City of Alexandria, Virginia
Department of Planning and Zoning
301 King Street, Room 2100
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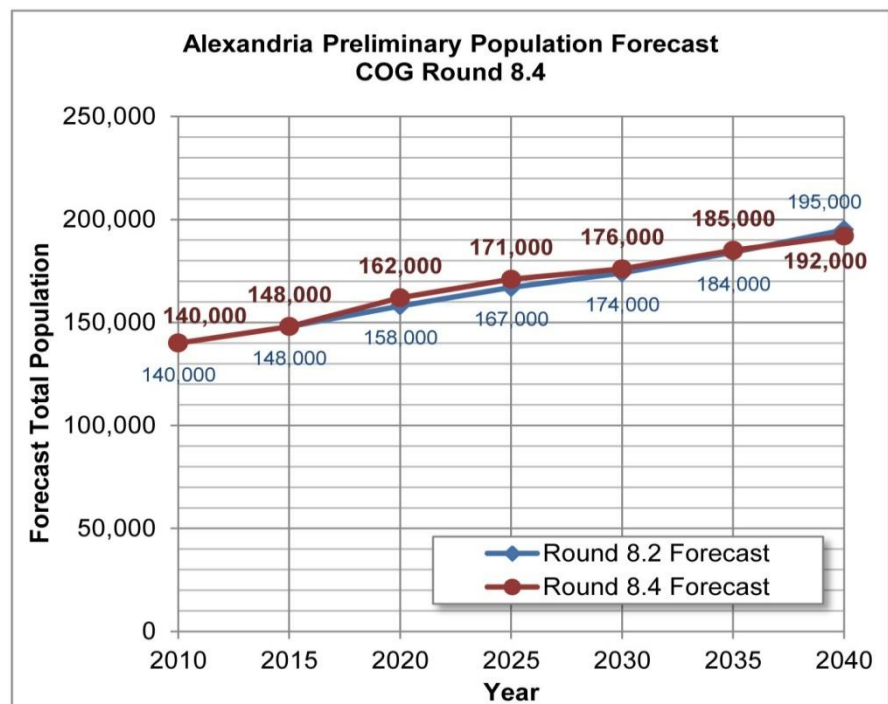
Alexandria's Long-Range Development Forecasts
MWCOG Cooperative Forecasting Program

January 21, 2015

MWCOG Cooperative Forecasting Program

The Department of Planning and Zoning regularly prepares a long-range forecast for development in the city in cooperation with the Metropolitan Washington Council of Governments. As part of COG's Cooperative Forecasting Program, the city works with other jurisdictions and COG staff to update detailed development forecasts for regional transportation and air quality management planning. Forecasts are typically updated every two years.

This graph compares the city's current population forecast with the Round 8.2 forecast from 2013. Small changes between the forecasts result from refinement of assumptions about when development will occur under current plans, and from adding of new projects, such as the National Science Foundation project, to known active development projects. The employment forecast is shown on the next page.
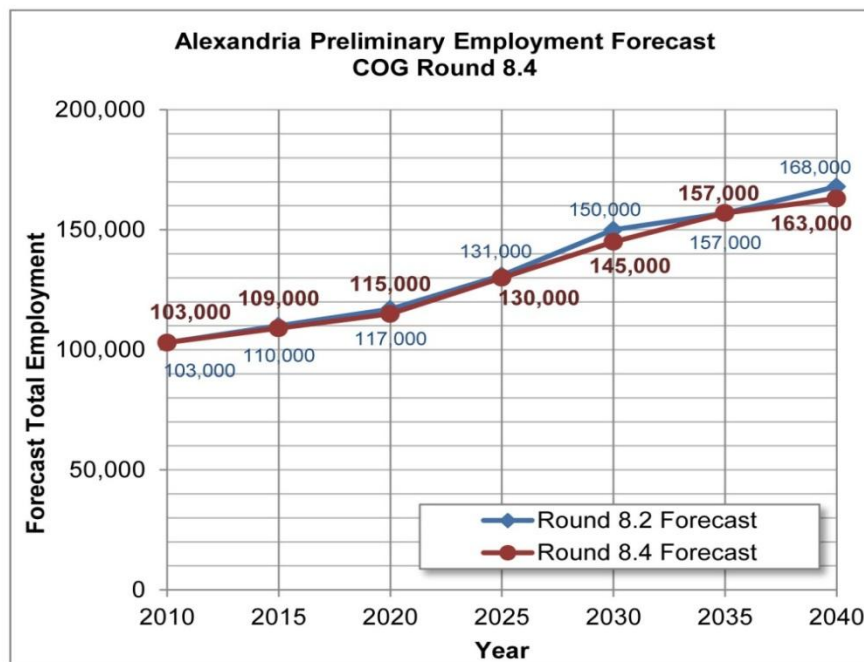

Alexandria Preliminary Population Forecast COG Round 8.4

Current Long-Range Forecast

The graphs on these pages show the current forecast, designated Round 8.4 in COG's series of forecasting, compared to Round 8.2, the city's previous update. The population forecast shows a continuation of the city's historic rate of population growth since 1960 of about 1% per year, with an estimated 2040 population of 192,000, approximately 37% more than the 2010 population of 140,000. Employment growth is forecast to be somewhat greater than population growth, with the number of jobs growing an estimated 58% by 2040 to 163,000 jobs with buildout of the

Eisenhower East and Carlyle areas and new employment development in Potomac Yard centered on the proposed Potomac Yard Metro Station.

Changes in the forecast for Round 8.4 resulted in small changes to both the population and employment forecasts. Population forecasts increased slightly in 2020 and 2025 based primarily on development in Potomac Yard and Oakville Triangle. Employment estimates were slightly lower throughout the forecast period. These changes resulted from factors including refinements of the phasing of development in Potomac Yard, moderation of employment growth in new development and occupancy of existing space particularly in the Beauregard and Landmark/Van Dorn planning areas, revisions to and advancing the assumed development of Oakville Triangle, development of the National Science Foundation center, and inclusion of a number of specific development projects for which applications were received after the previous forecast.

Alexandria's Forecasting Process

The City's forecasts are based on detailed assumptions about potential development projects in the city. The assumptions are based on a combination of known development projects either approved or in the approval process, infill development on sites that do not currently meet their zoning or development potential, small area plan blocks with specific development assumptions outlined in the small area plans, and long-term potential sites, which present major opportunities for new development or redevelopment similar to other developments that have taken place. The current city forecast includes more than 500 potential projects, with more than 1000 separate land use and phasing assumptions that define these potential developments. The city's internal model extends beyond 2040 so it can be used in long-term capital improvements programming, for such tasks as defining the long-term needs for the city's wastewater treatment facility.

Every five years or so, COG contracts with an economic consultant to prepare a regional econometric model based on regional, national and international patterns of production, trade and de-

velopment. This model is used to create a set of regional control totals for households and employment that set the bounds for local agency forecasts. A new comprehensive update is currently planned with the 2016 forecasts, designated Round 9.0.

Forecast Work Products

The output of the forecast includes regional and jurisdictional totals for households, population and employment in 5-year intervals over the next 25 to 30 years, as well as a distribution of these assumptions into over 3000 transportation analysis zones (TAZs) that cover the forecasting region. Alexandria is divided into 65 TAZs.