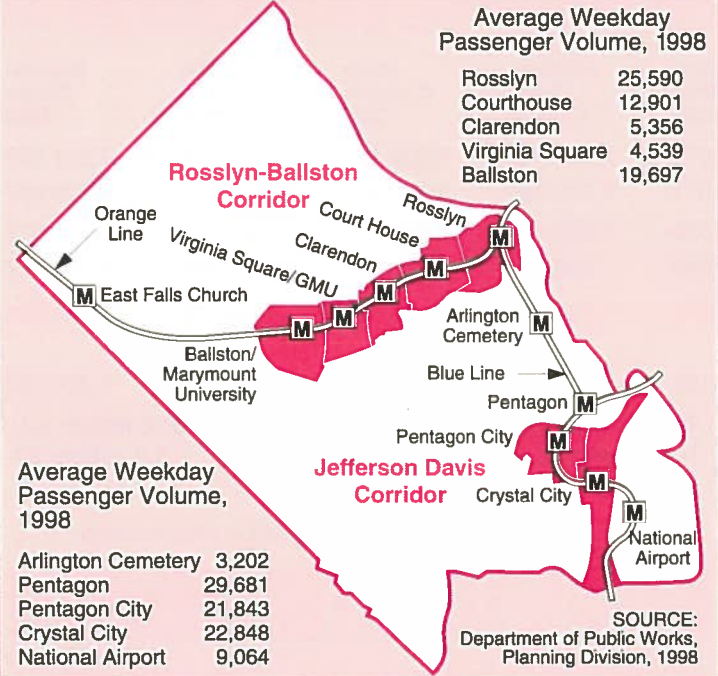


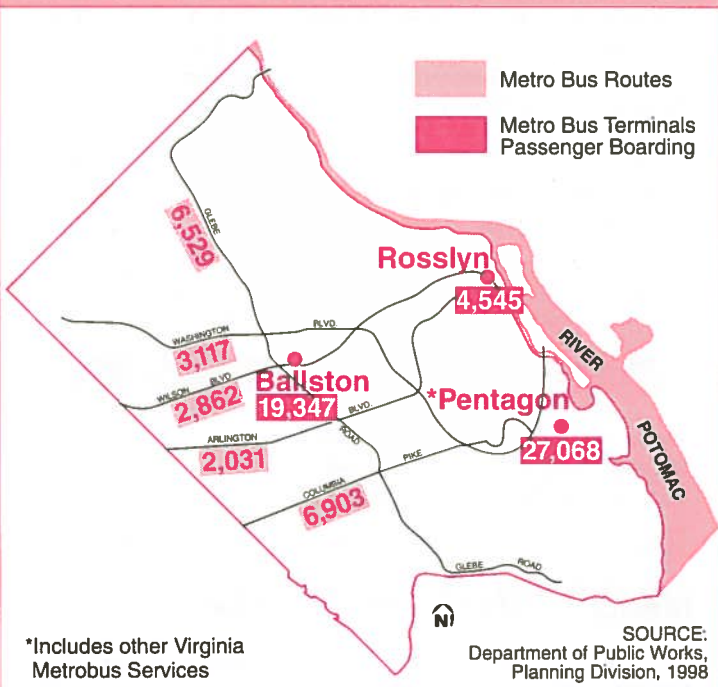
TRANSPORTATION

METRO-RAIL CORRIDORS



METRO BUS TERMINALS/ROUTES

AVERAGE WEEKDAY PASSENGER VOLUMES, 1998



AIR (1998 YEAR END TOTAL PASSENGER VOLUME)

Washington National Airport (Metro Access)	15,970,000
Dulles International	15,746,000
Baltimore-Washington International	15,152,000

SOURCE: Metropolitan Washington Airports Authority, 1998

RAIL

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

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.
- 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.
- Information Reports: Population Estimates, Forecasts, Demographic Trends, Development Highlights, Cost of Living, Elderly Population, Residential Unit Size Trends, Building Permit and Mapping, Development Capacity, Metro Station Area Forecasts, Arlington and the Region, Foreign-Born Population, Changing Face of Arlington, 1990 Statistical Briefs; Black Population, Hispanic Population, Pacific Islander Population, Poverty in Arlington, 1998, Round 6.1, Cooperative Forecast of Population Households and Employment 1998, Consumer Price Index- Arlington County 1998, 1996 Population Estimate by Age, Race and Sex, Residential, Office, and Commercial Construction reports.

DEPARTMENT OF ECONOMIC DEVELOPMENT

Phone: (703) 228-0800 • Web site: www.smartplace.org

PUBLICATIONS

- General Business Information.
- Real Estate Information.
- Small Business Information.
- Statistical Information.
- Tax Information.

