University  |                      |
| Law School, Institute for Public Policy, Master Degree-all credits | 2,780                |
| Non-credit courses   | 12,000               |
| George Washington University Off Campus Graduate Program           | 1,200                |
| Marymount University   | 4,000                |
| Strayer University   | 1,050                |
| Virginia Commonwealth University (Social Work)                     | 260                  |



# DEVELOPMENT

January 1, 1998

## 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                 |
| 1990-1997          | 5,500                     | 681                      | 6,181                 |
| <b>Total</b>       | <b>13,739</b>             | <b>7,955</b>             | <b>21,694</b>         |
| Under Construction | 1,400                     | 0                        | 1,400                 |

## PRIVATE OFFICE SPACE CONSTRUCTION (Sq. Ft.)\*

| Years              | Rosslyn-Ballston Corridor | Jefferson Davis Corridor | Metro Corridors Total | Outside Metro Corridors | Arlington County Total |
|--------------------|---------------------------|--------------------------|-----------------------|-------------------------|------------------------|
| 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             |
| 1990-1997          | 3,067,685                 | 608,851                  | 3,676,536             | 372,158                 | 4,048,694              |
| <b>Total</b>       | <b>16,619,482</b>         | <b>11,848,298</b>        | <b>28,467,780</b>     | <b>1,943,649</b>        | <b>30,411,429</b>      |
| Under Construction | 956,211                   | 0                        | 956,211               | 20,500                  | 976,711                |

Total Private office space 1-1-98 30.4 million s.f.  
Total Federally-owned office space 1-1-98 8.3 million s.f.

Office Vacancy Rate: 5.6%

\*These figures include convenience retail space in office buildings.

## HOTELS AND MOTELS

|   |       |
|---|-------|
| Number of Hotels/Motels-Arlington Total | 36    |
| Number of Rooms-Arlington Total         | 9,410 |

|                                       | Rosslyn-Ballston Corridor | Jefferson Davis Corridor |
|---------------------------------------|---------------------------|--------------------------|
| 1960-1969                             | 515                       | 1,129                    |
| 1970-1979                             | 610                       | 1,059                    |
| 1980-1989                             | 637                       | 2,036                    |
| 1990-1996                             | 851                       | 917                      |
| <b>Total</b>                          | <b>2,613</b>              | <b>5,141</b>             |
| Under Construction                    | 0                         | 0                        |
| Total Square Feet of Convention Space |                           | 266,513                  |

## HOUSING

|                                    |        |
|------------------------------------|--------|
| Total Housing Units 1998 Estimate* | 90,746 |
| Single-Family Detached             | 27,361 |
| Single-Family Attached             | 9,394  |
| Multi-Family                       | 53,247 |
| Other                              | 744    |
| Occupied Housing Units (1990)      | 78,520 |
| Owner-Occupied                     | 35,009 |
| Renter-Occupied                    | 43,511 |

|   |           |
|---|-----------|
| Average Sales Price (1997)  |           |
| Single-Family Detached House  | \$254,382 |
| Single-Family Detached House, Townhouse, Condominium, and Cooperative | \$206,979 |

Office of Real Estate Assessments, December 1997.

|  |       |
|--|-------|
| Median Rent (January 1997, Housing Division) | \$785 |
|--|-------|

\*Planning Division Estimate.

# EMPLOYMENT

## AT-PLACE EMPLOYMENT BY INDUSTRY (1998)\*

|                                     |                |             |
|-------------------------------------|----------------|-------------|
| Industrial                          | 24,200         | 12.2%       |
| Trade                               | 15,700         | 7.9%        |
| Finance, Insurance, and Real Estate | 8,700          | 4.4%        |
| Services                            | 68,600         | 34.5%       |
| Federal and Int'l Government        | 65,200         | 32.8%       |
| State and Local Government          | 9,000          | 4.5%        |
| Self-Employed                       | 6,900          | 3.4%        |
| <b>Total</b>                        | <b>198,400</b> | <b>100%</b> |
| Ratio of Jobs to Residents*         |                | 1.06:1.00   |
| Daytime Population*                 |                | 264,700     |

\*1998 Planning Division estimates, based on COG's 1995 employment estimates and Round 6 Cooperative Forecasts. Figures can not be compared with previous years. Totals may not sum exactly due to rounding.

## ARLINGTON COUNTY LABOR FORCE

|                                    |         |
|------------------------------------|---------|
| Average Civilian Labor Force 1997* | 111,519 |
| Average Unemployment Rate 1997*    | 2.9%    |
| Women Age 16+ in Labor Force 1990  | 70.8%   |

\* Planning Division estimates from Virginia Employment Commission figures. (1/97 - 12/97)

## MAJOR PRIVATE EMPLOYERS

|                                      | No. of Employees |
|--------------------------------------|------------------|
| MCI Telecommunications Corporation   | 2,425            |
| Bell Atlantic Network Services, Inc. | 2,410            |
| USAIRWAYS                            | 2,055            |
| Columbia Arlington Hospital          | 1,700            |
| Marriott Corporation                 | 1,690            |
| Gannett/USA Today Company, Inc       | 1,444            |
| Charles E. Smith Companies           | 1,285            |
| CACI International, Inc.             | 1,123            |
| The Hecht Company                    | 1,051            |
| SAIC                                 | 898              |
| Nordstrom                            | 653              |