

LOUDOUN COUNTY ROUND 9.1 MWCOG COOPERATIVE FORECASTS

PLANNING SUBAREA FILE LAYOUT



File: Loudoun County COG Round 9.1 Planning Subarea Forecasts

Source: Loudoun County COG Round 9.1, January 2018.

File Release Date: June 4, 2018.

Sort order of data: Planning Subareas in ascending order.

Reference date of data: The reference date for all data is April 1 of the given year.

VARIABLE            DESCRIPTION

New Housing Units by Type

Total	Total number of new housing units
SFD	Single-Family Detached new housing units
SFA	Single-Family Attached new housing units (i.e. townhome, duplex, and quadraplex)
MFA	Multi-Family Attached new housing units (i.e. garden style apartments/condominiums, mid-rises, high-rises)
MFST	Multi-Family Stacked new housing units (i.e. stacked townhomes, one-over-twos, two-over-twos)

Housing Units by Type

Total	Total number of housing units
SFD	Single-Family Detached total housing units
SFA	Single-Family Attached total housing units (i.e. townhome, duplex, and quadraplex)
MFA	Multi-Family Attached total housing units (i.e. garden style apartments/condominiums, mid-rises, high-rises)
MFST	Multi-Family Stacked total housing units (i.e. stacked townhomes, one-over-twos, two-over-twos)

Housing Units

HU	Housing units (includes vacant and occupied housing units)
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Households

HH	Households (a.k.a. occupied housing units)
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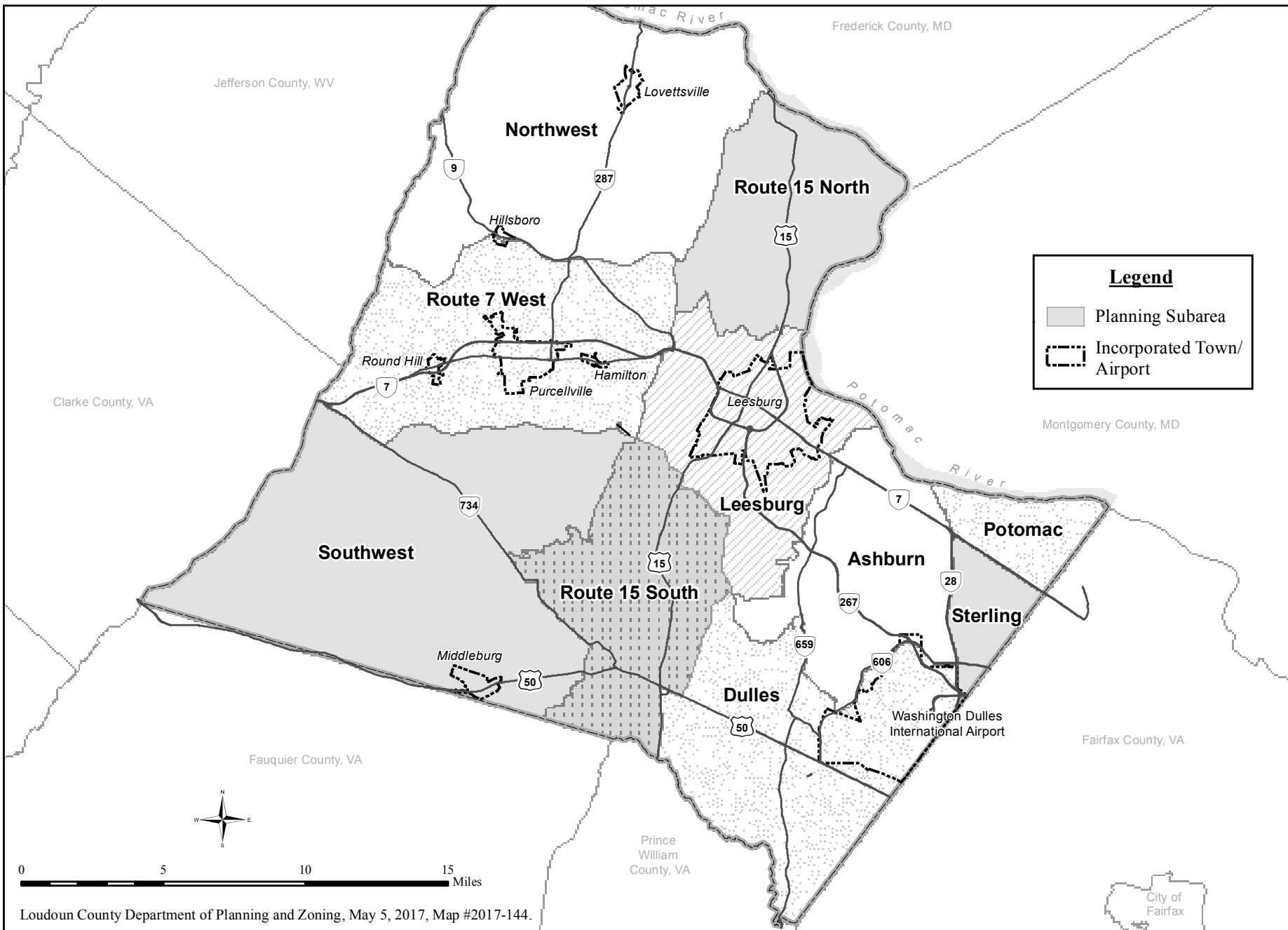
Population

