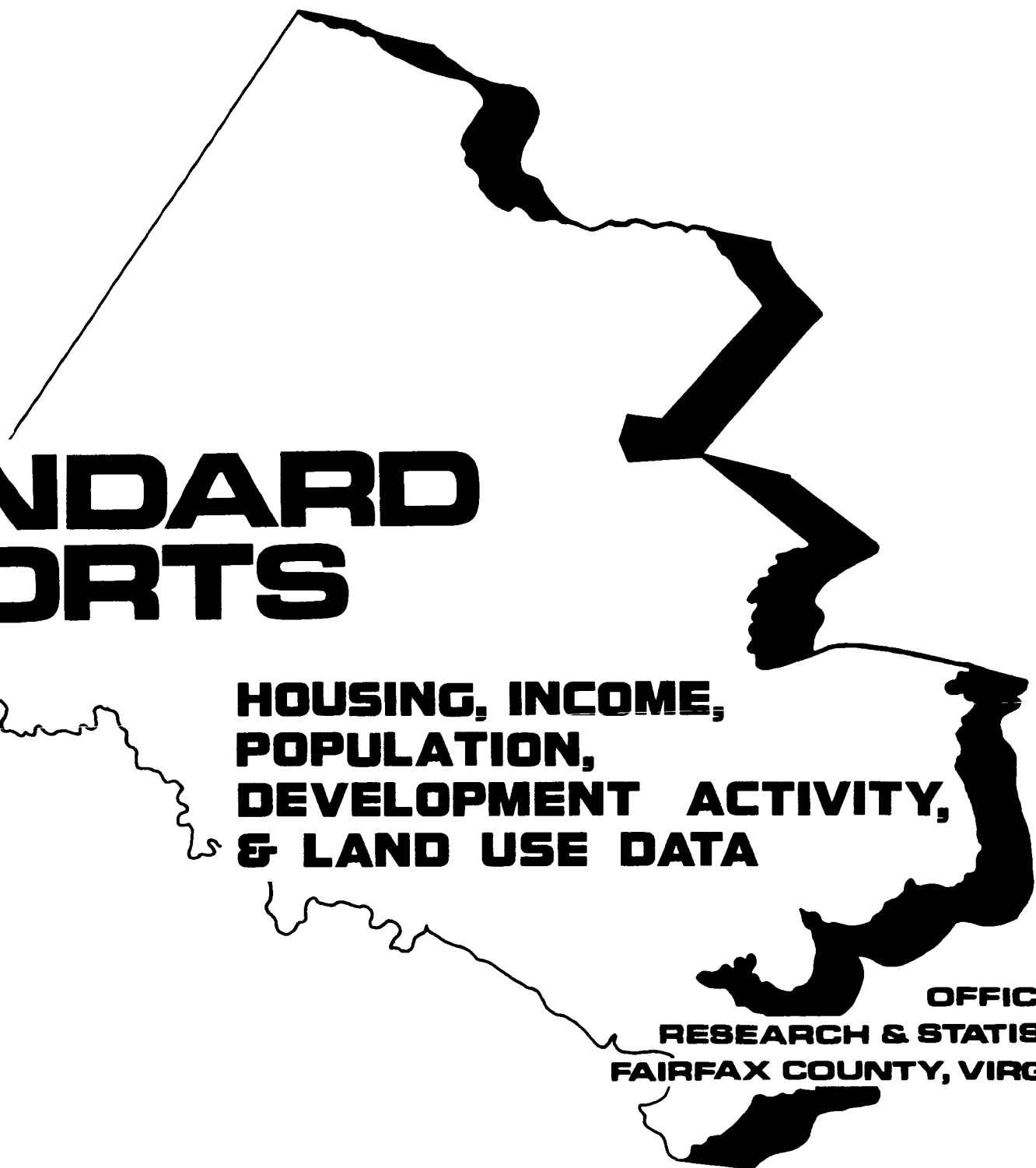




1986 STANDARD REPORTS

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

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



COUNTY OF FAIRFAX

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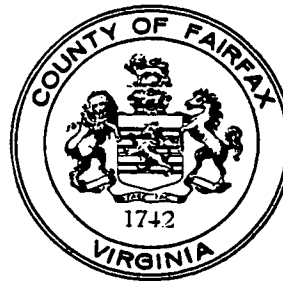
Timothy W. Jones, Director
Office of Research and Statistics

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

1986



Prepared by:

Office of Research and Statistics

Price: \$6.00

For Sale By:

Communications Division
(Maps and Publications)

The Massey Building

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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 structures; and existing and planned land use data. Various geographic arrangements are used to present the data, such as Supervisor Districts, Planning Districts, Sewersheds, Precincts, 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 1985 household income methodology is outlined in the household income narrative. Household income pertains to calendar year 1985. All other information, except the historical data, is as of January 1, 1986.

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

Data Source	Description
<u>Standard Reports</u>	Small area housing, income, population, construction and land use data. Includes historical, current, and forecasted housing unit and population data.
<u>Fairfax County Profile</u>	Provides an extensive economic and demographic profile of Fairfax County. Includes information on income, age, race, employment, and housing. Contains some historical and forecasted data.
<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, 1986	A listing of the shopping centers in Fairfax County that includes gross floor area, map reference number, and number of tenant spaces.
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.
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.

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

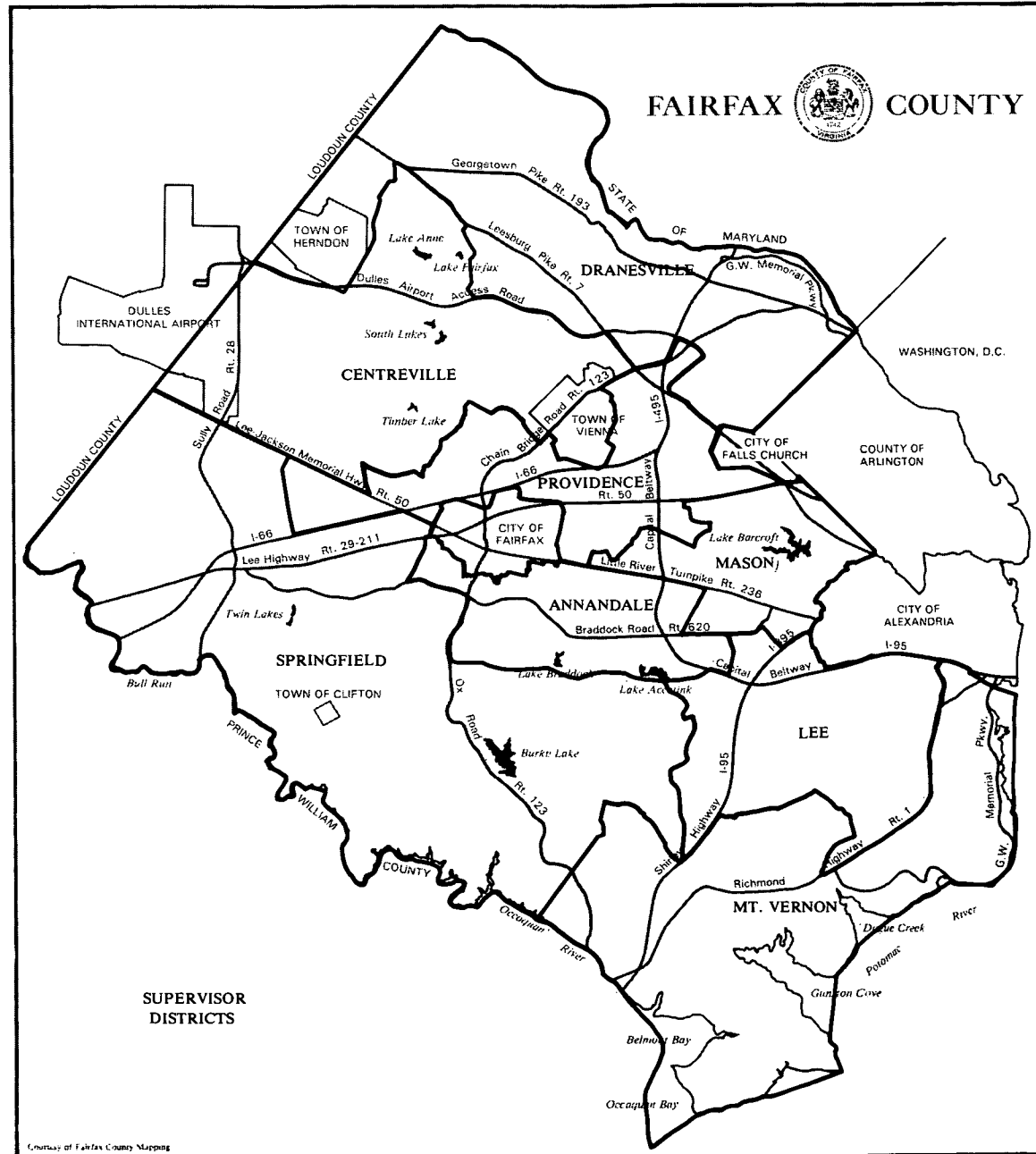
Data Source	Description
1984 Household Survey Special Reports	A series of special demographic reports documenting the results of the 1984 Household Survey.
Vacant and Underutilized Commercial/Industrial Land	A listing of vacant or partially improved parcels planned for commercial/industrial uses. Includes 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.
<u>Scheduled to be Available Mid-1987</u>	
Demographic Profiles of Supervisor Districts: 1986 Demographic Data	Provides 1986 demographic data for each Supervisor District.
Demographic Profiles of Planning Districts: 1986 Demographic Data	Provides 1986 demographic data for each Planning District.
1986 Household Survey Special Reports	A series of special demographic reports documenting the results of the 1986 Household Survey.

I MAPS

The information contained in the Standard Reports is presented in several geographic arrangements -- Supervisor District, Planning District, Sanitary Sewershed, Precinct, Census Tract and Subcensus Tract. These geographic identifiers are displayed on the following small maps. 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).

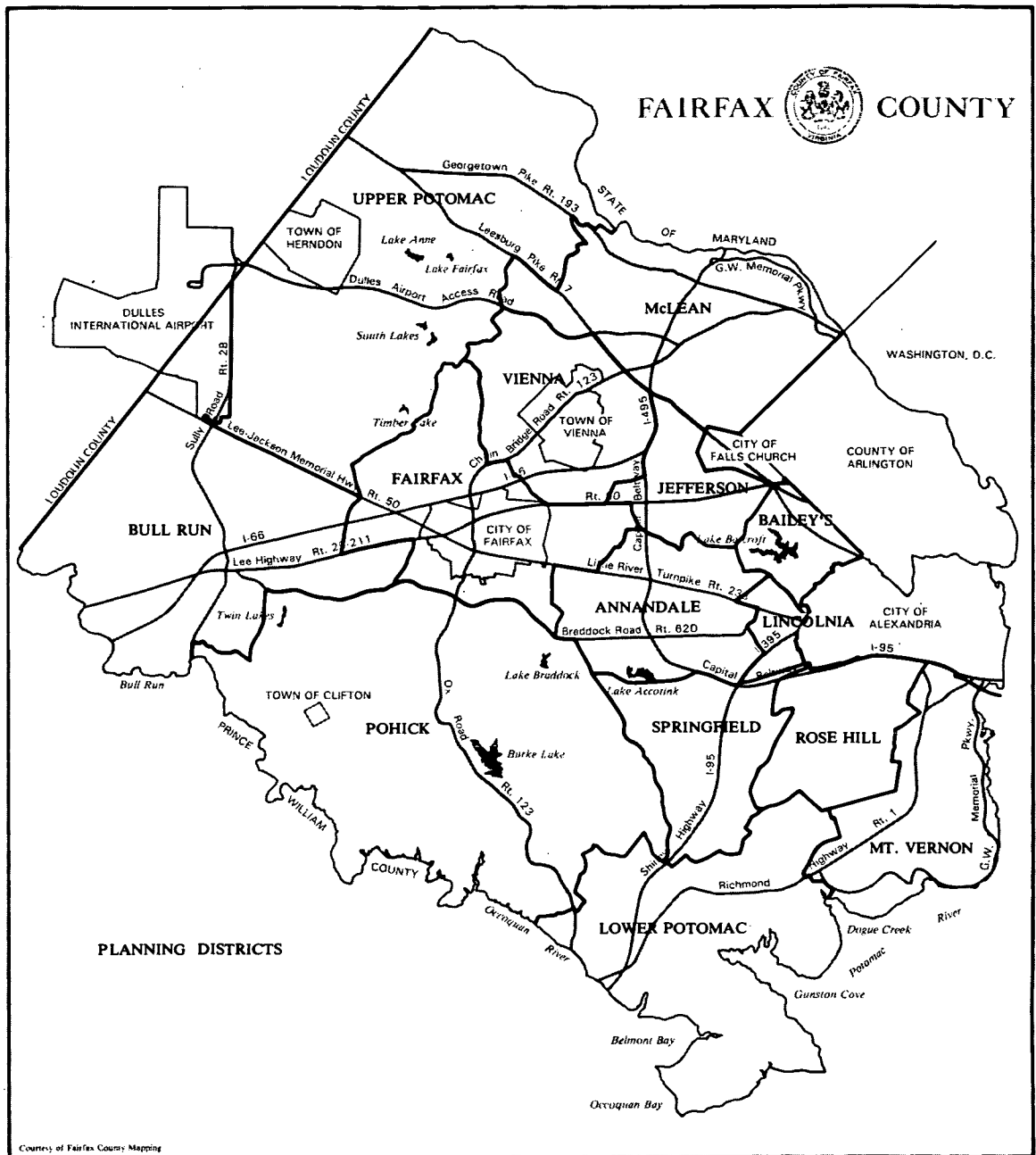
While all tract tables in this report use the 1980 designations, maps are available that show the 1970 boundaries and numbering scheme.

FAIRFAX COUNTY



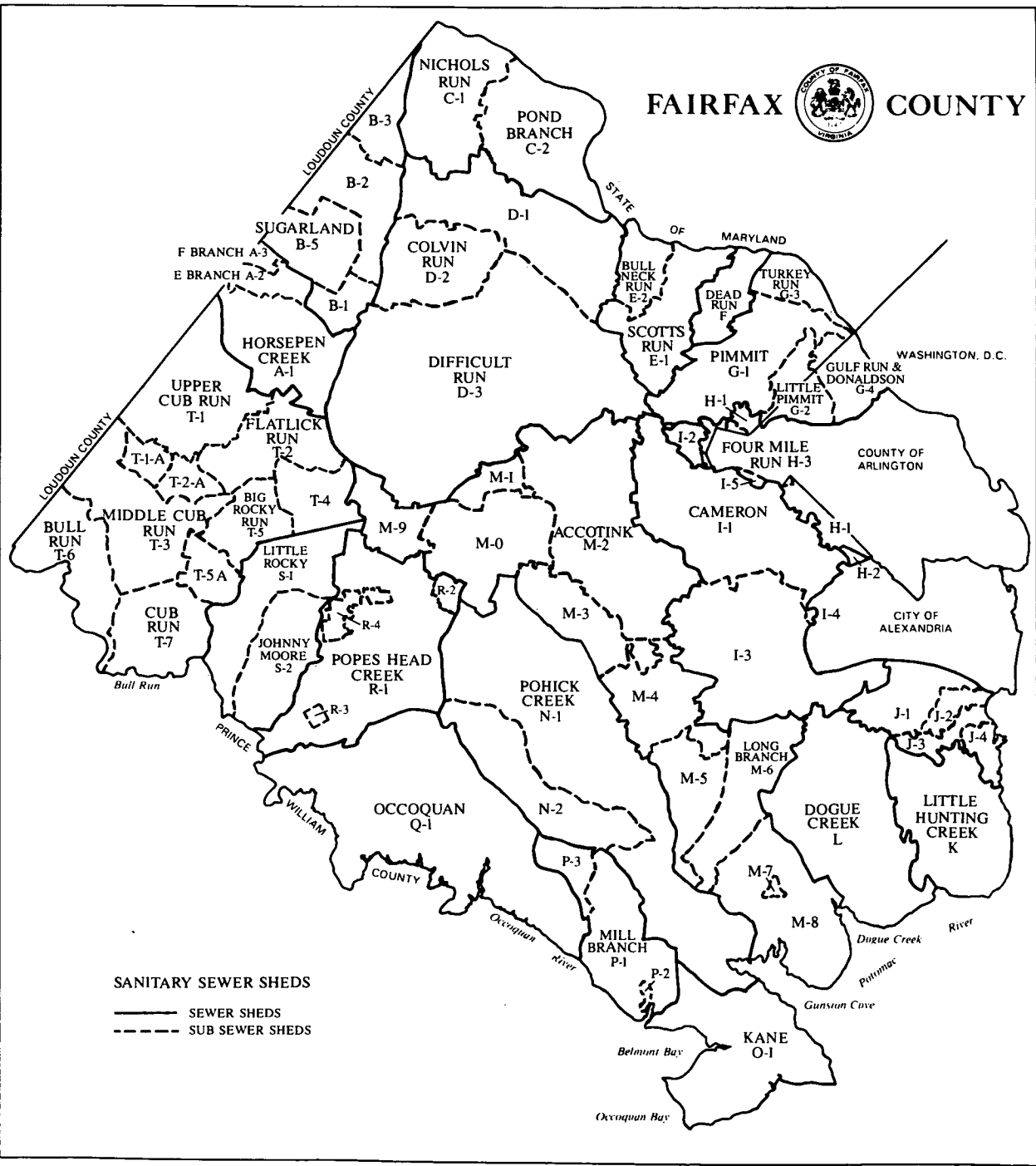
Courtesy of Fairfax County Mapping

FAIRFAX COUNTY

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FAIRFAX COUNTY

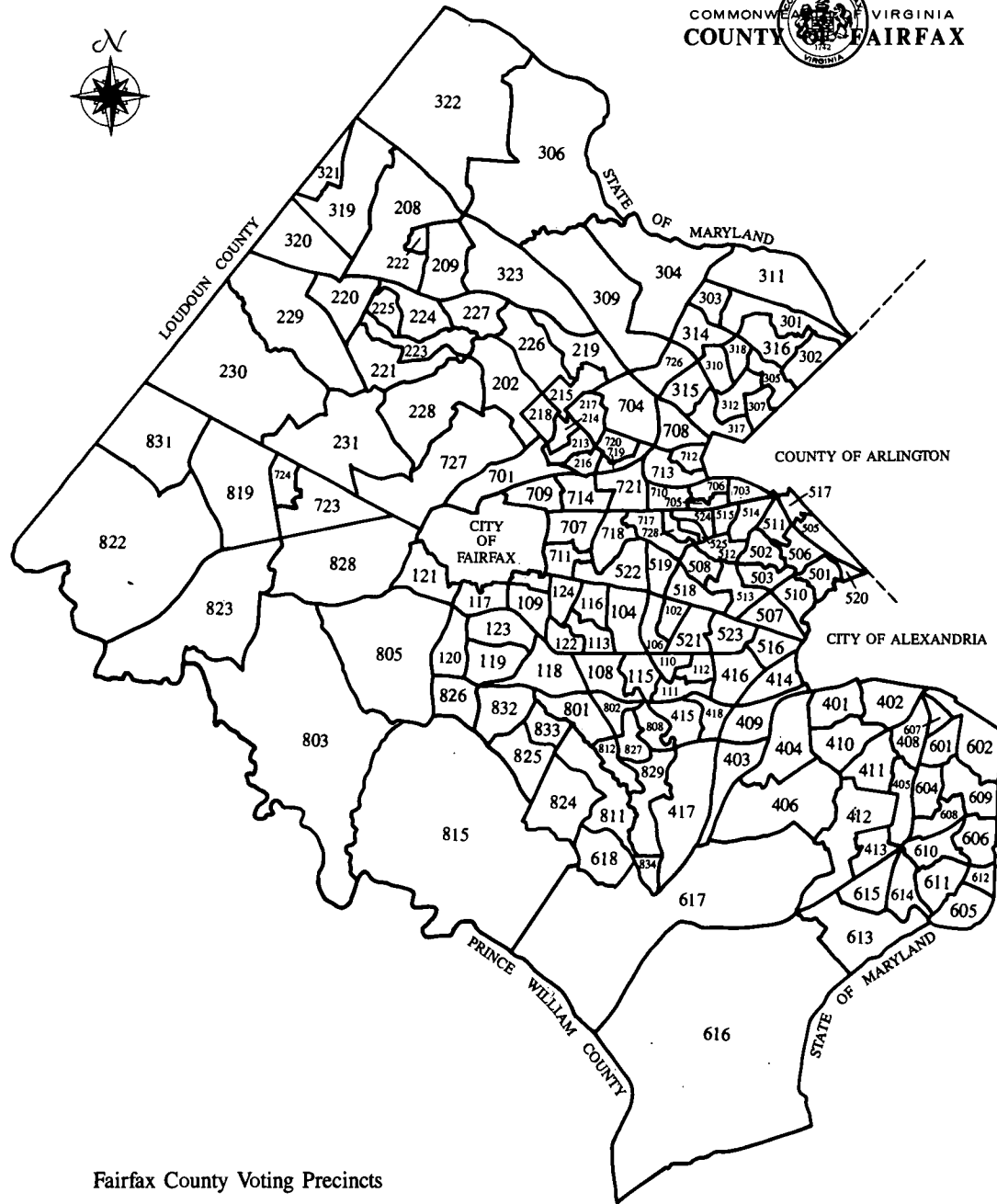


SEWERSHED CODES

<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 and Arlington
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 Creek	Lower Potomac
N-1	Pohick	Lower Potomac
N-2	Pohick	Lower Potomac
O-1	Kane	None
P-1	Mill Branch	None
P-2	Mill Branch (Harbor View)	Harbor View
P-3	Mill Branch (Giles Run)	Lower Potomac
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	None
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	UOSA



Fairfax County Voting Precincts

FAIRFAX COUNTY VOTING PRECINCTS

<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>
102	Bristow	227	Sunrise Valley	412	Woodlawn
104	Chapel	228	Vale	413	Fairfield
106	Heritage	229	Fox Mill	414	Bren Mar
108	Kings Park	230	Franklin	415	Crestwood
109	Little Run	231	Navy	416	Edsall
110	N. Springfield 1	301	Chain Bridge	417	Garfield
111	N. Springfield 2	302	Chesterbrook	418	Lynbrook
112	N. Springfield 3	303	Churchill	501	Baileys
113	Oak Hill	304	Cooper	502	Barcroft
115	Ravensworth	305	El Nido	503	Belvedere
116	Wakefield	306	Great Falls	505	Glen Forest
117	Woodson	307	Haycock	506	Holmes
118	Lake Braddock	309	Kenmore	507	Lincolnia
119	Laurel	310	Kirby	508	Masonville
120	Sideburn	311	Langley	510	Parklawn
121	Villa	312	Longfellow	511	Ravenwood
122	Long Branch	314	McLean	512	Sleepy Hollow
123	Robinson	315	Pimmit	513	St. Albans
124	Olley	316	Salona	514	Tripps
202	Flint Hill	317	Westhampton	515	Westlawn
208	Reston 1	318	Westmoreland	516	Weyanoke
209	Reston 2	319	Herndon 1	517	Willston
213	Vienna 1	320	Herndon 2	518	Columbia
214	Vienna 2	321	Clearview	519	Hummer
215	Vienna 3	322	Forestville	520	Skyline
216	Vienna 4	323	Shouse	521	Brook Hill
217	Vienna 5	401	Bush Hill	522	Camelot
218	Vienna 6	402	Cameron	523	Poe
219	Westbriar	403	Forest	524	Whittier
220	Dogwood	404	Franconia	525	Walnut Hill 1
221	Hunters Woods	405	Groveton	601	Belle Haven
222	Reston 3	406	Hayfield	602	Belleview
223	Glade	408	Mt. Eagle	604	Bucknell
224	South Lakes	409	Pioneer	605	Fort Hunt
225	Terraset	410	Rose Hill	606	Hollin Hall
226	Wolftrap	411	Virginia Hills	607	Huntington

Fairfax County Voting Precincts (continued)

Page 2 of 2

<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>
608	Kirkside	803	Clifton
609	Marlan	805	Fairfax Station
610	Sherwood	808	Keene Mill
611	Stratford	811	Pohick
612	Waynewood	812	Valley
613	Westgate	815	Woodyard
614	Whitman	819	Chantilly
615	Woodley	822	London
616	Gunston	823	Newgate
617	Lorton	824	Orange
618	Newington	825	Cherry Run
701	Blake	826	Fairview
703	Fort Buffalo	827	Irving
704	Freedom Hill	828	Leehigh
705	Graham	829	Saratoga
706	Greenway	831	Sully
707	Mantua	832	Terra Centre
708	Marshall	833	White Oaks
709	Mosby	834	Delong
710	Pine Spring		
711	Price		
712	Shreve		
713	Timber Lane		
714	Walker		
717	Woodburn		
718	Pine Ridge		
719	Stenwood		
720	Thoreau		
721	Merrifield		
723	Greenbriar East		
724	Greenbriar West		
726	Magarity		
727	Oakton		
728	Walnut Hill 2		
801	Burke		
802	Cardinal		

II HOUSING INVENTORY

HOUSING INVENTORY

As of January 1986, there were 258,712 dwelling units in Fairfax County, an increase of 10,935 units, or 4.4 percent, over the 1985 inventory of 247,777 units. Single-family detached units continue to account for a majority of the housing units (55.8 percent), followed by garden apartments (17.6 percent), townhouses (17.1 percent), and high-rise apartments (4.6 percent). Multiplex units comprise 2.0 percent of the total housing inventory, and mid-rise, mobile home, and duplex units account for the remaining 2.8 percent.

Almost half of the County's increase in dwelling units occurred in the Pohick and Upper Potomac Planning Districts. During 1985, over 3,080 units were added to the housing inventory in the Upper Potomac District, while 2,106 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 38,219 units. Among the eight Supervisor Districts, Mount Vernon has the smallest number of single-family units (14,583). The Dranesville District has the largest number of single-family units (23,462). Over 41 percent of the County's high-rise apartment units are located in the Mason District, and 25 percent of the County's townhouse units are located in the Springfield District. The Annandale District has the smallest dwelling unit inventory with 26,955 units. Table 1 shows total housing units by year.

TABLE 1
TOTAL HOUSING UNITS

Year	Housing Units	Change	
		Number	Percent
1977	185,879	---	---
1978	192,776	6,897	3.7%
1979	201,667	8,891	4.6
1980	215,646	13,979	6.9
1981	220,086	4,440	2.1
1982	223,853	3,767	1.7
1983	230,046	6,193	2.8
1984	237,850	7,804	3.4
1985	247,777	9,927	4.2
1986	258,712	10,935	4.4

* * * *

As of January 1986, the median market value of individually owned housing units was \$118,400. This represents an increase of 7.1 percent from the 1985 estimated median housing value of \$110,500. Thus, half of all owned housing units in the County have values exceeding \$118,400 and half have values below this level.

Table 2 shows, by Planning District, median market value of housing units and the percent change between 1985 and 1986.

TABLE 2
MEDIAN MARKET VALUE OF HOUSING UNITS
BY PLANNING DISTRICT*
1985 - 1986

Planning District	Median Value		Percent Change
	1985	1986	
Annandale	\$112,300	\$120,800	7.6%
Baileys	109,000	111,000	1.8
Bull Run	97,800	104,000	6.3
Fairfax	124,000	132,500	6.9
Jefferson	93,600	99,900	6.7
Lincolnia	97,900	107,800	10.1
Lower Potomac	83,900	87,100	3.8
McLean	146,800	159,400	8.6
Mount Vernon	100,500	105,800	5.3
Pohick	118,300	126,200	6.7
Rose Hill	103,300	111,700	8.1
Springfield	99,200	106,300	7.2
Upper Potomac	107,100	118,000	10.2
Vienna	118,200	129,200	9.3
Total County	\$110,500	\$118,400	7.1%

* Median value calculated on ungrouped market value data.

The most expensive area in the County for housing is the McLean Planning District, where 33.4 percent of the dwelling units have values exceeding \$200,000. In the Lower Potomac Planning District, the least expensive area in the County for housing, 54.9 percent of the units have values under \$90,000.

