

Housing Unit Forecast and Projected Student Yield 2018 – 2028

Forecast Year	Development Name	NET Units	Planning Unit	Projected Student Yield
2018	Pentagon Centre PDSP & Final Site Plan - Phase IB	440	48110	21.9
2018	4707 Columbia Pike	78	37033	45.6
2018	Columbia Hills	229	36020	132.7
2018	The Altaire	453	48110	39.4
2018	Gables N. Rolfe ST	374	24082	48.0
2018	Ballston Quarter Residential Building	406	46080	9.3
2018	1100 Block	12	13090	1.5
2018	672 FLATS	173	13070	8.0
2018	Key & Nash	63	24050	2.3
2019	Potomac Yard - Land Bay D - West (Brittany West)	331	48250	16.5
2019	Gilliam Place	173	37051	121.6
2019	Columbia Pike Village Center	365	37032	41.7
2019	Un-named	4	48171	0.8
2019	Un-named	23	48171	4.3
2020	Potomac Yard - Land Bay D-East (Brittany East)	360	48250	17.9
2020	Axumite Village	36	46010	8.7
2020	Honeysuckle Hills URD	3	16050	1.6
2020	S. Rhodes St.	402	48150	41.0
2021	The Berkeley	257	48960	130.3
2021	750 N. Glebe Road (Mazda Block)	483	13070	41.9
2021	1555 Wilson Blvd	892	24051	32.3
2022	Founder's Square - North Office/Residential	244	46093	22.6
2022	Clarendon West Site #1 - Building 1	247	23210	36.7
2022	2400 Columbia Pike	105	46131	10.5
2022	1801 N Quinn St	210	24051	53.6
2022	6711 Lee Highway (Sun Trust Site)	27	16020	7.3
2022	Crystal Houses III	252	48192	12.5
2022	Pentagon Centre PDSP & Final Site Plan - Phase IA	253	48110	12.6
2023	2515 Lee Hwy	22	23151	2.9
2023	Rosslyn Gateway PDSP (Phase 1 - Residential/Hotel Building)	133	24051	4.8
2023	2000 Clarendon Blvd	90	24081	3.3
2023	Metropolitan Park Six	577	48110	28.7
2023	11th and Vermont Residences South Block -TH	14	13090	1.8
2023	11th and Vermont Residences North Block	12	13090	1.5
2023	11th and Vermont Residences South Block -Garden	58	13090	8.6
2023	Un-named	92	36102	46.2
2023	Un-named	6	23210	1.0

2023	Un-named	225	48260	11.2
2024	4601-4607 Old Dominion Dr	12	23920	2.5
2024	Wakefield Manor	188	24082	23.7
2024	1401 Wilson Blvd - Phase 1 (Residential)	274	24051	9.9
2024	Ballston Station Ballston Central United Methodist Church	119	13090	10.3
2024	Un-named	2	16121	0.8
2024	Un-named	26	16121	6.9
2024	Un-named	39	48171	7.2
2024	Un-named	84	48173	15.1
2024	Un-named	343	24080	12.4
2024	Un-named	25	46102	2.5
2024	Un-named	418	48110	20.8
2025	4000 Fairfax Drive	330	23230	15.3
2025	New Century Center Residential	302	48260	15.0
2025	Red Cross/Trenton St. Residential	32	12080	38.6
2025	Red Cross/Trenton St. Residential	19	12080	3.7
2025	Un-named	6	23220	0.8
2025	Un-named	256	24051	9.3
2025	Un-named	36	37032	4.9
2025	Un-named	20	48170	3.7
2026	The Spire	237	13081	11.0
2026	Clarendon West Site Building 3	333	23210	10.0
2026	Cherrydale	181	23111	5.4
2026	Columbia Pike Plan	447	35100	38.0
2027	East falls church	527	16121	29.1
2027	Ames Building	671	24051	24.3
2027	Columbia Pike Plan	235	46022	23.6
2028	Virginia Square	312	23231	14.4
2028	BALLSTON 8	69	13090	3.2
2028	Crystal City Plan J1	519	48260	25.8
2028	Pentagon City PNC5	393	48110	19.6

Caveat:

Forecasted development has high potential, but not all proposed projects may be built.

Data Source:

Forecast Round 9.1: Produced by Arlington County, CPHD, Planning Division Fall 2017 and approved by MWCOG October 2018.

