

George Mason University Center for Regional Analysis

Forecasts for Tysons Corner to 2050

Prepared for Fairfax County

Stephen S. Fuller, PhD, Director

John McClain, AICP, Sr. Fellow And Deputy Director

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Introduction

George Mason University's Center for Regional Analysis has developed forecasts for Tysons Corner as part of Fairfax County's work to update the Comprehensive Plan. The Center for Regional Analysis was established in 1992. The Center's principal mission has remained the same; that is, to provide research and analytical services to local government and businesses in the Washington region focusing on economic, demographic, housing and fiscal trends and forecasts. The Center's two principals, Dr. Stephen Fuller and John McClain, each have more than 30 years of experience conducting research on the region's economy. The Center frequently conducts special studies and research for area governments, businesses and institutions.

Objectives and Purpose of Forecasting Project

This work was undertaken for Fairfax County as part of its process to update the Comprehensive Plan for Tysons Corner, and especially to incorporate the factor of the extension of MetroRail through Tysons. The County through its Tysons Land Use Task Force has developed studies and proposals for the future of Tysons Corner. The products of this work have resulted in a vision for Tysons that have it becoming a true urban center with significant mixed use development and including major expansion of the residential development component.

The purpose of the forecasting project was to develop forecasts of development activity for 2020, 2030, 2040 and 2050 that represent likely market feasibility in the context of overall future development in the Washington metropolitan area, Northern Virginia, and Fairfax County. The forecasts are intended to provide reasonable market expectations of development time-sequenced to assist the County in developing a final comprehensive plan for development and for infrastructure requirements.

In preparation for development of the Tysons forecasts, the GMU Center for Regional Analysis reviewed the work and studies completed to date regarding the future development of Tysons and collected and reviewed available forecasts for the Washington metropolitan area, Northern Virginia and Fairfax County.

Overview of Methodology and Assumptions

Forecasts for 2010 through 2030 from NPA, Inc. and from COG Cooperative Forecasts were used to review and provide perspectives about future metropolitan growth and Fairfax County growth. The NPA forecasts were extended to 2050 and growth rates from these forecasts were applied to COG Round 7.1 forecasts for 2010 to develop 10-year forecasts out to 2050 at the metropolitan and county levels. The COG numbers were used only for 2005-2010 along with the County pipeline estimates in developing the 2010 numbers. As COG's forecasts beyond 2010 are constrained by plans adopted as of 2007, those forecasts are not appropriate for use in developing forecasts for major plan updates. The NPA econometric forecasts were considered in assessing the regional and county growth in households and jobs and were part of the judgments made regarding the future amount of development activity that Tysons Corner would be able to capture.

Also considered was the growth in other employment and household centers in the county that would compete with Tysons in developing assumptions about the share of growth that would be feasible to be captured by Tysons.

From the NPA, Inc., proprietary forecasts of employment, population and jobs for the metro area and the County, low and high growth rates were developed for the County by 10-year period through 2050. Also developed were low and high capture rates for each of these forecast items for Tysons Corner.

For job forecasts, growth rates from the econometric model were used to develop low, high and intermediate forecasts of total county jobs. Then assumptions were developed for Tysons capturing a low and high share of total County jobs. The shares so developed were applied to the high, low and intermediate County forecasts.

A similar approach was used for residential growth, except that Tysons is assumed to get a higher share with higher County residential growth as it starts from a relatively non-residential image and is able to attract more as its mixed use, urban nature is a greater asset in more robust County residential growth. For all the forecasts, it is assumed that there are 2.0 persons per household.

Some adjustments were made of forecasts to 2010 (and 2020 for office space) based on pipeline development estimates for Tysons provided by the County. This provided low and high County forecasts of jobs, households and employment for 2010, 2020, 2030, 2040, and 2050.

Office jobs were developed from the econometric (NPA) forecasts of County jobs by type as a basis for the share of all jobs that would be office in a Tysons location. These were developed as low and high forecasts for each of the forecast years. Office space forecasts used the office job forecasts and the assumption of 300 square feet average per employee to develop the low and high forecasts of office space for each forecast year.

Hotel space forecasts were developed from the office space forecasts, growing the existing built hotel space as the base and applying the rate of .091 area of hotel space per square foot of office space.