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

ARLINGTON COUNTY, VIRGINIA PROFILE

January 1999

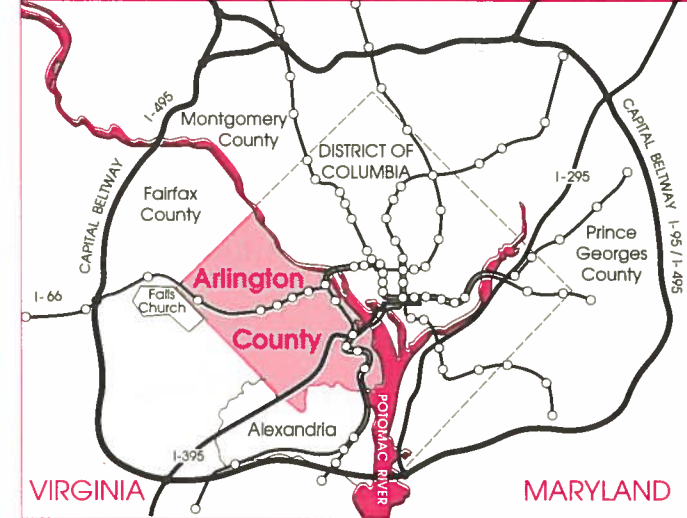
Arlington County is an urban county of about 26 square miles located directly across the Potomac River from Washington, DC. No incorporated towns or cities lie within Arlington's boundaries. Originally part of the ten-mile square surveyed in 1791 for the Nation's Capital, the portion on the west bank 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.

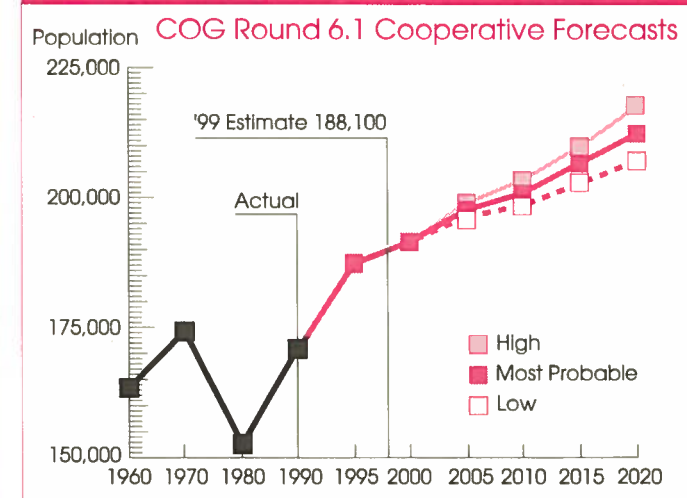
Arlington is both a residential community and an employment center. The County had a population of 188,100 as of January 1, 1999, and is among the most densely populated jurisdictions in the country. Arlington is also home to one in five Northern Virginia jobs. Government employment (largely federal) make up 37% of the county jobs, followed by Service employment which constitutes 35% of the County jobs. Since the recession earlier in the decade, Arlington's unemployment rate decreased from 2.8% to 1.7% between 1997 and 1998, 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 1998, 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 99.8¢ per \$100 of assessed value. A total of 865,000 square feet of office space was absorbed in 1998, which is a 164% increase from 1997, resulting in a year-end vacancy rate of 5.4 percent.

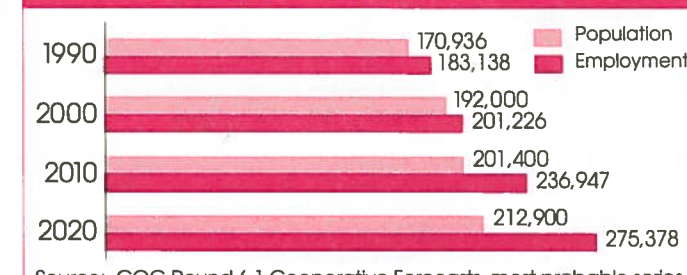
WASHINGTON METRO AREA MAP



POPULATION TRENDS AND FORECASTS



POPULATION and EMPLOYMENT FORECASTS



Source: COG Round 6.1 Cooperative Forecasts, most probable series.

DEMOGRAPHICS

POPULATION

1999 Population (Planning Division Estimate)	188,100
1990 Census	170,936
1980 Census	152,599

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	6.8%
Asian-Pacific Islander	11,560	6.2%
Other	10,563	6.2%
Total	170,936	100.0%
Hispanic Origin*	23,089	13.5%

* Hispanic origin is not a separate race. 1996 Hispanic population unofficial estimate is 30,668. Note: Totals may not sum exactly due to rounding.

