

**NEW**

**MILLENNIUM**

**EDITION**

# ARLINGTON COUNTY, VIRGINIA

# PROFILE



**January 2000**

**A**rlington County is an urban area 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.

The County had a population of 189,010 as of January 1, 2000. It is among the most densely populated jurisdictions in the country with a population density of 7,326 persons per square mile; more than cities such as Seattle (6,193 persons/sq. mile), Cleveland (6,526 persons/sq. mile) and Pittsburgh (6,598 person/sq. mile). Arlington's population, among the most highly educated in the nation, is increasingly diverse; one out of five residents is foreign born, and one in four speak a language other than English at home.

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 continued 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.

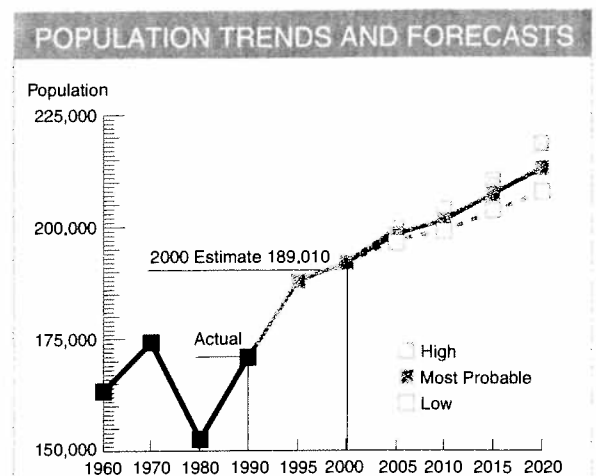
The office and commercial space markets doubled in size since 1980 to a total of 40 million square feet. This is made up of 32 million square feet of private office and commercial space and 8 million square feet of federally owned space. The County's total of office and commercial space is more than that of downtown Baltimore (24 million s. f.) and downtown Seattle (28 million s. f.).

The Rosslyn/Ballston Metrorail corridor has a gross job density of between 85 and 100 jobs/acre and has 18 million square feet of office space which is more than the downtown of cities such as Miami (12 million s.f.) and San Diego (8 million s.f.). The Jefferson Davis Corridor has between 88 and 96 jobs/acre and 11 million square feet of office space, more than Richmond, Virginia (8 million s.f.) and Ft. Worth, Texas (8 million s.f.).

The total office and commercial space has greatly expanded the County's tax base. During 1999, Arlington's real property tax base was evenly divided between commercial and

residential properties, enabling the County to maintain the lowest tax rate in the Washington region. A total of approximately 800,000 square feet of office space was absorbed in 1999, resulting in a year-end vacancy rate of 5.1% in a tightening market.

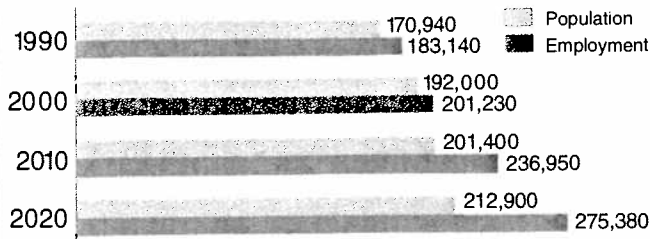
The County has a total of 201,000 jobs. The Services sector with 34.5% of employment, constitutes the largest segment of jobs in the County, followed by the Federal Government, at 32.8%. The County's unemployment rate has decreased from 1.7% in 1998 to 1.5% in 1999, reflecting the County's historically low rates within the region.



\*MWCOG: Metropolitan Washington Council of Governments

# DEMOGRAPHICS

## POPULATION and EMPLOYMENT FORECASTS



Source: MWCOG Round 6.1 Cooperative Forecasts

## POPULATION ESTIMATE

2000 Population (Planning Division Estimate)	189,010
1990 Census (Actual)	170,936
1980 Census (Actual)	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%
<b>Total Population 1990</b>	<b>170,936</b>	<b>100.0%</b>
<b>1990 Median Age 33.8 Years</b>	<b>1999 Median Age 36.8 Years</b>	

## 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%

\*Most recent age and sex distribution as well as race composition will be in Census Edition of the Profile which will be published after Census 2000.

