

# Lyon Village by the Numbers

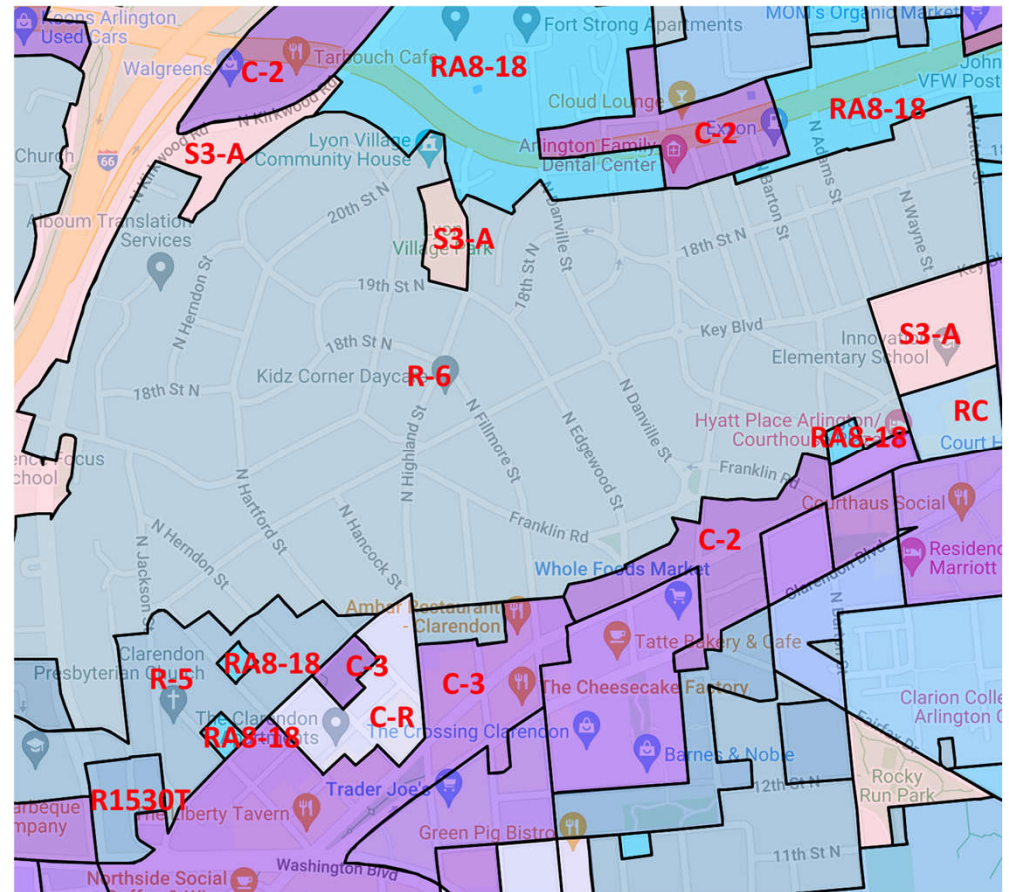
[www.arlington-analytics.com](http://www.arlington-analytics.com)

# Data Sources

- Arlington Open Data
  - Property data, parcel data, assessment data, interior building data, housing data, zoning, and more
  - GIS mapping data of civic associations, buildings, roads, trees, parks, sidewalks, parking lots, driveways, etc.
- Decennial Census and American Population Survey
  - Maps of census blocks and block groups
  - Racial (by block, 2020), income (by block group, 5-years 2018-2022), age (by block group, 5-years 2018-2022)
- APS
  - Student generation factors