DWELLING UNIT INVENTORY
SUPERVISOR DISTRICT
(JANUARY 1986)

SUPERVISOR DISTRICT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
CENTREVILLE ¹	20,044	10	7,062	723	6,288	695	285		35,107
DRANESVILLE ²	23,462	71	3,456		1,748	409	1,668		30,814
ANNANDALE	17,950	56	4,831		3,595	267		256	26,955
LEE	16,073	577	5,122	1,359	7,135			971	31,237
MASON	14,791	38	3,052	357	8,560	1,005	4,946		32,749
MOUNT VERNON	14,583	1,147	3,067	429	4,497	130	3,333	582	27,768
PROVIDENCE	14,742	11	6,617	611	11,914	202	1,766		35,863
SPRINGFIELD ³	22,697	332	11,084	1,734	1,872			500	38,219
TOTAL	144,342	2,242	44,291	5,213	45,609	2,708	11,998	2,309	258,712

TOWN OF CLIFTON	69								69
TOWN OF HERNDON	2,123	63	1,243		1,520				4,949
TOWN OF VIENNA	4,358	8	332	8	525				5,231
TOTAL	6,550	71	1,575	8	2,045				10,249

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 1986)

PLANNING DISTRICT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
ANNANDALE	15,654	12	2,996	256	4,669	513	471		24,571
BAILEYS	4,978	18	588	61	4,885	759	4,475		15,764
BULL RUN	7,068	7	2,391	1,173	986			500	12,125
FAIRFAX	7,576	7	2,246	289	3,579	202		256	14,155
JEFFERSON	8,276	6	1,884	117	5,544		899		16,726
LINCOLNIA	1,406	8	1,187	40	2,242				4,883
LOWER POTOMAC	1,363	13	872	280	812				3,340
MCLEAN	15,373	8	1,206	200	2,243	409	1,981		21,420
MOUNT VERNON	14,502	1,703	2,033	1,508	8,660	130	3,333	1,553	33,422
POHICK ¹	21,670	375	11,456	522	899				34,922
ROSE HILL	7,359	6	1,739		756				9,860
SPRINGFIELD	7,792		3,620	39	1,548				12,999
UPPER POTOMAC ²	19,101	65	8,873	440	6,766	421	285		35,951
VIENNA ³	12,224	14	3,200	288	2,020	274	554		18,574
TOTAL	144,342	2,242	44,291	5,213	45,609	2,708	11,998	2,309	258,712

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
SEWERSHED
(JANUARY 1986)

SEWERSHED CODE	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
A1	3,563		272						3,835
A2	18		231						249
A3	208		567						775
B1	647	2	368		250				1,267
B2	2,018		342						2,360
B3	383								383
B5 ¹	2,123	63	1,243		1,520				4,949
C1	563								563
C2	840								840
D1	2,350	2							2,352
D2 ²	1,130		2,085	46	2,596	288	61		6,206
D3	14,824	13	3,721	402	2,842	407	1,392		23,601
E1	1,855		164	200	2,015		313		4,547
E2	364	2							366
F	1,938		344				500		2,782
G1	7,616	2	1,309		1,380	112	899		11,318
G2	836					297			1,133
G3	309								309
G4	279								279
H1	1,345	2	277		2,269	359	1,045		5,297
H2					66		3,011		3,077
H3	257		35		1				293
I1	13,220	25	1,637	178	7,864	400	419		23,743
I2	1,177		44						1,221
I3	9,550	20	3,675	296	3,708	246	1,157		18,652
I4	51								51
J1	3,512	1,133	262		918		1,073		6,898
J2	685	12			73		758	91	1,619
J3	1,367	204	110		506				2,187
J4	393	2	20		917		564		1,896
K	7,927	343	642	791	4,423	130		1,343	15,599
L	5,768	11	2,008	717	1,909			119	10,532
M0	731		304		567				1,602
M1	684	3	1,358	128	1,530	1			3,704
M2 ²	10,643	2	4,315	441	6,388	468	806		23,063
M3	5,969	2	391						6,362

DWELLING UNIT INVENTORY
SEWERSHED
(JANUARY 1986)

SEWERSHED CODE	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
M4	4,802		1,564		1,162				7,528
M5	1,305		744	39					2,088
M6	1,149		1,318		2				2,469
M7	32	2			197				231
M8	13								13
M9	275	2	173					256	706
N1	17,223	375	10,833	802	1,513				30,746
N2	1,454		1,172						2,626
O1	380	2							382
P	109								109
P1	394	7							401
Q1	1,345				1				1,346
R1	2,212	6			6				2,224
R2	186								186
R3	69								69
R4	106								106
S1	456	3	214						673
S2	177								177
T1	578				1			500	1,079
T2	1,922		640	555					3,117
T3	1,491		1,181						2,672
T4	2,303		289		841				3,433
T5	981	2	438	618	144				2,183
T6	41								41
T7	196		1						197
TOTAL	144,342	2,242	44,291	5,213	45,609	2,708	11,998	2,309	258,712

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 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
151.01	395				2				397
151.02	306	2			72			91	471
151.03	276								276
CENSUS TOTAL	977	2			74			91	1,144
152.01	193	2	131						326
152.02	18		20		917		564		1,519
152.03	117								117
CENSUS TOTAL	328	2	151		917		564		1,962
153.01	222	37	23						282
153.02	256	204							460
153.03	180	291							471
153.04	100								100
CENSUS TOTAL	758	532	23						1,313
154.01	578		156		1,556			345	2,635
154.02	406								406
154.03	129		69		24			27	249
CENSUS TOTAL	1,113		225		1,580			372	3,290
155.01	357		320		209	130			1,016
155.02	686								686
155.03	256								256
155.04	90								90
CENSUS TOTAL	1,389		320		209	130			2,048
156.01	530								530
156.02	75								75
156.03	288	2							290
156.04	111								111
CENSUS TOTAL	1,004	2							1,006
157.01	432								432
157.02	745								745
157.03	187	2							189
CENSUS TOTAL	1,364	2							1,366

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
158.01	668								668
158.02	463								463
158.03	462								462
CENSUS TOTAL	1,593								1,593
159.01	838								838
159.02	163	5							168
159.04	92								92
CENSUS TOTAL	1,093	5							1,098
160.01	113	2			168				283
160.02	479	2		149	242			119	991
160.03	293								293
CENSUS TOTAL	885	4		149	410			119	1,567
161.01	140				45				185
161.02	97								97
161.03	593								593
161.04	414								414
CENSUS TOTAL	1,244				45				1,289
163.01	217								217
163.02	427	9							436
CENSUS TOTAL	644	9							653
201.01	436								436
201.02	466		140						606
CENSUS TOTAL	902		140						1,042
202.01	462		307						769
202.02	516		95						611
CENSUS TOTAL	978		402						1,380
203.01	626								626
203.02	364	2	284						650
203.03	242								242
203.04	214		81						295
CENSUS TOTAL	1,446	2	365						1,813

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE 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	83	303	114		384		1,545		2,429
205.02	168	8							176
CENSUS TOTAL	251	311	114		384		1,545		2,605
206.01	59	120							179
206.02	3	358			67				428
206.03	271	78	50		556				955
CENSUS TOTAL	333	556	50		623				1,562
207.01	602								602
207.02	128								128
207.03	534								534
CENSUS TOTAL	1,264								1,264
208.01	333								333
208.02	265								265
208.03	524	2	17						543
CENSUS TOTAL	1,122	2	17						1,141
209.01	369	2	143		756				1,270
209.02	255		606						861
209.03	282		144						426
CENSUS TOTAL	906	2	893		756				2,557
210.01	214								214
210.02	91		476						567
210.03	175		55						230
210.04	287								287
CENSUS TOTAL	767		531						1,298
211.01	218		773						991
211.02	148								148
211.03	13		21						34
CENSUS TOTAL	379		794						1,173

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
212.01	691								691
CENSUS TOTAL	691								691
213.01	762								762
213.02	42		62						104
CENSUS TOTAL	804		62						866
214.01	196	2			727				925
214.02	283	9	25		1,185				1,502
CENSUS TOTAL	479	11	25		1,912				2,427
215.01	217				801			971	1,989
CENSUS TOTAL	217				801			971	1,989
216.01	95		72	931	323				1,421
216.02	88		30		340				458
CENSUS TOTAL	183		102	931	663				1,879
217.01	1,076		793	62	591				2,522
CENSUS TOTAL	1,076		793	62	591				2,522
218.01	190	2	230	366	385				1,173
CENSUS TOTAL	190	2	230	366	385				1,173
220.01	1								1
220.03	271		136						407
220.04	12								12
220.05	32	2			197				231
CENSUS TOTAL	316	2	136		197				651
221.01	206		318		608				1,132
221.02	1								1
221.03	96								96
221.04	44	2	418	280	6				750
221.05	17				1				18
221.06	40								40
CENSUS TOTAL	404	2	736	280	615				2,037

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
301.01	463								463
301.02	998								998
301.03	266		511						777
CENSUS TOTAL	1,727		511						2,238
302.01	2,336	2	1,252						3,590
CENSUS TOTAL	2,336	2	1,252						3,590
303.01	721	52	1,576						2,349
303.02	949		2						951
CENSUS TOTAL	1,670	52	1,578						3,300
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	1,351		1,153		822				3,326
CENSUS TOTAL	1,351		1,153		822				3,326
309.01	823		1,073		242				2,138
CENSUS TOTAL	823		1,073		242				2,138
310.01	738		1,318	237					2,293
CENSUS TOTAL	738		1,318	237					2,293

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
311.01	492	3	530						1,025
311.02	502	128	231	186	448				1,495
311.03	1,168	184	1,361		108				2,821
311.04	197				100				297
CENSUS TOTAL	2,359	315	2,122	186	656				5,638
312.01	3,046	2	618						3,666
CENSUS TOTAL	3,046	2	618						3,666
313.01	1,078		150						1,228
CENSUS TOTAL	1,078		150						1,228
314.01	772		112	99					983
CENSUS TOTAL	772		112	99					983
315.01	1,143		496	39					1,678
CENSUS TOTAL	1,143		496	39					1,678
316.01	322				242				564
316.02	558		205		98				861
316.03	3								3
CENSUS TOTAL	883		205		340				1,428
317.01	1,779	2	1,530						3,311
317.02	265		195						460
CENSUS TOTAL	2,044	2	1,725						3,771
401.01	249		150			201			600
401.02	1,020								1,020
401.03	393			161	388				942
CENSUS TOTAL	1,662		150	161	388	201			2,562
402.01	3				296				299
402.02	420		579		1,088				2,087
402.04	124								124
CENSUS TOTAL	547		579		1,384				2,510

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
403.01	471								471
403.02	442								442
CENSUS TOTAL	913								913
404.01	699	2	33		2				736
404.02	95								95
404.03	473								473
404.04	639								639
404.05	1,568		137						1,705
404.06	1,071								1,071
CENSUS TOTAL	4,545	2	170		2				4,719
405.01	41		46						87
405.02	408								408
405.03	1,462								1,462
CENSUS TOTAL	1,911		46						1,957
406.01	694							256	950
CENSUS TOTAL	694							256	950
501.01	93		199	117	1,120				1,529
501.02	203				150				353
501.03	350				63				413
CENSUS TOTAL	646		199	117	1,333				2,295
502.01			448		73				521
502.02	243								243
502.03	148				25				173
502.04	391								391
CENSUS TOTAL	782		448		98				1,328
503.01	302								302
503.02	293								293
503.03	186		99		556				841
503.04	223				1				224
CENSUS TOTAL	1,004		99		557				1,660

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
504.01	272	2	47		1				322
504.02	338								338
504.03	230								230
CENSUS TOTAL	840	2	47		1				890
505.01	360								360
505.02	303								303
505.03	224								224
CENSUS TOTAL	887								887
506.01	191								191
506.02	391		85		1,190				1,666
506.03	298								298
506.04	188	2							190
506.05	199								199
506.06	375								375
506.07	170	2							172
CENSUS TOTAL	1,812	4	85		1,190				3,091
507.01	502		436						938
507.02	276	2			890		252		1,420
CENSUS TOTAL	778	2	436		890		252		2,358
508.01	290								290
508.02	432								432
508.03	214				184				398
CENSUS TOTAL	936				184				1,120
509.01	286								286
509.02	296								296
CENSUS TOTAL	582								582
510.01	410								410
510.02	490								490
CENSUS TOTAL	900								900
511.01	357								357

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
511.02	450								450
CENSUS TOTAL	807								807
512.01	213								213
512.02	305								305
512.03	101								101
CENSUS TOTAL	619								619
513.01	397	2	22						421
513.02	304	2	4		108				418
CENSUS TOTAL	701	4	26		108				839
514.01					204				204
514.02					504		220		724
514.03			63		125				188
CENSUS TOTAL			63		833		220		1,116
515.01	44				594	310			948
515.02	319		34	61	17		825		1,256
515.03	252		186		284	49			771
515.04	65		30		450				545
CENSUS TOTAL	680		250	61	1,345	359	825		3,520
516.01	12					400	419		831
516.02	30								30
516.03	96		36		655				787
516.04	164	2			444				610
516.05	215				196				411
CENSUS TOTAL	567	2	36		1,295	400	419		2,719
517.01	268	12	213		1,148				1,641
517.02	335				156		3,011		3,502
CENSUS TOTAL	603	12	213		1,304		3,011		5,143
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 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
519.01	378	6	745	40	499				1,668
CENSUS TOTAL	378	6	745	40	499				1,668
520.01	499		340			246			1,085
CENSUS TOTAL	499		340			246			1,085
521.01	118								118
521.02	373	2	332				219		926
521.03	314	2	228						544
521.04	278	2	68	256					604
521.05	263		44						307
CENSUS TOTAL	1,346	6	672	256			219		2,499
522.01	221		336		881				1,438
522.02	383		107		336				826
522.03	346								346
CENSUS TOTAL	950		443		1,217				2,610
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
524.03	284								284
524.04	326				412				738
524.05	118		327						445
CENSUS TOTAL	1,579		327		412				2,318
525.01	286								286
525.02	384	2							386
525.03	335		10						346
525.04	250	2	153		1,065				1,470
CENSUS TOTAL	1,256	4	163		1,065				2,488
526.01	365				367				732
526.02	2		84		311				397
526.03	75		195						270
CENSUS TOTAL	442		279		678				1,399

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
601.01	159								159
601.02	601								601
601.03	258								258
CENSUS TOTAL	1,018								1,018
602.01	393								393
602.02	66								66
602.03	618								618
CENSUS TOTAL	1,077								1,077
603.01	234								234
603.02	604								604
CENSUS TOTAL	838								838
604.01	235								235
604.02	428		102		217	274			1,021
604.03	140								140
CENSUS TOTAL	803		102		217	274			1,396
605.01	462	2							464
605.02	176		70						246
605.03	266	1							267
605.04	66		142						208
605.05	195	3	102						300
CENSUS TOTAL	1,165	6	314						1,485
606.01	139								139
606.02	1,090								1,090
CENSUS TOTAL	1,229								1,229
607.01 ¹	2,151	3	178		304				2,636
CENSUS TOTAL	2,151	3	178		304				2,636
608.01 ¹	841			8	185				1,034
CENSUS TOTAL	841			8	185				1,034
609.01 ¹	716		83						799
CENSUS TOTAL	716		83						799

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
610.01 ¹	650	5	71		36				762
CENSUS TOTAL	650	5	71		36				762
611.01	633								633
611.02	947		43	275	300				1,565
CENSUS TOTAL	1,580		43	275	300				2,198
612.01	159								159
612.02	693		39						732
612.03	63								63
612.04	40	2							42
CENSUS TOTAL	955	2	39						996
613.01	66								66
613.02	24		1,060	128	576				1,788
CENSUS TOTAL	90		1,060	128	576				1,854
614.01	71								71
614.02	191		176		1,521				1,888
CENSUS TOTAL	262		176		1,521				1,959
615.01	128	3	23			1			155
615.02	205								205
615.03	170		240						410
615.04	22		390						412
615.05	89								89
CENSUS TOTAL	614	3	653			1			1,271
616.01	134		447	5					586
616.02	298		46						344
616.03	55		312						367
616.04	32				783				815
CENSUS TOTAL	519		805	5	783				2,112
617.01	31		974		195		554		1,754
617.02	138								138
CENSUS TOTAL	169		974		195		554		1,892

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
701.01	271								271
701.02	426								426
701.03	47								47
701.04	125		35						160
CENSUS TOTAL	869		35						904
702.01	1								1
CENSUS TOTAL	1								1
703.01	647								647
703.02	83								83
703.03	259								259
CENSUS TOTAL	989								989
704.01	273		103						376
704.02	42								42
704.03	344								344
704.04	250								250
704.05	491								491
CENSUS TOTAL	1,400		103						1,503
705.01	111								111
705.02	328								328
705.03	408		263						671
705.04	287								287
705.05	140								140
705.06	6						500		506
CENSUS TOTAL	1,280		263				500		2,043
706.01	167								167
706.02	117		48						165
706.03	233		19						252
706.04	151		9						160
CENSUS TOTAL	668		76						744
707.01	271		7						278
707.02	378								378

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
707.03	262	1							263
707.04	363								363
707.05	196								196
707.06	254								254
CENSUS TOTAL	1,724	1	7						1,732
708.01	230		27						257
708.02	607	1	169						777
CENSUS TOTAL	837	1	196						1,034
709.01	450					297			747
709.02	497		206						703
709.03	253								253
709.04	78		124						202
709.05	312	2	22						336
709.06	109								109
CENSUS TOTAL	1,699	2	352			297			2,350
710.01	58								58
710.02	213								213
710.03	177								177
CENSUS TOTAL	448								448
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	354								354
CENSUS TOTAL	2,057				228	112			2,397
712.01	1								1
712.03	38		174						212
712.04	40			200	2,015		313		2,568
CENSUS TOTAL	79		174	200	2,015		313		2,781

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
713.01	251		507		1,152		899		2,809
713.02	555		49						604
CENSUS TOTAL	806		556		1,152		899		3,413
714.01	659		450		351				1,460
714.02	255				566				821
CENSUS TOTAL	914		450		917				2,281
801.01	220								220
801.02	185								185
801.03	161								161
801.04	201								201
801.05	177	2							179
CENSUS TOTAL	944	2							946
802.01	234								234
802.02	421								421
802.03	510								510
802.04							1,168		1,168
CENSUS TOTAL	1,165						1,168		2,333
803.01	779								779
803.02	235								235
803.03	726	2							728
803.04	1								1
CENSUS TOTAL	1,741	2							1,743
804.01	383								383
804.02	406								406
804.03	306								306
804.04	262								262
804.05	658								658
CENSUS TOTAL	2,015								2,015
805.01	1,125								1,125
805.02	654		209						863
805.03	249		195						444
CENSUS TOTAL	2,028		404						2,432

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
806.01	353		34						387
806.02	154		320		198				672
806.03	151		267		724				1,142
806.04	434								434
CENSUS TOTAL	1,092		621		922				2,635
807.01	1								1
807.02	164		881	46	1,674	288	61		3,114
807.03	51		319						370
CENSUS TOTAL	216		1,200	46	1,674	288	61		3,485
808.01 ²	899	3	588		494				1,984
CENSUS TOTAL	899	3	588		494				1,984
809.01 ²	1,224	60	655		1,026				2,965
CENSUS TOTAL	1,224	60	655		1,026				2,965
810.01	207		798						1,005
CENSUS TOTAL	207		798						1,005
811.01	34								34
811.02	23								23
811.03	687		1						688
811.04	1,049								1,049
CENSUS TOTAL	1,793		1						1,794
812.01	811	2	545		694				2,052
CENSUS TOTAL	811	2	545		694				2,052
813.01	1,131		2,445	338	1,734	133			5,781
CENSUS TOTAL	1,131		2,445	338	1,734	133			5,781
814.01	1,046		973	56	222		224		2,521
CENSUS TOTAL	1,046		973	56	222		224		2,521
815.01	713								713
CENSUS TOTAL	713								713

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
816.01	492								492
816.02	517								517
CENSUS TOTAL	1,009								1,009
817.01	408								408
817.02	387								387
817.03	522								522
817.04	143								143
CENSUS TOTAL	1,460								1,460
818.01	135								135
818.02	1,913		271						2,184
818.03	204								204
818.04	841		372						1,213
CENSUS TOTAL	3,093		643						3,736
901.01	5								5
901.02	12								12
901.03	409							500	909
901.05	561								561
901.06	1								1
CENSUS TOTAL	988							500	1,488
902.01	8								8
902.02	26								26
902.03	1,042		1,137						2,229
902.04	242		333						575
902.05	3								3
CENSUS TOTAL	1,321		1,520						2,841
903.01	979		504	555	1				2,039
903.02	488								488
903.03	111	3							114
903.04	10	2							12
CENSUS TOTAL	1,588	5	504	555	1				2,653
904.01	1,931		53		841				2,825

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
904.02	72								72
904.03	29								29
904.04	119	2	173		6				300
CENSUS TOTAL	2,151	2	226		847				3,226
905.01	25								25
905.02	795	2							797
CENSUS TOTAL	820	2							822
906.01	22								22
906.02	40								40
906.03	74		1						75
906.04	113			618	144				875
906.05	99		313						412
CENSUS TOTAL	348		314	618	144				1,424
907.01	47								47
907.02	554								554
907.03	104								104
907.04	127								127
907.05	42								42
907.06	476	2							478
907.07	85								85
907.08	24								24
907.09	592								592
907.10	49								49
907.11	11								11
907.12	51								51
907.13	48								48
907.14	42								42
907.15	34								34
907.16	15								15
CENSUS TOTAL	2,301	2							2,303
908.01	153								153
908.02	241								241
908.03	150								150

DWELLING UNIT INVENTORY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
908.04	121								121
908.05	178								178
908.06	361		1						362
908.07	69								69
908.08	299								299
908.09	269								269
908.10	130				1				131
908.11	138								138
908.12	863		1,191						2,054
CENSUS TOTAL	2,972		1,192		1				4,165
³ 909.01	69								69
CENSUS TOTAL	69								69
FINAL TOTALS	144,342	2,242	44,291	5,213	45,609	2,708	11,998	2,309	258,712

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

¹Comprises part of the Town of Vienna (the Town of Vienna is composed of Census Tracts 607 through 610).

²Comprises part of the Town of Herndon (the Town of Herndon is composed of Census Tracts 808 and 809).

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

DWELLING UNIT SALES PRICES^{1,5,6}
SUPERVISOR DISTRICT
(JANUARY 1986)

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
CENTREVILLE²															
SINGLE FAMILY	46	32	38	92	215	358	599	916	938	2,972	4,295	2,349	1,852	832	15,534
TOWNHOUSE	3	18	395	933	1,138	1,665	1,182	734	413	425	310	89	40		7,345
CONDOMINIUM APT	733	841	716	432	67	19	8	21	20	13	11	22	2		2,905
TOTAL	782	891	1,149	1,457	1,420	2,042	1,789	1,671	1,371	3,410	4,616	2,460	1,894	832	25,784
DRANESVILLE³															
SINGLE FAMILY	29	31	29	128	980	925	1,038	1,152	1,122	2,333	2,673	2,193	3,663	4,701	20,997
TOWNHOUSE			37	457	216	64	14	83	29	283	496	58	70	176	1,983
CONDOMINIUM APT		33	18	147	181	225	324	207	51	65	134	3	28	2	1,418
TOTAL	29	64	84	732	1,377	1,214	1,376	1,442	1,202	2,681	3,303	2,254	3,761	4,879	24,398
ANNANDALE															
SINGLE FAMILY	17	23	28	71	102	542	1,051	2,938	3,591	5,058	3,235	945	268	33	17,902
TOWNHOUSE			16	385	719	1,376	1,218	674	236	263	37	2			4,926
CONDOMINIUM APT	369	728	334	205	90										1,726
TOTAL	386	751	378	661	911	1,918	2,269	3,612	3,827	5,321	3,272	947	268	33	24,554
LEE															
SINGLE FAMILY	98	81	166	590	1,511	3,124	3,407	1,974	1,646	2,013	857	213	123	50	15,853
TOWNHOUSE	106	644	1,063	450	1,210	1,574	596	444	316	169	38	13	59	24	6,706
CONDOMINIUM APT	381	260	418	109	126	20	1								1,315
TOTAL	585	985	1,647	1,149	2,847	4,718	4,004	2,418	1,962	2,182	895	226	182	74	23,874
MASON															
SINGLE FAMILY	135	55	74	312	1,007	1,393	1,412	1,586	1,269	2,436	2,247	1,262	895	564	14,647
TOWNHOUSE	23	37	1	231	76	273	475	746	409	437	218	45			2,971
CONDOMINIUM APT	538	676	898	584	910	341	282	479	109	332	170	69	5		5,393
TOTAL	696	768	973	1,127	1,993	2,007	2,169	2,811	1,787	3,205	2,635	1,376	900	564	23,011
MOUNT VERNON															
SINGLE FAMILY	294	162	237	491	752	844	838	851	1,410	2,880	2,508	1,291	1,243	537	14,338
TOWNHOUSE	6	399	853	1,327	835	379	143	141	94	147	142	8		1	4,475
CONDOMINIUM APT	235	603	950	286	87	182	128	90	93	38	152	12			2,856
TOTAL	535	1,164	2,040	2,104	1,674	1,405	1,109	1,082	1,597	3,065	2,802	1,311	1,243	538	21,669

DWELLING UNIT SALES PRICES 1, 5, 6
SUPERVISOR DISTRICT
(JANUARY 1986)

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	114	57	98	178	611	1,493	1,511	1,779	1,769	2,291	2,155	1,509	732	225	14,522
TOWNHOUSE	64	6	106	259	785	1,638	1,058	608	588	925	276	41	11		6,365
CONDOMINIUM APT	492	750	1,024	1,393	510	299	86	56	67	72	3	28		6	4,786
TOTAL	670	813	1,228	1,830	1,906	3,430	2,655	2,443	2,424	3,288	2,434	1,578	743	231	25,673
SPRINGFIELD⁴															
SINGLE FAMILY	340	121	110	141	299	867	1,390	1,932	2,559	5,968	4,651	1,577	1,599	802	22,356
TOWNHOUSE	14	519	820	1,885	2,702	2,995	1,869	1,042	594	425	61	3	1		12,930
CONDOMINIUM APT	425	223	231	154	167	70									1,270
TOTAL	779	863	1,161	2,180	3,168	3,932	3,259	2,974	3,153	6,393	4,712	1,580	1,600	802	36,556
TOWN OF CLIFTON															
SINGLE FAMILY	8		2	4	8	3	3		7	5	10	7	3	1	61
TOTAL	8		2	4	8	3	3		7	5	10	7	3	1	61
TOWN OF HERNDON															
SINGLE FAMILY	20	12	22	55	226	486	445	365	201	178	48	11	2	7	2,078
TOWNHOUSE	11	26	624	316	218	99	5								1,299
CONDOMINIUM APT	242	159	7												408
TOTAL	273	197	653	371	444	585	450	365	201	178	48	11	2	7	3,785
TOWN OF VIENNA															
SINGLE FAMILY	19	24	43	55	99	328	988	846	498	626	551	170	45	6	4,298
TOWNHOUSE					11	58	4	48	64	70	69	15	1		340
CONDOMINIUM APT	76	278	105	40	18	4									521
TOTAL	95	302	148	95	128	390	992	894	562	696	620	185	46	6	5,159
COUNTY															
SINGLE FAMILY	1,120	598	847	2,117	5,810	10,363	12,682	14,339	15,010	26,760	23,230	11,527	10,425	7,758	142,586
TOWNHOUSE	227	1,649	3,915	6,243	7,910	10,121	6,564	4,520	2,743	3,144	1,647	274	182	201	49,340
CONDOMINIUM APT	3,491	4,551	4,701	3,350	2,156	1,160	829	853	340	520	470	134	35	8	22,598
TOTAL	4,838	6,798	9,463	11,710	15,876	21,644	20,075	19,712	18,093	30,424	25,347	11,935	10,642	7,967	214,524

Estimated dwelling unit sale prices are calculated for single-family, duplex, townhouse, multiplex, and condominium apartment units. 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 1986. Market value for each dwelling unit is derived from the 1986 tax assessment, adjusted to reflect the unit's market value, or sales price if the unit sold during 1985.

⁶Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses, such as cooperatives.

DWELLING UNIT SALES PRICES^{1,5,6}
 PLANNING DISTRICT
 (JANUARY 1986)

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	13	20	37	148	276	958	1,325	2,920	2,605	3,263	2,665	970	301	61	15,562
TOWNHOUSE	23	1	6	428	19	409	680	912	318	407	34				3,237
CONDOMINIUM APT	439	797	337	205	90	4	6	13	7	11		1			1,910
TOTAL	475	818	380	781	385	1,371	2,011	3,845	2,930	3,681	2,699	971	301	61	20,709
BAILEYS															
SINGLE FAMILY	93	20	18	52	116	378	360	495	435	950	679	442	434	449	4,921
TOWNHOUSE		36		1	60	99	77	87	106	33	110	40			649
CONDOMINIUM APT	468	607	877	547	870	271	245	462	102	321	170	68	5		5,013
TOTAL	561	663	895	600	1,046	748	682	1,044	643	1,304	959	550	439	449	10,583
BULL RUN															
SINGLE FAMILY	176	63	62	72	197	750	1,158	1,323	1,208	1,078	559	189	57	38	6,930
TOWNHOUSE	12	511	513	1,078	1,055	257	34	2		1		1			3,464
CONDOMINIUM APT			10	21	20										51
TOTAL	188	574	585	1,171	1,272	1,007	1,192	1,325	1,208	1,079	559	190	57	38	10,445
FAIRFAX															
SINGLE FAMILY	33	43	37	53	68	200	455	549	580	1,253	1,473	1,135	1,120	491	7,490
TOWNHOUSE				15	377	633	334	231	265	182	131	5			2,173
CONDOMINIUM APT	7	140	409	632	189	151	16								1,544
TOTAL	40	183	446	700	634	984	805	780	845	1,435	1,604	1,140	1,120	491	11,207
JEFFERSON															
SINGLE FAMILY	69	22	41	178	1,050	1,655	1,391	949	649	1,184	630	216	134	47	8,215
TOWNHOUSE	62		70	67	133	420	147	57	81	358	153	13	3		1,564
CONDOMINIUM APT	484	510	508	374	287	197	67	4							2,431
TOTAL	615	532	619	619	1,470	2,272	1,605	1,010	730	1,542	783	229	137	47	12,210
LINCOLNIA															
SINGLE FAMILY	28	15	19	48	84	274	240	125	111	156	151	88	44	4	1,387
TOWNHOUSE				1	146	98	67	138	105	125	25	1	59	24	789
CONDOMINIUM APT	7	80	101	44											232
TOTAL	35	95	120	93	230	372	307	263	216	281	176	89	103	28	2,408
LOWER POTOMAC															
SINGLE FAMILY	142	58	54	55	92	171	168	78	74	103	85	53	70	67	1,270
TOWNHOUSE	4	243	167	209	306	178	44	1							1,152
TOTAL	146	301	221	264	398	349	212	79	74	103	85	53	70	67	2,422
MCLEAN															
SINGLE FAMILY	12	14	16	97	959	749	565	529	579	1,840	2,211	1,561	2,645	3,416	15,193
TOWNHOUSE	1	1	22	171	5		13	83	29	283	496	58	70	176	1,408
CONDOMINIUM APT	1	133	133	550	235	242	358	263	118	137	137	31	28	8	2,374
TOTAL	14	148	171	818	1,199	991	936	875	726	2,260	2,844	1,650	2,743	3,600	18,975

DWELLING UNIT SALES PRICES^{1,5,6}
PLANNING DISTRICT
(JANUARY 1986)

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	115	95	225	588	1,001	1,220	944	872	1,274	2,761	2,313	1,227	1,172	470	14,282
TOWNHOUSE	108	799	1,697	722	350	709	118	130	92	147	142	8		1	5,023
CONDOMINIUM APT	583	768	1,150	292	87	182	128	90	93	38	152	12			3,575
TOTAL	806	1,662	3,072	1,602	1,438	2,111	1,190	1,092	1,459	2,946	2,612	1,247	1,172	471	22,880
POHICK²															
SINGLE FAMILY	233	89	87	124	205	391	701	1,387	2,852	6,589	5,016	1,605	1,457	767	21,503
TOWNHOUSE	2	7	264	1,467	2,510	3,586	2,532	1,052	491	208	68	4	1		12,192
CONDOMINIUM APT		3	56	152	167	70									448
TOTAL	235	99	407	1,743	2,882	4,047	3,233	2,439	3,343	6,797	5,084	1,609	1,458	767	34,143
ROSE HILL															
SINGLE FAMILY	46	20	39	315	660	1,108	1,166	767	983	1,290	556	164	114	41	7,269
TOWNHOUSE			2	72	145	277	317	414	306	156	38	12			1,739
CONDOMINIUM APT	26	5	36	52	126	20	1								266
TOTAL	72	25	77	439	931	1,405	1,484	1,181	1,289	1,446	594	176	114	41	9,274
SPRINGFIELD															
SINGLE FAMILY	28	40	59	91	411	1,037	1,533	1,161	870	1,197	970	184	149	12	7,742
TOWNHOUSE		2	104	300	959	909	380	310	221	323	27				3,535
CONDOMINIUM APT	425	230	256	9											920
TOTAL	453	272	419	400	1,370	1,946	1,913	1,471	1,091	1,520	997	184	149	12	12,197
UPPER POTOMAC³															
SINGLE FAMILY	80	54	69	160	448	998	1,442	1,801	1,547	2,842	3,488	2,276	2,009	1,579	18,793
TOWNHOUSE	14	44	1,020	1,522	1,517	1,824	1,187	692	408	422	263	84	40		9,037
CONDOMINIUM APT	975	1,000	723	432	67	19	8	21	20	13	11	22	2		3,313
TOTAL	1,069	1,098	1,812	2,114	2,032	2,841	2,637	2,514	1,975	3,277	3,762	2,382	2,051	1,579	31,143
VIENNA⁴															
SINGLE FAMILY	52	45	84	136	243	474	1,234	1,383	1,243	2,254	2,429	1,417	719	316	12,029
TOWNHOUSE	1	5	50	190	328	722	634	411	321	499	160	48	9		3,378
CONDOMINIUM APT	76	278	105	40	18	4									521
TOTAL	129	328	239	366	589	1,200	1,868	1,794	1,564	2,753	2,589	1,465	728	316	15,928
COUNTY															
SINGLE FAMILY	1,120	598	847	2,117	5,810	10,363	12,682	14,339	15,010	26,760	23,230	11,527	10,425	7,758	142,586
TOWNHOUSE	227	1,649	3,915	6,243	7,910	10,121	8,564	4,520	2,743	3,144	1,647	274	182	201	49,340
CONDOMINIUM APT	3,491	4,551	4,701	3,350	2,156	1,160	829	853	340	520	470	134	35	8	22,598
TOTAL	4,838	6,798	9,463	11,710	15,876	21,644	20,075	19,712	18,093	30,424	25,347	11,935	10,642	7,967	214,524

Estimated dwelling unit sale prices are calculated for single-family, duplex, townhouse, multiplex, and condominium apartment units. 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 the Town of Clifton.

³Includes the Town of Herndon.

⁴Includes the Town of Vienna.

