



1985 STANDARD REPORTS

**HOUSING, INCOME,
POPULATION,
DEVELOPMENT ACTIVITY,
& LAND USE DATA**

**OFFICE OF
RESEARCH & STATISTICS
FAIRFAX COUNTY, VIRGINIA**

COUNTY OF FAIRFAX

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4100 Chain Bridge Road
Fairfax, Virginia 22030

STANDARD REPORTS

Providing a Summary and Analysis of
Housing, Development Activity, Population, Income
and Land Use Data for Fairfax County

1985



Prepared by:

Office of Research and Statistics

Price: \$6.50

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(Maps and Publications)

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Fairfax, Virginia 22030

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FOREWORD

The Standard Reports is a compilation of population, income, housing development activity, nonresidential structures, and land use information. Specifically, within the Standard Reports are tables showing the following: the County's dwelling unit inventory by type of unit; the estimated ranges of sale prices of houses in the County; housing unit forecasts; the number and type of units within the County's residential development process; population estimates, densities, and forecasts; household income; nonresidential development activity; nonresidential structures; and existing and planned land use data. Various geographic arrangements are used to present the data, such as Supervisor Districts, Planning Districts, Sewersheds, and Census/Subcensus Tracts. Also, within each section of the Standard Reports is a narrative that highlights significant changes in the data, major trends/occurrences, and methodologies, where appropriate. The 1983 household income information presented in the 1984 Standard Reports was developed by a methodology outlined in the household income narrative. Household income pertains to calendar year 1983. All other information, except the historical data, is as of January 1, 1985.

The Standard Reports is the primary publication associated with the Urban Development Information System (UDIS). While the Standard Reports summarizes and aggregates much of the information in UDIS, many additional computer-generated reports exist that contain detailed information. There are reports that list each rental apartment complex with its average rents, office building listings with gross floor area information, a shopping center directory, reports on active residential construction projects, and listings of wholesale and warehouse storage facilities. A list of the economic and demographic information available from the Office of Research and Statistics is presented on pages vii and viii.

Additional demographic and economic data are available in The Fairfax County Profile. Inquiries concerning the Standard Reports, Profile, and UDIS-related information should be directed to:

The Office of Research and Statistics
Management Services Branch
The Massey Building
4100 Chain Bridge Road
Fairfax, Virginia 22030
Telephone: (703) 691-3341

ECONOMIC AND DEMOGRAPHIC DATA
AVAILABLE FROM THE FAIRFAX COUNTY
OFFICE OF RESEARCH AND STATISTICS
4100 Chain Bridge Road
Fairfax, Virginia 22030
(703) 691-3341

<u>Data Source</u>	<u>Description</u>
<u>Standard Reports</u>	Small area housing, income, population, construction and land use data. Also includes data from the 1980 Census.
<u>Fairfax County Profile</u>	Provides an extensive economic and demographic profile of Fairfax County. Includes information on income, age, race, employment, and housing. Also contains information from the 1980 Census.
<u>Characteristics of Fairfax County</u>	Provides, in an abbreviated form, a demographic profile of Fairfax County.
Rental Housing Survey	Provides characteristics of the County's rental housing inventory — rents and vacancy rates.
Offices: An Inventory of Existing Structures	A listing of office buildings in Fairfax County by type of structure. Includes gross floor area and year built information.
Wholesale and Warehouse Storage Facilities	A listing of existing wholesale and warehouse storage facilities in the County. Includes data on gross floor area and year built.
Shopping Center Directory, 1984	A listing of the shopping centers in Fairfax County that includes gross floor area, map reference number, and number of businesses.
Projects Within the Nonresidential Development Process	An inventory of proposed commercial, industrial and other nonresidential projects planned or being constructed in Fairfax County.
Residential Condominium Housing Projects	A listing of residential condominium projects in Fairfax County.
Nonresidential Condominium Projects	A listing of office and warehouse condominium projects including year built, gross floor area, and number of units.

Economic and Demographic Data
Available From the Fairfax County
Office of Research and Statistics

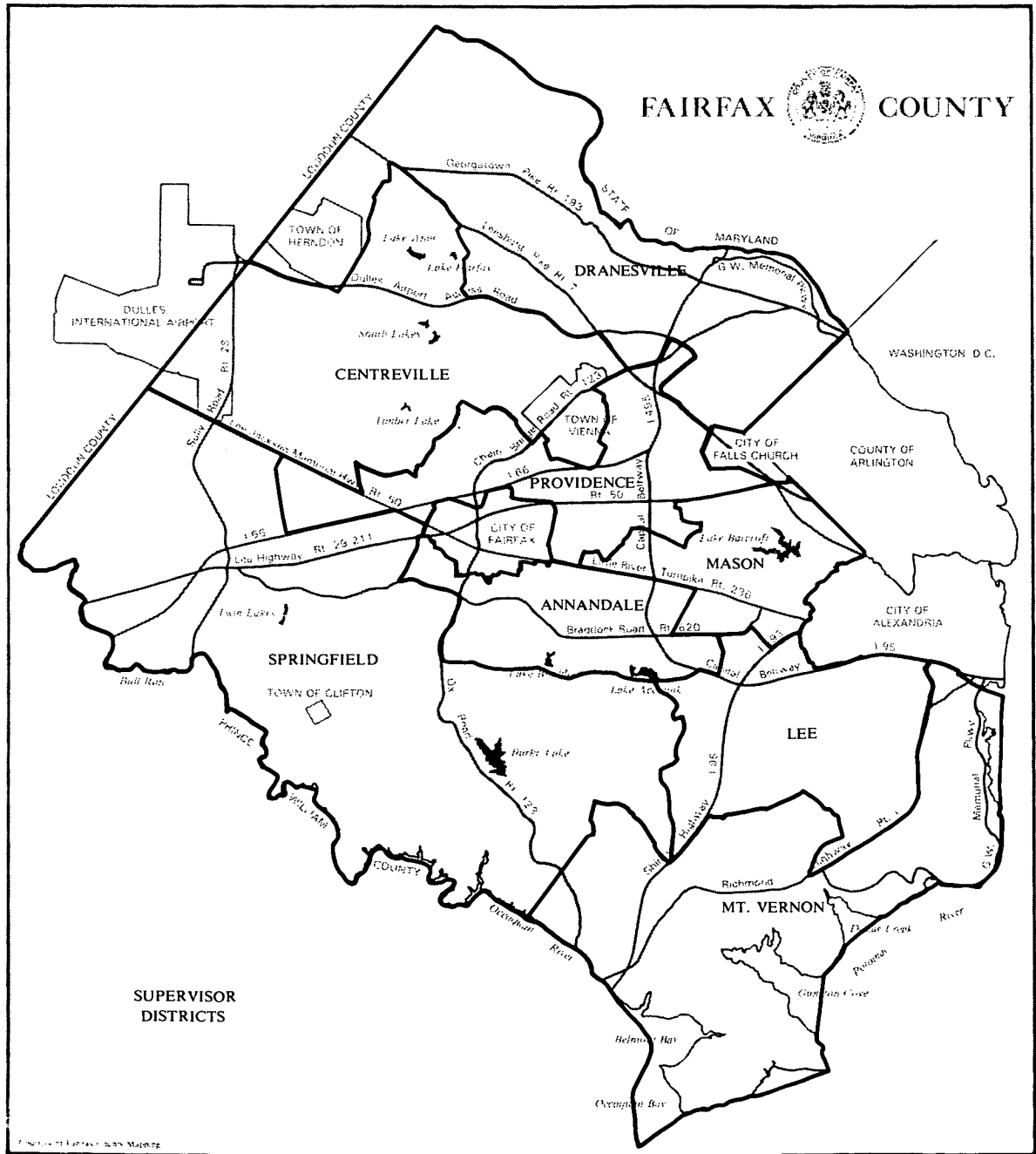
Data Source	Description
Demographic Profiles of Supervisor Districts: 1980 Census Data	Provides 1980 Census data for each Supervisor District. Includes data on population, households, marital status, age, and race.
Economic Profiles of Supervisor Districts: 1980 Census Data	Provides 1980 Census data for each Supervisor District. Includes data on labor force, occupations, educational levels, and housing costs.
Demographic Profiles of Planning Districts: 1980 Census Data	Provides 1980 Census data for each Planning District. Includes data on population, households, marital status, age, and race.
Economic Profiles of Planning Districts: 1980 Census Data	Provides 1980 Census data for each Planning District. Includes data on labor force, occupations, educational levels, and housing costs.
Demographic Changes in Planning Districts: 1970 to 1980 Census Data	Provides data from both the 1970 and 1980 Census. Includes data on changes in age, race, and marital status distribution.
Analysis of Demographic Changes in Planning Districts	Provides an analysis of significant demographic changes between 1970 and 1980 in Fairfax County's Planning Districts.
1984 Household Survey Special Reports	A series of special reports documenting the results of the 1984 Household Survey. Special reports are available for each of the following types of demographic data: income, employment, household size, mobility, age, rental housing, and summary of results.
Vacant and Underutilized Commercial/Industrial Land	A listing of vacant or partially improved parcels planned for commercial/industrial uses. Includes land area, zoning, existing land use, and map reference number.
Vacant and Underutilized Multifamily Residential Land	A listing of vacant or partially improved parcels for multifamily housing (12 or more dwelling units per acre). Includes land area, zoning, existing land use, and map reference number.

I MAPS

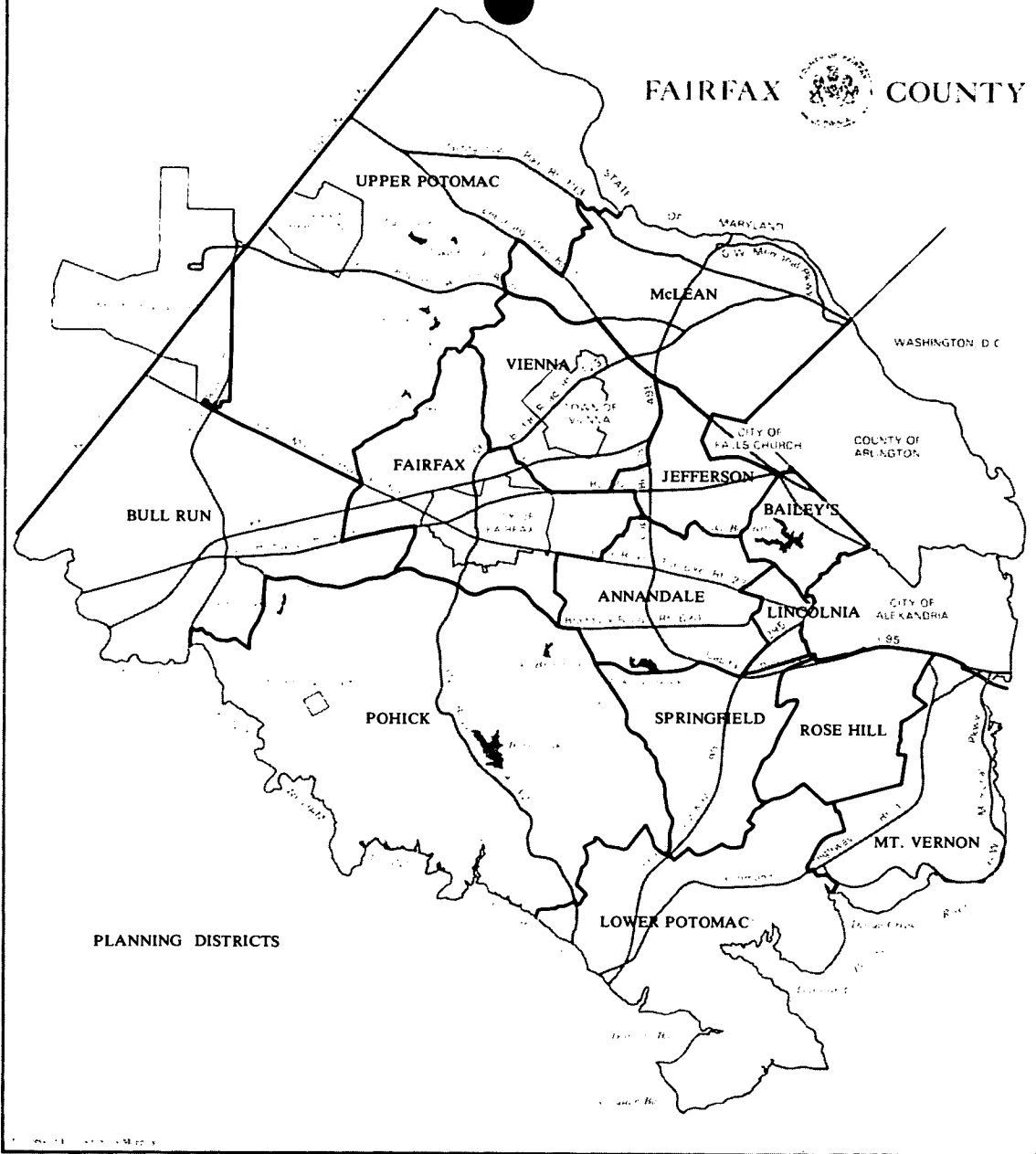
The information contained in the Standard Reports is presented in several geographic arrangements — Supervisor District, Planning District, Sanitary Sewershed, Census Tract and Subcensus Tract. Except for Subcensus Tracts, these geographic identifiers are displayed on the following small maps. Subcensus Tract Maps, as well as larger scale maps (4000' = 1 inch) of each type, are available at the Maps and Publications counter in the Massey Building (see address on page ii).

While all tract tables in this report use the 1980 designations, maps are available that show the 1970 boundaries and numbering scheme.

FAIRFAX COUNTY

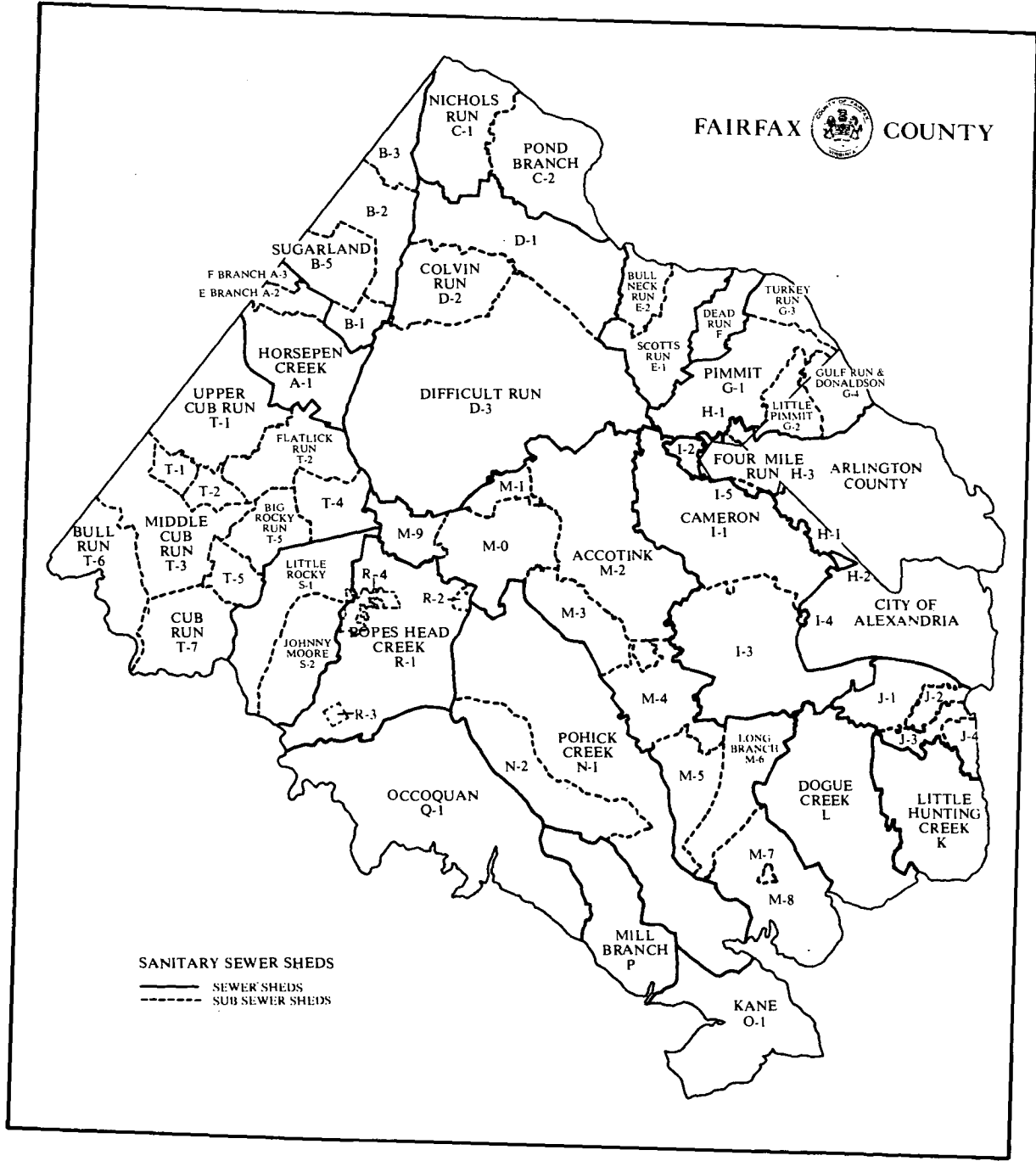


FAIRFAX COUNTY



PLANNING DISTRICTS

FAIRFAX COUNTY

SANITARY SEWER SHEDS
 — SEWER SHEDS
 - - - SUB SEWER SHEDS

SEWERSHED CODES

<u>Code</u>	<u>Sewershed</u>	<u>Servicing Treatment Plant</u>
A-1	Horsepen Creek	Blue Plains
A-2	Horsepen Creek E Branch	Blue Plains
A-3	Horsepen Creek F Branch	Blue Plains
B-1	Sugarland Run	Blue Plains
B-2	Sugarland Run	Blue Plains
B-3	Sugarland Run	Blue Plains
B-5	Sugarland Run (Herndon)	Blue Plains
C-1	Nichols Run	Blue Plains
C-2	Pond Branch	Blue Plains
D-1	Difficult Run	Blue Plains
D-2	Colvin Run	Blue Plains
D-3	Difficult Run	Blue Plains
E-1	Scotts Run	Blue Plains
E-2	Bull Neck Run	Blue Plains
F	Dead Run	Blue Plains
G-1	Pimmit	Blue Plains
G-2	Little Pimmit	Blue Plains
G-3	Turkey Run	Blue Plains
G-4	Strohman Run	Blue Plains
H-1	Four Mile Run	Arlington
H-2	Four Mile Run	Arlington
H-3	Cameron (Falls Church Service Area)	Alexandria
I-1	Cameron	Alexandria
I-2	Cameron	Alexandria
I-3	Cameron	Alexandria
I-4	Cameron	Alexandria
J-1	Cameron	Alexandria
J-2	Cameron	Alexandria
J-3	Cameron	Alexandria
J-4	Cameron	Alexandria
K	Little Hunting Creek	Little Hunting Creek
L	Dogue Creek	Lower Potomac
M-0	Accotink Creek	Lower Potomac

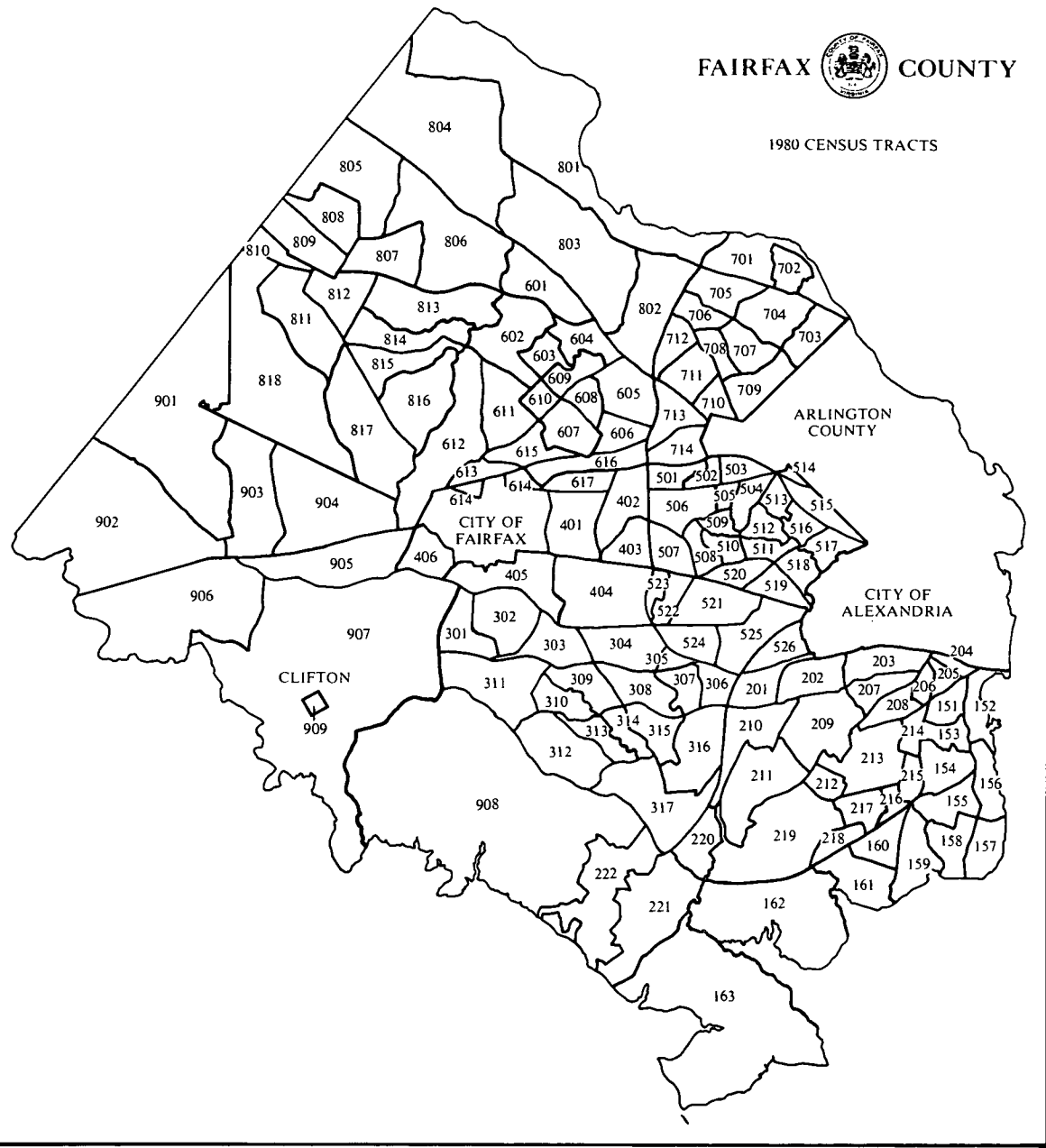
CodeSewershedServicing Treatment Plant

M-1	Accotink Creek	Lower Potomac
M-2	Accotink Creek	Lower Potomac
M-3	Accotink Creek	Lower Potomac
M-4	Accotink Creek	Lower Potomac
M-5	Accotink Creek	Lower Potomac
M-6	Long Branch	Lower Potomac
M-7	Accotink Village	Lower Potomac
M-8	Fort Belvoir	Lower Potomac
M-9	Accotink	Lower Potomac
N-1	Pohick	Lower Potomac
N-2	Pohick	None
O-1	Kane	None
P	Mill Branch	None
Q-1	Occoquan	None
R-1	Popes Head Creek	None
R-2	Upper Popes Head Creek	Lower Potomac
R-3	Popes Head Creek (Clifton)	None
R-4	Popes Head Creek	UOSA
S-1	Little Rocky	UOSA
S-2	Johnny Moore	None
T-1	Cub Run	UOSA
T-2	Cub Run	UOSA
T-3	Cub Run	UOSA
T-4	Cub Run	UOSA
T-5	Cub Run	UOSA
T-6	Bull Run	None
T-7	Cub Run	None

FAIRFAX COUNTY



1980 CENSUS TRACTS



II. FLOWING INVENTION

HOUSING INVENTORY

As of January 1985, there were 247,777 dwelling units in Fairfax County, an increase of 9,927 units, or 4.2 percent, over the 1984 inventory of 237,850 units. Single-family detached units continue to account for a majority of the housing units (56.4 percent), followed by garden apartments (18.1 percent), townhouses (16.3 percent), and high-rise apartments (4.7 percent). Multiplex units comprise 1.8 percent of the total housing inventory, and mid-rise, mobile home, and duplex units account for the remaining 2.7 percent.

Almost half of the County's increase in dwelling units occurred in the Pohick and Upper Potomac Planning Districts. During 1984, over 2,381 units were added to the housing inventory in the Upper Potomac District, while 2,253 units were added to the Pohick District inventory. The Pohick Planning District contains the planned community of Burke Centre, while the Upper Potomac Planning District contains the planned community of Reston.

The Supervisor District with the largest dwelling unit inventory is Springfield, with 35,194 units. Among the eight Supervisor Districts, Mount Vernon has the smallest number of single-family units (14,556). The Dranesville District has the largest number of single-family units (22,615). Over 39 percent of the County's high-rise apartment units are located in the Mason District, and over 24 percent of the County's townhouse units are located in the Springfield District. The Annandale District has the smallest dwelling unit inventory with 26,488 units. Table 1 shows total housing units by year.

TABLE I
TOTAL HOUSING UNITS

Year	Housing Units	Percent of Change
1977	185,879	---
1978	192,776	3.7%
1979	201,667	4.6
1980	215,646	6.9
1981	220,086	2.1
1982	223,853	1.7
1983	230,046	2.8
1984	237,850	3.4
1985	247,777	4.2

* * * *

As of January 1985, the median market value of individually owned housing units was \$110,500. This represents an increase of 2.2 percent from the 1984 estimated median housing value of \$108,100. Thus, half of all owned housing units in the County have values exceeding \$110,500 and half have values below this level.

Table 2 shows, by Planning District, median market value of housing units and the percent change between 1984 and 1985.

TABLE 2
MEDIAN MARKET VALUE OF HOUSING UNITS
BY PLANNING DISTRICT*
1984 - 1985

Planning District	Median Value		Percent Change
	1984	1985	
Annandale	\$110,500	\$112,300	1.6%
Baileys	109,200	109,000	-0.2
Bull Run	94,900	97,800	3.1
Fairfax	120,900	124,000	2.6
Jefferson	92,500	93,600	1.2
Lincolnia	94,200	97,900	3.9
Lower Potomac	83,300	83,900	0.7
McLean	140,400	146,800	4.6
Mount Vernon	98,500	100,500	2.0
Pohick	116,300	118,300	1.7
Rose Hill	101,600	103,300	1.7
Springfield	95,700	99,200	3.7
Upper Potomac	103,100	107,100	3.9
Vienna	114,800	118,200	3.0
Total County	\$108,100	\$110,500	2.2%

* Median value calculated on ungrouped market value data.

The most expensive area in the County for housing is the McLean Planning District, where 68.7 percent of the dwelling units have values exceeding \$120,000. In the Lower Potomac Planning District, the least expensive area in the County for housing, 45.5 percent of the units have values under \$80,000.

DWELLING UNIT INVENTORY
SUPERVISOR DISTRICT
(JANUARY 1985)

SUPERVISOR DISTRICT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
CENTREVILLE ¹	18,558	10	6,515	477	6,230	563	295		32,638
BRANESVILLE ²	22,615	71	3,204		1,999	112	1,669		29,668
ANNANDALE	17,705	58	4,605		3,597	267		256	26,488
LEF	15,903	577	4,117	1,354	6,914			971	29,836
MASON	14,679	38	2,751	273	8,544	1,179	4,582		32,046
MOUNT VERNON	14,556	1,147	2,952	429	4,332		3,373	582	27,330
PROVIDENCE	14,599	14	6,414	384	11,250	182	1,765		34,578
SPRINGFIELD ³	21,164	330	9,742	1,577	1,575			500	35,194
TOTAL	139,779	2,245	40,306	4,494	44,740	2,372	11,632	2,309	247,777

TOWN OF CLIFTON	69								69
TOWN OF HERNDON	2,013	63	1,246		1,473				4,795
TOWN OF VIENNA	4,353	2	332		516	1			5,212
TOTAL	6,435	71	1,578		1,991	1			10,076

Figures exclude group quarters which are composed of Lorton Reformatory, Fort Belvoir, Nursing Homes, and Religious Quarters.

¹Includes the Town of Vienna.

²Includes the Town of Herndon.

³Includes the Town of Clifton.

DWELLING UNIT INVENTORY
PLANNING DISTRICT
(JANUARY 1985)

PLANNING DISTRICT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
ANNANDALE	15,613	14	2,956	256	4,651	512	471		24,474
BATLEYS	4,944	18	432	17	5,371	759	4,111		15,632
BULL RUN	6,601	5	1,922	1,055	804			500	10,787
FAIRFAX	7,375	7	2,153	151	3,721	2		256	13,665
JEFFERSON	8,246	6	1,800	23	4,842	150	899		15,966
LINCOLNIA	1,382	8	1,077		1,882	173			4,522
LOWER POTOMAC	1,360	13	905	280	516				3,974
MCLFAN	15,078	8	1,205	200	2,496	112	1,981		21,080
MOUNT VERNON	14,426	1,703	1,752	1,503	8,631		3,332	1,552	32,950
POHICK ¹	20,464	375	10,534	522	901				32,816
ROSE HILL	7,215	6	1,357		644				9,222
SPRINGFIELD	7,726		3,273		1,549				12,548
UPPER POTOMAC ²	17,234	65	8,129	202	6,668	283	285		32,871
VIENNA ³	12,091	15	3,001	275	2,014	275	553		18,224
TOTAL	139,775	2,245	40,306	4,494	44,740	2,272	11,632	2,306	247,777

Figures exclude group quarters which are composed of Lorton Reformatory, Fort Belvoir, Nursing Homes, and Religious Quarters.

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

DWELLING UNIT INVENTORY
SEWERSED
(JANUARY 1985)

SEWERSED CODE	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
A1	3,008		238						3,246
A2	22		231						253
A3	208		552						760
B1	634	2	369		250				1,255
B2	1,663		103						1,766
B3 1	354								354
B5	2,013	63	1,246		1,473				4,795
C1	519								519
C2	782								782
D1	2,292	2							2,294
D2	1,031		2,084	46	2,596	288	61		6,106
D3 2	14,395	14	3,499	156	2,785	274	1,392		22,515
E1	1,799		208	200	1,971		713		4,491
E2	341	2							343
F	1,912		322				506		2,734
G1	7,522	2	1,100		1,380	112	859		11,015
G2	833				297				1,130
G3	322								322
G4	279								279
H1	1,728	2	265		2,799	359	323		5,576
H2							2,869		2,869
H3	257		35		1				293
I1	13,141	27	1,498	40	7,184	550	419		22,959
I2	1,177		44						1,221
I3	6,486	20	3,320	256	3,348	419	1,157		18,306
I4	51								51
J1	3,458	1,133	195		918		1,073		6,777
J2	684	12	1		1		757	91	1,546
J3	1,359	204	110		579				2,252
J4	392	2	20		917				1,299
K	7,879	343	637	791	4,557		564		15,550
L	5,699	11	1,622	712	1,634			1,343	9,847
								119	
M0	729		305		567				1,601
M1	672	3	1,346		1,470	1			3,493
M2 2	10,571	2	4,262	436	6,570	259	805		22,915
M3	5,932	4	351						6,727

DWELLING UNIT INVENTORY
SEWERSHED
(JANUARY 1985)

SEWERSHED CODE	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGH RISE APTS	MOBILE HOMES	TOTAL UNITS
M4	4,804		1,531		1,163				7,498
M5	1,241		515						1,756
M6	1,146		1,233						2,380
M7	32	2			197				231
M8	13								13
M9	262	2	101					256	621
N1	16,522	375	9,898	802	1,217				28,814
N2	1,224		1,117						2,341
Q1	374	2							376
P	503	7							510
Q1	1,267				1				1,268
R1	2,119	6			9				2,133
R2 3	116		1						117
R3	69								69
R4	106								106
S1	375	3	35		1				414
S2	172				2				174
T1	505				1			500	1,006
T2	1,466		530	437					2,433
T3	1,423		944						2,367
T4	2,309		112		658				3,079
T5	760		266	618	144				1,808
T6	42								42
T7	184								184
TOTAL	139,779	2,245	40,306	4,494	44,740	2,272	11,632	2,309	247,777

Figures exclude group quarters which are composed of Lorton Reformatory, Fort Belvoir, Nursing Homes, and Religious Quarters.

- 1Town of Herndon.
- 2Comprises part of the Town of Vienna.
- 3Includes Town of Clifton.

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIFISE APTS	MOBILE HOMES	TOTAL UNITS
151.01	396				2				397
151.02	307	2			73			91	473
151.03	270								270
CENSUS TOTAL	972	2			75			91	1,140
152.01	192	2	131						325
152.02	18		20		917		564		1,519
152.03	117								117
CENSUS TOTAL	327	2	151		917		564		1,961
153.01	222	37	23						282
153.02	256	204							460
153.03	180	251							471
153.04	100								100
CENSUS TOTAL	758	532	23						1,313
154.01	573		156		1,556			345	2,630
154.02	404								404
154.03	129		69		24			27	249
CENSUS TOTAL	1,106		225		1,580			372	3,283
155.01	357		319		339				1,015
155.02	686								686
155.03	256								256
155.04	90								90
CENSUS TOTAL	1,389		319		339				2,047
156.01	530								530
156.02	75								75
156.03	284	2							286
156.04	112								112
CENSUS TOTAL	1,001	2							1,003
157.01	432								432
157.02	745								745
157.03	166	2							168
CENSUS TOTAL	1,343	2							1,365

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
158.01	667								667
158.02	454								454
158.03	462								462
CENSUS TOTAL	1,583								1,583
159.01	828								828
159.02	162	5							167
159.04	92								92
CENSUS TOTAL	1,082	5							1,087
160.01	106	2			168				276
160.02	478	2	27	149	242			119	1,017
160.03	293								293
CENSUS TOTAL	877	4	27	149	410			119	1,576
161.01	140				45				185
161.02	97								97
161.03	590								590
161.04	406								406
CENSUS TOTAL	1,233				45				1,280
162.01	215								215
162.02	422	5							427
CENSUS TOTAL	637	5							642
201.01	436								436
201.02	466		140						606
CENSUS TOTAL	902		140						1,042
202.01	435		204						639
202.02	517		34						551
CENSUS TOTAL	952		238						1,190
203.01	619								619
203.02	362	2	242						623
203.03	242								242
203.04	214		81						295
CENSUS TOTAL	1,437	2	323						1,762

DWELLING UNIT INVENTORY
CENSUS & SUPCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
204.01	25	274			66		1,224		1,589
CENSUS TOTAL	25	274			66		1,224		1,589
205.01	85	303	115		384		1,544		2,431
205.02	168	8							176
CENSUS TOTAL	253	311	115		384		1,544		2,607
206.01	59	120							179
206.02	3	358			67				428
206.03	271	78			556				905
CENSUS TOTAL	333	556			623				1,512
207.01	603								603
207.02	128								128
207.03	534								534
CENSUS TOTAL	1,265								1,265
208.01	329								329
208.02	265								265
208.03	473	2							475
CENSUS TOTAL	1,067	2							1,069
209.01	357	2	59		644				1,062
209.02	258		531						789
209.03	236		144						380
CENSUS TOTAL	851	2	734		644				2,231
210.01	214								214
210.02	91		457						548
210.03	174		23						197
210.04	267								267
CENSUS TOTAL	766		480						1,246
211.01	216		750						976
211.02	149								149
211.03	13								13
CENSUS TOTAL	378		750						1,128

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
212.01	691								691
CENSUS TOTAL	691								691
213.01	762								762
213.02	41		62						103
CENSUS TOTAL	803		62						865
214.01	195	2			727				924
214.02	262	9	20		1,190				1,481
CENSUS TOTAL	457	11	20		1,917				2,405
215.01	218				801			971	1,990
CENSUS TOTAL	218				801			971	1,990
216.01	95		73	931	322				1,421
216.02	88		30		340				458
CENSUS TOTAL	183		103	931	662				1,879
217.01	1,076		596	57	573				2,402
CENSUS TOTAL	1,076		596	57	573				2,402
218.01	188	2	73	366	289				918
CENSUS TOTAL	188	2	73	366	289				918
220.01	1								1
220.02	271		136						407
220.04	12								12
220.05	32	2			197				231
CENSUS TOTAL	316	2	136		197				651
221.01	204		251		712				767
221.02	1								1
221.03	101								101
221.04	45	2	418	230	6				701
221.05	17				1				18
221.06	40								40
CENSUS TOTAL	408	2	669	230	319				1,628

DWELLING UNIT INVENTORY
CENSUS & SUPCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN ARTS	MIDRISE ARTS	HIGHRISE ARTS	MOBILE HOMES	TOTAL UNITS
301.01	462								462
301.02	924								924
301.03	259		310						569
CENSUS TOTAL	1,645		310						1,955
302.01	2,287	2	1,145						3,434
CENSUS TOTAL	2,287	2	1,145						3,434
303.01	698	52	1,554						2,304
303.02	586		1						587
CENSUS TOTAL	1,284	52	1,555						3,191
304.01	1,142		326						1,468
304.02	855								855
CENSUS TOTAL	1,997		326						2,323
305.01	534								534
CENSUS TOTAL	534								534
306.01	279		106		166				551
306.02	350								350
306.03	257				220				477
306.04	435								435
CENSUS TOTAL	1,321		106		386				1,813
307.01	217								217
307.02	338								338
307.03	373								373
CENSUS TOTAL	928								928
308.01	1,352		1,153		822				3,327
CENSUS TOTAL	1,352		1,153		822				3,327
309.01	778		1,004		242				2,024
CENSUS TOTAL	778		1,004		242				2,024
310.01	734		1,225	237					2,196
CENSUS TOTAL	734		1,225	237					2,196

DWELLING UNIT INVENTORY
CENSUS & SUPCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
311.01	492	3	530						1,025
311.02	502	128	231	186	448				1,495
311.03	1,144	184	1,190		108				2,626
311.04	161				100				261
CENSUS TOTAL	2,299	315	1,951	186	656				5,407
312.01	2,862	2	543						3,407
CENSUS TOTAL	2,862	2	543						3,407
313.01	1,068		137						1,205
CENSUS TOTAL	1,068		137						1,205
314.01	772		79	99					950
CENSUS TOTAL	772		79	99					950
315.01	1,083		338						1,421
CENSUS TOTAL	1,083		338						1,421
316.01	322				242				564
316.02	557		172		99				828
316.03	3								3
CENSUS TOTAL	882		172		341				1,395
317.01	1,555	2	1,447						3,004
317.02	262		124						386
CENSUS TOTAL	1,817	2	1,571						3,390
401.01	235		150		200				585
401.02	1,019								1,019
401.03	383			161	388				932
CENSUS TOTAL	1,637		150	161	588	1			2,517
402.01	3				296				299
402.02	422		579		1,088				2,089
402.04	123								123
CENSUS TOTAL	548		579		1,384				2,511

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	VICTORIAN APTS	FIRE APTS	MOBILE HOMES	TOTAL UNITS
403.01	466								466
403.02	417								417
CENSUS TOTAL	883								883
404.01	696	2	33		2				733
404.02	95								95
404.03	473								473
404.04	639								639
404.05	1,568		137						1,705
404.06	1,069	2							1,071
CENSUS TOTAL	4,543	4	170		2				4,719
405.01	41		46						87
405.02	408								408
405.03	1,443								1,443
CENSUS TOTAL	1,892		46						1,938
406.01	689		1		2		256		948
CENSUS TOTAL	689		1		2		256		948
501.01	93		190	23	892				1,198
501.02	203					150			353
501.03	338				63				401
CENSUS TOTAL	634		190	23	955	150			1,952
502.01			523						523
502.02	243								243
502.03	148				25				173
502.04	391								391
CENSUS TOTAL	782		523		25				1,330
503.01	302				1				303
503.02	293								293
503.03	184	2	69		556				811
503.04	223				1				224
CENSUS TOTAL	1,002	2	69		558				1,631

DWELLING UNIT INVENTORY
CENSUS 6 SURCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
504.01	271	2	47		1				321
504.02	338								338
504.03	230								230
CENSUS TOTAL	839	2	47		1				889
505.01	360								360
505.02	303								303
505.03	224								224
CENSUS TOTAL	887								887
506.01	191								191
506.02	391		58		985				1,434
506.03	298								298
506.04	188	2							190
506.05	192								192
506.06	375								375
506.07	170	2							172
CENSUS TOTAL	1,805	4	58		985				2,852
507.01	501		435						936
507.02	265	2			890		252		1,412
CENSUS TOTAL	770	2	435		890		252		2,349
508.01	289								289
508.02	432								432
508.03	213				166				379
CENSUS TOTAL	934				166				1,100
509.01	286								286
509.02	294								294
CENSUS TOTAL	580								580
510.01	410								410
510.02	490								490
CENSUS TOTAL	900								900
511.01	357								357

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
511.01	446								446
CENSUS TOTAL	806								806
512.01	207								207
512.02	304								304
512.03	101								101
CENSUS TOTAL	612								612
513.01	395	2	1						398
513.02	304	2	4		108				418
CENSUS TOTAL	699	4	5		108				816
514.01					418				418
514.02					504		220		724
514.03			51		225				276
CENSUS TOTAL			51		1,147		220		1,418
515.01	44				537	310			891
515.02	318		3	17	224		603		1,165
515.03	253		186		284	45			772
515.04	67		30		450				547
CENSUS TOTAL	682		219	17	1,545	355	603		3,425
516.01	12					400	419		831
516.02	80								80
516.03	96				602				798
516.04	164	2			444				610
516.05	217				196				413
CENSUS TOTAL	569	2			1,242	400	419		2,722
517.01	244	12	157		1,149				1,562
517.02	331				90		2,859		3,250
CENSUS TOTAL	575	12	157		1,239		2,859		4,852
518.01	416								416
518.02	173								173
518.03	412								412
CENSUS TOTAL	1,001								1,001

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
519.01	352	6	687		312				1,357
CENSUS TOTAL	352	6	687		312				1,357
520.01	496		326			246			1,068
CENSUS TOTAL	496		326			246			1,068
521.01	116								116
521.02	371	2	332				219		924
521.07	314	2	213						529
521.04	280	2	67	256					605
521.05	265		35						300
CENSUS TOTAL	1,348	6	647	256			219		2,476
522.01	220		336		831				1,437
522.02	383		107		336				826
522.07	346								346
CENSUS TOTAL	949		443		1,217				2,609
523.01	7		282		1,964	267			2,520
CENSUS TOTAL	7		282		1,964	267			2,520
524.01	506								506
524.02	345								345
524.07	284								284
524.04	326				412				738
524.05	117		327						444
CENSUS TOTAL	1,578		327		412				2,317
525.01	287								287
525.02	384	2							386
525.07	332		1						333
525.04	255	2	153		892	173			1,475
CENSUS TOTAL	1,258	4	154		892	173			2,481
526.01	365				367				732
526.02	3		67		311				381
526.03	75		169						244
CENSUS TOTAL	443		236		678				1,357

DWELLING UNIT INVENTORY
CENSUS 5 SURCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
601.01	103								103
601.02	578								578
601.03	255								255
CENSUS TOTAL	936								936
602.01	374								374
602.02	65								65
602.03	601								601
CENSUS TOTAL	1,040								1,040
603.01	227								227
603.02	592								592
CENSUS TOTAL	819								819
604.01	234								234
604.02	429		92		217	274			1,012
604.03	140								140
CENSUS TOTAL	803		92		217	274			1,386
605.01	429	2							431
605.02	176		30						206
605.03	263	1							264
605.04	66		142						208
605.05	184	4	5						193
CENSUS TOTAL	1,118	7	177						1,302
606.01	137								137
606.02	1,091								1,091
CENSUS TOTAL	1,228								1,228
2									
607.01	2,151	3	178		303	1			2,636
CENSUS TOTAL	2,151	3	178		303	1			2,636
2									
608.01	837				179				1,016
CENSUS TOTAL	837				179				1,016
2									
609.01	716		83						799
CENSUS TOTAL	716		83						799

DWELLING UNIT INVENTORY
CENSUS & SURCENSUS TRACT
(JANUARY 1985)

SUR. CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
610.01 2	649	5	71		36				761
CENSUS TOTAL	649	5	71		36				761
611.01	633								633
611.02	928		43	275	300				1,546
CENSUS TOTAL	1,561		43	275	300				2,179
612.01	153								153
612.02	660		39						699
612.03	62								62
612.04	43	2							45
CENSUS TOTAL	918	2	39						959
613.01	71								71
613.02	24		1,049		516				1,589
CENSUS TOTAL	95		1,049		516				1,660
614.01	70								70
614.02	179		176		1,521				1,876
CENSUS TOTAL	249		176		1,521				1,946
615.01	126	3	22						152
615.02	202								202
615.03	170		240						410
615.04	23		377						399
615.05	85								85
CENSUS TOTAL	610	3	635				1		1,249
616.01	134		420						554
616.02	294		46						340
616.03	55		312						367
616.04	32				782				814
CENSUS TOTAL	515		778		782				2,075
617.01	32		966		196		553		1,747
617.02	136								136
CENSUS TOTAL	170		966		196		553		1,885

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1988)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	CARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
701.01	271								271
701.02	389								389
701.03	47								47
701.04	122		35						157
CENSUS TOTAL	829		35						864
702.01	1								1
CENSUS TOTAL	1								1
703.01	645								645
703.02	83								83
703.03	260								260
CENSUS TOTAL	988								988
704.01	263		103						366
704.02	37								37
704.03	341								341
704.04	249								249
704.05	485								485
CENSUS TOTAL	1,375		103						1,478
705.01	110								110
705.02	328								328
705.03	405		263						668
705.04	286								286
705.05	136								136
705.06	6						500		506
CENSUS TOTAL	1,271		263				500		2,034
706.01	157								157
706.02	110		27						137
706.03	233		19						252
706.04	149		9						157
CENSUS TOTAL	649		54						703
707.01	270		7						277
707.02	377								377

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
707.03	259	1							260
707.04	363								363
707.05	196								196
707.06	254								254
CENSUS TOTAL	1,719	1	7						1,727
708.01	230		23						253
708.02	607	1	165						773
CENSUS TOTAL	837	1	188						1,026
709.01	443				297				740
709.02	494		206						700
709.03	252								252
709.04	78		124						202
709.05	258	2	7						367
709.06	109								109
CENSUS TOTAL	1,675	2	337		297				2,311
710.01	58								58
710.02	210								210
710.03	171								171
CENSUS TOTAL	439								439
711.01	155								155
711.02	208								208
711.03	264								264
711.04	306								306
711.05	245								245
711.06	335				228	112			675
711.07	190								190
711.08	249								249
CENSUS TOTAL	2,052				228	112			2,392
712.01	1								1
712.03	36		174						210
712.04	39		44	200	1,971		313		2,567
CENSUS TOTAL	76		218	200	1,971		313		2,778

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1995)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
713.01	246		418		1,152		899		2,715
713.02	555		49						604
CENSUS TOTAL	801		467		1,152		899		3,319
714.01	659		416		351				1,425
714.02	255				519				774
CENSUS TOTAL	913		416		870				2,199
801.01	206								206
801.02	177								177
801.03	142								142
801.04	186								186
801.05	161	2							163
CENSUS TOTAL	872	2							874
802.01	227								227
802.02	406								406
802.03	510								510
802.04							1,168		1,168
CENSUS TOTAL	1,143						1,168		2,311
803.01	757								757
803.02	221								221
803.03	702	2							704
803.04	4								4
CENSUS TOTAL	1,684	2							1,686
804.01	354								354
804.02	362								362
804.03	295								295
804.04	262								262
804.05	654								654
CENSUS TOTAL	1,927								1,927
805.01	1,054								1,054
805.02	523		14						537
805.03	62		151						213
CENSUS TOTAL	1,639		165						1,804

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
806.01	297		34						331
806.02	155		319		198				672
806.03	143		257		724				1,134
806.04	385								385
CENSUS TOTAL	980		620		922				2,522
807.01	2								2
807.02	164		881	46	1,674	268	61		3,114
807.03	51		319						370
CENSUS TOTAL	217		1,200	46	1,674	268	61		3,486
1									
808.01	822	3	588		494				1,907
CENSUS TOTAL	822	3	588		494				1,907
1									
809.01	1,191	60	658		979				2,888
CENSUS TOTAL	1,191	60	658		979				2,888
810.01	206		783						989
CENSUS TOTAL	206		783						989
811.01	37								37
811.02	23								23
811.03	566								566
811.04	963								963
CENSUS TOTAL	1,589								1,589
812.01	797	2	546		694				2,039
CENSUS TOTAL	797	2	546		694				2,039
813.01	1,099		2,334	156	1,683				5,272
CENSUS TOTAL	1,099		2,334	156	1,683				5,272
814.01	1,022		912		222		224		2,480
CENSUS TOTAL	1,022		912		222		224		2,480
815.01	708								708
CENSUS TOTAL	708								708

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
816.01	485								485
816.02	485								485
CENSUS TOTAL	970								970
817.01	406								406
817.02	372								372
817.03	447								447
817.04	147								147
CENSUS TOTAL	1,372								1,372
818.01	91								91
818.02	1,296		238						1,534
818.03	111								111
818.04	686		35						721
CENSUS TOTAL	2,286		323						2,609
901.01	4								4
901.02	12								12
901.03	356							500	856
901.04	2								2
901.05	436								436
901.06	1								1
CENSUS TOTAL	814							500	1,314
902.01	8								8
902.02	26								26
902.03	1,021		950						1,971
902.04	186		277						463
902.05	3								3
CENSUS TOTAL	1,244		1,227						2,471
903.01	963		504	437					1,904
903.02	400								400
903.03	110	3							113
903.04	9								9
CENSUS TOTAL	1,482	3	504	437					2,426

DWELLING UNIT INVENTORY
 CENSUS & SUPCENSUS TRACT
 (JANUARY 1985)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIGHRISE APTS	MOBILE HOMES	TOTAL UNITS
808.03	147								147
808.04	102								102
808.05	173								173
808.06	225								225
808.07	64								64
808.08	272								272
808.09	151								151
808.10	120				1				121
808.11	134								134
808.12	896		1,137						2,033
CENSUS TOTAL	2,663		1,137		1				3,801
³									
809.01	69								69
CENSUS TOTAL	69								69
TOTAL	139,779	2,245	40,306	4,494	44,740	2,272	11,632	2,306	247,777

Figures exclude group quarters which are composed of Lorton Reformatory, Fort Belvoir, Nursing Homes, and Religious Quarters.

