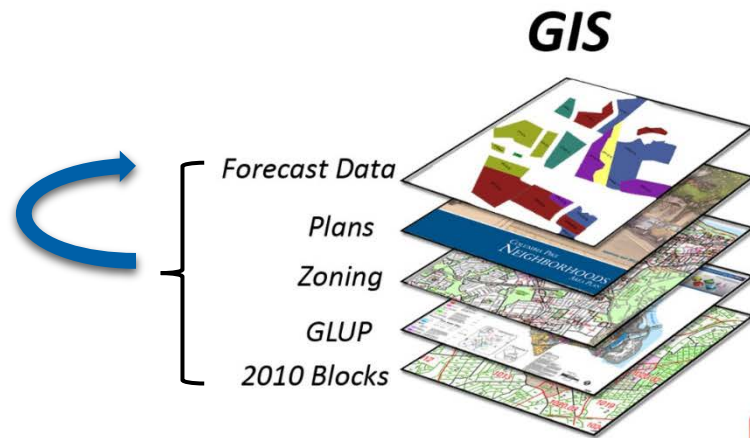
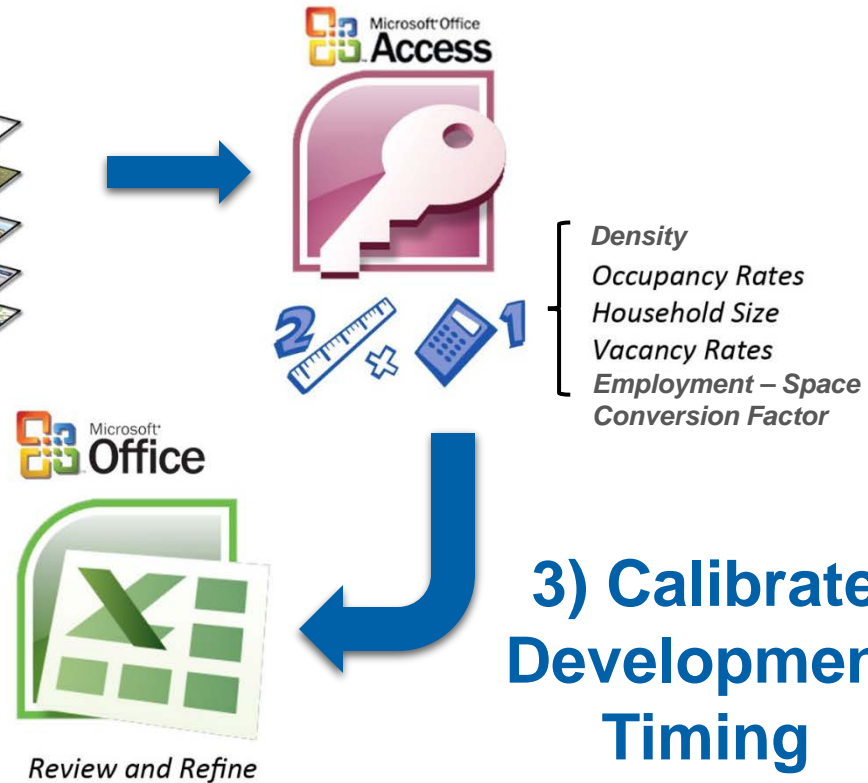