⁵Sales price in this report refers to the estimated market value as of January 1986. Market value for each dwelling unit is derived from the 1986 tax assessment, adjusted to reflect the unit's market value, or sales price if the unit sold during 1985.

⁶Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses, such as cooperatives.

III 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. In 1985, Round III forecasts were revised and published by COG as Round III Update forecasts. The forecasts contained in the 1986 Standard Reports are revisions to the Round III Update and have been revised to reflect:

- higher-than-anticipated growth between 1983 and 1986, 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 1986 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 Centre, 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).

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 69,854 units, from 215,646 in 1980 to 285,500 in 1990. By the year 2000, the County is expected to have 333,024 units, an increase of 47,524 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 and Bailey's) will have relatively small gains in their inventories. The Lincolnia and Jefferson Planning Districts, although inner County Districts, will experience relatively significant increases in housing units due to new residential projects developing on previous vacant or nonresidential land.

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 1986.

Between 1980 and 2000, the Springfield Supervisor District is expected to add over 41,000 units to its inventory, while the Centreville District will add over 22,000 units to its inventory. Together, the Springfield and Centreville Districts will account for more than 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 16,305 units to the County's inventory, while Lee, Dranesville, and Providence Districts, together, will add 36,554 units.

HISTORICAL AND FORECASTED UNITS
 BY SUPERVISOR DISTRICT
 (JANUARY 1986)

SUPERVISOR DISTRICT	1980	1986	1990	1995	2000
CENTREVILLE ¹	27,010	35,107	43,118	47,187	49,652
DRANESVILLE ²	26,234	30,814	32,721	35,292	37,196
ANNANDALE	23,836	26,955	28,981	29,490	29,614
LEE	26,677	31,237	33,229	37,361	40,205
MASON	29,607	32,749	33,385	34,416	34,885
MOUNT VERNON	26,093	27,768	28,725	30,076	31,342
PROVIDENCE	31,218	35,863	37,440	39,587	43,282
SPRINGFIELD ³	24,971	38,219	47,901	58,740	66,848
TOTAL	215,646	258,712	285,500	312,149	333,024

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

1986 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 1986)

PLANNING DISTRICT	1970	1980	1986	1990	1995	2000
ANNANDALE	17,413	23,600	24,571	24,804	25,046	25,102
BAILEY'S	10,770	13,963	15,764	16,059	16,420	16,666
BULL RUN	3,927	7,705	12,125	17,866	26,131	32,836
FAIRFAX	6,783	11,838	14,155	15,390	16,901	18,130
JEFFERSON	12,587	15,033	16,726	17,388	17,893	18,299
LINCOLNIA	3,592	4,128	4,883	5,317	5,907	6,177
LOWER POTOMAC	3,350	3,968	3,340	3,802	4,260	4,925
MCLEAN	13,307	19,874	21,420	22,456	22,992	23,544
MOUNT VERNON	23,565	31,491	33,422	34,369	34,899	35,604
POHICK ¹	3,884	22,547	34,922	39,537	42,631	44,628
ROSE HILL	5,979	7,591	9,860	11,021	13,903	15,445
SPRINGFIELD	8,914	11,432	12,999	13,717	15,006	15,836
UPPER POTOMAC ²	6,239	25,702	35,951	44,561	50,510	54,217
VIENNA ³	10,507	16,774	18,574	19,213	19,650	21,615
TOTAL	130,817	215,646	258,712	285,500	312,149	333,024

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.

1986 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 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
151.01			397	472	528	531
151.02			471	473	500	538
151.03			276	290	294	294
CENSUS TOTAL	1,144	1,157	1,144	1,235	1,322	1,363
152.01			326	335	335	335
152.02			1,519	1,519	1,519	1,519
152.03			117	117	117	117
CENSUS TOTAL	1,887	1,929	1,962	1,971	1,971	1,971
153.01			282	283	283	283
153.02			460	461	461	461
153.03			471	471	471	471
153.04			100	100	100	100
CENSUS TOTAL	1,354	1,297	1,313	1,315	1,315	1,315
154.01			2,635	2,661	2,718	2,741
154.02			406	407	412	412
154.03			249	275	278	278
CENSUS TOTAL	2,145	3,335	3,290	3,343	3,408	3,431
155.01			1,016	1,143	1,198	1,246
155.02			686	686	686	686
155.03			256	257	257	257
155.04			90	90	90	90
CENSUS TOTAL	1,450	1,707	2,048	2,176	2,231	2,279
156.01			530	539	545	545
156.02			75	75	75	75
156.03			290	295	295	295
156.04			111	128	128	128
CENSUS TOTAL	949	995	1,006	1,037	1,043	1,043
157.01			432	432	432	432
157.02			745	750	754	754
157.03			189	190	190	190
CENSUS TOTAL	1,332	1,365	1,366	1,372	1,376	1,376
158.01			668	683	683	703
158.02			463	469	483	483
158.03			462	462	462	462
CENSUS TOTAL	1,316	1,579	1,593	1,614	1,628	1,648

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
159.01			838	842	842	842
159.02			168	188	206	209
159.04			92	92	138	141
CENSUS TOTAL	912	1,085	1,098	1,122	1,186	1,192
160.01			283	308	350	410
160.02			991	992	992	992
160.03			293	293	293	293
CENSUS TOTAL	1,415	1,603	1,567	1,593	1,635	1,695
161.01			185	206	209	209
161.02			97	97	97	97
161.03			593	594	613	616
161.04			414	471	501	539
CENSUS TOTAL	1,015	1,181	1,289	1,368	1,420	1,461
162.01						
CENSUS TOTAL	1,674	1,202				
163.01			217	237	287	391
163.02			436	534	609	734
CENSUS TOTAL	486	630	653	771	896	1,125
201.01			436	436	436	436
201.02			606	606	606	606
CENSUS TOTAL	879	1,040	1,042	1,042	1,042	1,042
202.01			769	940	1,377	1,468
202.02			611	690	801	883
CENSUS TOTAL	733	920	1,380	1,630	2,178	2,351
203.01			626	645	869	924
203.02			650	789	839	842
203.03			242	242	287	290
203.04			295	295	412	571
CENSUS TOTAL	1,294	1,440	1,813	1,971	2,407	2,627
204.01			1,589	1,589	1,589	1,589
CENSUS TOTAL	478	1,586	1,589	1,589	1,589	1,589
205.01			2,429	2,429	2,429	2,429

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
205.02			176	176	176	176
CENSUS TOTAL	1,598	1,862	2,605	2,605	2,605	2,605
206.01			179	179	179	179
206.02			428	428	428	428
206.03			955	955	955	1,052
CENSUS TOTAL	1,302	1,489	1,562	1,562	1,562	1,659
207.01			602	666	669	669
207.02			128	128	223	251
207.03			534	561	564	564
CENSUS TOTAL	1,080	1,246	1,264	1,355	1,456	1,484
208.01			333	333	333	336
208.02			265	265	265	265
208.03			543	641	644	644
CENSUS TOTAL	896	1,000	1,141	1,239	1,242	1,245
209.01			1,270	1,553	2,056	2,177
209.02			861	980	1,407	2,091
209.03			426	471	474	474
CENSUS TOTAL	1,077	1,364	2,557	3,004	3,937	4,742
210.01			214	214	214	562
210.02			567	568	588	588
210.03			230	274	349	427
210.04			287	287	287	287
CENSUS TOTAL	888	1,141	1,298	1,343	1,438	1,864
211.01			991	1,130	1,907	2,070
211.02			148	151	286	441
211.03			34	77	171	219
CENSUS TOTAL	277	884	1,173	1,358	2,364	2,730
212.01			691	691	867	910
CENSUS TOTAL	473	692	691	691	867	910
213.01			762	876	1,426	1,541
213.02			104	104	104	104
CENSUS TOTAL	108	786	866	980	1,530	1,645

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
214.01			925	926	926	926
214.02			1,502	1,518	1,518	1,518
CENSUS TOTAL	2,016	2,456	2,427	2,444	2,444	2,444
215.01			1,989	1,989	1,989	1,989
CENSUS TOTAL	663	1,988	1,989	1,989	1,989	1,989
216.01			1,421	1,421	1,421	1,421
216.02			458	458	458	535
CENSUS TOTAL	747	1,880	1,879	1,879	1,879	1,956
217.01			2,522	2,709	2,712	2,712
CENSUS TOTAL	1,528	2,167	2,522	2,709	2,712	2,712
218.01			1,173	1,446	1,584	1,876
CENSUS TOTAL	396	830	1,173	1,446	1,584	1,876
219.01						
CENSUS TOTAL	466	449				
220.01			1	1	1	1
220.03			407	467	470	470
220.04			12	12	12	12
220.05			231	231	231	231
CENSUS TOTAL	553	644	651	711	714	714
221.01			1,132	1,403	1,493	1,519
221.02			1	1	1	1
221.03			96	103	103	103
221.04			750	756	996	1,292
221.05			18	18	18	132
221.06			40	40	40	40
CENSUS TOTAL	343	1,259	2,037	2,321	2,651	3,087
222.01						
CENSUS TOTAL	18	12				
301.01			463	463	463	469
301.02			998	1,098	1,115	1,115
301.03			777	967	1,115	1,151
CENSUS TOTAL	375	1,485	2,238	2,528	2,693	2,735

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
302.01			3,590	3,814	3,828	3,837
CENSUS TOTAL	637	2,895	3,590	3,814	3,828	3,837
303.01			2,349	2,494	2,497	2,497
303.02			951	1,035	1,065	1,068
CENSUS TOTAL	87	2,311	3,300	3,529	3,562	3,565
304.01			1,468	1,468	1,468	1,468
304.02			855	855	855	855
CENSUS TOTAL	1,979	2,327	2,323	2,323	2,323	2,323
305.01			534	564	567	567
CENSUS TOTAL	431	494	534	564	567	567
306.01			551	551	551	551
306.02			350	350	350	350
306.03			477	477	477	477
306.04			435	435	435	435
CENSUS TOTAL	1,783	1,814	1,813	1,813	1,813	1,813
307.01			217	217	217	217
307.02			338	338	338	338
307.03			373	373	373	402
CENSUS TOTAL	914	941	928	928	928	957
308.01			3,326	3,328	3,328	3,328
CENSUS TOTAL	2,405	3,338	3,326	3,328	3,328	3,328
309.01			2,138	2,346	2,367	2,384
CENSUS TOTAL	89	1,855	2,138	2,346	2,367	2,384
310.01			2,293	2,424	2,427	2,427
CENSUS TOTAL	60	1,602	2,293	2,424	2,427	2,427
311.01			1,025	1,025	1,105	1,129
311.02			1,495	1,802	1,891	1,925
311.03			2,821	3,375	3,563	3,694
311.04			297	352	389	483
CENSUS TOTAL	64	2,365	5,638	6,554	6,948	7,231
312.01			3,666	4,203	4,380	4,620
CENSUS TOTAL	108	2,553	3,666	4,203	4,380	4,620

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
313.01			1,228	1,351	1,354	1,466
CENSUS TOTAL	671	1,154	1,228	1,351	1,354	1,466
314.01			983	983	1,239	1,323
CENSUS TOTAL	448	927	983	983	1,239	1,323
315.01			1,678	2,016	2,073	2,076
CENSUS TOTAL	1,137	925	1,678	2,016	2,073	2,076
316.01			564	588	744	878
316.02			861	877	907	910
316.03			3	3	3	3
CENSUS TOTAL	649	1,239	1,428	1,468	1,654	1,791
317.01			3,311	3,930	4,337	4,422
317.02			460	571	651	675
CENSUS TOTAL	96	1,984	3,771	4,501	4,988	5,097
401.01			600	601	601	601
401.02			1,020	1,020	1,020	1,022
401.03			942	968	971	971
CENSUS TOTAL	2,030	2,254	2,562	2,589	2,592	2,594
402.01			299	299	337	340
402.02			2,087	2,088	2,088	2,358
402.04			124	129	129	129
CENSUS TOTAL	2,001	2,364	2,510	2,516	2,554	2,827
403.01			471	472	472	472
403.02			442	448	448	448
CENSUS TOTAL	717	877	913	920	920	920
404.01			736	736	736	741
404.02			95	95	95	95
404.03			473	492	506	506
404.04			639	649	649	649
404.05			1,705	1,705	1,705	1,705
404.06			1,071	1,071	1,071	1,071
CENSUS TOTAL	3,195	4,521	4,719	4,748	4,762	4,767
405.01			87	87	127	130

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
405.02			408	464	467	467
405.03			1,462	1,498	1,644	1,679
CENSUS TOTAL	1,019	1,606	1,957	2,049	2,238	2,276
406.01			950	1,056	1,147	1,174
CENSUS TOTAL	721	784	950	1,056	1,147	1,174
501.01			1,529	1,567	1,716	1,752
501.02			353	353	353	353
501.03			413	413	413	413
CENSUS TOTAL	1,600	1,627	2,295	2,333	2,482	2,518
502.01			521	521	521	521
502.02			243	243	243	243
502.03			173	173	179	179
502.04			391	393	393	393
CENSUS TOTAL	1,382	1,310	1,328	1,330	1,336	1,336
503.01			302	308	308	308
503.02			293	293	293	293
503.03			841	850	850	850
503.04			224	224	224	224
CENSUS TOTAL	1,546	1,604	1,660	1,675	1,675	1,675
504.01			322	324	327	327
504.02			338	338	338	338
504.03			230	230	230	230
CENSUS TOTAL	817	873	890	892	895	895
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	405	457	460
506.02			1,666	1,749	1,784	1,787
506.03			298	298	298	298
506.04			190	190	190	190
506.05			199	201	261	264
506.06			375	375	375	375
506.07			172	174	174	174
CENSUS TOTAL	2,371	2,629	3,091	3,392	3,539	3,548

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
507.01			938	1,007	1,012	1,012
507.02			1,420	1,428	1,436	1,436
CENSUS TOTAL	963	1,907	2,358	2,435	2,448	2,448
508.01			290	292	292	292
508.02			432	433	433	433
508.03			398	433	438	438
CENSUS TOTAL	1,090	1,081	1,120	1,158	1,163	1,163
509.01			286	286	286	286
509.02			296	296	296	296
CENSUS TOTAL	578	576	582	582	582	582
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			450	451	451	451
CENSUS TOTAL	772	811	807	808	808	808
512.01			213	231	231	231
512.02			305	308	308	308
512.03			101	101	101	101
CENSUS TOTAL	609	613	619	640	640	640
513.01			421	433	433	433
513.02			418	418	418	418
CENSUS TOTAL	823	838	839	851	851	851
514.01			204	204	204	204
514.02			724	724	724	724
514.03			188	208	211	211
CENSUS TOTAL	1,265	1,065	1,116	1,136	1,139	1,139
515.01			948	966	985	985
515.02			1,256	1,296	1,304	1,304
515.03			771	771	771	854
515.04			545	545	545	627
CENSUS TOTAL	2,403	3,377	3,520	3,578	3,605	3,770

HISTORICAL AND FORECASTED UNITS
 BY CENSUS & SUBCENSUS TRACT
 (JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
516.01			831	831	831	831
516.02			80	80	80	80
516.03			787	787	787	787
516.04			610	610	610	610
516.05			411	411	411	411
CENSUS TOTAL	2,691	2,714	2,719	2,719	2,719	2,719
517.01			1,641	1,811	2,142	2,223
517.02			3,502	3,515	3,515	3,515
CENSUS TOTAL	1,328	3,565	5,143	5,326	5,657	5,738
518.01			416	416	416	416
518.02			173	173	173	173
518.03			412	412	412	412
CENSUS TOTAL	882	980	1,001	1,001	1,001	1,001
519.01			1,668	1,952	2,330	2,427
CENSUS TOTAL	1,214	1,344	1,668	1,952	2,330	2,427
520.01			1,085	1,111	1,290	1,336
CENSUS TOTAL	469	1,060	1,085	1,111	1,290	1,336
521.01			118	118	118	118
521.02			926	933	933	933
521.03			544	544	548	548
521.04			604	605	611	611
521.05			307	321	321	321
CENSUS TOTAL	1,321	2,384	2,499	2,521	2,531	2,531
522.01			1,438	1,438	1,438	1,438
522.02			826	826	826	826
522.03			346	346	346	346
CENSUS TOTAL	2,287	2,188	2,610	2,610	2,610	2,610
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	738	738	738

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
524.05			445	447	447	447
CENSUS TOTAL	2,025	2,300	2,318	2,320	2,320	2,320
525.01			286	286	286	286
525.02			386	388	406	411
525.03			346	352	352	352
525.04			1,470	1,498	1,548	1,625
CENSUS TOTAL	2,161	2,445	2,488	2,524	2,592	2,674
526.01			732	740	740	740
526.02			397	446	605	701
526.03			270	329	332	332
CENSUS TOTAL	995	984	1,399	1,515	1,677	1,773
601.01			159	183	219	302
601.02			601	626	629	636
601.03			258	260	260	270
CENSUS TOTAL	194	828	1,018	1,069	1,108	1,208
602.01			393	458	476	476
602.02			66	67	69	69
602.03			618	658	667	667
CENSUS TOTAL	328	819	1,077	1,183	1,212	1,212
603.01			234	240	240	265
603.02			604	621	651	654
CENSUS TOTAL	295	789	838	861	891	919
604.01			235	235	235	235
604.02			1,021	1,028	1,028	1,039
604.03			140	141	141	141
CENSUS TOTAL	494	1,233	1,396	1,404	1,404	1,415
605.01			464	564	579	582
605.02			246	303	327	649
605.03			267	300	317	322
605.04			208	208	208	208
605.05			300	372	400	409
CENSUS TOTAL	744	1,038	1,485	1,747	1,831	2,170
606.01			139	142	142	142

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
606.02			1,090	1,094	1,096	1,102
CENSUS TOTAL	1,325	1,218	1,229	1,236	1,238	1,244
607.01 ¹			2,636	2,639	2,639	2,639
CENSUS TOTAL	2,226	2,611	2,636	2,639	2,639	2,639
608.01 ¹			1,034	1,056	1,059	1,059
CENSUS TOTAL	982	1,021	1,034	1,056	1,059	1,059
609.01 ¹			799	799	799	799
CENSUS TOTAL	634	766	799	799	799	799
610.01 ¹			762	762	762	762
CENSUS TOTAL	652	758	762	762	762	762
611.01			633	634	636	639
611.02			1,565	1,601	1,680	1,814
CENSUS TOTAL	1,219	2,093	2,198	2,235	2,316	2,453
612.01			159	176	176	176
612.02			732	812	856	859
612.03			63	69	69	69
612.04			42	42	42	42
CENSUS TOTAL	366	825	996	1,099	1,143	1,146
613.01			66	67	252	460
613.02			1,788	2,153	2,243	2,384
CENSUS TOTAL	119	982	1,854	2,220	2,495	2,844
614.01			71	77	77	77
614.02			1,888	1,904	1,904	1,904
CENSUS TOTAL	394	2,229	1,959	1,981	1,981	1,981
615.01			155	174	177	180
615.02			205	207	207	207
615.03			410	410	446	449
615.04			412	469	529	697
615.05			89	89	89	89
CENSUS TOTAL	309	903	1,271	1,349	1,448	1,622
616.01			586	657	660	1,158

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
616.02			344	345	355	449
616.03			367	367	367	367
616.04			815	815	815	1,490
CENSUS TOTAL	1,295	1,845	2,112	2,184	2,197	3,464
617.01			1,754	1,778	1,857	1,860
617.02			138	154	174	177
CENSUS TOTAL	160	1,780	1,892	1,932	2,031	2,037
701.01			271	316	319	319
701.02			426	481	484	484
701.03			47	54	54	54
701.04			160	169	169	173
CENSUS TOTAL	365	780	904	1,020	1,026	1,030
702.01			1	1	4	4
CENSUS TOTAL	4		1	1	4	4
703.01			647	664	675	675
703.02			83	83	83	83
703.03			259	262	290	293
CENSUS TOTAL	611	949	989	1,009	1,048	1,051
704.01			376	447	515	518
704.02			42	43	43	43
704.03			344	359	361	361
704.04			250	250	256	256
704.05			491	499	507	507
CENSUS TOTAL	1,034	1,340	1,503	1,598	1,682	1,685
705.01			111	111	113	123
705.02			328	328	328	328
705.03			671	694	697	713
705.04			287	287	287	287
705.05			140	166	172	172
705.06			506	506	506	506
CENSUS TOTAL	1,194	1,708	2,043	2,092	2,103	2,129
706.01			167	167	183	196
706.02			165	200	203	203
706.03			252	256	267	267

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
706.04			160	169	169	169
CENSUS TOTAL	432	635	744	792	822	835
707.01			278	280	280	280
707.02			378	387	407	407
707.03			263	266	269	269
707.04			363	363	363	363
707.05			196	196	196	196
707.06			254	254	254	254
CENSUS TOTAL	1,661	1,739	1,732	1,746	1,769	1,769
708.01			257	279	282	287
708.02			777	781	796	796
CENSUS TOTAL	731	991	1,034	1,060	1,078	1,083
709.01			747	763	763	763
709.02			703	703	703	703
709.03			253	253	253	253
709.04			202	431	533	562
709.05			336	367	381	381
709.06			109	109	111	111
CENSUS TOTAL	1,831	2,077	2,350	2,626	2,744	2,773
710.01			58	58	58	58
710.02			213	213	213	213
710.03			177	201	261	429
CENSUS TOTAL	414	429	448	472	532	700
711.01			155	155	172	172
711.02			208	208	208	208
711.03			264	264	264	264
711.04			306	306	306	306
711.05			245	245	245	245
711.06			675	675	675	675
711.07			190	190	190	190
711.08			354	354	354	354
CENSUS TOTAL	1,953	2,448	2,397	2,397	2,414	2,414
712.01			1	1	1	1
712.03			212	231	231	231
712.04			2,568	2,671	2,674	2,674
CENSUS TOTAL	1,604	2,693	2,781	2,903	2,906	2,906

HISTORICAL AND FORECASTED UNITS
 BY CENSUS & SUBCENSUS TRACT
 (JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
713.01			2,809	2,892	2,996	3,321
713.02			604	607	607	607
CENSUS TOTAL	1,329	3,106	3,413	3,499	3,603	3,928
714.01			1,460	1,571	1,626	1,659
714.02			821	928	931	931
CENSUS TOTAL	1,683	2,119	2,281	2,499	2,557	2,590
801.01			220	242	263	297
801.02			185	205	205	225
801.03			161	184	218	259
801.04			201	221	240	271
801.05			179	204	214	241
CENSUS TOTAL	360	771	946	1,056	1,140	1,293
802.01			234	246	266	288
802.02			421	462	478	524
802.03			510	510	510	510
802.04			1,168	1,168	1,168	1,168
CENSUS TOTAL	701	1,987	2,333	2,386	2,422	2,490
803.01			779	823	869	937
803.02			235	262	279	311
803.03			728	818	840	914
803.04			1	1	1	1
CENSUS TOTAL	725	1,386	1,743	1,904	1,989	2,163
804.01			383	433	470	540
804.02			406	464	520	607
804.03			306	341	346	380
804.04			262	304	376	455
804.05			658	666	736	779
CENSUS TOTAL	550	1,705	2,015	2,208	2,448	2,761
805.01			1,125	1,329	1,751	1,947
805.02			863	868	1,539	1,680
805.03			444	1,948	2,215	2,418
CENSUS TOTAL	81	1,010	2,432	4,145	5,505	6,045
806.01			387	2,195	2,439	2,499
806.02			672	672	672	672

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
806.03			1,142	1,159	1,223	1,226
806.04			434	531	627	655
CENSUS TOTAL	837	1,963	2,635	4,557	4,961	5,052
807.01			1	1	1	156
807.02			3,114	3,159	3,305	3,340
807.03			370	370	370	370
CENSUS TOTAL	1,617	3,431	3,485	3,530	3,676	3,866
808.01 ²			1,984	2,024	2,463	2,895
CENSUS TOTAL	435	1,774	1,984	2,024	2,463	2,895
809.01 ²			2,965	3,296	3,346	3,394
CENSUS TOTAL	796	2,614	2,965	3,296	3,346	3,394
810.01			1,005	1,005	1,005	1,005
CENSUS TOTAL	9	757	1,005	1,005	1,005	1,005
811.01			34	34	34	34
811.02			23	23	319	392
811.03			688	842	937	1,234
811.04			1,049	1,214	1,333	1,408
CENSUS TOTAL	118	1,261	1,794	2,113	2,623	3,068
812.01			2,052	2,164	2,300	2,474
CENSUS TOTAL	57	1,920	2,052	2,164	2,300	2,474
813.01			5,781	6,700	7,063	7,351
CENSUS TOTAL	329	4,350	5,781	6,700	7,063	7,351
814.01			2,521	2,656	2,675	2,688
CENSUS TOTAL	219	1,758	2,521	2,656	2,675	2,688
815.01			713	731	744	744
CENSUS TOTAL	50	684	713	731	744	744
816.01			492	519	529	542
816.02			517	581	601	601
CENSUS TOTAL	138	716	1,009	1,100	1,130	1,143
817.01			408	408	429	432

HISTORICAL AND FORECASTED UNITS
BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
817.02			387	446	465	465
817.03			522	620	656	659
817.04			143	146	757	899
CENSUS TOTAL	358	1,240	1,460	1,620	2,307	2,455
818.01			135	165	214	217
818.02			2,184	2,306	3,231	3,638
818.03			204	405	723	801
818.04			1,213	3,508	4,315	4,790
CENSUS TOTAL	368	488	3,736	6,384	8,483	9,446
901.01			5	5	5	5
901.02			12	12	181	222
901.03			909	1,077	1,080	1,080
901.05			561	1,093	1,767	2,928
901.06			1	1	1	1
CENSUS TOTAL	194	875	1,488	2,188	3,034	4,236
902.01			8	8	8	8
902.02			26	30	279	340
902.03			2,229	2,709	3,835	4,072
902.04			575	2,017	2,384	2,866
902.05			3	3	3	3
CENSUS TOTAL	926	1,465	2,841	4,767	6,509	7,289
903.01			2,039	2,361	2,765	3,062
903.02			488	560	647	739
903.03			114	114	163	520
903.04			12	12	12	104
CENSUS TOTAL	854	1,509	2,653	3,047	3,587	4,425
904.01			2,825	3,401	3,804	4,381
904.02			72	76	193	514
904.03			29	29	29	117
904.04			300	629	868	1,172
CENSUS TOTAL	1,513	2,329	3,226	4,135	4,894	6,184
905.01			25	31	159	633
905.02			797	927	1,515	1,815
CENSUS TOTAL	427	636	822	958	1,674	2,448

BY CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
906.01			22	24	96	99
906.02			40	40	40	40
906.03			75	85	268	620
906.04			875	919	1,374	1,978
906.05			412	2,361	5,552	6,806
CENSUS TOTAL	201	1,032	1,424	3,429	7,330	9,543
907.01			47	59	71	83
907.02			554	689	804	950
907.03			104	121	138	155
907.04			127	134	141	148
907.05			42	45	48	51
907.06			478	501	535	567
907.07			85	97	113	129
907.08			24	29	34	39
907.09			592	707	970	1,035
907.10			49	61	64	64
907.11			11	12	12	12
907.12			51	61	61	61
907.13			48	59	59	59
907.14			42	51	51	51
907.15			34	42	42	42
907.16			15	38	41	41
CENSUS TOTAL	641	1,402	2,303	2,706	3,184	3,487
908.01			153	172	263	290
908.02			241	278	326	329
908.03			150	170	222	225
908.04			121	147	241	268
908.05			178	209	269	272
908.06			362	434	437	437
908.07			69	85	89	89
908.08			299	350	353	353
908.09			269	744	1,254	1,402
908.10			131	160	163	163
908.11			138	164	242	590
908.12			2,054	2,187	2,384	2,644
CENSUS TOTAL	588	1,972	4,165	5,100	6,243	7,062
909.01 ³			69	69	69	69
CENSUS TOTAL	64	67	69	69	69	69
TOTAL	130,817	215,646	258,712	285,500	312,149	333,024

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.

1986 through 2000, Fairfax County Office of Research and Statistics.

¹Comprises part of the Town of Vienna (the Town of Vienna is composed of Census Tracts 607 through 610).

²Comprises part of the Town of Herndon (the Town of Herndon is composed of Census Tracts 808 and 809).

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

IV RESIDENTIAL DEVELOPMENT ACTIVITY

RESIDENTIAL DEVELOPMENT ACTIVITY

As of January 1986, there were 69,907 units in the County's residential development process. This total represents a decrease of 6.1 percent, or 4,513 units, from the 1985 total of 74,420. 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 1986) and does not reflect cumulative activity occurring during the preceding year. Therefore, similar data from January 1985 are compared to the current January 1986 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 a decrease in activity, from 5,533 units in 1985 to 4,403 units in 1986. This is a decrease of 1,130 units or 20.4 percent. Units authorized but not started decreased 23.7 percent from 4,112 units in 1985 to 3,139 units in 1986.

The site plan approved and submitted stages decreased slightly from 52,733 units in 1985 to 49,388 units in 1986. This is a decrease of 3,345 units or 6.3 percent.

Between 1985 and 1986 the rezoning granted stage of the development process showed a decrease of activity. This stage decreased from 6,143 units in 1985 to 3,936 units in 1986, a decrease of 2,207 units, or 35.9 percent. The rezoning pending stage showed the only increase in activity, from 5,899 units in 1985 to 9,041 units in 1986. This is an increase of 53.3 percent.

TABLE I

Units by Development Stage

Development Stage	Number of Units		Percent Change
	1985	1986	
Under Construction	5,533	4,403	-20.4%
Authorized but Not Started	4,112	3,139	-23.7
Site Plan Approved	16,468	15,056	-8.6
Site Plan Submitted	36,265	34,332	-5.3
Rezoning Granted	6,143	3,936	-35.9
Rezoning Pending	<u>5,899</u>	<u>9,041</u>	53.3
Total Process	74,420	69,907	-6.1%

* * * *

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
	1985	1986	
Single-Family	33,142	32,255	-2.7%
Townhouse	30,733	26,421	-14.0
Multifamily	<u>10,545</u>	<u>11,231</u>	6.5
Total Process	74,420	69,907	-6.1%

* * * *

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 66.0 percent of the housing development activity, with Bull Run Planning District having 22,303 units in the residential development process, Upper Potomac with 13,652, and Pohick with 10,150 units.