¹Comprises part of the Town of Herndon (the Town of Herndon is composed of Census Tracts 808 and 809).

²Comprises part of the Town of Vienna (the Town of Vienna is composed of Census Tracts 607 through 610).

³Town of Clifton (the Town of Clifton is composed of Census Tract 909).

DWELLING UNIT SALES PRICES 1,5
SUPERVISOR DISTRICT
(JANUARY 1985)

UNIT TYPE	LESS \$50	\$50-60	\$60-70	\$70-80	\$80-90	\$90-100	\$100-110	\$110-120	\$120-130	\$130-150	\$150-175	\$175-200	\$200-250	OVER \$250	TOTAL UNITS
CENTREVILLE 2															
SINGLE FAMILY	69	31	67	181	322	641	905	974	1,240	3,504	3,259	1,463	939	444	14,049
TOWNHOUSE	3	118	554	1,140	1,446	1,405	663	508	215	281	174	29	24		6,560
CONDOMINIUM APT	738	847	909	142	21	18	4		5	2	11	20	4		2,721
TOTAL	810	996	1,530	1,463	1,789	2,064	1,572	1,482	1,460	3,787	3,454	1,512	967	444	23,330
CRANESVILLE															
SINGLE FAMILY	33	35	78	833	969	1,074	1,114	1,247	1,134	2,734	2,446	2,400	2,923	3,259	20,279
TOWNHOUSE		2	217	307	39	13	72	45	105	443	260	30	93	102	1,728
CONDOMINIUM APT	1	33	14	150	176	173	388	196	43	79	131	2	30	2	1,418
TOTAL	34	70	309	1,290	1,184	1,260	1,574	1,488	1,282	3,256	2,837	2,432	3,046	3,363	23,425
ANNANCALE															
SINGLE FAMILY	25	34	46	94	318	1,044	2,448	3,537	2,810	4,506	2,144	448	100	17	17,660
TOWNHOUSE			30	535	568	1,565	809	348	238	97	5				4,505
CONDOMINIUM APT	285	814	319	211	86	12									1,727
TOTAL	310	848	395	840	1,372	2,621	3,257	3,885	3,048	4,606	2,149	448	100	17	23,982
LEE															
SINGLE FAMILY	130	116	270	1,039	2,645	3,986	2,539	1,755	1,331	1,291	348	119	74	41	15,683
TOWNHOUSE	20	333	1,169	804	1,302	1,295	313	382	91	28	1	77	23	6	5,804
CONDOMINIUM APT	395	270	242	62	22										961
TOTAL	545	719	1,681	1,904	3,969	5,281	2,852	2,137	1,422	1,319	349	156	97	47	22,478
WASON															
SINGLE FAMILY	163	69	172	794	1,516	1,573	1,673	1,464	1,275	1,853	2,151	855	609	354	14,521
TOWNHOUSE	1	24	4	235	147	327	589	508	269	176	90	29			2,399
CONDOMINIUM APT	200	428	717	607	832	321	223	433	111	291	151	69	5		4,399
TOTAL	364	521	893	1,636	2,495	2,221	2,485	2,405	1,655	2,320	2,392	953	614	354	21,308
MCUNT VERNON															
SINGLE FAMILY	364	201	390	693	940	906	1,109	1,472	1,646	2,657	1,865	983	784	291	14,301
TOWNHOUSE	9	409	1,233	1,150	667	324	150	135	109	43	129	2			4,360
CONDOMINIUM APT	143	540	923	386	144	224	84	92	44	96	87	20			2,783
TOTAL	516	1,150	2,546	2,229	1,751	1,454	1,343	1,699	1,799	2,796	2,081	1,005	784	291	21,444

1,5
 DWELLING UNIT SALES PRICES
 SUPERVISOR DISTRICT
 (JANUARY 1985)

UNIT TYPE	LESS \$50	\$50-60	\$60-70	\$70-80	\$80-90	\$90-100	\$100-110	\$110-120	\$120-130	\$130-150	\$150-175	\$175-200	\$200-250	OVER \$250	TOTAL UNITS
PROVIDENCE															
SINGLE FAMILY	144	88	126	444	1,231	1,881	1,763	2,001	1,246	2,177	1,988	859	337	106	14,391
TOWNHOUSE	1		33	383	1,130	1,634	737	534	635	454	74	22			5,637
CONDOMINIUM APT	346	781	1,100	1,159	242	196	79	71	75	51	3	26	2	6	4,137
TOTAL	491	869	1,259	1,586	2,603	3,711	2,579	2,606	1,956	2,682	2,065	907	339	112	24,165
SPRINGFIELD															
SINGLE FAMILY	402	131	117	228	607	1,335	1,785	2,560	2,686	5,650	2,790	1,175	851	485	20,813
TOWNHOUSE	5	629	740	2,229	2,741	2,544	1,373	675	278	178	21		1		11,414
CONDOMINIUM APT	418	314	148	151	174	20	5								1,270
TOTAL	825	1,074	1,005	2,648	3,522	3,899	3,163	3,235	2,964	5,828	2,811	1,175	862	485	33,497
TOWN OF CLIFTON															
SINGLE FAMILY	8	2	4	7	4	4	1	7	1	10	9	3	1		61
TOTAL	8	2	4	7	4	4	1	7	1	10	9	3	1		61
TOWN OF HERNDON															
SINGLE FAMILY	29	17	39	114	426	540	416	205	91	60	19	4	1	5	1,966
TOWNHOUSE	14	117	715	217	162	34									1,259
CONDOMINIUM APT	305	101	2												408
TOTAL	348	235	756	331	588	574	416	205	91	60	19	4	1	5	2,633
TOWN OF VIENNA															
SINGLE FAMILY	28	41	54	82	240	1,024	909	535	388	512	399	56	34	2	4,294
TOWNHOUSE					14	60	23	75	50	39	65	6			332
CONDOMINIUM APT	79	280	82	47											488
TOTAL	107	321	136	129	254	1,084	932	610	438	551	464	62	34	2	5,114
COUNTY															
SINGLE FAMILY	1,395	765	1,363	4,508	9,218	14,008	14,662	15,757	13,848	25,047	17,428	8,365	6,653	5,001	138,018
TOWNHOUSE	53	1,632	4,695	7,000	8,616	9,201	4,729	3,210	1,990	1,739	819	155	141	108	44,088
CONDOMINIUM APT	2,910	4,408	4,456	2,955	1,697	964	783	792	278	519	383	137	41	8	20,331
TOTAL	4,358	6,805	10,514	14,463	19,531	24,173	20,174	19,759	16,116	27,305	18,630	8,657	6,835	5,117	202,437

Estimated dwelling unit sale prices are calculated for single-family, duplex, townhouse, multiplex, and condominium apartment units. Excluded from this table are units in rental projects, units in nonresidential structures, and units in certain ownership statuses, such as cooperatives. Townhouse category includes townhouses, duplex units, and multiplex units. Condominium apartments include both new and converted condominium multifamily units.

¹Expressed in Thousands of Dollars.

²Excludes Town of Vienna.

³Excludes Town of Herndon.

⁴Excludes Town of Clifton.

⁵Sales price in this report refers to the estimated market value as of January 1985. Market value for each dwelling unit is derived from the 1985 tax assessment, adjusted to reflect the unit's market value, or sales price if the unit sold during 1984.

1,5
 DWELLING UNIT SALES PRICES
 PLANNING DISTRICT
 (JANUARY 1985)

UNIT TYPE	LESS \$50	\$50-60	\$60-70	\$70-80	\$80-90	\$90-100	\$100-110	\$110-120	\$120-130	\$130-150	\$150-175	\$175-200	\$200-250	OVER \$250	TOTAL UNITS
ANNANDALE															
SINGLE FAMILY	22	29	81	237	638	1,353	2,884	2,823	1,679	2,959	2,155	467	153	35	15,511
TOWNHOUSE	1	24	15	426	167	611	875	626	292	155	4				3,196
CONDOMINIUM APT	355	683	322	211	86	13	6	5	6	6					1,893
TOTAL	378	936	418	674	891	1,977	3,765	3,454	1,977	3,120	2,159	463	153	35	20,600
BAILEYS															
SINGLE FAMILY	100	23	30	89	347	386	535	546	610	531	633	429	331	291	4,881
TOWNHOUSE				9	71	60	65	93	26	26	70	29			449
CONDOMINIUM APT	130	355	704	585	813	300	214	426	105	285	151	69	5		4,150
TOTAL	230	382	734	687	1,231	746	814	1,065	741	842	854	527	336	291	9,480
BULL RUN															
SINGLE FAMILY	205	74	69	139	472	1,168	1,257	1,305	627	678	296	117	23	26	6,456
TOWNHOUSE	6	624	425	1,137	537	53	1								2,783
TOTAL	211	698	494	1,276	1,009	1,221	1,258	1,305	627	678	296	117	23	26	9,239
FAIRFAX															
SINGLE FAMILY	54	53	48	77	147	445	497	575	658	1,492	1,433	955	592	257	7,283
TOWNHOUSE				65	591	462	216	223	263	100	40				1,960
CONDOMINIUM APT	5	212	533	476	126	112	20							1	1,485
TOTAL	59	265	581	618	864	1,019	733	798	921	1,592	1,473	955	592	258	10,728
JEFFERSON															
SINGLE FAMILY	77	31	80	722	1,779	1,708	958	670	579	947	421	110	78	23	8,183
TOWNHOUSE			12	65	147	384	41	54	142	235	34				1,114
CONDOMINIUM APT	341	447	482	326	52	85	30	2							1,805
TOTAL	418	478	574	1,113	2,018	2,177	1,029	726	721	1,182	455	110	78	23	11,102
LINCOLNIA															
SINGLE FAMILY	38	23	40	69	117	366	174	126	106	135	124	35	11	3	1,367
TOWNHOUSE					174	56	13	54	81	7	1	37	23	6	452
CONDOMINIUM APT	24	56	108	4											232
TOTAL	62	119	148	73	291	422	187	180	187	142	125	72	34	9	2,051
LOWER POTOMAC															
SINGLE FAMILY	165	66	59	62	150	190	122	84	73	71	86	45	51	38	1,262
TOWNHOUSE	6	244	248	218	232	117	20								1,085
TOTAL	171	310	307	280	382	307	142	84	73	71	86	45	51	38	2,347
MCLEAN															
SINGLE FAMILY	16	16	51	810	835	660	561	654	882	2,304	1,772	1,745	2,125	2,471	14,902
TOWNHOUSE			21	179		13	72	45	105	443	260	30	93	102	1,363
CONDOMINIUM APT	1	155	109	525	219	192	420	267	118	130	134	28	32	7	2,337
TOTAL	17	171	181	1,514	1,054	865	1,053	966	1,105	2,877	2,166	1,803	2,250	2,580	18,602

UNIT TYPE	LESS \$50	\$50-60	\$60-70	\$70-80	\$80-90	\$90-100	\$100-110	\$110-120	\$120-130	\$130-150	\$150-175	\$175-200	\$200-250	OVER \$250	TOTAL UNITS
MOUNT VERNON															
SINGLE FAMILY	149	137	388	845	1,247	1,159	1,176	1,386	1,559	2,487	1,741	935	734	257	14,196
TOWNHOUSE	23	492	1,834	512	255	678	129	135	109	47	129	2			4,741
CONDOMINIUM APT	484	681	1,946	386	144	224	84	92	44	96	87	20			7,389
TOTAL	656	1,310	3,268	2,143	1,646	2,061	1,389	1,613	1,712	2,626	1,957	957	734	257	22,325
2															
RCHICK															
SINGLE FAMILY	290	98	94	191	256	676	976	2,741	7,209	6,502	2,942	1,065	816	467	20,719
TOWNHOUSE		10	541	1,864	3,072	3,362	1,483	583	288	70	18		1		11,241
CONDOMINIUM APT		21	40	188	174	20	5								448
TOTAL	290	129	675	2,183	3,502	4,058	2,464	3,324	3,497	6,581	2,960	1,065	817	467	32,008
RCSE HILL															
SINGLE FAMILY	50	36	98	611	1,029	1,351	972	940	894	796	234	110	68	36	7,125
TOWNHOUSE			11	103	153	325	271	375	91	28					1,357
CONDOMINIUM APT	20	33	11	58	22										154
TOTAL	80	69	120	772	1,204	1,676	1,143	1,315	985	824	234	110	68	36	8,636
SPRINGFIELD															
SINGLE FAMILY	49	47	89	141	931	1,669	1,372	965	550	1,128	568	114	52	5	7,680
TOWNHOUSE		1	102	344	1,175	739	371	179	88	142	8				3,149
CONDOMINIUM APT	418	253	108	3											822
TOTAL	467	341	299	488	2,106	2,408	1,743	1,144	638	1,270	576	114	52	5	11,651
3															
UPPER POTOMAC															
SINGLE FAMILY	105	63	119	303	861	1,530	1,762	1,612	1,163	2,908	2,845	1,539	1,194	940	16,934
TOWNHOUSE	17	237	1,451	1,480	1,591	1,434	656	470	212	276	136	28	24		8,012
CONDOMINIUM APT	1,047	548	911	142	21	18	4		5	2	11	20	4		3,129
TOTAL	1,165	1,248	2,481	1,925	2,473	2,982	2,422	2,082	1,380	3,186	2,692	1,597	1,212	940	28,075
4															
VIENNA															
SINGLE FAMILY	75	69	117	212	409	1,347	1,516	1,330	1,259	2,109	2,178	797	475	160	11,919
TOWNHOUSE			35	258	451	907	516	373	293	205	119	20			3,186
CONDOMINIUM APT	75	280	82	47											488
TOTAL	154	349	234	517	860	2,254	2,032	1,703	1,552	2,314	2,297	732	475	160	15,593
COUNTY															
SINGLE FAMILY	1,395	765	1,363	4,508	9,218	14,008	14,662	15,757	13,848	25,047	17,428	8,765	6,657	5,001	179,018
TOWNHOUSE	57	1,632	4,695	7,000	8,616	9,201	4,729	3,210	1,990	1,739	819	156	141	108	44,088
CONDOMINIUM APT	2,910	4,408	4,456	2,955	1,657	964	783	792	278	519	383	137	41	9	20,731
TOTAL	4,362	6,805	10,514	14,463	19,531	24,173	20,174	19,759	16,116	27,505	18,670	8,657	6,935	5,117	202,437

Estimated dwelling unit sale prices are calculated for single-family, duplex, townhouse, multiplex, and condominium apartment units. Excluded from this table are units in rental projects, units in nonresidential structures, and units in certain ownership statuses, such as cooperatives. Townhouse category includes townhouses, duplex units, and multiplex units. Condominium apartments include both new and converted condominium multifamily units.

¹Expressed in Thousands of Dollars.

²Includes Town of Clifton.

³Includes Town of Herndon.

⁴Includes Town of Vienna.

⁵Sales price in this report refers to the estimated market value as of January 1985. Market value for each dwelling unit is derived from the 1985 tax assessment, adjusted to reflect the unit's market value, or sales price if the unit sold during 1984.

HOUSING UNIT FORECASTS HOUSING UNIT FORECASTS

HOUSING UNIT FORECASTS

Fairfax County's long range housing unit forecasts are developed under the auspices of the Cooperative Forecasting Program of the Metropolitan Washington Council of Governments (COG). COG has produced three rounds of forecasts; Round I in 1976, Round II in 1979, and Round III in 1983. The forecasts contained in the 1985 Standard Reports are revisions to Round III and have been forwarded to COG as Round III updates. The Round III forecasts have been revised to reflect:

- higher-than-anticipated growth between 1983 and 1985, requiring an adjustment to the earlier forecasts to reflect the unanticipated increases;
- continued higher rates of growth in the housing inventory than originally forecast due to more favorable market conditions; and
- a higher growth path for the County's basic economic sectors — manufacturing, business and professional services, and communications.

Although the COG program focuses on household forecasts (occupied housing units), the forecasts in the 1985 Standard Reports are housing unit forecasts. Forecasted households can be obtained by applying a 96.1 percent occupancy rate to the housing unit forecasts contained in the following tables.

Methodology

Forecasts for Fairfax County were developed by analyzing and reviewing development trends in Fairfax County over the past 25 years, the impact on Fairfax County of housing development occurring beyond the Washington Metropolitan Area, and the forecasted spatial expansion of population beyond the Washington area's central urban core.

The County's total forecasted housing unit inventory was allocated to areas within the County by locating residential housing projects currently in the County's development process (see Section IV), reviewing trends in the areas presently known as high-growth neighborhoods (i.e., Burke Center, Newington, Chantilly, and Reston), and identifying areas within the County that have potential for becoming major growth centers (i.e., Centreville, Fairfax Center, neighborhoods surrounding future Metrorail stations, and large undeveloped tracts of land in the inner part of the County).

Tables

The tables provided in this section show the County's total housing inventory increasing from 130,817 units in 1970 to 215,646 units in 1980 based on 1970 and 1980 Census information, respectively. Between 1980 and 1990, the County's housing inventory is expected to increase by 64,291 units, from 215,646 in 1980 to 279,937 in 1990. By the year 2000, the County is expected to have 326,417 units, an increase of 46,480 over the County's 1990 housing inventory.

Between 1980 and 2000, all areas of the County will experience increases in housing units. However, the Planning Districts in the western part of the County (Bull Run, Pohick, and Upper Potomac) will have large increases in their housing inventories, while the Planning Districts in the inner part of the County (Annandale, Bailey's, and Lincolnia) will have relatively small gains in their inventories.

Housing unit forecasts have been included for each of the County's Supervisor Districts. It should be noted that Supervisor District boundaries are constitutionally mandated to be reviewed (and possibly changed) every ten years. The forecasts presented in these tables reflect the district boundaries as of January 1985.

Between 1980 and 2000, the Springfield Supervisor District is expected to add over 35,700 units to its inventory, while the Centreville District will add over 19,600 units to its inventory. Together, the Springfield and Centreville Districts will account for 50 percent of the housing unit growth expected in the County between 1980 and 2000. During the same period, the Annandale, Mason, and Mount Vernon Districts are expected to add a combined 17,285 units to the County's inventory, while Lee, Dranesville, and Providence Districts, together, will add 38,101 units.

HISTORICAL FORECASTED UNITS
BY SUPERVISOR DISTRICT
(JANUARY 1985)

SUPERVISOR DISTRICT	1980	1985	1990	1995	2000
CENTREVILLE ¹	27,010	32,638	37,967	42,663	46,691
DRANESVILLE ²	26,234	29,668	31,586	34,190	35,671
ANNANDALE	23,836	26,488	28,826	29,305	29,710
LEE	26,677	29,836	34,835	38,719	41,701
MASON	29,607	32,045	33,469	34,122	34,793
MOUNT VERNON	26,093	27,330	29,008	30,406	32,318
PROVIDENCE	31,218	34,578	38,149	41,658	44,858
SPRINGFIELD ³	24,971	35,194	46,097	54,956	60,675
TOTAL	215,646	247,777	279,937	306,019	326,417

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1980.
Summary Tape File 3, Virginia.

1985 through 2000, Fairfax County Office of Research and Statistics.

¹Includes the Town of Vienna.

²Includes the Town of Herndon.

³Includes the Town of Clifton.

HISTORICAL AND FORECASTED UNITS
BY PLANNING DISTRICT
(JANUARY 1985)

PLANNING DISTRICT	1970	1980	1985	1990	1995	2000
ANNANDALE	17,413	23,500	24,474	24,894	25,056	25,186
BAILEY'S	10,770	13,963	15,652	16,214	16,632	16,746
BULL RUN	3,927	7,705	10,787	16,435	22,391	26,562
FAIRFAX	6,783	11,838	13,689	15,653	17,744	19,855
JEFFERSON	12,587	15,033	15,968	16,878	17,414	18,020
LINCOLNIA	3,592	4,128	4,522	5,484	5,855	6,458
LOWER POTOMAC	3,350	3,968	2,974	3,604	4,330	5,543
MCLEAN	13,307	19,874	21,080	22,192	23,112	23,690
MOUNT VERNON	23,565	31,491	32,950	34,640	35,597	36,010
POHICK ¹	3,884	22,547	32,816	39,498	42,406	44,265
ROSE HILL	5,979	7,591	9,222	12,577	14,850	16,814
SPRINGFIELD	8,914	11,432	12,548	13,582	14,826	15,760
UPPER POTOMAC ²	6,239	25,702	32,871	38,550	44,531	49,521
VIENNA ³	10,507	16,774	18,224	19,736	21,275	21,987
TOTAL	130,817	215,646	247,777	279,937	306,019	326,417

Sources: U.S. Bureau of the Census, Census of Population and Housing: 1970 Census Tracts:
Washington, D.C. - Maryland - Virginia SMSA.

U.S. Bureau of the Census, U.S. Census of Population and Housing: 1980.
Summary Tape File 3, Virginia.

1985 through 2000, Fairfax County Office of Research and Statistics.

- ¹Includes the Town of Clifton.
²Includes the Town of Herndon.
³Includes the Town of Vienna.

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
159.01			828	837	843	856
159.02			167	168	173	193
159.04			92	110	137	163
CENSUS TOTAL	912	1,085	1,087	1,115	1,153	1,212
160.01			276	282	290	290
160.02			1,017	1,025	1,033	1,045
160.03			293	295	311	311
CENSUS TOTAL	1,415	1,603	1,586	1,602	1,634	1,646
161.01			185	188	231	283
161.02			97	97	97	97
161.03			590	619	619	623
161.04			408	413	437	452
CENSUS TOTAL	1,015	1,181	1,280	1,317	1,384	1,455
162.01						
CENSUS TOTAL	1,674	1,202				
163.01			215	239	339	587
163.02			431	558	627	789
CENSUS TOTAL	486	630	646	797	966	1,376
201.01			436	436	436	436
201.02			606	606	635	671
CENSUS TOTAL	879	1,040	1,042	1,042	1,071	1,107
202.01			639	828	898	990
202.02			551	797	880	989
CENSUS TOTAL	733	920	1,190	1,625	1,768	1,979
203.01			619	663	663	663
203.02			606	753	753	797
203.03			242	248	248	248
203.04			295	313	374	435
CENSUS TOTAL	1,294	1,440	1,762	1,977	2,038	2,143
204.01			1,589	1,635	1,635	1,635
CENSUS TOTAL	478	1,586	1,589	1,635	1,635	1,635
205.01			2,431	2,759	2,759	2,759

HISTORICAL AND RECASTED UNITS
 BY CENSUS & SUBCENSUS TRACT
 (JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
151.01			397	423	439	443
151.02			473	479	503	529
151.03			270	273	280	280
CENSUS TOTAL	1,144	1,157	1,140	1,175	1,222	1,252
152.01			325	403	403	403
152.02			1,519	1,531	1,531	1,531
152.03			117	121	121	121
CENSUS TOTAL	1,887	1,929	1,961	2,055	2,055	2,055
153.01			282	286	343	343
153.02			460	460	473	482
153.03			471	476	476	476
153.04			100	100	100	100
CENSUS TOTAL	1,354	1,297	1,313	1,322	1,392	1,401
154.01			2,630	2,692	2,738	2,758
154.02			404	412	415	415
154.03			249	251	251	251
CENSUS TOTAL	2,145	3,335	3,283	3,355	3,404	3,424
155.01			1,015	1,269	1,269	1,269
155.02			686	686	686	686
155.03			256	256	256	256
155.04			90	90	90	90
CENSUS TOTAL	1,450	1,707	2,047	2,301	2,301	2,301
156.01			530	532	535	540
156.02			75	75	75	75
156.03			286	286	286	286
156.04			112	113	113	113
CENSUS TOTAL	949	995	1,003	1,006	1,009	1,014
157.01			432	439	439	439
157.02			745	745	745	745
157.03			188	189	189	189
CENSUS TOTAL	1,332	1,365	1,365	1,373	1,373	1,373
158.01			667	671	675	681
158.02			454	458	461	465
158.03			462	465	472	476
CENSUS TOTAL	1,316	1,579	1,583	1,594	1,608	1,622

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
205.02			176	179	179	179
CENSUS TOTAL	1,598	1,862	2,607	2,938	2,938	2,938
206.01			179	183	183	183
206.02			428	428	428	428
206.03			905	961	997	1,017
CENSUS TOTAL	1,302	1,489	1,512	1,572	1,608	1,628
207.01			603	603	618	658
207.02			128	128	168	209
207.03			534	596	603	603
CENSUS TOTAL	1,080	1,246	1,265	1,327	1,389	1,470
208.01			329	334	358	368
208.02			265	265	291	291
208.03			475	665	665	665
CENSUS TOTAL	896	1,000	1,069	1,264	1,314	1,324
209.01			1,062	1,981	2,381	2,741
209.02			789	1,769	2,548	2,903
209.03			380	409	490	490
CENSUS TOTAL	1,077	1,364	2,231	4,159	5,419	6,134
210.01			214	266	308	351
210.02			548	570	594	630
210.03			197	251	356	466
210.04			287	287	287	287
CENSUS TOTAL	888	1,141	1,246	1,374	1,545	1,734
211.01			976	1,114	1,431	1,647
211.02			149	649	1,185	1,735
211.03			13	13	173	358
CENSUS TOTAL	277	884	1,138	1,776	2,789	3,740
212.01			691	691	745	889
CENSUS TOTAL	473	692	691	691	745	889
213.01			762	782	889	1,037
213.02			103	103	103	103
CENSUS TOTAL	108	786	865	885	992	1,140

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
214.01			924	925	943	953
214.02			1,481	1,490	1,564	1,574
CENSUS TOTAL	2,016	2,456	2,405	2,415	2,507	2,527
215.01			1,990	2,001	2,094	2,147
CENSUS TOTAL	663	1,988	1,990	2,001	2,094	2,147
216.01			1,421	1,425	1,425	1,425
216.02			458	460	504	504
CENSUS TOTAL	747	1,880	1,879	1,885	1,929	1,929
217.01			2,402	2,561	2,561	2,561
CENSUS TOTAL	1,528	2,167	2,402	2,561	2,561	2,561
218.01			918	1,418	1,790	1,890
CENSUS TOTAL	396	830	918	1,418	1,790	1,890
219.01						
CENSUS TOTAL	466	449				
220.01			1	1	1	1
220.02						
220.03			407	452	452	452
220.04			12	12	98	98
220.05			231	232	232	232
CENSUS TOTAL	553	644	651	697	783	783
221.01			767	1,167	1,290	1,290
221.02			1	2	14	15
221.03			101	110	215	466
221.04			751	767	903	1,260
221.05			18	18	113	207
221.06			40	47	47	147
CENSUS TOTAL	343	1,259	1,678	2,111	2,582	3,385
222.01						
CENSUS TOTAL	18	12				
301.01			462	491	491	491
301.02			924	1,110	1,110	1,110
301.03			569	869	998	1,107
CENSUS TOTAL	375	1,485	1,955	2,470	2,599	2,708

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
302.01			3,434	3,643	3,747	3,852
CENSUS TOTAL	637	2,895	3,434	3,643	3,747	3,852
303.01			2,304	2,652	2,652	2,652
303.02			887	1,043	1,043	1,043
CENSUS TOTAL	87	2,311	3,191	3,695	3,695	3,695
304.01			1,468	1,469	1,469	1,469
304.02			855	855	855	855
CENSUS TOTAL	1,979	2,327	2,323	2,324	2,324	2,324
305.01			534	557	572	577
CENSUS TOTAL	431	494	534	557	572	577
306.01			551	559	559	559
306.02			350	350	350	350
306.03			477	479	479	479
306.04			435	435	435	435
CENSUS TOTAL	1,783	1,814	1,813	1,823	1,823	1,823
307.01			217	217	217	217
307.02			338	338	338	338
307.03			373	378	379	379
CENSUS TOTAL	914	941	923	933	934	934
308.01			3,327	3,353	3,419	3,419
CENSUS TOTAL	2,405	3,338	3,327	3,353	3,419	3,419
309.01			2,024	2,361	2,501	2,593
CENSUS TOTAL	89	1,855	2,024	2,361	2,501	2,593
310.01			2,196	2,417	2,417	2,417
CENSUS TOTAL	60	1,602	2,196	2,417	2,417	2,417
311.01			1,025	1,129	1,129	1,129
311.02			1,495	1,848	1,948	1,948
311.03			2,626	3,363	3,990	4,317
311.04			261	523	523	523
CENSUS TOTAL	64	2,365	5,407	6,863	7,590	7,917
312.01			3,407	3,922	4,273	4,524
CENSUS TOTAL	108	2,553	3,407	3,922	4,273	4,524

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
313.01			1,205	1,376	1,376	1,376
CENSUS TOTAL	671	1,154	1,205	1,376	1,376	1,376
314.01			950	1,213	1,213	1,213
CENSUS TOTAL	448	927	950	1,213	1,213	1,213
315.01			1,421	1,911	2,103	2,103
CENSUS TOTAL	1,137	925	1,421	1,911	2,103	2,103
316.01			564	584	754	984
316.02			828	872	922	1,000
316.03			3	3	3	3
CENSUS TOTAL	649	1,239	1,395	1,459	1,679	1,987
317.01			3,044	3,622	4,069	4,219
317.02			386	559	647	647
CENSUS TOTAL	96	1,984	3,430	4,181	4,716	4,866
401.01			586	608	634	660
401.02			1,019	1,020	1,129	1,129
401.03			932	1,042	1,042	1,042
CENSUS TOTAL	2,030	2,254	2,537	2,670	2,805	2,831
402.01			299	299	299	299
402.02			2,089	2,095	2,125	2,195
402.04			123	127	150	150
CENSUS TOTAL	2,001	2,364	2,511	2,521	2,574	2,644
403.01			469	469	469	491
403.02			417	422	462	472
CENSUS TOTAL	717	977	886	891	931	963
404.01			736	736	741	746
404.02			95	95	95	95
404.03			473	473	480	480
404.04			639	650	650	650
404.05			1,705	1,705	1,705	1,705
404.06			1,071	1,117	1,117	1,117
CENSUS TOTAL	3,195	4,521	4,719	4,776	4,789	4,793
405.01			87	113	133	133

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
405.02			403	413	413	459
405.03			1,443	1,522	1,596	1,596
CENSUS TOTAL	1,019	1,606	1,938	2,048	2,142	2,188
406.01			948	973	1,068	1,161
CENSUS TOTAL	721	784	948	973	1,068	1,161
501.01			1,198	1,568	1,737	1,887
501.02			353	354	354	354
501.03			401	413	413	413
CENSUS TOTAL	1,600	1,627	1,952	2,335	2,504	2,654
502.01			523	523	523	523
502.02			243	243	243	243
502.03			173	173	173	173
502.04			391	391	391	391
CENSUS TOTAL	1,382	1,310	1,330	1,330	1,330	1,330
503.01			303	303	311	311
503.02			293	293	293	293
503.03			841	850	873	873
503.04			224	224	230	230
CENSUS TOTAL	1,546	1,604	1,661	1,670	1,707	1,707
504.01			321	322	322	322
504.02			338	338	338	338
504.03			230	230	230	230
CENSUS TOTAL	817	873	889	890	890	890
505.01			360	360	360	360
505.02			303	303	303	303
505.03			224	224	224	224
CENSUS TOTAL	819	886	887	887	887	887
506.01			191	236	316	485
506.02			1,434	1,603	1,603	1,603
506.03			298	298	298	298
506.04			190	190	190	190
506.05			192	204	204	204
506.06			375	375	375	375
506.07			172	175	175	175
CENSUS TOTAL	2,371	2,629	2,852	3,081	3,161	3,330

HISTORICAL AND FORECASTED UNITS
 BY CENSUS & SUBCENSUS TRACT
 (JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
507.01			936	1,024	1,024	1,024
507.02			1,413	1,431	1,464	1,484
CENSUS TOTAL	963	1,907	2,349	2,455	2,488	2,508
508.01			289	289	289	289
508.02			432	436	436	436
508.03			379	411	425	425
CENSUS TOTAL	1,090	1,081	1,100	1,136	1,150	1,150
509.01			286	286	286	286
509.02			294	294	297	297
CENSUS TOTAL	578	576	580	580	583	583
510.01			410	410	410	410
510.02			490	490	490	490
CENSUS TOTAL	871	891	900	900	900	900
511.01			357	357	357	357
511.02			449	450	450	450
CENSUS TOTAL	772	811	806	807	807	807
512.01			207	208	209	210
512.02			304	307	307	307
512.03			101	101	101	101
CENSUS TOTAL	609	613	612	616	617	618
513.01			398	418	418	418
513.02			418	419	419	419
CENSUS TOTAL	823	838	816	837	837	837
514.01			418	418	418	418
514.02			724	726	726	726
514.03			276	311	341	372
CENSUS TOTAL	1,265	1,065	1,418	1,455	1,485	1,516
515.01			941	961	1,244	1,244
515.02			1,165	1,356	1,356	1,356
515.03			772	780	791	818
515.04			547	551	551	551
CENSUS TOTAL	2,403	3,377	3,425	3,648	3,942	3,969

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
516.01			831	831	831	831
516.02			80	80	80	80
516.03			788	788	788	788
516.04			610	610	610	610
516.05			413	413	413	413
CENSUS TOTAL	2,691	2,714	2,722	2,722	2,722	2,722
517.01			1,562	1,796	1,796	1,796
517.02			3,290	3,318	3,356	3,407
CENSUS TOTAL	1,328	3,565	4,852	5,114	5,152	5,203
518.01			416	416	416	416
518.02			173	173	173	173
518.03			412	426	481	485
CENSUS TOTAL	882	980	1,001	1,015	1,070	1,074
519.01			1,357	1,876	2,013	2,395
CENSUS TOTAL	1,214	1,344	1,357	1,876	2,013	2,395
520.01			1,068	1,198	1,198	1,198
CENSUS TOTAL	469	1,060	1,068	1,198	1,198	1,198
521.01			118	118	118	118
521.02			924	925	925	949
521.03			529	549	564	569
521.04			605	620	620	638
521.05			300	320	345	366
CENSUS TOTAL	1,321	2,384	2,476	2,532	2,572	2,640
522.01			1,437	1,437	1,437	1,437
522.02			826	826	826	826
522.03			346	346	346	346
CENSUS TOTAL	2,287	2,188	2,609	2,609	2,609	2,609
523.01			2,520	2,520	2,520	2,520
CENSUS TOTAL	1,289	2,925	2,520	2,520	2,520	2,520
524.01			506	506	506	506
524.02			345	345	345	345
524.03			284	284	284	284
524.04			738	741	741	741

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
524.05			444	444	444	444
CENSUS TOTAL	2,025	2,300	2,317	2,320	2,320	2,320
525.01			287	287	287	287
525.02			386	389	397	397
525.03			333	356	356	356
525.04			1,475	1,525	1,533	1,620
CENSUS TOTAL	2,161	2,445	2,481	2,557	2,573	2,660
526.01			732	766	783	799
526.02			381	628	749	867
526.03			244	333	421	421
CENSUS TOTAL	995	984	1,357	1,727	1,953	2,087
601.01			103	153	265	265
601.02			578	607	653	657
601.03			255	270	281	289
CENSUS TOTAL	194	828	936	1,030	1,199	1,211
602.01			374	459	564	564
602.02			65	69	69	70
602.03			601	708	728	728
CENSUS TOTAL	328	819	1,040	1,236	1,361	1,362
603.01			227	232	239	245
603.02			592	613	623	633
CENSUS TOTAL	295	789	819	845	862	878
604.01			234	275	300	300
604.02			1,012	1,070	1,103	1,103
604.03			140	169	189	189
CENSUS TOTAL	494	1,233	1,386	1,514	1,592	1,592
605.01			431	576	585	620
605.02			206	306	342	382
605.03			264	284	304	324
605.04			209	208	208	234
605.05			193	235	335	385
CENSUS TOTAL	744	1,038	1,302	1,609	1,774	1,945
606.01			137	144	148	152

HISTORICAL AND FORFCATED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
606.02			1,091	1,099	1,149	1,149
CENSUS TOTAL	1,325	1,218	1,228	1,243	1,297	1,301
607.01 ²			2,636	2,645	2,682	2,689
CENSUS TOTAL	2,226	2,611	2,636	2,645	2,682	2,689
608.01 ²			1,016	1,085	1,089	1,085
CENSUS TOTAL	982	1,021	1,016	1,085	1,085	1,085
609.01 ²			799	831	850	850
CENSUS TOTAL	634	766	799	831	850	850
610.01 ²			761	764	764	764
CENSUS TOTAL	652	758	761	764	764	764
611.01			633	636	637	659
611.02			1,546	1,607	1,707	1,790
CENSUS TOTAL	1,219	2,093	2,179	2,243	2,344	2,449
612.01			153	163	180	185
612.02			699	753	839	1,091
612.03			62	67	75	78
612.04			45	162	363	747
CENSUS TOTAL	366	825	959	1,145	1,457	2,101
613.01			71	187	404	622
613.02			1,589	2,025	2,044	2,044
CENSUS TOTAL	119	982	1,660	2,212	2,448	2,666
614.01			70	79	79	79
614.02			1,876	1,902	1,902	1,902
CENSUS TOTAL	394	2,229	1,946	1,981	1,981	1,981
615.01			152	184	184	284
615.02			202	238	253	279
615.03			410	430	434	439
615.04			396	665	935	1,204
615.05			89	89	89	89
CENSUS TOTAL	309	903	1,249	1,606	1,895	2,295
616.01			554	804	1,261	1,261

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
616.02			340	361	416	452
616.03			367	373	373	373
616.04			815	815	815	815
CENSUS TOTAL	1,295	1,845	2,076	2,353	2,865	2,901
617.01			1,747	1,789	1,905	1,961
617.02			138	157	183	199
CENSUS TOTAL	160	1,780	1,885	1,946	2,088	2,160
701.01			271	275	275	275
701.02			389	452	515	515
701.03			47	47	95	95
701.04			157	166	172	180
CENSUS TOTAL	365	780	864	940	1,057	1,065
702.01			1	1	2	2
CENSUS TOTAL	4		1	1	2	2
703.01			645	669	680	680
703.02			83	86	88	90
703.03			260	260	260	260
CENSUS TOTAL	611	949	988	1,015	1,028	1,030
704.01			366	396	545	632
704.02			37	41	41	41
704.03			341	367	385	403
704.04			249	259	269	289
704.05			485	495	498	503
CENSUS TOTAL	1,034	1,340	1,478	1,558	1,738	1,868
705.01			110	110	112	115
705.02			328	333	333	333
705.03			668	698	721	721
705.04			286	290	292	294
705.05			136	161	190	190
705.06			506	506	506	506
CENSUS TOTAL	1,194	1,708	2,034	2,098	2,154	2,159
706.01			157	172	206	256
706.02			137	172	172	172
706.03			252	264	317	317

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
706.04			157	165	172	172
CENSUS TOTAL	432	635	703	773	867	917
707.01			277	293	309	309
707.02			377	403	403	403
707.03			260	272	276	282
707.04			363	364	364	364
707.05			196	196	196	196
707.06			254	254	254	254
CENSUS TOTAL	1,661	1,739	1,727	1,782	1,302	1,808
708.01			253	260	270	280
708.02			773	780	789	793
CENSUS TOTAL	731	991	1,026	1,040	1,059	1,073
709.01			740	748	755	761
709.02			700	712	727	736
709.03			253	253	253	253
709.04			202	203	238	241
709.05			307	325	350	363
709.06			109	111	111	111
CENSUS TOTAL	1,831	2,077	2,311	2,352	2,434	2,465
710.01			58	79	79	79
710.02			210	245	248	255
710.03			171	173	198	250
CENSUS TOTAL	414	429	439	497	525	584
711.01			155	172	172	172
711.02			208	208	208	208
711.03			264	264	264	264
711.04			306	309	309	309
711.05			245	245	245	245
711.06			675	680	685	685
711.07			190	191	198	198
711.08			349	354	354	354
CENSUS TOTAL	1,953	2,448	2,392	2,423	2,435	2,435
712.01			1	1	1	1
712.03			210	211	211	211
712.04			2,567	2,893	2,829	2,979
CENSUS TOTAL	1,604	2,693	2,778	3,095	3,041	3,191

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
713.01			2,715	2,798	2,927	3,109
713.02			604	608	641	661
CENSUS TOTAL	1,329	3,106	3,319	3,406	3,568	3,770
714.01			1,425	1,510	1,595	1,680
714.02			774	890	890	890
CENSUS TOTAL	1,683	2,119	2,199	2,400	2,485	2,570
801.01			206	281	365	387
801.02			177	193	218	223
801.03			142	172	202	220
801.04			186	213	243	253
801.05			163	188	200	212
CENSUS TOTAL	360	771	874	1,047	1,228	1,295
802.01			227	265	278	302
802.02			406	481	550	575
802.03			510	510	547	547
802.04			1,168	1,168	1,168	1,168
CENSUS TOTAL	701	1,987	2,311	2,424	2,543	2,592
803.01			757	850	927	958
803.02			221	230	241	250
803.03			704	742	783	824
803.04			4	4	4	4
CENSUS TOTAL	725	1,386	1,686	1,826	1,955	2,036
804.01			354	429	504	525
804.02			362	393	512	517
804.03			295	309	395	409
804.04			262	292	322	340
804.05			654	704	754	777
CENSUS TOTAL	550	1,705	1,927	2,127	2,487	2,568
805.01			1,054	1,182	1,230	1,392
805.02			537	728	963	1,138
805.03			233	783	1,131	1,543
CENSUS TOTAL	81	1,010	1,824	2,693	3,324	4,073
806.01			331	889	1,479	1,952
806.02			672	698	698	698

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
806.03			1,134	1,256	1,256	1,256
806.04			385	475	575	575
CENSUS TOTAL	837	1,963	2,522	3,318	4,008	4,481
807.01			2	2	2	2
807.02			3,114	3,311	3,756	4,040
807.03			370	370	370	370
CENSUS TOTAL	1,617	3,431	3,486	3,683	4,128	4,412
808.01 ¹			1,907	2,059	2,331	2,493
CENSUS TOTAL	435	1,774	1,907	2,059	2,331	2,493
809.01 ¹			2,888	2,953	3,293	3,641
CENSUS TOTAL	796	2,614	2,888	2,953	3,293	3,641
810.01			989	1,044	1,073	1,112
CENSUS TOTAL	9	757	989	1,044	1,073	1,112
811.01			37	39	39	39
811.02			23	25	257	757
811.03			566	637	997	997
811.04			963	1,113	1,305	1,405
CENSUS TOTAL	118	1,261	1,589	1,814	2,498	3,198
812.01			2,039	2,209	2,400	2,502
CENSUS TOTAL	57	1,920	2,039	2,209	2,400	2,502
813.01			5,272	5,927	6,327	6,805
CENSUS TOTAL	329	4,350	5,272	5,927	6,327	6,805
814.01			2,380	2,621	2,714	2,714
CENSUS TOTAL	219	1,758	2,380	2,621	2,714	2,714
815.01			708	722	792	792
CENSUS TOTAL	50	584	708	722	792	792
816.01			485	517	589	589
816.02			485	566	573	573
CENSUS TOTAL	138	716	970	1,083	1,162	1,162
817.01			406	410	586	653

HISTORICAL FORECASTED UNITS
BY CENSUS & SUPCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
817.02			372	441	541	541
817.03			447	630	630	630
817.04			147	148	397	687
CENSUS TOTAL	358	1,240	1,372	1,629	2,154	2,511
818.01			91	171	314	314
818.02			1,636	2,196	2,621	3,216
818.03			111	361	510	701
818.04			771	1,575	2,040	2,675
CENSUS TOTAL	368	488	2,609	4,303	5,485	6,906
901.01			4	4	4	4
901.02			12	63	85	85
901.03			856	1,007	1,156	1,156
901.04			2	5	75	96
901.05			439	989	1,398	1,617
901.06			1			
CENSUS TOTAL	194	875	1,314	2,068	2,718	2,958
902.01			8	9	77	85
902.02			26	26	242	268
902.03			1,971	2,450	2,806	3,133
902.04			463	887	1,261	1,710
902.05			3	3	3	3
CENSUS TOTAL	926	1,465	2,471	3,375	4,389	5,199
903.01			1,905	2,280	2,499	2,684
903.02			400	985	1,270	1,755
903.03			113	173	422	723
903.04			9	20	93	93
CENSUS TOTAL	854	1,509	2,427	3,458	4,284	5,255
904.01			2,650	3,772	4,594	5,218
904.02			72	146	820	1,094
904.03			30	241	452	664
904.04			228	633	1,332	1,744
CENSUS TOTAL	1,513	2,329	2,980	4,792	7,198	8,720
905.01			25	324	535	691
905.02			729	977	1,127	1,297
CENSUS TOTAL	427	636	754	1,301	1,662	1,988

HISTORICAL AND FORCASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
906.01			22	23	24	25
906.02			39	49	80	85
906.03			65	165	382	539
906.04			874	1,279	1,926	2,185
906.05			99	799	1,512	2,016
CENSUS TOTAL	201	1,032	1,099	2,315	3,924	4,850
907.01			46	55	65	75
907.02			470	708	835	903
907.03			102	145	164	173
907.04			125	150	171	182
907.05			39	51	57	63
907.06			457	671	671	671
907.07			84	109	125	131
907.08			24	31	37	44
907.09			547	721	721	721
907.10			48	68	97	110
907.11			8	13	18	18
907.12			48	62	81	90
907.13			42	50	57	64
907.14			39	47	90	90
907.15			29	50	50	50
907.16			15	45	65	66
CENSUS TOTAL	641	1,402	2,133	2,977	3,305	3,451
908.01			147	191	242	242
908.02			232	252	282	302
908.03			147	180	180	180
908.04			102	152	202	222
908.05			173	223	273	303
908.06			225	335	445	545
908.07			64	117	128	130
908.08			272	385	475	535
908.09			151	376	454	552
908.10			121	145	162	169
908.11			134	237	341	440
908.12			2,033	2,274	2,374	2,605
CENSUS TOTAL	588	1,972	3,801	4,867	5,558	6,226
909.01 ³			69	72	73	74
CENSUS TOTAL	64	67	69	72	73	74
TOTAL	130,817	215,646	247,777	279,937	306,019	326,417

Sources: U.S. Bureau of the Census, Census of Population and Housing: 1970 Census Tracts:
Washington, D.C. - Maryland - Virginia SMSA.