Arlington Forecast Methods

1) Land Use Inputs

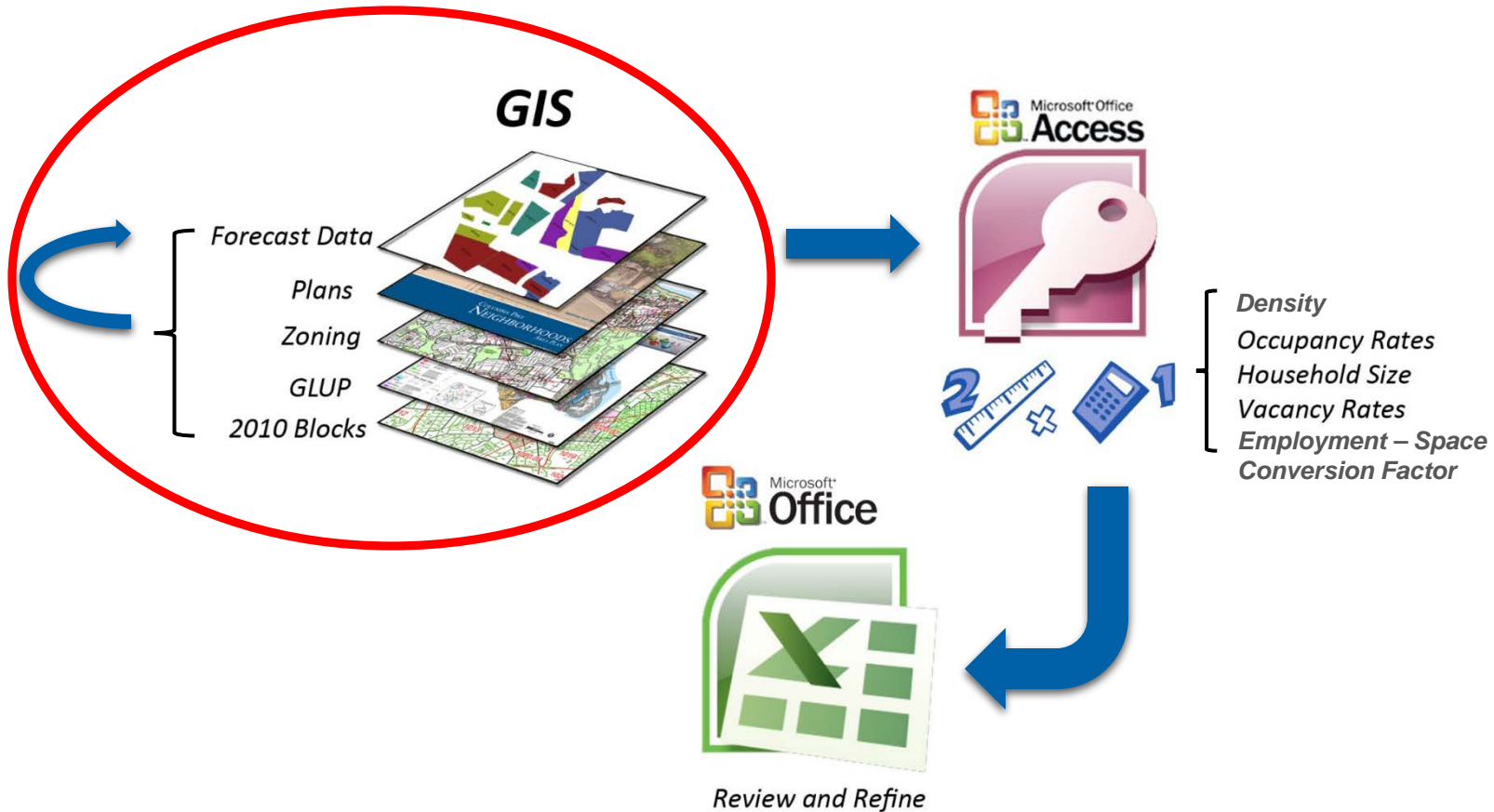


2) Demographic Assumptions



Arlington Forecast Methods

1) Land Use Inputs

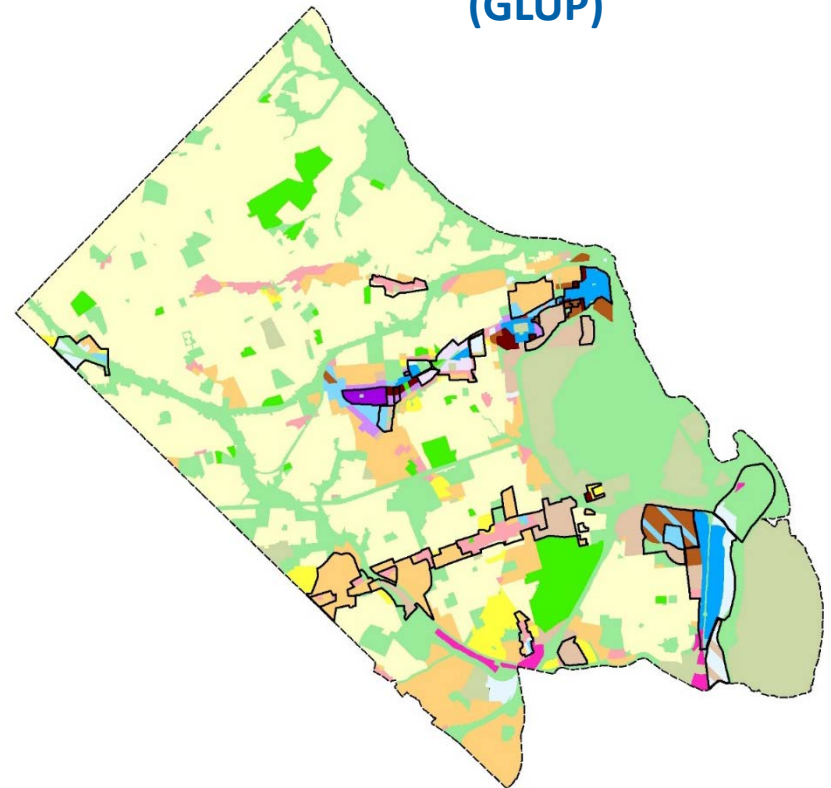


Arlington Forecast

Methods: Step 1 – Land Use Inputs

- Growth in Areas consistent with the GLUP
 - Development Pipeline data (County-wide)
 - Projects Completed, Under Construction, or Approved as of June 30, 2014.
 - Basis of the 2015, 2020, and 2025 forecast years.
 - These data are shared with APS and included in their projections.