Among the Supervisor Districts, the Springfield District has the largest number of units in the development process. Of the 69,907 units in the process in the County, 42.4 percent or 29,673 units are in the Springfield District. The Centreville District ranks second with 15.1 percent or 10,548 units.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1986)

SUPERVISOR DISTRICT	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
CENTREVILLE ¹	445	239	9	693	249	165	327	741	2,374	638	506	3,518	3,659	786	352	4,797
DRANESVILLE ²	360	74		434	157	1		158	1,423	241		1,664	2,096	226		2,322
ANNANDALE	116	148		264	39	7		46	215	222		437	198	170	244	612
LEE	42	392	93	527	31	226	209	466	497	538	461	1,496	652	2,711	520	3,883
MASON	53	182	54	289	26	47		73	147	223		370	527	244	387	1,158
MOUNT VERNON	47	94		141	39	89		128	623	271		894	577	1,213	180	1,970
PROVIDENCE	99	185	307	591	62	89	366	517	389	431	625	1,445	315	2,027	944	3,286
SPRINGFIELD ³	689	702	73	1,464	341	250	419	1,010	3,790	722	720	5,232	8,716	6,558	1,030	16,304
COUNTY TOTAL	1,851	2,016	536	4,403	944	874	1,321	3,139	9,458	3,286	2,312	15,056	16,740	13,935	3,657	34,332

TOWN OF HERNDON		7		7					344	76		420				
TOWN OF VIENNA	7		3	10	2		8	10	9			9				
TOWN TOTAL	7	7	3	17	2		8	10	353	76		429				

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1986)

SUPERVISOR DISTRICT	REZONING GRANTED				REZONING PENDING			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE ¹	16	183		199	412		188	600
DRANESVILLE ²	24	5		29	213	128		341
ANNANDALE	7	9		16	6			6
LEE	26	111		137	332	1,366		1,698
MASON					2	188	103	293
MOUNT VERNON	3		30	33	135	768		903
PROVIDENCE	95	323	618	1,036	154	577	1,292	2,023
SPRINGFIELD ³	927	1,131	428	2,486	910	1,521	746	3,177
COUNTY TOTAL	1,098	1,762	1,076	3,936	2,164	4,548	2,329	9,041

TOTAL CONSTRUCTION ACTIVITY			
SF	TH	MF	TOTAL
7,155	2,011	1,382	10,548
4,273	675		4,948
581	556	244	1,381
1,580	5,344	1,283	8,207
755	884	544	2,183
1,424	2,435	210	4,069
1,114	3,632	4,152	8,898
15,373	10,884	3,416	29,673
32,255	26,421	11,231	69,907

TOWN OF HERNDON								
TOWN OF VIENNA								
TOWN TOTAL								

344	83		427
18		11	29
362	83	11	456

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 1986)

PLANNING DISTRICT	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
ANNANDALE	29	12		41	10			10	96	15		111	75	77	374	526
BAILEYS	13	96	34	143	7	5		12	20	55		75	11	167	257	435
BULL RUN	313	432	71	816	150	208	96	454	1,663	644	132	2,439	6,636	5,483	1,166	13,285
FAIRFAX	85		138	223	51		163	214	281	24	216	521	147	953	336	1,436
JEFFERSON	20	54	24	98	7	12	107	126	49	107	251	407	50	616	257	923
LINCOLNIA	15	107	20	142	13	43	45	101	58	276		334	473			473
LOWER POTOMAC	6	40		46	18	40		58	179	202		381		417		417
MCLEAN	115	58	74	247	42	1		43	521	20		541	244	226	215	685
MOUNT VERNON	37	155	86	278	12	93	141	246	223	263	261	747	181	43	353	577
POWICK ¹	461	405	51	917	215	83	419	717	2,296	477	560	3,333	2,362	1,737		4,099
ROSE HILL	31	122	7	160	26	127	23	176	310	164	200	674	631	2,332	314	3,277
SPRINGFIELD	26	193	22	241	12	82		94	370	57	160	587	280	980	33	1,293
UPPER POTOMAC ²	623	255	6	884	341	165	319	825	3,152	859	506	4,517	5,400	786	352	6,538
VIENNA ³	77	87	3	167	40	15	8	63	240	123	26	389	250	118		368
TOTAL	1,851	2,015	536	4,403	944	874	1,321	3,139	9,458	3,286	2,312	15,056	16,740	13,935	3,657	34,332

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
PLANNING DISTRICT
(JANUARY 1986)

PLANNING DISTRICT	REZONING GRANTED				REZONING PENDING			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
ANNANDALE	5			5	4			4
BAILEYS						87	103	190
BULL RUN	543	896	823	2,262	752	1,549	746	3,047
FAIRFAX	2	323	223	548	5	16	32	53
JEFFERSON					8	35	350	393
LINCOLNIA						101		101
LOWER POTOMAC						676		676
MCLEAN	24	5		29	213			213
MOUNT VERNON	3	82	30	115		473		473
POHICK ¹	424	244		668	402	14		416
ROSE HILL	23			23	277	380		657
SPRINGFIELD	3	29		32	53	605		658
UPPER POTOMAC ²	16	175		191	381	128	188	697
VIENNA ³	55	8		63	69	484	910	1,463
TOTAL	1,098	1,762	1,076	3,936	2,164	4,548	2,329	9,041

TOTAL CONSTRUCTION ACTIVITY			
SF	TH	MF	TOTAL
219	104	374	697
51	410	394	855
10,057	9,212	3,034	22,303
571	1,316	1,108	2,995
134	824	989	1,947
559	527	65	1,151
203	1,375		1,578
1,159	310	289	1,758
456	1,109	871	2,436
6,160	2,960	1,030	10,150
1,298	3,125	544	4,967
744	1,946	215	2,905
9,913	2,368	1,371	13,652
731	835	947	2,513
32,255	26,421	11,231	69,907

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 1986)

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	144	27		171	100			100	558			558	1,828	150		1,978
B1	6			6	3			3	113			113	171			171
B2	150	52	2	204	79	38	264	381	469	575	273	1,317	1,472	47	170	1,689
B3	24			24	33			33	98			98	64			64
B5 ¹		7		7					344	76		420				
C1	46			46	8			8	95			95	55			55
C2	45			45	12			12	157			157	55			55
D1	39			39	14			14	164			164	262			262
D2	14	6		20	5		48	53	169	61		230	217	58	182	457
D3 ²	157	84	14	255	96	40	15	151	611	93	233	937	634	511		1,145
E1	23		74	97	8			8	77			77	23	17	215	255
E2	4			4	1			1	18			18	41			41
F	21	8		29	3			3	84			84	25			25
G1	36	103		139	11	12		23	128	32	51	211	37	271		308
G2	5			5	1			1	12			12	24			24
G3	3			3	4			4	69			69	6			6
G4	1			1									11			11
H1	1	29		30		5		5	3			3	16			16
H3													2			2
I1	51	90	58	199	12	9	107	128	65	163	226	454	80	318	514	912
I2	1			1	1			1	28			28	10			10
I3	24	177	20	221	14	54	45	113	110	406		516	620	1,214	310	2,144
I4														13		13
J1	11	4		15	13	67		80	154	49		203				
J2	1	5		6	1	29		30	5	69		74				
J3	8			8	1			1	19			19	4			4
J4									9			9				
K	18	45		63	5	37		42	143			143	301	887		1,188
L	26	165	93	284	17	76	164	257	175	194	461	830	368	351	487	1,206
M0	1			1									25			25
M1 ²	16		131	147	5		163	168	34		216	250		88	336	424
M2	40	32		72	19			19	97	110		207	55	83	244	382
M3	29			29	17			17	33			33	4			4
M4	6	1		7	6			6	70			70	11		33	44

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1986)

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
M5	15	124	22	161	1	61		62	180	57	160	397		150		150
M6	6	101		107	8	21		29	153	46		199	313	720		1,033
M8														110		110
M9	4			4	1			1	6			6		900		900
N1	201	399	51	651	94	103	419	616	825	633	460	1,918	700	1,858		2,558
N2	114	13		127	58	20		78	711		100	811	1,017	296		1,313
O1	6			6	7			7	123			123				
P									3			3				
P1	1			1	11			11	84			84				
Q1	84			84	29			29	380			380	282			282
R1	26			26	27			27	171			171	544			544
R2	6			6	4			4	19			19				
R4	2			2	2			2	127			127				
S1	53	117		170	40	55		95	808	101		909	1,825	2,574	248	4,647
S2	11			11	2			2	43			43	106			106
T1	16	5		21	48	3		51	219			219	364			364
T2	159	87		246	68	26		94	636	78		714	986	410		1,396
T3	32	47		79	17	48		65	119	59		178	2,422	1,592	504	4,518
T4	2	110	71	183	1	144	96	241	219	177	132	528	55	340	136	531
T5	160	177		337	37	26		63	505	257		762	358	308		666
T6									6			6	819			819
T7	2	1		3					10	50		60	528	669	278	1,475
TOTAL	1,851	2,016	536	4,403	944	874	1,321	3,139	9,458	3,286	2,312	15,056	16,740	13,935	3,657	34,332

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 1986)

SEWERSHED CODE	REZONING GRANTED				REZONING PENDING			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1					12			12
B1								
B2		175		175		128	188	316
B3								
B5 1								
C1								
C2								
D1					76			76
D2								
D3 2	73	8		81	178	485		663
E1	13			13	10			10
E2								
F					16			16
G1		5		5			350	350
G2								
G3	4			4				
G4								
H1						87	103	190
H3								
I1	3	323		326	17	35	800	852
I2								
I3	3			3	4	481		485
I4								
J1						120		120
J2								
J3			30	30				
J4								
K	3			3		42		42
L	2	82		84	277	311		588
M0								
M1			114	114	3		32	35
M2 2	4			4	5	15	110	130
M3	5			5				
M4	2	29		31		193		193

TOTAL CONSTRUCTION ACTIVITY			
SF	TH	MF	TOTAL
2,642	177		2,819
293			293
2,170	1,015	897	4,082
219			219
344	83		427
204			204
269			269
555			555
405	125	230	760
1,749	1,221	262	3,232
154	17	289	460
64			64
149	8		157
212	423	401	1,036
42			42
86			86
12			12
20	121	103	244
2			2
228	938	1,705	2,871
40			40
775	2,332	375	3,482
	13		13
178	240		418
7	103		110
32		30	62
9			9
470	1,011		1,481
865	1,179	1,205	3,249
26			26
58	88	992	1,138
220	240	354	814
88			88
95	223	33	351

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1986)

SEWERSHED CODE	REZONING GRANTED				REZONING PENDING			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
M5	1			1				
M6	18			18	53	362		415
M8						586		586
M9			109	109				
N1	52	244		296	267	154		421
N2	49			49	135			135
O1								
P								
P1	320			320				
Q1								
R1		166		166				
R2	3			3				
R4								
S1	22			22	469	505	252	1,226
S2								
T1								
T2	404	409	428	1,241	359			359
T3	11			11	52			52
T4			395	395	103	42		145
T5	60	253		313	69	699		768
T6								
T7	46	68		114	59	303	494	856
TOTAL	1,098	1,762	1,076	3,936	2,164	4,548	2,329	9,041

TOTAL CONSTRUCTION ACTIVITY			
SF	TH	MF	TOTAL
197	392	182	771
551	1,250		1,801
	696		696
11	900	109	1,020
2,139	3,391	930	6,460
2,084	329	100	2,513
136			136
3			3
416			416
775			775
768	166		934
32			32
131			131
3,217	3,352	500	7,069
162			162
647	8		655
2,612	1,010	428	4,050
2,653	1,746	504	4,903
380	813	830	2,023
1,189	1,720		2,909
825			825
645	1,091	772	2,508
32,255	26,421	11,231	69,907

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
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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	5	29	73				107
151.02	1		1		30		32
151.03	6	1	8	4			19
CENSUS TOTAL	12	30	82	4	30		158
152.01			9				9
CENSUS TOTAL			9				9
153.01	1						1
153.02	1						1
CENSUS TOTAL	2						2
154.01	9	2	18	57			86
154.02		1		5			6
CENSUS TOTAL	9	3	18	62			92
155.01				5			5
155.03	1						1
CENSUS TOTAL	1			5			6
156.01	1		8	6			15
156.03			5				5
156.04		1	20				21
CENSUS TOTAL	1	1	33	6			41
157.02	1		4	4			9
157.03	1						1
CENSUS TOTAL	2		4	4			10
158.01		1	14				15
158.02	4		2	14			20
CENSUS TOTAL	4	1	16	14			35
159.01			4				4
159.02			28	15	3		46
159.04				49			49
CENSUS TOTAL			32	64	3		99

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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	1		6			42	49
160.02		1					1
CENSUS TOTAL	1	1	6			42	50
161.03		1		22			23
161.04	10	3	60				73
CENSUS TOTAL	10	4	60	22			96
162.01						536	536
CENSUS TOTAL						536	536
163.01	1	3	22				26
163.02	5	14	140				159
CENSUS TOTAL	6	17	162				185
202.01	10	11	71	547			639
202.02	48		50	140		70	308
CENSUS TOTAL	58	11	121	687		70	947
203.01	5	1	14	284			304
203.02			4	50			54
203.03				48			48
203.04						310	310
CENSUS TOTAL	5	1	18	382		310	716
205.01				223			223
CENSUS TOTAL				223			223
206.03						120	120
CENSUS TOTAL						120	120
207.01	8		69				77
207.02				123			123
207.03	2	13	17				32
CENSUS TOTAL	10	13	86	123			232

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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
208.01					3		3
208.03	5	67	114				186
CENSUS TOTAL	5	67	114		3		189
209.01	7	23	211	630	18		889
209.02	15	12	42		2	145	216
209.03	15	12	16				43
CENSUS TOTAL	37	47	269	630	20	145	1,148
210.01						415	415
210.02			1	20			21
210.03	11	1	4				16
CENSUS TOTAL	11	1	5	20		415	452
211.01	26	28	105	972			1,131
211.02			3	41		132	176
211.03	38		41	110		50	239
CENSUS TOTAL	64	28	149	1,123		182	1,546
212.01				224			224
CENSUS TOTAL				224			224
213.01	45	37	63	1,190			1,335
CENSUS TOTAL	45	37	63	1,190			1,335
214.01		1					1
214.02			16				16
CENSUS TOTAL		1	16				17
216.02					82		82
CENSUS TOTAL					82		82
217.01	86	58	63				207
CENSUS TOTAL	86	58	63				207
218.01	150	147	408	173		311	1,189
CENSUS TOTAL	150	147	408	173		311	1,189

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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	32		46				78
CENSUS TOTAL	32		46				78
221.01	8	40	160	113			321
221.03		1	7				8
221.04			6	304			310
221.05						140	140
CENSUS TOTAL	8	41	173	417		140	779
301.01						6	6
301.02	14	2	27	14			57
301.03	88	5	160	186			439
CENSUS TOTAL	102	7	187	200		6	502
302.01	54	4	55	11	9		133
CENSUS TOTAL	54	4	55	11	9		133
303.01	63	10	86	39			198
303.02	23	7	23	57			110
CENSUS TOTAL	86	17	109	96			308
305.01	1	3	31				35
CENSUS TOTAL	1	3	31				35
307.03					29		29
CENSUS TOTAL					29		29
308.01			2				2
CENSUS TOTAL			2				2
309.01	65	10	125	21		14	235
CENSUS TOTAL	65	10	125	21		14	235
310.01	3		1				4
CENSUS TOTAL	3		1				4

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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
311.02				89	36		125
311.03	117	413	615	596			1,741
311.04	13	3	112	37	113		278
CENSUS TOTAL	130	416	727	722	149		2,144
312.01	73	53	362	222		240	950
CENSUS TOTAL	73	53	362	222		240	950
313.01	27		16		138		181
CENSUS TOTAL	27		16		138		181
314.01				324		21	345
CENSUS TOTAL				324		21	345
315.01	105	49	273	57			484
CENSUS TOTAL	105	49	273	57			484
316.01	4		24		3	193	224
316.02	3	3	10	33			49
CENSUS TOTAL	7	3	34	33	3	193	273
317.01	125	74	234	510			943
317.02	54	13	127	101			295
CENSUS TOTAL	179	87	361	611			1,238
401.01			1				1
401.02						2	2
401.03	9	1	20				30
CENSUS TOTAL	9	1	21			2	33
402.01				41			41
402.02		1			323		324
402.04	1	2	2				5
CENSUS TOTAL	1	3	2	41	323		370
403.01	1						1

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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
403.02	2	1	3				6
CENSUS TOTAL	3	1	3				7
404.01					5		5
404.03	7	3	10	14			34
404.04	4		6				10
CENSUS TOTAL	11	3	16	14	5		49
405.01				43			43
405.03	8	11	21	4	2		46
CENSUS TOTAL	8	11	21	47	2		89
406.01		1	18				19
CENSUS TOTAL		1	18				19
501.01	20	12		187			219
CENSUS TOTAL	20	12		187			219
502.03				6			6
502.04			2				2
CENSUS TOTAL			2	6			8
503.01			6				6
503.03	4		5				9
CENSUS TOTAL	4		11				15
504.01			2	3			5
CENSUS TOTAL			2	3			5
506.01	12	60	156	52			280
506.02				35			35
506.05	2			63			65
506.07	1	1					2
CENSUS TOTAL	15	61	156	150			382
507.01	6	3	9	2			20

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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
507.02	2		6	8			16
CENSUS TOTAL	8	3	15	10			36
508.01	1		1				2
508.02	1						1
508.03			4	2			6
CENSUS TOTAL	2		5	2			9
511.02	1						1
CENSUS TOTAL	1						1
512.01	7	6	7				20
512.02	1		2				3
CENSUS TOTAL	8	6	9				23
513.01	12						12
CENSUS TOTAL	12						12
514.03	13						13
CENSUS TOTAL	13						13
515.01	16	5		16			37
515.02	45			5			50
515.03					103		103
515.04					87		87
CENSUS TOTAL	61	5		21	190		277
517.01	46	1	55	414			516
517.02	2		11				13
CENSUS TOTAL	48	1	66	414			529
519.01	105	55	177	473		22	832
CENSUS TOTAL	105	55	177	473		22	832
520.01	12		18	225		2	257
CENSUS TOTAL	12		18	225		2	257

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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
521.02	1		6				7
521.03				4			4
521.04	1			6			7
521.05			15				15
CENSUS TOTAL	2		21	10			33
523.01				244			244
CENSUS TOTAL				244			244
524.05	2						2
CENSUS TOTAL	2						2
525.02			2	21		2	25
525.03	1		5				6
525.04	3		29			79	111
CENSUS TOTAL	4		36	21		81	142
526.01	8						8
526.02	25	46	123				194
CENSUS TOTAL	33	46	123				202
601.01	11	11	78	36		101	237
601.02	2		27		7		36
601.03		2				10	12
CENSUS TOTAL	13	13	105	36	7	111	285
602.01	6	2	15	15			38
602.02		1		2			3
602.03	12	6	29	6			53
CENSUS TOTAL	18	9	44	23			94
603.01			6			25	31
603.02	4	2	12	33			51
CENSUS TOTAL	4	2	18	33		25	82
604.02			7		8	3	18

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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
604.03			1				1
CENSUS TOTAL			8		8	3	19
605.01	5	11	49	12	3		80
605.02	43	7	62	24	47	335	518
605.03	2	10	14	14	2	3	45
605.05	38	9	45	28	3	3	126
CENSUS TOTAL	88	37	170	78	55	341	769
606.01			3				3
606.02	2		2	2		6	12
CENSUS TOTAL	2		5	2		6	15
607.01	3						3
CENSUS TOTAL	3						3
608.01	7	10	9				26
CENSUS TOTAL	7	10	9				26
611.01			1	2		3	6
611.02	11	5	24	79		160	279
CENSUS TOTAL	11	5	25	81		163	285
612.01	8	1	10				19
612.02	15	21	148	44			228
612.03	1		6				7
CENSUS TOTAL	24	22	164	44			254
613.01	1			276			277
613.02	138	163	216	113	114	32	776
CENSUS TOTAL	139	163	216	389	114	32	1,053
614.01			7				7
614.02	10		6				16
CENSUS TOTAL	10		13				23

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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
615.01	2					3	5
615.02	2						2
615.03				39			39
CENSUS TOTAL	4			39		3	46
616.01	32		63			125	220
616.02			1	10			11
616.04						800	800
CENSUS TOTAL	32		64	10		925	1,031
617.01			27	79			106
617.02			19	23			42
CENSUS TOTAL			46	102			148
701.01		2	61				63
701.02	14	4	20				38
701.03		1	8				9
701.04	3	2	5		4		14
CENSUS TOTAL	17	9	94		4		124
702.01				4			4
CENSUS TOTAL				4			4
703.01	6	1	10	11			28
703.03	2	1		31			34
CENSUS TOTAL	8	2	10	42			62
704.01	56	2	44	63			170
704.02	1						1
704.03	3	1	12	2			18
704.04				6			6
704.05	6		2	8			16
CENSUS TOTAL	66	3	58	84			211
705.01				2		10	12
705.03	6	1	20			16	43

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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
705.05	4	1	36	3			44
CENSUS TOTAL	10	2	56	5		26	99
706.01				16	13		29
706.02	2		6				8
706.03	4			11			15
706.04	4		6				10
CENSUS TOTAL	10		12	27	13		62
707.01	1		1				2
707.02			9	20			29
707.03		1	2	3			6
CENSUS TOTAL	1	1	12	23			37
708.01	2				5		7
708.02	4			15			19
CENSUS TOTAL	6			15	5		26
709.01	4		12				16
709.04				128			128
709.05	1	1	1	11			14
709.06				2			2
CENSUS TOTAL	5	1	13	141			160
710.03	1		32				33
CENSUS TOTAL	1		32				33
711.01				17			17
CENSUS TOTAL				17			17
712.03			14				14
712.04	74	2	35	215			326
CENSUS TOTAL	74	2	49	215			340
713.01	33	6	50	481		358	928
713.02	1		2				3
CENSUS TOTAL	34	6	52	481		358	931

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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
714.01	13		112	55		35	215
714.02	12	47	72				131
CENSUS TOTAL	25	47	184	55		35	346
801.01	12	4	51	21			88
801.02	7	1	3				11
801.03	12	2	75	34			123
801.04	10	3	22	19			54
801.05	8	3	46	7			64
CENSUS TOTAL	49	13	197	81			340
802.01	5		8	20			33
802.02	8	2	21	13			44
CENSUS TOTAL	13	2	29	33			77
803.01	9	2	39	46			96
803.02	6	1		14			21
803.03	9	4	25	22		76	136
CENSUS TOTAL	24	7	64	82		76	253
804.01	24	24	87	37			172
804.02	37	6	84	56			183
804.03	13	5	26	2			46
804.04	17	3	37	72			129
804.05		1	7	73			81
CENSUS TOTAL	91	39	241	240			611
805.01	29	16	65	528		128	766
805.02	81	47	230	843			1,201
805.03	97	328	1,037	334	175		1,971
CENSUS TOTAL	207	391	1,332	1,705	175	128	3,938
806.01	15	7	271	306			599
806.03	3	1	13	67			84
806.04	3	3	12	121			139
CENSUS TOTAL	21	11	296	494			822

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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
807.01						188	188
807.02	1	48		183			232
CENSUS TOTAL	1	48		183		188	420
808.01 ²			44				44
CENSUS TOTAL			44				44
809.01 ²	7		376				383
CENSUS TOTAL	7		376				383
811.02				440			440
811.03	52	16	111	120			299
811.04	25	33	113	150			321
CENSUS TOTAL	77	49	224	710			1,060
812.01	6	3	113	171			293
CENSUS TOTAL	6	3	113	171			293
813.01	43	41	309	155			548
CENSUS TOTAL	43	41	309	155			548
814.01	38	6	71	16	13		144
CENSUS TOTAL	38	6	71	16	13		144
815.01	5	2	11	13			31
CENSUS TOTAL	5	2	11	13			31
816.01	7	3	22	7	3	10	52
816.02	8	1	10	17			36
CENSUS TOTAL	15	4	32	24	3	10	88
817.01				24			24
817.02	3	8	6	16			33
817.03	21	10	56	36			123
817.04	1	2		903		16	922
CENSUS TOTAL	25	20	62	979		16	1,102

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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
818.01	12	3	43	49			107
818.02	94	55	422	1,157		12	1,740
818.03	40	39	147	468			694
818.04	182	115	670	1,010		359	2,336
CENSUS TOTAL	328	212	1,282	2,684		371	4,877
901.02				253			253
901.03	20	47	128				195
901.05	65	23	130	2,390	1,131	69	3,808
CENSUS TOTAL	85	70	258	2,643	1,131	69	4,256
902.02			5	1,189			1,194
902.03	51	61	113	1,408			1,633
902.04	150	28	275	459	264	214	1,390
CENSUS TOTAL	201	89	393	3,056	264	214	4,217
903.01	80	19	72	366	42		579
903.02	96	16	385	110	88		695
903.03				52		423	475
903.04						114	114
CENSUS TOTAL	176	35	457	528	130	537	1,863
904.01	117	159	313	505	435	145	1,674
904.02	1	2	1				4
904.03					109		109
CENSUS TOTAL	118	161	314	505	544	145	1,787
905.01			16	193	22	505	736
905.02	35	12	101	736		208	1,092
CENSUS TOTAL	35	12	117	929	22	713	1,828
906.01			2	88			90
906.03	2		9	273	68	303	655
906.04			50	569	46	553	1,218
906.05	199	87	839	4,694	166	513	6,498
CENSUS TOTAL	201	87	900	5,524	280	1,369	8,461

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1936)

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
907.01	2	2	22				26
907.02	14	15	188	14	3		234
907.03	7		15				22
907.04	1		6				7
907.05			3				3
907.06	5	2	21	15			43
907.07	1	1	13	8			23
907.08	3		4				7
907.09	2	4	38	330			374
907.10	5	1	17	3			26
907.11	1						1
907.12	3	6	28				37
907.13	2		14				16
907.14	6	1	21				28
907.15	3		9				12
907.16	1	3	23				27
CENSUS TOTAL	56	35	422	370	3		886
908.01	7	3	23	115			148
908.02	5	3	42	48			98
908.03	8	3	2	55			68
908.04	2		20	118			140
908.05	5	1	40	60			106
908.06	63	34	194				291
908.07	5	1	39	4			49
908.08	27	11	110				148
908.09	48	21	434	898	49		1,450
908.10	11	1	41				53
908.11	1		41	78	320	135	575
908.12	14	23	109	247			393
CENSUS TOTAL	196	101	1,095	1,523	369	135	3,519
TOTAL	4,403	3,139	15,056	34,332	3,936	9,041	69,907

All numbers shown in the table refer to housing units.

¹Comprises part of the Town of Vienna (the Town of Vienna is composed of Census Tracts 607 through 610).

²Comprises part of the Town of Herndon (the Town of Herndon is composed of Census Tracts 808 and 809).

V CURRENT POPULATION

CURRENT POPULATION

As of January 1986, there were an estimated 683,809 persons residing in Fairfax County. This population total represents an increase of 15,519 persons, or 2.3 percent, over the 1985 population estimate of 668,290. Since the 1980 Census was taken, the County's population has increased by 86,908 persons, or 14.6 percent, from 596,901 in 1980 to 683,809 in 1986.

Among the eight Supervisor Districts, the Springfield District is the largest both in terms of population (111,613 persons) and total acreage (68,925 acres). Furthermore, the Springfield District has the lowest population density — 1.6 persons per acre. The Mason and Annandale Districts have the highest population densities, 7.7 persons per acre in Mason and 6.6 persons per acre in Annandale. However, the Annandale and Lee Districts have the lowest total populations, 75,174 and 75,551, respectively. The population density for the County is estimated to be 2.9 persons per acre, or 1,883 persons per square mile. Population density is based on the total acres in the County, excluding roads and water areas.

Methodology

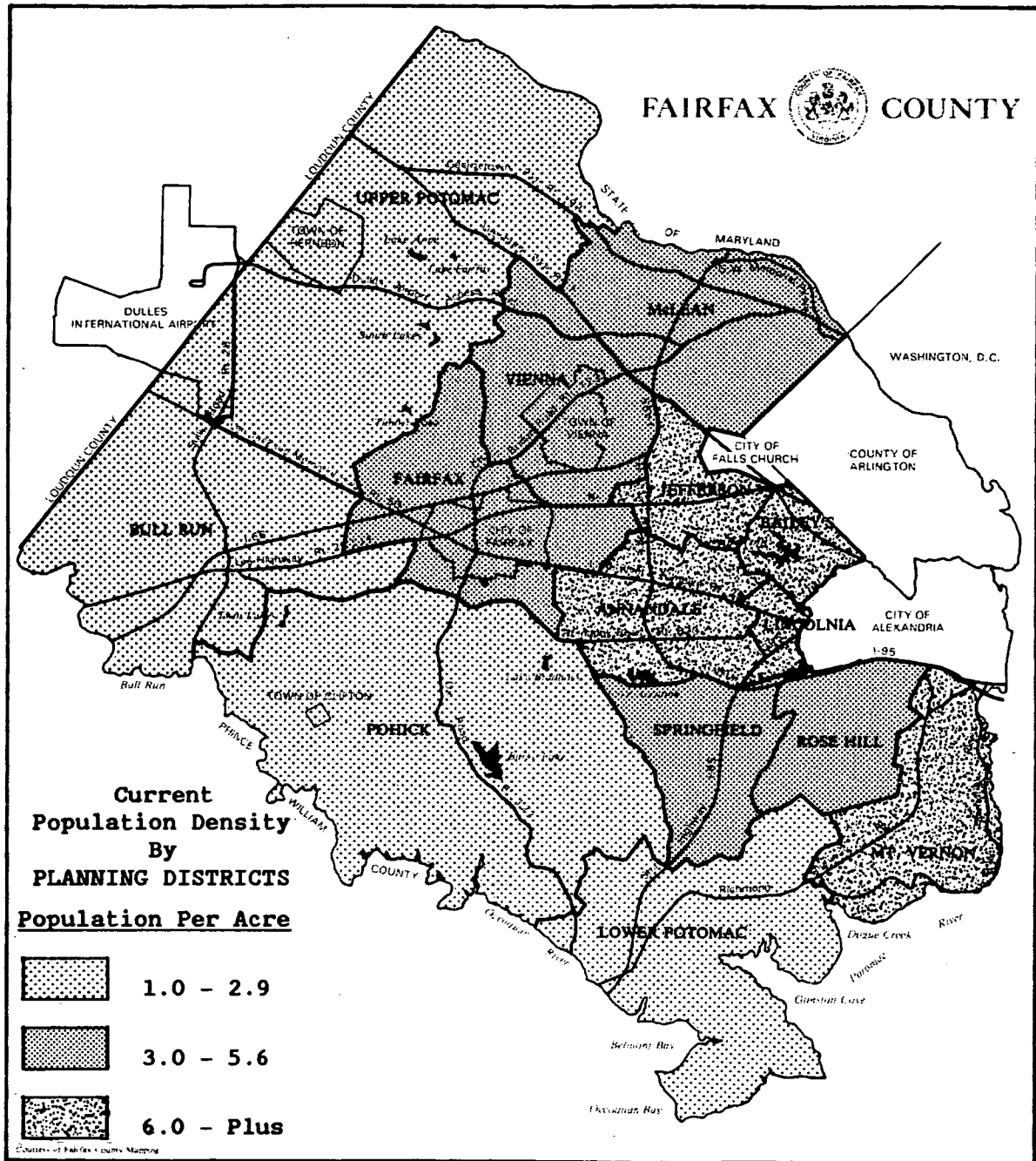
The current population information is presented by census and subcensus tract and is summarized by Supervisor District, Planning District, and by Voter Precincts within each Supervisor District. It should be noted that this is the first year that the Standard Reports document contains population by Voter Precincts within Supervisor District. The population estimates are developed for these specific geographical areas by applying vacancy rates and household size factors by dwelling unit type for the appropriate 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 housing inventory data, trends from 1970 to 1980, and discussions with local realtors. The household size factors used for the population estimates were obtained from the 1986 Household Survey. The population of special institutions, such as Lorton Reformatory and Fort Belvoir, is obtained directly from these institutions. In January 1986, the total population of special institutions was 13,720. 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, 1986

Planning District	Average Household Size					Vacancy Rate		
	Single-Family	Townhouse	Multifamily	Mobile Home	Overall	Non-Rental Complex Units	Rental Complex Units	Overall
Annandale	3.01	2.36	1.74		2.63	3.0	1.9	2.8
Bailey's	2.76	1.88	2.07		2.29	2.6	1.5	2.2
Bull Run	3.40	2.50	1.71	1.80	2.93	6.0	2.5	5.7
Fairfax	3.26	2.38	1.63	2.00	2.62	4.5	1.7	4.1
Jefferson	2.70	2.72	1.79		2.35	5.0	1.8	4.2
Lincolnia	2.78	2.68	1.82		2.26	5.5	1.3	3.4
Lower Potomac	2.73	2.22	2.48		2.49	6.7	4.2	6.1
McLean	2.88	2.45	2.18		2.70	4.5	2.3	4.3
Mount Vernon	3.05	2.38	1.87	2.40	2.49	5.3	3.6	4.9
Pohick	3.42	2.82	2.00		3.17	3.0	0.9	3.0
Rose Hill	2.74	2.44	1.57		2.59	3.0	3.7	3.0
Springfield	3.07	2.35	1.86		2.72	5.4	2.2	5.2
Upper Potomac	3.39	2.90	2.10		2.99	6.6	3.0	6.1
Vienna	2.89	2.14	1.78		2.58	3.0	3.6	3.1
Fairfax County	3.09	2.58	1.92	2.23	2.70	4.4	2.5	4.1



