

The image shows a large, modern building with a light beige facade. The letters 'VDOT' are mounted on the wall in a large, white, three-dimensional font. The building has several stories with large windows. In the foreground, there are several young green trees and a low stone wall. Two people are visible near the entrance of the building. The sky is blue with some light clouds.

VDOT

Virginia Department of Transportation Northern Virginia District
Headquarters.

1. Demographics

Overview

The Fairfax Center Area is one of the county's largest employment centers. Located in central Fairfax County, the area consists of approximately 5,500 acres. According to the US Census, the Fairfax Center Area offers over 42,000 jobs, mostly in professional, scientific, and technical services; retail; and health care and social assistance fields. The area is served by several major thoroughfares, including Lee-Jackson Memorial Highway (Route 50) to the north, Lee Highway (Route 29) to the south, Shirley Gate Road to the east, and Stringfellow Road to the west. Interstate 66 (I-66) bisects the study area, connecting the area to Arlington County, Washington D.C., and Prince William County.

Several prominent landmarks and destinations are located within the Fairfax Center Area. The locus of Fairfax County government is found in the study area as well as the joint Fairfax County Department of Transportation/Virginia Department of Transportation McConnell Public Safety and Operations Center. In addition to being the center of local government for the county, Fairfax Center has several retail and office centers located within its boundaries. Fair Oaks Mall, located north of I-66 at the intersection with Lee-Jackson Memorial Highway, is a large regional shopping center located in the study area. The Fair Lakes area, located farther west along I-66, includes a mix of office, retail, and residential uses that permit residents to conveniently live, work, and shop. Other prominent places include Fairfax Towne Center, a retail center north of the Fairfax County Government Center along West Ox Road, Fairfax Corner, a mixed-use center on Monument Drive, and the Pender Drive area, a mix of office and residential uses located off Waples Mill Road.

Demographics*

Population

According to the 2010 Census, there are 39,123 residents in the Fairfax Center Area. More recent population estimates indicate that there are approximately 42,000 residents (Figure 1.1). According to Nielsen, the study area experienced rapid population

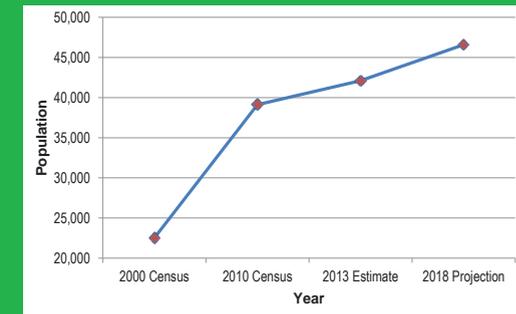


Figure 1.1 Population change in the Fairfax Center Area between 2000-2010 and 2018 population projection. Source: Nielsen

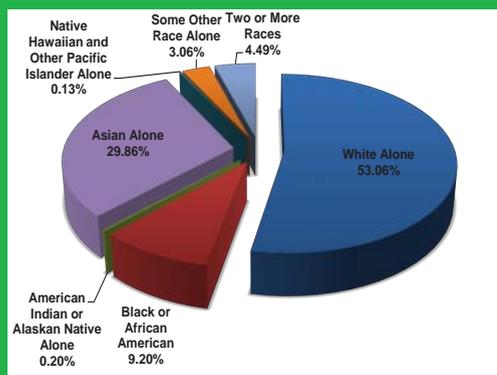


Figure 1.2 Racial composition of the Fairfax Center Area (2013 estimate). Source: Nielsen

growth in the 2000s, increasing by 74 percent between 2000 and 2010, making it one of the fastest growing areas in the region. According to the University of Virginia Weldon Cooper Center for Public Service, Loudoun County – the fastest growing county in Virginia – grew by 84 percent in the same time period. Since then, estimates indicate that recent population growth in the study area has slowed substantially but is still robust; between 2010 and 2013, the population increased by eight percent. Over the next five years, the population is expected to grow by approximately 11 percent.

The current median age for the population in the area is 33.9 years. The population of the area is younger than that of the county, where the current median age is 37.3 years. A majority (64 percent) of households have two or less people. Family households represent a little over half of the households (55 percent). The proportion of family households is projected to grow by approximately nine percent between 2013 and 2018. Current data indicates that approximately 22 percent of the study area population is under the age of 18, which is slightly less than 24 percent for the county as a whole. A majority of people living in the area (53 percent) are married; however a large portion of the population over age 15 has never married (36 percent).