POP	Total population
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Employment

EMP	Total jobs
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# Planning Subareas Loudoun County



LOUDOUN COUNTY ROUND 9.1 MWCOG COOPERATIVE FORECASTS

NEW HOUSING UNITS BY TYPE



Planning Subarea	2015 to 2020					2020 to 2025					2025 to 2030				
	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST
Ashburn	5,406	267	2,332	1,953	854	2,774	43	497	2,204	30	2,710	20	186	2,504	0
Dulles	8,751	4,720	2,353	990	688	4,822	2,250	1,301	593	678	928	771	0	157	0
Leesburg	874	262	364	34	214	2,291	658	855	636	142	1,116	315	639	0	162
Northwest	471	457	14	0	0	458	436	22	0	0	392	392	0	0	0
Potomac	71	14	57	0	0	85	-1	-28	114	0	4	4	0	0	0
Route 15 North	220	220	0	0	0	317	317	0	0	0	247	247	0	0	0
Route 15 South	139	139	0	0	0	225	225	0	0	0	228	228	0	0	0
Route 7 West	853	682	171	0	0	637	597	0	40	0	419	419	0	0	0
Southwest	147	147	0	0	0	76	76	0	0	0	124	124	0	0	0
Sterling	421	2	122	259	38	1,048	6	128	914	0	2,141	10	0	2,131	0
<b>County</b>	<b>17,353</b>	<b>6,910</b>	<b>5,413</b>	<b>3,236</b>	<b>1,794</b>	<b>12,733</b>	<b>4,607</b>	<b>2,775</b>	<b>4,501</b>	<b>850</b>	<b>8,309</b>	<b>2,530</b>	<b>825</b>	<b>4,792</b>	<b>162</b>

Planning Subarea	2030 to 2035					2035 to 2040					2040 to 2045				
	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST
Ashburn	2,039	4	58	1,977	0	804	4	0	800	0	3	3	0	0	0
Dulles	379	139	0	240	0	141	41	0	100	0	22	22	0	0	0
Leesburg	1,055	250	350	455	0	700	116	136	448	0	214	67	0	147	0
Northwest	396	396	0	0	0	414	414	0	0	0	453	453	0	0	0
Potomac	3	3	0	0	0	10	10	0	0	0	20	20	0	0	0
Route 15 North	177	177	0	0	0	167	167	0	0	0	137	137	0	0	0
Route 15 South	127	127	0	0	0	87	87	0	0	0	69	69	0	0	0
Route 7 West	203	203	0	0	0	161	161	0	0	0	126	126	0	0	0
Southwest	130	130	0	0	0	196	196	0	0	0	217	217	0	0	0
Sterling	1,703	2	0	1,701	0	602	2	0	600	0	546	1	0	545	0
<b>County</b>	<b>6,212</b>	<b>1,431</b>	<b>408</b>	<b>4,373</b>	<b>0</b>	<b>3,282</b>	<b>1,198</b>	<b>136</b>	<b>1,948</b>	<b>0</b>	<b>1,807</b>	<b>1,115</b>	<b>0</b>	<b>692</b>	<b>0</b>

Source: Loudoun County COG Round 9.1 Cooperative Forecasts, January 2018.

