

GROWING NEAR TRANSIT

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Forecast 8.0: 19.8% of the population and 60.6% of jobs will be located within a quarter mile of a metrorail station by 2040.

Introduction

According to the Planning Division's Round 8.0 Forecasting and Estimates data, there were 212,300 people and 208,200 jobs in Arlington County in 2010. By 2040, this is projected to increase to 252,000 people and 281,100 jobs. This planning research brief quantifies these increases in terms of their proximity to public transportation, a development and growth goal of Arlington's General Land Use Plan (GLUP).

Methodology

Using recently released Round 8.0 Forecasting data, estimates and projections were calculated for population and employment within a quarter mile (a five minute walk) and half mile (a ten minute walk) radius of Metro stations and high frequency bus routes. Metro stations included only selected stations in Arlington County, and high frequency bus routes included Columbia Pike and the Shirlington Station.

All Arlington Metro stations

The following section provides population and employment data for all eleven Arlington Metro stations. As station radii may overlap, the following aggregate calculations factor in this overlap to eliminate double-counts.

An estimated 32,100 people and 124,300 jobs were within a quarter mile of a Metro station in 2010. For the same quarter mile radius in 2040, population increases by 54.8% to 49,700 people and employment increases by 37.1% to 170,500 jobs. The percentage of the population and jobs located within a quarter mile of a Metro station is projected to grow from 15.1% to 19.8% and from 59.7% to 60.6%, respectively, between 2010 and 2040.

An estimated 69,000 people and 161,200 jobs were within a half mile of a Metro station in 2010. For the same geography in 2040, the population increases by 37.7% to 95,000 people and employment increases by 37.4% to 221,500 jobs. The percentage of the population and jobs located within a half mile of a Metro station is projected to grow from 32.5% to 37.8% and 77.4% to 78.7%, respectively, between 2010 and 2040.

Table 1: Round 8.0 Population and Employment Forecasts for Quarter Mile and Half Mile Distances from Selected Transit Features, 2010-2040.

Transit Feature	Population						Employment					
	0-0.25 Miles			0-0.5 Miles			0-0.25 Miles			0-0.5 Miles		
	2010	2040	% Change	2010	2040	% Change	2010	2040	% Change	2010	2040	% Change
Arlington Metro Stations*	32,100	49,700	54.8%	69,000	95,000	37.7%	124,300	170,500	37.1%	161,200	221,500	37.4%
Rosslyn Metro	3,000	5,200	71.3%	8,700	12,700	45.4%	28,200	40,600	43.7%	38,300	55,000	43.7%
Court House Metro	5,900	6,400	9.1%	18,200	20,400	11.9%	15,400	21,000	36.5%	20,800	28,800	38.7%
Clarendon Metro	3,300	5,600	70.6%	9,500	13,500	42.2%	4,800	9,300	93.1%	13,700	20,600	50.8%
Virginia Square Metro	4,300	5,600	29.3%	14,500	18,900	30.0%	7,300	7,900	8.6%	24,700	34,200	38.4%
Ballston Metro	8,200	9,400	14.4%	17,100	19,900	16.1%	23,500	23,100	-1.5%	34,800	41,400	19.1%
Pentagon Metro	0	0	-	11,800	17,600	48.7%	21,500	21,500	0.0%	18,700	29,200	56.1%
Pentagon City Metro	2,100	6,500	209.5%	11,800	17,600	48.7%	10,800	20,400	88.7%	18,700	29,200	56.1%
Crystal City Metro	5,000	10,200	105.2%	10,900	22,300	105.3%	12,700	26,500	108.6%	22,600	48,000	112.8%
Columbia Pike Bus	30,200	37,500	24.0%	46,200	53,800	16.6%	31,100	38,100	22.5%	42,300	49,600	17.2%
Shirlington Station	1,600	1,600	0.0%	6,600	6,900	5.5%	2,200	2,200	0.0%	4,500	4,700	4.6%

*Individual Metro Station estimates and projections will not sum to the total for All Arlington Metro Stations, as the quarter mile and half mile radii for each station may overlap.



Department of Community Planning, Housing and Development
 Planning Division
 2100 Clarendon Boulevard | Suite 700 | Arlington VA | 22201
 Telephone | 703.228.3525 | Fax | 703.228.3543

Metro stations

Individual Metro stations show a high degree of variability, but they show the same general trend of employment being more numerous than population in a quarter mile distance of the station. Since many of these stations are located within a half mile of each other, summing individual stations risks double-counting population and employment.

