

LOUDOUN COUNTY ROUND 9.2 MWCOG COOPERATIVE FORECASTS

PLANNING SUBAREA FILE LAYOUT



File: Loudoun County COG Round 9.2 Planning Subarea Forecasts

Source: Loudoun County COG Round 9.2 submission, February 2021

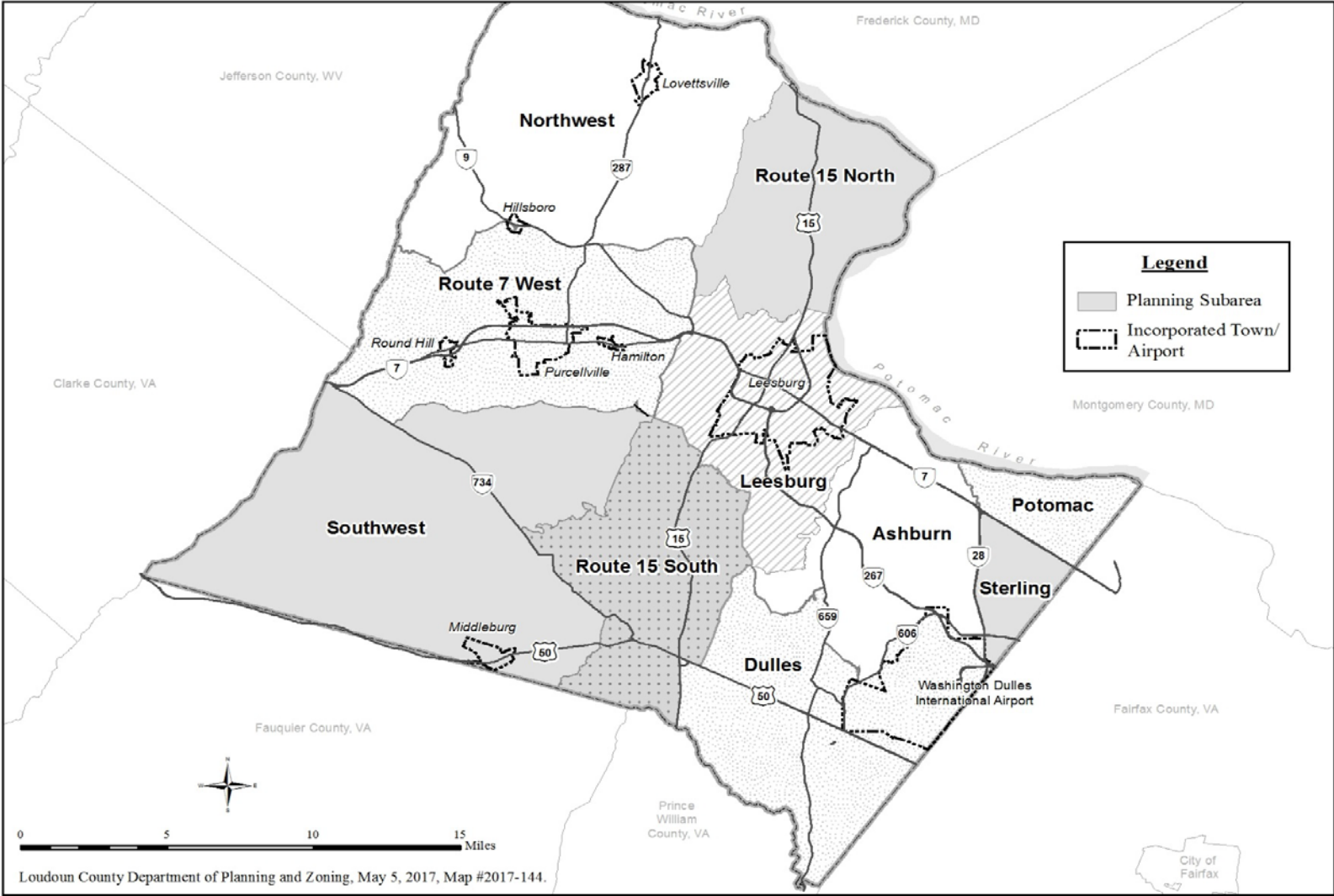
File Release Date: February 23, 2021

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
<u>New Housing Units by Type</u>	
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)
<u>Housing Units</u>	
HU	Housing units (includes vacant and occupied housing units)
<u>Households</u>	
HH	Households (a.k.a. occupied housing units)
<u>Population</u>	
POP	Total population
<u>Employment</u>	
EMP	Total jobs

Planning Subareas Loudoun County



Loudoun County Department of Planning and Zoning, May 5, 2017, Map #2017-144.

LOUDOUN COUNTY ROUND 9.2 MWCOG COOPERATIVE FORECASTS

NEW HOUSING UNITS BY PLANNING SUBAREA



Planning Subarea	2021 to 2025					2026 to 2030					2031 to 2035				
	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST
Ashburn	5,205	500	1,770	2,050	885	5,804	515	2,144	2,350	795	1,952	27	26	1,709	190
Dulles	4,521	2,683	1,310	203	325	3,086	1,528	923	495	140	1,242	229	47	495	471
Leesburg	2,021	905	815	106	195	2,339	1,040	884	355	60	1,023	686	172	165	0
Northwest	312	290	22	0	0	365	365	0	0	0	488	488	0	0	0
Potomac	167	35	48	84	0	120	20	65	35	0	243	28	79	96	40
Route 15 North	210	210	0	0	0	210	210	0	0	0	227	227	0	0	0
Route 15 South	145	145	0	0	0	200	200	0	0	0	150	150	0	0	0
Route 7 West	515	515	0	0	0	420	420	0	0	0	238	238	0	0	0
Southwest	105	105	0	0	0	125	125	0	0	0	135	135	0	0	0
Sterling	1,282	260	435	422	165	1,658	173	590	715	180	1,360	30	136	875	319
County	14,483	5,648	4,400	2,865	1,570	14,327	4,596	4,606	3,950	1,175	7,058	2,238	460	3,340	1,020