Student Generation Rates for 2019-20 School Boundaries by School and Housing Type

Elementary School Level (K-5) ¹	Single Family Detached	Townhome	Duplex	Multi-family Elevator			Multi-family Garden			Condo		Total by School
				Market Rate	Mixed Income	CAF Only	Market Rate	Mixed Income	CAF Only	Elevator	Garden	
Abingdon	0.273	0.154	0.245	0.093	0.067	-	0.016	-	0.244	0.027	0.082	0.110
Arlington Science Focus	0.211	0.148	0.044	0.020	0.075	0.100	0.050	0.000	0.239	0.024	0.018	0.047
Ashlawn	0.258	0.066	0.056	0.029	0.026	0.411	0.030	0.536	-	0.017	0.022	0.067
Barcroft	0.216	0.051	0.000	0.055	-	0.459	0.329	-	0.360	0.075	0.105	0.183
Barrett	0.233	0.132	-	0.024	0.130	-	0.160	0.245	0.432	0.007	0.026	0.146
Carlin Springs	0.162	0.096	0.327	-	0.299	0.291	0.544	-	0.467	0.173	0.134	0.281
Discovery	0.281	0.077	0.111	-	-	-	-	-	-	-	-	0.272
Drew	0.239	0.100	0.211	0.049	0.056	0.472	0.318	-	0.405	0.281	0.057	0.130
Glebe	0.245	0.101	0.109	0.103	-	-	0.161	-	0.429	0.010	0.070	0.183
Alice West Fleet	0.229	0.124	0.196	0.080	-	-	0.099	-	0.054	0.073	0.035	0.129
Hoffman-Boston	0.150	0.154	0.250	0.032	0.041	-	0.112	-	0.273	0.016	0.054	0.043
Jamestown	0.237	0.068	-	-	-	-	-	-	-	-	-	0.232
Long Branch	0.188	0.023	0.055	0.006	0.029	0.287	0.055	0.121	0.153	0.071	0.029	0.103
McKinley	0.286	0.120	0.133	-	-	-	0.082	-	0.135	-	-	0.244
Nottingham	0.324	0.064	-	-	-	-	0.205	-	-	-	0.059	0.307
Oakridge	0.170	0.094	0.127	0.029	-	-	0.110	0.120	0.307	0.025	0.053	0.086
Randolph	0.165	0.129	0.500	0.016	-	-	0.187	0.331	0.475	-	-	0.185
Taylor	0.233	0.095	0.048	0.013	0.078	-	0.035	-	0.202	0.025	0.035	0.141
Tuckahoe	0.251	0.157	0.220	-	0.042	-	0.121	-	-	0.039	0.039	0.202
Total	0.241	0.107	0.173	0.036	0.064	0.337	0.129	0.183	0.287	0.030	0.062	0.115

Middle School Level (6-8) ¹	Single Family Detached	Townhome	Duplex	Multi-family Elevator			Multi-family Garden			Condo		Total by School
				Market Rate	Mixed Income	CAF Only	Market Rate	Mixed Income	CAF Only	Elevator	Garden	
Gunston	0.099	0.041	0.088	0.010	0.021	0.028	0.040	0.032	0.183	0.007	0.023	0.030
Jefferson	0.098	0.051	0.069	0.020	0.017	0.102	0.052	0.075	0.126	0.002	0.024	0.056
Kenmore	0.104	0.063	0.167	0.041	0.087	0.168	0.167	0.209	0.151	0.041	0.065	0.095
Stratford	0.118	0.041	0.004	0.009	0.024	0.080	0.022	0.014	0.086	0.007	0.006	0.031
Swanson	0.131	0.028	0.051	0.010	0.014	0.144	0.042	0.117	0.135	0.005	0.019	0.054
Williamsburg	0.136	0.058	0.060	-	0.028	-	0.030	-	-	0.031	0.018	0.124
Total	0.118	0.042	0.084	0.012	0.027	0.137	0.053	0.073	0.136	0.010	0.023	0.052

High School Level (9-12)	Single Family Detached	Townhome	Duplex	Multi-family Elevator			Multi-family Garden			Condo		Total by School
				Market Rate	Mixed Income	CAF Only	Market Rate	Mixed Income	CAF Only	Elevator	Garden	
Wakefield	0.119	0.049	0.105	0.018	0.025	0.000	0.089	0.075	0.184	0.021	0.026	0.051
Washington-Lee	0.131	0.034	0.115	0.008	0.047	0.185	0.076	0.157	0.210	0.013	0.033	0.064
Yorktown	0.152	0.055	0.030	0.007	0.027	0.063	0.045	0.206	0.102	0.009	0.013	0.074
Total	0.138	0.045	0.101	0.013	0.035	0.142	0.076	0.124	0.161	0.013	0.025	0.062

K-12	Single Family Detached	Townhome	Duplex	Multi-family Elevator			Multi-family Garden			Condo		Total by School
				Market Rate	Mixed Income	CAF Only	Market Rate	Mixed Income	CAF Only	Elevator	Garden	
Total	0.497	0.194	0.358	0.061	0.126	0.617	0.258	0.380	0.584	0.054	0.110	0.229

¹ Rates reflect the updated elementary and middle school boundaries which take effect in the 2019-20 school year.

Note:

- A dash "-" is used when a particular housing type with residing students is not present in an individual school attendance boundary.
- Some students were not geocoded for reasons such as (i) they are children of employees who live outside Arlington County, (ii) they reside on Joint Base Myer-Henderson Hall (federal jurisdiction), or (iii) they are homeless or in foster care outside Arlington County, or live at a shelter.

Source:

Rates are based on September 30, 2018 APS Enrollments (Grades K-12) and July 1, 2018 Master Housing Unit Database (MHUD) from Arlington County Government, CPHD, Planning Division.