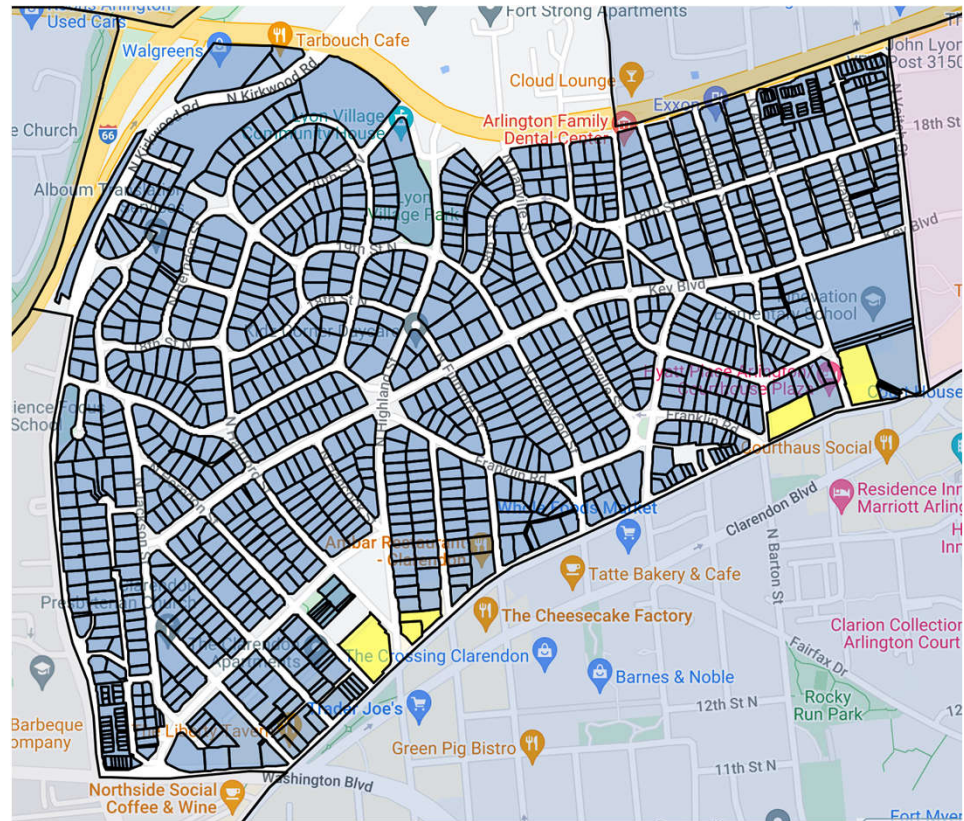
# Lyon Village

- \$2.5 billion in assessments
- Most residential R-6 and R-5
- RA8-18 (4-stories, 40-ft)
- Significant C-2 and C-3



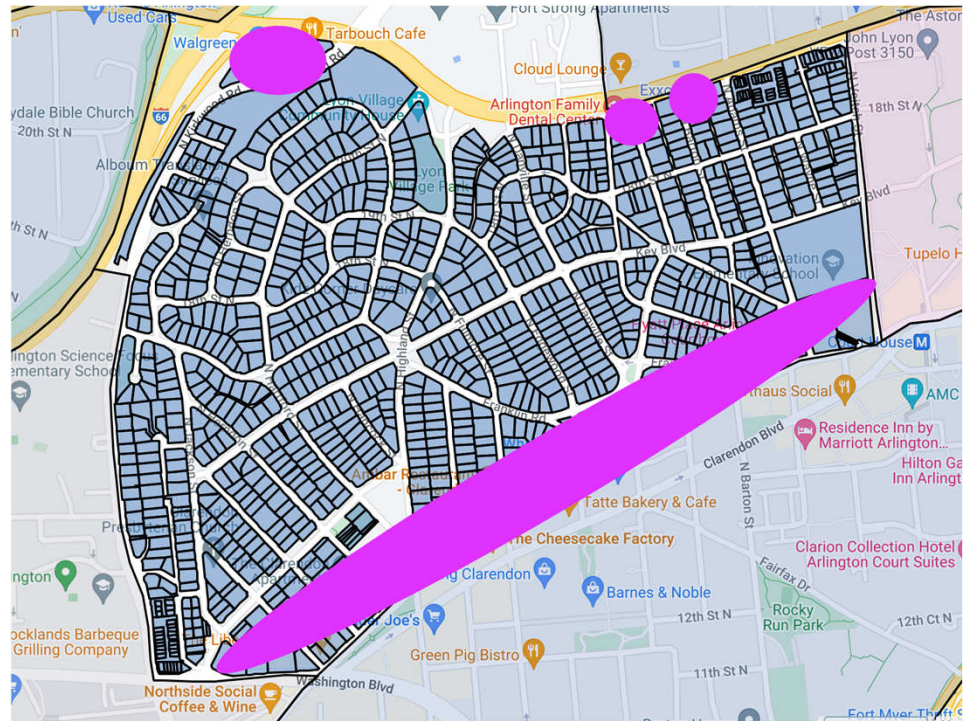
# Office Buildings

- Four office buildings seven stories or higher
- Total of 487,600 sq ft
- All located on Wilson Boulevard, two near Courthouse metro, two near Clarendon metro
- About \$250 million assessed
- About \$200 million built since 2000
  - 2311 Wilson built in 2019
  - 3101 Wilson built in 2002