Planning Subarea	2036 to 2040					2041 to 2045				
	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST
Ashburn	1,975	0	0	1,648	327	1,627	0	0	1,407	220
Dulles	529	68	16	85	360	358	25	8	85	240
Leesburg	132	102	30	0	0	15	0	15	0	0
Northwest	507	507	0	0	0	507	507	0	0	0
Potomac	284	50	46	78	110	196	25	23	78	70
Route 15 North	226	226	0	0	0	226	226	0	0	0
Route 15 South	111	111	0	0	0	111	111	0	0	0
Route 7 West	250	250	0	0	0	80	80	0	0	0
Southwest	156	156	0	0	0	156	156	0	0	0
Sterling	990	70	28	789	103	409	25	14	300	70
County	5,160	1,540	120	2,600	900	3,685	1,155	60	1,870	600

Source: Loudoun County Department of Finance and Budget, February 2021.

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TOTAL HOUSING UNITS BY PLANNING SUBAREA



Planning Subarea	HU 2020	HU 2025	HU 2030	HU 2035	HU 2040	HU 2045
Ashburn	43,363	48,568	54,372	56,324	58,299	59,926
Dulles	29,546	34,067	37,153	38,395	38,924	39,282
Leesburg	20,922	22,943	25,282	26,305	26,437	26,452
Northwest	4,322	4,634	4,999	5,487	5,994	6,501
Potomac	16,096	16,263	16,383	16,626	16,910	17,106
Route 15 North	2,242	2,452	2,662	2,889	3,115	3,341
Route 15 South	1,573	1,718	1,918	2,068	2,179	2,290
Route 7 West	8,906	9,421	9,841	10,079	10,329	10,409
Southwest	3,369	3,474	3,599	3,734	3,890	4,046
Sterling	12,892	14,174	15,832	17,192	18,182	18,591
County	143,231	157,714	172,041	179,099	184,259	187,944

Source: Loudoun County Department of Finance and Budget, February 2021.

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HOUSEHOLDS BY PLANNING SUBAREA



Planning Subarea	HH 2020	HH 2025	HH 2030	HH 2035	HH 2040	HH 2045
Ashburn	41,875	46,892	52,445	54,272	56,123	57,645
Dulles	28,703	33,126	36,121	37,298	37,799	38,138
Leesburg	20,056	22,034	24,299	25,296	25,424	25,439
Northwest	4,052	4,348	4,691	5,158	5,638	6,121
Potomac	15,642	15,803	15,920	16,153	16,422	16,607
Route 15 North	2,087	2,285	2,486	2,700	2,914	3,130
Route 15 South	1,449	1,585	1,775	1,918	2,022	2,131
Route 7 West	8,512	9,015	9,430	9,660	9,903	9,980
Southwest	2,902	3,001	3,119	3,246	3,397	3,543
Sterling	12,339	13,579	15,165	16,446	17,378	17,761
County	137,617	151,668	165,451	172,147	177,020	180,495

Source: Loudoun County Department of Finance and Budget, COG Round 9.2 Cooperative Forecast submission, February 2021.

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POPULATION BY PLANNING SUBAREA



Planning Subarea	POP 2020	POP 2025	POP 2030	POP 2035	POP 2040	POP 2045
Ashburn	126,206	139,747	154,700	158,603	162,581	165,833
Dulles	92,598	107,976	117,924	120,952	122,260	123,088
Leesburg	60,333	66,907	74,335	77,949	78,474	78,560
Northwest	12,199	13,186	14,330	15,866	17,460	19,052
Potomac	47,663	48,111	48,461	49,081	49,811	50,283
Route 15 North	6,346	7,010	7,671	8,385	9,094	9,807
Route 15 South	4,403	4,861	5,492	5,961	6,312	6,663
Route 7 West	27,059	29,001	30,579	31,471	32,412	32,714
Southwest	7,619	7,951	8,344	8,765	9,261	9,749
Sterling	38,620	42,112	46,528	49,468	51,582	52,464
County	423,046	466,862	508,364	526,501	539,247	548,213

Source: Loudoun County Department of Finance and Budget, COG Round 9.2 Cooperative Forecast submission, February 2021.

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EMPLOYMENT BY PLANNING SUBAREA



Planning Subarea	EMP 2020	EMP 2025	EMP 2030	EMP 2035	EMP 2040	EMP 2045
Ashburn	64,504	71,485	81,150	89,765	97,622	101,938
Dulles	36,181	39,874	44,249	46,387	47,398	48,357
Leesburg	30,484	32,974	34,627	36,314	37,395	38,318
Northwest	1,711	1,791	1,819	1,867	1,915	1,969
Potomac	9,149	9,289	9,398	9,451	9,575	9,624
Route 15 North	766	781	798	818	839	864
Route 15 South	1,034	1,064	1,079	1,095	1,107	1,123
Route 7 West	8,159	8,281	8,467	8,723	8,834	8,904
Southwest	3,134	3,142	3,153	3,165	3,180	3,204
Sterling	35,602	36,279	39,694	42,394	44,605	46,631
County	190,724	204,960	224,434	239,979	252,470	260,932

Source: Loudoun County Department of Finance and Budget, COG Round 9.2 Cooperative Forecast submission, February 2021.