\*\*There has been an increase also in the Asian-Pacific Islander population since the last census.

\*\*\*Hispanic origin is not a separate race. Census Bureau's 1997 estimate for the Hispanic population is about 18%.

Source: 1990 Census Data

## HOUSEHOLD COMPOSITION

Total Households 2000 Estimate\* ..... 89,702

## 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 2000 Estimate\* ..... 2.09 Persons

## HOUSEHOLD TYPE

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

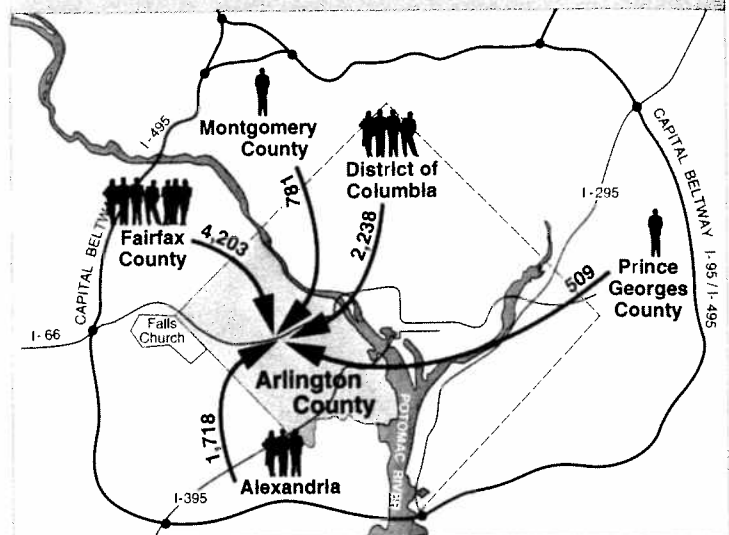
Persons Living in Households\* ..... 184,810

Persons Living in Group Quarters\* ..... 4,200

**TOTAL POPULATION 2000** ..... **189,010**

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

## AVERAGE ANNUAL MIGRATION-INFLOW (1991 - 1998)



From other parts of Virginia ..... 988

From other parts of Maryland ..... 316

From other States ..... 6,894

Foreign (Military and Diplomats) ..... 632

Source: Internal Revenue Service, Data and Research Division Dec. 1999

## INCOME

1996 Median Household Income\* ..... \$55,510

1996 Median Family Income ..... \$68,885

1999 Estimated Median Family Income for Washington Metropolitan Area\*\* ..... \$78,900

Poverty Rate\*\*\* ..... 7%

Criteria for Poverty Line\*\*\*\* \$16,655 for a family of four (4).

\*Source: University of Virginia - Weldon Cooper - 1990

\*\*Source: US Department of HUD - 1999

\*\*\*Source: Census Bureau - 1990

\*\*\*\*Source: Census Bureau - 1999

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

1999 Effective Buying Income ..... \$5,110,628,000

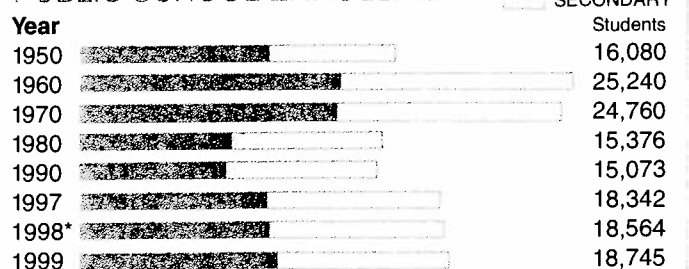
Sales and Marketing Management, Survey of Buying Power, 1999.

