

# LOUDOUN COUNTY ROUND 10.0 COG COOPERATIVE FORECASTS

## PLANNING SUBAREA FILE LAYOUT



File: Loudoun County COG Round 10.0 Planning Subarea Forecasts

Source: Loudoun County Office of Management and Budget, Metropolitan Washington Council of Governments (COG) Round 10.0 Cooperative Forecast submission as of June 27, 2023, with a revision to employment submitted on November 9, 2023.

File Release Date: September 6, 2023, with employment data updated on November 27, 2023.

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
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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

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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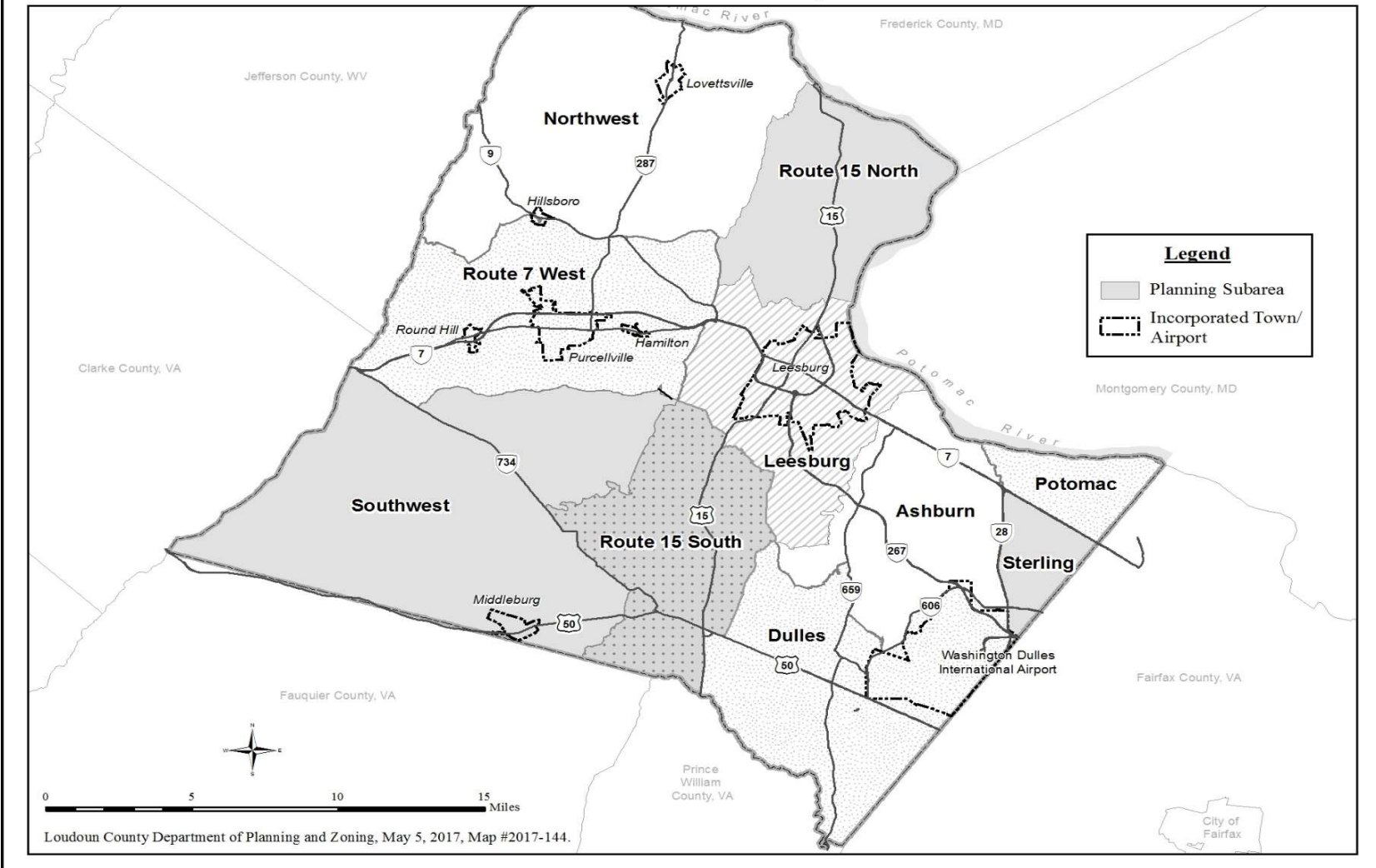
Population

POP	Total population
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Employment