Retail jobs were projected as a share of total jobs in the County using NPA projections of jobs by type. These were developed as low and high forecasts for each forecast year. Then the retail job growth rates were applied to existing built retail space (and using 450 square feet per employee) to develop low and high forecasts of retail space for each forecast year.

For office space, retail space, and hotel space, the intermediate forecast for each item is the mid-point between the low and high forecasts.

Forecasts for the Region and Fairfax County

Forecasts for the Washington metropolitan area, Northern Virginia and Fairfax County for population and jobs are shown in Figures 1 and 2 respectively. The metropolitan area is expected to grow from an estimated level of 5.4 million in 2010 to a forecast level of 8.3 million in 2050. Northern Virginia would grow from 2.4 million to 3.9 million, and Fairfax County would increase from 1.03 million to 1.56 million (intermediate forecast). Jobs would increase for 2010 to 2050 from 3.3 million to 5.7 million for the metropolitan area with Northern Virginia increasing from 1.4 million to 2.6 million, and Fairfax County from 680,000 to 1,280,000 (intermediate forecast) by 2050.

Figure 1
Population, 2000 - 2050

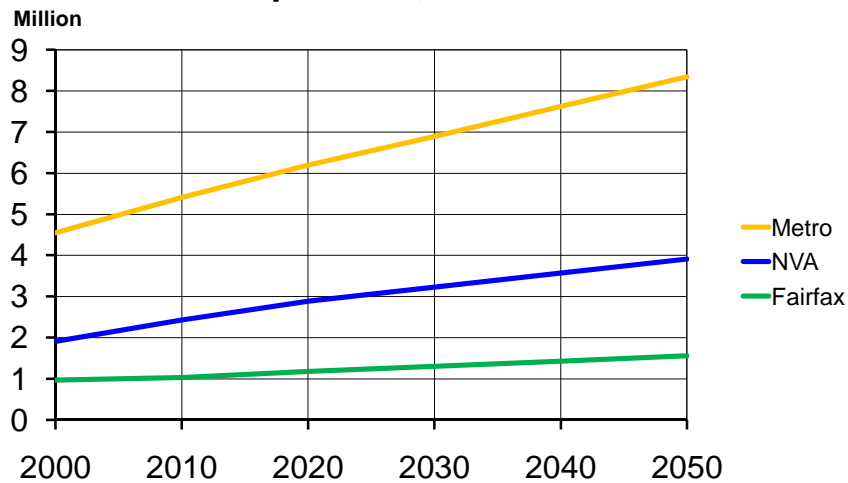
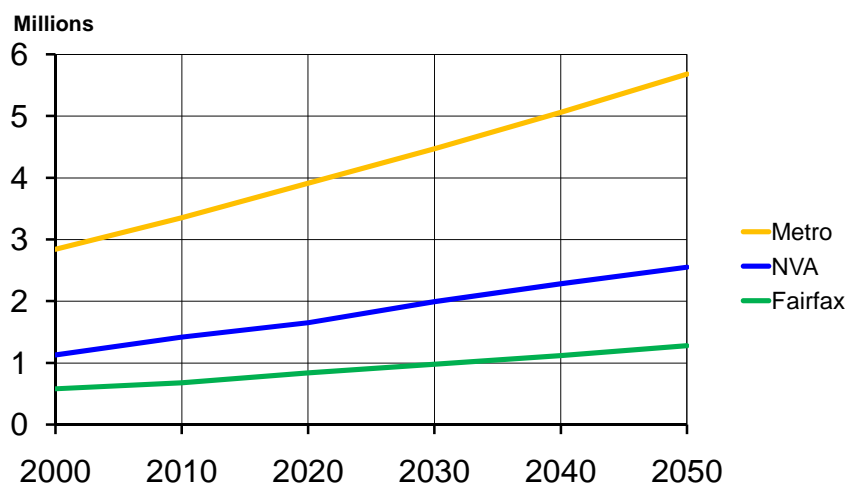


Figure 2
Jobs, 2000 - 2050



For Fairfax County, forecasts were developed in a range for jobs, population and households. Shown in Figures 3 through 5 are the range of forecasts for the County as a whole from 2010 to 2050.