LOUDOUN COUNTY ROUND 9.1 MWCOG COOPERATIVE FORECASTS

NEW HOUSING UNITS BY TYPE



Planning Subarea	2015					2020					2025				
	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST
Ashburn	37,529	14,778	12,656	8,864	1,231	42,935	15,045	14,988	10,817	2,085	45,709	15,088	15,485	13,021	2,115
Dulles	21,539	10,105	8,629	1,441	1,364	30,290	14,825	10,982	2,431	2,052	35,112	17,075	12,283	3,024	2,730
Leesburg	20,261	10,006	6,392	3,863	0	21,135	10,268	6,756	3,897	214	23,426	10,926	7,611	4,533	356
Northwest	3,878	3,775	92	11	0	4,349	4,232	106	11	0	4,807	4,668	128	11	0
Potomac	16,043	7,702	6,094	2,247	0	16,114	7,716	6,151	2,247	0	16,199	7,715	6,123	2,361	0
Route 15 North	2,060	2,027	33	0	0	2,280	2,247	33	0	0	2,597	2,564	33	0	0
Route 15 South	1,494	1,458	36	0	0	1,633	1,597	36	0	0	1,858	1,822	36	0	0
Route 7 West	8,047	7,094	718	235	0	8,900	7,776	889	235	0	9,537	8,373	889	275	0
Southwest	3,237	3,033	119	61	24	3,384	3,180	119	61	24	3,460	3,256	119	61	24
Sterling	12,380	4,965	4,327	2,783	305	12,801	4,967	4,449	3,042	343	13,849	4,973	4,577	3,956	343
<b>County</b>	<b>126,468</b>	<b>64,943</b>	<b>39,096</b>	<b>19,505</b>	<b>2,924</b>	<b>143,821</b>	<b>71,853</b>	<b>44,509</b>	<b>22,741</b>	<b>4,718</b>	<b>156,554</b>	<b>76,460</b>	<b>47,284</b>	<b>27,242</b>	<b>5,568</b>

Planning Subarea	2030					2035					2040				
	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST
Ashburn	48,419	15,108	15,671	15,525	2,115	50,458	15,112	15,729	17,502	2,115	51,262	15,116	15,729	18,302	2,115
Dulles	36,040	17,846	12,283	3,181	2,730	36,419	17,985	12,283	3,421	2,730	36,560	18,026	12,283	3,521	2,730
Leesburg	24,542	11,241	8,250	4,533	518	25,597	11,491	8,600	4,988	518	26,297	11,607	8,736	5,436	518
Northwest	5,199	5,060	128	11	0	5,595	5,456	128	11	0	6,009	5,870	128	11	0
Potomac	16,203	7,719	6,123	2,361	0	16,206	7,722	6,123	2,361	0	16,216	7,732	6,123	2,361	0
Route 15 North	2,844	2,811	33	0	0	3,021	2,988	33	0	0	3,188	3,155	33	0	0
Route 15 South	2,086	2,050	36	0	0	2,213	2,177	36	0	0	2,300	2,264	36	0	0
Route 7 West	9,956	8,792	889	275	0	10,159	8,995	889	275	0	10,320	9,156	889	275	0
Southwest	3,584	3,380	119	61	24	3,714	3,510	119	61	24	3,910	3,706	119	61	24
Sterling	15,990	4,983	4,577	6,087	343	17,693	4,985	4,577	7,788	343	18,295	4,987	4,577	8,388	343
<b>County</b>	<b>164,863</b>	<b>78,990</b>	<b>48,109</b>	<b>32,034</b>	<b>5,730</b>	<b>171,075</b>	<b>80,421</b>	<b>48,517</b>	<b>36,407</b>	<b>5,730</b>	<b>174,357</b>	<b>81,619</b>	<b>48,653</b>	<b>38,355</b>	<b>5,730</b>

Source: Loudoun County COG Round 9.1 Cooperative Forecasts, January 2018.

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NEW HOUSING UNITS BY TYPE



Planning Subarea	2045				
	Total	SFD	SFA	MFA	MFST
Ashburn	51,265	15,119	15,729	18,302	2,115
Dulles	36,582	18,048	12,283	3,521	2,730
Leesburg	26,511	11,674	8,736	5,583	518
Northwest	6,462	6,323	128	11	0
Potomac	16,236	7,752	6,123	2,361	0
Route 15 North	3,325	3,292	33	0	0
Route 15 South	2,369	2,333	36	0	0
Route 7 West	10,446	9,282	889	275	0
Southwest	4,127	3,923	119	61	24
Sterling	18,841	4,988	4,577	8,933	343
<b>County</b>	<b>176,164</b>	<b>82,734</b>	<b>48,653</b>	<b>39,047</b>	<b>5,730</b>