EMP	Total jobs
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# Planning Subareas Loudoun County



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

LOUDOUN COUNTY ROUND 10.0 COG 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	4,494	433	917	1,841	1,303	5,722	531	1,257	2,315	1,620	2,501	27	475	1,709	290
Dulles	3,506	2,326	679	177	325	2,778	1,612	541	484	140	1,584	229	309	495	551
Leesburg	1,494	785	422	92	195	1,994	1,068	518	347	60	1,219	686	368	165	0
Northwest	320	308	11	0	0	324	324	0	0	0	442	439	3	0	0
Potomac	128	30	25	73	0	93	21	38	34	0	286	28	92	96	70
Route 15 North	223	223	0	0	0	187	187	0	0	0	204	204	0	0	0
Route 15 South	154	154	0	0	0	178	178	0	0	0	135	135	0	0	0
Route 7 West	446	446	0	0	0	436	436	0	0	0	238	238	0	0	0
Southwest	112	112	0	0	0	111	111	0	0	0	122	122	0	0	0
Sterling	984	225	225	368	165	1,407	181	346	699	180	1,497	30	253	875	339
<b>County Total</b>	<b>11,861</b>	<b>5,042</b>	<b>2,279</b>	<b>2,551</b>	<b>1,988</b>	<b>13,230</b>	<b>4,649</b>	<b>2,700</b>	<b>3,879</b>	<b>2,000</b>	<b>8,228</b>	<b>2,138</b>	<b>1,500</b>	<b>3,340</b>	<b>1,250</b>

Planning Subarea	2036 to 2040					2041 to 2045					2046 to 2050				
	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST	Total	SFD	SFA	MFA	MFST
Ashburn	2,109	21	294	1,648	145	1,656	11	147	1,407	92	1,681	7	147	1,407	120
Dulles	615	183	187	85	160	361	83	94	85	100	363	54	94	85	130
Leesburg	299	141	158	0	0	98	19	79	0	0	92	13	79	0	0
Northwest	458	456	2	0	0	508	507	1	0	0	508	507	1	0	0
Potomac	233	52	54	78	49	160	26	27	78	29	122	17	27	78	0
Route 15 North	203	203	0	0	0	226	226	0	0	0	226	226	0	0	0
Route 15 South	100	100	0	0	0	111	111	0	0	0	111	111	0	0	0
Route 7 West	272	272	0	0	0	91	91	0	0	0	60	60	0	0	0
Southwest	140	140	0	0	0	156	156	0	0	0	156	156	0	0	0
Sterling	1,021	81	105	789	46	412	31	52	300	29	372	20	52	300	0
<b>County Total</b>	<b>5,450</b>	<b>1,649</b>	<b>800</b>	<b>2,600</b>	<b>400</b>	<b>3,779</b>	<b>1,261</b>	<b>400</b>	<b>1,870</b>	<b>250</b>	<b>3,691</b>	<b>1,171</b>	<b>400</b>	<b>1,870</b>	<b>250</b>

Source: Loudoun County Office of Management and Budget, June 27, 2023.

LOUDOUN COUNTY ROUND 10.0 COG COOPERATIVE FORECASTS

TOTAL HOUSING UNITS BY PLANNING SUBAREA

Planning Subarea	HU 2020	HU 2025	HU 2030	HU 2035	HU 2040	HU 2045	HU 2050
<b>Ashburn</b>	43,509	48,007	53,730	56,233	58,343	59,998	61,677
<b>Dulles</b>	27,979	31,254	33,768	34,979	35,450	35,724	35,970
<b>Leesburg</b>	22,153	23,879	26,144	27,738	28,185	28,375	28,588
<b>Northwest</b>	4,221	4,541	4,866	5,307	5,767	6,275	6,783
<b>Potomac</b>	16,029	16,157	16,250	16,536	16,768	16,929	17,050
<b>Route 15 North</b>	2,142	2,366	2,553	2,756	2,959	3,185	3,411
<b>Route 15 South</b>	1,539	1,693	1,869	2,006	2,107	2,218	2,329
<b>Route 7 West</b>	8,782	9,227	9,663	9,901	10,173	10,258	10,314
<b>Southwest</b>	2,909	3,017	3,123	3,243	3,382	3,534	3,686
<b>Sterling</b>	12,811	13,797	15,202	16,698	17,720	18,132	18,505
<b>County Total</b>	142,074	153,938	167,168	175,397	180,854	184,628	188,313

Source: Loudoun County Office of Management and Budget, June 27, 2023.