General Land Use Plan
(GLUP)

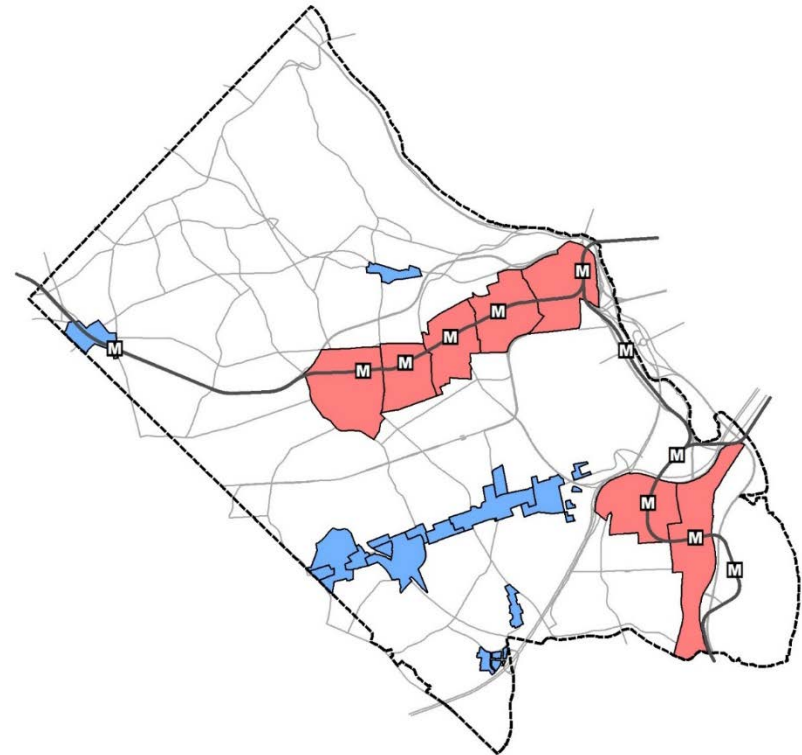


Arlington Forecast

Methods: Step 1 – Land Use Inputs

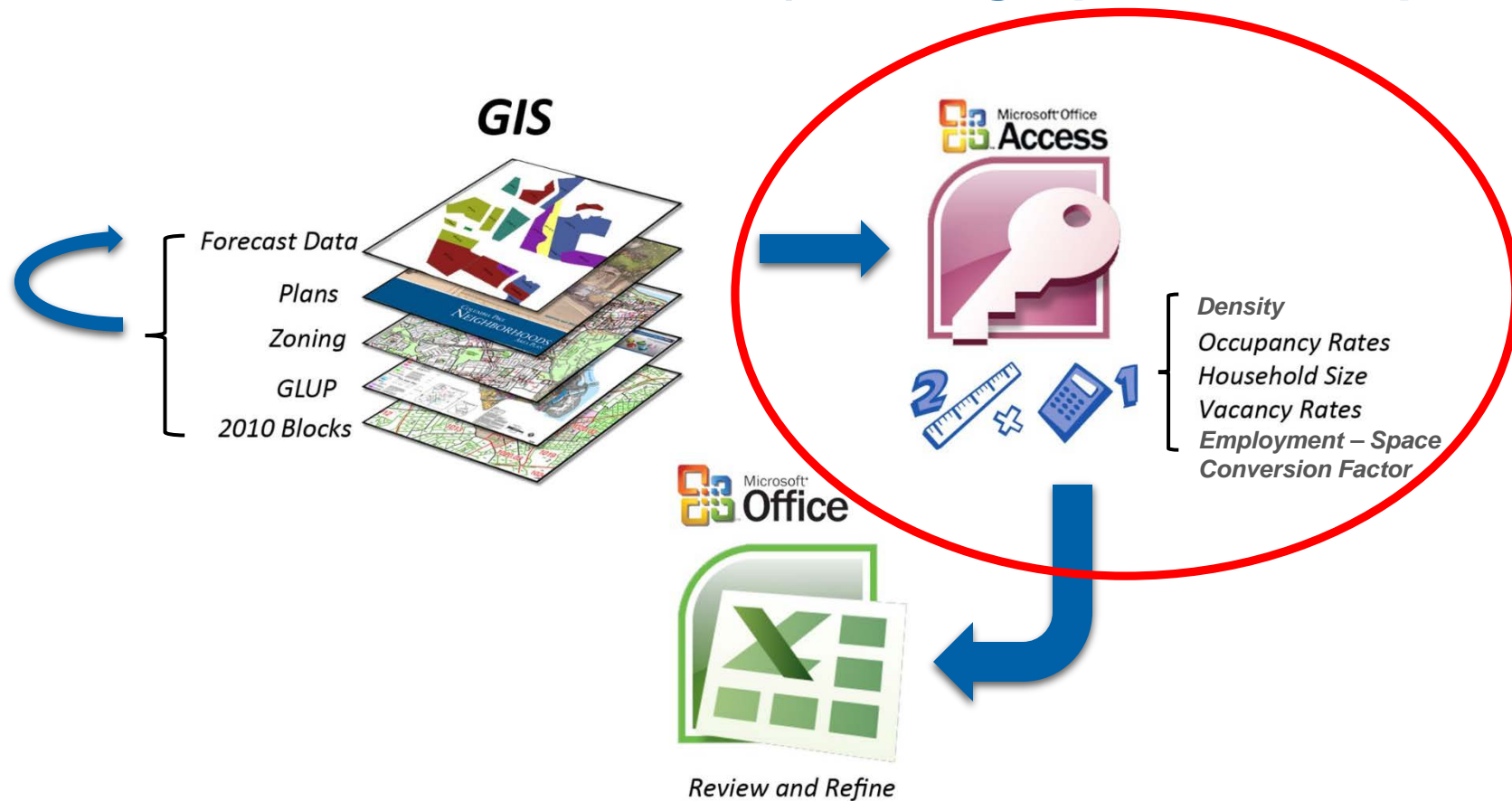
- Parcels with anticipated growth from approved Sector Plans and Small Area Plans.
 - *Metro Station Areas*
 - *Columbia Pike*
 - *Other Planned Area*
 - Development density and use informed by appropriate zoning district or plan guidance.
 - Basis of the 2025, 2030, 2035, and 2040 forecast years.