Figure 3
Fairfax County
Jobs, 2000 - 2050

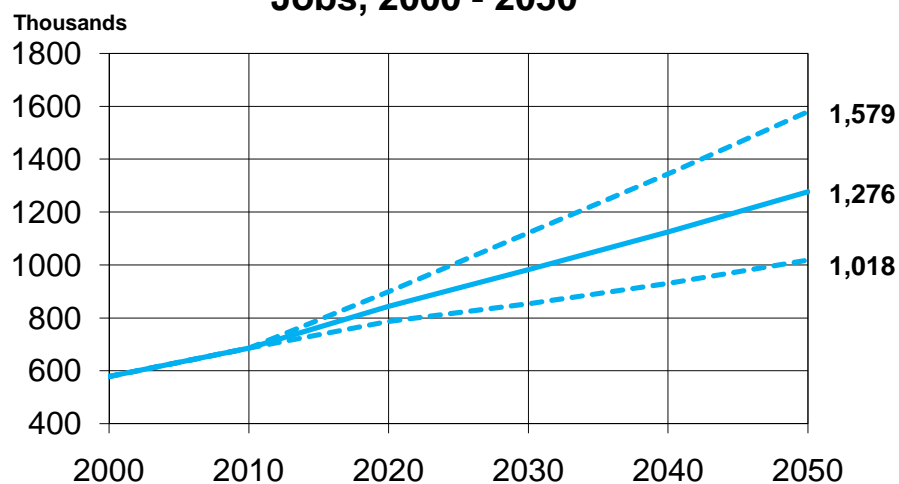


Figure 4
**Fairfax County
 Households, 2000 - 2050**

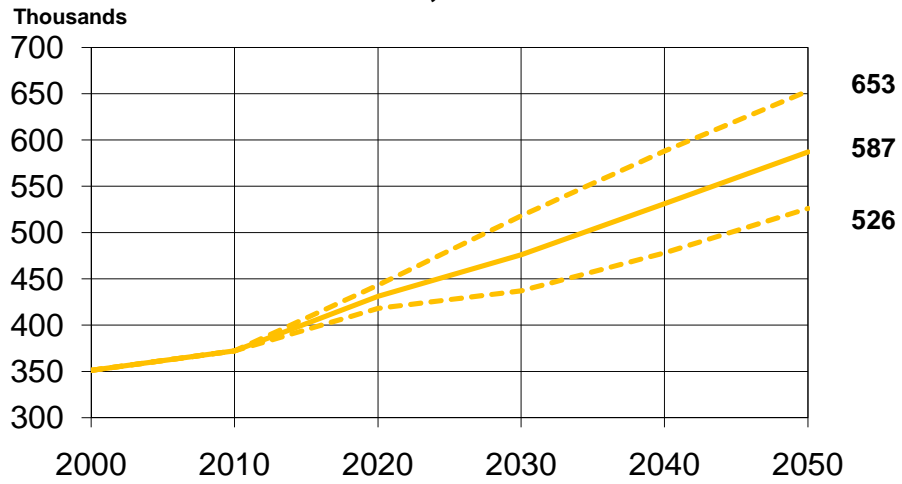
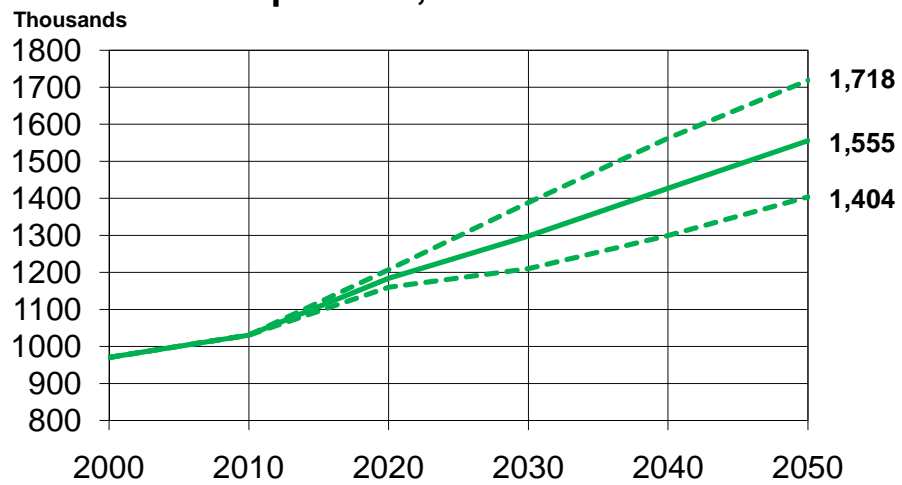
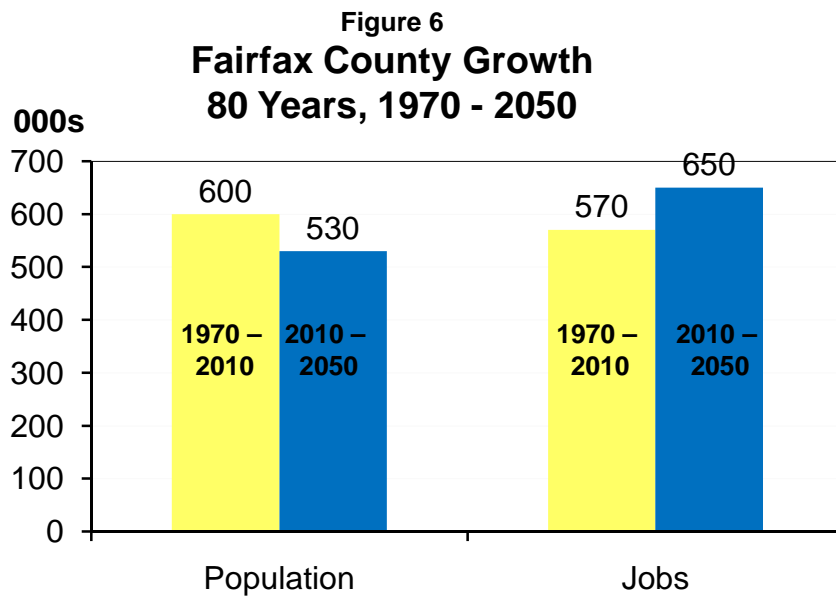