1999 Per Capita Income ..... \$41,708

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

## EDUCATION

### PUBLIC SCHOOL ENROLLMENT



\* Source: Arlington County Public Schools. September 30, 1999

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 1999-00) ..... \$10,271

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

### EDUCATIONAL ATTAINMENT 1990-PERSONS 25+

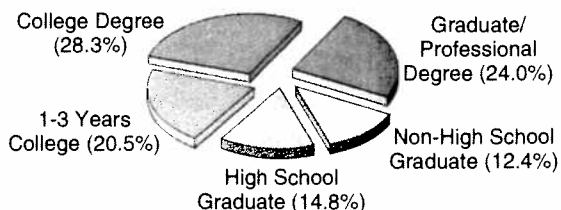
High School Graduates ..... 87%

College Graduates ..... 52%

Persons with Graduate or Professional Degrees ..... 24%

## EDUCATION (Continued)

### YEARS OF SCHOOL COMPLETED 1990



### GRADUATE PROGRAMS, COLLEGES AND UNIVERSITIES

Arlington  
Enrollment  
1999/2000

George Mason University, Virginia Square	
Law School, Institute for Public Policy,	
Masters Degree-all credits	2,900
Non-credit courses	18,000
George Washington University, Crystal City	
Program	2,500
Marymount University, Ballston	3,200
Strayer University, Columbia Pike / Glebe Rd.	2,046
Virginia Commonwealth University, Ballston	360
National Graduate University, Ballston	270
University of Oklahoma, Crystal City	100
Keller School of Management, Crystal City	100
American School of Psychology, Rosslyn	254
Central Michigan University, Pentagon	500
Old Dominion University, Pentagon, Fort Myer	188
Troy State University, Pentagon, Fort Myer	200

Source: Graduate Schools in Arlington County  
Data as of January, 2000

## EMPLOYMENT

### AT-PLACE EMPLOYMENT BY INDUSTRY (2000)\*

Industrial	24,550	12.2%
Trade	15,900	7.9%
Finance, Insurance, and Real Estate	8,850	4.4%
Services	69,420	34.5%
Federal and Int'l Government	66,000	32.8%
State and Local Government	9,060	4.5%
Self-Employed	7,450	3.4%
Total	201,230	100%
Ratio of Jobs to Residents		1.06:1.00
Daytime Population		276,808

Source: Planning Division, based on MWCOG's 1995 employment data 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 1999*	111,263
Average Unemployment Rate 1999*	1.5%
Women Age 16+ in Labor Force 1990**	70.8%

\* Planning Division estimates from Virginia Employment Commission figures. (1/99 - 12/99)

\*\* Census Data, 1990

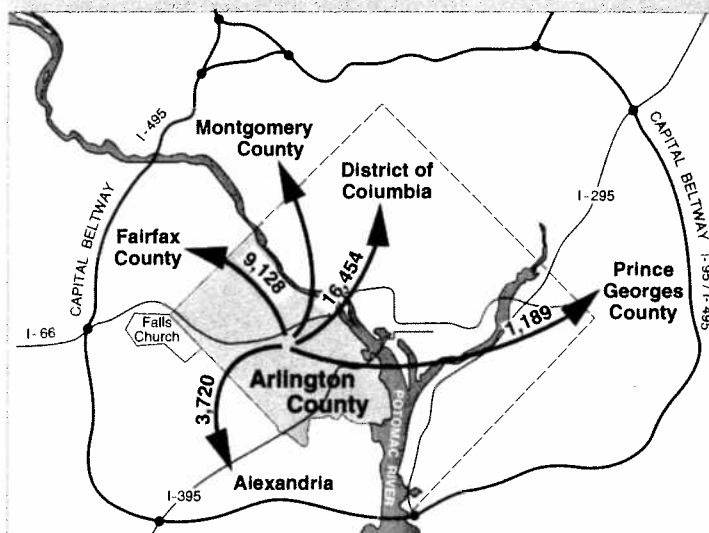
## MAJOR PRIVATE EMPLOYERS

Employees as of January 2000

Bell Atlantic Network Services, Inc.	3,825
US Airways	2,515
MCI World Communications Corporation	2,130
Price Waterhouse Coopers	1,926
Gannett/USA Today Company, Inc.	1,800
Marriott Corporation	1,700
Columbia Arlington Hospital	1,400
The Hecht Company	1,164
SAIC	1,116
Charles E. Smith Companies	1,045