Growth in Planned Areas



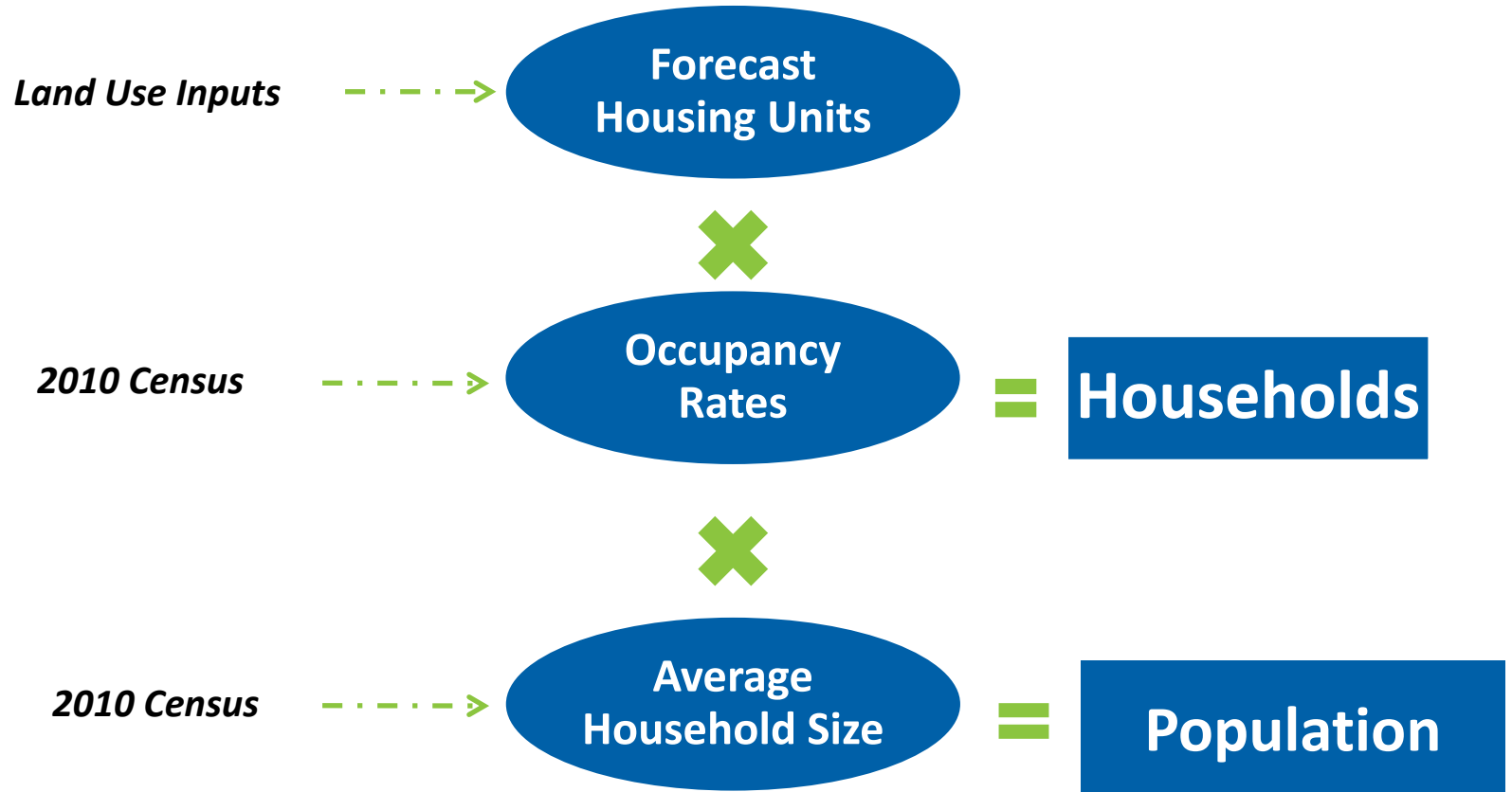
Arlington Forecast Methods

2) Demographic Assumptions



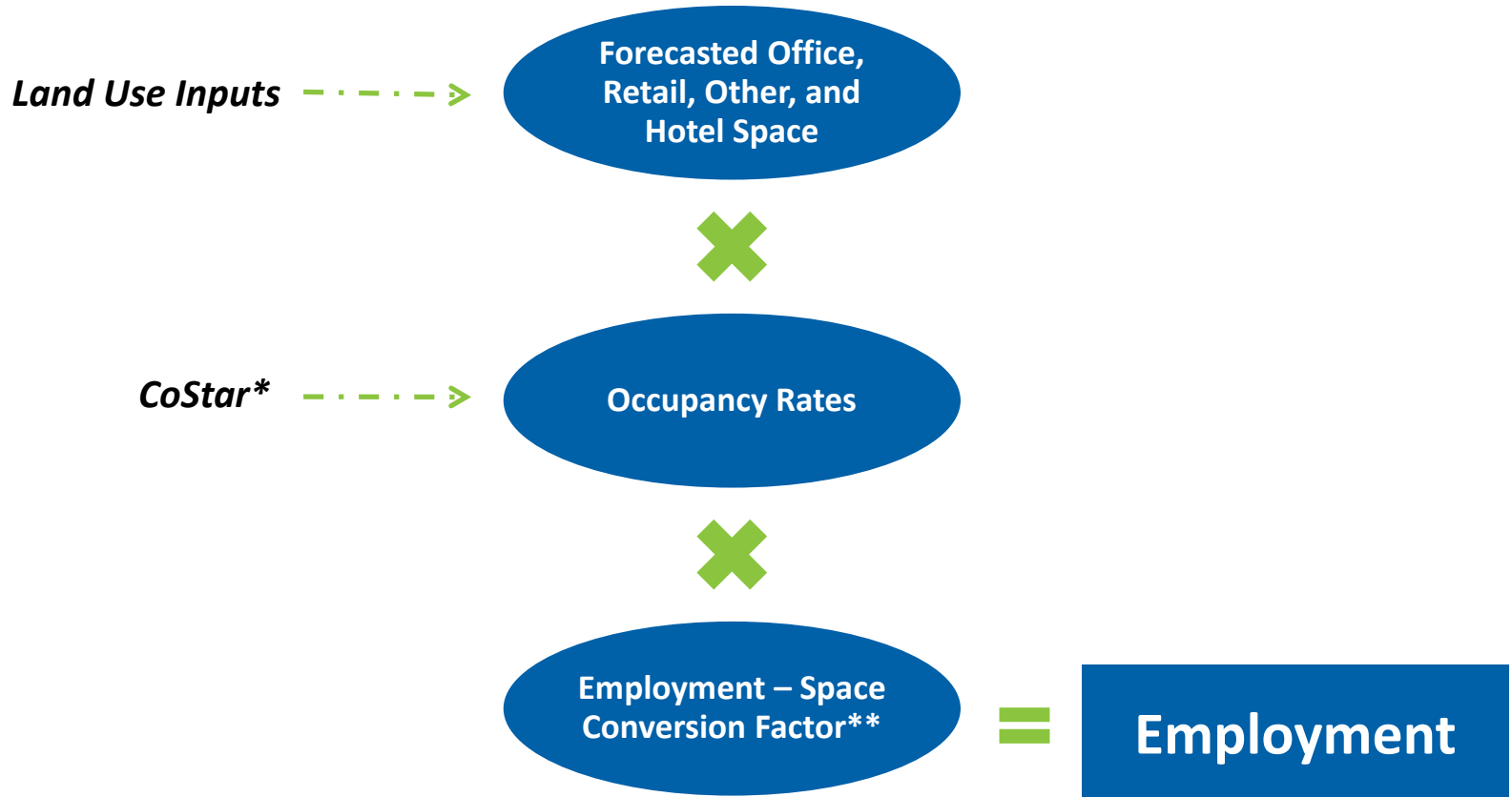
Arlington Forecast Methods

2) Demographic Assumptions



Arlington Forecast Methods