POPULATION
SUPERVISOR DISTRICT
(JANUARY 1986)

SUPERVISOR DISTRICT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
CENTREVILLE ¹	95,323	33,086	2.9	51.70	1,844
DRANESVILLE ²	84,930	38,917	2.2	60.81	1,397
ANNANDALE	75,174	11,371	6.6	17.77	4,230
LEE	75,551	18,162	4.2	28.38	2,662
MASON	76,446	9,937	7.7	15.53	4,922
MOUNT VERNON	82,517	36,227	2.3	56.60	1,458
PROVIDENCE	82,255	15,808	5.2	24.70	3,330
SPRINGFIELD ³	111,613	68,925	1.6	107.70	1,036
TOTAL	683,809	232,433	2.9	363.18	1,883

TOWN OF CLIFTON	226	161	1.4	.25	904
TOWN OF HERNDON	13,318	2,362	5.6	3.69	3,609
TOWN OF VIENNA	13,829	2,311	6.0	3.61	3,831
TOTAL	27,373	4,834	5.7	7.55	3,626

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
 VOTER PRECINCTS WITHIN
 ANNANDALE SUPERVISOR DISTRICT
 (JANUARY 1986)

PRECINCT	POPULATION
BRISTOW	3,894
CHAPEL	2,974
HERITAGE	6,402
KINGS PARK	4,077
LAKE BRADDOCK	9,693
LAUREL	8,046
LITTLE RUN	3,271
LONG BRANCH	2,746
N SPRINGFIELD 1	2,189
N SPRINGFIELD 2	2,765
N SPRINGFIELD 3	2,665
OAK HILL	2,899
OLLEY	2,325
RAVENSWORTH	2,496
ROBINSON	5,787
SIDEBURN	4,769
VILLA	2,901
WAKEFIELD	3,042
WOODSON	2,233
TOTAL	75,174

POPULATION
 VOTER PRECINCTS WITHIN
 CENTREVILLE SUPERVISOR DISTRICT
 (JANUARY 1986)

PRECINCT	POPULATION
DOGWOOD	5,437
FLINT HILL	5,034
FOX MILL	7,084
FRANKLIN	8,399
GLADE	5,554
HUNTERS WOODS	3,528
NAVY	6,320
RESTON 1	7,233
RESTON 2	4,319
RESTON 3	3,419
SOUTH LAKES	6,438
SUNRISE VALLEY	1,926
TERRASET	6,461
VALE	3,392
VIENNA 1	2,413
VIENNA 2	1,773
VIENNA 3	2,205
VIENNA 4	2,359
VIENNA 5	2,678
VIENNA 6	2,412
WESTBRIAR	3,478
WOLFTRAP	3,461
TOTAL	95,323

POPULATION
 VOTER PRECINCTS WITHIN
 DRANESVILLE SUPERVISOR DISTRICT
 (JANUARY 1986)

PRECINCT	POPULATION
CHAIN BRIDGE	4,578
CHESTERBROOK	3,074
CHURCHILL	1,990
CLEARVIEW	3,559
COOPER	4,283
EL NIDO	2,578
FORESTVILLE	4,771
GREAT FALLS	5,035
HAYCOCK	2,805
HERNDON 1	8,249
HERNDON 2	10,547
KENMORE	5,945
KIRBY	2,834
LANGLEY	2,506
LONGFELLOW	2,789
MCLEAN	2,665
PIMMIT	5,312
SALONA	3,002
SHOUSE	4,236
WESTHAMPTON	2,411
WESTMORELAND	1,761
TOTAL	84,930

POPULATION
 VOTER PRECINCTS WITHIN
 LEE SUPERVISOR DISTRICT
 (JANUARY 1986)

PRECINCT	POPULATION
BREN MAR	3,072
BUSH HILL	3,255
CAMERON	4,308
CRESTWOOD	4,257
EDSALL	1,961
FAIRFIELD	8,131
FOREST	1,455
FRANCONIA	5,310
GARFIELD	4,844
GROVETON	7,858
HAYFIELD	6,359
LYNBROOK	3,211
MT EAGLE	6,038
PIONEER	2,930
ROSE HILL	3,802
VIRGINIA HILLS	4,144
WOODLAWN	4,616
TOTAL	75,551

POPULATION
 VOTER PRECINCTS WITHIN
 MASON SUPERVISOR DISTRICT
 (JANUARY 1986)

PRECINCT	POPULATION
BAILEYS	4,559
BARCROFT	1,664
BELVEDERE	2,177
BROOK HILL	3,498
CAMELOT	3,295
COLUMBIA	4,962
GLEN FOREST	5,435
HOLMES	5,869
HUMMER	2,471
LINCOLNIA	3,670
MASONVILLE	2,810
PARKLAWN	2,680
POE	2,940
RAVENWOOD	1,927
SKYLINE	6,226
SLEEPY HOLLOW	1,782
ST ALBANS	3,277
TRIPPS	2,234
WALNUT HILL #1	1,141
WESTLAWN	2,267
WEYANOKE	3,916
WHITTIER	3,299
WILLSTON	4,347
TOTAL	76,446

POPULATION
 VOTER PRECINCTS WITHIN
 MOUNT VERNON SUPERVISOR DISTRICT
 (JANUARY 1986)

PRECINCT	POPULATION
BELLE HAVEN	3,167
BELLEVIEW	6,544
BUCKNELL	6,713
FORT HUNT	2,877
GUNSTON	9,597
HOLLIN HALL	2,714
HUNTINGTON	5,119
KIRKSIDE	2,475
LORTON	13,356
MARLAN	3,239
NEWINGTON	6,125
SHERWOOD	3,713
STRATFORD	4,079
WAYNEWOOD	2,036
WESTGATE	4,004
WHITMAN	2,897
WOODLEY	3,862
TOTAL	82,517

POPULATION
 VOTER PRECINCTS WITHIN
 PROVIDENCE SUPERVISOR DISTRICT
 (JANUARY 1986)

PRECINCT	POPULATION
BLAKE	8,182
FORT BUFFALO	2,680
FREEDOM HILL	5,130
GRAHAM	2,602
GREENBRIAR EAST	3,393
GREENBRIAR WEST	4,387
GREENWAY	2,434
MAGARITY	4,329
MANTUA	2,908
MARSHALL	6,537
MERRIFIELD	2,742
MOSBY	5,450
OAKTON	5,177
PINE RIDGE	3,241
PINE SPRING	4,225
PRICE	3,056
SHREVE	1,615
STENWOOD	1,343
THOREAU	2,099
TIMBER LANE	3,975
WALKER	3,016
WALNUT HILL #2	1,042
WOODBURN	2,692
TOTAL	82,255

POPULATION
 VOTER PRECINCTS WITHIN
 SPRINGFIELD SUPERVISOR DISTRICT
 (JANUARY 1986)

PRECINCT	POPULATION
BURKE	6,167
CARDINAL	4,276
CHANTILLY	7,183
CHERRY RUN	4,848
CLIFTON	2,920
DELONG	1,902
FAIRFAX STATION	5,290
FAIRVIEW	7,121
IRVING	2,191
KEENE MILL	2,669
LEEHIGH	3,680
LONDON	9,883
NEWGATE	3,722
ORANGE	9,053
POHICK	9,264
SARATOGA	7,882
SULLY	2,244
TERRA CENTRE	8,312
VALLEY	3,510
WHITE OAK	4,652
WOODYARD	4,844
TOTAL	111,613

POPULATION
PLANNING DISTRICT
(JANUARY 1986)

PLANNING DISTRICT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
ANNANDALE	62,767	10,076	6.2	15.74	3,988
BAILEYS	35,120	3,389	10.4	5.30	6,626
BULL RUN	33,507	30,327	1.1	47.39	707
FAIRFAX	35,344	11,624	3.0	18.16	1,946
JEFFERSON	37,634	4,870	7.7	7.61	4,945
LINCOLNIA	10,618	1,698	6.3	2.65	4,007
LOWER POTOMAC	21,537	23,616	.9	36.90	584
MCLEAN	55,366	16,555	3.3	25.87	2,140
MOUNT VERNON	78,930	11,759	6.7	18.37	4,297
POHICK ¹	107,424	46,309	2.3	72.36	1,485
ROSE HILL	24,828	8,280	3.0	12.94	1,919
SPRINGFIELD	33,531	9,028	3.7	14.11	2,376
UPPER POTOMAC ²	100,816	44,196	2.3	69.06	1,460
VIENNA ³	46,387	10,706	4.3	16.73	2,773
TOTAL	683,809	232,433	2.9	363.18	1,883

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 Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

POPULATION
SEWERSHED
(JANUARY 1986)

SEWERSHED CODE	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
A1	12,010	4,182	2.9	6.53	1,839
A2	706	891	.8	1.39	508
A3	2,194	245	9.0	.38	5,774
B1	3,559	1,017	3.5	1.59	2,238
B2	7,314	3,188	2.3	4.98	1,469
B3	1,210	1,535	.8	2.40	504
B5 ¹	13,318	2,385	5.6	3.73	3,571
C1	1,780	4,718	.4	7.37	242
C2	2,648	5,891	.4	9.20	288
D1	7,226	7,094	1.0	11.08	652
D2	15,254	4,091	3.7	6.39	2,387
D3 ²	63,758	20,846	3.1	32.57	1,958
E1	10,869	3,104	3.5	4.85	2,241
E2	1,010	1,312	.8	2.05	493
F	7,185	1,392	5.2	2.18	3,296
G1	28,400	4,843	5.9	7.57	3,752
G2	2,935	672	4.4	1.05	2,795
G3	852	1,382	.6	2.16	394
G4	767	131	5.9	.20	3,835
H1	11,630	972	12.0	1.52	7,651
H2	6,226	85	73.2	.13	47,892
H3	751	68	11.0	.11	6,827
I1	55,691	7,592	7.3	11.86	4,696
I2	3,155	505	6.2	.79	3,994
I3	45,202	8,389	5.4	13.11	3,448
I4	137	55	2.5	.09	1,522
J1	16,128	1,591	10.1	2.49	6,477
J2	3,694	271	13.6	.42	8,795
J3	5,555	1,058	5.3	1.65	3,367
J4	3,809	215	17.7	.34	11,203
K	38,032	5,855	6.5	9.15	4,157
L	26,069	3,397	3.1	13.12	1,987
M0	3,969	422	9.4	.66	6,014
M1	7,832	1,312	6.0	2.05	3,820
M2 ²	53,629	8,742	6.1	13.66	3,926
M3	18,606	2,841	6.5	4.44	4,191
M4	19,561	3,587	5.5	5.60	3,493

POPULATION
SEWERSHED
(JANUARY 1986)

SEWERSHED CODE	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
M5	5,430	2,315	2.3	3.62	1,500
M6	6,226	3,527	1.8	5.51	1,130
M7	554	28	19.8	.04	13,850
M8	9,431	8,470	1.1	13.23	713
M9	1,770	1,659	1.1	2.59	683
N1	92,125	14,328	6.4	22.39	4,115
N2	8,028	4,838	1.7	7.56	1,062
O1	972	6,998	.1	10.93	89
P	4,679	4,524	1.0	7.07	662
P1	1,070	1,696	.6	2.65	404
Q1	4,459	16,120	.3	25.19	177
R1	7,279	10,864	.7	16.98	429
R2	611	331	1.8	.52	1,175
R3	226	159	1.4	.25	904
R4	349	374	.9	.58	602
S1	1,963	4,177	.5	6.53	301
S2	587	2,850	.2	4.45	132
T1	2,742	6,794	.4	10.62	258
T2	8,972	3,295	2.7	5.15	1,742
T3	7,537	4,887	1.5	7.64	987
T4	9,503	2,049	4.6	3.20	2,970
T5	5,865	3,311	1.8	5.17	1,134
T6	131	4,143	.0	6.47	20
T7	629	3,820	.2	5.97	105
TOTAL	683,809	232,433	2.9	363.18	1,883

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 & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
151.01	1,145	165	6.9	.26	4,404
151.02	1,232	240	5.1	.38	3,242
151.03	796	89	8.9	.14	5,686
CENSUS TOTAL	3,173	494	6.4	.77	4,121
152.01	858	216	4.0	.34	2,524
152.02	2,720	100	27.2	.16	17,000
152.03	338	48	7.0	.08	4,225
152.04		231	.0	.36	
CENSUS TOTAL	3,916	595	6.6	.93	4,211
153.01	776	91	8.5	.14	5,543
153.02	1,200	181	6.6	.28	4,286
153.03	1,175	67	17.5	.10	11,750
153.04	289	109	2.7	.17	1,700
CENSUS TOTAL	3,440	448	7.7	.70	4,914
154.01	5,650	528	10.7	.83	6,807
154.02	1,173	236	5.0	.37	3,170
154.03	636	104	6.1	.16	3,975
CENSUS TOTAL	7,459	868	8.6	1.36	5,485
155.01	2,132	431	4.9	.67	3,182
155.02	1,982	264	7.5	.41	4,834
155.03	740	121	6.1	.19	3,895
155.04	260	27	9.6	.04	6,500
CENSUS TOTAL	5,114	843	6.1	1.32	3,874
156.01	1,531	283	5.4	.44	3,480
156.02	216	42	5.1	.07	3,086
156.03	836	145	5.8	.23	3,635
156.04	316	255	1.2	.40	790
CENSUS TOTAL	2,899	725	4.0	1.13	2,565
157.01	1,247	153	8.2	.24	5,196
157.02	2,151	284	7.6	.44	4,889
157.03	546	270	2.0	.42	1,300
CENSUS TOTAL	3,944	707	5.6	1.10	3,585

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
158.01	1,929	260	7.4	.41	4,705
158.02	1,335	247	5.4	.39	3,423
158.03	1,333	230	5.8	.36	3,703
CENSUS TOTAL	4,597	737	6.2	1.15	3,997
159.01	2,420	576	4.2	.90	2,689
159.02	483	595	.8	.93	519
159.03		500	.0	.78	
159.04	266	98	2.7	.15	1,773
CENSUS TOTAL	3,169	1,769	1.8	2.76	1,148
160.01	633	197	3.2	.31	2,042
160.02	2,447	334	7.3	.52	4,706
160.03	846	208	4.1	.33	2,564
CENSUS TOTAL	3,926	739	5.3	1.15	3,414
161.01	485	418	1.2	.65	746
161.02	279	61	4.6	.10	2,790
161.03	1,711	454	3.8	.71	2,410
161.04	1,196	351	3.4	.55	2,175
CENSUS TOTAL	3,671	1,284	2.9	2.01	1,826
162.01	7,796	1,326	5.9	2.07	3,766
162.02		1,990	.0	3.11	
CENSUS TOTAL	7,796	3,316	2.4	5.18	1,505
163.01	552	2,570	.2	4.02	137
163.02	1,107	6,455	.2	10.09	110
CENSUS TOTAL	1,659	9,025	.2	14.10	118
201.01	1,266	132	9.6	.21	6,029
201.02	1,664	499	3.3	.78	2,133
CENSUS TOTAL	2,930	631	4.6	.99	2,960
202.01	1,955	486	4.0	.76	2,572
202.02	1,595	438	3.6	.68	2,346
CENSUS TOTAL	3,550	924	3.8	1.44	2,465

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
203.01	1,663	279	6.0	.44	3,780
203.02	1,643	360	4.6	.56	2,934
203.03	643	91	7.1	.14	4,593
203.04	761	153	5.0	.24	3,171
CENSUS TOTAL	4,710	883	5.3	1.38	3,413
204.01	3,015	125	24.1	.20	15,075
CENSUS TOTAL	3,015	125	24.1	.20	15,075
205.01	4,616	190	24.3	.30	15,387
205.02	503	35	14.4	.05	10,060
CENSUS TOTAL	5,119	225	22.8	.35	14,626
206.01	440	39	11.3	.06	7,333
206.02	937	39	24.0	.06	15,617
206.03	2,075	189	11.0	.30	6,917
CENSUS TOTAL	3,452	267	12.9	.42	8,219
207.01	1,598	266	6.0	.42	3,805
207.02	341	94	3.6	.15	2,273
207.03	1,420	243	5.8	.38	3,737
CENSUS TOTAL	3,359	603	5.6	.94	3,573
208.01	885	251	3.5	.39	2,269
208.02	705	81	8.7	.13	5,423
208.03	1,437	258	5.6	.40	3,593
CENSUS TOTAL	3,027	590	5.1	.92	3,290
209.01	2,468	573	4.3	.90	2,742
209.02	2,111	1,190	1.8	1.86	1,135
209.03	1,090	157	6.9	.25	4,360
CENSUS TOTAL	5,669	1,920	3.0	3.00	1,890
210.01	622	478	1.3	.75	829
210.02	1,322	139	9.5	.22	6,009
210.03	631	231	2.7	.36	1,753
210.04	833	704	1.2	1.10	757
CENSUS TOTAL	3,408	1,552	2.2	2.43	1,402

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
211.01	2,353	1,002	2.3	1.57	1,499
211.02	393	930	.4	1.45	271
211.03	85	129	.7	.20	425
CENSUS TOTAL	2,831	2,061	1.4	3.22	879
212.01	1,836	485	3.8	.76	2,416
CENSUS TOTAL	1,836	485	3.8	.76	2,416
213.01	2,026	396	5.1	.62	3,268
213.02	258	1,547	.2	2.42	107
CENSUS TOTAL	2,284	1,943	1.2	3.04	751
214.01	1,882	191	9.9	.30	6,273
214.02	3,013	231	13.0	.36	8,369
CENSUS TOTAL	4,895	422	11.6	.66	7,417
215.01	4,394	400	11.0	.63	6,975
215.02		2	.0	.00	
CENSUS TOTAL	4,394	402	10.9	.63	6,975
216.01	3,135	98	32.0	.15	20,900
216.02	935	134	7.0	.21	4,452
CENSUS TOTAL	4,070	232	17.5	.36	11,306
217.01	6,094	517	11.8	.81	7,523
CENSUS TOTAL	6,094	517	11.8	.81	7,523
218.01	2,583	366	7.1	.57	4,532
CENSUS TOTAL	2,583	366	7.1	.57	4,532
219.01	1,597	4,977	.3	7.78	205
CENSUS TOTAL	1,597	4,977	.3	7.78	205
220.01	3	235	.0	.37	8
220.02		268	.0	.42	
220.03	972	281	3.5	.44	2,209
220.04	30	76	.4	.12	250
220.05	554	28	19.8	.04	13,850
CENSUS TOTAL	1,559	888	1.8	1.39	1,122

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
221.01	2,629	503	5.2	.79	3,328
221.02	3	217	.0	.34	9
221.03	244	755	.3	1.18	207
221.04	1,578	483	3.3	.75	2,104
221.05	45	520	.1	.81	56
221.06	103	447	.2	.70	147
CENSUS TOTAL	4,602	2,925	1.6	4.57	1,007
222.01	4,327	2,988	1.4	4.67	927
CENSUS TOTAL	4,327	2,988	1.4	4.67	927
301.01	1,535	288	5.3	.45	3,411
301.02	3,311	430	7.7	.67	4,942
301.03	2,279	223	10.2	.35	6,511
CENSUS TOTAL	7,125	941	7.6	1.47	4,847
302.01	11,177	1,394	8.0	2.18	5,127
CENSUS TOTAL	11,177	1,394	8.0	2.18	5,127
303.01	6,841	748	9.1	1.17	5,847
303.02	3,155	335	9.4	.52	6,067
CENSUS TOTAL	9,996	1,083	9.2	1.69	5,915
304.01	4,077	965	4.2	1.51	2,700
304.02	2,496	373	6.7	.58	4,303
CENSUS TOTAL	6,573	1,338	4.9	2.09	3,145
305.01	1,560	211	7.4	.33	4,727
CENSUS TOTAL	1,560	211	7.4	.33	4,727
306.01	1,347	91	14.8	.14	9,621
306.02	1,017	75	13.6	.12	8,475
306.03	1,148	124	9.3	.19	6,042
306.04	1,262	168	7.5	.26	4,854
CENSUS TOTAL	4,774	458	10.4	.72	6,631
307.01	630	156	4.0	.24	2,625
307.02	982	118	8.3	.18	5,456

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
307.03	1,082	362	3.0	.57	1,898
CENSUS TOTAL	2,694	636	4.2	.99	2,721
308.01	7,929	823	9.6	1.29	6,147
CENSUS TOTAL	7,929	823	9.6	1.29	6,147
309.01	6,145	867	7.1	1.35	4,552
CENSUS TOTAL	6,145	867	7.1	1.35	4,552
310.01	6,701	664	10.1	1.04	6,443
CENSUS TOTAL	6,701	664	10.1	1.04	6,443
311.01	3,093	316	9.8	.49	6,312
311.02	4,028	388	10.4	.61	6,603
311.03	8,312	1,079	7.7	1.69	4,918
311.04	851	311	2.7	.49	1,737
CENSUS TOTAL	16,284	2,094	7.8	3.27	4,980
312.01	11,798	1,957	6.0	3.06	3,856
CENSUS TOTAL	11,798	1,957	6.0	3.06	3,856
313.01	3,986	552	7.2	.86	4,635
CENSUS TOTAL	3,986	552	7.2	.86	4,635
314.01	3,138	473	6.6	.74	4,241
CENSUS TOTAL	3,138	473	6.6	.74	4,241
315.01	4,511	872	5.2	1.36	3,317
CENSUS TOTAL	4,511	872	5.2	1.36	3,317
316.01	1,375	544	2.5	.85	1,618
316.02	2,250	368	6.1	.58	3,879
316.03	9	807	.0	1.26	7
CENSUS TOTAL	3,634	1,719	2.1	2.69	1,351
317.01	10,093	1,578	6.4	2.47	4,086
317.02	1,210	705	1.7	1.10	1,100
CENSUS TOTAL	11,303	2,283	5.0	3.57	3,166

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
401.01	1,114	420	2.7	.66	1,688
401.02	3,176	595	5.3	.93	3,415
401.03	2,208	290	7.6	.45	4,907
CENSUS TOTAL	6,498	1,305	5.0	2.04	3,185
402.01	512	380	1.3	.59	868
402.02	4,156	538	7.7	.84	4,948
402.03		118	.0	.18	
402.04	386	213	1.8	.33	1,170
CENSUS TOTAL	5,054	1,249	4.0	1.95	2,592
403.01	1,375	346	4.0	.54	2,546
403.02	1,290	303	4.3	.47	2,745
CENSUS TOTAL	2,665	649	4.1	1.01	2,639
404.01	2,124	355	6.0	.55	3,862
404.02	277	64	4.3	.10	2,770
404.03	1,381	254	5.4	.40	3,453
404.04	1,866	427	4.4	.67	2,785
404.05	4,891	704	6.9	1.10	4,446
404.06	3,127	418	7.5	.65	4,811
404.07		286	.0	.45	
CENSUS TOTAL	13,666	2,508	5.4	3.92	3,486
405.01	235	486	.5	.76	309
405.02	1,270	222	5.7	.35	3,629
405.03	4,545	931	4.9	1.45	3,134
CENSUS TOTAL	6,050	1,639	3.7	2.56	2,363
406.01	2,672	863	3.1	1.35	1,979
CENSUS TOTAL	2,672	863	3.1	1.35	1,979
501.01	3,005	174	17.3	.27	11,130
501.02	785	67	11.7	.10	7,850
501.03	1,009	100	10.1	.16	6,306
CENSUS TOTAL	4,799	341	14.1	.53	9,055
502.01	1,323	45	29.4	.07	18,900

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
502.02	622	57	10.9	.09	6,911
502.03	424	62	6.8	.10	4,240
502.04	1,002	100	10.0	.16	6,263
CENSUS TOTAL	3,371	264	12.8	.41	8,222
503.01	775	55	14.1	.09	8,611
503.02	751	63	11.9	.10	7,510
503.03	1,699	158	10.8	.25	6,796
503.04	574	61	9.4	.10	5,740
CENSUS TOTAL	3,799	337	11.3	.53	7,168
504.01	826	205	4.0	.32	2,581
504.02	866	142	6.1	.22	3,936
504.03	590	169	3.5	.26	2,269
CENSUS TOTAL	2,282	516	4.4	.81	2,817
505.01	923	80	11.5	.13	7,100
505.02	777	72	10.8	.11	7,064
505.03	574	52	11.0	.08	7,175
CENSUS TOTAL	2,274	204	11.1	.32	7,106
506.01	490	183	2.7	.29	1,690
506.02	3,293	334	9.9	.52	6,333
506.03	765	82	9.3	.13	5,885
506.04	487	69	7.1	.11	4,427
506.05	510	115	4.4	.18	2,833
506.06	962	112	8.6	.18	5,344
506.07	440	62	7.1	.10	4,400
CENSUS TOTAL	6,947	957	7.3	1.50	4,631
507.01	2,463	443	5.6	.69	3,570
507.02	2,761	261	10.6	.41	6,734
CENSUS TOTAL	5,224	704	7.4	1.10	4,749
508.01	847	119	7.1	.19	4,458
508.02	1,259	164	7.7	.26	4,842
508.03	935	130	7.2	.20	4,675
CENSUS TOTAL	3,041	413	7.4	.65	4,678

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
509.01	734	165	4.4	.26	2,823
509.02	759	165	4.6	.26	2,919
CENSUS TOTAL	1,493	330	4.5	.52	2,871
510.01	1,197	127	9.4	.20	5,985
510.02	1,430	218	6.6	.34	4,206
CENSUS TOTAL	2,627	345	7.6	.54	4,865
511.01	960	169	5.7	.26	3,692
511.02	1,209	201	6.0	.31	3,900
CENSUS TOTAL	2,169	370	5.9	.58	3,740
512.01	572	177	3.2	.28	2,043
512.02	820	225	3.6	.35	2,343
512.03	272	101	2.7	.16	1,700
CENSUS TOTAL	1,664	503	3.3	.79	2,106
513.01	1,109	202	5.5	.32	3,466
513.02	1,048	151	6.9	.24	4,367
CENSUS TOTAL	2,157	353	6.1	.55	3,922
514.01	411	16	25.7	.03	13,700
514.02	1,476	30	49.2	.05	29,520
514.03	370	53	7.0	.08	4,625
CENSUS TOTAL	2,257	99	22.8	.15	15,047
515.01	1,953	86	22.7	.13	15,023
515.02	2,730	151	18.1	.24	11,375
515.03	1,697	237	7.2	.37	4,586
515.04	1,148	136	8.4	.21	5,467
CENSUS TOTAL	7,528	610	12.3	.95	7,924
516.01	1,689	61	27.7	.10	16,890
516.02	215	30	7.2	.05	4,300
516.03	1,651	71	23.3	.11	15,009
516.04	1,350	106	12.7	.17	7,941
516.05	978	146	6.7	.23	4,252
CENSUS TOTAL	5,883	414	14.2	.65	9,051

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
517.01	3,464	319	10.9	.50	6,928
517.02	7,310	253	28.9	.40	18,275
CENSUS TOTAL	10,774	572	18.8	.89	12,106
518.01	1,117	163	6.9	.25	4,468
518.02	465	97	4.8	.15	3,100
518.03	1,106	206	5.4	.32	3,456
CENSUS TOTAL	2,688	466	5.8	.73	3,682
519.01	3,633	604	6.0	.94	3,865
CENSUS TOTAL	3,633	604	6.0	.94	3,865
520.01	2,654	489	5.4	.76	3,492
CENSUS TOTAL	2,654	489	5.4	.76	3,492
521.01	344	134	2.6	.21	1,638
521.02	2,229	375	5.9	.59	3,778
521.03	1,442	230	6.3	.36	4,006
521.04	1,557	266	5.9	.42	3,707
521.05	869	253	3.4	.40	2,173
CENSUS TOTAL	6,441	1,258	5.1	1.97	3,270
522.01	2,905	205	14.2	.32	9,078
522.02	1,929	154	12.5	.24	8,038
522.03	1,010	100	10.1	.16	6,313
CENSUS TOTAL	5,844	459	12.7	.72	8,117
523.01	4,452	207	21.5	.32	13,913
CENSUS TOTAL	4,452	207	21.5	.32	13,913
524.01	1,477	164	9.0	.26	5,681
524.02	1,007	90	11.2	.14	7,193
524.03	830	83	10.0	.13	6,385
524.04	1,654	207	8.0	.32	5,169
524.05	1,091	180	6.1	.28	3,896
CENSUS TOTAL	6,059	724	8.4	1.13	5,362
525.01	835	451	1.9	.70	1,193

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
525.02	1,126	316	3.6	.49	2,298
525.03	908	255	3.6	.40	2,270
525.04	3,008	247	12.2	.39	7,713
CENSUS TOTAL	5,877	1,269	4.6	1.98	2,968
526.01	1,601	290	5.5	.45	3,558
526.02	777	189	4.1	.30	2,590
526.03	691	113	6.1	.18	3,839
CENSUS TOTAL	3,069	592	5.2	.93	3,300
601.01	437	500	.9	.78	560
601.02	1,653	525	3.1	.82	2,016
601.03	709	426	1.7	.67	1,058
CENSUS TOTAL	2,799	1,451	1.9	2.27	1,233
602.01	1,101	820	1.3	1.28	860
602.02	185	180	1.0	.28	661
602.03	1,733	934	1.9	1.46	1,187
CENSUS TOTAL	3,019	1,934	1.6	3.02	1,000
603.01	655	197	3.3	.31	2,113
603.02	1,694	321	5.3	.50	3,388
CENSUS TOTAL	2,349	518	4.5	.81	2,900
604.01	658	238	2.8	.37	1,778
604.02	2,254	507	4.4	.79	2,853
604.03	392	92	4.3	.14	2,800
CENSUS TOTAL	3,304	837	3.9	1.31	2,522
605.01	1,296	460	2.8	.72	1,800
605.02	639	245	2.6	.38	1,682
605.03	748	113	6.6	.18	4,156
605.04	481	96	5.0	.15	3,207
605.05	767	266	2.9	.42	1,826
CENSUS TOTAL	3,931	1,180	3.3	1.84	2,136
606.01	389	87	4.5	.14	2,779
606.02	3,056	456	6.7	.71	4,304
CENSUS TOTAL	3,445	543	6.3	.85	4,053

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
607.01 ¹	6,928	946	7.3	1.48	4,681
CENSUS TOTAL	6,928	946	7.3	1.48	4,681
608.01 ¹	2,690	488	5.5	.76	3,539
CENSUS TOTAL	2,690	488	5.5	.76	3,539
609.01 ¹	2,175	552	3.9	.86	2,529
CENSUS TOTAL	2,175	552	3.9	.86	2,529
610.01 ¹	2,036	326	6.2	.51	3,992
CENSUS TOTAL	2,036	326	6.2	.51	3,992
611.01	1,774	557	3.2	.87	2,039
611.02	3,828	898	4.3	1.40	2,734
CENSUS TOTAL	5,602	1,455	3.9	2.27	2,468
612.01	495	597	.8	.93	532
612.02	2,243	1,747	1.3	2.73	822
612.03	196	332	.6	.52	377
612.04	129	315	.4	.49	263
CENSUS TOTAL	3,063	2,991	1.0	4.67	656
613.01	205	122	1.7	.19	1,079
613.02	3,675	237	15.5	.37	9,932
CENSUS TOTAL	3,880	359	10.8	.56	6,929
614.01	221	42	5.3	.07	3,157
614.02	3,415	221	15.5	.35	9,757
CENSUS TOTAL	3,636	263	13.8	.41	8,868
615.01	457	167	2.7	.26	1,758
615.02	572	120	4.8	.19	3,011
615.03	974	147	6.6	.23	4,235
615.04	871	245	3.6	.38	2,292
615.05	249	36	6.9	.06	4,150
CENSUS TOTAL	3,123	715	4.4	1.12	2,788
616.01	1,313	253	5.2	.40	3,283