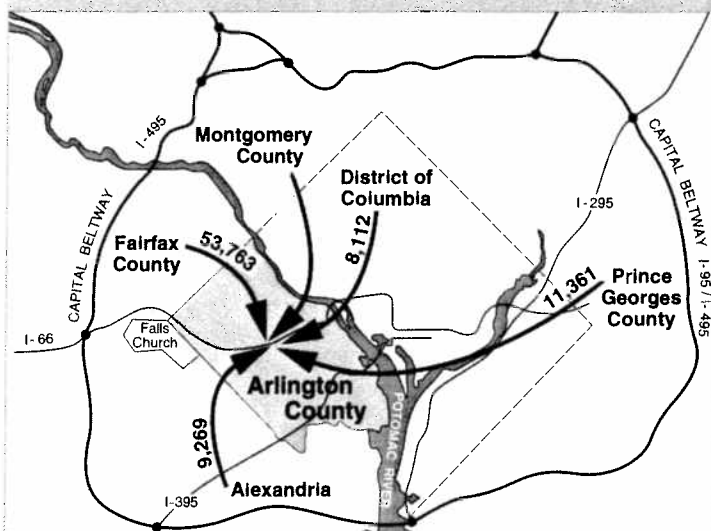
Source: Department of Economic Development

### RESIDENTS WORKING IN OTHER JURISDICTIONS



To other places in Virginia	267
To other places in Maryland	10

### OTHER JURISDICTION RESIDENTS WORKING IN THE COUNTY



From other places in Virginia	3,618
From other places in Maryland	2,967

Source: MWCOG Regional Model Output Estimates 1999. Based on 24 hour Trip Generations  
Data may exclude Defense related trips.

## EMPLOYMENT FORECAST BY METRO STATION AREAS

Metro Station Area	2000	2010	2020
Ballston	20,958	27,672	32,591
Virginia Square	7,534	12,213	13,387
Clarendon	5,049	9,235	16,133
Courthouse	16,080	18,029	19,580
Rosslyn	26,205	32,625	35,415
Pentagon City	11,022	12,328	15,286
Crystal City	41,705	47,484	56,814
Non - Metro	72,673	77,361	86,172
<b>Total:</b>	<b>201,226</b>	<b>236,947</b>	<b>275,378</b>
Employment in Rosslyn-Ballston Corridor	<b>75,826</b>	<b>99,774</b>	<b>117,106</b>
Employment in Jefferson-Davis Corridor	<b>52,727</b>	<b>59,812</b>	<b>72,100</b>

## EXISTING HOUSING UNITS IN METRO STATION AREAS

Metro Stations	No. of Units
Ballston	6,900
Virginia Square	1,600
Clarendon	1,200
Courthouse	6,000
Rosslyn	6,500
Pentagon City	3,200
Crystal City	5,700

## HOUSING UNIT FORECAST - COUNTY TOTALS

Year	Housing Units
1995	89,000
2000	92,240
2005	97,360
2010	101,480
2015	104,980
2020	108,470

Source: Planning Division, Dec. 1999

## DEVELOPMENT

### 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
1990-1999	4,872,048	644,415	5,516,463	439,747	5,956,210
<b>Total</b>	<b>18,423,845</b>	<b>11,883,862</b>	<b>30,307,707</b>	<b>2,011,238</b>	<b>32,318,945</b>
Under Construction	811,207	300,000	1,111,207	0	1,111,207

Total Private office space Jan. 2000 ..... 32.3 million s.f.

Total Federally-owned office space Jan. 2000 ..... 8.3 million s.f.

Office Vacancy Rate: 5.1%

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

Source: Planning Division Estimate, January 2000.