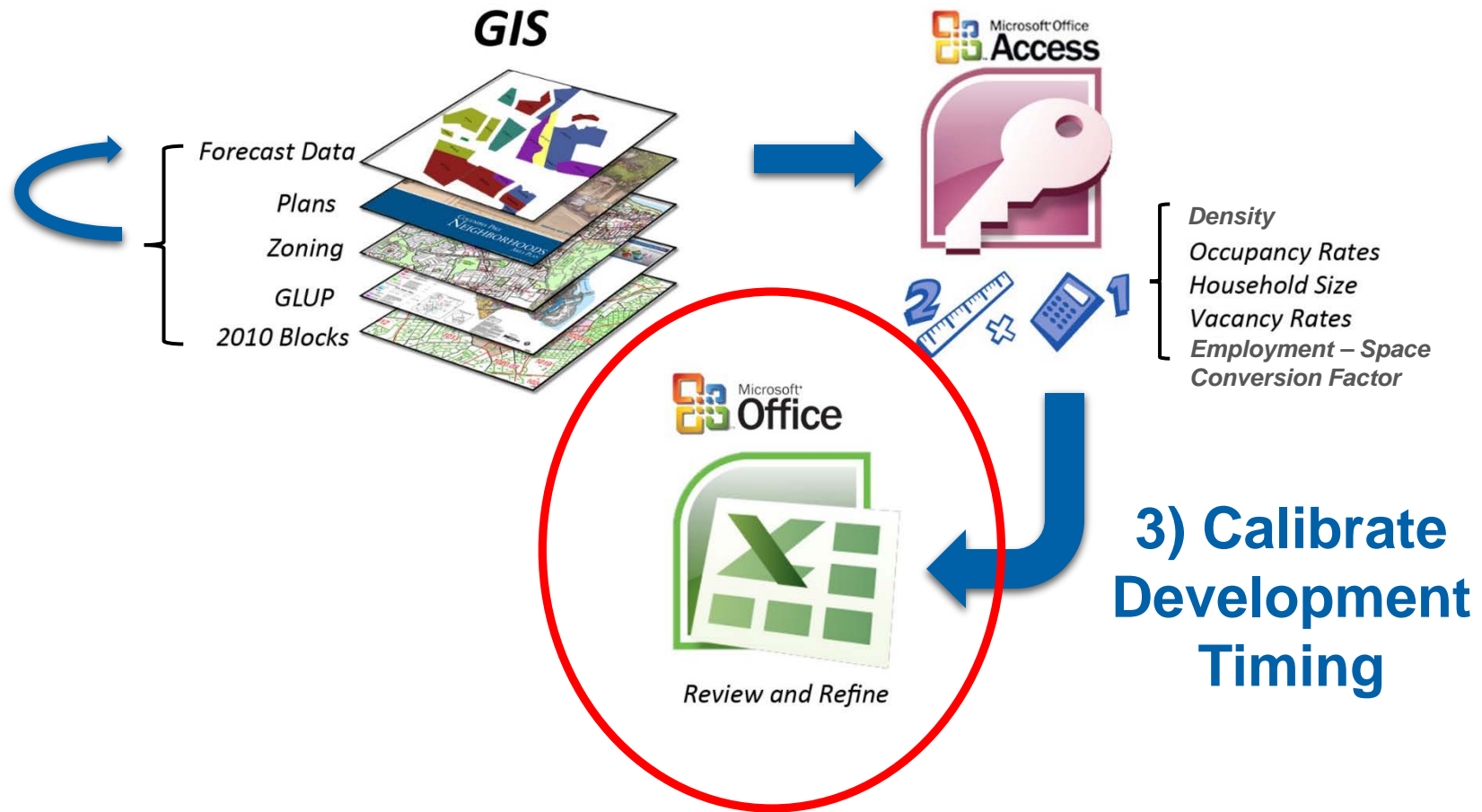
2) Demographic Assumptions



**CoStar is a private vendor of commercial office market data.*

***Employment-Space Conversion Factors are utilized for occupied office, retail, other, and hotel space to generate an estimate or a forecast of employees.*