U.S. Bureau of the Census, U.S. Census of Population and Housing: 1980.
Summary Tape File 3, Virginia.

1985 through 2000, Fairfax County Office of Research and Statistics.

¹Comprises part of the Town of Herndon (The Town of Herndon is composed of Census Tracts 808 and 809)
²Comprises part of the Town of Vienna (The Town of Vienna is composed of Census Tracts 607 through 611)
³Town of Clifton (The Town of Clifton is composed of Census Tract 909).

IV RESIDENTIAL DEVELOPMENT ACTIVITY

RESIDENTIAL DEVELOPMENT ACTIVITY

As of January 1985, there were 74,420 units in the County's residential development process. This total represents an increase of 6.8 percent, or 4,724 units, from the 1984 total of 69,696. The residential development process encompasses the entire land development process, from the rezoning of land through site and subdivision plan review, issuance of building permits, construction of the units, and completion of construction. The development process reflects active residential projects occurring in the County at one specific point in time (January 1985) and does not reflect cumulative activity occurring during the preceding year. Therefore, similar data from January 1984 are compared to the current January 1985 data. An active residential project is land that is being processed in at least one of the stages of development activity and has not remained in that stage (or substage) of development for more than four years.

The Under Construction stage of the development process showed the largest increase in activity, from 3,926 units in 1984 to 5,533 units in 1985. This is an increase of 1,607 units or 40.9 percent. Units authorized but not started increased 0.3 percent from 4,099 units in 1984 to 4,112 units in 1985.

The site plan approved and submitted stages increased moderately from 45,307 units in 1984 to 52,733 units in 1985. This is an increase of 7,426 units or 16.4 percent.

Between 1984 and 1985 the rezoning stages of the development process showed a decrease of activity. This stage decreased from 16,364 units in 1984 to 12,042 units in 1985, a decrease of 4,322 units, or 26.4 percent.

TABLE I

Units by Development Stage

Development Stage	Number of Units		Percent Change
	1984	1985	
Under Construction	3,926	5,533	40.9%
Authorized but Not Started	4,099	4,112	0.3
Site Plan Approved	15,955	16,468	3.2
Site Plan Submitted	29,352	36,265	23.6
Rezoning Granted	8,986	6,143	-31.6
Rezoning Pending	<u>7,378</u>	<u>5,899</u>	-20.0
Total Process	69,696	74,420	6.8%

* * * *

Changes in the residential development process by dwelling unit type are shown in Table 2.

TABLE 2
Units in the Development
Process by Unit Type

Unit Type	Number of Units		Percent Change
	1984	1985	
Single-Family	29,640	33,142	11.8%
Townhouse	26,287	30,733	16.9
Multifamily	<u>13,769</u>	<u>10,545</u>	-23.4
Total Process	69,696	74,420	6.8%

* * * *

The single-family category includes only single-family detached units, while the townhouse category includes townhouses, duplexes, and multiplex units. The multifamily category includes condominium and rental garden, medium-rise, and high-rise apartment units.

The outer, less developed portions of Fairfax County exhibit the greatest activity in housing development. The three Planning Districts located in the outer areas of the County account for 62.1 percent of the housing development activity, with Bull Run Planning District having 18,221 units in the residential development process, Upper Potomac with 17,078, and Pohick with 10,889 units.

Among the Supervisor Districts, the Springfield District has the largest number of units in the development process. Of the 74,420 units in the process in the County, 36.1 percent or 26,856 units are in the Springfield District. The Centreville District ranks second with 19.0 percent or 14,147 units.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1985)

SUPERVISOR DISTRICT	UNDER CONSTRUCTION				BLOG PERMIT ISSUED BUT NOT UNDER CONSTRUCTION				SITE PLAN AND/OR SUBDIVISION PLAT APPROVED				SITE PLAN AND/OR SUBDIVISION PLAT SUBMITTED			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE ¹	518	344	290	1,152	285	86	1,093	1,464	2,833	922	470	4,225	4,690	1,621	136	6,447
DRANESVILLE ²	384	97		481	199	70		269	1,563	302		1,865	1,726	316		2,042
ANNANDALE	104	165		269	50	31		81	338	372		710	279	225	244	748
LEE	52	497	158	707	87	325	324	736	430	1,283	272	1,985	664	2,969	902	4,535
MASON	58	208	129	395	30	48	79	157	164	387		551	844	672		1,516
MOUNT VERNON	57	114	295	466	25	24		49	526	222		748	217	1,184	215	1,616
PROVIDENCE	94	213	483	790	57	96	539	692	330	753	732	1,815	754	1,393	582	2,729
SPRINGFIELD ³	517	750	6	1,273	355	299	10	664	3,157	1,204	208	4,569	9,820	5,696	1,116	16,632
COUNTY TOTAL	1,784	2,388	1,361	5,533	1,088	979	2,045	4,112	9,341	5,445	1,682	16,468	18,994	14,076	3,195	36,265

TOWN OF HERNDON	12	8		20	17	30		47	383			383	14			14
TOWN OF VIENNA	3	10		13		8		8	7			7				
TOWN TOTAL	15	18		33	17	38		55	390			390	14			14

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1985)

SUPERVISOR DISTRICT	RE ZONING GRANTED				RE ZONING PENDING			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE ¹	188	630		818		41		41
DRANESVILLE ²	13	142		155	61	6		67
ANNANDALE	16	24		40	18	9		27
LEE	5	1,479	712	2,196	609	379	39	1,027
MASON					2	22		24
MOUNT VERNON	79	87	240	406		726		726
PROVIDENCE	162	381		543	99	1,586	569	2,254
SPRINGFIELD ³	575	892	518	1,985	108	1,441	184	1,733
COUNTY TOTAL	1,038	3,635	1,470	6,143	897	4,210	792	5,899

TOTAL CONSTRUCTION ACTIVITY			
SF	TH	MF	TOTAL
8,514	3,644	1,989	14,147
3,946	933		4,879
805	826	244	1,875
1,847	6,932	2,407	11,186
1,098	1,337	208	2,643
904	2,357	750	4,011
1,496	4,422	2,905	8,823
14,532	10,282	2,042	26,856
33,142	30,733	10,545	74,420

TOWN OF HERNDON								
TOWN OF VIENNA								
TOWN TOTAL								

426	38		464
10	18		28
436	56		492

All numbers shown in the table refer to housing units.

Single-family category includes only single-family detached units. Townhouse category includes townhouses, duplexes, and multiplex units. Multifamily category includes condominium and rental garden, medium-rise, and high-rise apartment units.

¹Includes the Town of Vienna.

²Includes the Town of Herndon.

³Includes the Town of Clifton.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
PLANNING DISTRICT
(JANUARY 1985)

PLANNING DISTRICT	UNDER CONSTRUCTION				BLOG PERMIT ISSUED BUT NOT UNDER CONSTRUCTION				SITE PLAN AND/OR SUBDIVISION PLAT APPROVED				SITE PLAN AND/OR SUBDIVISION PLAT SUBMITTED			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
ANNANDALE	20	22	32	74	6	1	24	31	103	130		233	133	338	244	715
BAILEYS	13	121	91	225	10	42	1	53	30	160		190	137	104		241
BULL RUN	168	191		359	177	185	4	366	1,148	688		1,836	7,362	4,065	769	12,196
FAIRFAX	118	80	146	344	70	15	300	385	262	57	250	569	457	119	168	744
JEFFERSON	23	129	108	260	16	84	267	367	24	502	482	1,008	47	399	145	591
LINCOLNIA	7	133		140	12	5	45	62	61	231		292	620	429		1,049
LOWER POTOMAC	6	33	284	323	8			8	157	208		365		618		618
MCLEAN	191	45	221	457	90	8		98	498	45		543	264	141		405
MOUNT VERNON	37	213	157	407	41	154	189	384	201	632	72	905	163	311	703	1,177
POHICK ¹	436	593	6	1,035	216	112	6	334	2,190	713	208	3,111	2,733	2,619	456	5,808
ROSE HILL	40	201	12	253	51	107	90	248	311	293	200	804	623	1,996	414	3,033
SPRINGFIELD	32	143		175	19	106		125	324	356		680	81	902	160	1,143
UPPER POTOMAC ²	632	383	290	1,305	324	140	1,093	1,557	3,776	1,179	470	5,425	6,012	1,796	136	7,944
VIENNA ³	61	101	14	176	48	20	26	94	256	251		507	362	239		601
TOTAL	1,784	2,388	1,361	5,533	1,088	979	2,045	4,112	9,341	5,445	1,682	16,468	18,994	14,076	3,195	36,265

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
PLANNING DISTRICT
(JANUARY 1985)

PLANNING DISTRICT	REZONING GRANTED				REZONING PENDING			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
ANNANDALE	5			5	4			4
BAILEYS						22		22
BULL RUN	433	774	518	1,725	22	1,533	184	1,739
FAIRFAX	5	347		352	21	1,340	569	1,930
JEFFERSON	6			6		35		35
LINCOLNIA								
LOWER POTOMAC						676		676
MCLEAN	13	142		155	61	6		67
MOUNT VERNON			240	240		47		47
POHICK ¹	269	205		474	86	41		127
ROSE HILL		99		99	607	308	39	954
SPRINGFIELD	5	1,380	712	2,097		74		74
UPPER POTOMAC ²	184	622		806		41		41
VIENNA ³	118	66		184	96	87		183
TOTAL	1,038	3,635	1,470	6,143	897	4,210	792	5,899

TOTAL CONSTRUCTION ACTIVITY			
SF	TH	MF	TOTAL
271	491	300	1,062
190	449	92	731
9,310	7,436	1,475	18,221
933	1,950	1,433	4,324
116	1,149	1,002	2,267
700	798	45	1,543
171	1,535	284	1,990
1,117	387	221	1,725
442	1,357	1,361	3,160
5,930	4,283	676	10,889
1,632	3,004	755	5,391
461	2,961	872	4,294
10,928	4,161	1,989	17,078
941	764	40	1,745
33,142	30,733	10,545	74,420

All numbers shown in the table refer to housing units.

Single-family category includes only single-family detached units. Townhouse category includes townhouses, duplexes, and multiplex units. Multifamily category includes condominium and rental garden, medium-rise, and high-rise apartment units.

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1985)

SEWERSHED CODE	UNDER CONSTRUCTION				BLDG PERMIT ISSUED BUT NOT UNDER CONSTRUCTION				SITE PLAN AND/OR SUBDIVISION PLAT APPROVED				SITE PLAN AND/OR SUBDIVISION PLAT SUBMITTED			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	171	17		188	61	3		64	870			870	2,334			2,334
A3	1	21		22												
B1	3			3	4			4	128			128	22			22
B2	115	23		138	47	32	549	628	522	303	273	1,098	1,295	740		2,035
B3 1	2			2	9			9	126			126	58			58
B5	12	8		20	17	30		47	383			383	14			14
C1	25			25	6			6	132			132	8			8
C2	38	2		40	20			20	117			117	30			30
D1	32			32	23			23	126			126	96			96
D2 2	46			46	16	1	317	334	219	34		253	601	293		894
D3	227	240	290	757	169	38	227	434	504	488	197	1,189	1,108	301	136	1,545
E1	45	8	221	274	16	5		21	87			87	26	17		43
E2	20			20	2			2	36			36	51			51
F	14	21		35	4	3		7	109	3		112	23			23
G1	62	67		129	17	8		25	146	247		393	59	228		287
G2	4			4	1			1	20			20	4			4
G3	2			2	4			4	5			5	19			19
G4													11			11
H1	4	15		19	2	11		13	19	10		29	20	36		56
H2							1	1								
I1	29	193	199	421	26	115	267	408	85	520	482	1,087	203	363	145	711
I2	1			1	1			1	15			15	23			23
I3	37	271		308	39	47	45	131	137	508		645	771	1,499	180	2,450
I4										52		52				
J1	15	6		21	17	40		57	140	70		210	15	71		86
J2					2			2	6			6				
J3	1			1	1			1	19			19				
J4	1			1					10			10				
K	17	84	11	112	28	9		37	97	14		111	144	439		583
L	26	205	154	385	18	176	279	473	212	645	272	1,129	494	881	937	2,312
M0	2			2		1		1	1			1				
M1 2	15	23	95	133	1		300	301	8		250	258		131	168	299
M2	46	62	93	201	17	2	26	45	103	116		219	143	327	244	714
M3	14			14	2			2	96			96	20			20

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1985)

SEWERSHED CODE	UNDER CONSTRUCTION				BLDG PERMIT ISSUED BUT NOT UNDER CONSTRUCTION				SITE PLAN AND/OR SUBDIVISION PLAT APPROVED				SITE PLAN AND/OR SUBDIVISION PLAT SUBMITTED			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
M4	6	13		19	5	9		14	45	18		63	3			3
M5	21	115		136	15	73		88	224	242		466		335	160	495
M6	5	17		22	1	24		25	90	142		232	81	536		617
M8														182		182
M9		57		57	4	15		19	48	57		105				
N1	247	612	294	1,153	122	82	30	234	972	917	108	1,997	749	2,860	456	4,065
N2	45	15		60	34	24		58	364		100	464	1,270	267		1,537
O1	3			3	5			5	114			114				
P	6			6	3			3	74			74				
Q1	57		4	61	33			33	341			341	377			377
R1	71			71	32			32	174			174	574			574
R2	7			7	1			1	83			83				
R4					1			1	115			115				
S1	38	22		60	10	26		36	358	135		493	2,006	1,246	248	3,500
S2	8			8	1			1	87			87	190			190
T1	20	4		24	73	13		86	133			133	57			57
T2	111	104		215	105	121	4	230	873	246		1,119	1,573	487		2,060
T3	42	20		62	21			21	133	263		396	2,582	931	252	3,765
T4	2	74		76		30		30	212	133		345	73	654	269	996
T5	60	69		129	49	41		90	401	282		683	975	177		1,152
T6									5			5	819			819
T7	8			8	3			3	17			17	73	1,075		1,148
TOTAL	1,784	2,388	1,361	5,533	1,088	979	2,045	4,112	9,341	5,445	1,682	16,468	18,994	14,076	3,195	36,265

All numbers shown in the table refer to housing units.

Single-family category includes only single-family detached units. Townhouse category includes townhouses, duplexes, and multiplex units. Multifamily category includes condominium and rental garden, medium-rise, and high-rise apartment units.

¹Town of Herndon.

²Comprises part of the Town of Vienna.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1985)

SEWERSHED CODE	REZONING GRANTED				REZONING PENDING			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	13			13				
A3								
B1	11			11				
B2	160	622		782				
B3								
B5								
C1								
C2								
D1								
D2								
D3	123	8		131	84	1,340	460	1,884
E1					34			34
E2								
F								
G1	6	142		148	6	6		12
G2								
G3								
G4								
H1								
H2								
I1	6	323		329	8	35		43
I2								
I3			240	240	2	326		328
I4								
J1						51		51
J2								
J3								
J4								
K		99		99				
L					589			589
M0	1	24		25				
M1	4	1,351	712	2,067	3			3
M2	4	58		62	27	87		114
M3	5			5				

TOTAL CONSTRUCTION ACTIVITY			
SF	TH	MF	TOTAL
3,449	20		3,469
1	21		22
168			168
2,139	1,720	822	4,681
195			195
426	38		464
171			171
205	2		207
277			277
882	328	317	1,527
2,215	2,415	1,310	5,940
208	30	221	459
109			109
150	27		177
296	698		994
29			29
30			30
11			11
45	72		117
		1	1
357	1,549	1,093	2,999
40			40
986	2,651	465	4,102
	52		52
187	238		425
8			8
21			21
11			11
286	645	11	942
1,339	1,907	1,642	4,888
4	25		29
31	1,505	1,525	3,061
340	652	363	1,355
137			137

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1985)

SEWERSHED CODE	REZONING GRANTED				REZONING PENDING			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
M4	2	29		31				
M5	1			1				
M6					18	24	39	81
M8						586		586
M9							109	109
N1	114	118		232	37	181		218
N2	152	87		239	49			49
O1								
P								
Q1								
R1					18			18
R2	3			3				
R4								
S1		140		140	22	505	184	711
S2								
T1		225	90	315				
T2	336	409	428	1,173		41		41
T3						145		145
T4						124		124
T5	40			40		66		66
T6								
T7	57			57		693		693
TOTAL	1,038	3,635	1,470	6,143	897	4,210	792	5,899

TOTAL CONSTRUCTION ACTIVITY			
SF	TH	MF	TOTAL
61	69		130
261	765	160	1,186
195	743	39	977
	768		768
52	129	109	290
2,241	4,770	888	7,899
1,914	393	100	2,407
122			122
83			83
808		4	812
869			869
94			94
116			116
2,434	2,074	432	4,940
286			286
283	242	90	615
2,998	1,408	432	4,838
2,778	1,359	252	4,389
287	1,015	269	1,571
1,525	635		2,160
824			824
158	1,768		1,926
33,142	30,733	10,545	74,420

All numbers shown in the table refer to housing units.

Single-family category includes only single-family detached units. Townhouse category includes townhouses, duplexes, and multiplex units. Multifamily category includes condominium and rental garden, medium-rise, and high-rise apartment units.

¹Town of Herndon.

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SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
 CENSUS 5 CENSUS TRACT
 (JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
151.01			6				6
151.02		1	2				3
151.03			19				19
CENSUS TOTAL		1	27				28
152.01	1		10	74			85
CENSUS TOTAL	1		10	74			85
153.01	1						1
CENSUS TOTAL	1						1
154.01			31	57			88
154.02	2	1		5			8
CENSUS TOTAL	2	1	31	62			96
155.01	79		16	5			100
155.03	1						1
CENSUS TOTAL	80		16	5			101
156.01		1	6				7
156.03	4		1				5
156.04		1	19				20
CENSUS TOTAL	4	2	26				32
157.02	1		4				5
157.03	1						1
CENSUS TOTAL	2		4				6
158.01		1					1
158.02	3	3	10	14			30
CENSUS TOTAL	3	4	10	14			31
159.01	2	4	16				22
159.02	1			15			16
159.04				42			42
CENSUS TOTAL	3	4	16	57			80

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
160.01	8		7	4			19
160.02	2						2
CENSUS TOTAL	10		7	4			21
161.03	2		8	21			31
161.04	7	4	20	35			66
CENSUS TOTAL	9	4	28	56			97
162.01						536	536
CENSUS TOTAL						536	536
163.01	1	1	22				24
163.02	3	6	125				134
CENSUS TOTAL	4	7	147				158
202.01	87	20	47	803			957
202.02	35	32	94			97	258
CENSUS TOTAL	122	52	141	803		97	1,215
203.01	2	7	2				11
203.02	6	5	78	59			148
203.03				48			48
203.04						207	207
CENSUS TOTAL	8	12	80	107		207	414
205.01				223	240		463
CENSUS TOTAL				223	240		463
206.01			2				2
206.03	6	28	22			47	103
CENSUS TOTAL	6	28	24			47	105
207.01				22			22
207.03	2		2	15			19
CENSUS TOTAL	2		2	37			41

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN 5/ OR PLAT SUBD APPR	SITE PLAN 5/ OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
208.01	4		2			4	10
208.03	13	27	180	71			291
CENSUS TOTAL	17	27	182	71		4	301
209.01	55	137	253	924		18	1,387
209.02	44	16	135	138		589	922
209.03	5	3	6				14
CENSUS TOTAL	104	156	394	1,062		607	2,323
210.01					2,065		2,065
210.02	7	1	15	78		24	125
210.03	13	23	92				128
CENSUS TOTAL	20	24	107	78	2,065	24	2,318
211.01	2	1	75	388			466
211.02			5			39	44
211.03				182		50	232
CENSUS TOTAL	2	1	80	570		89	742
212.01				245			245
CENSUS TOTAL				245			245
213.01		1		629	99		729
213.02				79			79
CENSUS TOTAL		1		708	99		808
214.01		1					1
214.02	1	18	1				20
CENSUS TOTAL	1	19	1				21
217.01	85	114	344				543
CENSUS TOTAL	85	114	344				543
218.01	200	207	361	682			1,450
CENSUS TOTAL	200	207	361	682			1,450

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
220.03			46	151			197
CENSUS TOTAL			46	151			197
221.01	319		166	163			648
221.03		1					1
221.04			6	304			310
221.05						140	140
CENSUS TOTAL	319	1	172	467		140	1,099
301.01	1						1
301.02	15	12	119	51	4		201
301.03	57	18	247	211			533
CENSUS TOTAL	73	30	366	262	4		735
302.01	117	19	107	75	4	9	331
CENSUS TOTAL	117	19	107	75	4	9	331
303.01	43	1	105	98			247
303.02	24	26	18				68
CENSUS TOTAL	67	27	123	98			315
305.01	1	3	31				35
CENSUS TOTAL	1	3	31				35
307.03					29		29
CENSUS TOTAL					29		29
309.01	95	17	211	44			367
CENSUS TOTAL	95	17	211	44			367
310.01	8	5	42	42			97
CENSUS TOTAL	8	5	42	42			97
311.01					2		2
311.02		6		642	36		684
311.03	192	41	300	1,260	53	37	1,883

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR PLAT	SUBD APPR	SITE PLAN &/OR PLAT	SUBD	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
311.04	11			145					156
CENSUS TOTAL	203	47	445		1,902		91	37	2,725
312.01	85	31	337		502			32	987
CENSUS TOTAL	85	31	337		502			32	987
313.01	42	9	36						87
CENSUS TOTAL	42	9	36						87
314.01	33				170		82		285
CENSUS TOTAL	33				170		82		285
315.01	107	50	311		300				768
CENSUS TOTAL	107	50	311		300				768
316.01	3	1	4				3		11
316.02	10	8	27						45
CENSUS TOTAL	13	9	31				3		56
317.01	98	26	187		416		51		778
317.02	33	41	156		195				425
CENSUS TOTAL	131	67	343		611		51		1,203
401.01	14	1	12				2		29
401.03	18	3	24						45
CENSUS TOTAL	32	4	36				2		74
402.01	2	11	81						94
402.02		1	4		57		323		385
402.04	1								1
CENSUS TOTAL	3	12	85		57		323		480
403.02	1	1	1		27				30
CENSUS TOTAL	1	1	1		27				30
404.01							5		5

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT	SITE PLAN &/OR SUBD PLAT	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
404.04			8	10			18
404.06				39			39
CENSUS TOTAL			8	49	5		62
405.01					25	18	43
405.02	1		1				2
405.03	7	1	51	20	2		81
CENSUS TOTAL	8	1	52	20	27	18	126
406.01	2	1	18				21
CENSUS TOTAL	2	1	18				21
501.01	106	113	289	311			819
501.03	5	1	8				14
CENSUS TOTAL	111	114	297	311			833
502.03				6			6
CENSUS TOTAL				6			6
503.01			6				6
503.03	2	2					4
CENSUS TOTAL	2	2	6				10
504.01		1		3			4
CENSUS TOTAL		1		3			4
506.01	15	82	154	20			271
506.02	80	54	35				169
506.05	3	1	8	59			71
506.07	1	1					2
CENSUS TOTAL	99	138	197	79			513
507.01	1		41	153			195
507.02	5	1	12	8			26
CENSUS TOTAL	6	1	53	161			221

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SURCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
508.03	32	24	14	62			132
CFNSUS TOTAL	32	24	14	62			132
511.C2		2					2
CENSUS TOTAL		2					2
512.01				20			20
512.02	2						2
CENSUS TOTAL	2			20			22
513.01	17	6	9				32
513.02	1						1
CENSUS TOTAL	18	5	9				33
514.03	14	11	10				35
CENSUS TOTAL	14	11	10				35
515.01				54			54
515.02	105		81	5			191
515.04	1						1
CENSUS TOTAL	106		81	59			246
517.01	82	31	77	52			242
517.02	3	3	12	110			128
CENSUS TOTAL	85	34	89	162			370
518.01						22	22
518.03			1				1
CENSUS TOTAL			1			22	23
519.01	41	17	140	840			1,038
CENSUS TOTAL	41	17	140	840			1,038
520.01	3	1	94	147		2	247
CENSUS TOTAL	3	1	94	147		2	247

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	RP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
521.02	1						1
521.03	19	1	11	4			35
521.04	1		4	6			11
521.05	9		4	15			28
CENSUS TOTAL	30	1	19	25			75
523.01				244			244
CENSUS TOTAL				244			244
524.05	1		5				6
CENSUS TOTAL	1		5				6
525.02			8			2	10
525.03	1		6				7
525.04	3		10	10			23
CENSUS TOTAL	4		24	10		2	40
526.02	14	45	33	87			179
526.03	81		103	112			296
CENSUS TOTAL	95	45	136	199			475
601.01	19	32	35	49	7		142
601.02	17	5	15			11	48
601.03	2	3	1			10	16
CENSUS TOTAL	38	40	51	49	7	21	206
602.01	9		4	29			42
602.02		1		2			3
602.03	11	6	63	3			83
CENSUS TOTAL	20	7	67	34			128
603.01	3	4	3				10
603.02	2	2	12	28			44
CENSUS TOTAL	5	6	15	28			54
604.01	1						1

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR PLAT	SITE PLAN SUBD &/OR SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
604.02	5		13		8		26
604.03			5		2		7
CENSUS TOTAL	6		18		10		34
605.01	14	22	30	60	56		182
605.02	18	2	96	126	42	63	347
605.03	2	3	3		16	3	27
605.04			1				1
605.05	18	9	147	31			205
CENSUS TOTAL	52	36	277	217	114	66	762
606.01	1		8				9
606.02			1	14		6	21
CENSUS TOTAL	1		9	14		6	30
608.01 ²	2		7				9
CENSUS TOTAL	2		7				9
609.01 ²	10	8					18
CENSUS TOTAL	10	8					18
610.01 ²	1						1
CENSUS TOTAL	1						1
611.01	1		1	2	2		6
611.02	6	6	42	113			167
CENSUS TOTAL	7	6	43	115	2		173
612.01	4	2	6				12
612.02	11	3	98	326			438
612.03		1					1
CENSUS TOTAL	15	6	104	326			451
613.01	1	1		108			110
613.02	168	300	250	155			873
CENSUS TOTAL	169	301	250	263			983

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
614.01	1		8				9
614.02	9						9
CENSUS TOTAL	10		8				18
615.01	5					3	8
615.02		2	3				5
615.03				36			36
615.04	16				27		43
CENSUS TOTAL	21	2	3	36	27	3	92
616.01	44	28	47	13	31		163
616.02	3	1	2	10			16
CENSUS TOTAL	47	29	49	23	31		179
617.01	9			134		87	230
617.02			19			24	43
CENSUS TOTAL	9		19	134		111	293
701.01			1	5			6
701.02	15	7	52	13			87
701.04	2	3	5				10
CENSUS TOTAL	17	10	58	18			103
702.01			7	4			11
CENSUS TOTAL			7	4			11
703.01	6	1	12	11			30
703.03		2		9			11
CENSUS TOTAL	6	3	12	20			41
704.01	13	1	28	126			168
704.02	5						5
704.03	1		8	2			11
704.04	2			7	6		15
704.05	7	3	2	5		6	23
CENSUS TOTAL	28	4	38	140	6	6	222

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT	SITE PLAN &/OR SUBD APPR	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
705.01		1					1
705.03	3		21	8			32
705.04	1			3			4
705.05	3	1	57	3			64
CENSUS TOTAL	7	2	78	14			101
706.01	11	1		3		34	49
706.02	26	6		2			34
706.03		4					4
706.04		2	6				8
CENSUS TOTAL	37	13	6	5		34	95
707.01	2		5				7
707.02	5		3	38			46
707.03	2	3	1	3			9
CENSUS TOTAL	9	3	9	41			62
708.01	6					6	12
708.02	6		10		15		31
CENSUS TOTAL	12		10		15	6	43
709.01	4		20	6			30
709.02			3				3
709.04			32		127		159
709.05	12	3	15	11			41
709.06				2			2
CENSUS TOTAL	16	3	70	19	127		235
710.03	3	1	20				24
CENSUS TOTAL	3	1	20				24
711.01				17			17
711.08		1	5				6
CENSUS TOTAL		1	5	17			23
712.03	1		15				16

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR PLAT	SUBD APPR	SITE PLAN &/OR SURD PLAT	SURD SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
712.04	222			36					258
CENSUS TOTAL	223			51					274
713.01	45	1	145		123		6		320
713.02			2						2
CENSUS TOTAL	45	1	147		123		6		322
714.01	1	9	160		69			35	274
714.02		91	120						211
CENSUS TOTAL	1	100	280		69			35	485
801.01	9	6	61						76
801.02	3	4	4						11
801.03	10	4	39		30				83
801.04	10	5	15						30
801.05	12	3	36		7				58
CENSUS TOTAL	44	22	155		37				258
802.01	5	3	14		35				57
802.02	15	2	27		19				63
CENSUS TOTAL	20	5	41		54				120
803.01	14	5	84		44				147
803.02	15				12				27
803.03	14	10	51		5				80
CENSUS TOTAL	43	15	135		61				254
804.01	2	8	126		9				145
804.02	24	4	116		10				154
804.03	11	5	25		3				44
804.04			12		82				94
804.05	2	2	8						12
CENSUS TOTAL	39	19	287		104				449
805.01	42	24	80		161				307
805.02	47	46	367		1,066				1,526

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1995)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
805.03	47	558	651	1,144	558		2,958
CENSUS TOTAL	136	628	1,098	2,371	558		4,791
806.01	24	18	253	538			833
806.03	2	1	23	9			35
806.04	31	11	38	218			298
CENSUS TOTAL	57	30	314	765			1,166
807.01					224		224
807.02	1	317		57			375
CENSUS TOTAL	1	317		57	224		599
1 808.01	8	7	67	14			96
CENSUS TOTAL	8	7	67	14			96
1 809.01	12	40	316				368
CENSUS TOTAL	12	40	316				368
810.01	21						21
CENSUS TOTAL	21						21
811.02				195			195
811.03	11	8	247	113			379
811.04	33	10	116	143			302
CENSUS TOTAL	44	18	363	451			876
812.01	3	4	128		11		146
CENSUS TOTAL	3	4	128		11		146
813.01	471	202	481	450			1,604
CENSUS TOTAL	471	202	481	450			1,604
814.01	77	62	204	10			353
CENSUS TOTAL	77	62	204	10			353
815.01	4		6	24			34
CENSUS TOTAL	4		6	24			34

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN E/OR SUBD PLAT APPR	SITE PLAN E/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ON ACTIVITY
816.01	5	5	22	3			35
816.02	20	13	21				54
CENSUS TOTAL	25	18	43	3			89
817.01	2	1		24			27
817.02	13	14	12				39
817.03	24	42	19	74			159
817.04	1	1		4		1,800	1,806
CENSUS TOTAL	40	58	31	102		1,800	2,031
818.01	14	2	100	54			170
818.02	197	77	894	2,013	13		3,194
818.03	12	39	87	446		41	625
818.04	143	68	843	1,084			2,138
CENSUS TOTAL	366	186	1,924	3,597	13	41	6,127
901.02				253			253
901.03	12	83	126				221
901.05	49	22	142	1,584	1,131		2,928
CENSUS TOTAL	61	105	268	1,837	1,131		3,402
902.02			103	1,189			1,292
902.03	36	17	220	1,886			2,159
902.04	42	18	224	445		169	898
CENSUS TOTAL	78	35	547	3,520		169	4,349
903.01	80	122	102	393	42		739
903.02	15	27	320	327			689
CENSUS TOTAL	95	149	422	720	42		1,428
904.01	1		4	956	40	124	1,125
904.02	1	3	48				52
904.03						109	109
904.04	57	15	57				129
CENSUS TOTAL	59	18	109	956	40	233	1,415

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
905.01			11	156		505	672
905.02	45	16	101	965			1,127
CENSUS TOTAL	45	16	112	1,121		505	1,799
906.01		1					1
906.03	9	2	17	5	315	72	420
906.04				1,231	57	494	1,782
906.05	69	55	418	2,806	140	375	3,863
CENSUS TOTAL	78	58	435	4,042	512	941	6,066
907.01			62				62
907.02	18	12	236	14	3		283
907.03	4		27				31
907.04	4		9				13
907.05	1	2	3				6
907.06	12	2	19	84			117
907.07	2	1	13	8			24
907.08			4				4
907.09	34	11	44	274			363
907.10	1	1	3	3			8
907.11	3						3
907.12	1	1	30				32
907.13	4	1	17				22
907.14	3	1	22				26
907.15	2		9	20			31
907.16			4	33			37
CENSUS TOTAL	89	32	502	436	3		1,062
908.01	5	1	28	115			149
908.02	8	6	24	68			106
908.03	2	4	7	77			90
908.04	1		37	19			57
908.05	4	2	19	56			81
908.06	23	18	126	395			562
908.07	2	1	50	4			57
908.08	25	12	118	4			159

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR PLAT	SURD APPR	SITE PLAN &/OR PLAT	SURD SUBM	REZONING GRANTED	REZONING PENDING	TOTAL CONSTRUCTION ACTIVITY
908.09	23	17	161		842		73	49	1,165
908.10	4	5	41						50
908.11	5		41				78		124
908.12	23	25	103		281		88		520
CENSUS TOTAL	125	91	755		1,861		239	49	3,120
TOTAL	5,533	4,112	16,468		36,265		6,143	5,899	74,420

¹Comprises part of the Town of Herndon (the Town of Herndon is composed of Census Tracts 808 and 809).

²Comprises part of the Town of Vienna (the Town of Vienna is composed of Census Tracts 607 through 610).

V. CURRENT POPULATION

As of January 1985, there were an estimated 668,290 persons residing in Fairfax County. This population total represents an increase of 18,977 persons, or 2.9 percent, over the 1984 population estimate of 649,313. Since the 1980 Census was taken, the County's population has increased by 71,389 persons, or 12.0 percent, from 596,901 in 1980 to 668,290 in 1985.

Among the eight Supervisor Districts, the Springfield District is the largest both in terms of population (103,743 persons) and total acreage (69,035 acres). Furthermore, the Springfield District has the lowest population density -- 1.5 persons per acre. The Mason and Annandale Districts have the highest population densities, 7.8 persons per acre in Mason and 6.7 persons per acre in Annandale. However, the Annandale and Lee Districts have the lowest total populations, 76,768 and 70,192, respectively. The population density for the County is estimated to be 2.9 persons per acre, or 1,836 persons per square mile. Population density is based on the total acres in the County, excluding roads and water areas.

Methodology

Population estimates are developed by applying vacancy rates and household size factors by dwelling unit type and Planning District to the current housing inventory. Specifically, the housing unit type categories of single family, townhouse, multifamily, and mobile home are multiplied by corresponding vacancy rates. This generates the number of occupied households by unit type and by census and subcensus tract. The household figures are multiplied by the average household size figure for the dwelling unit type. This generates a population figure for

the unit types which when combined reflects the population for a census and subcensus tract. Vacancy rates for each Planning District were developed from analyses of inactive water and sewer accounts, the Annual Rental Housing Survey, unsold inventory data, trends from 1970 to 1980, and discussions with local realtors. The household size factors used for the population estimates were obtained from statistical analyses, regression analyses, time series analyses, and the combining of several forecast models. The population of special institutions, such as Lorton Reformatory and Fort Belvoir, is obtained directly from the institution. In January 1985, the total population of special institutions was 15,784. The household size factors and vacancy rates used for each Planning District are presented in Table 1.

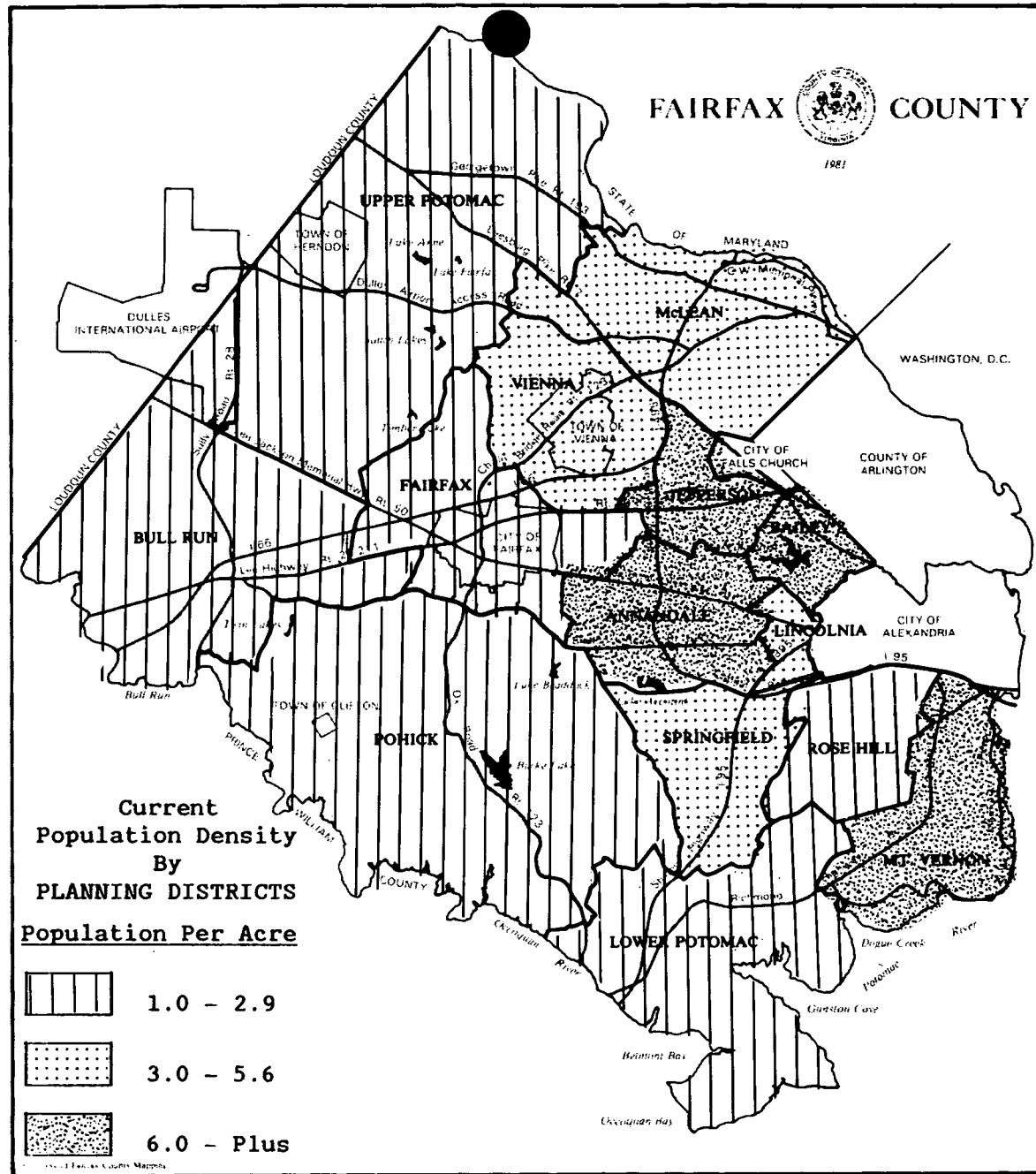
TABLE 1

Average Household Size and Vacancy Rates By Planning District
Fairfax County, 1985

Planning District	Average Household Size					Vacancy Rate		
	Single-Family	Townhouse	Multifamily	Mobile Home	Overall	Owner	Renter	Overall
Annandale	3.26	2.53	2.04		2.88	2.8	1.1	2.5
Bailey's	2.93	2.18	1.96		2.27	6.1	1.0	4.1
Bull Run	3.52	2.55	2.67	1.33	3.18	4.9	5.5	5.0
Fairfax	3.02	2.26	1.98	2.23	2.59	4.2	0.7	3.6
Jefferson	3.23	2.31	2.09		2.70	4.3	2.1	3.7
Lincolnia	2.79	2.00	1.72		2.10	5.1	1.3	3.0
Lower Potomac	2.85	2.70	1.84		2.61	6.2	1.6	5.4
McLean	3.00	2.35	1.85		2.70	3.9	2.5	3.8
Mount Vernon	2.65	2.59	1.91	1.75	2.35	4.8	2.8	4.3
Pohick	3.58	2.43	2.67		3.15	2.0	4.4	2.0
Rose Hill	2.66	2.19	2.00		2.54	2.7	0.6	2.6
Springfield	2.85	2.29	1.85		2.58	5.6	3.2	5.4
Upper Potomac	3.28	2.75	2.43		2.95	5.6	3.8	5.4
Vienna	3.28	2.11	2.02		2.87	2.8	2.2	2.7
Fairfax County	3.15	2.46	2.02	1.71	2.73	4.0	2.2	3.7

FAIRFAX COUNTY

1981



POPULATION
SUPERVISOR DISTRICT
(JANUARY 1985)

SUPERVISOR DISTRICT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
CENTREVILLE ¹	91,657	33,434	2.7	52.24	1,755
DFANESVILLE ²	82,430	38,708	2.1	60.48	1,363
ANNANDALE	76,768	11,448	6.7	17.89	4,291
LEE	70,192	18,180	3.9	28.41	2,471
MASON	77,605	9,953	7.8	15.55	4,991
MOUNT VERNON	79,976	36,278	2.2	56.68	1,411
PROVIDENCE	85,919	15,905	5.4	24.85	3,458
SPRINGFIELD ³	103,743	69,035	1.5	107.87	962
TOTAL	668,290	232,941	2.9	363.97	1,836

TOWN OF CLIFTON	241	161	1.5	.25	964
TOWN OF HERNDON	13,040	2,375	5.5	3.71	3,515
TOWN OF VIENNA	15,582	2,305	6.8	3.60	4,328
TOTAL	28,863	4,841	6.0	7.56	3,819

The 1980 Census population for the City of Falls Church and the City of Fairfax is 9,515 and 19,930 persons respectively.

- ¹Includes the Town of Vienna.
- ²Includes the Town of Herndon.
- ³Includes the Town of Clifton.

POPULATION
PLANNING DISTRICT
(JANUARY 1985)

PLANNING DISTRICT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
ANNANDALE	68,664	10,128	6.8	15.83	4,338
BATLEYS	34,015	3,409	10.0	5.33	6,382
BULL RUN	31,768	30,486	1.0	47.63	667
FAIRFAX	34,136	11,632	2.9	18.18	1,878
JEFFERSON	41,479	4,883	8.5	7.63	5,436
LINCCLNIA	9,102	1,698	5.4	2.65	3,435
LOWER POTOMAC	23,132	23,628	1.0	36.92	627
MCLEAN	54,846	16,550	3.3	25.86	2,121
MOUNT VERNON	73,515	11,774	6.2	18.40	3,995
POHICK ¹	101,421	46,393	2.2	72.49	1,399
ROSE HILL	22,849	8,290	2.8	12.95	1,764
SPRINGFIELD	30,588	9,014	3.4	14.08	2,172
UPPER POTOMAC ²	91,905	44,319	2.1	69.25	1,327
VIENNA ³	50,870	10,737	4.7	16.78	3,032
TOTAL	668,290	232,941	2.9	363.97	1,836

The 1980 Census population for the City of Falls Church and the City of Fairfax is 9,515 and 19,390 persons respectively.

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

POPULATION
SEWERSHED
(JANUARY 1985)

SEWERSHED CODE	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
A1	9,927	4,220	2.4	6.59	1,506
A2	679	895	.8	1.40	485
A3	2,077	244	8.5	.38	5,466
B1	3,508	1,016	3.5	1.59	2,206
B2	5,412	3,218	1.7	5.03	1,076
B3	1,093	1,545	.7	2.41	454
B5 1	13,040	2,410	5.4	3.77	3,459
C1	1,605	4,638	.3	7.25	221
C2	2,413	5,971	.4	9.33	259
D1	6,992	7,059	1.0	11.03	634
D2 2	15,549	4,132	3.8	6.46	2,407
D3	63,454	21,029	3.0	32.86	1,931
E1	10,184	3,165	3.2	4.95	2,057
E2	988	1,301	.8	2.03	487
F	7,131	1,388	5.1	2.17	3,286
G1	28,938	4,848	6.0	7.58	3,818
G2	2,935	673	4.4	1.05	2,795
G3	930	1,395	.7	2.18	427
G4	804	131	6.1	.20	4,020
H1	11,892	975	12.2	1.52	7,824
H2	5,375	88	61.1	.14	38,393
H3	872	68	12.8	.11	7,927
I1	58,907	7,614	7.7	11.90	4,950
I2	3,704	506	7.3	.79	4,689
I3	43,998	8,392	5.2	13.11	3,356
I4	140	55	2.5	.09	1,556
J1	15,853	1,595	9.9	2.49	6,367
J2	3,295	282	11.7	.44	7,489
J3	5,282	1,060	5.0	1.66	3,182
J4	3,737	202	18.5	.32	11,678
K	35,061	5,854	6.0	9.15	3,832
L	23,379	8,387	2.8	13.10	1,785
M0	3,950	423	9.3	.66	5,985
M1	7,720	1,300	5.9	2.03	3,803
M2 2	58,195	8,798	6.6	13.75	4,232
M3	19,426	2,848	6.8	4.45	4,365
M4	18,927	3,518	5.4	5.50	3,441

POPULATION
SEWER SHED
(JANUARY 1985)

SEWER SHED CODE	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
M5	4,510	2,353	1.9	3.68	1,226
M6	5,735	3,539	1.6	5.53	1,037
M7	448	29	15.4	.05	8,960
M8	12,282	8,487	1.4	13.26	926
M9	1,598	1,443	1.1	2.25	710
N1	86,709	14,369	6.0	22.45	3,862
N2	6,952	4,927	1.4	7.70	903
C1	1,003	6,997	.1	10.93	92
P	5,031	6,219	.8	9.72	518
Q1	4,451	16,072	.3	25.11	177
R1	7,318	10,875	.7	16.99	431
R2 ³	392	331	1.2	.52	754
R3	241	159	1.5	.25	964
R4	368	374	1.0	.58	634
S1	1,346	4,225	.3	6.60	204
S2	609	2,843	.2	4.44	137
T1	2,323	6,747	.3	10.54	220
T2	7,124	3,762	1.9	5.88	1,212
T3	7,053	4,523	1.6	7.07	998
T4	9,569	2,115	4.5	3.30	2,900
T5	5,099	3,334	1.5	5.21	979
T6	141	4,143	.0	6.47	22
T7	616	3,832	.2	5.99	103
TOTAL	668,290	232,941	2.9	363.97	1,836

The 1980 Census population for the City of Falls Church and the City of Fairfax is 9,515 and 19,390 persons respectively.

¹Town of Herndon.

²Comprises part of the Town of Vienna.

³Includes Town of Clifton.