Figure 5
**Fairfax County
 Population, 2000 - 2050**



Over the forty-year period of 1970 to 2010, Fairfax County has grown by 600,000 people and 530,000 jobs. It has transformed from a suburban residential county to a major urban county with significant job centers and increasing residential development in higher densities to accompany its job centers. We believe that for the next forty years that its job growth will exceed its population growth, and this is reflected in the forecasts for the County to 2050. The growth for the past 40 years compared to the intermediate forecasts for the next 40 years are shown in Figure 6.



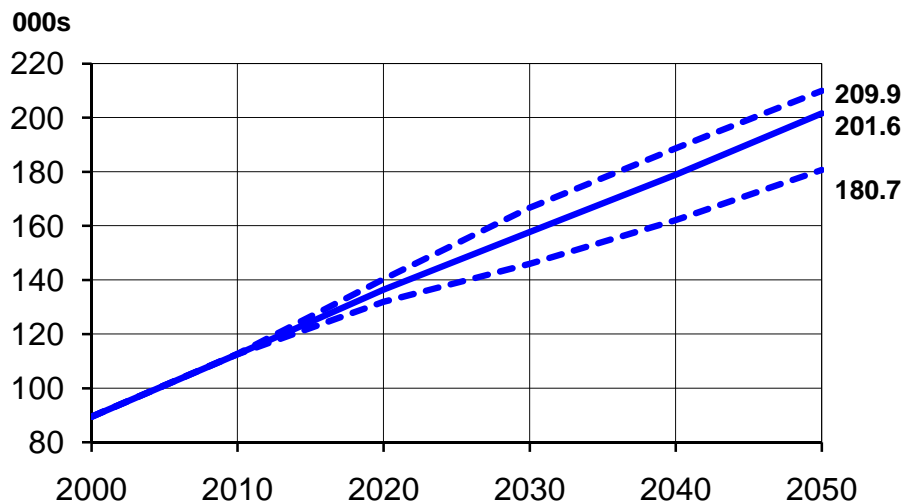
2010 to 2050 Forecasts for Tysons

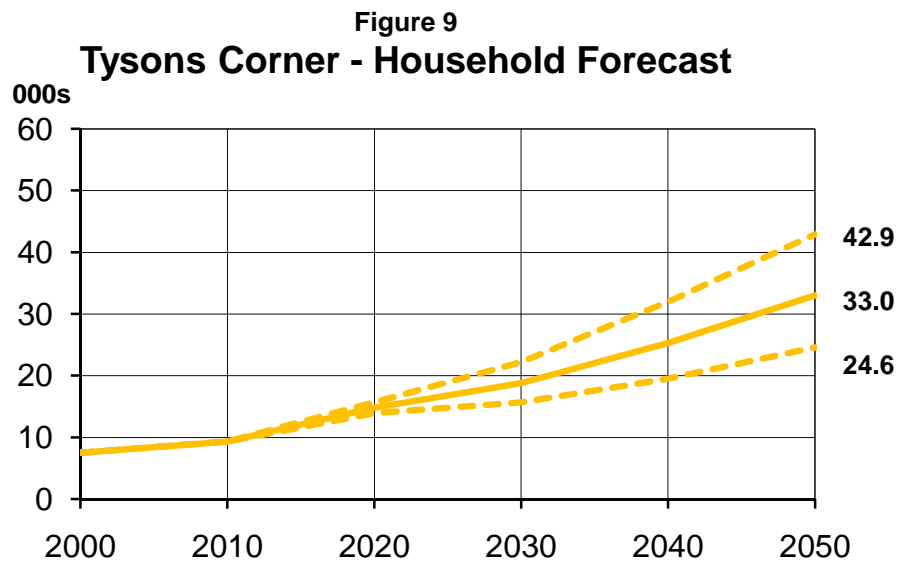