# Commercial

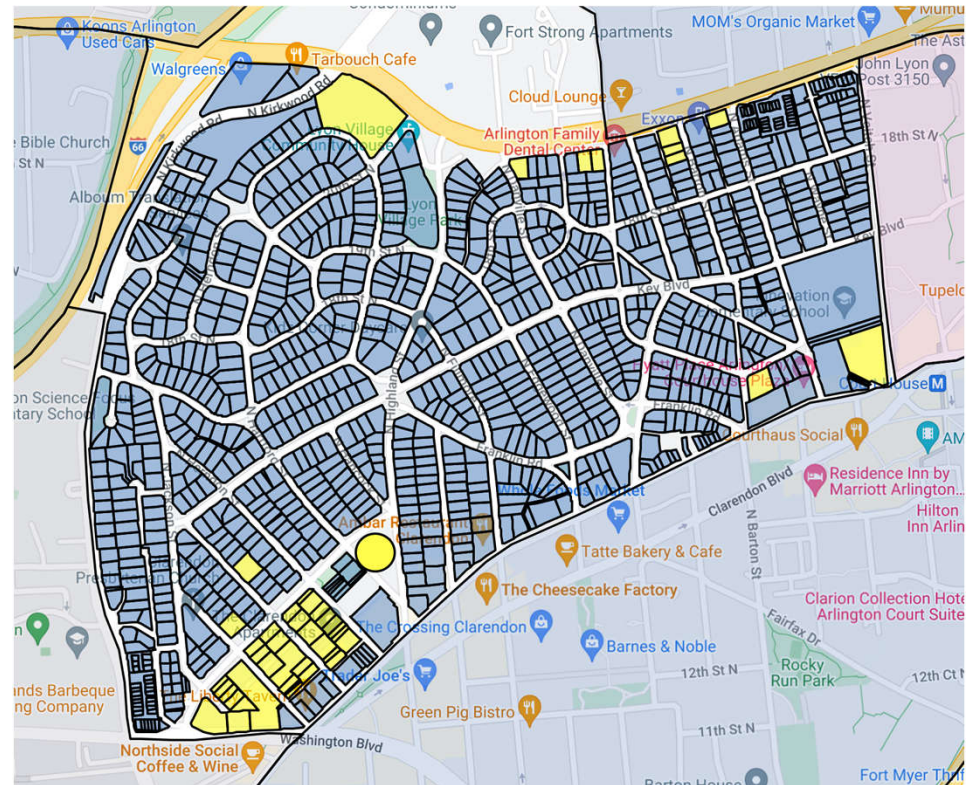
- Total of 74 parcels
- Some may be ground-floor retail
- About 916,100 sq ft
- A very small # of detached single family homes located on commercial property
- One hotel with 168 units
- About \$208 million in assessments
- Except for ground floor construction in four apartment buildings in Clarendon, no new construction this century





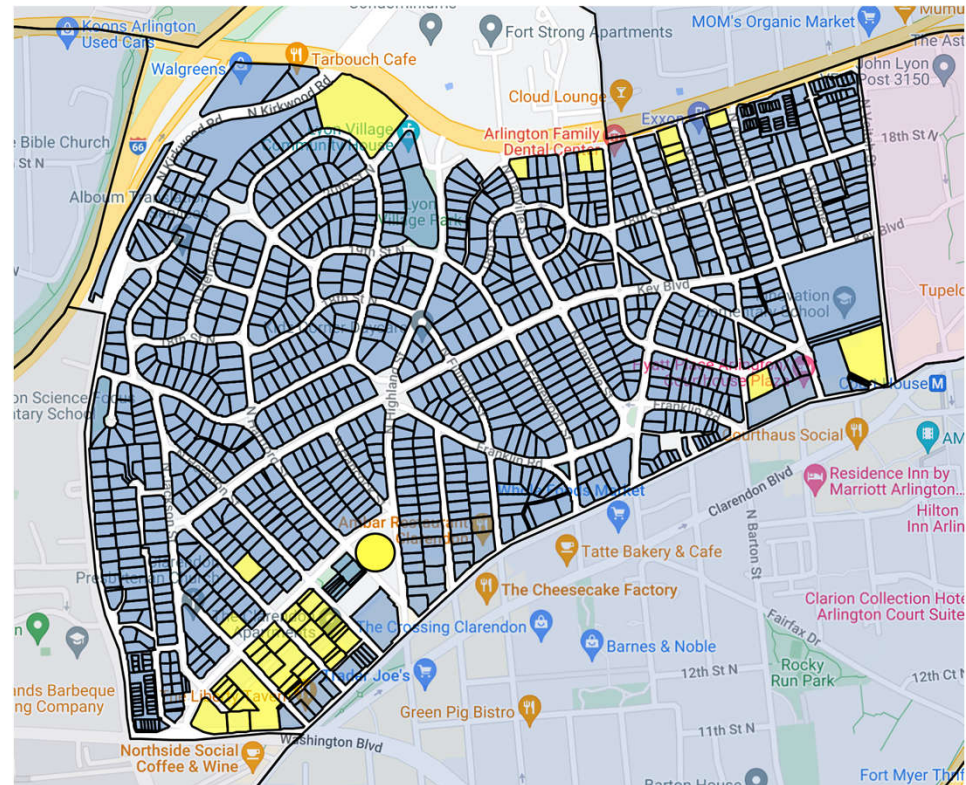
# Residences – Apartments

- 1,430 units
  - 86 garden
  - 109 mid-rise
  - 1,147 hi-rise
  - 70 committed affordable
  - Does not include red top development
- About \$580 million in assessments
- Approx 85 K-12 students