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
616.02	931	223	4.2	.35	2,660
616.03	802	280	2.9	.44	1,823
616.04	1,434	93	15.4	.15	9,560
CENSUS TOTAL	4,480	849	5.3	1.33	3,368
617.01	3,375	356	9.5	.56	6,027
617.02	387	174	2.2	.27	1,433
CENSUS TOTAL	3,762	530	7.1	.83	4,533
701.01	747	270	2.8	.42	1,779
701.02	1,170	770	1.5	1.20	975
701.03	129	95	1.4	.15	860
701.04	426	299	1.4	.47	906
CENSUS TOTAL	2,472	1,434	1.7	2.24	1,104
702.01	3	813	.0	1.27	2
CENSUS TOTAL	3	813	.0	1.27	2
703.01	1,782	374	4.8	.58	3,072
703.02	228	107	2.1	.17	1,341
703.03	713	187	3.8	.29	2,459
CENSUS TOTAL	2,723	668	4.1	1.04	2,618
704.01	993	401	2.5	.63	1,576
704.02	115	44	2.6	.07	1,643
704.03	945	384	2.5	.60	1,575
704.04	686	200	3.4	.31	2,213
704.05	1,353	267	5.1	.42	3,221
CENSUS TOTAL	4,092	1,296	3.2	2.03	2,016
705.01	307	76	4.0	.12	2,558
705.02	902	188	4.8	.29	3,110
705.03	1,739	326	5.3	.51	3,410
705.04	790	140	5.6	.22	3,591
705.05	386	69	5.6	.11	3,509
705.06	1,068	61	17.5	.10	10,680
CENSUS TOTAL	5,192	860	6.0	1.34	3,875

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
706.01	461	214	2.2	.33	1,397
706.02	434	89	4.9	.14	3,100
706.03	685	103	6.7	.16	4,281
706.04	435	68	6.4	.11	3,955
CENSUS TOTAL	2,015	474	4.3	.74	2,723
707.01	762	154	4.9	.24	3,175
707.02	1,040	149	7.0	.23	4,522
707.03	723	147	4.9	.23	3,143
707.04	999	137	7.3	.21	4,757
707.05	539	78	6.9	.12	4,492
707.06	699	78	9.0	.12	5,825
CENSUS TOTAL	4,762	743	6.4	1.16	4,105
708.01	696	143	4.9	.22	3,164
708.02	2,067	278	7.4	.43	4,807
CENSUS TOTAL	2,763	421	6.6	.66	4,186
709.01	1,873	311	6.0	.49	3,822
709.02	1,849	217	8.5	.34	5,438
709.03	697	73	9.5	.11	6,336
709.04	504	176	2.9	.28	1,800
709.05	915	105	8.7	.16	5,719
709.06	300	32	9.4	.05	6,000
CENSUS TOTAL	6,138	914	6.7	1.43	4,292
710.01	159	69	2.3	.11	1,445
710.02	587	112	5.2	.18	3,261
710.03	489	169	2.9	.26	1,881
CENSUS TOTAL	1,235	350	3.5	.55	2,245
711.01	426	42	10.1	.07	6,086
711.02	572	62	9.2	.10	5,720
711.03	726	78	9.3	.12	6,050
711.04	842	79	10.7	.12	7,017
711.05	674	65	10.4	.10	6,740
711.06	1,645	151	10.9	.24	6,854
711.07	523	77	6.8	.12	4,358

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
711.08	973	185	5.3	.29	3,355
CENSUS TOTAL	6,381	739	8.6	1.15	5,549
712.01	3	75	.0	.12	25
712.02		61	.0	.10	
712.03	513	30	17.1	.05	10,260
712.04	5,492	311	17.7	.49	11,208
CENSUS TOTAL	6,008	477	12.6	.75	8,011
713.01	5,520	445	12.4	.70	7,886
713.02	1,553	251	6.2	.39	3,982
CENSUS TOTAL	7,073	696	10.2	1.09	6,489
714.01	3,459	616	5.6	.96	3,603
714.02	1,625	111	14.6	.17	9,559
CENSUS TOTAL	5,084	727	7.0	1.14	4,460
801.01	696	3,223	.2	5.04	138
801.02	585	797	.7	1.25	468
801.03	507	1,231	.4	1.92	264
801.04	634	2,010	.3	3.14	202
801.05	493	1,351	.4	2.11	234
CENSUS TOTAL	2,915	8,612	.3	13.46	217
802.01	645	712	.9	1.11	581
802.02	1,159	450	2.6	.70	1,656
802.03	1,402	255	5.5	.40	3,505
802.04	2,431	559	4.3	.87	2,794
802.05		134	.0	.21	
CENSUS TOTAL	5,637	2,110	2.7	3.30	1,708
803.01	2,460	2,464	1.0	3.85	639
803.02	647	550	1.2	.86	752
803.03	2,003	1,808	1.1	2.83	708
803.04	3	96	.0	.15	20
CENSUS TOTAL	5,113	4,918	1.0	7.68	666
804.01	1,211	1,504	.8	2.35	515

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
804.02	1,284	2,470	.5	3.86	333
804.03	966	1,104	.9	1.73	558
804.04	826	756	1.1	1.18	700
804.05	2,080	1,269	1.6	1.98	1,051
CENSUS TOTAL	6,367	7,103	.9	11.10	574
805.01	3,562	647	5.5	1.01	3,527
805.02	2,634	1,315	2.0	2.05	1,285
805.03	1,316	918	1.4	1.43	920
CENSUS TOTAL	7,512	2,880	2.6	4.50	1,669
806.01	1,208	1,231	1.0	1.92	629
806.02	1,757	207	8.5	.32	5,491
806.03	2,637	1,292	2.0	2.02	1,305
806.04	1,374	1,122	1.2	1.75	785
CENSUS TOTAL	6,976	3,852	1.8	6.02	1,159
807.01	3	511	.0	.80	4
807.02	7,089	503	14.1	.79	8,973
807.03	1,036	329	3.1	.51	2,031
CENSUS TOTAL	8,128	1,343	6.1	2.10	3,870
808.01 ²	5,447	1,129	4.8	1.76	3,095
CENSUS TOTAL	5,447	1,129	4.8	1.76	3,095
809.01 ²	7,871	1,233	6.4	1.93	4,078
CENSUS TOTAL	7,871	1,233	6.4	1.93	4,078
810.01	2,841	390	7.3	.61	4,657
CENSUS TOTAL	2,841	390	7.3	.61	4,657
811.01	107	271	.4	.42	255
811.02	70	634	.1	.99	71
811.03	2,177	491	4.4	.77	2,827
811.04	3,321	751	4.4	1.17	2,838
CENSUS TOTAL	5,675	2,147	2.6	3.35	1,694
812.01	5,446	1,042	5.2	1.63	3,341
CENSUS TOTAL	5,446	1,042	5.2	1.63	3,341

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
813.01	14,829	2,149	6.9	3.36	4,413
CENSUS TOTAL	14,829	2,149	6.9	3.36	4,413
814.01	6,988	1,216	5.7	1.90	3,678
CENSUS TOTAL	6,988	1,216	5.7	1.90	3,678
815.01	2,258	1,131	2.0	1.77	1,276
CENSUS TOTAL	2,258	1,131	2.0	1.77	1,276
816.01	1,555	1,070	1.5	1.67	931
816.02	1,608	1,105	1.5	1.73	929
CENSUS TOTAL	3,163	2,175	1.5	3.40	930
817.01	1,291	831	1.6	1.30	993
817.02	1,225	917	1.3	1.43	857
817.03	1,625	632	2.6	.99	1,641
817.04	445	625	.7	.98	454
CENSUS TOTAL	4,586	3,005	1.5	4.70	976
818.01	426	1,878	.2	2.93	145
818.02	6,786	1,939	3.5	3.03	2,240
818.03	646	413	1.6	.65	994
818.04	3,667	1,808	2.0	2.83	1,296
CENSUS TOTAL	11,525	6,038	1.9	9.43	1,222
901.01	16	574	.0	.90	18
901.02	38	437	.1	.68	56
901.03	2,206	1,801	1.2	2.81	785
901.04		1,078	.0	1.68	
901.05	1,793	1,608	1.1	2.51	714
901.06	3	2,504	.0	3.91	1
CENSUS TOTAL	4,056	8,002	.5	12.50	324
902.01	26	1,537	.0	2.40	11
902.02	82	3,218	.0	5.03	16
902.03	6,118	2,779	2.2	4.34	1,410
902.04	1,559	443	3.5	.69	2,259
902.05	9	150	.1	.23	39
CENSUS TOTAL	7,794	8,127	1.0	12.70	614

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
903.01	5,622	937	6.0	1.46	3,851
903.02	1,558	1,357	1.1	2.12	735
903.03	362	493	.7	.77	470
903.04	37	35	1.1	.05	740
CENSUS TOTAL	7,579	2,822	2.7	4.41	1,719
904.01	7,690	1,741	4.4	2.72	2,827
904.02	229	860	.3	1.34	171
904.03	90	256	.4	.40	225
904.04	778	668	1.2	1.04	748
CENSUS TOTAL	8,787	3,525	2.5	5.51	1,595
905.01	78	264	.3	.41	190
905.02	2,540	2,294	1.1	3.58	709
CENSUS TOTAL	2,618	2,558	1.0	4.00	655
906.01	70	806	.1	1.26	56
906.02	128	1,574	.1	2.46	52
906.03	238	855	.3	1.34	178
906.04	2,053	1,053	1.9	1.65	1,244
906.05	1,052	1,929	.5	3.01	350
CENSUS TOTAL	3,541	6,217	.6	9.71	365
907.01	157	1,219	.1	1.90	83
907.02	1,838	1,981	.9	3.10	593
907.03	345	984	.4	1.54	224
907.04	420	1,110	.4	1.73	243
907.05	139	274	.5	.43	323
907.06	1,582	2,253	.7	3.52	449
907.07	283	2,383	.1	3.72	76
907.08	80	334	.2	.52	154
907.09	1,964	1,402	1.4	2.19	897
907.10	162	1,721	.1	2.69	60
907.11	36	103	.3	.16	225
907.12	169	423	.4	.66	256
907.13	160	308	.5	.48	333
907.14	137	693	.2	1.08	127
907.15	113	193	.6	.30	377

POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
907.16	50	1,433	.0	2.24	22
CENSUS TOTAL	7,635	16,814	.5	26.27	291
908.01	508	1,124	.5	1.76	289
908.02	800	1,827	.4	2.85	281
908.03	497	471	1.1	.74	672
908.04	402	920	.4	1.44	279
908.05	591	1,190	.5	1.86	318
908.06	1,197	1,488	.8	2.33	514
908.07	229	2,693	.1	4.21	54
908.08	991	2,972	.3	4.64	214
908.09	891	1,143	.8	1.79	498
908.10	431	1,750	.2	2.73	158
908.11	458	1,112	.4	1.74	263
908.12	6,125	1,041	5.9	1.63	3,758
CENSUS TOTAL	13,120	17,731	.7	27.70	474
909.01 ³	226	161	1.4	.25	904
CENSUS TOTAL	226	161	1.4	.25	904
TOTAL	683,809	232,433	2.9	363.18	1,883

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

²Comprises part of the Town of Herndon (the Town of Herndon is composed of Census Tracts 808 and 809).

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

VI POPULATION FORECASTS

POPULATION FORECASTS

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. In 1985, the Round III forecasts were revised and published by COG as Round III Update forecasts. The forecasts contained in the 1986 Standard Reports are revisions to Round III and have been revised to reflect:

- higher than anticipated growth between 1983 and 1986, 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 forecasts 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 1986 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 15 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

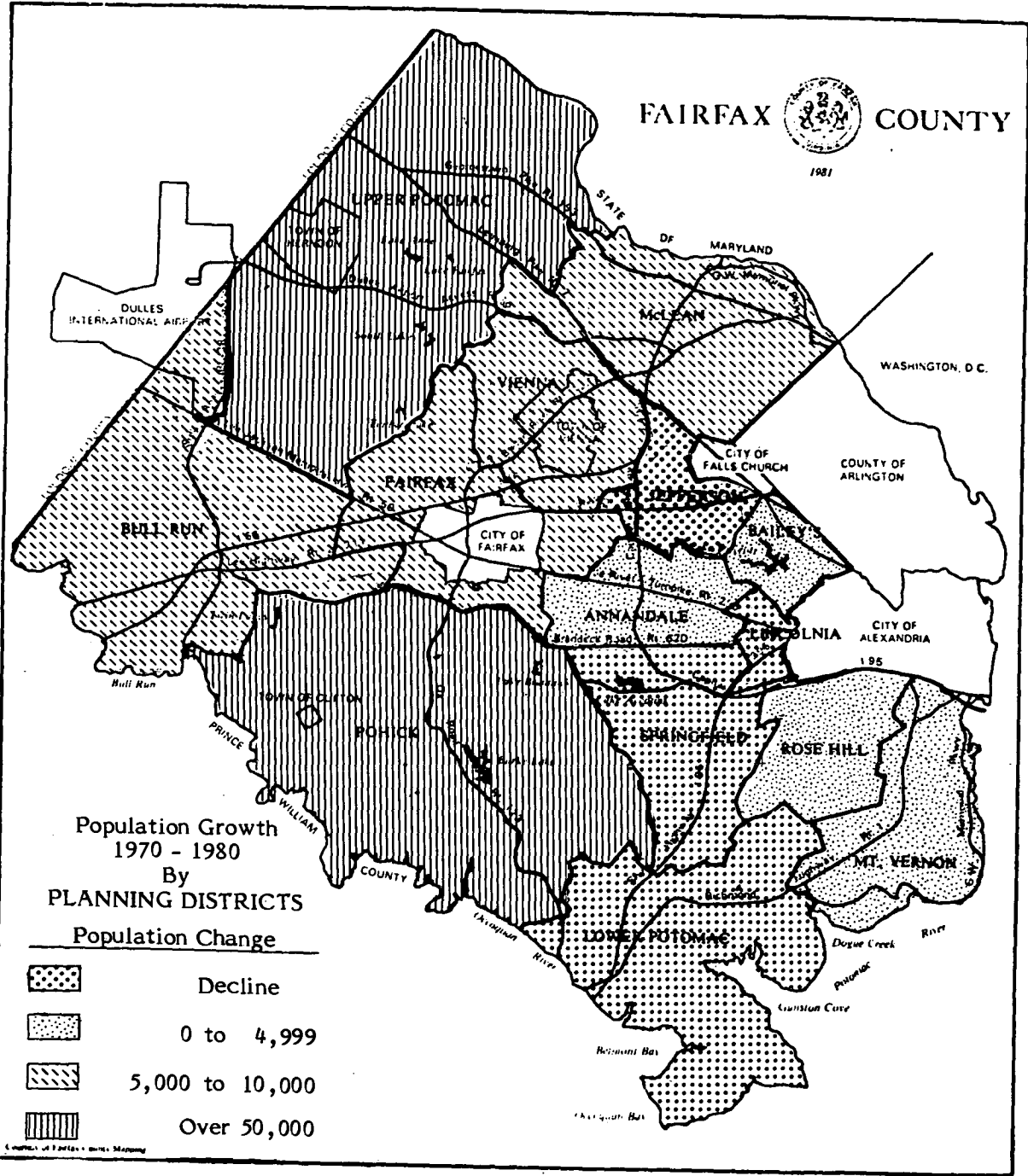
Planning District	Average Household Size		
	1990	1995	2000
Annandale	2.60	2.55	2.45
Bailey's	2.16	2.05	1.96
Bull Run	2.94	2.78	2.69
Fairfax	2.50	2.37	2.25
Jefferson	2.34	2.16	2.08
Lincolnia	2.20	2.10	2.03
Lower Potomac	2.40	2.31	2.19
McLean	2.58	2.47	2.40
Mount Vernon	2.38	2.30	2.24
Pohick	3.00	2.82	2.74
Rose Hill	2.53	2.49	2.46
Springfield	2.47	2.36	2.30
Upper Potomac	2.82	2.72	2.62
Vienna	2.49	2.43	2.29
County	2.61	2.51	2.43

Tables

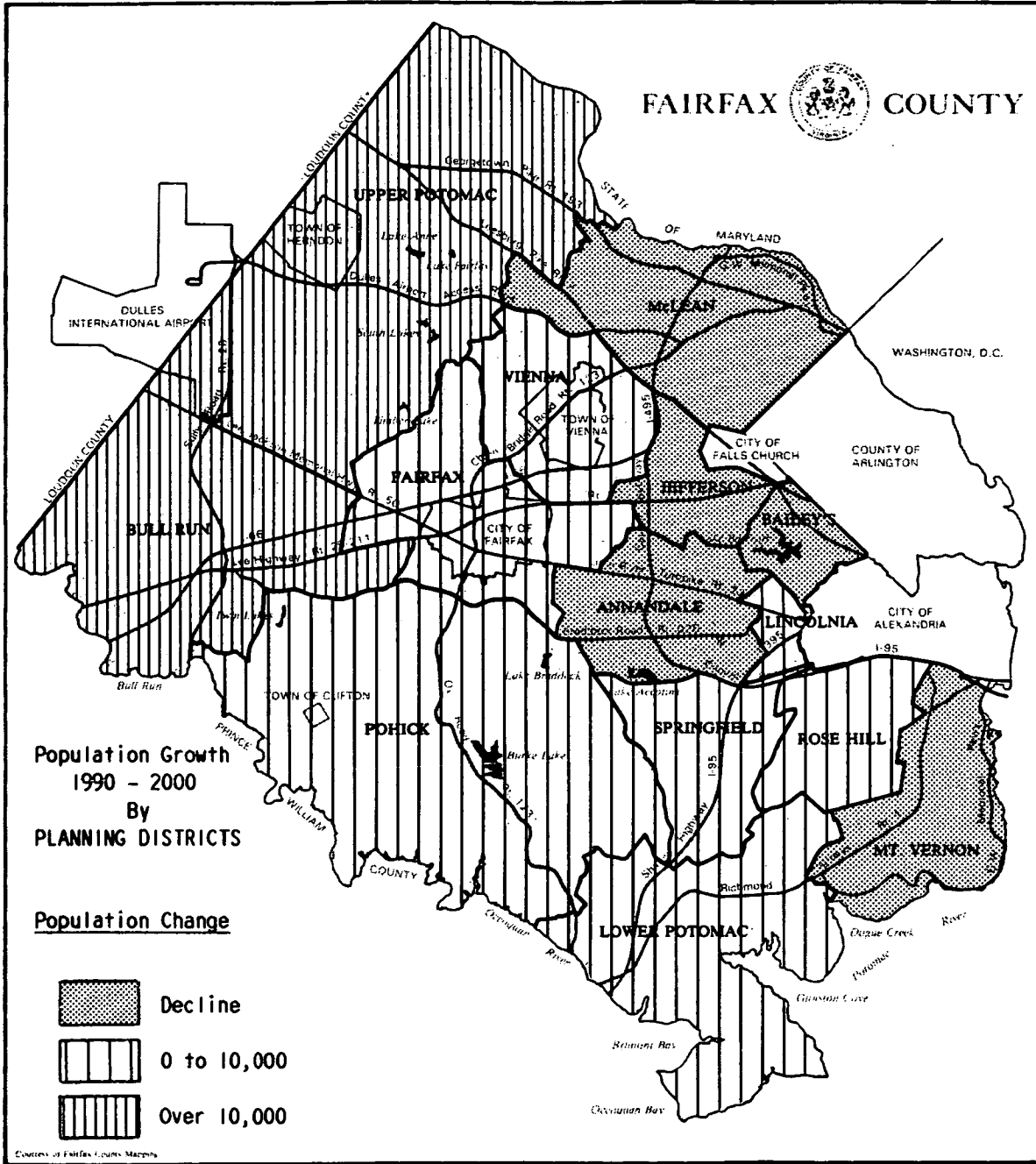
The tables that follow show Fairfax County's population increasing from 455,021 in 1970 to 596,901 in 1980, based on 1970 and 1980 Census information, respectively. Between 1980 and 1990, the County's population is expected to increase by 133,048 persons, from 596,901 in 1980 to 729,949 in 1990. By the year 2000, the County's population is expected to be 791,339, an increase of 61,390 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 1986.

The area comprising the Springfield Supervisor District, which as of January 1986 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
1990 - 2000
By
PLANNING DISTRICTS**

Population Change

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

Courtesy of Fairfax County Maps

HISTORICAL AND FORECASTED POPULATION
BY SUPERVISOR DISTRICT
(JANUARY 1986)

SUPERVISOR DISTRICT	1980	1986	1990	1995	2000
CENTREVILLE ¹	76,523	95,323	113,221	120,014	121,234
DRANESVILLE ²	74,717	84,930	84,114	87,365	89,240
ANNANDALE	71,734	75,174	75,908	74,297	71,886
LEE	73,911	75,551	78,158	85,477	90,151
MASON	72,395	76,446	73,838	72,614	70,604
MOUNT VERNON	72,271	82,517	80,866	81,501	82,303
PROVIDENCE	79,635	82,255	89,555	89,834	94,058
SPRINGFIELD ³	75,715	111,613	134,289	155,616	171,863
TOTAL	596,901	683,809	729,949	766,718	791,339

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

1986 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 1986)

PLANNING DISTRICT	1970	1980	1986	1990	1995	2000
ANNANDALE	62,635	66,466	62,767	61,974	61,376	59,102
BAILEY'S	30,112	30,290	35,120	33,334	32,349	31,390
BULL RUN	14,006	23,566	33,507	50,479	69,812	84,884
FAIRFAX	22,889	32,332	35,344	36,977	38,494	39,203
JEFFERSON	40,989	38,152	37,634	39,102	37,141	36,583
LINCOLNIA	11,123	9,978	10,618	12,839	13,517	13,649
LOWER POTOMAC	21,497	16,305	21,537	20,881	21,567	22,475
MCLEAN	46,866	54,669	55,366	55,679	54,572	54,302
MOUNT VERNON	76,730	79,533	78,930	78,609	77,139	76,644
POHICK ¹	14,902	71,543	107,424	113,986	115,532	117,514
ROSE HILL	21,859	23,262	24,828	26,794	33,270	36,512
SPRINGFIELD	32,970	31,667	33,531	32,558	34,034	35,003
UPPER POTOMAC ²	20,062	70,795	100,816	120,762	132,028	136,509
VIENNA ³	38,381	48,343	46,387	45,975	45,687	47,569
TOTAL	455,021	596,901	683,809	729,949	766,713	791,339

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.

1986 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 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
151.01			1,145	1,080	1,167	1,143
151.02			1,232	1,082	1,105	1,158
151.03			796	663	650	633
CENSUS TOTAL	3,677	3,062	3,173	2,825	2,922	2,934
152.01			858	766	740	721
152.02			2,720	3,474	3,357	3,270
152.03			338	268	259	252
CENSUS TOTAL	4,622	3,458	3,916	4,508	4,356	4,243
153.01			776	647	626	609
153.02			1,200	1,054	1,019	992
153.03			1,175	1,077	1,041	1,014
153.04			289	229	221	215
CENSUS TOTAL	4,958	3,938	3,440	3,007	2,907	2,830
154.01			5,650	6,086	6,008	5,900
154.02			1,173	931	911	887
154.03			636	629	614	598
CENSUS TOTAL	6,792	8,096	7,459	7,646	7,533	7,385
155.01			2,132	2,614	2,648	2,682
155.02			1,982	1,569	1,516	1,477
155.03			740	588	568	553
155.04			260	206	199	194
CENSUS TOTAL	5,435	4,985	5,114	4,977	4,931	4,906
156.01			1,531	1,233	1,205	1,173
156.02			216	172	166	161
156.03			836	675	652	635
156.04			316	293	283	276
CENSUS TOTAL	3,012	2,561	2,899	2,373	2,306	2,245

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
157.01			1,247	988	955	930
157.02			2,151	1,715	1,667	1,623
157.03			546	435	420	409
CENSUS TOTAL	5,086	4,128	3,944	3,138	3,042	2,962
158.01			1,929	1,562	1,510	1,513
158.02			1,335	1,073	1,068	1,040
158.03			1,333	1,057	1,021	995
CENSUS TOTAL	5,329	5,173	4,597	3,692	3,599	3,548
159.01			2,420	1,926	1,861	1,813
159.02			483	430	455	450
159.04			266	210	305	304
CENSUS TOTAL	3,721	3,526	3,169	2,566	2,621	2,567
160.01			633	704	774	883
160.02			2,447	2,269	2,193	2,135
160.03			846	670	648	631
CENSUS TOTAL	4,560	3,951	3,926	3,643	3,615	3,649
161.01			485	471	462	450
161.02			279	222	214	209
161.03			1,711	1,359	1,355	1,326
161.04			1,196	1,077	1,107	1,160
CENSUS TOTAL	3,634	3,518	3,671	3,129	3,138	3,145
162.01			7,796	7,783	7,783	7,783
CENSUS TOTAL	9,070	5,609	7,796	7,783	7,783	7,783
163.01			552	547	637	823
163.02			1,107	1,232	1,352	1,545
CENSUS TOTAL	1,658	1,876	1,659	1,779	1,989	2,368

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
201.01			1,266	1,035	989	964
201.02			1,664	1,438	1,374	1,339
CENSUS TOTAL	3,734	3,282	2,930	2,473	2,363	2,303
202.01			1,955	2,285	3,295	3,470
202.02			1,595	1,678	1,917	2,087
CENSUS TOTAL	2,689	2,848	3,550	3,963	5,212	5,557
203.01			1,663	1,568	2,079	2,184
203.02			1,643	1,918	2,008	1,991
203.03			643	588	687	686
203.04			761	717	986	1,350
CENSUS TOTAL	4,941	4,445	4,710	4,791	5,760	6,211
204.01			3,015	3,634	3,512	3,421
CENSUS TOTAL	1,361	2,321	3,015	3,634	3,512	3,421
205.01			4,616	5,556	5,369	5,229
205.02			503	403	389	379
CENSUS TOTAL	4,198	3,492	5,119	5,959	5,758	5,608
206.01			440	409	396	385
206.02			937	979	946	921
206.03			2,075	2,184	2,111	2,265
CENSUS TOTAL	4,127	3,899	3,452	3,572	3,453	3,571
207.01			1,598	1,619	1,601	1,582
207.02			341	311	534	593
207.03			1,420	1,364	1,350	1,333
CENSUS TOTAL	4,274	3,881	3,359	3,294	3,485	3,508

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
208.01			885	810	797	794
208.02			705	644	634	626
208.03			1,437	1,558	1,541	1,522
CENSUS TOTAL	3,358	3,039	3,027	3,012	2,972	2,942
209.01			2,468	3,776	4,920	5,147
209.02			2,111	2,383	3,367	4,943
209.03			1,090	1,145	1,134	1,121
CENSUS TOTAL	3,394	3,493	5,669	7,304	9,421	11,211
210.01			622	508	485	1,242
210.02			1,322	1,348	1,334	1,300
210.03			631	650	792	944
210.04			833	681	651	634
CENSUS TOTAL	3,187	3,152	3,408	3,187	3,262	4,120
211.01			2,353	2,682	4,325	4,575
211.02			393	367	684	1,043
211.03			85	183	388	484
CENSUS TOTAL	1,424	2,392	2,831	3,232	5,397	6,102
212.01			1,836	1,680	2,075	2,151
CENSUS TOTAL	2,039	2,549	1,836	1,680	2,075	2,151
213.01			2,026	2,130	3,412	3,643
213.02			258	253	249	246
CENSUS TOTAL	2,321	2,570	2,284	2,383	3,661	3,889
214.01			1,882	2,118	2,047	1,993
214.02			3,013	3,472	3,355	3,268
CENSUS TOTAL	3,570	5,478	4,895	5,590	5,402	5,261

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
215.01			4,394	4,549	4,396	4,282
CENSUS TOTAL	2,092	4,884	4,394	4,549	4,396	4,282
216.01			3,135	3,250	3,141	3,059
216.02			935	1,048	1,012	1,152
CENSUS TOTAL	2,174	4,495	4,070	4,298	4,153	4,211
217.01			6,094	6,196	5,994	5,838
CENSUS TOTAL	5,233	6,611	6,094	6,196	5,994	5,838
218.01			2,583	3,307	3,501	4,038
CENSUS TOTAL	1,345	1,957	2,583	3,307	3,501	4,038
219.01			1,597	1,597	1,597	1,597
CENSUS TOTAL	5,521	2,117	1,597	1,597	1,597	1,597
220.01			3	2	2	2
220.03			972	1,077	1,043	989
220.04			30	28	27	25
220.05			554	533	513	486
CENSUS TOTAL	1,415	1,795	1,559	1,640	1,585	1,502
221.01			2,629	3,236	3,314	3,197
221.02			3	2	2	2
221.03			244	238	229	217
221.04			1,578	1,744	2,211	2,719
221.05			45	42	40	278
221.06			103	92	89	84
CENSUS TOTAL	1,067	2,877	4,602	5,354	5,885	6,497
222.01			4,327	4,327	4,327	4,327
CENSUS TOTAL	2,816	2,452	4,327	4,327	4,327	4,327

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
301.01			1,535	1,335	1,255	1,235
301.02			3,311	3,166	3,022	2,936
301.03			2,279	2,788	3,022	3,031
CENSUS TOTAL	1,387	4,942	7,125	7,289	7,299	7,202
302.01			11,177	10,996	10,374	10,103
CENSUS TOTAL	2,444	9,860	11,177	10,996	10,374	10,103
303.01			6,841	7,190	6,767	6,575
303.02			3,155	2,984	2,886	2,812
CENSUS TOTAL	336	6,991	9,996	10,174	9,653	9,387
304.01			4,077	3,668	3,597	3,456
304.02			2,496	2,136	2,095	2,013
CENSUS TOTAL	8,486	7,849	6,573	5,804	5,692	5,469
305.01			1,560	1,409	1,389	1,335
CENSUS TOTAL	1,675	1,528	1,560	1,409	1,389	1,335
306.01			1,347	1,308	1,250	1,218
306.02			1,017	831	794	774
306.03			1,148	1,132	1,082	1,054
306.04			1,262	1,033	987	961
CENSUS TOTAL	6,181	5,005	4,774	4,304	4,113	4,007
307.01			630	515	492	480
307.02			982	802	767	747
307.03			1,082	885	846	889
CENSUS TOTAL	3,381	2,768	2,694	2,202	2,105	2,116
308.01			7,929	7,900	7,548	7,356
CENSUS TOTAL	8,600	8,710	7,929	7,900	7,548	7,356

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
309.01			6,145	6,764	6,415	6,277
CENSUS TOTAL	432	4,990	6,145	6,764	6,415	6,277
310.01			6,701	6,988	6,577	6,391
CENSUS TOTAL	108	4,600	6,701	6,988	6,577	6,391
311.01			3,093	2,955	2,995	2,973
311.02			4,028	5,195	5,125	5,069
311.03			8,312	9,730	9,656	9,727
311.04			851	1,015	1,054	1,272
CENSUS TOTAL	225	7,036	16,284	18,895	18,830	19,041
312.01			11,798	12,117	11,870	12,165
CENSUS TOTAL	436	8,847	11,798	12,117	11,870	12,165
313.01			3,986	3,895	3,669	3,860
CENSUS TOTAL	1,765	4,224	3,986	3,895	3,669	3,860
314.01			3,138	2,834	3,358	3,484
CENSUS TOTAL	2,647	3,156	3,138	2,834	3,358	3,484
315.01			4,511	4,785	4,701	4,589
CENSUS TOTAL	4,677	2,894	4,511	4,785	4,701	4,589
316.01			1,375	1,396	1,687	1,941
316.02			2,250	2,082	2,057	2,011
316.03			9	7	7	7
CENSUS TOTAL	2,275	3,394	3,634	3,485	3,751	3,959
317.01			10,093	11,330	11,753	11,644
317.02			1,210	1,355	1,476	1,492
CENSUS TOTAL	335	6,159	11,303	12,685	13,229	13,136