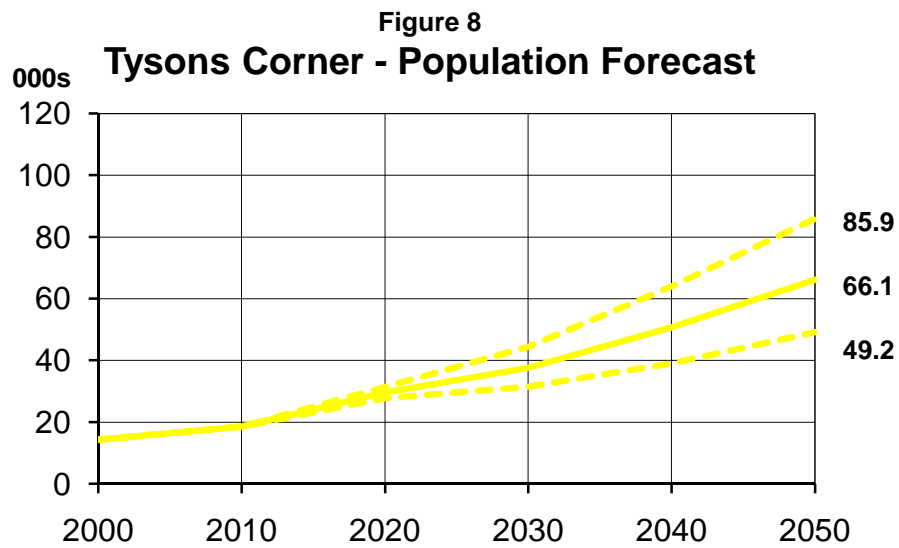
Tysons is a major employment center in the county and the Washington metropolitan area. With the construction of Metrorail through Tysons it will grow through development and redevelopment to be an even larger employment center and is expected to add a much larger housing component than currently exists.

The forecast methodology developed assumptions of capture rates for Tysons in relation to the range of econometric forecasts for the county as a whole.

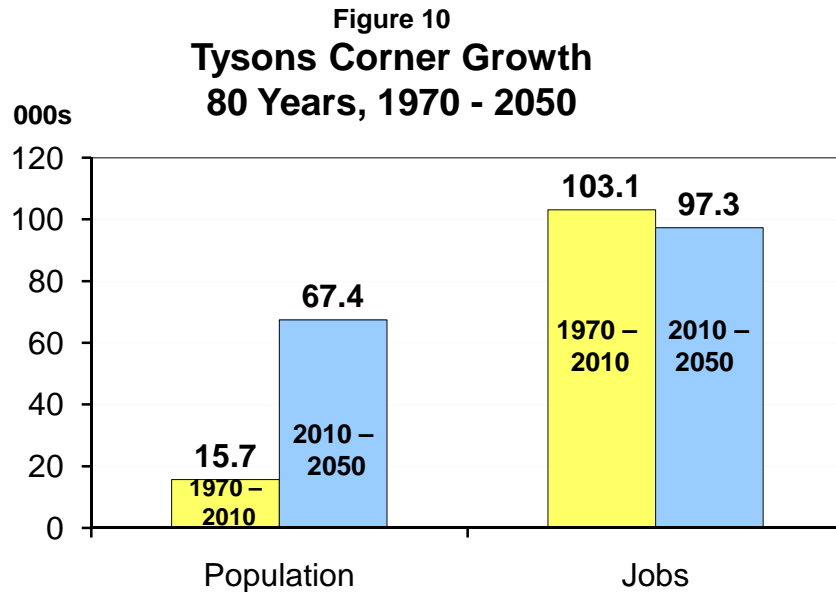
Attachment A is a table of all the forecasts developed for Tysons, including square feet of development by type. The results of the forecasts for each major forecast item for Tysons are shown in Figures 7 through 9.