# Residences – Apartments

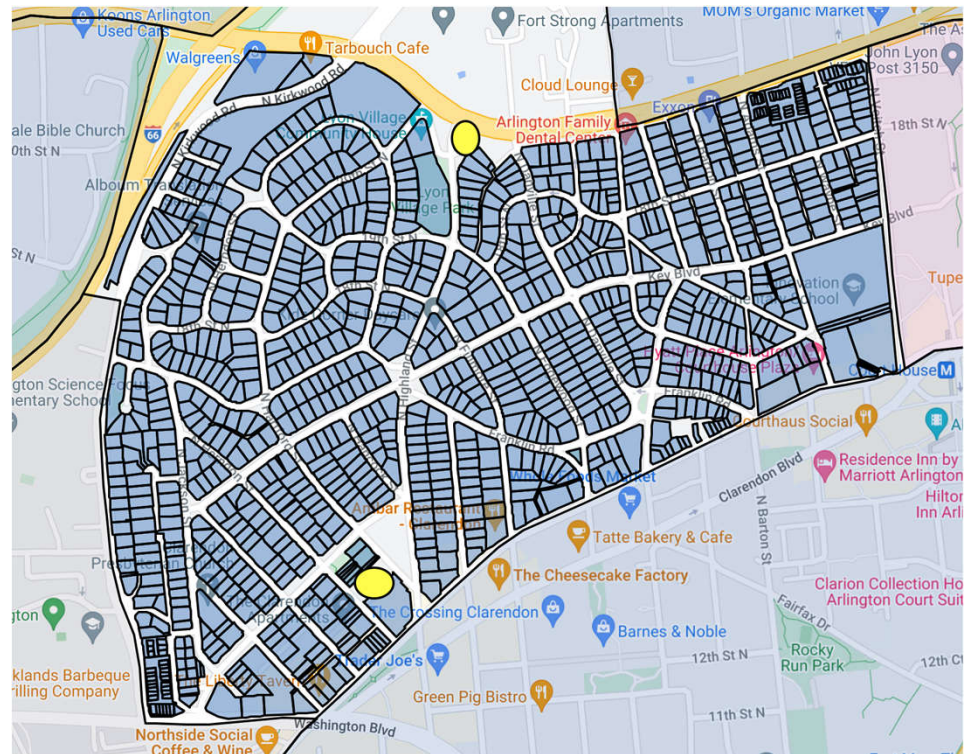
- Construction
  - Red Top is ongoing
  - No new garden since 1985
  - No new mid-rise since 1946
  - New high-rise:
    - Red top (ongoing)
    - The Earl (2020) (333 units)
    - Beacon (2013) (187 units)
    - V Point (2011) (116 w/ 70 CAF)
    - Clarendon Apts (2003) (292 units)
    - 2201 Wilson (2000) (219 units)