Diversity

The population of the study area is relatively diverse. According to 2013 estimates, white residents make up 53 percent of the population. Asian residents make up 30 percent of the population and approximately nine percent of the community identifies as black or African American. Approximately five percent of the population is two or more races. Ten percent of the population identifies as Hispanic or Latino. Residents of all other races and ethnicities comprise the remainder of the community (Figure 1.2).

The Fairfax Center Area is more diverse than the county as a whole. According to the 2007-2011 American Community Survey Five-Year Estimates, the county is 64 percent white, nine percent black or African American, 18 percent Asian or Pacific Islander, and four percent multiracial. Fifteen percent of the county as a whole identified as Hispanic or Latino.

The diversity of the study area is also reflected in the number of languages that are

spoken at home (Figure 1.3). While approximately 60 percent of area residents speak only English at home, large portions of the population speak an Asian/Pacific Islander language (22 percent), an IndoEuropean language (eight percent), Spanish (seven percent), Spanish (seven percent) or another language (four percent). For Fairfax County as a whole, 37 percent of the population speaks Spanish at home, while 31 percent speak Asian or Pacific Islander languages.

Transportation

The number of vehicles per household can influence modes of travel. According to 2013 demographic estimates, a small portion (two percent) of households have no vehicle, while a majority have either one (40 percent) or two (43 percent) vehicles in the study area (Figure 1.4).

The percentage of cars per household is reflected in residents' transportation choices to work. According to 2013 estimates, the majority of workers living in the study area (approximately 74 percent of workers ages 16 and older) drove a car alone to work, while 11 percent carpooled, and seven percent took public transportation. Other modes of travel including walking and bicycling, were used by approximately three percent of workers. Almost five percent of area residents work from home. According to the 2007-2011 American Community Survey, approximately 75 percent of people drive to work alone in the United States (Figure 1.5).

Travel times to work vary for those in the Fairfax Center Area. The estimated average travel time for workers (age 16 and older) is 39.2 minutes. Approximately 15 percent of workers have a commute of 15 minutes or less. Most workers (64 percent) have commute times between 15 minutes and an hour in length, while 21 percent of workers travel more than an hour to work.

Income

There is a wide range of income levels in the Fairfax Center Area. Approximately nine percent of households make less than \$25,000; approximately 20 percent make less than \$50,000; and 48 percent make over \$100,000 (Figure 1.6). The 2013 estimated median household income is \$96,501. The median household income is

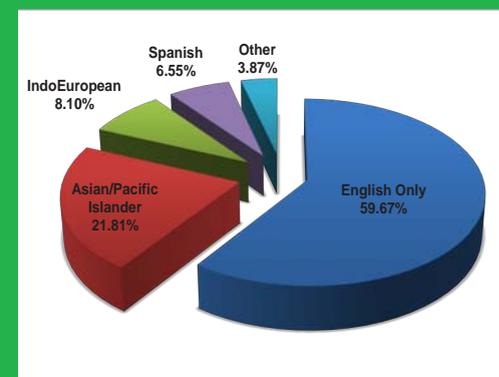


Figure 1.3 Languages spoken at home in the Fairfax Center Area (2013 estimate). Source: Nielsen

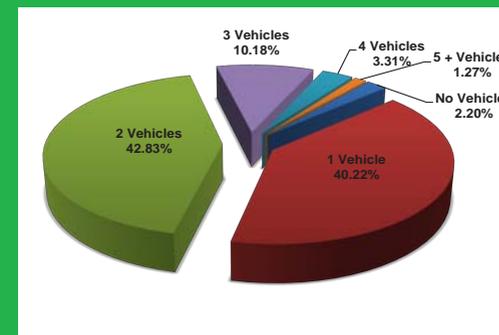


Figure 1.4 Car ownership in the Fairfax Center Area (2013 estimate). Source: Nielsen