POPULATION
CENSUS & SURCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
151.01	1,001	156	6.4	.24	4,171
151.02	1,076	239	4.5	.37	2,908
151.03	681	89	7.7	.14	4,864
CENSUS TOTAL	2,758	484	5.7	.76	3,629
152.01	813	225	3.6	.35	2,323
152.02	2,788	86	32.4	.13	21,446
152.03	295	48	6.1	.08	3,688
152.04		231	.0	.36	
CENSUS TOTAL	3,896	590	6.6	.92	4,235
153.01	709	92	7.7	.14	5,064
153.02	1,148	180	6.4	.28	4,100
153.03	1,171	66	17.7	.10	11,710
153.04	252	109	2.3	.17	1,482
CENSUS TOTAL	3,280	447	7.3	.70	4,686
154.01	5,321	529	10.1	.83	6,411
154.02	1,019	236	4.3	.37	2,754
154.03	588	101	5.8	.16	3,675
CENSUS TOTAL	6,928	866	8.0	1.35	5,132
155.01	2,318	430	5.4	.67	3,460
155.02	1,730	266	6.5	.42	4,119
155.03	646	121	5.3	.19	3,400
155.04	227	27	8.4	.04	5,675
CENSUS TOTAL	4,921	844	5.8	1.32	3,728
156.01	1,338	281	4.8	.44	3,041
156.02	189	42	4.5	.07	2,700
156.03	721	145	5.0	.23	3,135
156.04	279	256	1.1	.40	698
CENSUS TOTAL	2,527	724	3.5	1.13	2,236
157.01	1,090	153	7.1	.24	4,542
157.02	1,879	293	6.6	.44	4,270
157.03	474	270	1.8	.42	1,129
CENSUS TOTAL	3,443	706	4.9	1.10	3,130

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUE CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
158.01	1,683	260	6.5	.41	4,105
158.02	1,144	247	4.6	.39	2,933
158.03	1,165	230	5.1	.36	3,236
CENSUS TOTAL	3,992	737	5.4	1.15	3,471
159.01	2,088	577	3.6	.90	2,320
159.02	420	595	.7	.93	452
159.03		500	.0	.78	
159.04	232	98	2.4	.15	1,547
CENSUS TOTAL	2,740	1,770	1.5	2.77	989
160.01	584	196	3.0	.31	1,884
160.02	2,303	336	6.9	.53	4,345
160.03	739	208	3.6	.33	2,239
CENSUS TOTAL	3,626	740	4.9	1.16	3,126
161.01	436	417	1.0	.65	671
161.02	244	61	4.0	.10	2,440
161.03	1,487	455	3.3	.71	2,094
161.04	1,030	351	2.9	.55	1,873
CENSUS TOTAL	3,197	1,284	2.5	2.01	1,591
162.01	10,165	1,327	7.7	2.07	4,911
162.02		1,990	.0	3.11	
CENSUS TOTAL	10,165	3,317	3.1	5.18	1,962
163.01	573	2,570	.2	4.02	143
163.02	1,151	6,455	.2	10.09	114
CENSUS TOTAL	1,724	9,025	.2	14.10	122
201.01	1,173	132	8.9	.21	5,586
201.02	1,546	499	3.1	.78	1,982
CENSUS TOTAL	2,719	631	4.3	.99	2,746
202.01	1,560	485	3.2	.76	2,053
202.02	1,410	439	3.2	.69	2,043
CENSUS TOTAL	2,970	924	3.2	1.44	2,063

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
203.01	1,602	280	5.7	.44	3,641
203.02	1,456	361	4.0	.56	2,600
203.03	627	91	6.9	.14	4,479
203.04	726	153	4.7	.24	3,025
CENSUS TOTAL	4,411	885	5.0	1.38	3,196
204.01	3,135	123	25.5	.19	16,500
CENSUS TOTAL	3,135	123	25.5	.19	16,500
205.01	4,772	212	22.5	.33	14,461
205.02	444	36	12.3	.06	7,400
CENSUS TOTAL	5,216	248	21.0	.39	13,374
206.01	445	39	11.4	.06	7,417
206.02	1,015	39	26.0	.06	16,917
206.03	1,907	189	10.1	.30	6,357
CENSUS TOTAL	3,367	267	12.6	.42	8,017
207.01	1,560	269	5.8	.42	3,714
207.02	332	94	3.5	.15	2,213
207.03	1,382	245	5.6	.38	3,637
CENSUS TOTAL	3,274	608	5.4	.95	3,446
208.01	852	250	3.4	.39	2,185
208.02	686	81	8.5	.13	5,277
208.03	1,228	257	4.8	.40	3,070
CENSUS TOTAL	2,766	588	4.7	.92	3,007
209.01	2,326	801	2.9	1.25	1,861
209.02	1,798	999	1.8	1.56	1,153
209.03	918	163	5.6	.25	3,672
CENSUS TOTAL	5,042	1,963	2.6	3.07	1,642
210.01	577	479	1.2	.75	769
210.02	1,233	137	9.0	.21	5,871
210.03	518	232	2.2	.36	1,439
210.04	772	726	1.1	1.13	683
CENSUS TOTAL	3,100	1,574	2.0	2.46	1,260

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
211.01	2,223	1,001	2.2	1.56	1,425
211.02	387	891	.4	1.39	278
211.03	35	131	.3	.20	175
CENSUS TOTAL	2,645	2,023	1.3	3.16	837
212.01	1,788	485	3.7	.76	2,353
CENSUS TOTAL	1,788	485	3.7	.76	2,353
213.01	1,972	397	5.0	.62	3,181
213.02	239	1,549	.2	2.42	99
CENSUS TOTAL	2,211	1,946	1.1	3.04	727
214.01	1,847	191	9.7	.30	6,157
214.02	2,927	230	12.7	.36	8,131
CENSUS TOTAL	4,774	421	11.3	.66	7,233
215.01	3,730	400	9.3	.63	5,921
CENSUS TOTAL	3,730	400	9.3	.63	5,921
216.01	3,334	98	34.0	.15	22,227
216.02	930	134	6.9	.21	4,429
CENSUS TOTAL	4,264	232	18.4	.36	11,844
217.01	5,630	520	10.8	.81	6,951
CENSUS TOTAL	5,630	520	10.8	.81	6,951
218.01	2,091	371	5.6	.58	3,605
CENSUS TOTAL	2,091	371	5.6	.58	3,605
219.01	2,082	4,977	.4	7.78	268
CENSUS TOTAL	2,082	4,977	.4	7.78	268
220.01	3	240	.0	.38	8
220.02		268	.0	.42	
220.03	1,068	281	3.8	.44	2,427
220.04	32	76	.4	.12	267
220.05	448	29	15.4	.05	8,960
CENSUS TOTAL	1,551	894	1.7	1.40	1,108

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
221.01	1,746	503	3.5	.79	2,210
221.02	3	217	.0	.34	9
221.03	269	756	.4	1.18	228
221.04	1,905	493	3.9	.77	2,474
221.05	46	520	.1	.81	57
221.06	107	446	.2	.70	153
CENSUS TOTAL	4,076	2,935	1.4	4.59	888
222.01	3,537	2,988	1.2	4.67	757
CENSUS TOTAL	3,537	2,988	1.2	4.67	757
301.01	1,622	288	5.6	.45	3,604
301.02	3,243	433	7.5	.68	4,769
301.03	1,646	231	7.1	.36	4,572
CENSUS TOTAL	6,511	952	6.8	1.49	4,370
302.01	10,754	1,391	7.7	2.17	4,956
CENSUS TOTAL	10,754	1,391	7.7	2.17	4,956
303.01	6,274	753	8.3	1.18	5,317
303.02	3,111	336	9.3	.53	5,870
CENSUS TOTAL	9,385	1,089	8.6	1.70	5,521
304.01	4,418	965	4.6	1.51	2,926
304.02	2,709	373	7.3	.58	4,671
CENSUS TOTAL	7,127	1,338	5.3	2.09	3,410
305.01	1,692	211	8.0	.33	5,127
CENSUS TOTAL	1,692	211	8.0	.33	5,127
306.01	1,276	91	14.0	.14	9,114
306.02	942	75	12.6	.12	7,850
306.03	1,085	124	8.8	.19	5,711
306.04	1,170	168	7.0	.26	4,500
CENSUS TOTAL	4,473	458	9.8	.72	6,213
307.01	584	156	3.7	.24	2,433
307.02	910	118	7.7	.18	5,056

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
307.03	1,002	362	2.8	.57	1,758
CENSUS TOTAL	2,496	636	3.9	.99	2,521
308.01	7,560	787	9.6	1.23	6,146
CENSUS TOTAL	7,560	787	9.6	1.23	6,146
309.01	5,741	864	6.6	1.35	4,253
CENSUS TOTAL	5,741	864	6.6	1.35	4,253
310.01	6,056	671	9.0	1.05	5,768
CENSUS TOTAL	6,056	671	9.0	1.05	5,768
311.01	2,994	314	9.5	.49	6,110
311.02	4,230	378	11.2	.59	7,169
311.03	7,560	1,095	6.9	1.71	4,421
311.04	820	314	2.6	.49	1,673
CENSUS TOTAL	15,604	2,101	7.4	3.28	4,757
312.01	11,339	1,973	5.7	3.08	3,681
CENSUS TOTAL	11,339	1,973	5.7	3.08	3,681
313.01	4,073	549	7.4	.86	4,736
CENSUS TOTAL	4,073	549	7.4	.86	4,736
314.01	3,133	473	6.6	.74	4,234
CENSUS TOTAL	3,133	473	6.6	.74	4,234
315.01	3,643	876	4.2	1.37	2,659
CENSUS TOTAL	3,643	876	4.2	1.37	2,659
316.01	1,299	541	2.4	.85	1,528
316.02	2,050	374	5.5	.58	3,534
316.03	8	807	.0	1.26	6
CENSUS TOTAL	3,357	1,722	1.9	2.69	1,248
317.01	9,046	1,565	5.8	2.45	3,692
317.02	979	690	1.4	1.08	906
CENSUS TOTAL	10,025	2,255	4.4	3.52	2,848

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILF
401.01	1,399	422	3.3	.66	2,120
401.02	2,949	593	5.0	.93	3,171
401.03	2,218	292	7.6	.46	4,822
CENSUS TOTAL	6,566	1,307	5.0	2.04	3,219
402.01	601	385	1.6	.60	1,002
402.02	4,517	531	8.5	.83	5,442
402.03		118	.0	.18	
402.04	356	213	1.7	.33	1,079
CENSUS TOTAL	5,474	1,247	4.4	1.95	2,807
403.01	1,486	344	4.3	.54	2,752
403.02	1,319	304	4.3	.48	2,748
CENSUS TOTAL	2,805	648	4.3	1.01	2,777
404.01	2,303	355	6.5	.55	4,187
404.02	302	64	4.7	.10	3,020
404.03	1,497	254	5.9	.40	3,743
404.04	2,025	427	4.7	.67	3,022
404.05	5,304	704	7.5	1.10	4,822
404.06	3,393	416	8.2	.65	5,220
404.07		286	.0	.45	
CENSUS TOTAL	14,824	2,506	5.9	3.92	3,782
405.01	222	486	.5	.76	292
405.02	1,180	223	5.3	.35	3,371
405.03	4,172	936	4.5	1.46	2,858
CENSUS TOTAL	5,574	1,645	3.4	2.57	2,169
406.01	2,571	862	3.0	1.35	1,904
CENSUS TOTAL	2,571	862	3.0	1.35	1,904
501.01	2,570	187	13.7	.29	8,862
501.02	935	67	14.0	.10	9,350
501.03	1,174	100	11.7	.16	7,338
CENSUS TOTAL	4,679	354	13.2	.55	8,507
502.01	1,182	44	26.9	.07	16,886

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
502.02	749	57	13.1	.09	8,322
502.03	508	62	8.2	.10	5,080
502.04	1,208	101	12.0	.16	7,550
CENSUS TOTAL	3,647	264	13.8	.41	8,895
503.01	935	55	17.0	.09	10,389
503.02	906	63	14.4	.10	9,060
503.03	1,920	158	12.2	.25	7,680
503.04	691	61	11.3	.10	6,910
CENSUS TOTAL	4,452	337	13.2	.53	8,400
504.01	947	203	4.7	.32	2,959
504.02	1,044	142	7.4	.22	4,745
504.03	711	169	4.2	.26	2,735
CENSUS TOTAL	2,702	514	5.3	.80	3,378
505.01	1,111	80	13.9	.13	8,546
505.02	937	72	13.0	.11	8,518
505.03	692	52	13.3	.08	8,650
CENSUS TOTAL	2,740	204	13.4	.32	8,563
506.01	590	187	3.2	.29	2,034
506.02	3,346	331	10.1	.52	6,435
506.03	921	83	11.1	.13	7,085
506.04	585	69	8.5	.11	5,318
506.05	592	115	5.1	.18	3,289
506.06	1,160	112	10.4	.18	6,444
506.07	528	61	8.7	.10	5,280
CENSUS TOTAL	7,722	958	8.1	1.50	5,148
507.01	2,655	443	6.0	.69	3,848
507.02	3,162	260	12.2	.41	7,712
CENSUS TOTAL	5,817	703	8.3	1.10	5,288
508.01	916	118	7.8	.18	5,089
508.02	1,365	165	8.3	.26	5,250
508.03	1,001	130	7.7	.20	5,005
CENSUS TOTAL	3,282	413	7.9	.65	5,049

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
509.01	884	165	5.4	.26	3,400
509.02	908	165	5.5	.26	3,492
CENSUS TOTAL	1,792	330	5.4	.52	3,446
510.01	1,299	127	10.2	.20	6,495
510.02	1,551	218	7.1	.34	4,562
CENSUS TOTAL	2,850	345	8.3	.54	5,278
511.01	982	169	5.8	.26	3,777
511.02	1,235	201	6.1	.31	3,984
CENSUS TOTAL	2,217	370	6.0	.59	3,822
512.01	569	177	3.2	.28	2,032
512.02	836	225	3.7	.35	2,389
512.03	278	101	2.8	.16	1,738
CENSUS TOTAL	1,683	503	3.3	.79	2,130
513.01	1,093	201	5.4	.31	3,526
513.02	1,058	151	7.0	.24	4,408
CENSUS TOTAL	2,151	352	6.1	.55	3,911
514.01	794	14	56.7	.02	39,700
514.02	1,401	30	46.7	.05	28,020
514.03	541	54	10.0	.08	6,763
CENSUS TOTAL	2,736	98	27.9	.15	18,240
515.01	1,843	94	19.6	.15	12,287
515.02	2,439	154	15.8	.24	10,163
515.03	1,723	239	7.2	.37	4,657
515.04	1,119	131	8.5	.20	5,595
CENSUS TOTAL	7,124	618	11.5	.97	7,344
516.01	1,568	58	27.0	.09	17,422
516.02	220	30	7.3	.05	4,400
516.03	1,608	87	18.5	.14	11,486
516.04	1,318	106	12.4	.17	7,753
516.05	976	146	6.7	.23	4,243
CENSUS TOTAL	5,690	427	13.3	.67	8,493

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
517.01	3,203	318	10.1	.50	6,406
517.02	6,460	257	25.1	.40	16,150
CENSUS TOTAL	9,663	575	16.8	.90	10,737
518.01	1,145	163	7.0	.25	4,580
518.02	476	97	4.9	.15	3,173
518.03	1,130	206	5.5	.32	3,531
CENSUS TOTAL	2,751	466	5.9	.73	3,768
519.01	2,669	612	4.4	.96	2,780
CENSUS TOTAL	2,669	612	4.4	.96	2,780
520.01	2,865	488	5.9	.76	3,770
CENSUS TOTAL	2,865	488	5.9	.76	3,770
521.01	374	134	2.8	.21	1,781
521.02	2,438	374	6.5	.58	4,203
521.03	1,520	232	6.6	.36	4,222
521.04	1,684	261	6.5	.41	4,107
521.05	924	254	3.6	.40	2,310
CENSUS TOTAL	6,940	1,255	5.5	1.96	3,541
522.01	3,285	204	16.1	.32	10,266
522.02	2,142	147	14.6	.23	9,313
522.03	1,096	100	11.0	.16	6,850
CENSUS TOTAL	6,523	451	14.5	.70	9,319
523.01	5,176	284	18.2	.44	11,764
CENSUS TOTAL	5,176	284	18.2	.44	11,764
524.01	1,603	164	9.8	.26	6,165
524.02	1,093	89	12.3	.14	7,807
524.03	900	83	10.8	.13	6,923
524.04	1,863	207	9.0	.32	5,822
524.05	1,172	176	6.7	.28	4,186
CENSUS TOTAL	6,631	719	9.2	1.12	5,921
525.01	909	450	2.0	.70	1,299

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
525.02	1,223	317	3.9	.50	2,446
525.03	882	256	3.4	.40	2,205
525.04	2,795	247	11.3	.39	7,167
CENSUS TOTAL	5,809	1,270	4.6	1.98	2,934
526.01	1,574	281	5.6	.44	3,577
526.02	663	189	3.5	.30	2,210
526.03	519	113	4.6	.18	2,883
CENSUS TOTAL	2,756	583	4.7	.91	3,029
601.01	295	496	.6	.78	378
601.02	1,666	506	3.3	.79	2,109
601.03	734	425	1.7	.66	1,112
CENSUS TOTAL	2,695	1,427	1.9	2.23	1,209
602.01	1,191	852	1.4	1.33	895
602.02	207	180	1.2	.28	739
602.03	1,916	934	2.1	1.46	1,312
CENSUS TOTAL	3,314	1,966	1.7	3.07	1,079
603.01	723	197	3.7	.31	2,332
603.02	1,887	321	5.9	.50	3,774
CENSUS TOTAL	2,610	518	5.0	.81	3,222
604.01	743	238	3.1	.37	2,008
604.02	2,525	508	5.0	.79	3,196
604.03	446	92	4.8	.14	3,186
CENSUS TOTAL	3,714	838	4.4	1.31	2,835
605.01	1,370	460	3.0	.72	1,903
605.02	623	246	2.5	.38	1,639
605.03	840	115	7.3	.18	4,667
605.04	501	96	5.2	.15	3,340
605.05	604	266	2.3	.42	1,438
CENSUS TOTAL	3,938	1,183	3.3	1.85	2,129
606.01	437	89	4.9	.14	3,121
606.02	3,476	455	7.6	.71	4,896
CENSUS TOTAL	3,913	544	7.2	.85	4,604

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
607.01 2	7,824	938	8.3	1.47	5,322
CENSUS TOTAL	7,824	938	8.3	1.47	5,322
2					
608.01	3,018	487	6.2	.76	3,971
CENSUS TOTAL	3,018	487	6.2	.76	3,971
2					
609.01	2,450	550	4.5	.86	2,849
CENSUS TOTAL	2,450	550	4.5	.86	2,849
2					
610.01	2,290	330	6.9	.52	4,404
CENSUS TOTAL	2,290	330	6.9	.52	4,404
611.01	2,017	561	3.6	.88	2,292
611.02	4,203	895	4.7	1.40	3,002
CENSUS TOTAL	6,220	1,456	4.3	2.28	2,728
612.01	443	599	.7	.94	471
612.02	1,994	1,765	1.1	2.76	722
612.03	179	332	.5	.52	344
612.04	129	318	.4	.50	258
CENSUS TOTAL	2,745	3,014	.9	4.71	583
613.01	205	121	1.7	.19	1,079
613.02	3,324	222	15.0	.35	9,497
CENSUS TOTAL	3,529	343	10.3	.54	6,535
614.01	203	42	4.8	.07	2,900
614.02	3,865	227	17.0	.35	11,043
614.04		1	.0	.00	
CENSUS TOTAL	4,068	270	15.1	.42	9,686
615.01	421	167	2.5	.26	1,619
615.02	640	121	5.3	.19	3,368
615.03	1,036	147	7.0	.23	4,504
615.04	838	245	3.4	.38	2,205
615.05	284	36	7.9	.06	4,733
CENSUS TOTAL	3,219	716	4.5	1.12	2,874

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
616.01	1,289	251	5.1	.39	3.305
616.02	1,031	223	4.6	.35	2.946
616.03	815	282	2.9	.44	1.852
616.04	1,649	91	18.1	.14	11,779
CENSUS TOTAL	4,784	847	5.6	1.32	3,624
617.01	3,557	355	10.0	.55	6.467
617.02	440	175	2.5	.27	1,630
CENSUS TOTAL	3,997	530	7.5	.83	4,816
701.01	781	271	2.9	.42	1,860
701.02	1,120	780	1.4	1.22	918
701.03	136	87	1.6	.14	971
701.04	431	304	1.4	.48	898
CENSUS TOTAL	2,468	1,442	1.7	2.25	1,097
702.01	3	813	.0	1.27	2
CENSUS TOTAL	3	813	.0	1.27	2
703.01	1,859	375	5.0	.59	3,151
703.02	238	107	2.2	.17	1,400
703.03	748	187	4.0	.29	2,579
CENSUS TOTAL	2,845	669	4.3	1.05	2,710
704.01	991	402	2.5	.63	1,573
704.02	107	44	2.4	.07	1,529
704.03	978	383	2.6	.60	1,630
704.04	716	200	3.6	.31	2,310
704.05	1,398	266	5.3	.42	3,329
CENSUS TOTAL	4,190	1,295	3.2	2.02	2,074
705.01	317	77	4.1	.12	2,642
705.02	946	188	5.0	.29	3,262
705.03	1,760	327	5.4	.51	3,451
705.04	824	139	5.9	.22	3,745
705.05	392	69	5.7	.11	3,564
705.06	913	60	15.2	.09	10,144
CENSUS TOTAL	5,152	860	6.0	1.34	3,845

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
706.01	453	214	2.1	.33	1,373
706.02	378	89	4.2	.14	2,700
706.03	714	103	6.9	.16	4,463
706.04	448	69	6.5	.11	4,073
CENSUS TOTAL	1,993	475	4.2	.74	2,693
707.01	794	155	5.1	.24	3,308
707.02	1,088	150	7.3	.23	4,730
707.03	750	148	5.1	.23	3,261
707.04	1,047	137	7.6	.21	4,986
707.05	565	78	7.2	.12	4,708
707.06	732	78	9.4	.12	6,100
CENSUS TOTAL	4,976	746	6.7	1.17	4,253
708.01	714	143	5.0	.22	3,245
708.02	2,125	276	7.7	.43	4,942
CENSUS TOTAL	2,839	419	6.8	.65	4,368
709.01	1,814	313	5.8	.49	3,702
709.02	1,889	217	8.7	.34	5,556
709.03	729	73	10.0	.11	6,627
709.04	505	175	2.9	.27	1,870
709.05	880	105	8.4	.16	5,500
709.06	314	33	9.5	.05	6,280
CENSUS TOTAL	6,131	916	6.7	1.43	4,287
710.01	167	69	2.4	.11	1,518
710.02	605	112	5.4	.18	3,361
710.03	494	170	2.9	.27	1,830
CENSUS TOTAL	1,266	351	3.6	.55	2,302
711.01	447	42	10.6	.07	6,386
711.02	600	62	9.7	.10	6,000
711.03	761	78	9.8	.12	6,342
711.04	882	79	11.2	.12	7,350
711.05	706	65	10.9	.10	7,060
711.06	1,578	151	10.5	.24	6,575
711.07	548	77	7.1	.12	4,567

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY '85)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
711.08	1,007	186	5.4	.29	3,472
CENSUS TOTAL	6,529	740	8.8	1.16	5,628
712.01	3	75	.0	.12	25
712.02		61	.0	.10	
712.03	498	31	16.1	.05	9,960
712.04	4,740	322	14.7	.50	9,480
CENSUS TOTAL	5,241	489	10.7	.76	6,896
713.01	5,828	448	13.0	.70	8,326
713.02	1,822	250	7.3	.39	4,672
CENSUS TOTAL	7,650	698	11.0	1.09	7,018
714.01	3,661	615	6.0	.96	3,814
714.02	1,833	106	17.3	.17	10,782
CENSUS TOTAL	5,494	721	7.6	1.13	4,862
801.01	638	3,222	.2	5.03	127
801.02	548	798	.7	1.25	438
801.03	436	1,225	.4	1.91	228
801.04	574	2,010	.3	3.14	183
801.05	469	1,352	.3	2.11	222
CENSUS TOTAL	2,665	8,607	.3	13.45	198
802.01	655	710	.9	1.11	590
802.02	1,170	450	2.6	.70	1,671
802.03	1,470	255	5.8	.40	3,675
802.04	2,076	561	3.7	.88	2,359
802.05		133	.0	.21	
CENSUS TOTAL	5,371	2,109	2.5	3.30	1,628
803.01	2,341	2,465	.9	3.85	608
803.02	637	547	1.2	.85	749
803.03	2,029	1,807	1.1	2.82	720
803.04	12	93	.1	.15	80
CENSUS TOTAL	5,019	4,912	1.0	7.68	654
804.01	1,093	1,510	.7	2.36	463

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
804.02	1,119	2,472	.5	3.86	290
804.03	912	1,102	.8	1.72	530
804.04	808	760	1.1	1.19	679
804.05	2,025	1,257	1.6	1.96	1,033
CENSUS TOTAL	5,957	7,101	.9	11.10	537
805.01	3,262	647	5.0	1.01	3,230
805.02	1,653	1,342	1.2	2.10	787
805.03	646	916	.7	1.43	452
CENSUS TOTAL	5,561	2,905	1.2	4.54	1,225
806.01	1,007	1,231	.8	1.92	524
806.02	1,770	206	8.6	.32	5,531
806.03	2,805	1,284	2.2	2.01	1,396
806.04	1,193	1,124	1.1	1.76	678
CENSUS TOTAL	6,775	3,845	1.8	6.01	1,127
807.01	6	549	.0	.86	7
807.02	7,608	522	14.6	.82	9,278
807.03	990	326	3.0	.51	1,941
CENSUS TOTAL	8,604	1,397	6.2	2.18	3,947
1					
808.01	5,230	1,134	4.6	1.77	2,955
CENSUS TOTAL	5,230	1,134	4.6	1.77	2,955
1					
809.01	7,810	1,241	6.3	1.94	4,026
CENSUS TOTAL	7,810	1,241	6.3	1.94	4,026
810.01	2,682	354	7.6	.55	4,876
CENSUS TOTAL	2,682	354	7.6	.55	4,876
811.01	114	274	.4	.43	265
811.02	68	634	.1	.99	69
811.03	1,751	500	3.5	.78	2,245
811.04	2,982	754	4.0	1.18	2,527
CENSUS TOTAL	4,915	2,162	2.3	3.38	1,454
812.01	5,501	1,010	5.4	1.58	3,482
CENSUS TOTAL	5,501	1,010	5.4	1.58	3,482

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
813.01	13,756	2,151	6.4	3.36	4,094
CENSUS TOTAL	13,756	2,151	6.4	3.36	4,094
814.01	6,563	1,214	5.4	1.90	3,454
CENSUS TOTAL	6,563	1,214	5.4	1.90	3,454
815.01	2,192	1,130	1.9	1.77	1,238
CENSUS TOTAL	2,192	1,130	1.9	1.77	1,238
816.01	1,501	1,072	1.4	1.68	893
816.02	1,403	1,091	1.3	1.70	825
CENSUS TOTAL	2,904	2,163	1.3	3.38	859
817.01	1,257	832	1.5	1.30	967
817.02	1,152	916	1.3	1.43	806
817.03	1,294	641	2.0	1.00	1,294
817.04	426	624	.7	.58	435
CENSUS TOTAL	4,129	3,013	1.4	4.71	877
818.01	280	1,926	.1	3.01	93
818.02	4,946	1,950	2.5	3.05	1,622
818.03	344	426	.8	.67	513
818.04	2,342	1,833	1.3	2.86	819
CENSUS TOTAL	7,912	6,135	1.3	9.59	825
901.01	13	569	.0	.89	15
901.02	41	430	.1	.67	61
901.03	1,857	1,810	1.0	2.83	656
901.04	7	1,075	.0	1.68	4
901.05	1,470	1,538	1.0	2.40	613
901.06	3	2,504	.0	3.91	1
CENSUS TOTAL	3,391	7,926	.4	12.38	274
902.01	27	1,537	.0	2.40	11
902.02	87	3,218	.0	5.03	17
902.03	5,721	2,787	2.1	4.35	1,315
902.04	1,294	442	2.9	.69	1,875
902.05	10	150	.1	.23	43
CENSUS TOTAL	7,139	8,134	.9	12.71	562

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
903.01	5,506	1,032	5.3	1.61	3,420
903.02	1,337	1,363	1.0	2.13	628
903.03	375	494	.8	.77	487
903.04	30	36	.8	.06	500
CENSUS TOTAL	7,248	2,925	2.5	4.57	1,586
904.01	8,277	1,812	4.6	2.83	2,925
904.02	241	860	.3	1.34	180
904.03	87	257	.3	.40	218
904.04	579	668	.9	1.04	557
CENSUS TOTAL	9,184	3,597	2.6	5.62	1,634
905.01	83	264	.3	.41	202
905.02	2,435	2,298	1.1	3.59	678
CENSUS TOTAL	2,518	2,562	1.0	4.00	630
906.01	74	806	.1	1.26	59
906.02	130	1,574	.1	2.46	53
906.03	217	857	.3	1.34	162
906.04	2,236	1,063	2.1	1.66	1,347
906.05	297	1,967	.2	3.07	97
CENSUS TOTAL	2,954	6,267	.5	9.79	302
907.01	161	1,220	.1	1.91	84
907.02	1,649	1,982	.8	3.10	532
907.03	358	988	.4	1.54	232
907.04	439	1,110	.4	1.73	254
907.05	137	274	.5	.43	319
907.06	1,638	2,254	.7	3.52	465
907.07	294	2,380	.1	3.72	79
907.08	84	334	.3	.52	162
907.09	1,920	1,413	1.4	2.21	869
907.10	168	1,716	.1	2.68	63
907.11	29	103	.3	.16	181
907.12	168	422	.4	.66	255
907.13	148	308	.5	.48	308
907.14	137	698	.2	1.09	126
907.15	102	195	.5	.30	340

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
907.16	53	1,434	.0	2.24	24
CENSUS TOTAL	7,485	16,831	.4	26.30	285
908.01	516	1,124	.5	1.76	293
908.02	814	1,822	.4	2.85	286
908.03	517	471	1.1	.74	699
908.04	358	921	.4	1.44	249
908.05	607	1,190	.5	1.86	326
908.06	788	1,507	.5	2.35	335
908.07	225	2,693	.1	4.21	53
908.08	955	2,971	.3	4.64	206
908.09	531	1,153	.5	1.80	295
908.10	423	1,750	.2	2.73	155
908.11	470	1,111	.4	1.74	270
908.12	5,849	1,060	5.5	1.66	3,523
CENSUS TOTAL	12,053	17,773	.7	27.77	434
909.01 ³	241	161	1.5	.25	964
CENSUS TOTAL	241	161	1.5	.25	964
TOTAL	668,290	232,941	2.9	363.97	1,836

The 1980 Census population for the City of Falls Church and the City of Fairfax is 9,515 and 19,390 persons respectively.

- ¹Comprises part of the Town of Herndon (the Town of Herndon is composed of Census Tracts 808 and 809).
²Comprises part of the Town of Vienna (the Town of Vienna is composed of Census Tracts 607 through 610).
³Town of Clifton (the Town of Clifton is composed of Census Tract 909).

VI. POPULATION TRENDS OF WVA

Fairfax County's long range population forecasts are developed under the auspices of the Cooperative Forecasting Program of the Metropolitan Washington Council of Governments (COG). COG has produced three rounds of forecasts; Round I in 1976, Round II in 1979, and Round III in 1983. The forecasts contained in the 1985 Standard Reports are revisions to Round III and have been forwarded to COG as Round III updates. The Round III forecasts have been revised to reflect:

- higher than anticipated growth between 1983 and 1985, requiring an adjustment to the earlier forecasts to reflect the unanticipated increases;
- continued higher rates of growth in the housing inventory than originally forecast due to more favorable market conditions; and
- a higher growth path for the County's basic economic sectors -- manufacturing, business and professional services, and communications.

Methodology

The population forecast figures by census and subcensus tract are calculated similarly to the current population estimate. The key factors are the number of housing units, the vacancy rates, and the average household sizes. Specifically, the forecasted number of units by Planning District are multiplied by corresponding vacancy rates that were developed based on current and past trends. This generates the number of occupied households by Planning District. The household figure is multiplied by the average household size to generate a population figure for the Planning District. The housing unit forecasts are shown in Section III of the 1985 Standard Reports. The unit forecasts are based primarily on the Metropolitan Washington Council of Governments Cooperative Forecasting Program. The vacancy rates and household size factors were developed by the Fairfax County Office of Research and Statistics. In effect, a vacancy rate of 3.9 percent (an

occupancy rate of 96.1 percent) has been assumed for all Planning Districts in the County. This is based on trends in the overall occupancy rate, which has remained in the 96 to 97 percent range for the last 14 years.

The projected average household size factors used in each Planning District are shown in Table I. These factors are based on expected trends in the County, such as a significant decline in the number of five-person-or-more households, a continued increase in the number of one- and two-person households, and a slower decline in the overall average household size than the County experienced in the 1970s.

TABLE I

Forecasted Average Household Size by Planning District

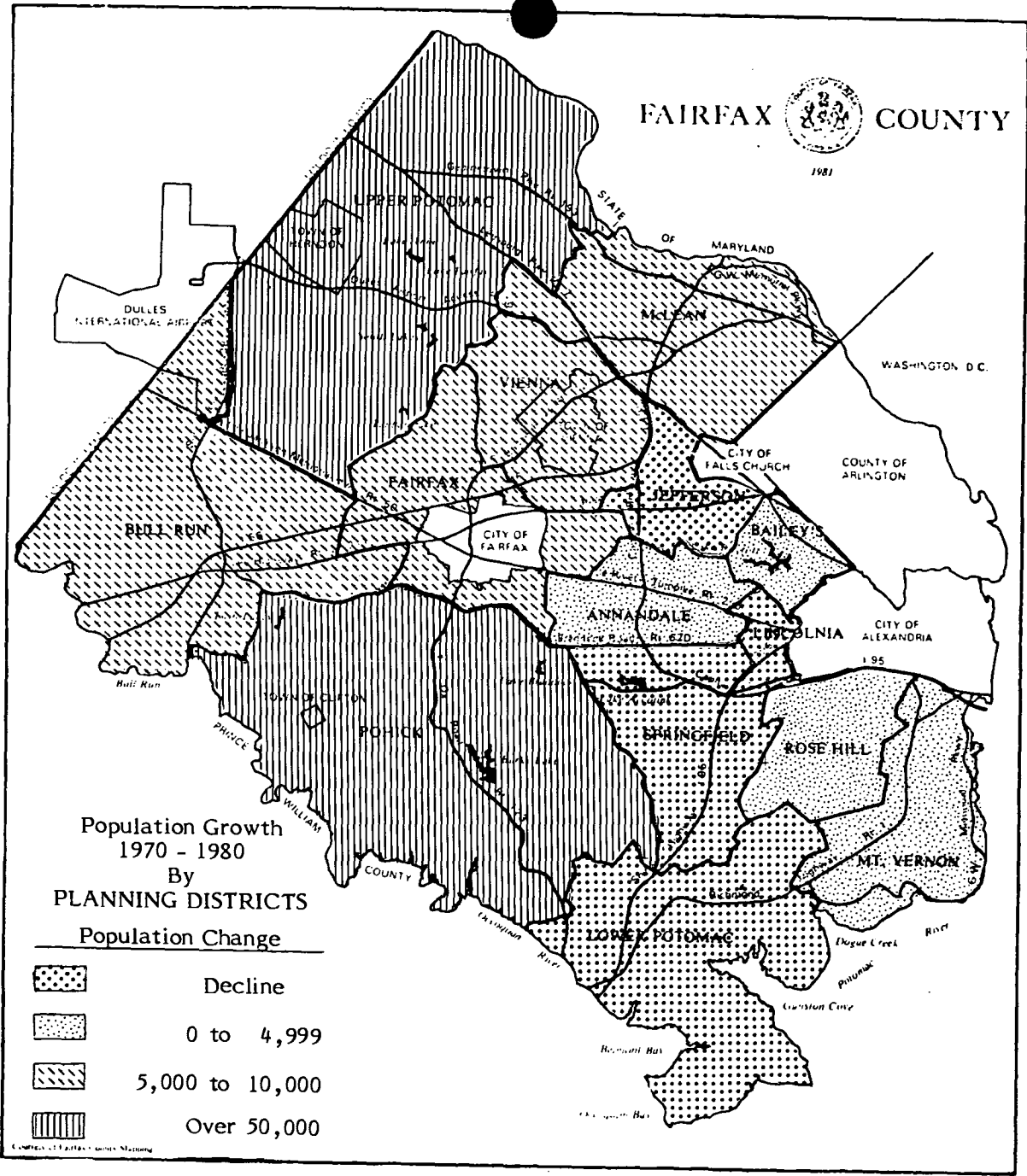
Planning District	Average Household Size		
	1990	1995	2000
Annandale	2.75	2.62	2.52
Bailey's	2.16	2.05	1.96
Bull Run	3.00	2.84	2.76
Fairfax	2.40	2.27	2.15
Jefferson	2.53	2.35	2.27
Lincolnia	1.99	1.89	1.82
Lower Potomac	2.51	2.40	2.31
McLean	2.58	2.47	2.40
Mount Vernon	2.24	2.16	2.10
Pohick	3.00	2.82	2.74
Rose Hill	2.48	2.44	2.41
Springfield	2.47	2.36	2.30
Upper Potomac	2.85	2.72	2.62
Vienna	2.75	2.62	2.48
County	2.63	2.51	2.43

Tables

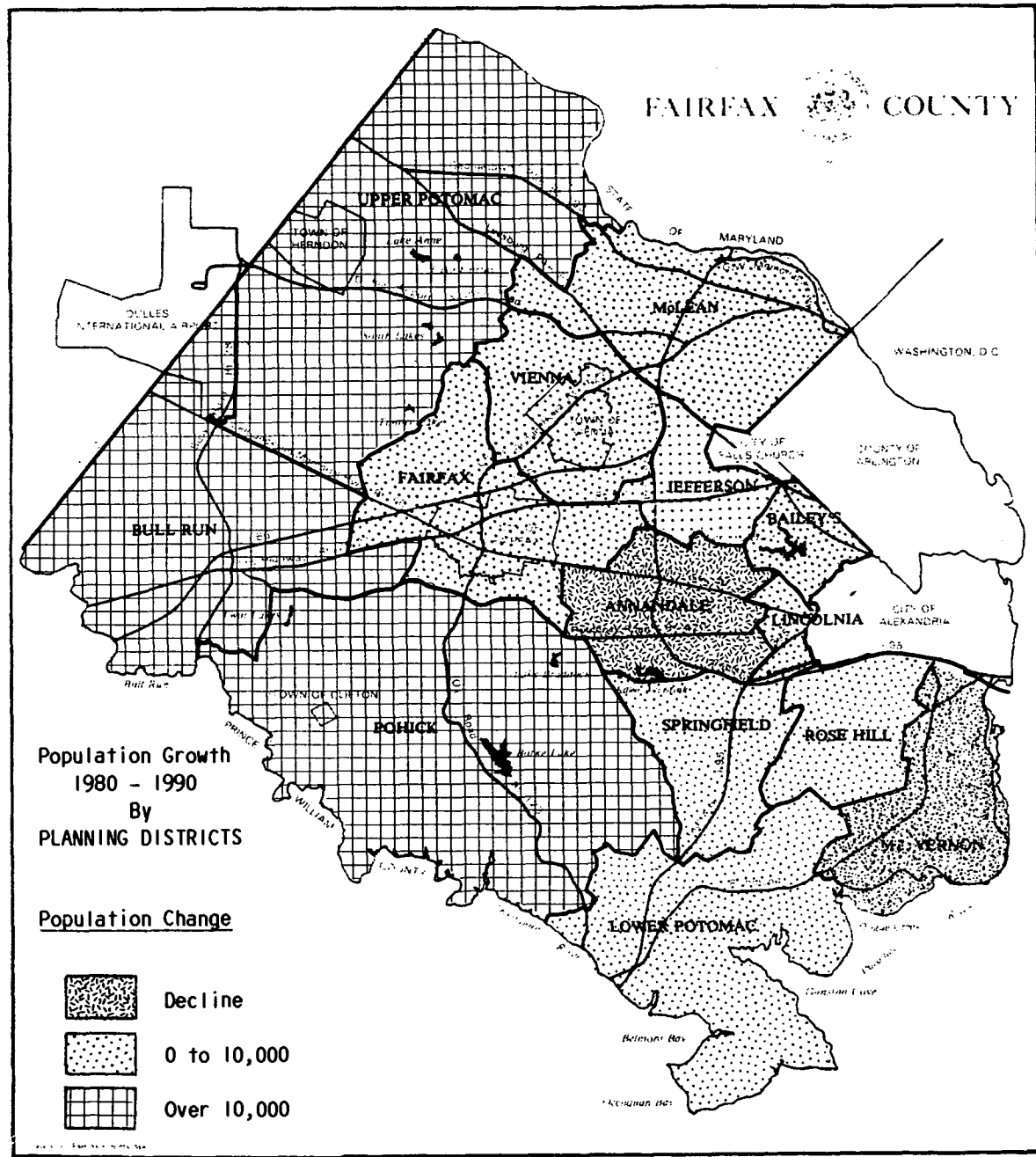
The tables that follow show Fairfax County's population increasing from 455,021 in 1970 to 596,901 in 1980, based on 1970 and 1980 Census information, respectively. Between 1980 and 1990, the County's population is expected to increase by 125,470 persons, from 596,901 in 1980 to 722,371 in 1990. By the year 2000, the County's population is expected to be 777,257, an increase of 54,886 persons over the County's 1990 population.

Population forecasts have been included for each of the County's Supervisor Districts. It should be noted that Supervisor District boundaries are constitutionally mandated to be reviewed (and possibly changed) every ten years. The forecasts contained in the following tables reflect the district boundaries as of January 1985.

The area comprising the Springfield Supervisor District, which as of January 1985 has the largest population among the eight Supervisor Districts, is expected to remain the area of the County with the most population through the year 2000. The Centreville District is currently the second largest Supervisor District in terms of population and is expected to continue to have the second largest population through the year 2000. Mason District is expected to lose population during the period 1985 to 2000, while the Annandale District is expected to lose population between the years 1990 and 2000.






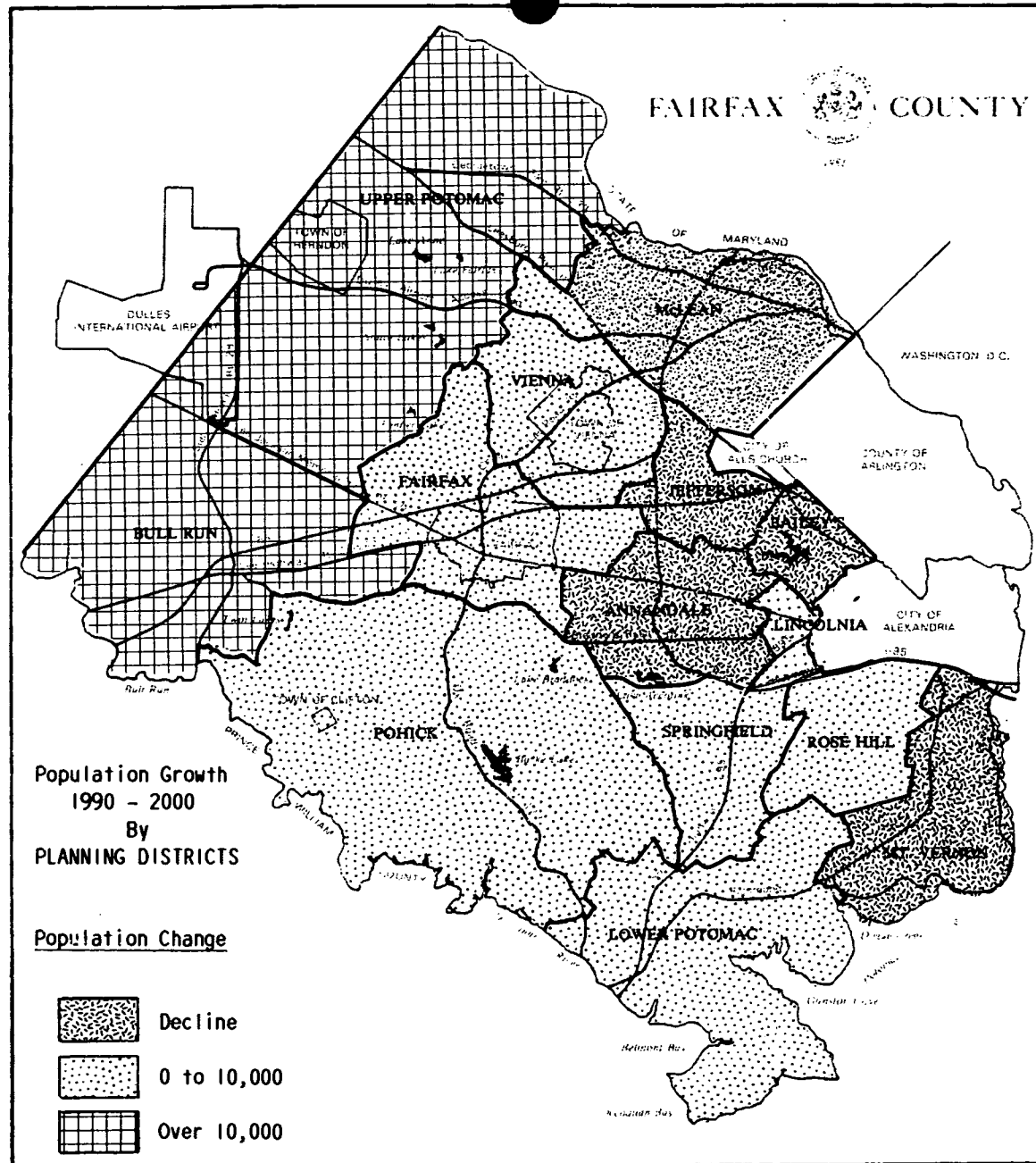
FAIRFAX COUNTY



Population Growth
1980 - 1990
By
PLANNING DISTRICTS

Population Change

-  Decline
-  0 to 10,000
-  Over 10,000



HISTORICAL AND FORECASTED POPULATION
BY SUPERVISOR DISTRICT
(JANUARY 1985)

SUPERVISOR DISTRICT	1980	1985	1990	1995	2000
CENTREVILLE ¹	76,523	91,657	102,406	109,897	115,489
DRANESVILLE ²	74,717	82,430	81,498	84,495	85,436
ANNANDALE	71,734	76,768	77,521	74,635	72,926
LEE	73,911	70,192	79,571	85,846	90,692
MASON	72,395	77,605	75,379	72,680	71,018
MOUNT VERNON	72,271	79,976	80,933	81,282	83,733
PROVIDENCE	79,635	85,919	95,297	98,455	101,511
SPRINGFIELD ³	75,715	103,743	129,766	145,950	156,452
TOTAL	596,901	668,290	722,371	753,240	777,257

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1980.
Summary Tape File 3, Virginia.

1985 through 2000, Fairfax County Office of Research and Statistics.

¹Includes the Town of Vienna.
²Includes the Town of Herndon.
³Includes the Town of Clifton.

HISTORICAL AND FORECASTED POPULATION
BY PLANNING DISTRICT
(JANUARY 1985)

PLANNING DISTRICT	1970	1980	1985	1990	1995	2000
ANNANDALE	62,635	66,466	68,664	65,790	63,089	60,992
BAILEY'S	30,112	30,290	34,015	33,658	32,765	31,542
BULL RUN	14,006	23,566	31,768	47,383	61,112	70,453
FAIRFAX	22,889	32,332	34,136	36,102	38,708	41,023
JEFFERSON	40,989	38,152	41,479	41,038	39,327	39,308
LINCOLNIA	11,123	9,978	9,102	10,487	10,635	11,294
LOWER POTOMAC	21,497	16,305	23,132	24,496	25,520	27,919
MCLEAN	46,866	54,669	54,846	55,022	54,859	54,641
MOUNT VERNON	76,730	79,533	73,515	74,568	73,891	72,670
POHICK ¹	14,902	71,543	101,421	113,875	114,920	116,554
ROSE HILL	21,859	23,262	22,849	29,974	34,822	38,942
SPRINGFIELD	32,970	31,667	30,588	32,238	33,626	34,835
UPPER POTOMAC ²	20,062	70,795	91,905	105,582	116,399	124,684
VIENNA ³	38,381	48,343	50,870	52,158	53,567	52,400
TOTAL	455,021	596,901	668,290	722,371	753,240	777,257

Sources: U.S. Bureau of the Census, Census of Population and Housing: 1970 Census Tracts: Washington, D.C. - Maryland - Virginia SMSA.

U.S. Bureau of the Census, U.S. Census of Population and Housing: 1980. Summary Tape File 3, Virginia.

1985 through 2000, Fairfax County Office of Research and Statistics.

