

Forecasted Number of Housing Units to be Constructed under the Current General Land Use Plan



During the first meeting of the Residential Parking Working Group, a Working Group member asked for an estimate of the number of housing units that Arlington County expects to be built under the current General Land Use Plan (or GLUP).

To answer that question, staff turned to the Department of Community Planning and Housing Development. That Department is responsible for creating and periodically updating a forecast of population, household, and job growth in the County. This forecast is an input for planning processes undertaken by the Metropolitan Washington Council of Governments (MWCOCG). Arlington County submitted the latest forecast (referred to as “Round 8.4”) in January 2015, and represents the period between 2010 and 2040.

In one of the steps for creating this forecast, “[t]he General Land Use Plan (GLUP), County Board approved site plans, phased development site plans, sector plans, small area plans, and the zoning ordinance are used to determine the development potential at a parcel or combined parcel level.” The timing of this development is calibrated using historic data on the rate at which new housing and other uses have been created in Arlington and in consultation with Arlington Economic Development about emerging trends.¹

Though this forecast includes the period to 2040, staff believe that any policy change that comes out of the Residential Parking Working Group is not likely to remain in effect as late as 2040.

Based on the latest forecasts, CPHD expects builders in Rosslyn-Ballston corridor to add 387 units by 2020 and 4,987 units by 2030; CPHD expects builders in the Jefferson Davis corridor to add 265 units by 2020 and 3,765 by 2030. The following table provides additional detail on these forecasts.

CURRENT AND FORECASTED HOUSING UNITS IN THE ARLINGTON METRO CORRIDORS BASED ON THE CURRENT GENERAL LAND USE PLAN

Time Period	Rosslyn-Ballston		Jefferson Davis		Metro Corridors Total	
2016	33,213		14,835		48,048	
<i>Future Growth</i>	<i>In Units</i>	<i>Percentage</i>	<i>In Units</i>	<i>Percentage</i>	<i>In Units</i>	<i>Percentage</i>
2016-2020	387	1.17%	265	1.79%	652	1.36%
2016-2030	4,987	15.02%	3,765	25.38%	8,752	18.22%
2016-2040	7,987	24.05%	7,765	52.34%	15,752	32.78%

Note that future small area plans and special planning studies may impact these forecasts.

¹ For more on the forecasting process, see Arlington County and Arlington Public Schools. 2015. “Demographics, Forecasts, and Projections: Companion document to March 11, 2015 presentation.” Arlington Community Facilities Study: A resource and facilities plan for our future. Updated 27 October. Accessed from <https://commissions.arlingtonva.us/community-facilities-study/documents/> pp. 2.15-2.20.