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
401.01			1,114	1,444	1,369	1,300
401.02			3,176	2,451	2,323	2,210
401.03			2,208	2,326	2,212	2,100
CENSUS TOTAL	6,911	6,523	6,498	6,221	5,904	5,610
402.01			512	672	700	680
402.02			4,156	5,016	4,756	5,099
402.04			386	310	294	279
CENSUS TOTAL	5,101	5,090	5,054	5,998	5,750	6,058
403.01			1,375	1,179	1,157	1,111
403.02			1,290	1,119	1,098	1,055
CENSUS TOTAL	2,736	2,851	2,665	2,298	2,255	2,166
404.01			2,124	1,839	1,804	1,745
404.02			277	237	233	224
404.03			1,381	1,229	1,240	1,191
404.04			1,866	1,622	1,590	1,528
404.05			4,891	4,260	4,178	4,014
404.06			3,127	2,676	2,625	2,522
CENSUS TOTAL	13,148	15,757	13,666	11,863	11,670	11,224
405.01			235	209	289	281
405.02			1,270	1,115	1,064	1,010
405.03			4,545	3,599	3,744	3,630
CENSUS TOTAL	4,298	5,865	6,050	4,923	5,097	4,921
406.01			2,672	2,537	2,612	2,538
CENSUS TOTAL	2,825	2,280	2,672	2,537	2,612	2,538
501.01			3,005	3,524	3,562	3,502

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
501.02			785	794	733	706
501.03			1,009	929	857	826
CENSUS TOTAL	4,558	3,856	4,799	5,247	5,152	5,034
502.01			1,323	1,172	1,081	1,041
502.02			622	546	504	486
502.03			424	389	372	358
502.04			1,002	884	816	786
CENSUS TOTAL	5,254	4,286	3,371	2,991	2,773	2,671
503.01			775	693	639	616
503.02			751	659	608	586
503.03			1,699	1,911	1,764	1,699
503.04			574	504	465	448
CENSUS TOTAL	5,048	4,151	3,799	3,767	3,476	3,349
504.01			826	729	679	654
504.02			866	760	702	676
504.03			590	517	477	460
CENSUS TOTAL	2,873	2,505	2,282	2,006	1,858	1,790
505.01			923	810	747	720
505.02			777	681	629	606
505.03			574	504	465	448
CENSUS TOTAL	3,066	2,658	2,274	1,995	1,841	1,774
506.01			490	911	949	919
506.02			3,293	3,933	3,703	3,572
506.03			765	670	619	596
506.04			487	427	394	380
506.05			510	452	542	528

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
506.06			962	843	778	750
506.07			440	391	361	348
CENSUS TOTAL	7,506	6,714	6,947	7,627	7,346	7,093
507.01			2,463	2,516	2,480	2,383
507.02			2,761	3,568	3,519	3,381
CENSUS TOTAL	3,218	4,706	5,224	6,084	5,999	5,764
508.01			847	730	716	687
508.02			1,259	1,082	1,061	1,019
508.03			935	1,082	1,073	1,031
CENSUS TOTAL	3,796	3,096	3,041	2,894	2,850	2,737
509.01			734	643	594	572
509.02			759	666	614	592
CENSUS TOTAL	2,108	1,745	1,493	1,309	1,208	1,164
510.01			1,197	1,024	1,005	965
510.02			1,430	1,224	1,201	1,154
CENSUS TOTAL	3,435	2,898	2,627	2,248	2,206	2,119
511.01			960	741	703	672
511.02			1,209	936	888	849
CENSUS TOTAL	2,790	2,355	2,169	1,677	1,591	1,521
512.01			572	480	455	435
512.02			820	639	607	580
512.03			272	210	199	190
CENSUS TOTAL	2,223	1,770	1,664	1,329	1,261	1,205
513.01			1,109	899	853	816

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
513.02			1,048	868	823	787
CENSUS TOTAL	2,548	2,084	2,157	1,767	1,676	1,603
514.01			411	423	402	384
514.02			1,476	1,503	1,426	1,364
514.03			370	432	416	397
CENSUS TOTAL	2,492	2,027	2,257	2,358	2,244	2,145
515.01			1,953	2,005	1,940	1,855
515.02			2,730	2,690	2,569	2,456
515.03			1,697	1,600	1,519	1,609
515.04			1,148	1,131	1,074	1,181
CENSUS TOTAL	6,095	7,031	7,528	7,426	7,102	7,101
516.01			1,689	1,725	1,637	1,565
516.02			215	166	158	151
516.03			1,651	1,634	1,550	1,482
516.04			1,350	1,266	1,202	1,149
516.05			978	853	810	774
CENSUS TOTAL	6,592	5,926	5,883	5,644	5,357	5,121
517.01			3,464	3,759	4,220	4,187
517.02			7,310	7,296	6,925	6,621
CENSUS TOTAL	4,298	6,154	10,774	11,055	11,145	10,808
518.01			1,117	864	820	784
518.02			465	359	341	326
518.03			1,106	855	812	776
CENSUS TOTAL	3,074	2,943	2,688	2,078	1,973	1,886
519.01			3,633	4,127	4,702	4,735
CENSUS TOTAL	3,314	3,081	3,633	4,127	4,702	4,735

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
520.01			2,654	2,776	3,161	3,146
CENSUS TOTAL	1,666	2,670	2,654	2,776	3,161	3,146
521.01			344	295	289	278
521.02			2,229	2,331	2,236	2,197
521.03			1,442	1,359	1,343	1,290
521.04			1,557	1,512	1,497	1,439
521.05			869	802	787	756
CENSUS TOTAL	4,974	6,560	6,441	6,299	6,202	5,960
522.01			2,905	3,593	3,524	3,386
522.02			1,929	2,064	2,024	1,945
522.03			1,010	865	848	815
CENSUS TOTAL	7,020	5,454	5,844	6,522	6,396	6,146
523.01			4,452	6,296	6,175	5,933
CENSUS TOTAL	3,319	5,131	4,452	6,296	6,175	5,933
524.01			1,477	1,264	1,240	1,191
524.02			1,007	862	845	812
524.03			830	710	696	669
524.04			1,654	1,844	1,809	1,738
524.05			1,091	1,117	1,035	1,052
CENSUS TOTAL	6,956	6,077	6,059	5,797	5,685	5,462
525.01			835	715	701	673
525.02			1,126	969	995	968
525.03			908	744	710	687
525.04			3,008	3,167	3,124	3,170
CENSUS TOTAL	6,511	6,215	5,877	5,595	5,530	5,498

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
526.01			1,601	1,565	1,493	1,444
526.02			777	943	1,221	1,368
526.03			691	696	670	648
CENSUS TOTAL	3,396	2,571	3,069	3,204	3,384	3,460
601.01			437	454	520	697
601.02			1,653	1,552	1,493	1,467
601.03			709	645	617	623
CENSUS TOTAL	669	2,809	2,799	2,651	2,630	2,787
602.01			1,101	1,096	1,112	1,048
602.02			185	160	161	152
602.03			1,733	1,575	1,558	1,468
CENSUS TOTAL	1,138	2,487	3,019	2,831	2,831	2,668
603.01			655	574	560	583
603.02			1,694	1,486	1,520	1,439
CENSUS TOTAL	1,119	2,784	2,349	2,060	2,080	2,022
604.01			658	562	549	517
604.02			2,254	2,460	2,401	2,287
604.03			392	337	329	310
CENSUS TOTAL	1,641	3,205	3,304	3,359	3,279	3,114
605.01			1,296	1,350	1,352	1,281
605.02			639	725	764	1,428
605.03			748	718	740	709
605.04			481	498	486	458
605.05			767	890	934	900
CENSUS TOTAL	2,376	3,146	3,931	4,181	4,276	4,776

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
606.01			389	340	332	312
606.02			3,056	2,618	2,559	2,425
CENSUS TOTAL	5,437	4,281	3,445	2,958	2,891	2,737
607.01 ¹			6,928	6,315	6,163	5,808
CENSUS TOTAL	8,699	7,655	6,928	6,315	6,163	5,808
608.01 ¹			2,690	2,527	2,473	2,331
CENSUS TOTAL	3,487	2,990	2,690	2,527	2,473	2,331
609.01 ¹			2,175	1,912	1,866	1,753
CENSUS TOTAL	2,558	2,525	2,175	1,912	1,866	1,758
610.01 ¹			2,036	1,823	1,779	1,677
CENSUS TOTAL	2,408	2,299	2,036	1,823	1,779	1,677
611.01			1,774	1,517	1,485	1,406
611.02			3,828	3,831	3,923	3,992
CENSUS TOTAL	4,351	6,273	5,602	5,348	5,408	5,398
612.01			495	423	401	381
612.02			2,243	1,951	1,950	1,857
612.03			196	166	157	149
612.04			129	101	96	91
CENSUS TOTAL	1,290	2,680	3,063	2,641	2,604	2,478
613.01			205	161	574	995
613.02			3,675	5,173	5,109	5,155
CENSUS TOTAL	507	2,088	3,880	5,334	5,683	6,150
614.01			221	185	175	166

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
614.02			3,415	4,574	4,336	4,117
CENSUS TOTAL	1,316	4,685	3,636	4,759	4,511	4,283
615.01			457	418	403	389
615.02			572	495	483	456
615.03			974	981	1,042	988
615.04			871	1,122	1,235	1,534
615.05			249	213	208	196
CENSUS TOTAL	1,046	2,606	3,123	3,229	3,371	3,563
616.01			1,313	1,572	1,541	2,548
616.02			931	826	829	988
616.03			802	878	857	808
616.04			1,434	1,950	1,903	3,279
CENSUS TOTAL	3,984	4,380	4,480	5,226	5,130	7,623
617.01			3,375	4,255	4,337	4,093
617.02			387	369	406	390
CENSUS TOTAL	550	3,963	3,762	4,624	4,743	4,483
701.01			747	783	757	736
701.02			1,170	1,193	1,149	1,116
701.03			129	134	128	125
701.04			426	419	401	399
CENSUS TOTAL	1,216	2,432	2,472	2,529	2,435	2,376
702.01			3	2	9	9
CENSUS TOTAL	12		3	2	9	9
703.01			1,782	1,646	1,602	1,557
703.02			228	206	197	191

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
703.03			713	650	688	576
CENSUS TOTAL	2,043	2,888	2,723	2,502	2,487	2,424
704.01			993	1,108	1,222	1,195
704.02			115	107	102	99
704.03			945	890	857	833
704.04			686	620	608	590
704.05			1,353	1,237	1,203	1,169
CENSUS TOTAL	3,784	3,956	4,092	3,962	3,992	3,886
705.01			307	275	268	284
705.02			902	813	779	756
705.03			1,739	1,721	1,654	1,644
705.04			790	712	681	662
705.05			386	412	408	397
705.06			1,068	1,255	1,201	1,167
CENSUS TOTAL	4,240	4,509	5,192	5,188	4,991	4,910
706.01			461	414	434	452
706.02			434	496	482	468
706.03			685	635	634	616
706.04			435	419	401	390
CENSUS TOTAL	1,220	1,754	2,015	1,964	1,951	1,926
707.01			762	694	665	646
707.02			1,040	960	966	939
707.03			723	660	639	620
707.04			999	900	862	837
707.05			539	486	465	452
707.06			699	630	603	586
CENSUS TOTAL	6,367	5,250	4,762	4,330	4,200	4,080

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
708.01			696	692	669	662
708.02			2,067	1,936	1,889	1,836
CENSUS TOTAL	2,895	3,087	2,763	2,628	2,558	2,498
709.01			1,873	1,892	1,811	1,760
709.02			1,849	1,743	1,669	1,621
709.03			697	627	601	584
709.04			504	1,069	1,265	1,296
709.05			915	910	904	879
709.06			300	270	263	256
CENSUS TOTAL	5,733	5,977	6,138	6,511	6,513	6,396
710.01			159	144	138	134
710.02			587	528	506	491
710.03			489	498	620	889
CENSUS TOTAL	1,444	1,219	1,235	1,170	1,264	1,614
711.01			426	384	408	397
711.02			572	516	494	480
711.03			726	655	627	609
711.04			842	759	726	706
711.05			674	607	582	565
711.06			1,645	1,674	1,602	1,557
711.07			523	471	451	438
711.08			973	878	840	816
CENSUS TOTAL	7,738	7,099	6,381	5,944	5,730	5,568
712.01			3	2	2	2
712.03			513	573	548	533
712.04			5,492	6,622	6,347	6,167
CENSUS TOTAL	4,324	5,022	6,008	7,197	6,897	6,702

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
713.01			5,520	6,503	6,219	6,638
713.02			1,553	1,365	1,260	1,213
CENSUS TOTAL	4,140	6,470	7,073	7,868	7,479	7,851
714.01			3,459	3,533	3,375	3,316
714.02			1,625	2,087	1,933	1,861
CENSUS TOTAL	5,550	5,507	5,084	5,620	5,308	5,177
801.01			696	656	687	748
801.02			585	556	536	567
801.03			507	499	570	652
801.04			634	599	627	632
801.05			493	506	508	556
CENSUS TOTAL	1,398	2,252	2,915	2,816	2,928	3,205
802.01			645	610	631	664
802.02			1,159	1,145	1,135	1,209
802.03			1,402	1,264	1,211	1,176
802.04			2,431	2,896	2,772	2,694
CENSUS TOTAL	2,765	4,779	5,637	5,915	5,749	5,743
803.01			2,460	2,230	2,271	2,359
803.02			647	650	662	717
803.03			2,003	2,028	1,994	2,108
803.04			3	2	2	2
CENSUS TOTAL	2,623	4,298	5,113	4,910	4,929	5,186
804.01			1,211	1,173	1,229	1,360
804.02			1,284	1,257	1,359	1,528
804.03			966	924	904	957
804.04			826	824	983	1,146

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
804.05			2,080	1,805	1,924	1,961
CENSUS TOTAL	2,126	5,291	6,367	5,983	6,399	6,952
805.01			3,562	3,602	4,577	4,902
805.02			2,634	2,352	4,023	4,230
805.03			1,316	5,279	5,790	6,088
CENSUS TOTAL	319	2,980	7,512	11,233	14,390	15,220
806.01			1,208	5,948	6,375	6,292
806.02			1,757	1,821	1,757	1,692
806.03			2,637	3,141	3,197	3,087
806.04			1,374	1,439	1,639	1,649
CENSUS TOTAL	372	5,181	6,976	12,349	12,968	12,720
807.01			3	3	3	393
807.02			7,089	8,561	8,639	8,410
807.03			1,036	1,003	967	932
CENSUS TOTAL	6,156	7,634	8,128	9,567	9,609	9,735
808.01 ²			5,447	5,485	6,438	7,289
CENSUS TOTAL	1,585	4,473	5,447	5,485	6,438	7,289
809.01 ²			7,871	8,932	8,746	8,545
CENSUS TOTAL	2,716	6,976	7,871	8,932	8,746	8,545
810.01			2,841	2,724	2,627	2,530
CENSUS TOTAL	35	1,899	2,841	2,724	2,627	2,530
811.01			107	92	89	86
811.02			70	62	834	987
811.03			2,177	2,282	2,449	3,107

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
811.04			3,321	3,290	3,484	3,545
CENSUS TOTAL	454	4,118	5,675	5,726	6,856	7,725
812.01			5,446	5,864	6,012	6,229
CENSUS TOTAL	232	5,671	5,446	5,864	6,012	6,229
813.01			14,829	18,157	18,462	18,508
CENSUS TOTAL	311	10,800	14,829	18,157	18,462	18,508
814.01			6,988	7,198	6,992	6,768
CENSUS TOTAL	1,244	5,483	6,988	7,198	6,992	6,768
815.01			2,258	1,981	1,945	1,873
CENSUS TOTAL	224	2,357	2,258	1,981	1,945	1,873
816.01			1,555	1,407	1,383	1,365
816.02			1,608	1,396	1,369	1,300
CENSUS TOTAL	557	2,384	3,163	2,803	2,752	2,665
817.01			1,291	1,106	1,121	1,088
817.02			1,225	1,209	1,215	1,171
817.03			1,625	1,490	1,494	1,425
817.04			445	351	1,724	1,944
CENSUS TOTAL	1,204	4,125	4,586	4,156	5,554	5,628
818.01			426	447	559	546
818.02			6,786	6,249	3,446	9,160
818.03			646	1,098	1,890	2,017
818.04			3,667	9,507	11,279	12,060
CENSUS TOTAL	1,517	1,360	11,525	17,301	22,174	23,783

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
901.01			16	14	13	13
901.02			38	34	484	574
901.03			2,206	3,043	2,885	2,792
901.05			1,793	3,088	4,721	7,569
901.06			3	3	3	3
CENSUS TOTAL	708	2,321	4,056	6,182	8,106	10,951
902.01			26	23	21	21
902.02			82	85	745	879
902.03			6,118	7,654	10,246	10,526
902.04			1,559	5,699	6,369	7,409
902.05			9	8	8	8
CENSUS TOTAL	3,083	4,675	7,794	13,469	17,389	18,843
903.01			5,622	6,671	7,387	7,916
903.02			1,558	1,582	1,729	1,910
903.03			362	322	435	1,344
903.04			37	34	32	269
CENSUS TOTAL	3,036	4,826	7,579	8,609	9,583	11,439
904.01			7,690	9,609	10,163	11,325
904.02			229	215	516	1,329
904.03			90	70	66	253
904.04			778	1,511	1,977	2,534
CENSUS TOTAL	5,517	8,086	8,787	11,405	12,722	15,441
905.01			78	88	425	1,636
905.02			2,540	2,619	4,047	4,692
CENSUS TOTAL	1,637	1,781	2,618	2,707	4,472	6,328
906.01			70	68	256	256

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
906.02			128	113	107	103
906.03			238	240	716	1,603
906.04			2,053	2,596	3,671	5,113
906.05			1,052	6,671	14,833	17,594
CENSUS TOTAL	707	2,408	3,541	9,688	19,583	24,669
907.01			157	170	192	219
907.02			1,838	1,986	2,179	2,501
907.03			345	349	374	408
907.04			420	386	382	390
907.05			139	130	130	134
907.06			1,582	1,444	1,450	1,493
907.07			283	280	306	340
907.08			80	84	92	103
907.09			1,964	2,038	2,629	2,725
907.10			162	176	173	169
907.11			36	35	33	32
907.12			169	176	165	161
907.13			160	170	160	155
907.14			137	147	138	134
907.15			113	121	114	111
907.16			50	110	111	108
CENSUS TOTAL	2,499	4,562	7,635	7,802	8,628	9,183
908.01			508	496	713	764
908.02			800	801	883	866
908.03			497	490	602	592
908.04			402	424	653	706
908.05			591	603	729	716
908.06			1,197	1,251	1,184	1,151
908.07			229	245	241	234

HISTORICAL AND FORECASTED POPULATION
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	1970	1980	1986	1990	1995	2000
908.08			991	1,009	957	929
908.09			891	2,145	3,398	3,692
908.10			431	461	442	429
908.11			458	473	656	1,554
908.12			6,125	6,305	6,461	6,962
CENSUS TOTAL	2,163	6,092	13,120	14,703	16,919	18,595
³ 909.01			226	199	187	182
CENSUS TOTAL	178	170	226	199	187	182
TOTAL	455,021	596,901	683,809	729,949	766,718	791,339

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.

1986 through 2000, Fairfax County Office of Research and Statistics.

¹Comprises part of the Town of Vienna (the Town of Vienna is composed of Census Tracts 607 through 610).

²Comprises part of the Town of Herndon (the Town of Herndon is composed of Census Tracts 808 and 809).

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

VII INCOME

INCOME

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 biennial basis. Specifically, data are provided pertaining to household income earned in 1985 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 1986 Fairfax County Household Survey. However, due to the structure of the questionnaires, the household income data actually pertain to calendar years 1979 and 1985, 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 1985 median household income in Fairfax County was \$49,700. The Supervisor District having the highest median household income was Dranesville (\$63,200). Although Providence District had the lowest 1985 median household income (\$42,400), the Districts of Lee, Mason, and Mount Vernon all had median incomes in the same range as Providence (Lee District - \$43,300, Mason - \$44,700, and Mount Vernon - \$43,900). The Fairfax County Planning District having the highest median household income was the McLean District (\$59,900); the district with the lowest median household income in 1985 was Lincolnia (\$32,100). When household income in Fairfax County is examined by Census Tract, the range of median income figures is much greater. Census Tract 701, which is in the McLean Planning District, had the highest 1985 median household income (\$72,300), while Census Tract 525, in the Annandale Planning District, had the lowest median income (\$32,100).

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 biennial 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 1986 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 1985 number of households in each income interval for the Planning Districts was determined in the 1986 Fairfax County Household Survey. The total number of households found in each Census Tract was calculated by applying the vacancy rates shown in the Current Population section (Section V) to the housing units shown in the Housing Inventory section (Section II).

In order to estimate the 1985 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 1985 Planning District income information. The result was an estimate of the number of households in each income interval by Census Tract for 1985. From this income distribution approach, median household income estimates were calculated.

1985 HOUSEHOLD INCOME DISTRIBUTION

BY SUPERVISOR DISTRICT

SUPERVISOR 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 INCOME
CENTREVILLE ²	2,081	2,100	3,198	6,508	9,081	10,276	33,244	\$56,700
DRANESVILLE ³	680	1,257	2,239	4,630	8,659	11,605	29,270	\$63,200
ANNANDALE	702	1,187	3,598	6,525	9,093	4,931	26,036	\$51,900
LEE	2,205	4,270	4,677	6,869	8,366	3,629	30,016	\$43,300
MASON	2,482	3,025	5,976	5,711	9,049	5,488	31,731	\$44,700
MOUNT VERNON ⁴	1,124	2,339	6,956	6,422	5,334	4,368	26,543	\$43,900
PROVIDENCE	1,656	3,923	6,196	8,556	8,762	5,358	34,461	\$42,400
SPRINGFIELD ⁵	1,383	1,995	4,495	10,786	11,580	6,448	36,687	\$49,600
COUNTY	12,313	20,096	37,335	56,207	69,924	52,113	247,988	\$49,700

Source: Fairfax County Office of Research and Statistics, 1986 Household Survey. Data pertain to calendar year 1985.

¹The data reported in this table may vary slightly from similar data reported in other Office of Research and Statistics publications due to weighting and rounding procedures applied to the sample survey data.

²Includes the Town of Vienna.

³Includes the Town of Herndon.

⁴Data exclude households at Fort Belvoir and Lorton Reformatory.

⁵Includes the Town of Clifton.

1985 HOUSEHOLD INCOME DISTRIBUTION¹

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 INCOME
ANNANDALE	805	1,496	4,605	5,481	7,316	4,168	23,871	\$48,900
BAILEYS	1,573	1,212	2,646	2,615	4,783	2,584	15,413	\$47,000
BULL RUN	651	768	2,125	3,456	2,861	1,570	11,431	\$44,100
FAIRFAX	256	1,240	1,489	3,066	4,542	2,986	13,579	\$53,900
JEFFERSON	1,562	1,978	3,584	3,563	4,078	1,259	16,024	\$37,700
LINCOLNIA	421	859	1,440	652	621	724	4,717	\$32,100
LOWER POTOMAC ²	87	281	1,095	1,012	327	334	3,136	\$38,500
MCLEAN	792	1,014	1,890	4,059	5,529	7,210	20,494	\$59,900
MOUNT VERNON	2,537	4,488	7,511	5,948	6,834	4,478	31,796	\$39,900
POWICK ³	195	1,319	2,821	9,385	11,986	8,176	33,882	\$54,400
ROSE HILL	444	673	655	2,717	3,230	1,842	9,561	\$52,700
SPRINGFIELD	521	935	1,215	3,491	4,449	1,713	12,324	\$50,300
UPPER POTOMAC ⁴	772	2,663	3,424	8,009	9,461	9,427	33,756	\$54,300
VIENNA ⁵	748	1,949	2,414	3,028	5,815	4,050	18,004	\$51,900
COUNTY	11,364	20,875	36,914	56,482	71,832	50,521	247,988	\$49,700

Source: Fairfax County Office of Research and Statistics, 1986 Household Survey. Data pertain to calendar year 1985.

¹The data reported in this table may vary slightly from similar data reported in other Office of Research and Statistics publications due to weighting and rounding procedures applied to the sample survey data.

²Data exclude households at Fort Belvoir and Lorton Reformatory.

³Includes the Town of Clifton.

⁴Includes the Town of Herndon.

⁵Includes the Town of Vienna.

1935 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	69	127	268	214	246	159	1,083	\$40,400
152	196	274	419	334	384	249	1,856	\$36,800
153	77	198	292	233	268	173	1,241	\$38,400
154	322	480	716	569	654	426	3,167	\$36,700
155	102	119	521	414	476	310	1,942	\$43,300
156	34	40	265	212	243	157	951	\$44,700
157	32	63	362	288	332	215	1,292	\$44,800
158	40	64	424	338	388	252	1,506	\$45,000
159	23	53	291	232	267	172	1,038	\$44,800
160	116	252	340	271	311	201	1,491	\$37,100
161	28	64	341	272	312	202	1,219	\$44,700
163	15	20	229	214	70	68	617	\$38,000
201	14	60	117	288	367	138	984	\$50,900
202	41	46	99	403	478	270	1,337	\$54,200
203	103	104	142	492	585	330	1,756	\$51,600
204	162	233	342	272	313	203	1,525	\$36,400
205	190	333	591	470	540	352	2,476	\$39,000
206	188	204	331	264	304	197	1,488	\$36,200
207	55	71	100	349	415	234	1,224	\$52,200
208	56	65	98	310	369	207	1,105	\$51,600
209	162	157	87	723	860	486	2,475	\$53,200
210	64	72	165	336	428	162	1,227	\$48,900
211	56	62	100	323	411	155	1,107	\$50,800
212	9	28	50	207	246	138	678	\$54,600

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

1985 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	30	40	85	239	284	159	837	\$52,200
214	332	437	472	376	432	281	2,330	\$33,400
215	285	307	398	317	365	237	1,909	\$34,100
216	209	343	374	298	343	222	1,789	\$34,200
217	115	249	614	488	561	366	2,393	\$41,700
218	60	180	263	210	242	156	1,111	\$38,700
220	11	30	224	210	68	67	610	\$37,900
221	13	103	709	659	213	216	1,913	\$38,000
301	17	65	122	629	801	545	2,179	\$58,000
302	21	135	406	929	1,183	806	3,480	\$55,300
303	11	177	334	852	1,085	740	3,199	\$55,200
304	34	116	645	668	504	285	2,252	\$42,400
305	18	11	133	138	146	80	526	\$46,000
306	111	141	201	462	588	223	1,726	\$48,300
307	89	59	113	224	284	107	876	\$46,900
308	124	215	328	905	1,152	440	3,164	\$50,200
309	20	179	241	522	664	451	2,077	\$52,900
310	14	142	211	591	752	512	2,222	\$55,100
311	11	110	298	1,640	2,010	1,393	5,462	\$58,400
312	12	111	333	986	1,256	856	3,554	\$56,700
313	16	39	124	325	414	281	1,199	\$55,800
314	9	56	92	254	323	218	952	\$55,000
315	17	27	61	537	683	260	1,585	\$55,500
316	66	116	141	375	478	181	1,357	\$49,200
317	21	118	271	1,034	1,316	898	3,658	\$57,300

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

1985 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	45	163	227	585	868	568	2,456	\$56,000
402	62	412	319	470	697	456	2,416	\$48,200
403	15	16	98	288	305	171	893	\$52,400
404	49	104	731	1,506	1,394	792	4,576	\$49,000
405	14	72	222	452	670	438	1,868	\$56,500
406	19	82	113	203	301	195	913	\$53,300
501	255	251	488	487	559	170	2,210	\$38,400
502	242	120	252	262	300	90	1,276	\$35,800
503	161	151	364	363	417	126	1,582	\$39,300
504	35	89	206	206	237	71	844	\$41,700
505	57	112	192	193	221	66	841	\$39,600
506	232	304	695	693	794	243	2,961	\$40,400
507	135	191	305	214	927	526	2,298	\$58,200
508	44	65	206	265	323	181	1,084	\$47,800
509	14	44	141	142	163	48	552	\$43,100
510	17	53	264	213	214	120	881	\$42,500
511	44	51	144	144	263	139	785	\$50,900
512	9	24	118	119	217	114	601	\$53,500
513	39	39	154	154	281	149	816	\$52,000
514	230	79	164	164	299	158	1,094	\$41,300
515	492	374	540	534	977	523	3,440	\$43,800
516	410	261	417	413	755	404	2,660	\$43,800
517	324	290	926	915	1,674	898	5,027	\$50,900
518	16	93	181	180	329	174	973	\$51,300
519	102	281	514	234	223	256	1,610	\$33,200

1985 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	80	20	169	246	344	194	1,053	\$50,800
521	66	138	484	573	743	421	2,425	\$48,700
522	123	164	411	464	878	498	2,538	\$53,000
523	152	273	500	282	796	451	2,454	\$50,600
524	65	172	514	534	617	349	2,251	\$45,500
525	250	442	714	325	310	356	2,397	\$32,100
526	110	169	443	203	193	221	1,339	\$33,800
601	18	18	55	176	311	402	980	\$67,900
602	14	31	109	112	465	322	1,053	\$64,000
603	16	13	100	264	254	174	821	\$51,700
604	111	76	105	216	497	344	1,349	\$58,400
605	45	106	143	171	575	398	1,438	\$61,000
606	27	78	174	293	366	252	1,190	\$51,600
607	121	378	484	448	664	460	2,555	\$44,900
608	54	143	138	202	275	189	1,001	\$47,300
609	19	63	72	171	265	183	773	\$55,800
610	27	76	154	135	205	140	737	\$47,400
611	95	235	233	388	695	482	2,128	\$54,100
612	17	37	89	237	351	228	959	\$57,100
613	22	132	174	418	620	405	1,771	\$55,600
614	71	348	268	350	519	339	1,895	\$46,200
615	26	89	186	158	456	316	1,231	\$58,600
616	105	329	224	241	675	468	2,042	\$54,500
617	98	285	286	251	537	372	1,829	\$49,700
701	33	15	26	85	311	402	872	\$72,300

1985 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	29	16	54	225	270	349	943	\$63,700
704	19	29	82	334	422	547	1,433	\$65,000
705	34	62	156	347	590	766	1,955	\$66,000
706	34	26	64	136	196	252	708	\$62,000
707	43	47	183	581	348	450	1,652	\$49,300
708	12	39	96	323	225	290	985	\$52,500
709	119	95	243	465	577	750	2,249	\$58,800
710	9	26	67	92	102	130	426	\$54,700
711	142	177	347	420	526	683	2,295	\$52,900
712	230	237	315	293	700	909	2,684	\$59,500
713	316	478	720	717	822	252	3,305	\$37,900
714	229	264	482	481	551	168	2,175	\$38,500
801	11	41	60	230	272	267	881	\$59,100
802	42	64	131	384	698	907	2,226	\$67,600
803	32	32	64	242	562	730	1,662	\$70,500
804	24	70	136	493	582	576	1,881	\$59,300
805	15	54	207	598	706	699	2,279	\$59,400
806	74	219	245	578	683	676	2,475	\$54,400
807	175	481	341	686	811	803	3,297	\$49,200
808	39	342	312	351	415	410	1,869	\$45,300
809	106	341	442	567	670	663	2,789	\$48,400
810	25	142	103	201	238	233	942	\$50,000
811	16	88	231	403	476	470	1,684	\$55,500
812	108	227	300	388	458	452	1,933	\$47,800
813	134	393	556	1,300	1,535	1,523	5,441	\$55,500

1985 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	18	176	272	566	668	661	2,361	\$55,600
815	15	19	56	175	207	202	674	\$58,700
816	13	17	45	262	309	304	950	\$61,200
817	20	30	138	351	414	409	1,362	\$58,600
818	16	54	63	1,001	1,182	1,172	3,488	\$62,900
901	75	106	261	427	354	192	1,415	\$44,300
902	48	140	525	858	711	388	2,670	\$45,900
903	74	162	480	784	650	354	2,504	\$45,300
904	327	123	552	901	747	408	3,058	\$43,800
905	37	43	146	240	199	107	772	\$45,000
906	101	165	227	372	309	167	1,341	\$42,200
907	21	63	126	644	820	558	2,232	\$58,000
908	29	118	227	1,167	1,485	1,014	4,040	\$58,100
909	0	10	10	13	21	15	69	\$51,800
COUNTY ¹	11,459	19,462	37,194	56,834	72,255	50,784	247,988	\$49,700

Source: Fairfax County Office of Research and Statistics. Data pertain to calendar year 1985.