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
151.01			1,001	911	911	894
151.02			1,076	1,031	1,044	1,068
151.03			681	588	581	565
CENSUS TOTAL	3,677	3,062	2,758	2,530	2,536	2,527
152.01			813	868	877	813
152.02			2,788	3,296	3,178	3,090
152.03			295	260	251	244
CENSUS TOTAL	4,622	3,459	3,896	4,424	4,266	4,147
153.01			709	616	712	692
153.02			1,148	990	992	973
153.03			1,171	1,025	988	961
153.04			252	215	228	202
CENSUS TOTAL	4,958	3,938	3,280	2,846	2,890	2,828
154.01			5,321	5,795	5,683	5,566
154.02			1,019	887	961	938
154.03			588	540	521	507
CENSUS TOTAL	6,792	8,096	6,928	7,222	7,065	6,911
155.01			2,318	2,732	2,634	2,561
155.02			1,770	1,477	1,424	1,384
155.03			646	551	531	517
155.04			227	194	187	182
CENSUS TOTAL	5,435	4,985	4,921	4,954	4,776	4,644
156.01			1,338	1,145	1,111	1,090
156.02			189	161	156	151
156.03			721	616	574	577
156.04			279	243	235	228
CENSUS TOTAL	3,012	2,561	2,527	2,165	2,096	2,046
157.01			1,090	945	911	886
157.02			1,879	1,604	1,546	1,503
157.03			474	407	392	381
CENSUS TOTAL	5,086	4,128	3,443	2,956	2,849	2,770
158.01			1,683	1,444	1,401	1,374
158.02			1,144	986	957	938
158.03			1,165	1,001	980	961
CENSUS TOTAL	5,329	5,173	3,992	3,431	3,338	3,273

HISTORICAL AND FORECASTED POPULATION
CENSUS & SURCENSUS TRACT
(JANUARY 1995)

SUB CENSUS	1970	1980	1985	1990	1995	2000
159.01			2,088	1,802	1,750	1,727
159.02			420	362	359	389
159.04			232	237	284	329
CENSUS TOTAL	3,721	3,526	2,740	2,401	2,393	2,445
160.01			584	607	602	585
160.02			2,303	2,206	2,144	2,109
160.03			739	635	646	628
CENSUS TOTAL	4,560	3,951	3,625	3,448	3,392	3,322
161.01			436	405	480	571
161.02			244	209	201	196
161.03			1,487	1,332	1,285	1,257
161.04			1,030	889	907	912
CENSUS TOTAL	3,634	3,518	3,197	2,835	2,873	2,936
162.01			10,165	10,165	10,095	10,165
CENSUS TOTAL	9,070	5,609	10,165	10,165	10,095	10,165
163.01			573	576	782	1,303
163.02			1,151	1,346	1,446	1,752
CENSUS TOTAL	1,658	1,876	1,724	1,922	2,228	3,055
201.01			1,173	1,035	989	964
201.02			1,546	1,438	1,440	1,483
CENSUS TOTAL	3,734	3,282	2,719	2,473	2,429	2,447
202.01			1,560	1,973	2,082	2,293
202.02			1,410	1,899	2,063	2,291
CENSUS TOTAL	2,689	2,848	2,979	3,872	4,145	4,584
203.01			1,602	1,580	1,555	1,536
203.02			1,456	1,795	1,766	1,846
203.03			627	591	582	574
203.04			726	746	877	1,007
CENSUS TOTAL	4,941	4,445	4,411	4,712	4,780	4,963
204.01			3,135	3,520	3,394	3,300
CENSUS TOTAL	1,361	2,321	3,135	3,520	3,394	3,300
205.01			4,772	5,939	5,727	5,568

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
205.02			444	385	372	361
CENSUS TOTAL	4,198	3,492	5,216	6,324	6,099	5,929
206.01			445	394	380	369
206.02			1,015	921	988	964
206.03			1,907	2,069	2,070	2,052
CENSUS TOTAL	4,127	3,899	3,367	3,384	3,328	3,285
207.01			1,560	1,437	1,449	1,524
207.02			332	305	394	484
207.03			1,382	1,420	1,414	1,397
CENSUS TOTAL	4,274	3,881	3,274	3,162	3,257	3,405
208.01			852	796	839	852
208.02			686	632	682	674
208.03			1,229	1,585	1,559	1,540
CENSUS TOTAL	3,358	3,039	2,766	3,013	3,080	3,066
209.01			2,326	4,721	5,583	6,348
209.02			1,798	4,216	5,975	6,723
209.03			918	975	1,149	1,135
CENSUS TOTAL	3,394	3,493	5,042	9,912	12,707	14,206
210.01			577	631	699	776
210.02			1,233	1,353	1,347	1,392
210.03			518	596	807	1,030
210.04			772	681	651	634
CENSUS TOTAL	3,187	3,182	3,100	3,261	3,504	3,832
211.01			2,223	2,644	3,246	3,641
211.02			387	1,547	2,779	4,018
211.03			35	31	392	791
CENSUS TOTAL	1,424	2,392	2,645	4,222	6,417	8,450
212.01			1,788	1,647	1,747	2,059
CENSUS TOTAL	2,039	2,549	1,783	1,647	1,747	2,059
213.01			1,972	1,864	2,085	2,402
213.02			239	245	242	239
CENSUS TOTAL	2,321	2,570	2,211	2,109	2,327	2,641

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
214.01			1,847	1,991	1,957	1,923
214.02			2,927	3,207	3,246	3,176
CENSUS TOTAL	3,570	5,478	4,774	5,198	5,203	5,099
215.01			3,730	4,307	4,347	4,333
CENSUS TOTAL	2,092	4,884	3,730	4,307	4,347	4,333
216.01			3,334	3,068	2,958	2,876
216.02			930	990	1,046	1,017
CENSUS TOTAL	2,174	4,495	4,264	4,058	4,004	3,893
217.01			5,630	5,513	5,316	5,168
CENSUS TOTAL	5,233	6,611	5,630	5,513	5,316	5,168
218.01			2,091	3,052	3,716	3,914
CENSUS TOTAL	1,345	1,957	2,091	3,052	3,716	3,914
219.01			2,082	2,282	2,082	2,092
CENSUS TOTAL	5,521	2,117	2,082	2,282	2,082	2,092
220.01			3	2	2	2
220.02						
220.03			1,068	1,090	1,042	1,003
220.04			32	29	226	218
220.05			448	560	535	515
CENSUS TOTAL	1,415	1,795	1,551	1,681	1,805	1,738
221.01			1,746	2,815	2,075	2,864
221.02			3	5	32	33
221.03			269	265	496	1,034
221.04			1,905	1,850	2,083	2,797
221.05			46	43	261	460
221.06			107	113	108	326
CENSUS TOTAL	1,067	2,877	4,076	5,091	5,955	7,514
222.01			3,537	3,357	3,357	3,357
CENSUS TOTAL	2,816	2,452	3,537	3,357	3,357	3,357
301.01			1,622	1,416	1,331	1,293
301.02			3,243	3,200	3,098	2,923
301.03			1,646	2,505	2,577	2,915
CENSUS TOTAL	1,387	4,942	6,511	7,121	7,016	7,131

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
302.01			10,754	10,503	10,154	10,143
CENSUS TOTAL	2,444	9,860	10,754	10,503	10,154	10,143
303.01			6,274	7,646	7,187	6,983
303.02			3,111	3,007	2,827	2,746
CENSUS TOTAL	336	6,991	9,385	10,653	10,014	9,729
304.01			4,418	3,882	3,699	3,558
304.02			2,709	2,260	2,153	2,071
CENSUS TOTAL	8,486	7,849	7,127	6,142	5,852	5,629
305.01			1,692	1,472	1,440	1,397
CENSUS TOTAL	1,675	1,528	1,692	1,472	1,440	1,397
306.01			1,276	1,327	1,268	1,236
306.02			942	831	794	774
306.03			1,085	1,137	1,086	1,059
306.04			1,170	1,033	987	961
CENSUS TOTAL	6,181	5,005	4,473	4,328	4,135	4,030
307.01			584	515	492	480
307.02			910	802	767	747
307.03			1,002	897	860	838
CENSUS TOTAL	3,381	2,768	2,496	2,214	2,119	2,065
308.01			7,560	7,959	7,754	7,557
CENSUS TOTAL	8,600	8,710	7,560	7,959	7,754	7,557
309.01			5,741	6,807	6,778	6,928
CENSUS TOTAL	432	4,990	5,741	6,807	6,778	6,828
310.01			6,056	6,969	6,550	6,364
CENSUS TOTAL	108	4,600	6,056	6,969	6,550	6,364
311.01			2,994	3,255	3,060	2,973
311.02			4,230	5,328	5,279	5,129
311.03			7,560	9,696	10,813	11,367
311.04			820	1,508	1,417	1,377
CENSUS TOTAL	225	7,036	15,604	19,787	20,569	20,846
312.01			11,339	11,307	11,580	11,912
CENSUS TOTAL	436	8,847	11,339	11,307	11,580	11,912

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
313.01			4,073	3,967	3,729	3,623
CENSUS TOTAL	1,765	4,224	4,073	3,967	3,729	3,623
314.01			3,133	3,497	3,287	3,194
CENSUS TOTAL	2,647	3,156	3,133	3,497	3,287	3,194
315.01			3,643	4,536	4,770	4,648
CENSUS TOTAL	4,677	2,894	3,643	4,536	4,770	4,648
316.01			1,299	1,386	1,710	2,175
316.02			2,050	2,070	2,091	2,210
316.03			8	7	7	7
CENSUS TOTAL	2,275	3,394	3,357	3,463	3,808	4,392
317.01			9,046	10,442	11,027	11,109
317.02			979	1,327	1,467	1,430
CENSUS TOTAL	335	6,159	10,025	11,769	12,494	12,539
401.01			1,399	1,402	1,383	1,364
401.02			2,949	2,353	2,463	2,333
401.03			2,218	2,403	2,273	2,153
CENSUS TOTAL	6,911	6,523	6,566	6,158	6,119	5,850
402.01			601	727	675	652
402.02			4,517	4,832	4,636	4,535
402.04			356	293	327	310
CENSUS TOTAL	5,101	5,090	5,474	5,852	5,638	5,497
403.01			1,486	1,239	1,181	1,189
403.02			1,319	1,115	1,163	1,143
CENSUS TOTAL	2,736	2,851	2,805	2,354	2,344	2,332
404.01			2,303	1,945	1,866	1,807
404.02			302	251	239	230
404.03			1,497	1,250	1,209	1,162
404.04			2,025	1,718	1,637	1,574
404.05			5,304	4,506	4,293	4,129
404.06			3,393	2,952	2,812	2,705
CENSUS TOTAL	13,148	15,757	14,824	12,622	12,056	11,697
405.01			222	261	290	275

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
405.02			1,180	953	901	948
405.03			4,172	3,516	3,482	3,298
CENSUS TOTAL	4,298	5,865	5,574	4,724	4,673	4,521
406.01			2,571	2,244	2,330	2,399
CENSUS TOTAL	2,825	2,280	2,571	2,244	2,330	2,399
501.01			2,573	3,812	3,923	4,116
501.02			935	961	799	772
501.03			1,174	1,004	973	901
CENSUS TOTAL	4,558	3,856	4,679	5,677	5,655	5,789
502.01			1,182	1,272	1,181	1,141
502.02			749	591	549	530
502.03			508	421	391	377
502.04			1,208	951	883	853
CENSUS TOTAL	5,254	4,286	3,647	3,235	3,004	2,901
503.01			935	737	702	678
503.02			906	712	662	639
503.03			1,920	2,267	1,972	1,904
503.04			691	545	519	502
CENSUS TOTAL	5,048	4,151	4,452	4,061	3,855	3,723
504.01			947	783	727	702
504.02			1,044	822	763	737
504.03			711	559	519	502
CENSUS TOTAL	2,873	2,505	2,702	2,164	2,009	1,941
505.01			1,111	875	813	785
505.02			937	737	684	661
505.03			692	545	506	489
CENSUS TOTAL	3,066	2,658	2,740	2,157	2,003	1,935
506.01			590	574	714	1,058
506.02			3,346	3,897	3,620	3,497
506.03			921	725	673	650
506.04			585	462	429	414
506.05			592	496	461	445
506.06			1,160	912	847	818
506.07			528	425	395	382
CENSUS TOTAL	7,506	6,714	7,722	7,491	7,139	7,264

HISTORICAL AND FORECASTED POPULATION
CENSUS & SURCENSUS TRACT
(JANUARY 1985)

SUR CENSUS	1970	1980	1985	1990	1995	2000
507.01			2,655	2,706	2,578	2,480
507.02			3,162	3,782	3,686	3,594
CENSUS TOTAL	3,218	4,706	5,817	6,488	6,264	6,074
508.01			916	764	728	700
508.02			1,365	1,152	1,098	1,056
508.03			1,001	1,086	1,070	1,029
CENSUS TOTAL	3,796	3,096	3,282	3,002	2,896	2,785
509.01			984	695	646	624
509.02			908	715	671	648
CENSUS TOTAL	2,108	1,745	1,792	1,410	1,317	1,272
510.01			1,299	1,084	1,032	993
510.02			1,551	1,295	1,234	1,187
CENSUS TOTAL	3,435	2,898	2,850	2,379	2,266	2,180
511.01			982	741	703	672
511.02			1,235	934	887	848
CENSUS TOTAL	2,790	2,355	2,217	1,675	1,590	1,520
512.01			569	432	412	396
512.02			836	637	605	578
512.03			278	210	199	190
CENSUS TOTAL	2,223	1,770	1,683	1,279	1,216	1,164
513.01			1,293	968	823	787
513.02			1,058	970	825	789
CENSUS TOTAL	2,548	2,084	2,151	1,738	1,648	1,576
514.01			794	868	823	787
514.02			1,401	1,507	1,430	1,367
514.03			541	646	672	701
CENSUS TOTAL	2,492	2,027	2,736	3,021	2,925	2,855
515.01			1,843	1,995	2,451	2,343
515.02			2,439	2,815	2,671	2,554
515.03			1,723	1,619	1,558	1,541
515.04			1,119	1,144	1,025	1,038
CENSUS TOTAL	6,095	7,031	7,124	7,573	7,765	7,476

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
516.01			1,568	1,725	1,637	1,565
516.02			220	166	158	151
516.03			1,608	1,636	1,552	1,484
516.04			1,318	1,266	1,202	1,149
516.05			976	857	814	778
CENSUS TOTAL	6,592	5,926	5,690	5,650	5,363	5,127
517.01			3,203	3,728	3,538	3,383
517.02			6,469	6,887	6,611	6,417
CENSUS TOTAL	4,298	6,154	9,663	10,615	10,149	9,800
518.01			1,145	864	820	784
518.02			476	359	341	326
518.03			1,130	894	948	914
CENSUS TOTAL	3,074	2,943	2,751	2,107	2,109	2,024
519.01			2,669	3,587	3,656	4,189
CENSUS TOTAL	3,314	3,081	2,669	3,587	3,656	4,189
520.01			2,865	3,166	3,016	2,901
CENSUS TOTAL	1,666	2,670	2,865	3,166	3,016	2,901
521.01			374	312	297	286
521.02			2,438	2,445	2,329	2,298
521.03			1,520	1,451	1,420	1,378
521.04			1,684	1,639	1,561	1,545
521.05			924	846	869	886
CENSUS TOTAL	4,974	6,560	6,940	6,693	6,476	6,393
522.01			3,285	3,798	3,618	3,480
522.02			2,142	2,183	2,080	2,000
522.03			1,096	914	871	838
CENSUS TOTAL	7,020	5,454	6,523	6,895	6,569	6,318
523.01			5,176	6,660	6,345	6,103
CENSUS TOTAL	3,319	5,131	5,176	6,660	6,345	6,103
524.01			1,603	1,337	1,274	1,225
524.02			1,093	912	869	835
524.03			900	751	715	688
524.04			1,863	1,958	1,866	1,794

HISTORICAL AND FORECASTED POPULATION
CENSUS & SURCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
524.05			1,172	1,173	1,118	1,075
CENSUS TOTAL	6,956	6,077	6,631	6,131	5,842	5,617
525.01			909	758	723	695
525.02			1,223	1,028	1,000	961
525.03			982	691	647	623
525.04			2,795	2,916	2,785	2,833
CENSUS TOTAL	6,511	6,215	5,909	5,383	5,155	5,112
526.01			1,574	1,465	1,422	1,397
526.02			663	1,201	1,360	1,516
526.03			519	637	765	736
CENSUS TOTAL	3,396	2,571	2,756	3,303	3,547	3,649
601.01			295	779	629	611
601.02			1,666	1,505	1,550	1,515
601.03			734	669	667	667
CENSUS TOTAL	669	2,809	2,695	2,553	2,846	2,793
602.01			1,191	1,213	1,420	1,344
602.02			207	182	174	167
602.03			1,916	1,871	1,833	1,735
CENSUS TOTAL	1,138	2,487	3,314	3,266	3,427	3,246
603.01			723	613	602	584
603.02			1,887	1,620	1,569	1,509
CENSUS TOTAL	1,119	2,784	2,610	2,233	2,171	2,093
604.01			743	727	755	715
604.02			2,525	2,828	2,777	2,629
604.03			446	447	476	450
CENSUS TOTAL	1,641	3,205	3,714	4,002	4,008	3,794
605.01			1,370	1,522	1,473	1,478
605.02			623	809	861	910
605.03			840	751	765	772
605.04			501	550	524	558
605.05			604	621	843	918
CENSUS TOTAL	2,376	3,146	3,938	4,253	4,466	4,636
606.01			437	391	373	362

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
606.02			3,476	2,904	2,893	2,738
CENSUS TOTAL	5,437	4,281	3,913	3,285	3,256	3,100
607.01 ²			7,824	6,990	6,753	6,408
CENSUS TOTAL	8,699	7,655	7,824	6,990	6,753	6,408
608.01 ²			3,018	2,867	2,732	2,586
CENSUS TOTAL	3,487	2,990	3,018	2,867	2,732	2,586
609.01 ²			2,450	2,196	2,140	2,026
CENSUS TOTAL	2,558	2,525	2,450	2,196	2,140	2,026
610.01 ²			2,290	2,019	1,924	1,821
CENSUS TOTAL	2,408	2,299	2,290	2,019	1,924	1,821
611.01			2,017	1,681	1,604	1,571
611.02			4,203	4,247	4,298	4,266
CENSUS TOTAL	4,351	6,273	6,220	5,928	5,902	5,837
612.01			443	376	393	382
612.02			1,994	1,737	1,830	2,254
612.03			179	155	164	161
612.04			129	374	792	1,543
CENSUS TOTAL	1,290	2,680	2,745	2,642	3,179	4,340
613.01			205	431	881	1,285
613.02			3,324	4,670	4,459	4,223
CENSUS TOTAL	507	2,088	3,529	5,101	5,340	5,508
614.01			203	182	172	163
614.02			3,865	4,387	4,149	3,930
CENSUS TOTAL	1,316	4,585	4,068	4,569	4,321	4,093
615.01			421	424	401	587
615.02			640	629	637	665
615.03			1,036	1,136	1,093	1,046
615.04			838	1,757	2,354	2,869
615.05			284	235	224	212
CENSUS TOTAL	1,046	2,606	3,219	4,181	4,709	5,379
616.01			1,289	2,125	3,175	3,005

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
616.02			1,031	954	1,047	1,077
616.03			815	986	939	889
616.04			1,649	2,154	2,052	1,942
CENSUS TOTAL	3,984	4,380	4,784	6,210	7,213	6,913
617.01			3,557	4,728	4,796	4,674
617.02			440	415	461	474
CENSUS TOTAL	550	3,963	3,997	5,143	5,257	5,148
701.01			781	682	653	634
701.02			1,120	1,121	1,222	1,188
701.03			136	117	225	219
701.04			431	412	408	415
CENSUS TOTAL	1,216	2,432	2,468	2,332	2,508	2,456
702.01			3	2	5	5
CENSUS TOTAL	12		3	2	5	5
703.01			1,859	1,659	1,614	1,568
703.02			238	213	209	208
703.03			748	645	617	600
CENSUS TOTAL	2,043	2,888	2,845	2,517	2,440	2,376
704.01			991	982	1,294	1,458
704.02			107	122	97	95
704.03			978	910	914	929
704.04			716	642	639	667
704.05			1,398	1,227	1,182	1,160
CENSUS TOTAL	3,784	3,956	4,190	3,863	4,126	4,309
705.01			317	273	266	265
705.02			946	826	790	768
705.03			1,760	1,731	1,711	1,663
705.04			824	719	693	678
705.05			392	399	451	438
705.06			913	1,255	1,201	1,167
CENSUS TOTAL	4,240	4,509	5,152	5,203	5,112	4,979
706.01			453	426	489	590
706.02			378	426	408	397
706.03			714	655	752	731

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
706.04			448	409	408	397
CENSUS TOTAL	1,220	1,754	1,993	1,916	2,057	2,115
707.01			794	726	733	713
707.02			1,088	999	957	929
707.03			750	674	655	650
707.04			1,047	902	864	840
707.05			565	486	465	452
707.06			732	630	603	586
CENSUS TOTAL	6,367	5,250	4,976	4,417	4,277	4,170
708.01			714	645	641	646
708.02			2,125	1,934	1,873	1,829
CENSUS TOTAL	2,895	3,087	2,839	2,579	2,514	2,475
709.01			1,814	1,855	1,792	1,755
709.02			1,889	1,765	1,726	1,698
709.03			729	627	601	584
709.04			505	503	565	556
709.05			880	806	831	837
709.06			314	275	263	256
CENSUS TOTAL	5,733	5,977	6,131	5,831	5,778	5,686
710.01			167	196	188	182
710.02			605	607	589	588
710.03			494	429	470	577
CENSUS TOTAL	1,444	1,219	1,266	1,232	1,247	1,347
711.01			447	426	408	397
711.02			600	516	494	480
711.03			761	655	627	609
711.04			882	766	733	713
711.05			706	607	582	565
711.06			1,578	1,686	1,626	1,580
711.07			549	474	470	457
711.08			1,007	878	840	816
CENSUS TOTAL	7,738	7,099	6,529	6,008	5,780	5,617
712.01			3	2	2	2
712.02			498	523	501	487
712.04			4,740	7,148	6,715	6,871
CENSUS TOTAL	4,324	5,022	5,241	7,673	7,218	7,360

HISTORICAL AND FORECASTED POPULATION
CENSUS 5 SURCENSUS TRACT
(JANUARY 1985)

SUR CENSUS	1970	1980	1985	1990	1995	2000
713.01			5,828	6,803	6,610	6,782
713.02			1,822	1,478	1,448	1,442
CENSUS TOTAL	4,140	6,470	7,650	8,281	8,058	8,224
714.01			3,661	3,671	3,602	3,665
714.02			1,833	2,164	2,010	1,942
CENSUS TOTAL	5,550	5,507	5,494	5,835	5,612	5,607
801.01			638	770	954	974
801.02			549	529	570	561
801.03			436	471	528	554
801.04			574	583	635	637
801.05			469	466	475	489
CENSUS TOTAL	1,398	2,252	2,665	2,819	3,162	3,215
802.01			655	657	660	697
802.02			1,170	1,193	1,306	1,326
802.03			1,470	1,265	1,299	1,261
802.04			2,076	2,896	2,772	2,694
CENSUS TOTAL	2,765	4,779	5,371	6,011	6,037	5,978
803.01			2,341	2,328	2,423	2,412
803.02			637	570	572	577
803.03			2,029	1,839	1,858	1,900
803.04			12	10	9	9
CENSUS TOTAL	2,623	4,298	5,019	4,747	4,862	4,898
804.01			1,093	1,175	1,317	1,322
804.02			1,119	1,076	1,338	1,302
804.03			912	846	1,032	1,030
804.04			808	800	842	856
804.05			2,025	1,928	1,971	1,956
CENSUS TOTAL	2,126	5,291	5,957	5,825	6,500	6,466
805.01			3,262	3,237	3,215	3,505
805.02			1,653	1,994	2,517	2,865
805.03			646	2,145	2,956	3,885
CENSUS TOTAL	319	2,980	5,561	7,376	8,688	10,255
806.01			1,007	2,435	3,866	4,915
806.02			1,770	1,912	1,825	1,757

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
806.03			2,805	3,440	3,283	3,163
806.04			1,193	1,301	1,503	1,448
CENSUS TOTAL	372	5,181	6,775	9,688	10,477	11,283
807.01			6	5	5	5
807.02			7,608	9,068	9,818	10,172
807.03			990	1,017	967	932
CENSUS TOTAL	6,156	7,634	8,604	10,086	10,790	11,109
808.01 ¹			5,230	5,639	6,093	6,277
CENSUS TOTAL	1,585	4,473	5,230	5,639	6,093	6,277
809.01 ¹			7,810	8,088	8,608	9,167
CENSUS TOTAL	2,716	6,976	7,810	8,088	8,608	9,167
810.01			2,682	2,859	2,805	2,800
CENSUS TOTAL	35	1,899	2,682	2,859	2,805	2,800
811.01			114	107	102	98
811.02			68	68	672	1,906
811.03			1,751	1,745	2,345	2,510
811.04			2,982	3,048	3,411	3,538
CENSUS TOTAL	454	4,118	4,915	4,958	6,530	8,052
812.01			5,501	6,050	6,273	6,300
CENSUS TOTAL	232	5,671	5,501	6,050	6,273	6,300
813.01			13,756	16,233	16,538	17,134
CENSUS TOTAL	311	10,900	13,756	16,233	16,538	17,134
814.01			6,563	7,179	7,094	6,833
CENSUS TOTAL	1,244	5,483	6,563	7,179	7,094	6,833
815.01			2,192	1,977	2,070	1,994
CENSUS TOTAL	224	2,357	2,192	1,977	2,070	1,994
816.01			1,501	1,416	1,540	1,483
816.02			1,403	1,305	1,250	1,184
CENSUS TOTAL	557	2,384	2,904	2,721	2,790	2,667
817.01			1,257	1,123	1,532	1,644

HISTORICAL AND FORECASTED POPULATION
CENSUS & SURCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	1970	1980	1985	1990	1995	2000
817.02			1,152	1,208	1,414	1,362
817.03			1,294	1,453	1,374	1,302
817.04			426	341	866	1,419
CENSUS TOTAL	1,204	4,125	4,129	4,125	5,185	5,727
818.01			280	468	821	790
818.02			4,946	6,015	6,851	8,297
818.03			344	989	1,333	1,765
818.04			2,342	4,314	5,332	6,735
CENSUS TOTAL	1,517	1,360	7,912	11,786	14,337	17,387
901.01			13	12	11	11
901.02			41	182	232	225
901.03			1,857	2,903	3,155	3,066
901.04			7	14	205	255
901.05			1,470	2,851	3,816	4,289
901.06			3			
CENSUS TOTAL	708	2,321	3,391	5,962	7,419	7,946
902.01			27	26	210	225
902.02			87	75	660	711
902.03			5,721	7,063	7,658	8,310
902.04			1,294	2,557	3,442	4,536
902.05			10	9	8	8
CENSUS TOTAL	3,083	4,675	7,139	9,730	11,978	13,790
903.01			5,506	6,573	6,820	7,119
903.02			1,337	2,840	3,466	4,655
903.03			375	499	1,152	1,918
903.04			30	58	254	247
CENSUS TOTAL	3,036	4,826	7,248	9,970	11,692	13,939
904.01			8,277	10,875	12,538	13,840
904.02			241	421	2,238	2,902
904.03			87	556	936	1,372
904.04			579	1,460	2,936	3,603
CENSUS TOTAL	5,517	8,086	9,184	13,312	18,668	21,717
905.01			93	934	1,460	1,833
905.02			2,435	2,817	3,076	3,440
CENSUS TOTAL	1,637	1,781	2,518	3,751	4,536	5,273

HISTORICAL AND FORECASTED POPULATION
CENSUS 5 SUPCENSUS TRACT
(JANUARY 1995)

CENSUS TRACT	1970	1980	1985	1990	1995	2000
906.01			74	66	66	66
906.02			172	141	218	225
906.03			217	476	1,743	1,433
906.04			2,236	7,697	5,957	5,706
906.05			227	2,304	4,127	5,347
CENSUS TOTAL	737	2,438	2,954	6,674	13,711	12,863
907.01			161	150	176	197
907.02			1,642	2,041	2,767	2,378
907.03			762	419	444	456
907.04			470	437	463	479
907.05			137	147	154	166
907.06			1,538	1,074	1,818	1,767
907.07			294	714	379	345
907.08			94	89	107	116
907.09			1,023	2,070	1,054	1,808
907.10			169	176	263	200
907.11			25	37	40	47
907.12			169	179	220	237
907.13			148	144	154	160
907.14			177	176	244	237
907.15			127	144	176	132
907.16			63	177	179	174
CENSUS TOTAL	2,459	4,562	7,425	8,592	8,956	9,089
908.01			516	551	656	637
908.02			214	727	764	795
908.03			517	610	498	474
908.04			354	439	547	585
908.05			607	643	740	798
908.06			798	966	1,206	1,435
908.07			225	377	347	342
908.08			955	1,117	1,287	1,409
908.09			531	1,084	1,230	1,453
908.10			423	418	439	445
908.11			470	693	724	1,158
908.12			5,249	5,556	6,474	5,962
CENSUS TOTAL	2,167	6,097	12,057	14,232	15,262	16,393
909.01 ³			241	228	198	194
CENSUS TOTAL	178	170	241	228	198	194
TOTAL	455,021	506,021	662,221	722,371	762,241	777,257

Sources: U.S. Bureau of the Census, Census of Population and Housing: 1970 Census Tracts:
Washington, D.C. - Maryland - Virginia SMSA.

U.S. Bureau of the Census, U.S. Census of Population and Housing: 1980.
Summary Tape File 3, Virginia.

1985 through 2000, Fairfax County Office of Research and Statistics.

¹Comprises part of the Town of Herndon (The Town of Herndon is composed of Census Tracts 808 and 809).

²Comprises part of the Town of Vienna (The Town of Vienna is composed of Census Tracts 607 through 610).

³Town of Clifton (The Town of Clifton is composed of Census Tract 909).

25 10000

In an effort to provide the most recent information, the Fairfax County Office of Research and Statistics (ORS) has developed a methodology to estimate income information on a biannual basis. Specifically, data are provided pertaining to household income earned in 1983 in Fairfax County by Planning District and Census Tract. Household income is defined as that income which is available to all residents of a housing unit, regardless of relationship. The income information was estimated using data obtained during the 1980 U.S. Decennial Census, conducted by the U.S. Bureau of the Census, and the 1984 Fairfax County Household Survey. However, due to the structure of the questionnaires, the household income data actually pertain to calendar years 1979 and 1983, respectively. It should be noted that the following tables do not include those Census Tracts which contain Lorton Reformatory and Fort Belvoir Military Reservation (162, 219, and 222).

As can be observed on the tables that follow, the 1983 median household income in Fairfax County was \$42,595. The Fairfax County Planning District having the highest median household income was the McLean District (\$54,527); the district with the lowest median household income in 1983 was the Jefferson District (\$31,913). When household income in Fairfax County is examined by Census Tract, the range of median income figures is much greater. Census Tract 803 which rests in both the McLean and Upper Potomac Planning Districts had the highest 1983 median household income (\$80,710), while Census Tract 204, in the Mount Vernon Planning District, had the lowest median income (\$19,525).

Methodology

It is important to recognize that to obtain the actual breakdown of households in income intervals would require a population census, such as the Decennial Census conducted by the U.S. Bureau of the Census. Because the cost and time involved in a population census would prohibit a biannual account of all households, Fairfax County income estimates have been statistically derived from two primary sources. The estimated breakdown of households in income intervals for each Census Tract was estimated using data collected through the 1984 Fairfax County Household Survey and the 1980 Decennial Census, conducted by the U.S. Bureau of the Census.

For 1979, the actual number of households in each income interval is available for all Census Tracts and Planning Districts through the 1980 Decennial Census. In addition, the 1983 number of households in each income interval for the Planning Districts was determined in the 1984 Fairfax County Household Survey, as was the total number of households found in each Census Tract. In order to estimate the 1983 number of households in each income interval for each Census Tract, the 1979 relationship between each Census Tract and the corresponding Planning District was applied to the 1983 Planning District income information. The result was an estimate of the number of households in each income interval by Census Tract for 1983. From this income distribution approach, median income estimates were calculated.

As a means of checking the accuracy of the income distribution approach and median household income values that resulted from this approach, a second method of estimating median household incomes by Census Tract was

devised. This second methodology used economic and demographic changes between 1979 and 1983 for each Census Tract to estimate median household income. Specifically, the 1979 median household income was related through a multiple regression model to the 1979 median housing value and the ratio of owned housing units to total housing units for each Census Tract. This model was then applied to 1983 housing value information to estimate the 1983 median household income for each Census Tract. The resulting median incomes from the model were then compared to those resulting from the income distribution approach. When the two methodologies resulted in comparable median household income values, the income distribution approach was left unchanged. However, when a discrepancy existed, further economic and demographic analysis was undertaken to determine the estimated value.

Further documentation of the methodology used is available upon request from ORS, Management Services Branch.

1983 HOUSEHOLD INCOME DISTRIBUTION

BY PLANNING DISTRICT

PLANNING DISTRICT	UNDER \$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000 OR MORE	TOTAL HOUSEHOLDS	MEDIAN
ANNANDALE	1,298	2,053	3,398	7,172	6,489	3,185	23,595	\$45,558
BAILEYS	3,089	2,678	1,839	3,898	1,692	1,515	14,711	\$33,637
BULL RUN	583	1,137	1,711	2,625	2,436	466	8,958	\$40,988
FAIRFAX	546	1,699	1,997	2,754	3,584	1,823	12,403	\$45,672
JEFFERSON	1,564	4,082	2,607	3,858	1,788	998	14,897	\$31,913
LINCOLNIA	378	635	974	1,854	335	116	4,292	\$36,286
¹ LOWER POTOMAC	178	374	871	560	460	247	2,690	\$34,104
MCLEAN	647	2,164	2,345	4,185	4,247	6,632	20,220	\$54,527
MOUNT VERNON	5,778	6,618	4,132	6,182	4,692	3,666	31,068	\$32,594
² POHICK	357	1,520	3,487	10,074	11,355	3,010	29,803	\$49,200
ROSEHILL	166	1,085	1,267	1,681	3,403	679	8,281	\$49,477
SPRINGFIELD	638	1,646	1,855	3,327	3,003	1,124	11,593	\$42,472
³ UPPER POTOMAC	2,795	3,669	4,834	6,407	6,639	4,775	29,119	\$42,635
⁴ VIENNA	1,262	2,919	1,710	4,404	4,197	2,781	17,273	\$44,351
COUNTY	19,279	32,279	33,027	58,981	54,320	31,017	228,903	\$42,595

Source: Fairfax County Office of Research and Statistics. Data pertain to calendar year 1983.

¹Data exclude households at Fort Belvoir and Lorton Reformatory.

²Includes the Town of Clifton.

³Includes the Town of Herndon

⁴Includes the Town of Vienna.

1983 HOUSEHOLD INCOME DISTRIBUTION

BY CENSUS TRACT

CENSUS TRACT	UNDER \$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000 OR MORE	TOTAL HOUSEHOLDS	MEDIAN
151	96	193	151	231	158	268	1,097	\$42,045
152	372	310	183	268	338	387	1,858	\$38,582
153	149	264	214	229	212	184	1,252	\$34,952
154	516	581	223	667	527	637	3,151	\$40,745
155	215	207	262	562	366	325	1,947	\$42,726
156	38	46	87	237	357	194	959	\$55,007
157	54	77	123	341	367	343	1,305	\$53,917
158	60	33	124	488	432	279	1,516	\$50,156
159	38	67	100	274	349	211	1,039	\$52,901
160	197	322	174	321	240	240	1,504	\$37,290
161	47	71	102	387	297	312	1,216	\$50,084
163	20	22	96	66	195	205	605	\$62,500
201	20	107	155	353	359	0	994	\$44,135
202	19	37	187	213	423	109	1,043	\$50,905
203	45	234	283	304	657	0	1,523	\$44,843
204	527	537	254	134	51	37	1,540	\$19,525
205	636	769	362	258	170	69	2,263	\$21,452
206	355	233	262	188	204	157	1,449	\$28,301
207	12	104	130	176	594	209	1,225	\$58,017
208	24	139	192	241	354	46	996	\$43,900
209	112	371	142	239	765	178	1,857	\$50,474
210	92	170	230	357	224	93	1,166	\$38,823
211	33	178	182	330	143	95	1,021	\$37,841
212	0	35	65	182	308	81	670	\$54,302

*Those Census Tracts containing Lorton Reformatory and the Fort Belvoir Military Reservation (162, 219, and 222) are not included in this table.

1983 HOUSEHOLD INCOME DISTRIBUTION

BY CENSUS TRACT

CENSUS TRACT	UNDER \$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000 OR MORE	TOTAL HOUSEHOLDS	MEDIAN
213	9	90	170	228	278	47	822	\$44,341
214	630	634	395	301	180	181	2,321	\$23,368
215	717	534	296	197	114	70	1,928	\$19,625
216	427	478	527	320	197	60	1,809	\$24,990
217	290	324	494	654	271	125	2,158	\$34,412
218	171	222	114	126	100	53	786	\$25,000
220	92	93	164	176	95	4	614	\$33,048
221	91	293	577	293	145	72	1,471	\$31,091
301	8	34	82	593	966	103	1,686	\$53,637
302	39	144	464	1,394	1,002	153	3,196	\$45,232
303	27	228	465	1,076	730	371	2,947	\$45,503
304	48	182	451	769	728	73	2,251	\$43,670
305	15	19	96	165	208	0	502	\$46,090
306	153	339	329	567	277	68	1,733	\$36,204
307	86	100	162	205	210	121	884	\$41,878
308	92	415	417	789	963	517	3,193	\$47,784
309	41	213	310	673	652	0	1,889	\$43,480
310	28	193	309	717	713	90	2,050	\$45,355
311	39	203	620	1,818	1,534	439	4,653	\$47,083
312	26	115	371	1,186	1,379	253	3,330	\$49,582
313	9	25	72	346	503	51	1,006	\$52,535
314	11	49	71	339	492	93	1,055	\$52,922
315	17	46	78	349	390	252	1,132	\$54,872
316	99	300	220	323	342	14	1,298	\$36,393
317	51	160	400	992	1,255	212	3,070	\$48,971

*Those Census Tracts containing Lorton Reformatory and the Fort Belvoir Military Reservation (162, 219, and 222) are not included in this table.

1983 HOUSEHOLD INCOME DISTRIBUTION

BY CENSUS TRACT

CENSUS TRACT	UNDER \$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000 OR MORE	TOTAL HOUSEHOLDS	MEDIAN
401	91	250	274	402	786	598	2,401	\$55,836
402	197	822	456	597	242	53	2,367	\$28,607
403	6	19	51	275	309	197	857	\$56,270
404	64	121	410	1,539	1,630	802	4,566	\$52,285
405	37	117	244	534	576	274	1,782	\$48,847
406	51	155	175	195	183	79	838	\$37,923
501	348	607	255	260	105	0	1,575	\$22,241
502	162	308	229	432	101	49	1,281	\$32,445
503	136	289	278	336	120	428	1,587	\$39,040
504	8	129	111	248	190	164	850	\$45,705
505	58	122	249	184	134	102	849	\$34,818
506	153	583	446	640	528	190	2,545	\$37,004
507	356	444	363	414	498	124	2,199	\$33,250
508	68	98	159	352	306	60	1,043	\$43,373
509	14	56	70	254	118	45	557	\$43,179
510	52	113	114	191	203	173	846	\$46,308
511	25	89	31	162	225	210	742	\$57,111
512	2	16	12	177	168	199	574	\$61,904
513	51	60	74	296	185	102	768	\$45,084
514	379	241	116	300	90	25	1,151	\$23,154
515	878	792	473	643	325	254	3,355	\$25,370
516	711	518	337	603	289	238	2,696	\$28,531
517	782	798	650	1,409	359	464	4,462	\$35,011
518	12	140	107	445	126	108	938	\$42,078
519	81	202	222	567	164	59	1,295	\$38,770

1983 HOUSEHOLD INCOME DISTRIBUTION

BY CENSUS TRACT

CENSUS TRACT	UNDER \$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000 OR MORE	TOTAL HOUSEHOLDS	MEDIAN
520	93	33	128	339	321	137	1,041	\$47,234
521	108	209	342	701	558	438	2,356	\$46,105
522	291	356	442	833	442	182	2,546	\$38,313
523	312	440	409	394	325	587	2,468	\$37,741
524	142	280	429	768	461	174	2,254	\$40,390
525	215	355	543	985	233	68	2,399	\$36,317
526	140	159	295	565	68	7	1,234	\$35,611
601	6	47	77	181	388	173	872	\$58,054
602	10	46	75	140	408	256	935	\$62,040
603	10	11	56	326	198	174	775	\$49,286
604	195	108	70	284	248	402	1,307	\$49,814
605	80	193	86	282	335	185	1,161	\$46,781
606	39	95	112	387	386	157	1,176	\$48,255
607	206	559	340	710	572	150	2,527	\$38,454
608	105	239	71	271	236	115	1,037	\$40,728
609	24	70	37	207	266	138	742	\$53,101
610	49	90	103	223	171	83	719	\$42,903
611	130	312	71	466	552	535	2,066	\$52,446
612	16	42	116	184	352	174	884	\$55,966
613	79	346	371	293	231	85	1,405	\$32,479
614	189	627	383	349	222	53	1,828	\$27,526
615	58	167	171	330	227	205	1,158	\$43,318
616	187	551	164	423	362	279	1,966	\$37,872
617	173	496	224	390	260	264	1,807	\$35,404
701	19	9	24	63	214	471	800	\$78,769

1983 HOUSEHOLD INCOME DISTRIBUTION

BY CENSUS TRACT

CENSUS TRACT	UNDER \$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000 OR MORE	TOTAL HOUSEHOLDS	MEDIAN
703	17	29	48	171	173	514	952	\$76,848
704	14	62	86	289	341	597	1,389	\$67,851
705	32	174	229	406	545	571	1,956	\$56,330
706	35	82	100	170	130	285	802	\$52,692
707	25	108	208	624	484	215	1,664	\$46,802
708	7	90	123	343	236	167	966	\$46,501
709	59	269	344	579	384	561	2,196	\$46,036
710	8	63	82	92	72	107	424	\$44,619
711	147	542	498	507	320	301	2,315	\$34,407
712	268	804	549	410	310	351	2,692	\$29,990
713	192	806	423	699	710	295	3,125	\$38,036
714	191	600	257	632	418	44	2,242	\$34,243
801	18	28	36	137	217	345	781	\$69,757
802	34	172	173	412	512	908	2,211	\$65,356
803	19	64	57	175	232	1,007	1,554	\$90,710
804	56	63	118	458	529	540	1,764	\$58,837
805	26	92	371	468	346	129	1,432	\$42,275
806	230	264	297	343	469	590	2,193	\$48,359
807	557	584	421	568	838	367	3,335	\$37,786
808	159	439	458	330	268	122	1,776	\$31,331
809	454	509	711	619	361	56	2,710	\$30,513
810	147	186	228	126	173	73	933	\$30,855
811	19	115	321	516	313	138	1,422	\$42,441
812	467	197	456	421	309	72	1,922	\$31,513
813	502	432	636	959	1,342	965	4,736	\$47,481

1983 HOUSEHOLD INCOME DISTRIBUTION

BY CENSUS TRACT

CENSUS TRACT	UNDER \$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000 OR MORE	TOTAL HOUSEHOLDS	MEDIAN
814	57	230	357	592	690	224	2,150	\$45,920
815	8	14	34	132	263	212	663	\$63,640
816	8	31	60	157	357	236	849	\$61,799
817	37	50	194	387	412	129	1,209	\$47,538
818	164	253	160	310	145	564	1,596	\$45,693
901	79	233	228	226	239	52	1,057	\$34,495
902	53	218	445	727	501	59	2,003	\$40,890
903	76	229	408	761	569	93	2,136	\$41,997
904	242	113	334	609	820	134	2,252	\$45,763
905	43	52	111	166	267	43	682	\$47,198
906	104	302	216	177	108	94	1,001	\$29,375
907	28	38	54	329	876	543	1,868	\$63,841
908	151	126	302	688	1,206	829	3,302	\$57,960
909	4	8	8	25	15	6	66	\$42,799
COUNTY	19,279	32,279	33,027	58,981	54,320	31,017	228,903	\$42,595

Source: Fairfax County Office of Research and Statistics. Data pertain to calendar year 1983.

VIII NONRESIDENTIAL DEVELOPMENT
ACTIVITY

NONRESIDENTIAL DEVELOPMENT ACTIVITY

As of January 1985, there were 567 projects in the County's nonresidential development process file. This file monitors nonresidential projects as they proceed through the three stages of the development process. These stages consist of rezoning application and approval, site plan submission and approval, and building permit authorization and construction of project.

Table I shows the distribution of the 567 projects in the 1985 nonresidential development process by stage of development.

TABLE I

Number of Nonresidential Projects by Development Stage

Development Stage	Number of Projects, 1985	Percent of Total
Under Construction	65	11.5%
Building Permit Issued but Not Started	121	21.3
Site Plan Approved	54	9.5
Site Plan Submitted	127	22.4
Rezoning Granted	143	25.2
Rezoning Pending	<u>57</u>	<u>10.1</u>
Total Process	567	100.0%

As shown in Table I, the rezoning granted stage has the largest number of projects with 143, or 25.2 percent of the total. The second largest number of projects is in the site plan submitted stage with 127 projects, or 22.4 percent of the total.

Projects planned predominantly for commercial, industrial, and institutional uses are included in the nonresidential development process. As illustrated in Table 2, of the 567 projects in the process in 1985, 347, or 61.2 percent, are for commercial activities; 157, or 27.7 percent, are for industrial activities; and 63, or 11.1 percent, are for institutional activities. While the total number of nonresidential projects increased by 51, or 9.9 percent, from 1984 to 1985, the percent distribution of project use remained fairly constant with that which was reported in the 1984 Standard Reports. The nonresidential project distribution by general activity in 1984 was 59.9 percent commercial, 30.0 percent industrial, and 10.1 percent institutional. Areas of high residential growth, such as Fairfax County, are often characterized by the development of retail establishments. This type of commercial activity increased by 1.3 percentage points from 1984 to 1985. During this same period, the County's percentage of commercial office activity remained constant at 46.7 percent. In 1985, as in 1984, commercial office development is the largest nonresidential activity in the County.

Among the Supervisor Districts, the Providence District has the most projects (42) in the construction and building permit phase, while the Centreville District has the second largest number of projects (36) in this phase. The Springfield and Lee Districts have the most projects in the site plan submitted/approved phase with 37 and 36 projects,

TABLE 2

Changes in the Number of Nonresidential Projects by General Activity From 1984 - 1985

General Activity	1984		1985		Change: 1984 to 1985	
	Projects	Percent of Total	Projects	Percent of Total	Number	Percent Change
Commercial	309	59.9%	347	61.2%	38	12.3%
- Office	241	46.7	265	46.7	24	10.0
- Retail	68	13.2	82	14.5	14	20.6
Industrial	155	30.0	157	27.7	2	1.3
Institutional	<u>52</u>	<u>10.1</u>	<u>63</u>	<u>11.1</u>	<u>11</u>	<u>21.2</u>
Total	516	100.0%	567	100.0%	51	9.9%

respectively. In addition, the Providence District has the most projects in the rezoning pending/granted phase (55). The Annandale District with a total of 23 projects shows the least amount of nonresidential activity.

A comparison of 1985 nonresidential development data among the Planning Districts shows that Upper Potomac, Bull Run, and Vienna have the largest number of projects, with a combined total of 223 projects, or 39.3 percent of the total projects. As shown in the summary tables, these Planning Districts have the highest combined number of office, warehouse, and other industrial projects. This is probably attributable to these areas accessibility to major arteries, such as Interstates 66, 395, and 495, and the Dulles Access Road. Further analysis shows that the Pohick and Upper Potomac Planning Districts continued to have the largest number of proposed institutional use projects, such as schools and churches. Combined, these Planning Districts account for 41.3 percent of all proposed institutional projects. This high percentage reflects the large amount of residential growth in these areas and the resulting demand for institutional use facilities.

Table 3 shows gross floor area data which is included for the first time in this section of the Standard Reports. The data reveals that, as of January 1985, the total gross floor area utilized by County nonresidential projects under construction was 12,335,901 square feet. This figure translates to an average gross floor area of 66,322 square feet for a County nonresidential project. As illustrated in Table 3, of the 186 projects under construction in January 1985, 97 were office building-related projects, which represented 66.5 percent of the total gross floor area. This figure reflects the increasing number of corporate projects as office facilities for several large companies moving into the County.