Figure 7
Tysons Corner - Jobs Forecast





For 2010 to 2050, Tysons would see a growth of 97,300 jobs and 67,400 people and in 2050 would have 209,900 jobs and 85,900 people (High Forecast). These forecasts of growth represent almost a doubling of jobs, or 86%, while the population would grow by 364%. A comparison of growth for the past 40 years and the forecast for the next 40 years is shown in Figure 10.



Note: 2050 High Forecast

Most of Tysons' job growth will be in the professional and business services sector, which is its current economic strength. Future retail development will likely be comprised of significant redevelopment as existing strip centers get replaced with population- and job-serving retail in mixed-use centers near Metro stations, much like the development in the Rosslyn-Ballston corridor in Arlington.

The forecasts of population and housing greatly exceed existing levels, and will likely need policy intervention and incentives to be achieved. Historically across the country, major job centers have not had the levels of residential development desired, and public officials and planners have struggled with this issue. The downtown of the District of Columbia is a good example, in which the city has struggled for decades to get more housing downtown. Attitudes and preferences are evolving that should enable more residential development in urban environments, and this should make it easier to

achieve higher residential development at urban locations with transit stations than it was forty years ago. However, it will take time and effort, and it will not happen quickly.

These forecasts are numbers that quantify the potential development for Tysons Corner by mid-21st century.

The reality of Tysons' future – development of a world-class downtown for jobs and residents - depends on transforming the vision into the Comprehensive Plan...and implementation of good public policy regarding land use, urban design, and infrastructure.

Attachment A

Summary of Forecasts

		2010	2020	2030	2040	2050
Jobs	Low	112,600	131,900	146,000	162,100	180,700
	IM	112,600	136,400	157,800	178,900	201,600
	High	112,600	140,300	166,700	188,600	209,900
Population	Low	18,500	27,800	31,500	39,000	49,200
	IM	18,500	29,600	37,600	50,700	66,100
	High	18,500	31,400	44,400	64,000	85,900
Households	Low	9,300	13,900	15,700	19,500	24,600
	IM	9,300	14,800	18,800	25,300	33,000
	High	9,300	15,700	22,200	32,000	42,900

Development Forecasts - Square Feet

Office Space	Low	27,400,000	33,100,000	37,400,000	42,300,000	48,000,000
	IM	27,400,000	34,700,000	41,200,000	47,500,000	54,100,000
	High	27,400,000	36,200,000	44,900,000	52,600,000	60,200,000
Hotel Space	Low	2,400,000	2,800,000	3,100,000	3,500,000	3,900,000
	IM	2,400,000	2,900,000	3,400,000	3,900,000	4,400,000
	High	2,400,000	3,000,000	3,700,000	4,300,000	4,900,000
Retail Space	Low	6,200,000	6,200,000	6,200,000	6,200,000	6,300,000
	IM	6,200,000	6,300,000	6,700,000	6,700,000	6,900,000
	High	6,200,000	6,600,000	7,200,000	7,300,000	7,400,000
Residential	Low	11,160,000	16,680,000	18,840,000	23,400,000	29,520,000
	IM	11,160,000	17,760,000	22,560,000	30,360,000	39,600,000
	High	11,160,000	18,840,000	26,640,000	38,400,000	51,480,000

Total Development

	Low	47,160,000	58,780,000	65,540,000	75,400,000	87,720,000
	IM	47,160,000	61,660,000	73,860,000	88,460,000	105,000,000
	High	47,160,000	64,640,000	82,440,000	102,600,000	123,980,000