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LOUDOUN COUNTY ROUND 9.1 MWCOG COOPERATIVE FORECASTS

HOUSING UNITS



Planning Subarea	HU 2015	HU 2020	HU 2025	HU 2030	HU 2035	HU 2040	HU 2045
Ashburn	37,529	42,935	45,709	48,419	50,458	51,262	51,265
Dulles	21,539	30,290	35,112	36,040	36,419	36,560	36,582
Leesburg	20,261	21,135	23,426	24,542	25,597	26,297	26,511
Northwest	3,878	4,349	4,807	5,199	5,595	6,009	6,462
Potomac	16,043	16,114	16,199	16,203	16,206	16,216	16,236
Route 15 North	2,060	2,280	2,597	2,844	3,021	3,188	3,325
Route 15 South	1,494	1,633	1,858	2,086	2,213	2,300	2,369
Route 7 West	8,047	8,900	9,537	9,956	10,159	10,320	10,446
Southwest	3,237	3,384	3,460	3,584	3,714	3,910	4,127
Sterling	12,380	12,801	13,849	15,990	17,693	18,295	18,841
<b>County</b>	<b>126,468</b>	<b>143,821</b>	<b>156,554</b>	<b>164,863</b>	<b>171,075</b>	<b>174,357</b>	<b>176,164</b>

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LOUDOUN COUNTY ROUND 9.1 MWCOG COOPERATIVE FORECASTS

HOUSEHOLDS



Planning Subarea	HH 2015	HH 2020	HH 2025	HH 2030	HH 2035	HH 2040	HH 2045
Ashburn	36,153	41,326	43,944	46,486	48,394	49,145	49,148
Dulles	20,783	29,293	33,966	34,871	35,235	35,369	35,390
Leesburg	19,393	20,241	22,450	23,534	24,547	25,213	25,416
Northwest	3,620	4,073	4,510	4,880	5,258	5,655	6,087
Potomac	15,588	15,658	15,736	15,740	15,743	15,753	15,772
Route 15 North	1,913	2,120	2,423	2,657	2,826	2,984	3,117
Route 15 South	1,372	1,506	1,718	1,937	2,057	2,139	2,206
Route 7 West	7,664	8,503	9,123	9,540	9,738	9,894	10,018
Southwest	2,774	2,915	2,984	3,105	3,227	3,411	3,618
Sterling	11,846	12,245	13,231	15,232	16,826	17,389	17,899
<b>County</b>	<b>121,106</b>	<b>137,880</b>	<b>150,085</b>	<b>157,982</b>	<b>163,851</b>	<b>166,952</b>	<b>168,671</b>

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LOUDOUN COUNTY ROUND 9.1 MWCOG COOPERATIVE FORECASTS

POPULATION



Planning Subarea	POP 2015	POP 2020	POP 2025	POP 2030	POP 2035	POP 2040	POP 2045
Ashburn	106,286	120,585	126,672	131,918	135,748	137,236	137,248
Dulles	66,900	95,996	110,984	114,133	115,094	115,428	115,510
Leesburg	58,947	61,917	68,476	71,936	74,752	76,416	76,936
Northwest	9,698	10,775	12,251	13,521	14,798	16,137	17,604
Potomac	47,419	48,370	48,509	48,524	48,536	48,573	48,647
Route 15 North	5,957	6,642	7,667	8,465	9,037	9,578	10,021
Route 15 South	3,925	4,409	5,138	5,875	6,284	6,565	6,789
Route 7 West	23,597	26,388	28,677	30,231	30,988	31,587	32,055
Southwest	7,320	7,818	8,063	8,466	8,886	9,519	10,221
Sterling	38,603	41,053	43,143	47,105	50,247	51,360	52,368
<b>County</b>	<b>368,652</b>	<b>423,953</b>	<b>459,580</b>	<b>480,174</b>	<b>494,370</b>	<b>502,399</b>	<b>507,399</b>

Source: Loudoun County COG Round 9.1 Cooperative Forecasts, January 2018.



LOUDOUN COUNTY ROUND 9.1 MWCOG COOPERATIVE FORECASTS

EMPLOYMENT



Planning Subarea	EMP 2015	EMP 2020	EMP 2025	EMP 2030	EMP 2035	EMP 2040	EMP 2045
Ashburn	54,342	65,946	76,849	87,402	94,540	102,285	107,981
Dulles	28,883	36,470	43,344	48,631	53,002	54,883	56,047
Leesburg	27,146	31,200	34,100	37,038	38,968	40,918	43,234
Northwest	1,431	1,789	1,944	2,066	2,136	2,223	2,314
Potomac	8,935	9,446	9,782	9,935	10,165	10,238	10,306
Route 15 North	687	781	830	872	908	945	979
Route 15 South	890	1,032	1,087	1,119	1,150	1,174	1,202
Route 7 West	7,795	8,275	8,554	9,051	9,665	10,128	10,427
Southwest	3,092	3,154	3,173	3,201	3,235	3,271	3,304
Sterling	33,930	37,105	39,732	44,060	48,452	51,725	55,371
County	167,131	195,198	219,395	243,375	262,221	277,790	291,165

Source: Loudoun County COG Round 9.1 Cooperative Forecasts, January 2018.