TABLE 3

Gross Floor Area of Nonresidential Projects
Under Construction by Development Activity*
Fairfax County, January 1985

Development Activity	Number of Projects**	Gross Floor Area	
		Square Feet	Percent of Total
Transient Lodging	5	921,016	7.5%
Warehouse	39	2,147,864	17.4
Other Industrial Use	4	78,845	0.6
Shopping Center	6	241,446	2.0
Other Retail Use	7	146,065	1.2
Office Building	97	8,210,931	66.5
Public/Quasi Public Use	9	357,477	2.9
House of Worship	15	136,993	1.1
Recreational Use	4	95,264	0.8
Total	186	12,335,901	100.0%

Average Gross Floor Area
Per Project: 66,322 Square Feet

* Includes all nonresidential projects in the County that were in either "Building Permit Issued" or "Construction Started" stages of development in January 1985.

** A single nonresidential project may include several structures.

SUMMARY OF NONRESIDENTIAL DEVELOPMENT ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1985)

SUPERVISOR DISTRICT	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR PLAT	SUBD APPR	SITE PLAN &/OR PLAT	SUBD SUBM	REZONING GRANTED	REZONING PENDING	TOTAL PROJECTS
CENTREVILLE ¹	6	30	9		16		24	6	91
DRANESVILLE ²	9	6	5		8		4	4	36
ANNANDALE	1	4	3		9		6		23
LEE	7	15	7		29		22	7	87
MASON	7	8	4		9		15	11	54
MOUNT VERNON	4	15	4		8		8	2	41
PROVIDENCE	15	27	8		25		37	18	130
SPRINGFIELD ³	14	14	14		23		26	9	100
TOWN OF HERNDON	1						1		2
TOWN OF VIENNA	1	2							3
TOTAL	65	121	54		127		143	57	567

¹Excludes the Town of Vienna.

²Excludes the Town of Herndon.

³Excludes the Town of Clifton.

SUMMARY OF NONRESIDENTIAL DEVELOPMENT ACTIVITY
 PLANNING DISTRICT
 (JANUARY 1985)

PLANNING DISTRICT	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL PROJECTS
ANNANDALE	1	12	5	6	9	3	36
BAILEYS	3	2	3	2	8	8	26
BULL RUN	12	9	9	11	19	8	68
FAIRFAX	6	11	3	13	12	7	52
JEFFERSON	2	5	2	10	7	4	30
LINCOLNIA	4	2	1	1	5		13
LOWER POTOMAC	1	7	1	4	3	1	17
MCLEAN	9	7	3	8	8	3	38
MOUNT VERNON	3	6	1	8	6	1	25
POHICK 1	1	5	6	11	8	1	32
ROSE HILL	1	2		5	7	4	19
SPRINGFIELD	6	11	6	20	10	3	56
UPPER POTOMAC ²	7	27	10	15	22	6	87
VIENNA 3	9	15	4	13	19	8	68
TOTAL	65	121	54	127	143	57	567

- ¹Includes the Town of Clifton.
- ²Includes the Town of Herndon.
- ³Includes the Town of Vienna.

SUMMARY OF NONRESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1985)

SEWERSHED CODE	UNDER CONSTRUCTION	BP ISSUED BUT NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL PROJECTS
A1		2		2	3		7
A2		1		1	5		7
A3						1	1
B1	1	5	2	2	3		13
B2 ¹					1		1
B5	1	1			1		3
C2	1			1			2
D1	1		3				4
D2		8	2	4	2		16
D3 ²	11	18	4	11	15	3	62
E1	5	3	1	2	8	1	20
E2			1				1
F	1	2		2			5
G1	2	2		3			7
H1	2	2	2	1	5	6	18
H2	1		1		3		5
H3						1	1
I1	3	1	3	13	7	7	34
I2						2	2
I3	7	13	3	8	18	7	56
J1		1		1			2
J2		1		1	2		4
J3		1					1
J4				1			1
K	1	3		4			8
L	2	1	1	3	5	1	13
M0				1			1
M1 ²	2	3	2	1	2		10
M2	1	14	4	8	11	5	43
M3				3	1		4
M4	1	2	2	3		2	10
M5	2	3	2	6	2		15
M6	2	9	4	9	8	1	33
M9	1	7		7	3	7	25
N1	1	5	5	12	9	1	33
N2		1			1		2
O1	1						1
P		1				1	2
R1		1	2	3	2		8
S1	1		1			1	3
S2			1				1
T1	9	5	5	5	18	7	49
T2	2	3	3	5	3	2	18
T4	3	1			2	1	7
T5		1		4	3		8
TOTAL	65	121	54	127	143	57	567

¹Town of Herndon.

²Comprises part of the Town of Vienna.

SUMMARY OF NONRESIDENTIAL DEVELOPMENT ACTIVITY
 BY LAND USE
 SUPERVISOR DISTRICT
 (JANUARY 1985)

LAND USE	CENTRE ¹ VILLE	DRANES ² VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING ³ FIELD	TOWN CLIFTN	TOWN HERNDN	TOWN VIENNA	TOTAL PROJECTS
TRANSIENT LODGING	3	1		2	3	1	3					13
WAREHOUSE	10	2	2	20	1	11	11	37				94
OTHER INDUSTRIAL USE	14	1	2	9	1	5	7	15				54
TRANSP/COMMUN/UTILIT	3		1	2		1	1	1				5
SHOPPING CENTER	3	1	2	2	5	1	6	2				22
GENERAL MERCHANDISE	1		3	5		2	1	2				14
FOOD RETAIL	2	1		2	5	3	2	5				20
TRANSPORTATION RETL			1	5	3	2	2					13
OFFICE/SERVICE USE	41	23	8	36	32	10	89	21		2	3	265
PUBLIC/QUASI PUB USE	1			1	1		2	2				7
HOUSE OF WORSHIP	6	5	1			4	4	6				26
SCHOOL	2	1	3	1	1			3				11
OTHER INSTITUTAL USE	5	1		2	2	1	2	6				19
TOTAL	91	36	23	87	54	41	130	100		2	3	567

¹Excludes the Town of Vienna.
²Excludes the Town of Herndon.
³Excludes the Town of Clifton.

SUMMARY OF NONRESIDENTIAL DEVELOPMENT ACTIVITY
BY LAND USE
PLANNING DISTRICT
(JANUARY 1985)

LAND USE	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-OLNIA	LOWER-POTOM	MCLEAN	MOUNT-VERNON	POHICK ¹	ROSE-HILL	SPRNG-FIELD	UPPER-POTOM ²	VIENNA ³	TOTAL PROJECTS
TRANSIENT LODGING		3		2	1			1			2	1	2	1	13
WAREHOUSE	2		30	5	4	2	7	2		4	1	21	9	7	94
OTHER INDUSTRIAL USE	1		14	2	3	1	4	2		3	1	9	12	2	54
TRANSP/COMMUN/UTILIT	1		1								1	2	3	1	9
SHOPPING CENTER	2	3	1	1	1	1			3	3			4	3	22
GENERAL MERCHANDISE	1		1	1					3	2	2	2	1	1	14
FOOD RETAIL		2	2	1	2	1	1	1	2	3		2	2	1	20
TRANSPORTATION RETL	2	2			1		1		3		1	2		1	13
OFFICE/SERVICE USE	25	15	13	32	17	7	1	28	12	6	8	16	39	46	265
PUBLIC/QUASI PUB USE		1		2						1	1		1	1	7
HOUSE OF WORSHIP			3	3			2	3	2	3			7	3	26
SCHOOL	1		1	1	1					3	1		3		11
OTHER INSTITUTAL USE	1		2	2		1	1	1		4	1	1	4	1	19
TOTAL	36	26	68	52	30	13	17	38	25	32	19	56	87	68	567

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

BY LAND USE
SEWER SERVICE
(JANUARY 1985)

SEWER SHED CODE	TRANS-IENT LODGING	WARE-HOUSE	OTHER INDUS-TRIAL	TRANSP/COMMUN/UTILIT	SHOP-PING CENTER	GENERAL MERCHAN-DISE	FOOD RETAIL	TRANS-PORTA RETAIL	OFFICE/SERVICE USE	PUBLIC/QUASI PUB USE	HOUSE OF WORSHIP	SCHOOL	OTHER INSTITU-TIONAL	TCTAL PRO-JECTS
A1	1	1	1				1		2		1			7
A2			3			1			3					7
A3									1					1
B1		1	2	1					8				1	13
B2 ¹			1										1	1
B5									2				1	3
C2					1						1			2
D1									1	1	1	1		4
D2	1	2							10		2		1	16
D3 ²	1		3	2	2		2		47		3	1	1	62
E1	1	2	1						15		1			20
E2									1					1
F							1		3		1			5
G1									5		1		1	7
H1	2				3		2		10	1				18
H2	1								4					5
H3					1									1
I1	1	4	3		1		3	3	16	2		1		34
I2									2					2
I3	1	5	2	1	2	1	2	2	37			1	2	56
J1	1								1					2
J2					1	1			2					4
J3									1					1
J4									1					1
K						1	1	1	3		2			8
L					2	2	1	2	4	1			1	13
M0									1					1
M1 ²		1							9					10
M2		7	1		2	2		2	25		2	1	1	43
M3			1		1						1	1		4
M4		2		1			1	1	5					10
M5		5	4				1		4				1	15
M6	1	18	6	2		2		1	3					33
M9	2	2	1		1	1			17				1	25
N1		7	6		2	1	2	1	6		4	2	2	33
N2						1				1				2
O1											1			1
P									1				1	2
R1		2			1		1				1		3	8
S1				1		1							1	3
S2												1		1
T1		27	16	1					4		1			49
T2		7	3		1		1		3		1	1	1	18
T4					1				4	1	1			7
T5		1					1		4		1	1		8
TOTAL	13	94	54	9	22	14	20	13	265	7	26	11	19	567

¹Town of Herndon.
²Comprises part of the Town of Vienna.

IX NONRESIDENTIAL STRUCTURES INVENTORY

NONRESIDENTIAL STRUCTURES INVENTORY

As of January 1985, there were 4,015 nonresidential structures located in Fairfax County. The total represents an increase of 75 buildings, or 1.9 percent, over the January 1984 total of 3,940 published in the 1984 Standard Reports. It should be noted that since 1984, the Standard Reports have not included certain structures such as sheds, temporary refreshment stands, and restrooms in an effort to more accurately reflect the County's major nonresidential structures.

Nonresidential structures have been generally classified as being used for commercial, industrial, or institutional activities. Commercial buildings have been further classified as being either retail or office related. As shown in Table 1, of the 4,015 nonresidential structures located in the County, 2,470, or 61.5 percent, are commercial; 969, or 24.1 percent, are institutional; and 576, or 14.4 percent are industrial. Of the 2,470 commercial buildings, 1,061 are used for retail activity and 1,409 are office related.

TABLE 1

Nonresidential Structures by General Activity

General Activity	Number of Structures 1985	Percent of Total
Commercial		
- Office	1,409	35.1%
- Retail	<u>1,061</u>	<u>26.4</u>
Total Commercial	2,470	61.5%
Industrial	576	14.4
Institutional	<u>969</u>	<u>24.1</u>
TOTAL	4,015	100.0%

* * * *

Of all the nonresidential structures in the County, general low-rise offices are the predominate structure type. This commercial structure type accounts for 558, or 13.9 percent of the total.

The next largest specific structure type is industrial wholesale-warehouse and storage with 421 structures, or 10.5 percent of the total. The category of houses of worship and the category of gas stations also account for large numbers of structures with 343 and 252, respectively.

The Vienna Planning District has the largest number of nonresidential structures with 551, or approximately 13.7 percent of the County's total 4,015 nonresidential structures. Other Planning Districts having large numbers of nonresidential buildings include Mount Vernon (442), Upper Potomac (489), McLean (419), and Annandale (419). The Planning Districts having the fewest number of nonresidential structures include Lincolnia (83), Lower Potomac (88), Rose Hill (104), Fairfax (127), and Bull Run (156).

Among the Supervisor Districts, the Providence and Lee Districts have the largest number of nonresidential structures. Providence has 654, or 16.3 percent of the total, while Lee has 642, or 16.0 percent of the total. The Annandale District has the fewest nonresidential structures with 225, or 5.6 percent of the total.

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY*
SUPERVISOR DISTRICT
(JANUARY 1985)

ACTIVITY TYPE	1	2						3				TOTAL
	CENTRE VILLE	DRANES VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING FIELD	TOWN CLIFTON	TOWN HERNDON	TOWN VIENNA	
STRUCTURES IN SHOPPING CENTERS												
CONVENIENCE SHOPPING CENTER		2	1	4	8	3	3	2		2	1	26
NEIGHBORHOOD SHOPPING CENTER	13	5	16	7	16	4	19	16		6	6	108
SPECIALTY SHOPPING CENTER	2	23	8	39	28	14	8	11		1	11	145
COMMUNITY SHOPPING CENTER	1	1		5	8		1	1			3	20
REGIONAL SHOPPING CENTER					4							4
SUPER REGIONAL CENTER				5			9					14
PROMOTIONAL CENTER	5			26	10	1	4	9		3		58
TOWN CENTER	1											1
CONDO CENTER	9	12										21
SUB TOTAL	31	43	25	86	74	22	44	39		12	21	397
STRUCTURES IN OTHER RETAIL USE												
BUILDING MATERIAL-HARDWARE		6	1	5	6	7	16	1		1	6	51
DEPARTMENT AND VARIETY STORE	2			7	5	2	1	4		2	2	25
APPAREL AND ACCESSORIES		2		3	4		6			2	2	19
FURNITURE	3	3	1	7	6	9	7	6	1	1	3	47
DRUG STORE											1	1
CONDO RETAIL					8							8
FOOD STORE	6	6		14	15	13	8	8	1	1	4	76
RESTAURANT	5	10	2	36	43	33	25	10	1	8	10	183
LODGING	3	3		17	8	22	9	4			3	69
MOTOR VEHICLE SALES	6	9	4	13	8	10	6	4		4		64
GAS STATION	12	30	7	44	52	32	40	17		7	11	252
OTHER AUTO RETAIL AND REPAIR	2	9	2	14	19	25	17	6		10	8	112
PERSONAL AND REPAIR SERVICE	1	7	3	6	15	4	5	1		5	10	57
OTHER RETAIL		6	3	8	3	6	8	4	1	1	8	48
SUB TOTAL	40	93	23	174	192	163	148	65	4	42	68	1,012
STRUCTURES IN OFFICE USE												
GENERAL LOW RISE OFFICE	66	79	20	53	80	27	125	20	1	29	58	558
FINANCE, INSURANCE, REAL ESTATE	13	15	10	16	31	14	32	9		5	9	154
VETERINARY HOSPITALS	2	7	2	4	3	3	4	3		3	1	32
GENERAL MEDIUM/HIGH RISE OFFICE	11	29	3	6	18	1	32				1	101
CONDOMINIUM OFFICE	15	28	35	11	44	4	24	28		2	19	210
OTHER OFFICE	2	1		1			2					6
SUB TOTAL	109	159	70	91	176	49	219	60	1	39	88	1,061

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1985)

ACTIVITY TYPE	1	2	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	3	TOWN CLIFTON	TOWN HERNDON	TOWN VIENNA	TOTAL
	CENTRE VILLE	BRANES VILLE						SPRING FIELD				
STRUCTURES IN INDUSTRIAL USE												
MANUFACTURING	7	1	1	11		3	5	5		6	2	41
PRINTING AND PUBLISHING			1	3			1				1	6
WHOLESALE-WAREHOUSE & STORAGE	18	22	27	134	9	49	101	25		25	14	421
CONTRACT CONSTRUCTION	1	1	1	6		3	4	11		2	1	34
TRANSPORTATION-RELATED	1	1		1			1	2				7
UTILITY-RELATED	1	2	1	2			11			2	3	25
COMMUNICATION-RELATED	1	3		4		3	1	4				17
HORTICULTURAL ACTIVITIES		3				3	2	1				13
QUARRIES				1			2					6
OTHER INDUSTRIAL		1		3						2		6
SUB TOTAL	28	34	31	165	18	73	125	46		37	21	575
STRUCTURES IN INSTITUTIONAL USE												
CEMETERIES	1		2	1	1		2					7
HOSPITAL AND HEALTH FACILITIES	2		2		1	1	1	2				8
POST OFFICE	1	1		1			2	2	3		1	12
POLICE STATIONS				2								2
FIRE STATIONS	3	3		3		5	4	3	4	1	1	28
CORRECTIONAL INSTITUTIONS			1				1	1	1			4
MILITARY INSTITUTIONS		1		1			1					3
OTHER PUBLIC LAND USES			1	2		3			1		1	8
HOUSES OF WORSHIP	30	47	24	47	44	39	40	47	4	9	12	343
CIVIC, SOCIAL, FRATERNAL USES	4	5	1	4		4	5	12		1	1	43
LIBRARIES		2	1	2		3	2			1		12
PERMANENT EXHIBITIONS	1	1					9					12
NURSERY SCHOOLS	2		1	2	3	3	3	7		3	4	28
PUBLIC SCHOOLS	16	22	19	27	22	21	26	18		3	5	179
PRIVATE SCHOOLS	5	6	1	5	12	2	6	5			5	47
COLLEGES AND UNIVERSITIES			4									4
SPECIAL TRAINING SCHOOLS						1		1				3
PLACES OF PUBLIC ASSEMBLY	1	1		3		1	1	2			1	12
PARKS	13	18	5	7	11	11	9	18			1	96
INDOOR RECREATIONAL FACILITY	4	3	1	9	3	3	4	4		1	1	35
GOLF COURSES	4	1		2	1	2	1	6		2	1	20
SWIMMING POOLS-OUTDOOR	5	6	13	7	5	4	4	9			2	57
OTHER INSTITUTIONAL USE				1		2		2				6
SUB TOTAL	92	121	76	126	122	112	118	129	6	24	43	969
COUNTY TOTAL	298	480	225	642	582	419	654	339	11	154	241	4,615

* A nonresidential structure is defined as any enclosed and permanent building (such as an office building or a building within the confines of a shopping center) which is used predominantly for a nonresidential activity. It should be emphasized that these data describe buildings and not businesses. For example, there are more food stores in the County than those located within the 76 structures used for this activity. Many food stores are located in shopping center structures.

¹Excludes land in the Town of Vienna.

²Excludes land in the Town of Herndon.

³Excludes land in the Town of Clifton.

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY*
PLANNING DISTRICT
(JANUARY 1985)

ACTIVITY TYPE	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-OLNIA	LOWER-POTOM.	MCLEAN	MOUNT-VERNON	POHICK ¹	ROSE-HILL	SPRNG-FIELD	UPPER-POTOM. ²	VIENNA ³	TOTAL	
STRUCTURES IN SHOPPING CENTERS																
CONVENIENCE SHOPPING CENTER	4	2	1		2	3	2	1	3	1	1	1	3	2	26	
NEIGHBORHOOD SHOPPING CENTER	18	4	10		14	4		7	6	12		6	19	8	108	
SPECIALTY SHOPPING CENTER	11	7	3	1	16		1	17	30	13	1	23	10	12	145	
COMMUNITY SHOPPING CENTER	4	4							3	1	1	1	2	4	20	
REGIONAL SHOPPING CENTER		4													4	
SUPER REGIONAL CENTER				6				3				5			14	
PROMOTIONAL CENTER	1	9	4		2	5		1	22	5			3	6	58	
TOWN CENTER													1		1	
CONDO CENTER													21		21	
SUB TOTAL	38	30	18	7	34	12	3	29	64	32	3	36	59	32	397	
STRUCTURES IN OTHER RETAIL USE																
BUILDING MATERIAL-HARDWARE	2	6	1		10			8	7		2	2	1	12	51	
DEPARTMENT AND VARIETY STORE	1	3	2	1		1			4	1	1	4	3	4	25	
APPAREL AND ACCESSORIES	2	1		1	4	1		1	2			1	3	3	19	
FURNITURE	2	5	5		1	1		3	13	2		2	3	10	47	
DRUG STORE														1	1	
CONDO RETAIL		8													8	
FOOD STORE	5	8	2	3	4		4	4	14	7	2	7	9	7	76	
RESTAURANT	15	19	5	5	15	5	6	12	43	3	1	20	15	19	183	
LODGING	2	4	2	3	8	1	2	4	28		1	7		7	69	
MOTOR VEHICLE SALES	6	3	3	1	5	2		11	14		1	7	4	7	64	
GAS STATION	29	22	7	4	18	6	6	29	35	8	11	23	24	30	252	
OTHER AUTO RETAIL AND REPAIR	7	11	7		11	1	6	6	22		1	10	15	15	112	
PERSONAL AND REPAIR SERVICE	7	9	1	1	6			7	6		2	2	5	11	57	
OTHER RETAIL	4	2	2	1	1			7	11	3	2	1	2	12	48	
SUB TOTAL	82	101	37	20	83	18	24	92	199	24	24	86	64	138	1,012	
STRUCTURES IN OFFICE USE																
GENERAL LOW RISE OFFICE	72	53	14	20	47	6	2	96	33	5	8	25	94	103	558	
FINANCE, INSURANCE, REAL ESTATE	21	13	1	3	18	5	3	14	14	11	2	10	20	19	154	
VETERINARY HOSPITALS	4	1	1	2	1			3	3	2	2	2	9	2	32	
GENERAL MEDIUM/HIGH RISE OFFICE	5	12		6	7			38	2			5	8	17	101	
CONDOMINIUM OFFICE	40	14	7	4	6	1		27	4	35	3	13	18	38	210	
OTHER OFFICE				1	1			1				1	2	1	6	
SUB TOTAL	143	73	23	35	80	12	5	179	56	53	15	56	151	180	1,061	

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY 1985)

ACTIVITY TYPE	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-GLNIA	LOWER-POTOM.	MCLEAN	MOUNT-VERNON	1			2		3	TOTAL
										POHICK	ROSE HILL	SPRNG FIELD	UPPER-POTOM.	VIENNA		
STRUCTURES IN INDUSTRIAL USE																
MANUFACTURING	3		1		4		2		1	3	1	9	13	4		41
PRINTING AND PUBLISHING	2											2		2		6
WHOLESALE-WAREHOUSE & STORAGE	41	7	21	6	20	21	22	22	3	4	6	118	41	89		421
CONTRACT CONSTRUCTION	4		3		4	1	2	1	2	1	3	2	3	8		34
TRANSPORTATION-RELATED			2					1	1	1	1	1		2		7
UTILITY-RELATED			2	1			1	2	4	1		8	3	3		25
COMMUNICATION-RELATED		3		1	3	2		3	3	1				1		17
HORTICULTURAL ACTIVITIES	1	2	3					1	2	1				2	1	13
QUARRIES			3								1					6
OTHER INDUSTRIAL								1				3	2			6
SUB TOTAL	51	12	35	8	31	24	29	31	16	11	11	145	65	109		576
STRUCTURES IN INSTITUTIONAL USE																
CEMETERIES	1		1	2	2						1					7
HOSPITAL AND HEALTH FACILITIES	1			2	1									2		8
POST OFFICE					1			1	1	2	3			2	2	12
POLICE STATIONS										2						2
FIRE STATIONS	2	2	2	2	1		2	2	2	3		2	5	3		28
CORRECTIONAL INSTITUTIONS	1		1	1			1									4
MILITARY INSTITUTIONS								1				1		1		3
OTHER PUBLIC LAND USES	2		1	1		1			1			1		1		8
HOUSES OF WORSHIP	34	18	17	18	22	5	7	36	36	36	24	18	44	28		343
CIVIC, SOCIAL, FRATERNAL USES	3	1		6	4		3	3	3	3	1	2	6	8		43
LIBRARIES	1	1			1			2	2	1	1	1	1	1		12
PERMANENT EXHIBITIONS			1				1		8				1	1		12
NURSERY SCHOOLS	4								3	7	2		5	7		28
PUBLIC SCHOOLS	21	9	7	7	13	3	2	18	24	15	12	11	20	17		179
PRIVATE SCHOOLS	6	4		3	4	2		6	3	5	3		4	7		47
COLLEGES AND UNIVERSITIES	1			3												4
SPECIAL TRAINING SCHOOLS		1			1					1						3
PLACES OF PUBLIC ASSEMBLY	1			2	1		1	1	1	1	1	1		2		12
PARKS	11	1	5	3	6	3	7	7	6	13	2	3	21	8		96
INDOOR RECREATIONAL FACILITY	4	1	2	1		1		5	5	4		4	6	2		35
GOLF COURSES			2	1		1			3	3	1	1	7	1		20
SWIMMING POOLS-OUTDOOR	11		2	5	2			7	5	9	1	6	4	5		57
OTHER INSTITUTIONAL USE	1		2			1	1				1					6
SUB TOTAL	105	38	43	57	59	17	27	85	107	105	51	50	130	92		969
COUNTY TOTAL	419	254	156	127	287	83	88	419	442	225	104	371	489	551		4,015

* A nonresidential structure is defined as any enclosed and permanent building (such as an office building or a building within the confines of a shopping center) which is used predominantly for a nonresidential activity. It should be emphasized that these data describe buildings and not businesses. For example, there are more food stores in the County than those located within the 76 structures used for this activity. Many food stores are located in shopping center structures.

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

NONRESIDENTIAL STRUCTURE INVENTORY BY GENERAL ACTIVITY*
SEWERSHED
JANUARY 1985)

SEWERSHED CODE	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	TOTAL STRUCTURES
A1	3	3	9	11	26
A2	2	3		4	9
B1		7	2	2	11
B2	10	2	1	7	20
B3	1	1		1	3
B5 ¹	54	40	37	24	155
C1	2	1		3	6
C2	9	3	2	16	30
D1	19	5	3	10	37
D2	21	78	9	30	138
D3 ²	171	159	45	92	467
E1	12	55	1	11	79
E2	7	1	1	2	11
F	12	52	2	14	80
G1	47	53	5	41	146
G2	8	2		4	14
G3		1		3	4
G4				1	1
H1	84	37	9	13	143
H2	13	18		1	32
H3		1		1	2
I1	156	69	39	87	351
I2	3	5	6	6	20
I3	210	152	68	113	543
I4	2			1	3
J1	29	4	2	13	48
J2	19	7	1	5	32
J3	24	12		10	46
J4	4	5	1	3	13
K	92	12	8	49	161
L	76	15	4	44	139
M0	3	4	6	8	21
M1	7	12	1	7	27
M2 ²	81	109	76	75	341
M3	12	18	11	26	67
M4	36	31	21	29	117
M5	11	5	72	3	91

NONRESIDENTIAL STRUCTURE INVENTORY BY GENERAL ACTIVITY
SEWERSHED
JANUARY 1985)

SEWERSHED CODE	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	TOTAL STRUCTURES
M6	21	11	73	14	119
M7	5	1		2	8
M8		2		4	6
M9	17	9	4	2	32
N1	52	27	6	74	159
N2	2		1	9	12
O1				9	9
P	6	2	10	4	22
Q1	2		2	7	11
R1	5	2	5	13	25
R2				2	2
R3 ³	4	1		6	11
R4				2	2
S1	10	2	1	5	18
S2				2	2
T1	8	4	12	6	30
T2	5		14	8	27
T3	2			5	7
T4	8		1	7	16
T5	20	17		9	46
T6	2		4	3	9
T7		1	1	6	8
TOTAL	1,409	1,061	576	969	4,015

* A nonresidential structure is defined as any enclosed and permanent building (such as an office building or a building within the confines of a shopping center) which is used predominantly for a nonresidential activity. It should be emphasized that these data describe buildings and not businesses. For example, there are more food stores in the County than those located within the 76 structures used for this activity. Many food stores are located in shopping center structures.

¹Town of Herndon.

²Comprises part of the Town of Vienna.

³Includes the Town of Clifton.

EXISTING LAND USE

EXISTING LAND USE

EXISTING LAND USE

Zoned Land

Fairfax County, including the Towns of Herndon, Clifton, and Vienna, comprises approximately 262,400 acres. Of this total, 29,459 acres are in roads, water, and small areas of land that cannot be developed, while 232,941 acres are classified into various zoning categories — 228,104 acres in County zoning categories and 4,837 acres in zoning categories associated with the towns of Herndon, Vienna, and Clifton.

A list of zoning codes that are used by the County follows the narrative in this section. These zoning codes reflect the zoning districts established in the new Fairfax County Zoning Ordinance that went into effect in August 1978. A complete description, as well as the development requirements associated with each zoning district, is available in the Fairfax County Zoning Ordinance.

Excluding the towns, most of Fairfax County's land is zoned for residential development as is shown in Table 1. Of the 228,104 acres zoned under the County's ordinance, 211,138 acres or 92.6 percent is zoned for residential or residential-related use. Industrial zoned acreage accounts for 10,575 acres or 4.6 percent of the County's zoned acreage. The smallest zoned acreage is commercial related accounting for 6,391 acres or 2.8 percent of the County's zoned acreage.

The Pohick Planning District contains the largest percentage of residential zoned acreage at 21.7 percent or 45,899 acres. The Bull Run Planning District contains the largest percentage of industrial zoned acreage at 32.4 percent or 3,428 acres. Finally, the Upper Potomac Planning District contains the largest percentage of commercial zoned acreage at 16.4 percent or 1,049 acres.

Zoned Vacant Land

Table 2 shows planning districts and their vacant acreage by major zoning categories, exclusive of the zoned land in the towns.

Approximately 29.2 percent or 66,685 acres of land zoned under the County's Zoning Ordinance is vacant, a decline of 2.8 percent since 1984. More than 88 percent of the currently vacant land is zoned for residential development. Vacant land that is zoned for commercial use totals 2,007 acres while vacant land that is zoned for industrial use totals 5,641 acres. The Pohick, Upper Potomac, and Bull Run Planning Districts have 70.3 percent (46,884 acres) of all vacant land in the County while the Lincolnia and Baileys Planning Districts have only 0.9 percent (608 acres) of the County's vacant land.

Land Use

Table 3 shows acres of land by existing general land use category for all areas of the County including the towns. As is shown, 44.9 percent of the County's land is currently used for residential purposes, and 29.7 percent of the County's land is still vacant or in natural uses.

TABLE 1

Total Acres by Major Zoning Class
Fairfax County, 1985*

Planning District	Residential	Percent Residential	Industrial	Percent Industrial	Commercial	Percent Commercial	Total	Percent Total
Annandale	9,269	4.4%	568	5.4%	291	4.6%	10,128	4.4%
Baileys	3,002	1.4	12	0.1	395	6.2	3,409	1.5
Bull Run	26,507	12.6	3,428	32.4	551	8.6	30,486	13.4
Fairfax	10,901	5.2	220	2.1	511	8.0	11,632	5.1
Jefferson	4,019	1.9	202	1.9	662	10.4	4,883	2.1
Lincolnia	1,366	0.6	189	1.8	143	2.2	1,698	0.7
Lower Potomac	22,719	10.8	737	7.0	172	2.7	23,628	10.4
McLean	15,444	7.3	479	4.6	627	9.8	16,550	7.3
Mount Vernon	10,920	5.2	10	0.1	844	13.2	11,774	5.2
Pohick	45,899	21.7	107	1.0	226	3.5	46,232	20.3
Rose Hill	7,897	3.7	278	2.6	115	1.8	8,290	3.6
Springfield	6,868	3.3	1,769	16.7	377	5.9	9,014	3.9
Upper Potomac	38,618	18.3	2,277	21.5	1,049	16.4	41,944	18.4
Vienna	<u>7,709</u>	<u>3.6</u>	<u>299</u>	<u>2.8</u>	<u>428</u>	<u>6.7</u>	<u>8,436</u>	<u>3.7</u>
TOTAL	211,138	100.0%	10,575	100.0%	6,391	100.0%	228,104	100.0%

*Land in the towns of Vienna, Herndon, and Clifton is excluded from this table.

Acres of Vacant Land by Major Zoning Class
Fairfax County, 1985*

Planning District	Residential	Percent Residential	Industrial	Percent Industrial	Commercial	Percent Commercial	Total	Percent Total
Annandale	493	0.8%	88	1.6%	29	1.4%	610	0.9%
Baileys	210	0.4	3	0.1	52	2.6	265	0.4
Bull Run	12,347	20.9	2,315	41.0	400	19.9	15,062	22.6
Fairfax	1,963	3.3	118	2.1	153	7.6	2,234	3.4
Jefferson	234	0.4	25	0.4	308	15.4	567	0.9
Lincolnia	256	0.4	63	1.1	24	1.2	343	0.5
Lower Potomac	4,079	6.9	306	5.4	101	5.0	4,486	6.7
McLean	2,921	5.0	167	3.0	204	10.2	3,292	4.9
Mount Vernon	1,392	2.4	0	0.0	147	7.3	1,539	2.3
Pohick	16,680	28.3	37	0.7	46	2.3	16,763	25.1
Rose Hill	2,425	4.1	92	1.6	56	2.8	2,573	3.9
Springfield	1,550	2.6	907	16.1	75	3.7	2,532	3.8
Upper Potomac	13,298	22.5	1,457	25.8	304	15.2	15,059	22.6
Vienna	<u>1,189</u>	<u>2.0</u>	<u>63</u>	<u>1.1</u>	<u>108</u>	<u>5.4</u>	<u>1,360</u>	<u>2.0</u>
TOTAL	59,037	100.0%	5,641	100.0%	2,007	100.0%	66,685	100.0%

*Land in the towns of Vienna, Herndon, and Clifton is excluded from this table.

TABLE 3

Acres of Land by Land Use
Fairfax County, 1985

Land Use	Acres	Percent of Total
Residential	104,616	44.9%
Industrial	8,477	3.6
Commercial Retail	5,882	2.5
Parks and Recreation	23,461	10.1
Public	21,421	9.2
Vacant and Natural Uses	<u>69,084</u>	<u>29.7</u>
TOTAL	232,941	100.0%

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>AGRICULTURAL - CONSERVATION</u>
010	R-P	(Residential Preservation)
020	R-A	(Rural Agricultural)
030	R-C	(Residential Conservation)
096	P AG	Predominately agricultural or conservation but contains a mixture of other agricultural or conservation zonings.
097	P AG-R	Predominately agricultural or conservation but contains a mixture of other residential zonings including apartments.
098	P AG-C	Predominately agricultural or conservation but contains a mixture of commercial and/or industrial zonings.
099	P AG-N	Predominately agricultural or conservation but contains a mixture of zoning categories.
<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>RESIDENTIAL</u>
		<u>Attached and Detached</u>
100	R-E	(Residential Estate)
101	R-EC	(Residential Estate Cluster Development ¹)
110	R-1	(Residential - 1 Dwelling Unit Per Acre)
111	R-1C	(R-1 with cluster development)
120	R-2	(Residential - 2 Dwelling Units Per Acre)
121	R-2C	(R-2 with cluster development)
130	R-3	(Residential - 3 Dwelling Units Per Acre)
131	R-3C	(R-3 with cluster development)
140	R-4	(Residential - 4 Dwelling Units Per Acre)
141	R-4C	(R-4 with cluster development)

¹Cluster development refers to a subdivision development pattern in which units are grouped or "clustered," resulting in smaller individual lot sizes and a larger common area.

CODE	ZONING	RESIDENTIAL
	DESIGNATION	
150	R-5	(Residential - 5 Dwelling Units Per Acre)
151	R-5C	(R-5 with cluster development)
180	R-8	(Residential - 8 Dwelling Units Per Acre)
181	R-8C	(R-8 with cluster development)
196	P RES	Predominately residential detached and attached but contains a mixture of other residential zonings.
197	P RES-MF	Predominately residential detached and attached but contains some multi-family zoning.
198	P RES-C	Predominately residential detached and attached but contains a mixture of commercial and/or industrial zoning.
199	P RES-N	Predominately residential detached and attached but contains a mixture of other zonings not elsewhere classified.

Multi-Family

206	R-MHP	(Residential Mobile Home Park)
212	R-12	(Residential - 12 Dwelling Units Per Acre)
213	R-12C	(R-12 with cluster development)
216	R-16	(Residential - 16 Dwelling Units Per Acre)
220	R-20	(Residential - 20 Dwelling Units Per Acre)
230	R-30	(Residential - 30 Dwelling Units Per Acre)
295	P MH	Predominately mobile home but contains a mixture of other zoning categories.
296	P MF	Predominately multi-family but contains a mixture of other multi-family zonings.
297	P MF-R	Predominately multi-family but contains a mixture of other residential zonings.
298	P MF-C	Predominately multi-family but contains a mixture of commercial and/or industrial zonings.
299	P MF-N	Predominately multi-family but contains a mixture of other zonings not elsewhere classified.

CODE

ZONING
DESIGNATION

RESIDENTIAL

Planned Development Housing (PDH)

301	PDH-1	(Residential - 1 Dwelling Unit Per Acre)
302	PDH-2	(Residential - 2 Dwelling Units Per Acre)
303	PDH-3	(Residential - 3 Dwelling Units Per Acre)
304	PDH-4	(Residential - 4 Dwelling Units Per Acre)
305	PDH-5	(Residential - 5 Dwelling Units Per Acre)
308	PDH-8	(Residential - 8 Dwelling Units Per Acre)
312	PDH-12	(Residential - 12 Dwelling Units Per Acre)
316	PDH-16	(Residential - 16 Dwelling Units Per Acre)
320	PDH-20	(Residential - 20 Dwelling Units Per Acre)
330	PDH-30	(Residential - 30 Dwelling Units Per Acre)
340	PDH-40	(Residential - 40 Dwelling Units Per Acre)
370	PRC-GC	(General Combination Development)
371	PRC-OS	(Open Space)
372	PRC-R	(Residential Development)
373	PRC-C/I	(Commercial and/or Industrial Development)
374	PRC-CF	(Community Facilities)
396	P PDH	Predominately PDH but contains a mixture of PDH zonings.
397	P PDH-R	Predominately PDH but contains other residential zonings including apartments.
398	P PDH-C	Predominately PDH but contains a mixture of commercial and/or industrial zonings.
399	P PDH-N	Predominately PDH but contains a mixture of zoning categories not elsewhere classified.

CODE

ZONING
DESIGNATION

COMMERCIAL - OFFICE - RENTAL

400	PDC	(Planned Development Commercial)
401	PDC-OS	(Open Space)
402	PDC-R	(Residential Development - not rental)
403	PDC-C/I	(Commercial/Industrial/Rental)
404	PDC-CF	(Community Facilities)

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>COMMERCIAL - OFFICE - RENTAL</u>
410	C-1	(Lowrise Office Transitional)
420	C-2	(Limited Office)
430	C-3	(Office)
440	C-4	(High Density Office)
450	C-5	(Neighborhood Retail)
460	C-6	(Community Retail)
470	C-7	(Regional Retail)
480	C-8	(Highway Commercial)
496	P COM	Predominately commercial but contains a mixture of commercial zonings.
497	P COM-R	Predominately commercial but contains some residential zonings including apartments.
498	P COM-I	Predominately commercial but contains some industrial zonings.
499	P COM-N	Predominately commercial but contains a mixture of zonings not elsewhere classified.

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>INDUSTRIAL</u>
500	I-I	(Industrial Institutional)
510	I-1	(Industrial Light Research)
520	I-2	(Industrial Research)
530	I-3	(Industrial Light Intensity)
540	I-4	(Industrial Medium Intensity)
550	I-5	(Industrial General)
560	I-6	(Industrial Heavy)
596	P IND	Predominately industrial but contains a mixture of industrial zonings.
597	P IND-R	Predominately industrial but contains residential zonings, including apartments.
598	P IND-C	Predominately industrial but contains some commercial zonings.
599	P IND-N	Predominately industrial but contains a mixture of zonings not elsewhere classified.

ACRES OF LAND BY ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1985)

ZONE CLASS	1											TOTAL ACRES	
	CENTRE VILLE	DRANES VILLE	ANNAN-DALE	LEE	MASON	MGUNT VERNON	PROVI-DENCE	SPRING FIELD	TOWN CLIFTON	TOWN HERNDON	TOWN VIENNA		
CLIFTON										161			161
HERNDON											2,375		2,375
VIENNA												2,301	2,301
P-A	39	149				23	5						216
P-C	5		366					39,365					39,736
P AG-P								366					366
P AG-C								50					50
P-E	3,072	15,129	5			8,994	75	313					27,578
R-EC	420	470											890
R-1	11,200	10,466	2,052	4,655	745	15,004	5,960	9,855					59,937
R-1C	2,182	1,724					416	298					4,620
R-2	940	2,004	1,322	1,274	3,782	4,254	933	668					15,177
P-2C	1,288	791	1,875	48	234	314	363	1,089					6,002
R-3	1,137	2,443	2,450	3,945	2,502	2,864	1,518	2,396					19,255
R-3C	389	477	599	570	141	48	739	2,412					5,775
R-4	3	951	129	1,328	828	785	1,102	1					5,128
R-4C						7	27	23					57
R-5	218	22	79	579	95	137	155	592					1,877
R-5C		6	83	124	5		61	500					779
R-9	15	45	89	353	49	311	80	525					1,467
R-9C	4	133	148	95	20	59	149	153					760
P RES	588	32	323	62	22	85	113	683					2,308
P RES-MF								5					5
P RES-C	343	2		6	4	152	8	626					1,151
P RES-N			3										3
R-MHP				83		3							86
R-12		10	49	72	46	8	82	62					329
P-12C			20		72		130	3					225
R-16				5	5		10						20
R-20	68	46	350	452	376	205	690	164			4		2,355
P-20		78		6	71	91	11						257
P MF		15			29								44
P MF-D				2		38	12	19					70
P MF-C		47			9								56
P MF-N							9						9
PDH-2	657	5	2				48	1,195					1,907
PDH-3	198	17	556			863	16	1,263					2,913

ACRES OF LAND BY ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1995)

ZONE CLASS	¹ CENTRE VILLE	² DRANES VILLE	ANNAN-DALE	LEE	MASON	MCUNT VERNON	PROVI-DENCE	³ SPRING FIELD	TOWN CLIFTON	TOWN HERNON	TOWN VIENNA	TOTAL ACRES
PDH-4			46	1,015			38	347				1,466
PDH-5	132	23	9	72	21	68	9	281				615
PDH-8				176	102		76	63				417
PDH-12		11		27			82	203				323
PDH-16					19	42						61
PDH-20			9		6		146					161
PDH-40		10										10
PRC-GC	2,933		33	196				1,175				4,337
PRC-OS	362							4				366
PPC-R	712	68	5					482				1,267
PRC-C/I	390		6					20				416
PRC-CF	65											65
P PDH-R			2									2
P PDH-C	58											58
PDC	122	117		10	66		140					455
PDC-R					9		539	3				551
PDC-C/I					13		499					512
PDC-CF					11							11
C-1							1	5				6
C-2	1	48	15	32	36	4	54	22				212
C-3	13	13	15	27	65	4	184	7				328
C-4		106		16	7		64					193
C-5	7	20	2	47	67	37	39	21				240
C-6	16	66	62	271	197	50	138	120				920
C-7	87	73		132	62		178	167				699
C-8	123	64	71	296	148	324	95	92				1,213
P COM		8	4	37	35	12	107	56				259
P COM-R	55	301	27	58	36	166	53	99				794
P COM-I	2			12	1	30		32				77
P COM-N	14		39	9		4		1				67
I-1		21		35								56
I-1				15								15
I-2	21	3		59								83
I-3	394	120	6	20	11	1	175	767				1,494
I-4	592	41	42	364		113	216	68				1,436
I-5	1,384	57	69	812	1	59	311	1,178				3,671
I-6	74		28	237	5	658	1	14				1,017

ACRES OF LAND ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1985)

ZONE CLASS	¹ CENTRE VILLE	² DRANES VILLE		ANNAN-DALE	LEE	MASON	MCUNT VERNON	PROVI-DENCE	³ SPRING FIELD			TOWN CLIFTON	TOWN HERNDON	TOWN VIENNA	TOTAL ACRES
	P IND	155		17	123			25	44	110					
P IND-R	67	101	41	399			396	4	752						1,760
P IND-C	176			19											154
P IND-N	8			6					161						175
TOTAL	31,129	26,333	11,448	18,180	9,953	36,278	15,905	68,874	161	2,375	2,305	232,541			

- ¹Excludes land in the Town of Vienna.
- ²Excludes land in the Town of Herndon.
- ³Excludes land in the Town of Clifton.

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1985)

ZONE CLASS	ANNAN-DALE	BAIL-EYS	BULL RUN	FAIR FAX	JEFF-ERSON	LINC-CLINIA	LOWER POTOM	MCLEAN	MCUNT VERNON	PCHICK ¹	ROSE HILL	SPRNG FIELD	UPPER POTOM ²	VIENNA ³	TOTAL ACRES
CLIFTON HERNDON										161					161
VIENNA													2,375		2,375
R-A				5			23	78					110	2,301	2,301
R-C			12,114	366						27,251				5	39,736
P AG-R			161							205					366
P AG-C			46							4					50
R-E			235	831			8,983	1,885	1	83			15,120	440	27,578
R-EC				164				25					609	92	890
R-1	781		6,931	5,666	674		13,118	6,655	403	6,940	2,408	2,710	10,149	3,502	59,937
R-1C			55	897				747		232			2,048	641	4,620
R-2	2,062	1,029	299	887	260	923	2	1,043	4,679	463	203	365	709	428	15,177
R-2C	742		415	619	23			771	314	1,519	35		819	744	6,002
R-3	2,897	1,493	1,150	334	871	6	105	1,766	3,154	1,122	2,456	1,511	1,633	757	19,255
R-3C	389	99	1,040	127	58			40	88	2,486	425	140	785	98	5,775
R-4	357	4			1,615	130	1	951	1,047	6	454	445		78	5,128
R-4C									7	23				27	57
R-5	96		252	119	33	21	57	22	17	352	403	222	213	70	1,877
R-5C	46		92	41	7			6		450	90	34		13	779
R-8	32	14	450	7	22	3	118	45	315	147	122	125	12	55	1,467
R-8C	49		46	1	29		44	61	30	226	24	56	72	122	760
P RES	286	10	415	63	18	2	2	32	9	386	13	49	831	192	2,308
P RES-MF			5												5
P RES-C	2	2	625	8			162	2		1		6	301	42	1,151
P RES-N										3					3
R-MHP									86						86
R-12	24	25	16	25	37	44		10	34	59		2		52	329
R-12C	74	4		53	3	13				3				75	225
R-16		5			10						5				20
R-20	348	211	152	206	290	104	62	178	515	86	28	40	22	113	2,355
R-30	6	65				6		99	88			3			257
P MF	29							15							44
P MF-F			18	2				10	38			2			70
P MF-C		9						47							56
P MF-N			9												9
PDH-2	2		540	8				5		695			657		1,907
PDH-3	116		308	7				17		1,880		371	198	16	2,913
PDH-4			339	76						8	1,015	40		8	1,466
PDH-5				282		21		23	68	17		72	132		615
PDH-8	9		113	26		93					176				417
PDH-12			185	3	2			11	27	18				77	323

ACRES OF LAND ZONING CLASS
PLANNING DISTRICT
(JANUARY 1955)

ZONE CLASS	1											2		3	TOTAL ACRES
	ANNAN-DALE	RAIL-EYS	BULL RUN	FAIR FAX	JEFF-ERSON	LINC-CLINIA	LOWER POTOM	MCLEAN	MOUNT VERNON	PCHICK	ROSE HILL	SPRING FIELD	UPPER POTOM	VIENNA	
PCH-14	15						42								61
PCH-20		6		78	17					2				51	161
PCH-40								10							10
PRC-GC									768		636	2,933			4,337
PRC-BS									4			362			366
PRC-R									448		39	780			1,267
PRC-C/I									17		9	390			416
PRC-CF												65			65
P PDH-E	2														2
P PDH-C												58			58
PDC		66		59	5			134			10		107	73	455
PDC-R		5	496		50										551
PDC-C/I		3	144		365										512
PDC-CF		11													11
C-1									5					1	6
C-2	40	14	16	19	4	2		42	6	13	4	6	1	36	212
C-3	50	29	7	56	87	11		17	5		10	12	4	55	328
C-4		2			25	5		127			13	3		18	193
C-5	9	29	3	9	32	13	8	20	36	21	13	23	10	15	240
C-6	132	32	57	28	42	67	7	64	165	112	25	117	26	43	920
C-7		62	167	134	6			94				132		104	699
C-8	22	119	66	93	61	21	74	31	457	1	24	46	163	25	1,213
P CCM	15	12	13	77	3	26		82	13	2	14	3	4	24	259
P CCM-R	7	26	46	38	25	2	53	14	158	47	2	18	342	15	794
P CCM-I	12	1	31	1			30						2		77
P CCM-N	9		1	37					4	2				14	67
I-1								21			35				56
I-1						15									15
I-2	1											52	24		83
I-3		11	939	33	53	14	1	170		12		6	219	36	1,494
I-4	42		40	17	5		86	146			3	416	562	119	1,436
I-5	74	1	1,429	159	119	103	30	41	10	33	29	674	1,004	114	3,871
I-6	210		14		1	5	792					331	74		1,017
P IND	56		110	6	24	34	25					50	155	14	370
P IND-R	159		725	5		19	213	101		12	212	234	67	4	1,760
P IND-C	15												172	4	194
P IND-N	6		161											9	175
TOTAL	10,122	2,409	70,486	11,632	4,893	1,692	23,628	16,550	11,774	46,393	8,240	9,014	44,319	10,737	232,641

¹Includes the Town of Clifton.
²Includes the Town of Herndon.
³Includes the Town of Vienna.