Arlington Forecast Methods



Arlington Forecast

Methods: Calibration

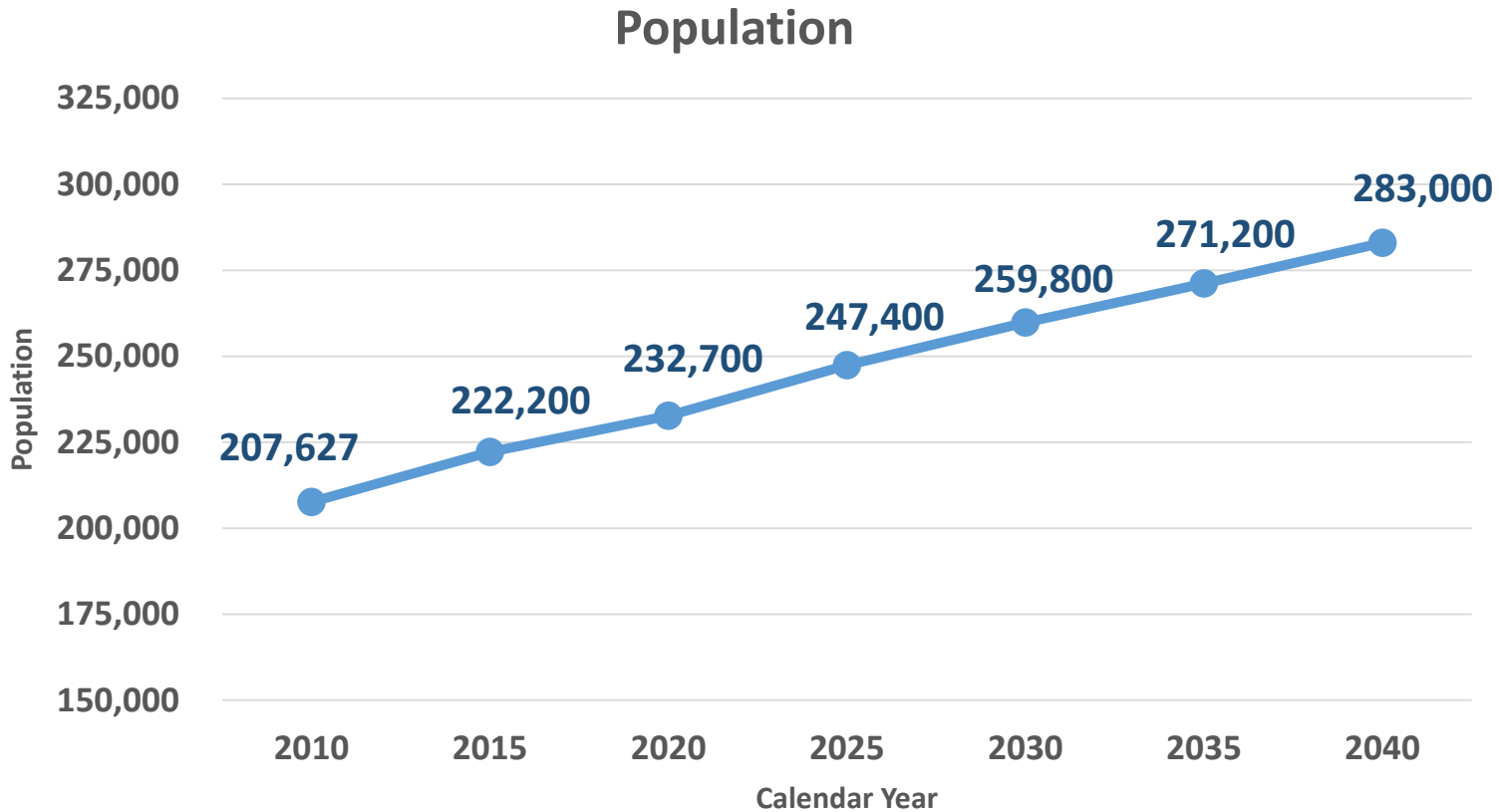
Development Timing

- Factors influencing timing:
 - Redevelopment potential
 - Parcel configuration
 - Ownership
 - Developer interest and staff knowledge
- Timing is adjusted based on:
 - Historic residential construction rates
 - Historic office construction rates

Market Absorption

- Calibrating Housing Units