### 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
1990-1999	6,107	1,001	7,108
<b>Total</b>	<b>14,346</b>	<b>8,275</b>	<b>22,621</b>
Under Construction	1,265	500	1,765

## HOTELS AND MOTELS

Number of Hotels/Motels-Arlington Total	37
Number of Rooms-Arlington Total	9,762
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 Town Center (Under Construction)		300,000
Pentagon Centre	9	350,000
Village at Shirlington	38	300,000
Crystal City Underground and Plaza Shops	120	240,000
Retail Sales (1999)		\$2,232,851,000
Restaurants*		414

\*Data as of December 1997

## HOUSING

Total Housing Units 1999 Estimate*	92,137
Single-Family Detached	27,433
Single-Family Attached	9,532
Multi-Family	54,428
Other	744
Occupied Housing Units	89,702
Occupied Housing Units (1990)	78,520
Owner-Occupied	35,009
Renter-Occupied	43,511

\*Average Sales Price (1999)

Single-Family Detached House	\$291,684
Single-Family Attached House, Townhouse	\$281,283
Condominium, and Cooperative	\$137,100
Condominium Townhouse	\$192,421

\*\*Median Rent for Washington Metro Area ..... \$746

\*\*\*Median Rent (January 1998, Arlington) ..... \$882

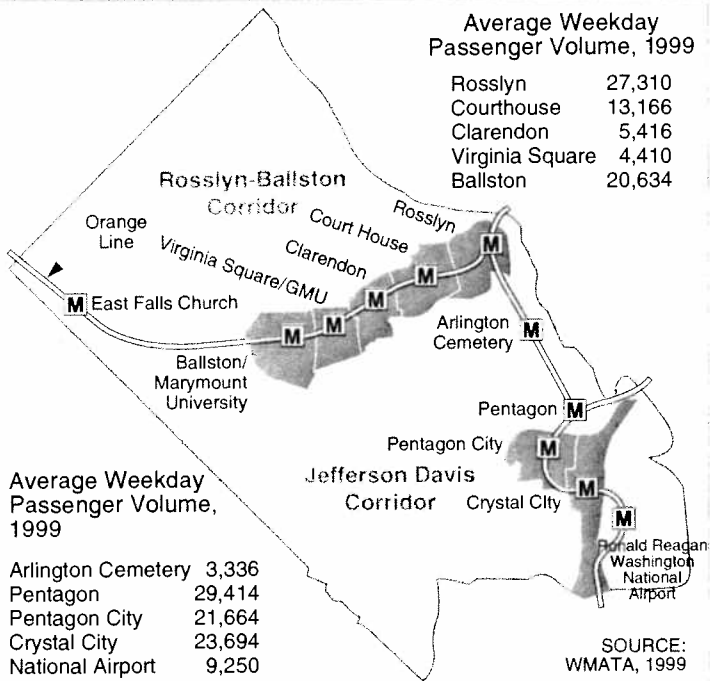
\*Source: Office of Real Estate Assessments, Dec. 1999