# Residences – Condos

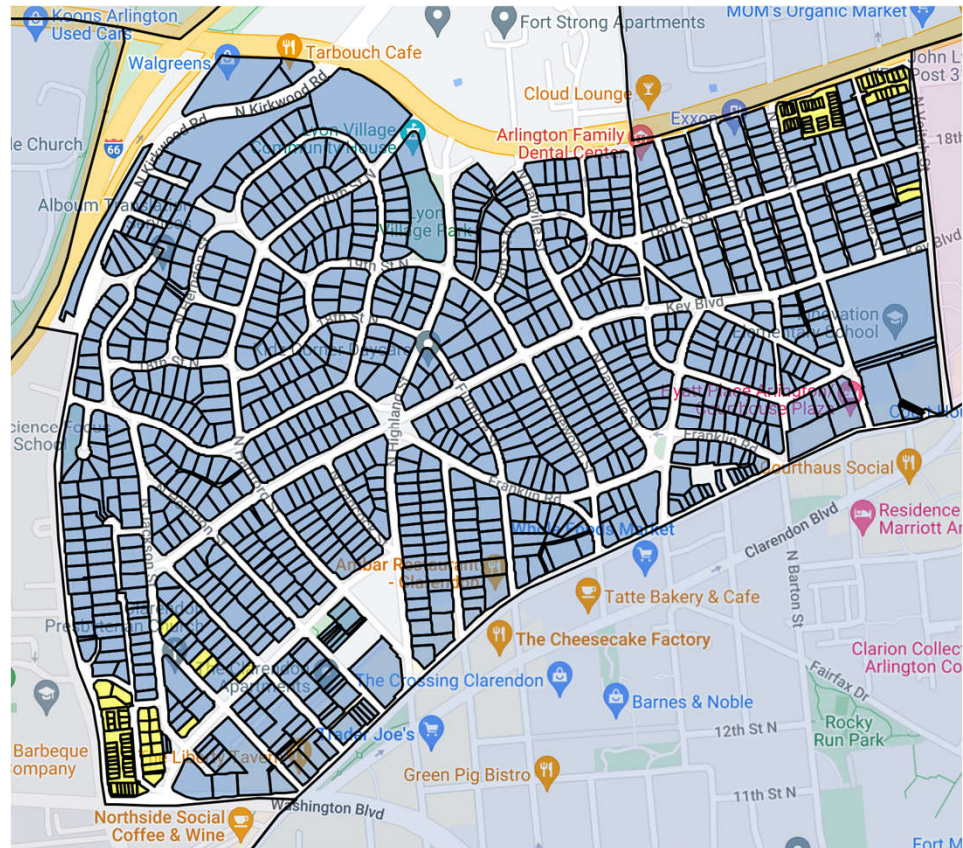
- Two condo buildings
  - 70 units by dog park (2003)
  - 8 units on Langston Blvd. (2012)
- Assessments of about \$48 million
- 46 owner-occupied, 32 renter-occupied
- Approx 4 K-12 students





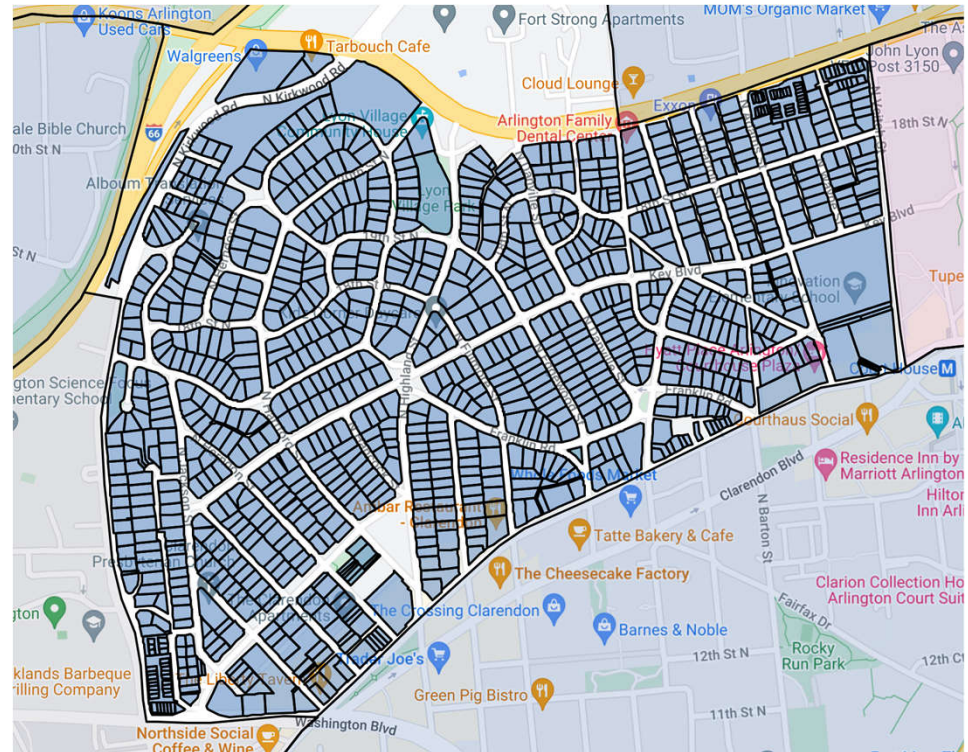
# Residences – Townhomes and Duplexes

- 80 Townhomes (most built between 1999 and 2012)
  - 2 5-bedroom
  - 26 4-bedroom
  - 45 3-bedroom
  - 1 2-bedroom
- 7 duplexes (newest in 1962)
- 2 side-by-sides
- 64 owner-occupied (of 96 units)
- \$108 million assessments
- Approx 22 K-12 students



# Residences – Detached Single-Family

- 774 Detached SFHs
- \$1.30 billion in assessments
- Bedrooms:
  - 46 uncategorized
  - 6 1-bedroom
  - 152 2-bedroom
  - 241 3-bedroom
  - 193 4-bedroom
  - 135 5-bedroom
  - 77 6+-bedroom
- 662 are owner-occupied
- Approx 332 K-12 students