ACRES OF VACANT LAND BY ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1985)

ZONE CLASS	SUPERVISOR DISTRICT										TOTAL ACRES	
	1 CENTRE VILLE	2 DRANES VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	3 FRONTIER DENCE	4 SPRING FIELD	TOWN CLIFTON	TOWN HERNDON		TOWN VIENNA
CLIFTON									32			62
HERNDON										757		797
VIENNA											107	107
P-A	5	10										15
R-C			224					16,814				17,038
P AG-R								231				231
P-E	636	5,089				2,795	25					8,545
R-EC	28	35										63
P-1	2,311	3,351	227	905	51	2,238	1,244	4,214				14,541
R-1C	477	196					11	62				746
P-2	346	245	82	305	289	370	96	442				2,175
R-2C	145	46	36	3	10	11	6	211				468
R-3	801	652	147	752	229	296	120	1,065				4,065
R-3C	102	37	42	22	13	5	13	247				481
R-4		48	15	157	18	85	51					374
R-4C						4	3					12
P-5	156	14	9	256	10	37	49	295				826
R-5C			5	54			6	172				237
P-8	1		12	98	9	92	46	310				568
P-RC		9	5	1		9	1	15				40
P RES	849	14	9	31	1	82	10	598				1,594
P RES-MF								5				5
P RES-C	310	2		1	1	12	8					334
P RES-N			3									3
R-MFP						2						2
R-12		1	26	57	16		47	38				185
R-12C			6		5		1					12
R-16				1	3		6					10
P-20		5	16	81	7	14	27	9				158
R-20		21			1	5						27
P MF-R								18				18
P MF-C		47										47
P MF-N							9					9
PCH-2	314	2	2				43	1,026				1,387
PCH-3		1	67			171		661				900
PCH-4				961		40	5	289				1,295
PCH-5	60	9		60		20	1	80				230

ACRES OF VACANT LAND BY ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1985)

ZONE CLASS	1		2					3		TOWN CLIFTON	TOWN HERNDON	TOWN VIENNA	TOTAL ACRES
	CENTRE VILLE	DRANES VILLE	ANNAN-DALE	LEE	MASON	MCINT-VERNON	PROVI-DENCE	SPRING FIELD					
PDF-F				130	9		75	47				261	
PDF-12		3		9			18	130				159	
PDF-16						8						8	
PDF-20					1		68					69	
PRC-GC	306		20	2				359				688	
PRC-OS	30							4				34	
PRC-P	372	67	3					183				625	
PRC-C/I	24		1									25	
P PDF-C	58											58	
PCC	107	117		10	19		105					358	
PCC-R					1		490	3				494	
PCC-C/I					7		375					382	
C-2		12	3	17	10	1	14	21				78	
C-3			1	20	19		78					118	
C-4		13		11	5		39					68	
C-5	1			9	6	6	2	7				31	
C-6	1	1	14	18	10	27	21	28				120	
C-7		33		16				155				204	
C-8	111	15	11	71	13	90	12	22				351	
P COM				4	1		14	43				62	
P COM-P	35	17		6	5	72	10	23				168	
P COM-I						12		29				41	
P COM-N								1				1	
I-1		8										8	
I-1				15								15	
I-2	16			48								64	
I-3	317	23	6	5	3	1	44	501				900	
I-4	352	12	1	212		50	51	35				713	
I-5	695	16	7	326		23	75	847				1,990	
I-6	65			32		305						402	
P IND	143			67		20	4	78				312	
P IND-R	49	68		131		195		604				1,047	
P IND-C	172			19								190	
TOTAL	9,395	10,239	1,000	4,922	772	7,101	3,329	29,927	82	797	107	67,671	

Vacant land includes all land which is completely vacant in addition to land which contains an unoccupied dilapidated structure.

- ¹Excludes land in the Town of Vienna.
- ²Excludes land in the Town of Herndon.
- ³Excludes land in the Town of Clifton.

ACRES OF VACANT LAND BY ZONING CLASS
 PLANNING DISTRICT
 (JANUARY 1985)

ZONE CLASS	ANNAN-DALE	RAIL-EYS	BULL RUN	FAIR FAX	JEFF-ERSON	LINC-CLNIA	LOWER POTOM	MCLEAN	MCOUNT VERNON	PCHICK ¹	ROSE HILL	SPRNG FIELD	UPPER POTOM ²	VIENNA ³	TOTAL ACRES
CLIFTON HERNDON										82					82
VIENNA R-A													797	107	107
R-C			6,148	224						10,666			15		17,038
P AG-F			77							154					231
R-E				196			2,794	456	1				5,052	46	8,545
R-EC								1					60	2	63
R-1	61		2,154	1,099	56		1,153	1,776	267	2,784	239	876	3,347	729	14,541
R-1C			1	74				121		56			420	74	746
R-2	244	22	204	116	3	197	1	233	453	264	23	63	304	48	2,175
R-2C	2		172	25				46	11	59	3		135	15	468
R-3	198	151	775	13	66	2	4	112	319	395	669	62	1,328	61	4,065
R-3C	9	12	112		2				5	177	22		135	7	481
R-4	17	1			45	12		48	162	5	65	7		12	374
R-4C									4					2	12
R-5	12		207	53	1	3	6	14	3	74	170	109	156	18	826
R-5C			92		6					85	54				237
R-8	5	3	288	1	11	1	31		15	30	83	15		35	568
R-8C	1		5				6	2	3	14	1		7	1	40
P RES			377		1			14	8	310	4	27	831	22	1,594
P RES-MF			5												5
P RES-C	1			8			12	2				1	501	9	334
P RES-N										3					3
R-MHP									2						2
R-12	4	10	16	21	12	30		1	26	27		1		37	185
F-12C	7				1	3								1	12
R-16		3			6						1				10
R-20	5	6	2	8	7		14	12	80	13		1		5	158
R-30		1						21	5						27
P MF-R			18												18
P MF-C								47							47
P MF-N			9												9
PDH-2	2		376	3				2		690			314		1,387
PDH-3	14		308					1		357		220			900
PDH-4			281	4						8	661	40		1	1,265
PDH-5				81				9	20			60	60		230
PCH-9	1		112	10		8					130				261
PDH-12			130		1			3	8					17	159
PCH-16							8								8
PDH-20		1		27										41	69

ACRES OF VACANT LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1935)

ZONE CLASS	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAIR	JEFF-ERSON	LINC-CLINIA	LOWER-PCTGM	MCLEAN	MCOUNT-VERNON	PCHICK ¹	FOSE-HILL	SPRNG-FIELD	UPPER-POTOM ²	VIENNA ³	TOTAL ACRES
PFC-6C										314		68	306		688
PPC-OS										4			30		34
PRC-R										186			439		625
PRC-C/I										1			24		25
P PDH-C													58		58
PDC		19		32	6			126			10		102	63	358
PDC-R			478		16										494
PDC-C/I			144		238										362
C-2	10	4	16	8	1	1		12	1	5	3	8		9	78
C-3	7	11		45	27	3			1		10	8		6	118
C-4					15	5		30			11			7	68
C-5	1	1	3	1	2	2	2		4	5	4	4	1	1	31
C-6	6	2	10	13	6	2	5	1	22	27	3	15	1	7	120
C-7			155					33				16			264
C-8	5	9	23	15	11	11	30	1	95		12	13	125	1	351
P COM		1	13	30							3	1		14	62
P COM-R		5	7	8	2		52	1	24	8		10	51		168
P COM-I			28	1			12								41
P COM-N			1												1
I-1								8							8
I-1						15									15
I-2												48	16		64
I-3		3	668		5		1	58		6		5	153	1	900
I-4	1		35	4	3		27	28				235	339	41	713
I-5	17		930	111	17	30	13	5		31	16	280	520	20	1,590
I-6	19						195					123	65		402
P IND	32		78	3			20					35	143	1	312
P IND-R	1		604			18	50	58			76	181	49		1,047
P IND-C	18												172		190
TOTAL	610	265	15,062	2,234	567	343	4,486	3,292	1,539	16,845	2,573	2,532	15,856	1,467	67,671

Vacant land includes all land which is completely vacant in addition to land which contains an unoccupied dilapidated structure.

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1985)

LAND USE	3											TOTAL ACRES
	1 CENTRE VILLE	2 DRANES VILLE	ANNAN- DALE	LEE	MASCN	MOUNT VERNON	PROVI- DENCE	SPRING FIELD	TOWN CLIFTON	TOWN HERNDON	TOWN VIENNA	
SINGLE FAMILY DETACHED	10,084	16,869	5,795	5,622	6,016	6,851	7,140	21,286	61	839	1,507	82,069
SINGLE FAMILY SEMI-DETACHED	18											18
TWO OR MORE SGL. FAM-SGL LOT	1,072	1,370	46	179	41	1,522	209	2,299		9	16	6,763
OTHER SGL FAMILY STRUCTURE	248	1	1	5	3	8		15			2	283
SGL FAM INFLUENCED BY BUSINESS	421	42	5	55	18	61	46	534	2	21	3	1,208
DUPLEX			3	49		102	2	31		7		194
OTHER TWO FAMILY		12	2	7	12	8	2	23		2	2	70
TOWNHOUSE-OWNERSHIP	270	84	183	183	94	128	225	413		55	26	1,661
TOWNHOUSE-CONDOMINIUM	12	25	19	7	9	14	6	54				146
TOWNHOUSE-RENTAL		13	5	30		11	40	22				122
MULTIPLX-CONDOMINIUM	32			82	23	32	23	125				317
COMBIN OF RENTAL-PRECOM TWHSE				5	11							16
OTHER TOWNHOUSE / MULTIPLEX	7	3						4				14
GARDEN APTS-RENTAL	207		104	306	283	164	327	33		48	2	1,474
GARDEN APTS-CONDOMINIUM	141		134	40	50	44	131	46		22	10	618
MEDIUM RISE APTS-RENTAL	19				22		4					45
MEDIUM RISE APTS-CONDOMINIUM	2		6		9							17
HI RISE APTS-RENT W/O COMM PROP					19	35						54
HI RISE APTS-CONDO W/O COM PROP		34			23	40	21					118
HI RISE APTS-RENT W/COMM PROP	3	4			6	8	17					38
HI RISE APTS-CONDO W/COMM PROP		17			19	9						45
COMBIN OF RENTAL-PRECOM APTS		15	9	9	101		91			6		231
OTHER APARTMENTS		13	1	8	3	6	60	18			1	110
MOBILE HOMES			37	100		57		82				286
ROOMING & BOARDING HOUSES				2				10				12
MEMBERSHIP LODGINGS			102									102
RETIREMENT HOMES		4					10					14
RELIGIOUS QUARTERS		32			3	7						42
NURSING HOMES		8			10	5	6				3	32
OTHER GROUP QUARTERS							1	226				227
MOTEL W/C COMM AMENITIES				24	4	25		7			2	62
MOTEL W/COMM AMENITIES	4			9	4	6	9					31
HOTEL W/O COMM AMENITIES				3								3
HOTEL W/COMM AMENITIES	35	10		11		5	14					75
TOURIST HOME					1	3						4
GARAGE, SHED ETC-SEP PARCEL	152	150	1	12	28	31	9	265			1	649
PRIVATE OPEN SPACE-SUBDIVISION	2,049	1,071	689	455	358	502	491	1,584		56	23	7,319

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1985)

LAND USE	1		2					3			TOTAL ACRES	
	CENTRE VILLE	DRANES VILLE	ANNAN-DALE	LEE	MASON	MCOUNT VERNON	PROVIDENCE	SPRING FIELD	TOWN CLIFTON	TOWN HERNDON		TOWN VIENNA
OTHER RESIDENTIAL	36	95	11	7	22	50	35	58		6	2	302
PLANNED INDUSTRIAL PARK	10	7	4	22								39
INDUSTRIAL CONGLOMERATION	3			23				120				146
DURABLE MANUFACTURING	28	1		158		6	1	38		19	4	255
NON-DURABLE MANUFACTURING	7		9	3			3	23		2		47
PRINTING AND PUBLISHING			13	13			1					27
RESEARCH & TESTING	47	69		121			59				1	257
WHOLESALE-WAREHOUSE & STORAGE	90	27	91	379	7	228	148	132		21	13	1,136
MINI-WAREHOUSES-RENTED NON-COMM	3	6	2	5	2	5	4	14				41
WHOLESALE-WAREHOUSE & STR-CONDO		9		11			2					22
CONTRACT CONSTRUCTION		2				4	2	2		5		15
OTHER INDUSTRIAL	44	2		131	20	20	31	17		3		268
RAILROAD-INCL SIGHT OF WAY			99	241		237		143		9		729
RAIL RAPID TRANSIT		37				38	22					97
MOTOR FREIGHT TRANSPORTATION				3								3
STREET & HIGHWAY RIGHT OF WAY	6		15		2	4	2	1		2	1	33
AUTO PARKING	18	1			1	1	3				1	25
AIRPORT USAGE	2,463											2,463
MARINE TERMINALS						3						3
ELECTRIC RELATED	63	7	15	43	12	22	11	195		9	3	380
GAS RELATED	7	11	41	44		4		25		3		135
WATER RELATED	10	119	3	11	3	118	7	777		2	11	1,061
SEWAGE RELATED		5			1	196	13	329				544
SOLID WASTE DISPOSAL										3		3
PIPELINE RELATED						65						65
TELEPHONE & TELEGRAPH	6	19		9	3	13	39	7		8		104
RADIO & TELEVISION	17	14		20			6	7				64
OTHER COMMUNICATIONS		3		1		35	1					40
NEIGHBORHOOD SHOPPING CENTER	7	23		22	22		33	21			13	141
SPECIALTY SHOPPING CENTER		43	13	35	52	29	13	26		2	11	274
COMMUNITY SHOPPING CENTER	40	11	70	122	81	1	82	78		30	16	531
REGIONAL SHOPPING CENTER					32							32
SUPER REGIONAL CENTER				80			212					292
PROMOTIONAL CENTER	13			14	49	11	7					94
CONDOMINIUM CENTER	2											2
BUILDING MATERIAL-HARDWARE		6		17	3	18	19	2		1	4	70
DEPARTMENT STORES				1	21							22

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1985)

LAND USE	1			2			3			TOWN CLIFTON	TOWN HERNDON	TOWN VIENNA	TOTAL ACRES
	CENTRE VILLE	DRANES VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVIDENCE	SPRING FIELD					
DISCOUNT STORES	30			28	8		1	11				78	
VARIETY OR JR DEPT STORE				3								3	
APPAREL & ACCESSORIES		1		3	2		4			1	1	12	
FURNITURE	5	3	1	15	2	4	13					43	
DRUG STORES		2			1							3	
SUPERMARKET				6		2	2				3	13	
SUPERMARKET & GENERAL MERCH					3							6	
CONVENIENCE GROCERY	3	1		3	1	3	1	1			1	14	
OTHER FOOD	1	1			1	1		1				5	
RESTAURANT WITH ALCOHOL		23		21	3	16	9	13		1	4	95	
RESTAURANT WITHOUT ALCOHOL	1			2	4	5	2				1	15	
CARRY OUT KITCHEN					2	1				1		4	
CARRY OUT WITH SEATING	4	2	2	12	10	8	8	8		1	1	56	
OTHER EATING & DRINKING						1	2	4		1		8	
MOTOR VEHICLE SALES	49	24	2	23	20	26	10	7		3		164	
GAS & SERVICE STATIONS	10	15	7	23	33	19	19	13		4	3	146	
GAS SALES ONLY	1	1		5	3	2	5	3			1	21	
GAS SALES & CAR WASH	2	1	1	2		1	3	2				12	
SERVICE STATION-OUT OF OPERATION				1	1	1						3	
OTHER AUTOMOTIVE	2	9		11	9	16	3	1		2	2	55	
OTHER RETAIL	10	10	1	38	31	29	43	57	1	2	3	225	
OFFICE PARK		10										10	
GENERAL LOW RISE OFFICE	307	67	18	45	26	50	252	45		60	75	946	
MED/DENTAL LOW RISE OFFICE	2	5		3	13	5	2			1	3	34	
GOVT LEASED LOW RISE OFFICE	10				1							11	
GOVT OWNED LOW RISE OFFICE	39	6		24	9	8	4	19			3	112	
CONDO OFFICE-LOW RISE	12	7	7	6	12		16	3			4	67	
CLUSTERED OFFICE-LOW RISE	6	1		4	2		3				6	27	
CONVERTED RESIDENTIAL OFFICE	2	6	11	9	15	6	10	25		6	1	91	
GENERAL-MEDIUM OR HIGH RISE	53	217	9	11	45	2	259					596	
MED/DENTAL-MEDIUM OR HIGH RISE							2					2	
GOVT LEASED-MEDIUM OR HIGH RISE	104				2							106	
GOVT OWNED-MEDIUM OR HIGH RISE		941	48								11	1,000	
CONDO OFFICE-MEDICAL MED-HIGH R						1						1	
OTHER OFFICES		4	1	12		1				1		19	
FINANCE, INSURANCE, REAL ESTATE	1	13	2	13	9	5	14	5		3	1	67	
PERSONAL SERVICE		1	1	1	4					1	2	10	

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1985)

LAND USE	2			3						TOWN CLIFTON	TOWN HEPNDON	TOWN VIENNA	TOTAL ACRES
	1 CENTRE VILLE	DRANE S VILLE	ANNAN- DALE	LEE	MASON	MCUNT VERNON	PROVI- DENCE	SPRING FIELD					
MOTOR VEHICLE REPAIR	1	8	1	15	9	38	6	16			3	1	58
OTHER REPAIR SERVICE				1		1							2
VETERINARY HOSPITALS		3	1	1			1	4			7		17
OTHER BUSINESS SERVICES	11	9		3	6	2	8	12		1			52
CEMETERIES	3	13	130	54	17	6	207	20			24	2	476
HOSPITAL & HEALTH FACILITIES	10		97		3	39	55						204
POST OFFICE	4	1		1			27	5				4	42
POLICE STATIONS				2									2
FIRE STATIONS	10	6		6	6	8	6	4		1		1	48
CORRECTIONAL INSTITUTIONS			2			2,988	8	22					3,020
MILITARY INSTITUTIONS		12		200		8,290							8,502
WELFARE & CHARITABLE SERVICES	2				6								8
OTHER PUBLIC LAND USES	1	1	2	804		28					2		838
HOUSE OF WORSHIP	139	222	104	150	200	162	127	226		4	43	38	1,415
CIVIC, SOCIAL, FRATERNAL USES	56	17	6	14	15	7	60	5				11	191
LIBRARIES		7	3	4	10	6						1	31
PERMANENT EXHIBITIONS	36					2,106		1				1	2,144
NURSERY SCHOOLS	2			3	4	1	4	12			2	3	31
PUBLIC SCHOOLS	272	388	431	393	283	336	440	275			52	47	2,921
PRIVATE SCHOOLS	42	468	6	46	56	1	25	5				4	653
COLLEGES & UNIVERSITIES			633										633
SPECIAL TRAINING SCHOOLS							4	33					37
OTHER EDUCATIONAL USES				3		5		21			1	1	31
PLACES OF PUBLIC ASSEMBLY	17	117		17	3		22	17				1	194
PARKS-PRIVATE		28	22	3	13	25	26	117				1	235
PARKS-COMMERCIAL	6	56			1		4	3					70
PARKS-GOVT	2,071	2,872	1,313	2,109	653	2,377	1,018	7,196			30	106	19,748
INDOOR REC FACIL-PRIVATE				1		1	1	13					16
INDOOR REC FACIL-COMMERCIAL	111	14	3	10	6	3	2	3					152
INDOOR REC FACIL-GOVT						10		9				3	22
GOLF COURSE-PRIVATE	401	152				249	176	893				157	2,027
GOLF COURSE-COMMERCIAL	166				71			27					264
GOLF COURSE-GOVT				149				451			106		706
SWIMMING POOLS-OUTDOOR	23	26	53	20	24	21	14	29				11	221
HORTICULTURAL ACTIVITIES		5			15			13					33
QUARRIES				136		97		202					435
CONSERVATION AREAS						1,371							1,371

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1935)

LAND USE	1		2		LEE	MASON	MCINT VERNON	PROVI- DENCE	3			TOTAL ACRES
	CENTRE VILLE	DRANES VILLE	ANNAN- DALE						SPRING FIELD	TOWN CLIFTON	TOWN HERNDON	
WATER AREAS												8
VACANT LAND	8,728	9,917	992	4,741	749	6,784	3,268	28,657	76	712	106	64,730
VACANT LAND W/DILAP STRUCTURE	667	322	8	181	23	317	61	1,270	6	85	1	2,941
OTHER NATURAL USES						1						1
TOTAL	31,129	36,333	11,448	18,180	9,953	36,278	15,905	68,874	161	2,375	2,305	232,941

- ¹Excludes land in the Town of Vienna.
- ²Excludes land in the Town of Herndon.
- ³Excludes land in the Town of Clifton.

ACRES OF LAND BY LAND USE CATEGORY
PLANNING DISTRICT
(JANUARY 1985)

LAND USE	1											2		3	TOTAL ACRES
	ANNAN-DALE	BAIL-EYS	BULL RUN	FAIR FAX	JEFF-ERSON	LINC-CLNIA	LCWER PCTCH	MCLEAN	MCUNT VERNON	PGHICK	ROSE FILL	SPENG FIELD	UPPER POTDM	VIENNA	
SINGLE FAMILY DETACHED	5,775	1,888	6,023	5,701	2,495	663	1,635	8,409	5,270	17,114	2,609	2,760	15,638	6,069	82,069
SINGLE FAMILY SEMI-DETACHED				1									17		18
TWO OR MORE SGL FAM-SGL LOT	29	11	1,271	181	45	3	1,326	393	121	1,082	152	52	1,970	127	6,763
OTHER SGL FAMILY STRUCTURE	3		95			1		1	5	18	5		153	2	283
SGL FAM INFLUENCED BY BUSINESS	17	6	619	48	9	3	37	11	40	17	9	25	314	53	1,208
DUPLEX					1		2		149	34			7	1	194
OTHER TWO FAMILY	6	2	3	2	2	4	2	12	9	19	2		2	4	70
TOWNHOUSE-OWNERSHIP	120	18	93	70	43	15	31	62	93	446	60	120	343	147	1,661
TOWNHOUSE-CONDOMINIUM	19	9		6		7	10	25	4	8		46	12		146
TOWNHOUSE-RENTAL			9	11	35				4	20		30	13		122
MULTIPLEX-CONDOMINIUM	14	9	93	11			22	12	92	32			9	23	317
COMBIN OF RENTAL-PREDDOM TWHSE						11			5						16
OTHER TOWNHOUSE / MULTIPLEX													10	4	14
GARDEN APTS-RENTAL	125	200	49	67	183	38	48	52	337	24	25	39	229	78	1,474
GARDEN APTS-CONDOMINIUM	146	35		44	54	4		36	70	28	10	18	163	10	618
MEDIUM RISE APTS-RENTAL	8	14			4								8	11	45
MEDIUM RISE APTS-CONDOMINIUM	6	9												2	17
HI RISE APTS-RENT W/O COMM PROP	6	13							35						54
HI RISE APTS-CONDO W/O COM PROP		23			21			34	40						118
HI RISE APTS-RENT W/COMM PROP		6			17			4	8				3		38
HI RISE APTS-CONDO W/COMM PROP		19						17	9						45
COMBIN OF RENTAL-PREDDOM APTS	38			35	18	72		37	6			3	6	16	231
OTHER APARTMENTS	3	1		51	20			1	13	13	7			1	110
MOBILE HOMES			82	37						167					286
ROOMING & BOARDING HOUSES											10	2			12
MEMBERSHIP LODGINGS				102											102
RETIREMENT HOMES				10						4					14
RELIGIOUS QUARTERS		3								32	7				42
NURSING HOMES	10								8	5				9	32
OTHER GROUP QUARTERS			9								217			1	227
MOTEL W/O COMM AMENITIES		3	4	3	1					42		7		2	62
MOTEL W/COMM AMENITIES		1			11	5				6		4		4	31
HOTEL W/O COMM AMENITIES											1	2			3
HOTEL W/COMM AMENITIES				5	5			14	5			11	28	7	75
TOURIST HOME		1							3						4
GARAGE, SHED ETC-SFP PARCEL	2	6	132	12	4	19	28	42	1	127	7	5	250	3	649
PRIVATE OPEN SPACE-SUBDIVISION	304	203	240	427	79	23	66	390	203	1,963	263	230	2,509	419	7,319

ACRES OF LAND BY LAND USE CATEGORY
PLANNING DISTRICT
(JANUARY 1985)

LAND USE	1											2		TOTAL ACRES	
	ANNAN-DALE	BAIL-EYS	BULL RUN	FAIR FAX	JEFF-ERSON	LINC-CLINIA	LOWER FCTCM	MCLEAN	MGUNT VERNEN	POHICK	ROSE HILL	SPRNG FIELD	UPPER POTOM		VIENNA
OTHER RESIDENTIAL	12	7	39	16	1	3	22	73	11	44	4	2	45	23	302
PLANNED INDUSTRIAL PARK	4							3				22	10		39
INDUSTRIAL CONGLOMERATION	23		120									3			146
DURABLE MANUFACTURING	117		24		1	2	6			14		39	48	4	255
NON-DURABLE MANUFACTURING	9								1			25	9	3	47
PRINTING AND PUBLISHING	24											2		1	27
RESEARCH & TESTING	35			1	45			67	2			84	50	13	297
WHOLESALE-WAREHOUSE & STORAGE	97	7	116	7	22	78	145	35		16	7	366	111	129	1,136
MINI-WAREHOUSES-RENTED NON-COMM	2	2	9	6	3		2	3				8	6		41
WHOLESALE-WAREHSE & STR-COONDO						4		9				7		2	22
CONTRACT CONSTRUCTION			1		1		2	2		1		2	5	1	15
OTHER INDUSTRIAL	13	20	35		4	14		2	3		4	117	47	9	268
RAILROAD-INCL FIGHT OF WAY	78					20	222			179	35	155			729
RAIL RAPID TRANSIT								37	38					22	97
MOTOR FREIGHT TRANSPORTATION												3			3
STREET & HIGHWAY RIGHT OF WAY		1	1		2	1	4			15			6	1	33
AUTO PARKING	1			1	2			1	1				18	1	25
AIRPORT USAGE			2,463												2,463
MARINE TERMINALS							3								3
ELECTRIC RELATED	17	3	12		13		9	7	5	199	35	5	72	3	380
GAS RELATED	62		25				1		3			3	21		135
WATER RELATED	5		16	3	2		104	8	14	761		11	123	14	1,061
SEWAGE RELATED		1	342				157	4	39				1		544
SOLID WASTE DISPOSAL													3		3
PIPELINE RELATED												65			65
TELEPHONE & TELEGRAPH		1	5	33	5	2	2	4	10	2	7	3	29	1	104
RADIO & TELEVISION				3	3	9		14	11	7			17		64
OTHER COMMUNICATIONS						1		3	35					1	40
NEIGHBORHOOD SHOPPING CENTER	5	11			22			29	14	21		8	7	24	141
SPECIALTY SHOPPING CENTER	9	22	2	3	29	2	2	18	52	33	13	50	28	11	274
COMMUNITY SHOPPING CENTER	58	30	52		8	28		9	99	87	11	22	72	55	531
REGIONAL SHOPPING CENTER		32													32
SUPER REGIONAL CENTER				124				88				80			292
PROMOTIONAL CENTER	20	29			5	14		2	11					13	94
CONDOMINIUM CENTER													2		2
BUILDING MATERIAL-HARDWARE	9	3	2		7			6	24		2		1	16	70
DEPARTMENT STORES		21									1				22

ACRES OF LAND BY LAND USE CATEGORY
PLANNING DISTRICT
(JANUARY 1985)

LAND USE	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSEN	LINC-CLNIA	LOWER-PCTCM	MCLEAN	MOUNT-VERNON	POHICK ¹	ROSE-HILL	SPRNG-FIELD	UPPER-POTOM ²	VIENNA ³	TOTAL ACRES
DISCOUNT STORES VARIETY OR JR DEPT STORE						8			16	11		12	12	19	78
APPAREL & ACCESSORIES	1	1		1	2			1	2			1	2	1	12
FURNITURE	1	2			10	9		3	7			3	2	6	43
DRUG STORES	1							2							3
SUPERMARKET					2				4			4		3	13
SUPERMARKET & GENERAL MERCH					3				3					6	6
CONVENIENCE GROCERY		1	1				1		4			1	4	2	14
OTHER FOOD	1							1		2			1		5
RESTAURANT WITH ALCOHOL	5	2	11	2	3		7	19	16	1	3	11	7	8	95
RESTAURANT WITHOUT ALCOHOL	2	1		1	1		1		5			1	1	2	15
CARRY OUT KITCHEN						2			1				1		4
CARRY OUT WITH SEATING	6	4	3	2	4	1		4	12	3	1	8	5	3	56
OTHER EATING & DRINKING				4			1						1	2	8
MOTOR VEHICLE SALES	3	1	5	2	7	14	2	25	28			19	3	55	164
GAS & SERVICE STATIONS	16	8	5	1	10	14	8	10	14	10	6	11	20	13	146
GAS SALES ONLY	1	2	3		1		1	3	5		1		1	3	21
GAS SALES & CAR WASH	1				1			2	2	1	1	1	2	1	12
SERVICE STATION-OUT OF OPERATION		1					1		1						3
OTHER AUTOMOTIVE	2	7			2		9	7	5			14	6	3	55
OTHER RETAIL	27	25	20	30	2	1	12	5	23	31	1	9	20	19	225
OFFICE PARK								10							10
GENERAL LOW RISE OFFICE	48	9	17	70	35	9	3	122	51	29	1	18	344	190	946
MED/DENTAL LOW RISE OFFICE	6	7			1			5	6			2	4	3	34
GOVT LEASED LOW RISE OFFICE		1											10		11
GOVT OWNED LOW RISE OFFICE	9				2			6		19	22	10	35	5	112
CONDO OFFICE-LOW RISE	10	5	1	4	2			13		6		6	11	9	67
CLUSTER OFFICE-LOW RISE	4			1	3	2		1					6	10	27
CONVERTED RESIDENTIAL OFFICE	23	3	22	4	6	1		5	7		4	3	7	6	91
GENERAL-MEDIUM OR HIGH RISE	18	29		23	148			265	2			11	33	67	596
MED/DENTAL-MEDIUM OR HIGH RISE				2											2
GOVT LEASED-MEDIUM OR HIGH RISE		2											104		106
GOVT OWNED-MEDIUM OR HIGH RISE				48				941						11	1,000
CONDO OFFICE-MEDICAL MED-HIGH R									1						1
OTHER OFFICES	1					4		1	7		1	1	4		19
FINANCE, INSURANCE, REAL ESTATE	5	6	1	1	11	3	1	6	6	6	1	6	12	2	67
PERSONAL SERVICE	2	2		1				1	1				1	2	10

ACRES OF LAND BY LAND USE CATEGORY
 PLANNING DISTRICT
 (JANUARY 1985)

LAND USE	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-CLINIA	LCWER-PCTCM	MCLEAN	MGUNT-VERNGN	POFICK ¹	RUSE-FILL	SPANG-FIELD	UPPER ² POTOM	VIENNA ³	TOTAL ACRES
WATER AREAS															8
VACANT LAND	595	257	13,923	2,203	559	339	4,378	3,256	1,443	16,679	2,510	2,323	14,837	1,429	64,730
VACANT LAND W/O ILAP STRUCTURE	15	8	1,139	31	9	4	109	36	96	166	63	209	1,019	38	2,941
OTHER NATURAL USES							1								1
TOTAL	10,128	3,409	70,486	11,632	4,887	1,698	23,628	16,550	11,774	46,393	8,290	9,014	44,319	10,737	232,941

¹Includes land in the Town of Clifton.

²Includes land in the Town of Herndon.

³Includes land in the Town of Vienna.

XI PLANNED LAND USE

The inclusion of planned land use data in the Standard Reports reflects the demand within the County's residential and nonresidential development community for planning information. The information contained in this section is taken from the Fairfax County Comprehensive Plan, adopted in 1975, and the plan amendments adopted in the Annual Plan Reviews. The plan amendments which were adopted during 1984 are reflected in the 1985 Standard Reports.

Planned land uses can generally be divided into three major categories: residential, commercial/industrial, and other nonresidential which includes parks, private recreation, and public and institutional uses. Residential planned uses are expressed as dwelling unit densities. Land planned 1 - 2 du/ac means that the planned density on this land is between one to two dwelling units per acre. Ranges of residential planned densities are used to ensure that the Comprehensive Plan remains flexible so that it can be a useful guide to development for a variety of circumstances and development plans.

As of January 1985, the County had 145,636 acres planned for residential sites. This represents approximately 62.5 percent of the County's total developable land. Developable land excludes land that is in roads and water. Land planned for commercial/industrial uses represents 6.8 percent of the County's total developable land, or more than 15,800 acres. Almost 10,300 acres are planned for industrial uses while commercial-office planned uses and commercial-retail planned uses total 2,526 acres and 3,032 acres, respectively. Over 32,300 acres, or 13.9 percent, are planned for public parks and open space, and 24,631 acres, or 10.6 percent, are planned for public facilities, governmental areas, and institutional uses. Land primarily planned for private recreation and open space (floodplain) accounts for 12,563 acres, or 5.4 percent. The remaining 1,865 acres, or 0.8 percent,

are in parcels planned for more than two uses and are beyond the capability of the computer model to allocate to specific uses.

Underutilized Land Methodology

Acres of vacant and underutilized land totaled 87,553 as of January 1985, representing 37.6 percent of the County's developable land. This undeveloped acreage is the amount of land on which new development may occur. While vacant land is easily identified and currently totals 67,671 acres (see the "Existing Land Use" section of the Standard Reports), measuring underutilized land, which totals 19,862 acres, is much more difficult. To estimate underutilized land, a sophisticated formula was constructed that allows underutilized land to be defined as both underutilized according to conformance with the Comprehensive Plan and underutilized according to the extent of existing development. For example, a ten acre parcel that is planned for industrial development but which currently has a dwelling unit on it would yield, via the underutilized land formula, nine acres of underutilized industrial land and one acre of developed land in a residential use. Based on this formula, as of January 1985, 64,855 acres are vacant or underutilized and planned for residential use. This is 74.1 percent of the total undeveloped land in the County. Approximately 11.2 percent of the County's vacant and underutilized land is planned for total commercial (2,434 acres) and industrial (7,366 acres) uses, while the remaining 12,878 acres (14.7 percent) are planned for other nonresidential uses.

Buildout Methodology

Over the last few years there has been a growing demand for dwelling unit estimates and projections resulting from the

full implementation of the Comprehensive Plan. These projections are commonly referred to as "buildout" since these projections are expected to reflect the housing composition of the County if it is completely developed in accordance with the current Comprehensive Plan.

While the buildout methodology is detailed, its concepts and general procedures are straightforward. Long-range projections of dwelling units are generated by the analysis of land uses and densities shown in the County's Comprehensive Land Use Plan and expressed as dwelling units per acre. However, the Comprehensive Plan and existing development are often not in agreement in terms of land uses or planned densities. Also, since the Comprehensive Plan is a document of general development directions and land use suggestions, it cannot be expected to describe fully the wide range of current development options. Therefore, buildout is calculated by adding to the existing number of dwelling units the number of units that could be built on currently vacant or underutilized residentially planned land. The number of these additional units is determined by applying the planned land use densities and their assigned housing types to the undeveloped land.

Buildout can be calculated using the low, midpoint, or high end of the planned density ranges. In the reports presented here, the midpoints of the planned density ranges are used for most areas of the County. However, in Fairfax Center (the Route 50/Interstate 66 area), the Comprehensive Plan prefers residential development to occur at the high end of the planned densities. Also, in the Occoquan Basin, most of the land is planned at a specific density — .2 du/ac. Consequently, the Fairfax Center area is built-out at the high end of the residential planned densities, the Occoquan is built-out at .2 du/acs, and buildout for the rest of the County is calculated at the midpoint of the planned densities.

The housing types are defined as SF = Single-family, TH = Townhouse, MF = Multifamily. Single-family units are expected to be built on land planned at densities less than the midpoint of the range of 4 - 5 du/ac. Townhouses are defined as units to be built on land planned between the midpoint of the density range of 4 - 5 du/ac and the midpoint of the density range of 8 - 12 du/ac. Multifamily units are expected to be built on land planned for densities greater than the midpoint of the 8 - 12 du/ac range.

Using the methodology described above, the County will have 367,131 housing units at planned buildout. Since there are currently 247,777 units in the County, 119,354 additional units may be seen at buildout. The additional units represent a 48.2 percent increase in the County's total housing stock. The majority (59 percent) of the planned units is expected to be single-family homes, while townhouses and multifamily units are expected to comprise 19.3 percent and 21.7 percent of the additionally planned units, respectively.

The outer areas of the County are expected to receive the largest proportions of the additionally planned units. The Bull Run Planning District is planned to accommodate 30,066 additional units while the Upper Potomac Planning District is planned to accommodate 24,859 additional units. These two Planning Districts, together with the planned units for the Pohick Planning District (12,950 units) account for 56.9 percent of all the planned units in the County.

Among the Supervisor Districts, Springfield has the largest number of additionally planned units, with 40,478. The Springfield District has the largest number of additionally planned units in all three unit types — single-family, townhouse, and multifamily. There are 18,276 additional units planned for the Centreville District which has the second largest number of additionally planned units. The Annandale District has the smallest number of additionally planned units, with 2,760.

ACRES OF LAND BY PLANNED LAND USE
SUPERVISOR DISTRICT
(JANUARY 1985)

PLANNED LAND USE	1		2		LEE	MASON	MOUNT VERNON	PROVI- DENCE	3			TOTAL ACRES	
	CENTRE VILLE	DRANES VILLE	ANNAN- DALE						SPRING FIELD	TOWN CLIFTON	TOWN HERNDON		TOWN VIENNA
RESIDENTIAL													
.1-.2 DU/AC	192	3,028					274	130	1,640			5,264	
.2 DU/AC			349				74		29,332			29,755	
.2-.5 DU/AC	2,496	10,738					3,559	647	2,726	1		20,167	
.5-1 DU/AC	4,782	2,790	86			355	355	567	765	149		9,869	
1-2 DU/AC	3,091	5,473	1,365	923	2,189	1,070	1,499	4,332			37	19,979	
2-3 DU/AC	3,897	3,702	4,702	4,530	3,313	5,578	3,622	6,428			56	872	36,700
3-4 DU/AC	750	909	192	3,133	796	544	2,130	1,198			1,091	756	11,499
4-5 DU/AC	175	119	75	301	125	336	188	556			95	1	1,971
5-8 DU/AC	874	62	262	477	198	457	510	1,299			50	18	4,207
8-12 DU/AC	157	75	149	380	86	315	412	560			100	15	2,249
12-16 DU/AC	66	51		12	180	35	136	214					694
16-20 DU/AC	247	18	260	443	308	335	707	187			147	10	2,662
20+ DU/AC	95	56	10		71	5	45	150				5	437
MOBILE HOME				117				66					183
SUB TOTAL	16,822	27,021	7,450	10,316	7,621	12,937	10,613	49,453	150	1,576	1,677		145,636
COMMERCIAL/INDUSTRIAL													
COMM-OFFICE	82	137	36	518	154	126	739	724			7	3	2,526
COMM-RETAIL	286	326	94	580	461	239	552	257			137	100	3,032
INDUSTRIAL	3,666	473	221	1,547	15	981	544	2,443			305	82	10,277
SUB TOTAL	4,034	936	351	2,645	630	1,346	1,835	3,424			449	185	15,835
OTHER NONRESIDENTIAL													
PUBLIC PARK	3,688	4,877	1,432	2,497	661	7,054	1,498	10,433			83	109	32,332
PRIVATE REC	2,029	1,300	487	344	261	2,330	360	2,747			83	205	10,146
FLOODPLAIN	368	350	145	246	67	364	226	598			29	24	2,417
PUBLIC	3,302	1,672	1,583	1,975	704	12,159	941	2,074	10		114	97	24,631
> 2 USES	866	160		154	2	89	426	124			44		1,865
SUB TOTAL	10,253	8,359	3,647	5,216	1,698	21,996	3,451	15,976	10		353	435	71,391
TOTAL	31,109	36,316	11,448	18,177	9,946	36,279	15,899	66,853	160	2,378	2,297		232,862

- 1 Excludes land in the Town of Vienna.
2 Excludes land in the Town of Herndon.
3 Excludes land in the Town of Clifton.

ACRES OF LAND BY PLANNED LAND USE
PLANNING DISTRICT
(JANUARY 1985)

PLANNED LAND USE	ANNAN- DALE	BAIL- EYS	BULL RUN	FAIR FAX	JEFF- ERSON	LINC- OLNIA	LOWER POTOM	MCLEAN	MOUNT VERNON	1			2		3	TOTAL ACRES
										POHICK	ROSE HILL	SPRNG FIELD	UPPER POTOM	VIENNA		
RESIDENTIAL																
.1-.2 DU/AC			202	129	2						1,712			3,219		5,264
.2 DU/AC			9,142	349							20,264					29,755
.2-.5 DU/AC			12	1,431			3,086	1,404	1	3,187				10,727	319	20,167
.5-1 DU/AC	305		176	1,290	66		355	457		741				5,808	671	9,869
1-2 DU/AC	1,470	215	3,359	774	449	600	782	5,271		1,791	300	668	2,521	1,779		19,979
2-3 DU/AC	4,146	1,860	2,750	1,986	908	1	109	2,768	5,435	5,246	2,480	2,187	4,040	2,798		36,700
3-4 DU/AC	299	35	1,021	681	1,498	113		889	635	316	2,275	658	1,637	1,242		11,499
4-5 DU/AC	50	66	218	60	25	27	66	119	174	379	89	310	267	121		1,971
5-8 DU/AC	75	22	1,226	88	66	298	230	62	251	573	209	81	913	113		4,207
8-12 DU/AC	97	21	327	129	119	4	137	46	417	216	5	189	284	258		2,249
12-16 DU/AC	68	93	218	23	85	23	35	57	3	8	5	2	67	7		694
16-20 DU/AC	258	194	57	339	254	81	40	147	656	56	28	85	345	122		2,662
20+ DU/AC	25	56	118	42				70		5				95	26	437
MOBILE HOME			66							117						183
SUB TOTAL	6,793	2,562	18,872	7,321	3,472	1,147	4,340	11,290	7,694	34,489	5,391	4,180	30,129	7,456		145,636
COMMERCIAL/INDUSTRIAL																
COMM-OFFICE	92	82	714	495	114	29	27	130	101	9	164	319	89	161		2,526
COMM-RETAIL	180	217	151	159	145	98	79	387	364	168	47	315	393	349		3,032
INDUSTRIAL	540	11	2,748	58	166	167	568	527	13	126	27	1,424	3,556	326		10,277
SUB TOTAL	812	310	3,593	712	445	294	674	1,044	478	303	238	2,058	4,038	836		15,835
OTHER NONRESIDENTIAL																
PUBLIC PARK	1,292	156	3,251	1,699	332	113	5,858	2,234	1,117	7,810	1,750	775	4,859	1,086		32,332
PRIVATE REC	219	141	829	305	50	25	365	283	1,792	2,199	227	286	2,857	508		10,146
FLOODPLAIN	176	25	513	131	22	41	205	204	111	55	12	280	481	161		2,417
PUBLIC	816	211	3,171	1,191	509	79	11,606	1,436	582	1,502	617	1,346	991	574		24,631
> 2 USES	22		255	269	44	2	85	39	4	10	49	83	961	42		1,865
SUB TOTAL	2,525	533	8,019	3,595	957	260	18,119	4,196	3,606	11,576	2,655	2,770	10,149	2,431		71,391
TOTAL	10,130	3,405	30,484	11,628	4,874	1,701	23,633	16,530	11,778	46,368	8,284	9,008	44,316	10,723		232,862

¹Includes land in the Town of Clifton.

²Includes land in the Town of Herndon.

³Includes land in the Town of Vienna.

ACRES OF VACANT AND DERUTILIZED LAND
BY PLANNED LAND USE
SUPERVISOR DISTRICT
(JANUARY 1985)

PLANNED LAND USE	ACRES OF VACANT AND DERUTILIZED LAND BY PLANNED LAND USE SUPERVISOR DISTRICT (JANUARY 1985)											
	¹ CENTRE VILLE	² DRANES VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	³ SPRING FIELD	TOWN CLIFTON	TOWN HERNDON	TOWN VIENNA	TOTAL ACRES
RESIDENTIAL												
.1-.2 DU/AC	84	1,793				225	52	1,250				3,404
.2 DU/AC			270			74		19,099				19,443
.2-.5 DU/AC	547	4,049				2,689	208	2,099				10,492
.5-1 DU/AC	2,385	1,453	22		38	250	299	637	97			5,178
1-2 DU/AC	925	1,980	190	230	206	626	315	2,712		17		7,259
2-3 DU/AC	2,266	832	416	963	312	937	765	2,929		46	55	9,541
3-4 DU/AC	448	69	18	1,778	53	141	686	793		446	22	4,454
4-5 DU/AC	46	59	20	182	54	231	90	347		55		1,086
5-8 DU/AC	519	22	47	320	46	148	356	955		23	4	2,439
8-12 DU/AC	29	14	37	70	20	114	156	243		29	2	714
12-16 DU/AC	13	0		1	4	1	51	169				245
16-20 DU/AC	31		2	78	25	51	87	52		63		389
20+ DU/AC	29	7			7	5	39	123				210
MOBILE HOME				1								1
SUB TOTAL	7,624	10,654	1,022	3,043	621	5,492	3,102	31,408	97	679	83	64,855
COMMERCIAL/INDUSTRIAL												
COMM-OFFICE	27	19	12	413	51	69	442	641		2		1,676
COMM-RETAIL	85	150	18	85	44	111	91	107		63	4	756
INDUSTRIAL	3,003	261	23	788	2	672	138	2,236		222	21	7,366
SUB TOTAL	3,115	430	53	1,286	97	852	671	2,984		287	25	9,600
OTHER NONRESIDENTIAL												
PUBLIC PARK	662	1,076	135	252	64	1,834	174	2,463		48	20	6,728
PRIVATE REC	245	407	37	243	11	424	52	711		10	4	2,144
FLOODPLAIN	115	183	29	195	14	221	76	470			3	1,306
PUBLIC	234	126	65	234	52	91	62	195		2	2	1,063
> 2 USES	816	149		154	2	86	317	113				1,637
SUB TOTAL	2,072	1,941	206	1,078	143	2,656	681	3,952		60	29	12,878
TOTAL	12,811	13,255	1,341	6,007	1,061	9,000	4,454	38,344	97	1,026	137	87,533

¹Excludes land in the Town of Vienna.
²Excludes land in the Town of Herndon.
³Excludes land in the Town of Clifton.