LOUDOUN COUNTY ROUND 10.0 COG COOPERATIVE FORECASTS

TOTAL HOUSEHOLDS BY PLANNING SUBAREA

Planning Subarea	HH 2020	HH 2025	HH 2030	HH 2035	HH 2040	HH 2045	HH 2050
<b>Ashburn</b>	41,856	46,183	51,648	54,009	55,995	57,550	59,129
<b>Dulles</b>	27,525	30,731	33,167	34,326	34,781	35,042	35,278
<b>Leesburg</b>	21,455	23,144	25,338	26,878	27,309	27,492	27,696
<b>Northwest</b>	4,024	4,325	4,636	5,055	5,491	5,976	6,461
<b>Potomac</b>	15,658	15,781	15,871	16,144	16,367	16,518	16,633
<b>Route 15 North</b>	2,053	2,266	2,443	2,638	2,830	3,045	3,260
<b>Route 15 South</b>	1,462	1,608	1,777	1,906	2,001	2,108	2,215
<b>Route 7 West</b>	8,461	8,902	9,325	9,563	9,830	9,915	9,970
<b>Southwest</b>	2,572	2,678	2,779	2,891	3,020	3,166	3,312
<b>Sterling</b>	12,376	13,325	14,668	16,082	17,044	17,433	17,784
<b>County Total</b>	137,442	148,943	161,652	169,492	174,668	178,245	181,738

Source: Loudoun County Office of Management and Budget, COG Round 10.0 Cooperative Forecast submission, June 27, 2023.

LOUDOUN COUNTY ROUND 10.0 COG COOPERATIVE FORECASTS

TOTAL POPULATION BY PLANNING SUBAREA

Planning Subarea	POP 2020	POP 2025	POP 2030	POP 2035	POP 2040	POP 2045	POP 2050
<b>Ashburn</b>	121,231	132,407	146,543	152,045	156,584	160,030	163,525
<b>Dulles</b>	92,608	104,047	112,327	115,470	116,940	117,732	118,409
<b>Leesburg</b>	64,693	70,164	77,371	82,490	83,897	84,466	85,096
<b>Northwest</b>	11,963	12,970	13,989	15,378	16,817	18,414	20,011
<b>Potomac</b>	47,143	47,479	47,748	48,478	49,098	49,494	49,790
<b>Route 15 North</b>	6,688	7,394	7,981	8,623	9,264	9,975	10,686
<b>Route 15 South</b>	4,474	4,962	5,522	5,947	6,260	6,609	6,958
<b>Route 7 West</b>	26,746	28,426	30,068	30,969	31,995	32,335	32,560
<b>Southwest</b>	6,627	6,978	7,320	7,691	8,120	8,597	9,074
<b>Sterling</b>	38,786	41,411	45,061	48,403	50,661	51,589	52,402
<b>County Total</b>	420,959	456,238	493,930	515,494	529,636	539,241	548,511

Source: Loudoun County Office of Management and Budget, COG Round 10.0 Cooperative Forecast submission, June 27, 2023.

LOUDOUN COUNTY ROUND 10.0 COG COOPERATIVE FORECASTS

TOTAL EMPLOYMENT BY PLANNING SUBAREA

Planning Subarea	EMP 2020	EMP 2025	EMP 2030	EMP 2035	EMP 2040	EMP 2045	EMP 2050
<b>Ashburn</b>	72,942	83,639	92,172	99,806	106,561	110,314	114,061
<b>Dulles</b>	25,424	30,109	34,462	36,409	37,381	38,106	38,829
<b>Leesburg</b>	30,992	36,667	38,396	40,191	41,151	42,102	43,053
<b>Northwest</b>	1,431	1,553	1,577	1,614	1,651	1,694	1,737
<b>Potomac</b>	8,682	8,789	8,868	8,888	8,974	8,986	8,996
<b>Route 15 North</b>	738	758	771	785	800	816	832
<b>Route 15 South</b>	982	1,033	1,045	1,054	1,062	1,069	1,076
<b>Route 7 West</b>	8,266	8,403	8,564	8,820	8,907	8,952	8,992
<b>Southwest</b>	2,621	2,631	2,635	2,642	2,651	2,660	2,669
<b>Sterling</b>	35,584	36,671	38,476	40,600	42,402	44,005	45,604
<b>County Total</b>	187,662	210,253	226,966	240,809	251,540	258,704	265,849

Source: Loudoun County Office of Management and Budget, COG Round 10.0 Cooperative Forecast revised submission, November 9, 2023.