# Residences – Detached Single-Family

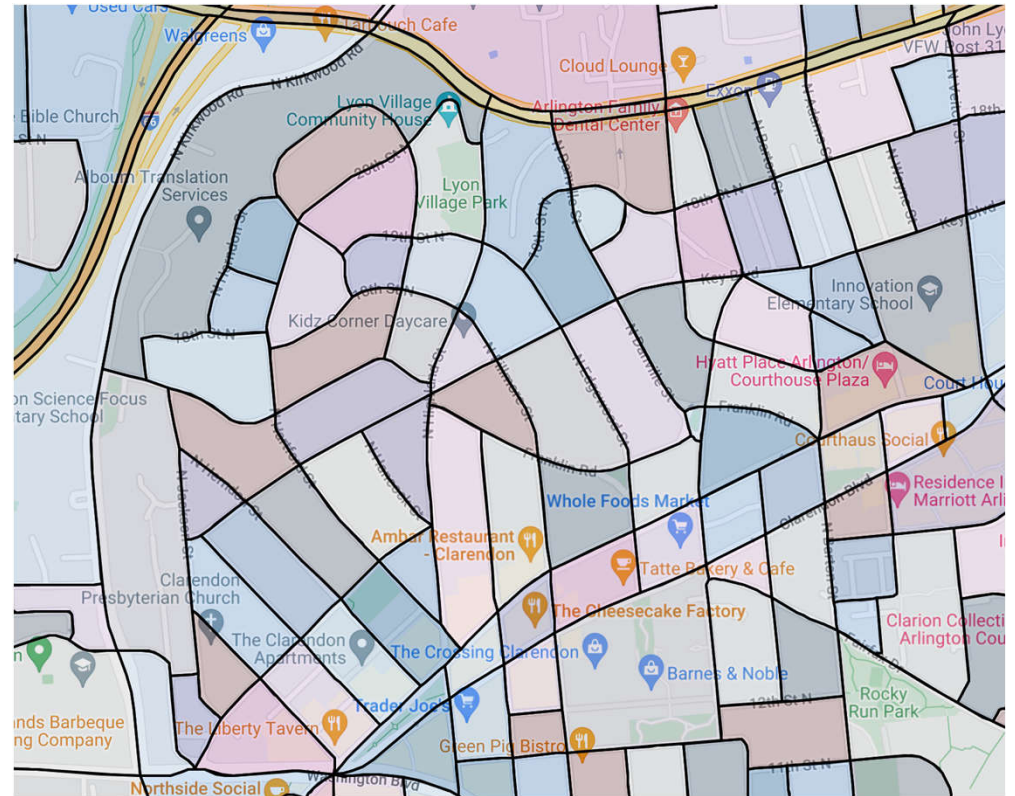
- 774 Detached SFHs
- 10% of Lyon Village redeveloped in the last decade
- Picked up mostly in 2013; lull during COVID
- Expect that this number will likely be similar going forward

Year	Units	Median Assessment	High Assessment	Median Sq. Ft.	High Sq. Ft.
2022	9	\$ 2,278,100	\$ 3,099,700	6,480	10,600
2021	3	\$ 2,482,400	\$ 2,708,100	7,190	9,850
2020	6	\$ 2,511,900	\$ 2,874,800	7,156	10,000
2019	12	\$ 2,188,750	\$ 2,747,800	6,490	9,459
2018	12	\$ 1,917,650	\$ 2,278,900	6,395	10,483
2017	7	\$ 1,852,900	\$ 2,003,000	5,758	8,425
2016	12	\$ 1,909,550	\$ 2,098,100	5,889	9,450
2015	8	\$ 1,731,950	\$ 1,946,900	6,074	9,285
2014	9	\$ 1,891,700	\$ 2,063,200	5,758	9,186
2013	8	\$ 1,747,000	\$ 1,921,100	7,570	8,075