For population within a quarter mile radius of a Metro station, Pentagon City Station is forecasted to show the largest percent change (209.5%), increasing from 2,100 people in 2010 to 6,500 people in 2040. Crystal City showed the second highest change (105.2%) from 5,000 to 10,200 people between 2010 and 2040. These population increases are large in both absolute and percent change, reflecting planning assumptions projecting substantial infill development and redevelopment of existing land. Court House shows the lowest population growth (9.1%) from 5,900 to 6,400 people within a quarter mile of a transit station; much of this area's residential development capacity is built out given current GLUP category designations.

For population within a half mile radius of a Metro Station, Crystal City is forecast to show the largest percent increase (105.3%) from 10,900 to 22,300 people between 2010 and 2040. This increase is due to development at Potomac Yards and the extensive redevelopment of Crystal City as specified in the Crystal City Sector Plan. The smallest increase in population within half a mile of a metro station is projected at Court House, which increased by 11.9% from 18,200 to 20,400 people.

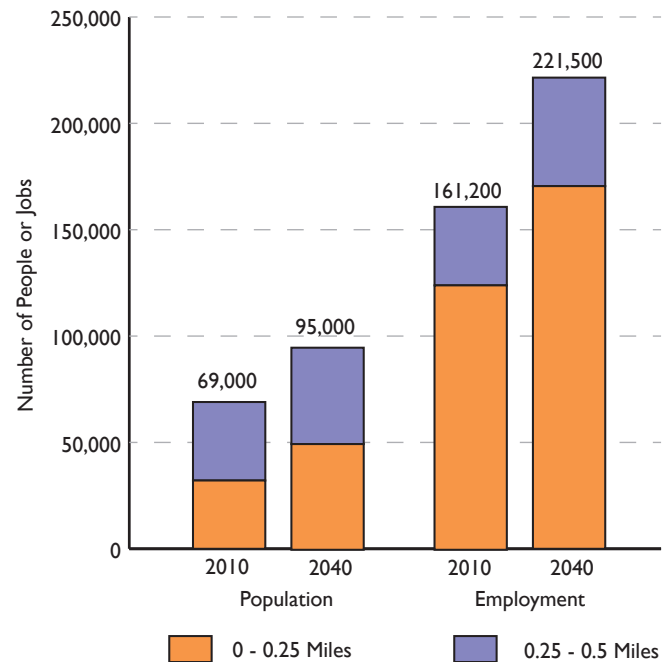
The largest percent increase in employment within a quarter mile of a metro station is projected at Crystal City, which is forecasted to increase by 108.6% from 12,700 to 26,500 jobs between 2010 and 2040. Clarendon followed in second, increasing by 93.1% from 4,800 to 9,300. Ballston showed a slight employment decrease (-1.5%) from 23,500 to 23,100 jobs, reflecting an assumption in the immediate vicinity some jobs will become more residential in the next thirty years.

For employment within a half mile radius of a Metro station, Crystal City also showed the largest percent increase (112.8%) from 22,600 to 48,000 between 2010 and 2040 while Ballston showed the lowest job growth (19.1%).

Columbia Pike and Shirlington

Within a quarter mile of Columbia Pike's high frequency bus service, forecasts show a 24.0% increase in population from 30,200 to 37,500 people and a 22.5% increase in employment from 31,100 to 38,100 jobs between 2010 and 2040. Within a half a mile of the same bus service corridor, forecasts show a 16.6% increase in population from 46,200 to 53,800 people

Figure 1: Population and Employment Forecasts for Quarter Mile and Half Mile Distances from all Arlington Metro stations, 2010-2040.



and a 17.2% increase in employment from 42,300 to 49,600 jobs between 2010 and 2040. A large number of the jobs within a quarter and half mile of Columbia Pike stem from the Pentagon.

Projections for the area around the Shirlington Station show little change, as Shirlington is not forecasted to grow significantly based on current planning assumptions. Within a quarter mile distance, the Shirlington Station shows population (1,600 people) and employment (2,200 jobs) estimates just under half of current 2010 estimates for the Clarendon Metro Station at the same distance. Shirlington does show slight growth in employment at a half a mile due to an increase of jobs in Nauck.

Conclusion

Current 2010 estimates and 2040 projections show a great degree of coordination between population and job growth with proximity to transit stations. Arlington contains, and will contain, more jobs than population within a quarter mile of Metrorail stations. By 2040, 19.8% of the population and 60.6% of jobs will be located within a quarter mile of a Metrorail station.

For more information about Arlington's Round 8.0 Forecast visit www.arlingtonva.us/PRAT.

The Planning Research and Analysis Team (PRAT) is part of Arlington County Planning Division and is responsible for maintaining, analyzing, and disseminating information related to planning development and demographics.

PRAT staff are Robert Ruiz (Team Leader), Angie de la Barrera, Elizabeth Rodgers, and Andrew D'huyvetter.