HOUSEHOLD COMPOSITION

Total Households 1999 Estimate*	89,262
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HOUSEHOLD SIZE (1990)

1 Person	89,262	39.3%
2 Person	26,112	33.3%
3 Person	10,49	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

Average Household Size 1999 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* 183,900

Persons Living in Group Quarters* 4,200

TOTAL POPULATION 1999 188,100

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

INCOME

1996 Median Household Income	\$55,510
1996 Median Family* Income	\$68,885
Poverty Rate**	7%

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.

** Criteria: \$12,675 for a family of four (4) — 1990 Census.

1997 Effective Buying Income	\$4,841,330,000
Sales and Marketing Management, Survey of Buying Power, 1998.	

1995 Per Capita Income \$37,981

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

EDUCATION

PUBLIC SCHOOL ENROLLMENT

Year	PRIMARY Students	SECONDARY Students
1950	16,080	
1960	25,240	
1970	24,760	
1980	15,376	
1990	15,073	
1997	18,342	
1998*	18,564	

* September 30, 1998, 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 1998-99) \$9,784

H.S. Graduates Continuing their Education (1998) 88%

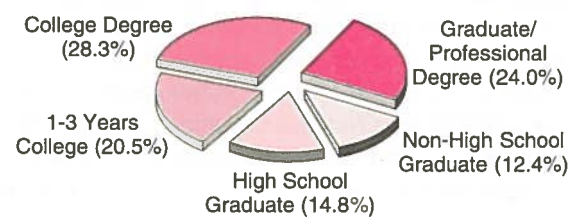
EDUCATIONAL ATTAINMENT 1990-PERSONS 25+

High School Graduates 87%

College Graduates 52%

Persons with Graduate or Professional Degrees 24%

YEARS OF SCHOOL COMPLETED 1990



COLLEGES AND UNIVERSITIES

	Arlington Enrollment 1998/1999
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	2,500
Marymount University	4,000
Strayer University	2,046
Virginia Commonwealth University (Social Work)	260
National Graduate University	300

* 1997/98 Estimate

COMMUNITY FACILITIES/LAND AREA

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
Population Density	7,290 persons/sq. mile
County Open Space	1,162 acres
Federal Open Space	900 acres
Land Area	25.8 sq. miles

DEVELOPMENT

January 1, 1999

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
1990-1998	5,710	681	6,391
Total	13,949	7,955	21,904
Under Construction	210	0	210

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
1990-1998	4,223,849	608,851	4,832,700	436,587	5,269,287
Total	17,775,646	11,848,298	29,623,903	2,008,078	31,631,981
Under Construction	1,156,164	0	1,156,164	64,429	1,220,593

Total Private office space 1-1-99 31.6 million s.f.

Total Federally-owned office space 1-1-99 8.3 million s.f.

Office Vacancy Rate: 5.4%

*These figures include convenience retail space in office buildings.

HOTELS AND MOTELS

Number of Hotels/Motels-Arlington Total	37
Number of Rooms-Arlington Total	9,586
Total Square Feet of Convention Space	266,513

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 (1998)		\$2,159,705,000
Restaurants*		414

*Data as of December 1997

HOUSING

Total Housing Units 1999 Estimate*	91,368
Single-Family Detached	27,396
Single-Family Attached	9,454
Multi-Family	53,774
Other	744
Occupied Housing Units (1990)	78,520
Owner-Occupied	35,009
Renter-Occupied	43,511
Average Sales Price (1998)	
Single-Family Detached House	\$270,702
Single-Family Detached House, Townhouse, Condominium, and Cooperative	\$216,319
Office of Real Estate Assessments, December 1998.	
Median Rent (January 1997, Housing Division)	\$785

*Planning Division Estimate.

EMPLOYMENT

AT-PLACE EMPLOYMENT BY INDUSTRY (1999)*

Industrial	24,348	12.2%
Trade	15,774	7.9%
Finance, Insurance, and Real Estate	8,777	4.4%
Services	68,900	34.5%
Federal and Int'l Government	65,254	32.8%
State and Local Government	9,070	4.5%
Self-Employed	6,904	3.4%
Total	199,436	100%
Ratio of Jobs to Residents*		1.06:1.00
Daytime Population*		276,808

* 1999 Planning Division estimates, based on COG's 1995 employment estimates and Round 6.1 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 1998*	112,519
Average Unemployment Rate 1998*	1.7%
Women Age 16+ in Labor Force 1990	70.8%

* Planning Division estimates from Virginia Employment Commission figures. (1/98 - 12/98)

MAJOR PRIVATE EMPLOYERS

	Employees as of March '98
MCI World Communications Corporation	2,425
Bell Atlantic Network Services, Inc.	3,390
USAIRWAYS	2,055
Columbia Arlington Hospital	1,700
Marriott Corporation	1,678
Gannett/USA Today Company, Inc	1,800
Charles E. Smith Companies	886
CACI International, Inc.	997
The Hecht Company	1,164
SAIC	1,024
Nordstrom	525