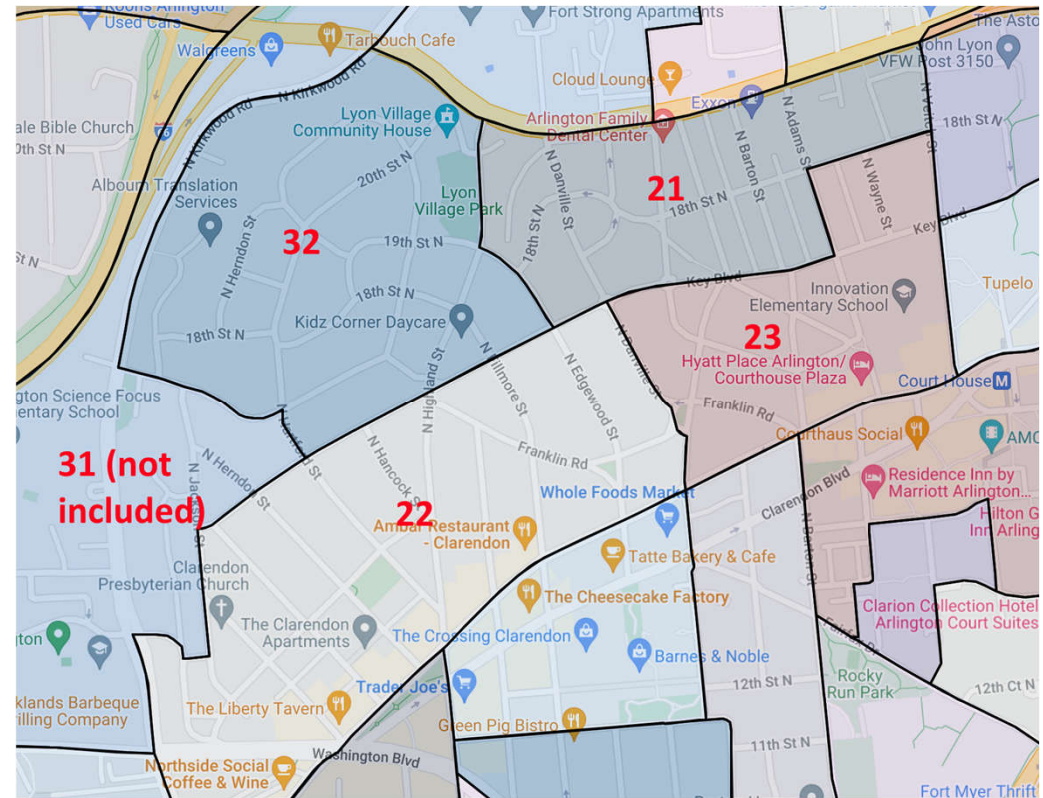
# Demographics - Race

	People
Total Population	4232
White	3190
Black	98
American Indian	9
Asian	419
Pacific Islander	1
Other (Single Race)	96
Two or More	419
Hispanic (included above)	194