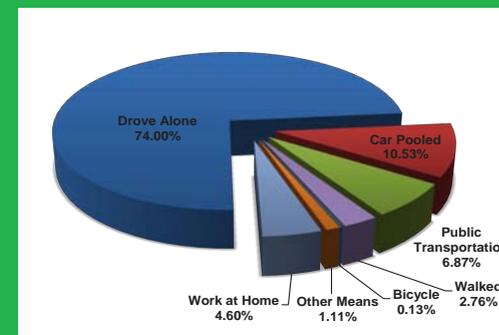


Figure 1.5 Mode of transportation to work for Fairfax Center Area residents (2013 estimate). Source: Nielsen

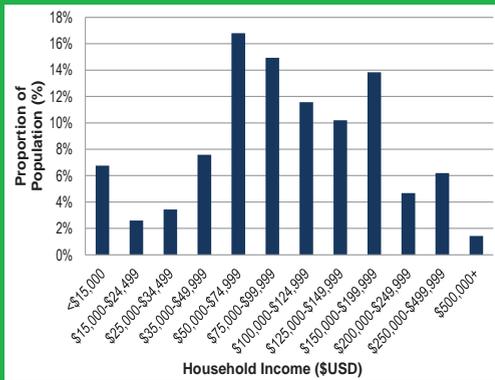


Figure 1.6 Household income in the Fairfax Center Area (2013 estimate). Source: Nielsen

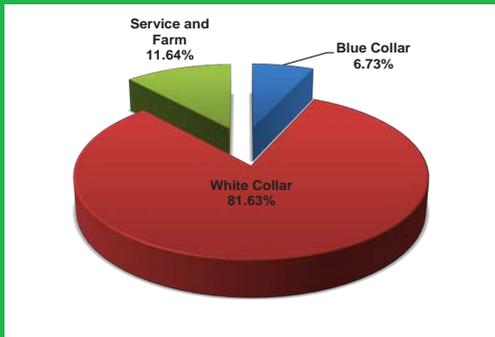


Figure 1.7 Occupational classification for Fairfax Center Area residents (2013 estimate). Source: Nielsen

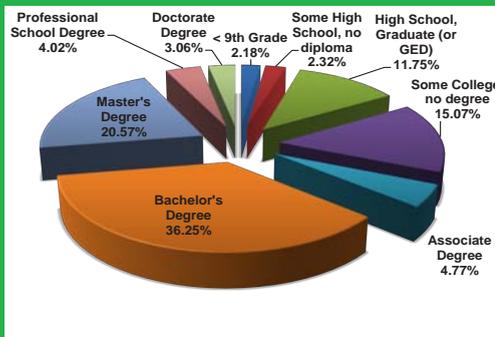


Figure 1.8 Educational attainment for Fairfax Center Area residents (2013 estimate). Source: Nielsen

less than that of the county as a whole, which was \$108,439 as reflected in the 2007-2011 American Community Survey Five-Year Estimates.

Employment and Education

Employment for residents in the study area is robust, with approximately 96 percent of the population age 16 and over being either employed or not in the labor force. Of the employed persons, 82 percent hold white collar jobs, 6 percent are employed in blue collar occupations, and 12 percent are employed as service or farm workers, although these are likely to be service workers (Figure 1.7). Large portions of the population hold jobs in Information Technology (14 percent), Management (13 percent), and Business/Finance (10 percent). The three largest sectors of employment are Private For-Profit (65 percent), Federal Government (11 percent), and Private Non-Profit (eight percent). Other sectors include Local Government (seven percent), State Government (one percent), Self-Employed (seven percent), and Unpaid Family Workers (0.05 percent).

Educational attainment is high, with 60 percent of the work population having a Bachelor's Degree or higher. The study area also has a slightly higher level of educational attainment than the county as a whole, with 58 percent of the population age 25 or over having a bachelor's degree or higher. Currently it is estimated that 21 percent of the population age 25 and over in the study area have earned a Master's Degree, 36 percent have earned a Bachelor's Degree, four percent have earned a Professional School Degree, and three percent have earned a Doctorate Degree. Approximately four percent have not received a high school diploma or equivalent (Figure 1.8).

* Source of demographic information includes the following: Nielsen 2013 Demographic Snapshot Report provided by the Fairfax County Office of Community Revitalization, Annual Population Estimates for 2000-2010 produced by the Demographics Research Group of the University of Virginia Weldon Cooper Center for Public Service, and the U.S. Census Bureau American FactFinder for national and county census data.



Storefront at Fairfax Corner.