ACRES OF VACANT AND UNDERUTILIZED LAND
BY PLANNED LAND USE
PLANNING DISTRICT
(JANUARY 1985)

PLANNED LAND USE	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-OLNIA	LOWER-POTOM	MCLEAN	MCINT-VERNON	1			2		3	TOTAL ACRES
										POHICK	ROSE HILL	SPRNG FIELD	UPPER POTOM	VIENNA		
RESIDENTIAL																
.1-.2 DU/AC			180	52							1,295			1,877		3,404
.2 DU/AC			7,074	270							11,459					19,443
.2-.5 DU/AC			6	373			2,411	506	1	2,370			4,771	54	10,492	
.5-1 DU/AC	25		131	509	13		250	191		603			3,171	285	5,178	
1-2 DU/AC	191	33	2,452	170	23	98	470	1,876		400	84	225	684	353	7,259	
2-3 DU/AC	213	162	1,755	254	225		15	335	723	1,586	596	511	2,657	504	9,541	
3-4 DU/AC	37	10	904	272	89	6		50	90	29	1,598	226	913	230	4,454	
4-5 DU/AC	11	28	212	35	4	15	34	59	103	141	41	217	103	63	1,080	
5-8 DU/AC	5	5	1,042	46	55	160	91	22	70	192	123	52	537	32	2,439	
9-12 DU/AC	5	5	159	67	32		94	14	63	59		25	58	130	714	
12-16 DU/AC		4	174	22	22		1	5			1		13	2	245	
16-20 DU/AC	1	25	15	92	9		31	7	95	14	2	1	94	5	389	
20+ DU/AC		7	96	37				15	5					29	210	
MOBILE HOME									1						1	
SUB TOTAL	452	279	14,801	2,199	472	285	3,417	3,061	1,155	18,188	2,445	1,257	15,107	1,679	64,855	
COMMERCIAL/INDUSTRIAL																
COMM-OFFICE	34	23	659	347	42	15	22	9	32	5	140	266	39	43	1,076	
COMM-RETAIL	21	12	93	11	25	17	35	136	60	36	14	51	162	54	758	
INDUSTRIAL	167	2	2,547	37	47	54	358	216	2	66	16	681	2,890	83	7,366	
SUB TOTAL	222	37	3,299	395	115	86	429	361	100	107	170	1,198	3,091	180	9,600	
OTHER NONRESIDENTIAL																
PUBLIC PARK	67	7	1,039	189	31	15	1,355	811	435	1,541	99	205	622	262	6,728	
PRIVATE REC	18	1	249	93	6	11	333	45	83	494	197	25	535	49	2,144	
FLOODPLAIN	36	9	393	37	8	33	96	101	80	42	10	239	162	60	1,306	
PUBLIC	75	4	102	22	6	2	59	103	39	119	71	154	241	64	1,063	
> 2 USES	22		244	159	44	2	85	28	1	10	49	83	668	42	1,637	
SUB TOTAL	218	21	2,077	503	97	63	1,930	1,088	638	2,206	426	706	2,428	477	12,878	
TOTAL	532	337	20,177	3,097	684	434	5,756	4,530	1,891	20,531	3,341	3,161	20,626	2,336	87,533	

¹Includes land in the Town of Clifton.

²Includes land in the Town of Herndon.

³Includes land in the Town of Vienna.

HOUSING UNITS AT PLANNED BUILDOUT
SUPERVISOR DISTRICT
(JANUARY 1965)

SUPERVISOR DISTRICT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE ¹	18,358	7,002	7,078	32,638	12,648	3,855	1,773	18,276	31,206	10,857	8,851	50,914
DRANESVILLE ²	22,815	3,275	3,778	29,668	11,711	746	1,560	14,017	34,326	4,021	5,338	43,685
ANNANDALE	17,961	4,663	3,864	26,488	1,810	749	201	2,760	19,771	5,412	4,065	29,248
LEE	16,874	6,048	6,914	29,836	10,029	3,121	2,024	15,174	26,903	9,169	8,938	45,010
MASON	14,679	3,062	14,304	32,045	1,990	607	797	3,394	16,669	3,669	15,101	35,439
MOUNT VERNON	15,138	4,528	7,664	27,330	6,987	2,170	1,686	10,843	22,125	6,698	9,350	38,173
PROVIDENCE	14,599	6,812	13,167	34,578	6,172	3,779	4,461	14,412	20,771	10,591	17,628	48,990
SPRINGFIELD ³	21,664	11,655	1,875	35,194	23,060	8,829	6,589	40,478	44,724	20,484	10,464	75,672
TOTAL	142,088	47,045	58,644	247,777	74,407	23,856	21,091	119,354	216,495	70,901	79,735	367,131

TOWN OF CLIFTON	69			69	100			100	169			169
TOWN OF HERNDON	2,013	1,309	1,473	4,795	1,962	389	1,173	3,524	3,975	1,698	2,646	8,319
TOWN OF VIENNA	4,353	340	519	5,212	253	46	10	309	4,606	366	529	5,521
TOTAL	6,435	1,649	1,992	10,076	2,315	435	1,183	3,933	6,750	2,084	3,175	14,009

- ¹Includes the Town of Vienna.
²Includes the Town of Herndon.
³Includes the Town of Clifton.

HOUSING UNITS AT PLANNED BUILDOUT
PLANNING DISTRICT
(JANUARY 1985)

PLANNING DISTRICT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
ANNANDALE	15,613	3,226	5,635	24,474	1,169	115	42	1,326	16,782	3,341	5,677	25,800
BAILEYS	4,944	467	10,241	15,652	729	121	740	1,590	5,673	588	10,981	17,242
BULL RUN	7,101	2,882	304	10,737	14,973	8,743	6,350	30,066	22,074	11,625	7,154	40,853
FAIRFAX	7,635	2,331	3,723	13,689	3,090	665	3,935	7,914	10,725	3,216	7,662	21,603
JEFFERSON	8,246	1,831	5,891	15,968	1,111	580	685	2,376	9,357	2,411	6,576	18,344
LINCOLNIA	1,392	1,085	2,055	4,522	372	1,296		1,668	1,754	2,381	2,055	6,190
LOWER POTOMAC	1,360	1,098	516	2,974	2,617	1,323	1,040	5,180	4,177	2,421	1,556	8,154
MCLEAN	15,078	1,413	4,589	21,080	4,954	357	755	6,066	20,032	1,770	5,344	27,146
MOUNT VERNON	15,979	4,958	12,013	32,950	2,855	1,059	2,482	6,396	18,834	6,017	14,495	39,346
POHICK ¹	20,484	11,431	901	32,816	10,199	2,245	506	12,950	30,663	13,676	1,407	45,766
ROSE HILL	7,215	1,363	644	9,222	7,571	967	64	8,602	14,786	2,330	708	17,824
SPRINGFIELD	7,726	3,273	1,549	12,548	3,307	973	124	4,404	11,033	4,246	1,673	16,952
UPPER POTOMAC ²	17,234	8,396	7,241	32,871	17,772	4,159	2,928	24,859	35,006	12,555	10,169	57,730
VIENNA ³	12,091	3,291	2,842	18,224	3,488	1,033	1,436	5,957	15,579	4,324	4,278	24,181
TOTAL	142,088	47,045	58,644	247,777	74,407	23,856	21,091	119,354	216,495	70,901	79,735	367,131

¹Includes land in the Town of Clifton.

²Includes land in the Town of Herndon.

³Includes land in the Town of Vienna.

HOUSING UNITS PLANNED BUILDOUT
SEWER SHED
(JANUARY 1985)

SEWER SHED CODE	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	3,008	238		3,246	4,683			4,683	7,691	238		7,929
A2	22	231		253	36			36	58	231		289
A3	208	552		760	285			285	493	552		1,045
B1	634	371	250	1,255	434	6		440	1,068	377	250	1,695
B2	1,663	103		1,766	2,294	1,023	129	3,446	3,957	1,126	129	5,212
B3	354			354	347			347	701			701
B5 ¹	2,013	1,309	1,473	4,795	1,962	389	1,173	3,524	3,975	1,698	2,646	8,319
C1	519			519	627			627	1,146			1,146
C2	782			782	665			665	1,447			1,447
D1	2,292	2		2,294	1,864			1,864	4,156	2		4,158
D2	1,031	2,130	2,945	6,106	654	1,428	902	2,984	1,685	3,558	3,847	9,090
D3 ²	14,395	3,669	4,451	22,515	4,648	1,289	837	6,774	19,043	4,958	5,288	29,289
E1	1,799	408	2,284	4,491	710	12	368	1,090	2,509	420	2,652	5,581
E2	341	2		343	681			681	1,022	2		1,024
F	1,912	322	500	2,734	458	48	30	536	2,370	370	530	3,270
G1	7,522	1,102	2,391	11,015	1,333	297	773	2,403	8,855	1,399	3,164	13,418
G2	833		297	1,130	323			323	1,156		297	1,453
G3	322			322	269			269	591			591
G4	279			279	54			54	333			333
H1	1,328	267	3,981	5,576	257	91	307	655	1,585	358	4,268	6,231
H2			2,869	2,869			362	362			3,231	3,231
H3	257	35	1	293	81	5		86	338	40	1	379
I1	13,141	1,565	8,153	22,859	1,744	655	535	2,934	14,885	2,220	8,688	25,793
I2	1,177	44		1,221	207	20	18	245	1,384	64	18	1,466
I3	9,486	3,598	4,924	18,006	1,756	2,278	320	4,354	11,242	5,874	5,244	22,360
I4	51			51	34			34	85			85
J1	3,458	1,328	1,991	6,777	550	36	41	627	4,008	1,364	2,032	7,404
J2	775	13	758	1,546	62	96	124	282	837	109	882	1,828
J3	1,359	314	579	2,252	269	5	33	307	1,628	319	612	2,559
J4	392	22	1,481	1,895	66	13	7	86	458	35	1,488	1,981
K	9,222	1,771	4,557	15,550	1,586	626	207	2,419	10,808	2,397	4,764	17,969
L	5,818	2,345	1,084	9,847	0,650	302	1,849	8,801	12,468	2,647	3,533	18,648
M0	729	305	567	1,601	38	8	50	96	767	313	617	1,697
M1	673	1,349	1,471	3,493	495	92	1,211	1,798	1,168	1,441	2,682	5,291
M2 ²	10,571	4,700	7,644	22,915	2,115	813	1,114	4,042	12,686	5,513	8,758	26,957
M3	5,932	395		6,327	266		43	329	6,218	395	43	6,656

HOUSING UNITS AT PLANNED BUILDOUT
SEWERSHED
(JANUARY 1985)

SEWERSHED CODE	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
M4	4,804	1,531	1,163	7,498	808	88	36	932	5,612	1,619	1,199	8,430
M5	1,241	515		1,756	1,098	102	6	1,206	2,339	617	6	2,962
M6	1,146	1,233	1	2,380	1,440	701	74	2,215	2,586	1,934	75	4,595
M7	32	2	197	231	3			3	35	2	197	234
M8	13			13	269	262		531	282	262		544
M9	518	103		621	661	764	2,158	3,583	1,179	867	2,158	4,204
N1	16,522	11,075	1,217	28,814	5,305	3,457	960	9,722	21,827	14,532	2,177	38,536
N2	1,224	1,117		2,341	1,939			1,939	3,163	1,117		4,280
Q1	374	2		376	1,389			1,389	1,763	2		1,765
P	503	7		510	1,162		556	1,718	1,665	7	556	2,228
Q1	1,267		1	1,268	1,454			1,454	2,721		1	2,722
R1	2,119	6	8	2,133	1,801		17	1,818	3,920	6	25	3,951
R2	116	1		117	121			121	237	1		238
R3 ³	69			69	93			93	162			162
R4	106			106	182			182	288			288
S1	375	38	1	414	3,455	2,750	1,922	10,127	5,830	2,788	1,923	10,541
S2	172		2	174	291			291	463		2	465
T1	1,005		1	1,006	841			841	1,846		1	1,847
T2	1,466	967		2,433	3,765	45	224	4,034	5,231	1,012	224	6,467
T3	1,423	944		2,367	2,274	228	226	2,728	3,697	1,172	226	5,095
T4	2,309	112	658	3,079	1,416	2,277	149	3,842	3,725	2,389	807	6,921
T5	760	904	144	1,808	2,407	1,675	3,745	7,827	3,167	2,579	3,889	9,635
T6	42			42	672			672	714			714
T7	184			184	1,038	1,975	585	3,598	1,222	1,975	585	3,782
TOTAL	142,088	47,045	58,644	247,777	74,407	23,856	21,091	119,354	216,495	70,901	79,735	367,131

¹Town of Herndon.

²Comprises part of the Town of Vienna.

³Includes Town of Clifton.

HOUSING UNITS PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
151.01	395		2	397	60	6		66	455	6	2	463
151.02	398	2	75	473	50	93	33	176	448	95	106	649
151.03	270			270	82			82	352			352
CENSUS TOTAL	1,063	2	75	1,140	192	99	33	324	1,255	101	108	1,464
152.01	192	133		325	43	56	40	139	235	189	40	464
152.02	18	20	1,481	1,519	5		7	12	23	20	1,488	1,531
152.03	117			117	13			13	130			130
152.04					1			1	1			1
CENSUS TOTAL	327	153	1,481	1,961	62	56	47	165	389	209	1,528	2,126
153.01	222	60		282	103	2		105	325	62		387
153.02	256	204		460	42	1		43	298	205		503
153.03	180	291		471	5			5	185	291		476
153.04	100			100	1			1	101			101
CENSUS TOTAL	758	555		1,313	151	3		154	909	558		1,467
154.01	918	156	1,556	2,630	96	35		131	1,014	191	1,556	2,761
154.02	404			404	25			25	429			429
154.03	156	69	24	249	14	104		118	170	173	24	367
CENSUS TOTAL	1,478	225	1,580	3,283	135	139		274	1,613	364	1,580	3,557
155.01	357	319	339	1,015	95	174		269	452	493	339	1,284
155.02	686			686	20			20	706			706
155.03	256			256	44			44	300			300
155.04	90			90	6			6	96			96
CENSUS TOTAL	1,389	319	339	2,047	165	174		339	1,554	493	339	2,386
156.01	530			530	39			39	569			569
156.02	75			75	2			2	77			77
156.03	284	2		286	68			68	352	2		354
156.04	112			112	262			262	374			374
CENSUS TOTAL	1,001	2		1,003	371			371	1,372	2		1,374
157.01	432			432	14			14	446			446
157.02	745			745	30			30	775			775
157.03	186	2		188	8			8	194	2		196
CENSUS TOTAL	1,363	2		1,365	52			52	1,415	2		1,417
158.01	667			667	99			99	766			766
158.02	454			454	106	1		107	560	1		561

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
158.03	462			462	72			72	534			534
CENSUS TOTAL	1,583			1,583	277	1		278	1,860	1		1,861
159.01	828			828	109			109	937			937
159.02	162	5		167	112			112	274	5		279
159.04	92			92	110			110	202			202
CENSUS TOTAL	1,082	5		1,087	331			331	1,413	5		1,418
160.01	106	2	168	276	114	13	65	192	220	15	233	468
160.02	597	176	242	1,017	46	49	51	146	643	227	293	1,163
160.03	293			293	29			29	322			322
CENSUS TOTAL	996	180	410	1,586	189	62	116	367	1,185	242	526	1,953
161.01	140		45	185	56		125	181	196		170	366
161.02	97			97	9			9	106			106
161.03	590			590	101			101	691			691
161.04	408			408	216			216	624			624
CENSUS TOTAL	1,235		45	1,280	382		125	507	1,617		170	1,787
163.01	215			215	911			911	1,126			1,126
163.02	422	9		431	966			966	1,368	9		1,397
CENSUS TOTAL	637	9		646	1,877			1,877	2,514	9		2,523
201.01	436			436	1			1	437			437
201.02	466	140		606	107	7	6	120	573	147	6	726
CENSUS TOTAL	902	140		1,042	108	7	6	121	1,010	147	6	1,163
202.01	435	204		639	223	395	37	655	658	599	37	1,294
202.02	517	34		551	31	407		438	548	441		989
CENSUS TOTAL	952	238		1,190	254	802	37	1,093	1,206	1,040	37	2,283
203.01	619			619	44			44	663			663
203.02	362	244		606	257			257	619	244		863
203.03	242			242	6			6	248			248
203.04	214	81		295	123	18		141	337	99		436
CENSUS TOTAL	1,437	325		1,762	430	16		448	1,867	343		2,210
204.01	25	274	1,290	1,589	45	6	2	53	70	280	1,292	1,642
CENSUS TOTAL	25	274	1,290	1,589	45	6	2	53	70	280	1,292	1,642
205.01	85	418	1,928	2,431		5	323	328	85	423	2,251	2,759

HOUSING UNITS PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
205.02	168	8		176	7			7	175	8		183
CENSUS TOTAL	253	426	1,926	2,607	7	5	323	335	260	431	2,251	2,942
206.01	59	120		179	7			7	66	120		186
206.02	3	358	67	428		2	1	3	3	360	68	431
206.03	271	78	556	905	121	21	20	162	392	99	576	1,067
CENSUS TOTAL	333	556	623	1,512	128	23	21	172	461	579	644	1,684
207.01	603			603	55			55	658			658
207.02	128			128	81			81	209			209
207.03	534			534	71			71	605			605
CENSUS TOTAL	1,265			1,265	207			207	1,472			1,472
208.01	329			329	50			50	379			379
208.02	265			265	26			26	291			291
208.03	473	2		475	190			190	663	2		665
CENSUS TOTAL	1,067	2		1,069	266			266	1,333	2		1,335
209.01	357	61	644	1,062	1,085	17	27	1,729	2,042	78	671	2,791
209.02	258	531		789	2,203	61		2,264	2,461	592		3,053
209.03	236	144		380	131			131	367	144		511
CENSUS TOTAL	351	736	644	2,231	4,019	78	27	4,124	4,870	814	671	6,355
210.01	214			214	55	105	37	197	269	105	37	411
210.02	91	457		548	10	98	72	180	101	555	72	728
210.03	174	23		197	57	297		354	231	320		551
210.04	287			287	6			6	293			293
CENSUS TOTAL	766	480		1,246	128	500	109	737	894	980	109	1,983
211.01	216	760		976	923	48		971	1,139	808		1,947
211.02	149			149	1,817	69		1,886	1,966	69		2,035
211.03	13			13	269	262		531	282	262		544
CENSUS TOTAL	378	760		1,138	3,009	379		3,388	3,387	1,139		4,526
212.01	691			691	198			198	889			889
CENSUS TOTAL	691			691	198			198	889			889
213.01	762			762	368			368	1,130			1,130
213.02	41	62		103	12			12	53	62		115
CENSUS TOTAL	803	62		865	380			380	1,183	62		1,245

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
214.01	195	2	727	924	31			31	226	2	727	955
214.02	262	29	1,190	1,481	80	33		113	342	62	1,190	1,594
CENSUS TOTAL	457	31	1,917	2,405	111	33		144	568	64	1,917	2,549
215.01	1,189		801	1,990	144	257	123	524	1,333	257	924	2,514
CENSUS TOTAL	1,189		801	1,990	144	257	123	524	1,333	257	924	2,514
216.01	95	1,004	322	1,421	10	9		19	105	1,013	322	1,440
216.02	38	30	340	458	8	17	21	46	96	47	361	504
CENSUS TOTAL	183	1,034	662	1,879	18	26	21	65	201	1,060	683	1,944
217.01	1,076	753	573	2,402	17	134	147	298	1,093	887	720	2,700
CENSUS TOTAL	1,076	753	573	2,402	17	134	147	298	1,093	887	720	2,700
218.01	188	441	289	918	78	41	1,524	1,643	266	482	1,813	2,561
CENSUS TOTAL	188	441	289	918	78	41	1,524	1,643	266	482	1,813	2,561
220.01	1			1					1			1
220.03	271	136		407	14	25	6	45	285	161	6	452
220.04	12			12		86		86	12	86		98
220.05	32	2	197	231	3			3	35	2	197	234
CENSUS TOTAL	316	138	197	651	17	111	6	134	333	249	203	785
221.01	204	251	312	767	25	498		523	229	749	312	1,290
221.02	1			1	16			16	17			17
221.03	101			101	221		556	777	322		556	878
221.04	45	700	6	751	10	485	478	973	55	1,185	484	1,724
221.05	17		1	18	386	229		615	403	229	1	633
221.06	40			40	265			265	305			305
CENSUS TOTAL	408	951	319	1,678	923	1,212	1,034	3,169	1,331	2,163	1,353	4,847
301.01	462			462	30			30	492			492
301.02	924			924	186			186	1,110			1,110
301.03	259	310		569	108	318	112	538	367	628	112	1,107
CENSUS TOTAL	1,645	310		1,955	324	318	112	754	1,969	628	112	2,709
302.01	2,287	1,147		3,434	206	212		418	2,493	1,359		3,852
CENSUS TOTAL	2,287	1,147		3,434	206	212		418	2,493	1,359		3,852
303.01	698	1,606		2,304	150	124	44	348	878	1,730	44	2,652
303.02	886	1		887	156			156	1,042	1		1,043
CENSUS TOTAL	1,584	1,607		3,191	336	124	44	504	1,920	1,731	44	3,695

HOUSING UNITS PLANNED BUILDOUT
CENSUS 5 CENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
304.01	1,142	326		1,468	1			1	1,143	326		1,469
304.02	855			855	1			1	856			856
CENSUS TOTAL	1,997	326		2,323	2			2	1,999	326		2,325
305.01	534			534	43			43	577			577
CENSUS TOTAL	534			534	43			43	577			577
306.01	279	106	166	551	18			18	297	106	166	569
306.02	350			350	2			2	352			352
306.03	257		220	477	7			7	264		220	484
306.04	435			435	2			2	437			437
CENSUS TOTAL	1,321	106	386	1,813	29			29	1,350	106	386	1,842
307.01	217			217					217			217
307.02	338			338	1			1	339			339
307.03	373			373	6			6	379			379
CENSUS TOTAL	928			928	7			7	935			935
308.01	1,352	1,153	822	3,327	92			92	1,444	1,153	822	3,419
CENSUS TOTAL	1,352	1,153	822	3,327	92			92	1,444	1,153	822	3,419
309.01	778	1,004	242	2,024	409	184	65	658	1,187	1,188	307	2,682
CENSUS TOTAL	778	1,004	242	2,024	409	184	65	658	1,187	1,188	307	2,682
310.01	734	1,462		2,196	91	130		221	825	1,592		2,417
CENSUS TOTAL	734	1,462		2,196	91	130		221	825	1,592		2,417
311.01	492	533		1,025	7	85	12	104	499	618	12	1,129
311.02	502	545	448	1,495	68	130	205	453	570	725	653	1,948
311.03	1,144	1,374	106	2,626	328	619	28	975	1,472	1,993	136	3,601
311.04	161		100	261	262			262	423		100	523
CENSUS TOTAL	2,299	2,452	556	5,407	665	864	245	1,794	2,964	3,336	901	7,201
312.01	2,862	545		3,407	1,062	155		1,217	3,924	700		4,624
CENSUS TOTAL	2,862	545		3,407	1,062	155		1,217	3,924	700		4,624
313.01	1,063	137		1,205	171			171	1,239	137		1,376
CENSUS TOTAL	1,063	137		1,205	171			171	1,239	137		1,376
314.01	772	178		950	148	115		263	920	293		1,213
CENSUS TOTAL	772	178		950	148	115		263	920	293		1,213

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1988)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
315.01	1,063	538		1,421	647	35		682	1,730	373		2,103
CENSUS TOTAL	1,063	538		1,421	647	35		682	1,730	373		2,103
316.01	322		242	564	653	58	9	730	985	58	251	1,294
316.02	557	172	99	828	130	63		243	737	235	99	1,071
316.03	3			3					3			3
CENSUS TOTAL	882	172	341	1,395	843	121	9	973	1,725	293	350	2,368
317.01	1,595	1,449		3,044	1,062	123	40	1,225	2,657	1,572	40	4,269
317.02	262	124		386	261			261	523	124		647
CENSUS TOTAL	1,857	1,573		3,430	1,323	123	40	1,486	3,180	1,696	40	4,916
401.01	235	150	201	586	74			74	309	150	201	660
401.02	1,019			1,019	114			114	1,133			1,133
401.03	383	161	383	932	113			110	493	161	388	1,042
CENSUS TOTAL	1,637	311	589	2,537	298			298	1,935	311	589	2,835
402.01	3		296	299		289		289	3	289	296	588
402.02	422	579	1,088	2,089	81	25		106	503	604	1,088	2,195
402.04	123			123	94			94	217			217
CENSUS TOTAL	548	579	1,384	2,511	175	314		489	723	893	1,384	3,000
403.01	469			469	35	7		42	504	7		511
403.02	417			417	136			136	553			553
CENSUS TOTAL	886			886	171	7		176	1,057	7		1,064
404.01	699	35	2	736	32			32	731	35	2	768
404.02	95			95	11			11	106			106
404.03	473			473	59			50	523			523
404.04	639			639	102			102	741			741
404.05	1,568	137		1,705	49			49	1,617	137		1,754
404.06	1,069	2		1,071	46			46	1,115	2		1,117
404.07					1			1	1			1
CENSUS TOTAL	4,543	174	2	4,719	291			291	4,834	174	2	5,010
405.01	41	46		87	69			69	110	46		156
405.02	403			403	74			74	482			482
405.03	1,443			1,443	210	27	19	256	1,653	27	19	1,699
CENSUS TOTAL	1,892	46		1,938	353	27	19	399	2,245	73	19	2,337
406.01	945	1	2	948	151	56	6	213	1,096	57	8	1,161
CENSUS TOTAL	945	1	2	948	151	56	6	213	1,096	57	8	1,161

HOUSING UNITS AND PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
501.01	93	213	892	1,198	1	126	80	207	94	339	972	1,405
501.02	203		150	353	2			2	205	150		355
501.03	332		63	401	12			12	350	63		413
CENSUS TOTAL	634	213	1,105	1,952	15	126	80	221	649	339	1,185	2,173
502.01		523		523						523		523
502.02	243			243	1			1	244			244
502.03	148		25	173	16	2		18	164	2	25	191
502.04	391			391	13			13	404			404
CENSUS TOTAL	782	523	25	1,330	30	2		32	812	525	25	1,362
503.01	302		1	303	18			18	320		1	321
503.02	293			293	2			2	295			295
503.03	184	101	550	841	108	7		115	292	108	556	956
503.04	223		1	224	41			41	264		1	265
CENSUS TOTAL	1,002	101	558	1,661	169	7		176	1,171	108	558	1,837
504.01	271	49	1	321	30	38		68	301	87	1	389
504.02	338			338	14			14	352			352
504.03	230			230	17			17	247			247
CENSUS TOTAL	839	49	1	889	61	38		99	900	87	1	988
505.01	360			360	2			2	362			362
505.02	303			303	3			3	305			306
505.03	224			224	2			2	226			226
CENSUS TOTAL	887			887	7			7	894			894
506.01	191			191	294			294	485			485
506.02	391	53	983	1,434	15	53	35	103	406	111	1,020	1,537
506.03	298			298	5			5	303			303
506.04	188	2		190					188	2		190
506.05	192			192	83			83	275			275
506.06	375			375	4			4	379			379
506.07	179	2		172	10			10	180	2		182
CENSUS TOTAL	1,805	62	983	2,852	411	53	35	499	2,216	115	1,020	3,351
507.01	501	435		936	88			88	585	435		1,024
507.02	259	2	1,142	1,413	70		1	71	339	2	1,143	1,484
CENSUS TOTAL	770	437	1,142	2,349	158		1	159	928	437	1,143	2,508
508.01	289			289	24			24	313			313

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
508.02	432			432	23			23	455			455
508.03	213		166	379	46			46	259		166	425
CENSUS TOTAL	934		166	1,100	93			93	1,027		166	1,193
509.01	286			286	17			17	303			303
509.02	294			294	11			11	305			305
CENSUS TOTAL	580			580	28			28	608			608
510.01	410			410	1			1	411			411
510.02	490			490	11			11	501			501
CENSUS TOTAL	900			900	12			12	912			912
511.01	357			357	13			13	370			370
511.02	449			449	10			10	459			459
CENSUS TOTAL	806			806	23			23	829			829
512.01	207			207	19			19	226			226
512.02	304			304	9			9	313			313
512.03	101			101	32			32	133			133
CENSUS TOTAL	612			612	60			60	672			672
513.01	395	3		398	74			74	469	3		472
513.02	304	6	108	418	5			5	309	6	108	423
CENSUS TOTAL	699	9	108	816	79			79	778	9	108	895
514.01			418	418							418	418
514.02			724	724	2			2	2		724	726
514.03		51	225	276	1	13	241	255	1	64	406	531
CENSUS TOTAL		51	1,367	1,418	3	13	241	257	3	64	1,608	1,675
515.01	44		897	941	6		30	42	50		933	983
515.02	318	20	827	1,165	43	14		57	361	34	827	1,222
515.03	253	186	333	772	82	40		122	335	226	333	894
515.04	67	30	450	547	26	27	30	83	93	57	480	630
CENSUS TOTAL	682	236	2,507	3,425	157	81	66	304	839	317	2,573	3,729
516.01	12		819	831	1		27	28	13		846	859
516.02	80			80	1			1	81			81
516.03	96		692	788	2			2	98		692	790
516.04	164	2	444	610	29			29	193	2	444	639
516.05	217		196	413	9			9	226		196	422
CENSUS TOTAL	569	2	2,151	2,722	42		27	69	611	2	2,178	2,791

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
517.01	244	169	1,149	1,562	163	27	44	234	407	196	1,193	1,796
517.02	331		2,959	3,290	51		362	413	382		3,321	3,703
CENSUS TOTAL	575	169	4,108	4,852	214	27	406	647	789	196	4,514	5,499
518.01	416			416	14			14	430			430
518.02	173			173	57			57	230			230
518.03	412			412	80			80	492			492
CENSUS TOTAL	1,001			1,001	151			151	1,152			1,152
519.01	352	693	312	1,357	148	228		376	500	921	312	1,733
CENSUS TOTAL	352	693	312	1,357	148	228		376	500	921	312	1,733
520.01	496	326	246	1,068	102	28		130	598	354	246	1,198
CENSUS TOTAL	496	326	246	1,068	102	28		130	598	354	246	1,198
521.01	118			118	5			5	123			123
521.02	371	334	219	924	35	12		47	406	346	219	971
521.03	314	215		529	37	3		40	351	218		569
521.04	280	325		605	27	28		55	307	353		660
521.05	265	35		300	35	25	21	81	300	60	21	381
CENSUS TOTAL	1,348	909	219	2,476	139	68	21	228	1,487	977	240	2,704
522.01	220	336	881	1,437	12	1		13	232	337	681	1,450
522.02	383	107	336	826	1			1	384	107	336	827
522.03	346			346	1			1	347			347
CENSUS TOTAL	949	443	1,217	2,609	14	1		15	963	444	1,217	2,624
523.01	7	282	2,231	2,520	16	4	20	40	23	286	2,251	2,560
CENSUS TOTAL	7	282	2,231	2,520	16	4	20	40	23	286	2,251	2,560
524.01	506			506	1			1	507			507
524.02	345			345					345			345
524.03	284			284	1			1	285			285
524.04	326		412	738	10			10	336		412	748
524.05	117	327		444	62	7		69	179	334		513
CENSUS TOTAL	1,578	327	412	2,317	74	7		81	1,652	334	412	2,398
525.01	267			267	1			1	268			268
525.02	384	2		386	53			53	437	2		439
525.03	332	1		333	34	3		37	366	4		370
525.04	255	155	1,065	1,475	190	61		251	445	216	1,065	1,726
CENSUS TOTAL	1,258	158	1,065	2,481	278	64		342	1,536	222	1,065	2,823

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
526.01	365		367	732		68		68	365	68	367	800
526.02	3	67	311	381		840		840	3	907	311	1,221
526.03	75	169		244		96		96	75	265		340
CENSUS TOTAL	443	236	678	1,357		1,004		1,004	443	1,240	678	2,361
601.01	105			105	162			162	265			265
601.02	578			578	109			109	687			687
601.03	255			255	175			175	430			430
CENSUS TOTAL	936			936	446			446	1,382			1,382
602.01	374			374	190			190	564			564
602.02	65			65	61			61	126			126
602.03	601			601	127			127	728			728
CENSUS TOTAL	1,040			1,040	378			378	1,418			1,418
603.01	227			227	141			141	368			368
603.02	592			592	161			161	753			753
CENSUS TOTAL	819			819	302			302	1,121			1,121
604.01	234			234	96			96	330			330
604.02	429	92	491	1,012	63	39		102	492	131	491	1,114
604.03	140			140	52			52	192			192
CENSUS TOTAL	803	92	491	1,386	211	39		250	1,014	131	491	1,636
605.01	429	2		431	235	46	8	289	664	48	8	720
605.02	175	30		206	259	99	78	436	435	129	78	642
605.03	263	1		264	81			81	344	1		345
605.04	66	142		208	26			26	92	142		234
605.05	184	9		193	307	20	134	461	491	29	134	654
CENSUS TOTAL	1,113	184		1,302	308	165	220	1,293	2,026	349	220	2,595
606.01	137			137	37			37	174			174
606.02	1,091			1,091	172			172	1,263			1,263
CENSUS TOTAL	1,228			1,228	209			209	1,437			1,437
607.01 ²	2,151	181	304	2,636	79	26	1	106	2,230	207	305	2,742
CENSUS TOTAL	2,151	181	304	2,636	79	26	1	106	2,230	207	305	2,742
608.01 ²	837		179	1,016	69			69	906		179	1,085
CENSUS TOTAL	837		179	1,016	69			69	906		179	1,085

HOUSING UNITS AND PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
609.01 ²	716	83		799	33	9	9	51	749	92	9	850
CENSUS TOTAL	716	83		799	33	9	9	51	749	92	9	850
610.01 ²	649	76	36	761	72	11		83	721	87	36	844
CENSUS TOTAL	649	76	36	761	72	11		83	721	87	36	844
611.01	633			633	106			106	739			739
611.02	928	313	300	1,546	361	5	8	374	1,289	323	308	1,920
CENSUS TOTAL	1,561	318	300	2,179	467	5	8	480	2,028	323	308	2,659
612.01	153			153	118			118	271			271
612.02	660	39		699	505	40		545	1,165	79		1,244
612.03	62			62	57			57	119			119
612.04	43	2		45	72	147	1,187	1,406	115	149	1,187	1,451
CENSUS TOTAL	918	41		959	752	187	1,187	2,126	1,670	228	1,187	3,085
613.01	71			71	38		791	829	109		791	900
613.02	24	1,049	516	1,589		55	400	455	24	1,104	916	2,044
CENSUS TOTAL	95	1,049	516	1,660	38	55	1,191	1,284	133	1,104	1,707	2,944
614.01	70			70	26			26	96			96
614.02	179	176	1,521	1,676	86	9	53	148	265	185	1,574	2,024
CENSUS TOTAL	249	176	1,521	1,946	112	9	53	174	361	185	1,574	2,120
615.01	126	25	1	152	229	5		234	355	30	1	386
615.02	202			202	119			119	321			321
615.03	170	240		410	30	19	18	67	200	259	18	477
615.04	23	373		396	50	142	516	808	73	515	616	1,204
615.05	89			89				89	89			89
CENSUS TOTAL	610	638	1	1,249	428	165	634	1,228	1,038	804	635	2,477
616.01	134	420		554	111	326	268	707	245	748	268	1,261
616.02	294	46		340	106	26		132	400	72		472
616.03	58	312		370	0	7		13	61	319		380
616.04	32		763	815	1	50	96	147	33	50	879	962
CENSUS TOTAL	518	773	763	2,076	224	411	364	995	739	1,189	1,147	3,075
617.01	32	966	749	1,747	195	206	200	601	227	1,172	949	2,348
617.02	138			138	142			142	280			280
CENSUS TOTAL	170	966	749	1,885	337	206	200	743	507	1,172	949	2,628

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
701.01	271			271	37			37	308			308
701.02	389			389	126			126	515			515
701.03	47			47	54			54	101			101
701.04	122	35		157	221			221	343	35		378
CENSUS TOTAL	829	35		864	438			438	1,267	35		1,302
702.01	1			1	1			1	2			2
CENSUS TOTAL	1			1	1			1	2			2
703.01	645			645	116			116	761			761
703.02	83			83	89			89	172			172
703.03	260			260	89			89	349			349
CENSUS TOTAL	988			988	294			294	1,282			1,282
704.01	263	103		366	154	57	55	266	417	160	55	632
704.02	37			37	8			8	45			45
704.03	341			341	154			154	495			495
704.04	249			249	48			48	297			297
704.05	485			485	99			99	584			584
CENSUS TOTAL	1,375	103		1,478	463	57	55	575	1,838	160	55	2,053
705.01	110			110	39			39	149			149
705.02	328			328	15			15	343			343
705.03	405	263		668	193	4	30	227	598	267	30	895
705.04	286			286	21			21	307			307
705.05	136			136	108			108	244			244
705.06	6		500	506					6		500	506
CENSUS TOTAL	1,271	263	500	2,034	376	4	30	410	1,647	267	530	2,444
706.01	157			157	133			133	290			290
706.02	110	27		137	35			35	145	27		172
706.03	233	19		252	16	49		65	249	68		317
706.04	149	8		157	11	20		31	160	28		188
CENSUS TOTAL	649	54		703	195	69		264	844	123		967
707.01	270	7		277	27	12	8	47	297	19	8	324
707.02	377			377	51			51	428			428
707.03	259	1		260	50			50	309	1		310
707.04	363			363	6			6	369			369
707.05	196			196	2			2	198			198
707.06	254			254	3			3	257			257
CENSUS TOTAL	1,719	8		1,727	139	12	8	159	1,858	20	8	1,886

HOUSING UNITS PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
708.01	230	23		253	24	8		32	254	31		285
708.02	607	166		773	7		27	34	614	166	27	807
CENSUS TOTAL	837	189		1,026	31	8	27	66	868	197	27	1,092
709.01	443		297	740	134			134	577		297	874
709.02	494	206		700	30	22		52	524	228		752
709.03	253			253	18			18	271			271
709.04	78	124		202	136	107		243	214	231		445
709.05	298	9		307	56			56	354	9		363
709.06	109			109	10			10	119			119
CENSUS TOTAL	1,675	339	297	2,311	384	129		513	2,059	468	297	2,824
710.01	58			58	21			21	79			79
710.02	210			210	53	2		55	263	2		265
710.03	171			171	67		267	334	238		267	505
CENSUS TOTAL	439			439	141	2	267	410	580	2	267	849
711.01	155			155	9	8		17	164	8		172
711.02	208			208					208			208
711.03	264			264	3			3	267			267
711.04	306			306	3			3	309			309
711.05	245			245	2			2	247			247
711.06	335		340	675	1	88		69	336	68	340	744
711.07	190			190	17			17	207			207
711.08	349			349	67			67	416			416
CENSUS TOTAL	2,052		340	2,392	102	76		178	2,154	76	340	2,570
712.01	1			1	3			3	4			4
712.03	36	174		210	22			22	58	174		232
712.04	39	244	2,284	2,567	47		365	412	86	244	2,649	2,979
CENSUS TOTAL	76	418	2,284	2,778	72		365	437	148	418	2,649	3,215
713.01	246	418	2,051	2,715	198		299	494	441	418	2,350	3,209
713.02	555	49		604	58	20	18	96	613	69	18	700
CENSUS TOTAL	801	467	2,051	3,319	253	20	317	590	1,054	487	2,368	3,909
714.01	658	416	351	1,425	122	45	152	319	780	461	503	1,744
714.02	255		519	774	15		101	116	270		620	890
CENSUS TOTAL	913	416	870	2,199	137	45	253	435	1,050	461	1,123	2,634
801.01	206			206	259			259	465			465

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
801.02	177			177	92			92	269			269
801.03	142			142	221			221	363			363
801.04	186			186	137			137	323			323
801.05	161	2		163	139			139	300	2		302
CENSUS TOTAL	872	2		874	848			648	1,720	2		1,722
802.01	227			227	649			649	876			876
802.02	406			406	169			169	575			575
802.03	510			510	61			61	571			571
802.04			1,168	1,168							1,168	1,168
802.05							3	3			3	3
CENSUS TOTAL	1,143		1,168	2,311	879		3	882	2,022		1,171	3,193
803.01	757			757	320			320	1,077			1,077
803.02	221			221	94			94	315			315
803.03	702	2		704	760			760	1,462	2		1,464
803.04	4			4					4			4
CENSUS TOTAL	1,684	2		1,686	1,174			1,174	2,858	2		2,860
804.01	354			354	329			329	683			683
804.02	362			362	476			476	838			838
804.03	295			295	188			188	483			483
804.04	262			262	312			312	574			574
804.05	654			654	295			295	949			949
CENSUS TOTAL	1,927			1,927	1,600			1,600	3,527			3,527
805.01	1,054			1,054	767			767	1,821			1,821
805.02	523	14		537	1,067			1,067	1,590	14		1,604
805.03	82	151		233	497	1,023	129	1,649	579	1,174	129	1,882
CENSUS TOTAL	1,659	165		1,824	2,331	1,023	129	3,483	3,990	1,188	129	5,307
806.01	297	34		331	636	1,342		1,978	933	1,376		2,309
806.02	155	319	198	672	3	23		26	158	342	198	698
806.03	143	267	724	1,134	94		28	122	237	267	752	1,256
806.04	385			385	190			190	575			575
CENSUS TOTAL	980	620	922	2,522	923	1,365	28	2,316	1,903	1,965	950	4,838
807.01	2			2					2			2
807.02	164	927	2,023	3,114	2	50	874	926	166	977	2,897	4,040
807.03	51	319		370					51	319		370
CENSUS TOTAL	217	1,246	2,023	3,486	2	50	874	926	219	1,296	2,897	4,412

HOUSING UNITS AND PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
808.01 ¹	822	591	494	1,907	1,218	171	220	1,609	2,040	762	714	3,516
CENSUS TOTAL	822	591	494	1,907	1,218	171	220	1,609	2,040	762	714	3,516
809.01 ¹	1,191	718	979	2,888	744	218	953	1,915	1,935	936	1,932	4,803
CENSUS TOTAL	1,191	718	979	2,888	744	218	953	1,915	1,935	936	1,932	4,803
810.01	206	783		989	189			189	395	783		1,178
CENSUS TOTAL	206	783		989	189			189	395	783		1,178
811.01	37			37	3			3	40			40
811.02	23			23	1,217			1,217	1,240			1,240
811.03	566			566	716			716	1,282			1,282
811.04	963			963	442			442	1,405			1,405
CENSUS TOTAL	1,589			1,589	2,378			2,378	3,967			3,967
812.01	797	548	694	2,039	466	7		473	1,263	555	694	2,512
CENSUS TOTAL	797	548	694	2,039	466	7		473	1,263	555	694	2,512
813.01	1,099	2,490	1,683	5,272	140	1,007	586	1,733	1,239	3,497	2,269	7,005
CENSUS TOTAL	1,099	2,490	1,683	5,272	140	1,007	586	1,733	1,239	3,497	2,269	7,005
814.01	1,022	912	446	2,380	125	71	138	334	1,147	983	584	2,714
CENSUS TOTAL	1,022	912	446	2,380	125	71	138	334	1,147	983	584	2,714
815.01	708			708	84			84	792			792
CENSUS TOTAL	708			708	84			84	792			792
816.01	485			485	104			104	589			589
816.02	485			485	102			102	587			587
CENSUS TOTAL	970			970	206			206	1,176			1,176
817.01	406			406	257			257	663			663
817.02	372			372	169			169	541			541
817.03	447			447	183			183	630			630
817.04	147			147	540			540	687			687
CENSUS TOTAL	1,372			1,372	1,149			1,149	2,521			2,521
818.01	91			91	236			236	327			327
818.02	1,598	238		1,636	2,642			2,642	4,040	238		4,278
818.03	111			111	752			752	863			863
818.04	686	85		771	2,383	247		2,630	3,069	332		3,401
CENSUS TOTAL	2,286	323		2,609	6,013	247		6,260	8,299	570		8,869

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
901.01	4			4					4			4
901.02	12			12	73			73	85			85
901.03	856			856	300			300	1,156			1,156
901.04	2			2	103			103	105			105
901.05	439			439	1,622			1,622	2,061			2,061
901.06	1			1					1			1
CENSUS TOTAL	1,314			1,314	2,098			2,098	3,412			3,412
902.01	8			8	221			221	229			229
902.02	26			26	576			576	602			602
902.03	1,021	950		1,971	908	228	226	1,362	1,929	1,178	226	3,333
902.04	186	277		463	526	736	455	1,719	712	1,015	455	2,182
902.05	3			3					3			3
CENSUS TOTAL	1,244	1,227		2,471	2,231	966	681	3,878	3,475	2,193	681	6,349
903.01	963	941	1	1,905	620	35	224	879	1,583	976	225	2,784
903.02	400			400	1,580	342	287	2,209	1,980	342	287	2,609
903.03	110	3		113	538	362	44	944	648	365	44	1,057
903.04	9			9	12	72		84	21	72		93
CENSUS TOTAL	1,482	944	1	2,427	2,750	811	555	4,116	4,232	1,755	556	6,543
904.01	1,939	53	658	2,650	1,054	2,185	179	3,418	2,993	2,238	837	6,068
904.02	72			72	1,424			1,424	1,496			1,496
904.03	30			30	9	23	602	634	39	23	602	664
904.04	119	103	5	228	148	498	881	1,527	267	601	887	1,755
CENSUS TOTAL	2,150	156	664	2,980	2,635	2,706	1,662	7,003	4,795	2,862	2,326	9,983
905.01	25			25	338	211	408	957	363	211	408	982
905.02	726	2	1	729	1,827			1,827	2,553	2	1	2,556
CENSUS TOTAL	751	2	1	754	2,165	211	408	2,784	2,916	213	409	3,538
906.01	22			22	80			80	102			102
906.02	39			39	100			100	139			139
906.03	65			65	119	401	184	704	184	401	134	769
906.04	112	618	144	874	241	1,573	2,955	4,769	353	2,191	3,095	5,643
906.05	61	38		99	2,711	2,596	1,388	6,695	2,772	2,634	1,388	6,794
CENSUS TOTAL	299	656	144	1,099	3,251	4,570	4,527	12,348	3,550	5,226	4,671	13,447
907.01	46			46	149			149	195			195
907.02	469	1		470	493			493	962	1		963
907.03	102			102	107			107	209			209

HOUSING UNITS AND PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1985)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
907.04	125			125	101			101	226			226
907.05	39			39	25			25	64			64
907.06	465	2		467	204			204	669	2		671
907.07	82		2	84	297			297	379		2	381
907.08	24			24	40			40	64			64
907.09	547			547	179			179	726			726
907.10	48			48	159			159	207			207
907.11	8			8	10			10	18			18
907.12	48			48	53			53	101			101
907.13	42			42	26			26	68			68
907.14	39			39	103			103	142			142
907.15	29			29	21			21	50			50
907.16	15			15	63			63	78			78
CENSUS TOTAL	2,128	3	2	2,133	2,030			2,030	4,158	3	2	4,163
908.01	147			147	95			95	242			242
908.02	232			232	153			153	385			385
908.03	147			147	33			33	180			180
908.04	102			102	281			281	383			383
908.05	173			173	160			160	333			333
908.06	225			225	420			420	645			645
908.07	64			64	96			96	160			160
908.08	272			272	358			358	630			630
908.09	151			151	537			537	688			688
908.10	120		1	121	221			221	341		1	342
908.11	134			134	518			518	652			652
908.12	896	1,137		2,033	723			723	1,619	1,137		2,756
CENSUS TOTAL	2,663	1,137	1	3,801	3,595			3,595	6,258	1,137	1	7,396
909.01 ³	69			69	100			100	169			169
CENSUS TOTAL	69			69	100			100	169			169
TOTAL	142,088	47,045	58,644	247,777	74,407	23,856	21,091	119,354	216,495	70,901	79,735	367,131

¹Comprises part of the Town of Herndon (the Town of Herndon is composed of Census Tracts 808 and 809).

²Comprises part of the Town of Vienna (the Town of Vienna is composed of Census Tracts 607 through 610).

³Town of Clifton (the Town of Clifton is composed of Census Tract 909).