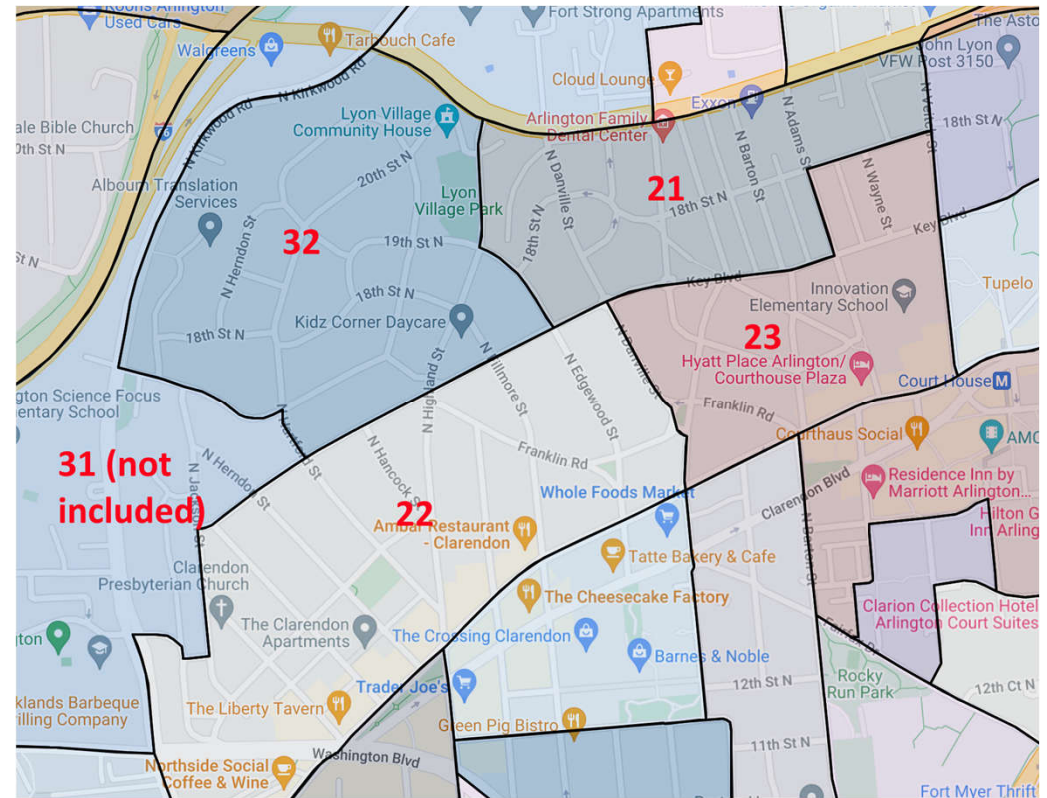
# Demographics - Income

	21	22	23	32	Total
Households	183	733	410	263	1589
Under \$10K	0	0	37	0	37
\$10K-\$15K	0	0	0	0	0
\$15K-\$20K	0	0	0	0	0
\$20K-\$25K	0	0	0	0	0
\$25K-\$30K	0	40	0	0	40
\$30K-\$35K	0	0	0	0	0
\$35K-\$40K	0	9	0	0	9
\$40K-\$45K	0	23	0	0	23
\$45K-\$50K	0	0	0	0	0
\$50K-\$60K	0	25	0	10	35
\$60K-\$75K	28	66	0	0	94
\$75K-\$100K	61	65	30	0	156
\$100K-\$125K	13	13	36	0	62
\$125K-\$150K	15	62	0	27	104
\$150K-\$200K	0	101	116	20	237
\$200K+	66	329	191	206	792



# Demographics - Age

	21	22	23	32	Total
Population	388	1663	1113	796	3960
Under 5	0	70	35	49	154
5-9 Years Old	12	106	42	19	179
10-14 Years Old	19	225	61	65	370
15-19 Years Old	34	10	101	136	281
20-29 Years Old	26	430	299	38	793
30-39 Years Old	85	171	238	26	520
40-49 Years Old	48	169	160	128	505
50-59 Years Old	103	126	140	72	441
60-64 Years Old	9	162	0	24	195
65-69 Years Old	10	110	19	175	314
70-79 Years Old	42	84	18	64	208
80+ Years Old	0	0	0	0	0





# Tree Coverage Ranking

- County did tree coverage study in 2008, 2011, 2016
- Mary Glass contracted for a study in 2022
- The methodology is not comparable across years, so we can't say definitively using these studies that coverage is declining or growing
- But the rankings are still informative because the methodology is consistent within each year

# Tree Coverage Ranking

2008

Area	Rank	Cover
Lyon Park	33	44
North Highlands	34	42
Fairlington	35	42
Williamsburg	36	42
Lyon Village	37	42
Douglas Park	38	41
Waverly Hills	39	40
Leeway Overlee	40	40
Arlington Mill	41	40

2011

Area	Rank	Cover
Arlington Mill	41	37
Old Dominion	42	36
Alcova Heights	43	36
Douglas Park	44	34
Lyon Village	45	34
Arlington Heights	46	31
Columbia Heights	47	31
Glebeewood	48	31
Shirlington	49	28

2016

Area	Rank	Cover
Columbia Heights	44	34
Arlington Heights	45	34
Colonial Village	46	34
Lyon Park	47	34
Lyon Village	48	33
Aurora Highlands	49	30
Penrose	50	29
Shirlington	51	28
Green Valley	52	27

2022

Area	Rank	Cover
Glebeewood	44	29
Douglas Park	45	29
Columbia Heights	46	28
Lyon Park	46	28
Lyon Village	48	27
Shirlington	49	27
Green Valley	50	24
Long Branch Creek	50	24
Penrose	52	23

# 2023 Permeable Space Rankings

- Lyon Village has about
  - 1 million square meters total space
  - 175,000 sq meters of roads
  - 200,000 sq meters of buildings
  - 45,000 sq meters of parking lots
  - 51,000 sq meters of driveways
  - 53,000 sq meters of sidewalks
- LV has about 47 percent space, which ranks 53rd

Area	Rank	Permeable Space
Glebeewood	49	49%
Colonial Village	50	48%
Penrose	51	47%
John M Langston	52	47%
Lyon Village	53	47%
Columbia Heights	54	46%
Aurora Highlands	55	39%
Buckingham	56	37%
Ballston - Virginia Square	57	36%



# Open Public Space Access

CA	Rank	Acres / Person
Bellevue Forest	1	86.3
Donaldson Run	10	31.9
Bluemont	15	28.6
Long Branch Creek	25	14.7
Ballston - Virginia Square	43	7.9
Clarendon - Courthouse	44	7.2
Lyon Park	45	7.2
Stafford-Albemarle-Glebe	46	7.0
Lyon Village	47	6.6
Radnor/Ft. Myer Heights	48	5.8
Glebe Wood	49	5.8
Penrose	50	4.9
Columbia Heights	51	4.8
Old Dominion	61	3.4
Williamsburg	62	2.6