\*\*Source: Planning Division Estimates, 1998

\*\*\*Source: Census Bureau Estimates, 1998

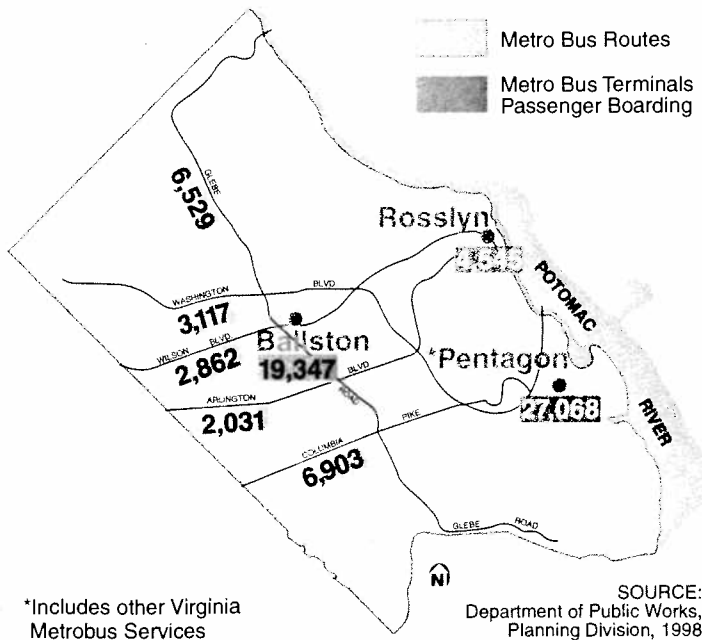
# TRANSPORTATION

## METRO-RAIL CORRIDORS



## METRO BUS TERMINALS/ROUTES

### AVERAGE WEEKDAY PASSENGER VOLUMES, 1998



\*Includes other Virginia Metrobus Services

## AIR (1999 YEAR END TOTAL PASSENGER VOLUME)

Ronald Reagan Washington National Airport (Metro Access)	15,185,348
Dulles International	19,796,939
Baltimore-Washington International	17,437,663

SOURCE: Metropolitan Washington Airports Authority, 1999

## 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:** The Newseum, Arlington Arts Center, Arlington Symphony, 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:** The Arlington House, Arlington National Cemetery, 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 Markets.

## 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	500
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	7,326 persons/sq. mile
County Open Space	1,162 acres
Federal Open Space	900 acres
Land Area	25.8 sq. miles
Elevation (Highest Point)	461 Feet

## PLANNING PUBLICATIONS

- Rosslyn - Ballston Corridor Concept Plan
- 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.

**GENERAL USEFUL INFORMATION AND FREQUENTLY CALLED PUBLIC NUMBERS**

For more information on the Profile, please contact the Planning Division at (703) 228-3525.

**US Census Bureau [www.census.gov](http://www.census.gov).**

**US Census Bureau Programs**

Population.....	301-457-2422
Educational Attainment.....	301-457-2464
Employment.....	301-457-3242
Foreign Born Population.....	301-457-2403
Hispanic Statistics.....	301-457-2403
Immigration.....	301-457-2422
Income and Poverty Statistics.....	301-457-3242
Census 2000 Northern Virginia Office.....	703-274-2062
Census 2000 Employment Office.....	1-888-325-7733

**Virginia State Data Center..... 804-786-8026**

[www.census.gov/sdc/www/vasdc.html](http://www.census.gov/sdc/www/vasdc.html)

**Washington Metropolitan Area Transit Authority..... 202-962-3200**

[www.wmata.com](http://www.wmata.com)

**Washington Metropolitan Washington Council of Governments**

[www.mwcog.org](http://www.mwcog.org)

Contact Information on forecasting of employment, population and households for Metropolitan Washington..... 202-962-3200

**Northern Virginia District Planning Commission**

[www.nvpdc.state.va.us](http://www.nvpdc.state.va.us).

Contact Information on forecasting of employment, population and households for Northern Virginia..... 703-642-0700

Visit the Arlington County Web site at:



<http://www.co.arlington.va.us>

**Arlington County**

**Department of Planning, Housing and Community Development**

Planning Division.....	703-228-3525
Zoning Office.....	703-228-3883
Community Code Enforcement.....	703-228-3232
Housing and Community Development.....	703-228-3760
Neighborhood Services.....	703-228-3830
Arlington County Census Complete Count Committee.....	703-228-3525

**Frequently Called Numbers**

Department of Public Works.....	703-228-3629
County Board Office.....	703-228-3130
County Managers Office.....	703-228-3120
Human Services.....	703-228-5300
Parks and Recreation.....	703-228-4747
Central Library.....	703-228-5990

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 Planning Division at (703) 228-3525.

For additional information on Development contact **Department of Economic Development**  
 Phone: (703) 228-0800 • Web site: [www.smartplace.org](http://www.smartplace.org).