 - 5-year average of net new multi-family units
- Calibrating New Office Construction
 - 5-year average of Arlington's historic absorption rate
 - Calibrated by timing and the rate at which vacant office space is filled.
 - Additional adjustments:
 - High vacancy
 - Remaining leases in BRAC affected buildings
 - NSF relocation

Arlington Forecast Results - Preliminary Round 8.4 Forecast

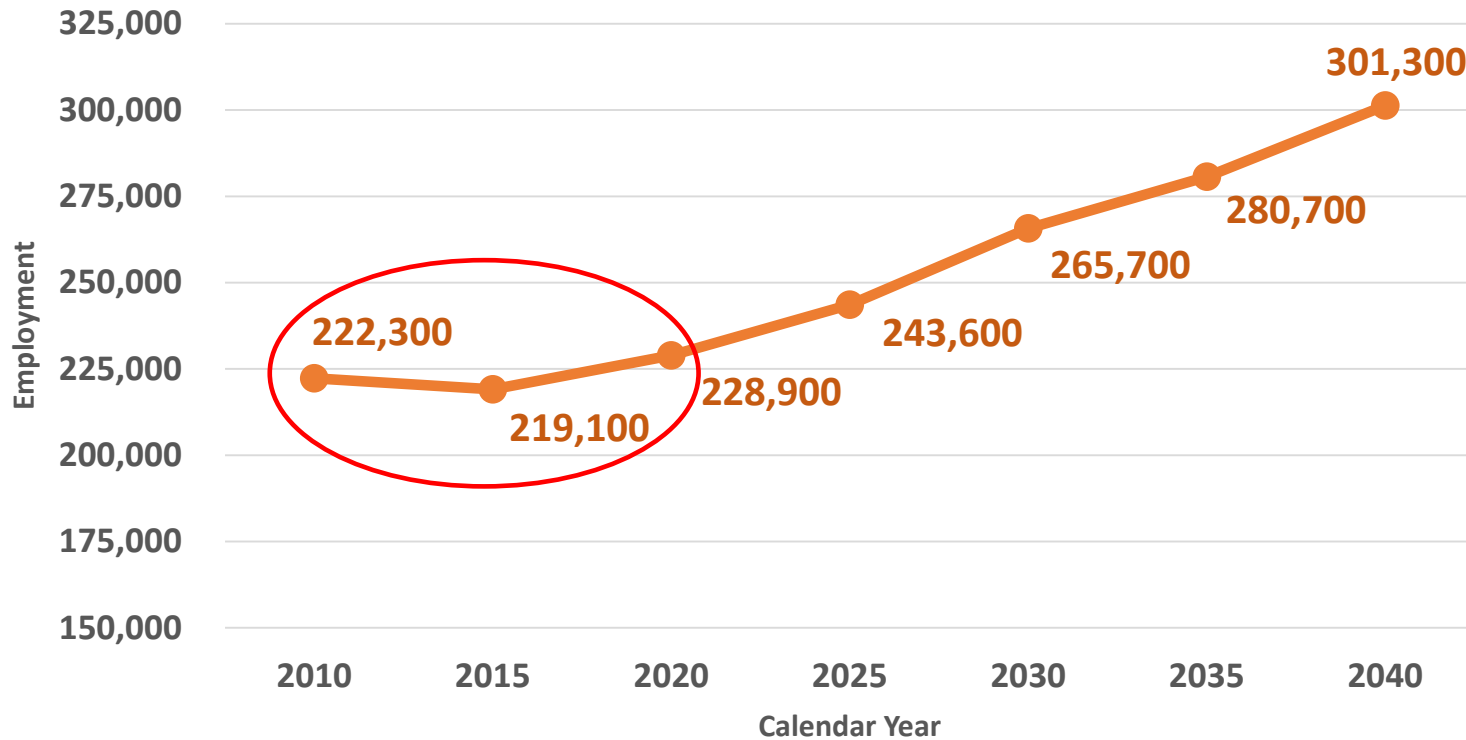


Change from
2010-2040:

Increase of
Approximately
75,400 people
(+36%)

Arlington Forecast Results - Preliminary Round 8.4 Forecast

Employment

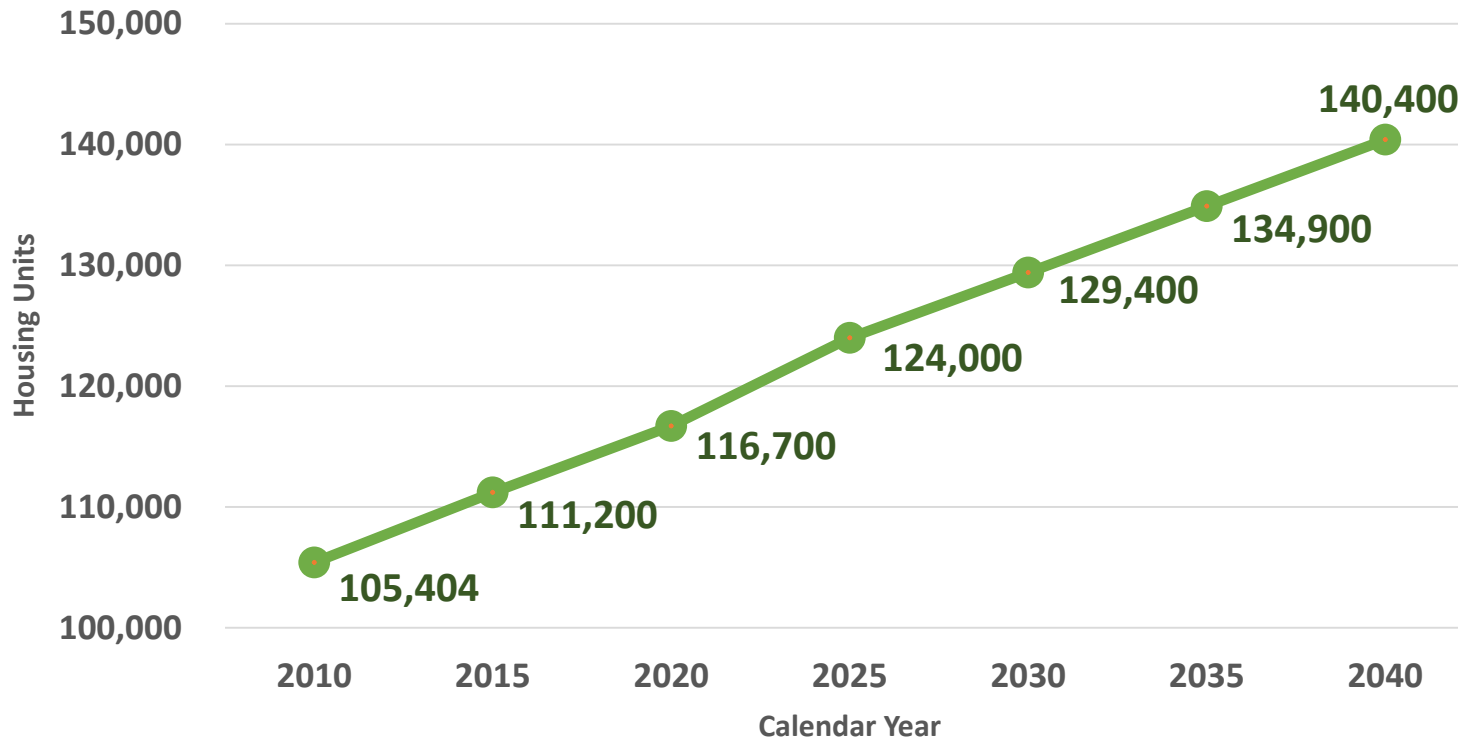


Change from
2010-2040:

Increase of
Approximately
79,000 jobs
(+36%)

Arlington Forecast Results - Preliminary Round 8.4 Forecast

Housing Units



Change from
2010-2040:

Increase of
Approximately
35,000
Housing units
(+33%)

Arlington Forecast Accuracy

How well did Arlington forecast population for year 2010?

Forecast Version	Year Adopted	Forecast Years	2010 Forecast Population	Difference	% Difference
Round 4	1987	24	178,800	(30,672)	-14.6%
Round 5	1994	17	201,100	-8,372	-4.0%
Round 6	1998	13	201,400	-8,072	-3.9%
Round 6.3	2003	8	202,500	-6,972	-3.3%
Round 6.4A	2004	7	212,229	2,757	1.3%
Round 7	2005	6	212,231	2,759	1.3%
Round 7.1	2008	3	217,228	7,756	3.7%
Round 7.2	2009	2	221,402	11,930	5.7%
Round 8	2010	1	212,318	2,846	1.4%

Round 4:

- After the population decline of 1970
- 24 years out

Round 5:

- New econometric model
- Corrected for growth in the 1980s

Round 7.2:

- Produced before recession

Round 8:

- Corrected for economic conditions