¹The data reported in this table may vary slightly from similar data reported in other Office of Research and Statistics publications due to weighting and rounding procedures applied to the sample survey data.

VIII NONRESIDENTIAL STRUCTURES INVENTORY

NONRESIDENTIAL STRUCTURES INVENTORY

As of January 1986, there were 4,242 nonresidential structures located in Fairfax County. The total represents an increase of 227 buildings, or 5.7 percent, over the January 1985 total of 4,015 published in the 1985 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 I, of the 4,242 nonresidential structures located in the County, 2,603, or 61.4 percent, are commercial; 976, or 23.0 percent, are institutional; and 663, or 15.6 percent are industrial. Of the 2,603 commercial buildings, 1,431 are used for retail activity and 1,172 are office related.

TABLE I

Nonresidential Structures by General Activity

General Activity	Number of Structures 1986	Percent of Total
Commercial		
- Office	1,172	27.6%
- Retail	<u>1,431</u>	<u>33.8</u>
Total Commercial	2,603	61.4%
Industrial	663	15.6
Institutional	<u>976</u>	<u>23.0</u>
TOTAL	4,242	100.0%

* * * *

Of all the nonresidential structures in the County, general low-rise offices are the predominant structure type. This commercial structure type accounts for 614, or 14.5 percent of the total.

The next largest specific structure type is industrial wholesale-warehouse and storage with 510 structures, or 12.0 percent of the total. The category of houses of worship and the category of gas stations also account for large numbers of structures with 348 and 244, respectively.

The Vienna Planning District has the largest number of nonresidential structures with 571, or approximately 13.5 percent of the County's total 4,242 nonresidential structures. Other Planning Districts having large numbers of nonresidential buildings include: Upper Potomac (549), Mount Vernon (447), Annandale (440), and McLean (426). The Planning Districts having the fewest number of nonresidential structures include Lincolnia (98), Lower Potomac (100), Rose Hill (105), Fairfax (136), and Bull Run (189).

Among the Supervisor Districts, the Lee and Providence Districts have the largest number of nonresidential structures. Lee has 683, or 16.1 percent of the total, while Providence has 679, or 16.0 percent of the total. The Annandale District has the fewest nonresidential structures with 234, or 5.5 percent of the total.

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY*
SUPERVISOR DISTRICT
(JANUARY 1986)

ACTIVITY TYPE	1 CENTRE VILLE	2 DRANES VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	3 SPRING FIELD	TOWN CLIFTN	TOWN HERNDN	TOWN VIENNA	TOTAL
STRUCTURES IN SHOPPING CENTERS												
NEIGHBORHOOD SHOPPING CENTER	14	5	16	9	16	4	19	16		7	7	113
SPECIALTY SHOPPING CENTER	2	21	9	40	31	18	7	11		1	11	151
COMMUNITY SHOPPING CENTER	1	1		5	7		1	1		2	3	21
REGIONAL SHOPPING CENTER					4							4
SUPER REGIONAL CENTER				5			9					14
PROMOTIONAL CENTER	4			26	10	1	3	9		3		56
TOWN CENTER	1											1
CONDO CENTER	9	12										21
SUB TOTAL	31	39	25	85	68	23	39	37		13	21	381
STRUCTURES IN OTHER RETAIL USE												
BUILDING MATERIAL-HARDWARE		9	3	5	3	7	13	2		1	6	49
DEPARTMENT AND VARIETY STORE	2			7	5	2	2	4		2	2	26
APPAREL AND ACCESSORIES		2		3	4		7			2	2	20
FURNITURE	3	3	2	7	7	6	7	4	1	1	4	45
DRUG STORE											1	1
CONDO RETAIL					8							8
FOOD STORE	6	7	1	13	23	15	10	10	1	4	5	100
RESTAURANT	5	10	3	36	46	34	27	11	1	9	11	193
LODGING	4	3		17	8	20	9	4		1	3	69
MOTOR VEHICLE SALES	6	9	2	13	8	8	6	4		4		60
GAS STATION	11	29	7	42	51	28	41	17		7	11	244
OTHER AUTO RETAIL AND REPAIR	2	9	2	16	20	27	18	6		9	9	113
PERSONAL AND REPAIR SERVICE	1	8	3	6	22	4	5	1		5	12	67
OTHER RETAIL		6	2	8	4	6	10	4	1	1	8	50
SUB TOTAL	40	95	25	178	209	157	155	67	4	46	74	1,050
STRUCTURES IN OFFICE USE												
GENERAL LOW RISE OFFICE	91	79	22	55	81	30	137	20	1	38	60	614
FINANCE, INSURANCE, REAL ESTATE	14	19	10	16	38	13	31	9		4	9	163
VETERINARY HOSPITALS	2	7	2	4	3	5	4	3		3	1	34
GENERAL MEDIUM/HIGH RISE OFFICE	17	34	3	6	19	2	40				2	123
CONDOMINIUM OFFICE	15	28	38	14	50	10	26	30		2	19	232
OTHER OFFICE	2	1					2	1				6
SUB TOTAL	141	163	75	95	191	60	240	63	1	47	91	1,172

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1986)

ACTIVITY TYPE	3											TOTAL
	1	2										
	CENTRE VILLE	DRANES VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING FIELD	TOWN CLIFTN	TOWN HERNDN	TOWN VIENNA	
STRUCTURES IN INDUSTRIAL USE												
MANUFACTURING	7	1	1	13		4	5	5		7	2	45
PRINTING AND PUBLISHING			1	2			1				1	5
WHOLESALE-WAREHOUSE & STORAGE	20	24	28	171	16	52	103	57		26	13	510
CONTRACT CONSTRUCTION	1	1	1	6	3	4	11	4		2	1	34
TRANSPORTATION-RELATED	1	1		1		2	1	1				7
UTILITY-RELATED	1	1	1	2		11		3		2	3	24
COMMUNICATION-RELATED	1	4		4	2	1	4	1				17
HORTICULTURAL ACTIVITIES		3			3	3	1	4				14
QUARRIES				1		2		2				5
OTHER INDUSTRIAL		1		1								2
SUB TOTAL	31	36	32	201	24	79	126	77		37	20	663
STRUCTURES IN INSTITUTIONAL USE												
CEMETERIES	1		1	1	1		2					6
HOSPITAL AND HEALTH FACILITIES	2		2		1	4	2					11
POST OFFICE	1	1		1	1	2	2	3		2	1	14
POLICE STATIONS				2								2
FIRE STATIONS	4	3		3	5	4	3	4	1	1	1	29
CORRECTIONAL INSTITUTIONS			1				1	1				3
MILITARY INSTITUTIONS		1		1		1						3
OTHER PUBLIC LAND USES			1	1	3			1		1		7
HOUSES OF WORSHIP	31	49	24	47	44	39	40	49	4	9	12	348
CIVIC, SOCIAL, FRATERNAL USES												
LIBRARIES	4	4	1	5	4	6	12	1	1	1	4	43
PERMANENT EXHIBITIONS	1	3	1	2	3	2				1	1	13
NURSERY SCHOOLS	1	2				9					1	13
PUBLIC SCHOOLS	4	1	2	5	3	3	3	7		3	5	36
PRIVATE SCHOOLS	16	22	19	27	22	21	26	18		3	4	178
COLLEGES AND UNIVERSITIES	5	6	1	5	12	2	6	4			5	46
SPECIAL TRAINING SCHOOLS			4									4
PLACES OF PUBLIC ASSEMBLY	1	1		2	1	1	1	2			1	4
PARKS	15	19	6	7	10	11	10	19		1	1	99
INDOOR RECREATIONAL FACILITY	4	4	1	7	4	3	5	2		1	1	32
GOLF COURSES	4	1		2		2	1	7		2	1	20
SWIMMING POOLS-OUTDOOR	3	8	13	6	5	4	4	8			2	53
OTHER INSTITUTIONAL USE				1	1	1						2
SUB TOTAL	96	125	77	124	121	115	119	128	6	25	40	976
COUNTY TOTAL	339	463	234	683	613	434	679	372	11	168	246	4,242

* 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 100 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 1986)

ACTIVITY TYPE	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-OLNIA	LOWER-POTDM.	MCLEAN	MOUNT-VERNON	POHICK ¹	ROSE-HILL	SPRNG-FIELD	UPPER ² -POTOM.	VIENNA ³	TOTAL
STRUCTURES IN SHOPPING CENTERS															
NEIGHBORHOOD SHOPPING CENTER	18	4	10		14	4		7	6	12		8	21	9	113
SPECIALTY SHOPPING CENTER	14	7	3	1	16		5	16	30	14	2	23	8	12	151
COMMUNITY SHOPPING CENTER	4	3							3	1	1	1	4	4	21
REGIONAL SHOPPING CENTER			4												4
SUPER REGIONAL CENTER				6				3				5			14
PROMOTIONAL CENTER	1	9	4		2	5		1	22	5			3	4	56
TOWN CENTER													1		1
CONDO CENTER													21		21
SUB TOTAL	37	27	17	7	32	9	5	27	61	32	3	37	53	29	381
STRUCTURES IN OTHER RETAIL USE															
BUILDING MATERIAL-HARDWARE	4	3	1		7			9	7	1	2	2	1	12	49
DEPARTMENT AND VARIETY STORE	1	3	2	1		1			4	1	1	4	3	5	26
APPAREL AND ACCESSORIES	2	1		1	4	1		1	2			1	3	4	20
FURNITURE	3	5	3		1	2		3	10	2		2	3	11	45
DRUG STORE														1	1
CONDO RETAIL		8												1	8
FOOD STORE	8	9	4	3	6	5	5	5	17	7	3	8	12	8	100
RESTAURANT	15	21	6	5	17	6	7	12	43	4	2	15	16	20	193
LODGING	2	4	2	3	8	5	2	4	22		1	7	2	7	69
MOTOR VEHICLE SALES	4	3	3	1	5	2		11	12		1	7	4	7	60
GAS STATION	28	22	7	4	19	6	5	28	31	8	11	22	24	29	244
OTHER AUTO RETAIL AND REPAIR	8	11	8		11	1	7	6	25		1	10	14	16	118
PERSONAL AND REPAIR SERVICE	10	12	1	1	6	1	1	7	6		1	2	6	13	67
OTHER RETAIL	4	2	2	1	1			7	10	3	2	2	2	14	50
SUB TOTAL	89	104	39	20	85	30	27	93	189	26	25	86	90	147	1,050
STRUCTURES IN OFFICE USE															
GENERAL LOW RISE OFFICE	73	32	15	25	49	8	2	97	33	6	9	28	128	109	614
FINANCE, INSURANCE, REAL ESTATE	27	14	1	3	17	5	3	16	14	11	2	9	21	20	163
VETERINARY HOSPITALS	4	1	1	2	1			3	6	2	1	2	9	2	34
GENERAL MEDIUM/HIGH RISE OFFICE	6	13		10	9			43	3			5	12	22	123
CONDOMINIUM OFFICE	43	16	7	5	6	5		27	10	37	3	16	18	39	232
OTHER OFFICE			1		1			1					2	1	6
SUB TOTAL	153	76	25	45	83	18	5	137	66	56	15	60	190	193	1,172

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY 1986)

ACTIVITY TYPE	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-OLNIA	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		3		1	3	1	11	14	4		45
PRINTING AND PUBLISHING	2										1			2		5
WHOLESALE-WAREHOUSE & STORAGE	43	13	50	7	17	24	27	23	5	8	6	147	48	92		510
CONTRACT CONSTRUCTION	4		3		3	1	2	1	2	1	3	2	3	9		34
TRANSPORTATION-RELATED			2				1	1	1	1		1		1		7
UTILITY-RELATED			2	1	3	2	2	1	4	1		7	3	3		24
COMMUNICATION-RELATED		2						3	3	1				2		17
HORTICULTURAL ACTIVITIES	1	2	3	1				1	3	1			2	1		14
QUARRIES			2				2				1					5
OTHER INDUSTRIAL								1				1				2
SUB TOTAL	53	17	63	9	27	27	37	31	19	15	11	170	72	112		663
STRUCTURES IN INSTITUTIONAL USE																
CEMETERIES	1		1	1	2						1					6
HOSPITAL AND HEALTH FACILITIES	1			2	1				4	1			2			11
POST OFFICE	1				1		1	1	2	3			3	2		14
POLICE STATIONS									2							2
FIRE STATIONS	2	2	2	2	1		2	2	2	3		2	6	3		29
CORRECTIONAL INSTITUTIONS	1		1	1												3
MILITARY INSTITUTIONS							1				1		1			3
OTHER PUBLIC LAND USES	2		1	1		1			1				1			7
HOUSES OF WORSHIP	34	18	18	17	22	5	7	36	36	37	24	18	47	29		348
CIVIC, SOCIAL, FRATERNAL USES	3	1		6	4		3	3	5	3	1	2	5	7		43
LIBRARIES	1	1			1			2	2	1	1	1	2	1		13
PERMANENT EXHIBITIONS			1				1		8				2	1		13
NURSERY SCHOOLS	4			1					4	7	3	1	8	8		36
PUBLIC SCHOOLS	21	9	7	7	13	3	2	18	24	15	12	11	20	16		178
PRIVATE SCHOOLS	6	4		3	4	2		6	3	4	3		4	7		46
COLLEGES AND UNIVERSITIES	1			3												4
SPECIAL TRAINING SCHOOLS		1			1					2						4
PLACES OF PUBLIC ASSEMBLY	1			2			1	1		1	1	1		2		10
PARKS	12		5	2	8	2	7	8	6	15	2	3	23	6		99
INDOOR RECREATIONAL FACILITY	5	1	3	1		1		4	5	2		2	6	2		32
GOLF COURSES			3	1					3	3	1	1	7	1		20
SWIMMING POOLS-OUTDOOR	11		3	5	2			7	5	7	1	5	2	5		53
OTHER INSTITUTIONAL USE	1						1									2
SUB TOTAL	108	37	45	55	60	14	26	88	112	104	51	47	139	90		976
COUNTY TOTAL	440	261	189	136	287	98	100	426	447	233	105	400	549	571		4,242

* 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 100 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 1986)

SEWERSHED CODE	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	TOTAL STRUCTURES
A1	5	4	11	13	33
A2	2	3		4	9
B1		16	3	1	20
B2	10	4	1	8	23
B3 ¹	1	1		1	3
B5 ¹	59	48	37	24	168
C1	2	1		3	6
C2	7	6	4	17	34
D1	19	5	3	12	39
D2	19	85	10	31	145
D3 ²	176	179	46	88	489
E1	12	57	1	12	82
E2	7	3	1	2	13
F	12	54	2	14	82
G1	46	54	4	40	144
G2	8	2		4	14
G3		1		3	4
G4				1	1
H1	79	38	14	12	143
H2	13	20		1	34
H3		1		1	2
I1	161	69	36	90	356
I2	3	5	5	6	19
I3	225	166	73	113	577
I4	2			1	3
J1	28	4	2	13	47
J2	18	7	1	5	31
J3	22	12		10	44
J4	4	5	1	3	13
K	85	15	11	52	163
L	79	23	4	45	151
M0	3	4	7	7	21
M1	7	15	1	7	30
M2 ²	83	114	80	74	351
M3	12	19	11	26	68
M4	35	31	24	29	119
M5	12	7	87	3	109

NONRESIDENTIAL STRUCTURE INVENTORY BY GENERAL ACTIVITY
SEWERSHED
(JANUARY 1986)

SEWERSHED CODE	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	TOTAL STRUCTURES
M6	20	14	86	11	131
M7	7	1		2	10
M8		2		4	6
M9	17	15	4	3	39
N1	57	31	12	73	173
N2	2		1	9	12
O1				9	9
P	1		7		8
P1	5	1	4	3	13
Q1	2		3	7	12
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	3	5	34	8	55
T2	5	1	19	11	36
T3	1		1	5	7
T4	9	1	1	8	19
T5	20	17	1	9	47
T6	2		3	1	6
T7		1	1	7	9
TOTAL	1,431	1,172	663	976	4,242

*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 100 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.

IX 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, 29,967 acres are in roads, water, and small areas of land that cannot be developed, while 232,433 acres are classified into various zoning categories -- 227,599 acres in County zoning categories and 4,834 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 227,599 acres zoned under the County's ordinance, 210,498 acres or 92.5 percent is zoned for residential or residential-related use. Industrial zoned acreage accounts for 10,730 acres or 4.7 percent of the County's zoned acreage. The smallest zoned acreage is commercial related accounting for 6,371 acres or 2.8 percent of the County's zoned acreage.

The Pohick Planning District contains the largest percentage of residential zoned acreage at 21.8 percent or 45,805 acres. The Bull Run Planning District contains the largest percentage of industrial zoned acreage at 33.7 percent or 3,619 acres. Finally, the Upper Potomac Planning District contains the largest percentage of commercial zoned acreage at 16.3 percent or 1,039 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 27.6 percent or 62,792 acres of land zoned under the County's Zoning Ordinance is vacant, a decline of 5.8 percent since 1985. More than 88 percent of the currently vacant land is zoned for residential development. Vacant land that is zoned for commercial use totals 1,829 acres while vacant land that is zoned for industrial use totals 4,787 acres. The Pohick, Upper Potomac, and Bull Run Planning Districts have 70.0 percent (43,919 acres) of zoned vacant land in the County while the Lincolnia and Baileys Planning Districts have only 1.0 percent (627 acres) of the County's zoned 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, 46.0 percent of the County's land is currently used for residential purposes, and 28.0 percent of the County's land is still vacant or in natural uses.

TABLE I

Total Acres by Major Zoning Class
Fairfax County, 1986*

Planning District	Residential	Percent Residential	Industrial	Percent Industrial	Commercial	Percent Commercial	Total	Percent Total
Annandale	9,200	4.4%	568	5.3%	308	4.8%	10,076	4.4%
Baileys	2,981	1.4	20	0.2	388	6.1	3,389	1.5
Bull Run	26,099	12.4	3,619	33.7	609	9.6	30,327	13.3
Fairfax	10,845	5.2	217	2.0	562	8.8	11,624	5.1
Jefferson	4,031	1.9	203	1.9	636	10.0	4,870	2.1
Lincolnia	1,361	0.6	190	1.8	147	2.3	1,698	0.7
Lower Potomac	22,711	10.8	735	6.8	170	2.7	23,616	10.4
McLean	15,566	7.4	482	4.5	507	7.9	16,555	7.3
Mount Vernon	10,918	5.2	10	0.1	831	13.0	11,759	5.2
Pohick	45,805	21.8	108	1.0	235	3.7	46,148	20.3
Rose Hill	7,832	3.7	329	3.1	119	1.9	8,280	3.6
Springfield	6,996	3.3	1,656	15.4	376	5.9	9,028	4.0
Upper Potomac	38,497	18.3	2,298	21.4	1,039	16.3	41,834	18.4
Vienna	<u>7,656</u>	<u>3.6</u>	<u>295</u>	<u>2.8</u>	<u>444</u>	<u>7.0</u>	<u>8,395</u>	<u>3.7</u>
TOTAL	210,498	100.0%	10,730	100.0%	6,371	100.0%	227,599	100.0%

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

TABLE 2

Acres of Vacant Land by Major Zoning Class
Fairfax County, 1986*

Planning District	Residential	Percent Residential	Industrial	Percent Industrial	Commercial	Percent Commercial	Total	Percent Total
Annandale	488	0.8%	86	1.8%	21	1.2%	595	1.0%
Baileys	199	0.4	8	0.2	50	2.7	257	0.4
Bull Run	11,886	21.1	1,826	38.1	426	23.3	14,138	22.5
Fairfax	1,724	3.1	89	1.9	157	8.6	1,970	3.1
Jefferson	217	0.4	39	0.8	269	14.7	525	0.8
Lincolnia	287	0.5	58	1.2	25	1.4	370	0.6
Lower Potomac	4,083	7.3	200	4.2	94	5.1	4,377	7.0
McLean	2,852	5.1	118	2.5	83	4.5	3,053	4.9
Mount Vernon	1,338	2.4	0	0.0	137	7.5	1,475	2.4
Pohick	15,702	27.9	31	0.6	42	2.3	15,775	25.1
Rose Hill	2,349	4.2	135	2.8	53	2.9	2,537	4.0
Springfield	1,527	2.7	840	17.5	77	4.2	2,444	3.9
Upper Potomac	12,413	22.1	1,311	27.4	282	15.4	14,006	22.3
Vienna	<u>1,111</u>	<u>2.0</u>	<u>46</u>	<u>1.0</u>	<u>113</u>	<u>6.2</u>	<u>1,270</u>	<u>2.0</u>
TOTAL	56,176	100.0%	4,787	100.0%	1,829	100.0%	62,792	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, 1986*

Land Use	Acres	Percent of Total
Residential	107,019	46.0%
Industrial	8,665	3.7
Commercial Retail	6,444	2.8
Parks and Recreation	23,810	10.3
Public	21,401	9.2
Vacant and Natural Uses	<u>65,094</u>	<u>28.0</u>
TOTAL	232,433	100.0%

*Includes the towns of Clifton, Herndon, and Vienna.

ZONING CODES

<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 DESIGNATION	RESIDENTIAL
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.

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>RESIDENTIAL</u>
		<u>Planned Development Housing (PDH)</u>
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.

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>COMMERCIAL - OFFICE - RENTAL</u>
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 1986)

ZONE CLASS	CENTRE VILLE ¹	DRANES VILLE ²	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING FIELD ³	TOWN CLIFTN	TOWN HERNDN	TOWN VIENNA	TOTAL ACRES
CLIFTON									161			161
HERNDON										2,362		2,362
VIENNA											2,305	2,305
R-A	39	138				23	5					205
R-C	5	117	284					39,031				39,437
P AG-R								366				366
R-E	2,909	15,311	5			8,984	75	313				27,597
R-EC	421	468										889
R-1	11,045	10,447	2,039	4,643	746	14,909	5,449	9,483				58,761
R-1C	2,160	1,785					501	328				4,774
R-2	898	1,999	1,329	1,270	3,764	4,255	929	734				15,178
R-2C	1,305	789	1,876	48	245	314	363	1,087				6,027
R-3	1,065	2,287	2,447	3,887	2,496	2,889	1,540	2,280				18,891
R-3C	441	483	1,005	570	143	52	731	2,510				5,935
R-4	3	948	129	1,326	827	786	1,110	1				5,130
R-4C						7	27	23				57
R-5	226	29	78	590	95	121	165	659				1,963
R-5C		6	83	106	5		61	443				704
R-8	15	47	91	344	50	312	81	576				1,516
R-8C	4	134	148	104	20	58	148	153				769
P RES	715	32	394	60	14	77	113	643				2,048
P RES-MF				3				5				8
P RES-C	357	2		5	4	150		626				1,144
P RES-N			3									3
R-MHP				83		3						86
R-12		10	47	83	52	20	85	65				362
R-12C		22	20		71		129	3				245
R-16				5	4		10					19
R-20	67	23	282	451	361	207	694	153			6	2,244
R-30		77		6	69	76	11					239
P MH						4						4
P MF		15			29							44
P MF-R				2		38	12	12				64
P MF-C		44			9							53
PDH-1		137	1					307				445
PDH-2	664	15	2				44	1,159				1,884
PDH-3	191	17	551			882	16	1,282				2,939

ACRES OF LAND BY ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1986)

ZONE CLASS	CENTRE ¹ VILLE	DRANES ² VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING ³ FIELD	TOWN CLIFTN	TOWN HERNDN	TOWN VIENNA	TOTAL ACRES
PDH-4			46	1,119		91	51	346				1,653
PDH-5	132	48	9	72	21	69	9	289				649
PDH-8				175	105		343	62				685
PDH-12		13		38			82	204				337
PDH-16					16	33						49
PDH-20			9		5		163					177
PDH-40		10										10
PRC-GC	2,921		35	196				1,243				4,395
PRC-OS	362							4				366
PRC-R	1,000	48	5		2			457				1,512
PRC-C/I	369		6					24				399
PRC-CF	65											65
P PDH-R			2									2
P PDH-C	58											58
PDC	144			10	60		224	1				439
PDC-R					12		490	3				505
PDC-C/I					12		472					484
PDC-CF					11							11
C-1							1	7				8
C-2	2	47	18	36	48	6	60	23				240
C-3	18	13	16	25	60	4	183	7				326
C-4		101		16	7		70	2				196
C-5	7	20	2	45	63	35	41	30				243
C-6	16	75	62	272	211	50	144	127				957
C-7	75	73		133	62		178	167				688
C-8	120	63	72	282	143	326	90	95				1,191
P COM	6	8	4	32	34	16	109	48				257
P COM-R	37	307	27	63	34	161	53	115				797
P COM-I	2			12	1	30		32				77
P COM-N	15		39	9	6							69
I-I		43		35								78
I-1		8		15								23
I-2	21	3		33								57
I-3	356	119	6	73	19	1	176	578				1,328
I-4	625	39	42	289		115	212	79				1,401
I-5	1,468	66	71	843	1	59	334	1,115				3,957
I-6	75		28	243		653	1	42				1,042

ACRES OF LAND BY ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1986)

ZONE CLASS	CENTRE ¹ VILLE	DRANES ² VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING ³ FIELD	TOWN CLIFTN	TOWN HERNDN	TOWN VIENNA	TOTAL ACRES
P IND	118		17	87		25	19	771				1,037
P IND-R	50	69	41	399		386	4	490				1,439
P IND-C	174			18								192
P IND-N	8			6				161				175
	1											1
TOTAL	30,775	36,555	11,371	18,162	9,937	36,227	15,808	68,764	161	2,362	2,311	232,433

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 1986)

ZONE CLASS	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 ACRES
CLIFTON HERNDON										161			2,362		161 2,362
VIENNA														2,305	2,305
R-A				5			23	67					110		205
R-C			11,814	284				117		27,217				5	39,437
P AG-R			161							205					366
R-E			235	829			8,983	1,907	1	83			15,120	439	27,597
R-EC				164				25					608	92	889
R-1	781		6,884	5,251	675		13,127	6,633	403	6,504	2,371	2,687	10,012	3,433	58,761
R-1C			55	966				762		262			2,097	632	4,774
R-2	2,952	1,040	343	893	260	913	2	1,938	4,673	488	205	367	668	436	15,178
R-2C	754		412	619	23			769	314	1,521	35		837	743	6,027
R-3	2,900	1,487	1,040	329	872	6	105	1,769	3,164	1,148	2,394	1,505	1,401	771	18,891
R-3C	390	100	1,133	131	58			40	87	2,489	426	140	843	98	5,935
R-4	357	4			1,614	129	1	948	1,047	6	494	444		86	5,130
R-4C									7	23				27	57
R-5	96		292	119	33	20	57	29	17	379	413	223	221	64	1,963
R-5C	46		62	41	7			6		423	72	34		13	704
R-8	31	14	501	7	22	5	119	47	316	149	112	125	12	56	1,516
R-8C	49		46	1	29			43	30	226	33	56	73	122	769
P RES	286	4	392	146	18		2	32	1	357	12	48	558	192	2,048
P RES-MF			5									3			8
P RES-C	2	2	625				150	2		1		5	315	42	1,144
P RES-N										3					3
R-MHP									86						86
R-12	23	31	20	25	35	45	4	10	50	56		4		59	362
R-12C	73	4		53	3	13				3			22	74	245
R-16		4			10						5				19
R-20	281	197	164	211	293	106	62	144	513	70	27	41	22	113	2,244
R-30	6	63				6		88	73			3			239
P MH									4						4
P MF	29							15							44
P MF-R			12	2				10	38			2			64
P MF-C		9						44							53
PDH-1										308			137		445
PDH-2	2		506	8				15		689			664		1,884
PDH-3	116		326	7				17		1,900		366	191	16	2,939
PDH-4			337	76						9	1,045	165		21	1,653
PDH-5				282		21		48	69	25		72	132		649
PDH-8	8		107	293		97					175				685
PDH-12			186	3	2			13	25	18	13			77	337

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1986)

ZONE CLASS	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 ACRES
PDH-16	16						33								49
PDH-20		5		95	17					9				51	177
PDH-40								10							10
PRC-GC										777		697	2,921		4,395
PRC-OS										4			362		366
PRC-R					2					453		9	1,048		1,512
PRC-C/I										16		14	369		399
PRC-CF													65		65
P PDH-R	2														2
P PDH-C													58		58
PDC		60	38	107	6			16			10		129	73	439
PDC-R		6	441		58										505
PDC-C/I		3	137		344										484
PDC-CF		11													11
C-1										7				1	8
C-2	52	13	16	19	6	4		47	8	17	8	9	1	40	240
C-3	41	25	7	55	85	9		13	5		10	10	9	57	326
C-4		2		2	25	5		123			13	3		23	196
C-5	7	30	11	9	35	7	8	20	35	22	13	20	10	16	243
C-6	136	40	61	29	47	68	7	66	165	118	25	116	33	46	957
C-7		62	167	134	5			95				133		92	688
C-8	29	115	69	93	57	20	72	31	448	1	24	45	158	29	1,191
P COM	15	12	13	38	3	25		82	17	1	14	3	10	24	257
P COM-R	7	25	59	38	23	3	53	14	153	51	2	23	318	28	797
P COM-I	12	1	31	1			30						2		77
P COM-N	9			37		6				2				15	69
I-1								43			35				78
I-1						15		8							23
I-2	1											32	24		57
I-3		19	727	33	53	14	1	170		12	51	2	204	36	1,328
I-4	42		51	17	6		88	142			3	341	537	114	1,401
I-5	74	1	1,395	156	141	140	30	50	10	83	28	672	1,060	117	3,957
I-6	214		42		1	3	382					325	75		1,042
P IND	54		771	6	2		25					50	118	11	1,037
P IND-R	159		472	5		18	209	69		13	212	228	50	4	1,439
P IND-C	18												170	4	192
P IND-N	6		161											8	175
														1	1
TOTAL	10,076	3,389	30,327	11,624	4,870	1,698	23,616	16,555	11,759	46,309	8,280	9,028	44,196	10,706	232,433

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 1986)

ZONE CLASS	3											TOTAL ACRES
	1	2										
	CENTRE VILLE	DRANES VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING FIELD	TOWN CLIFTON	TOWN HERNDON	TOWN VIENNA	
CLIFTON HERNDON VIENNA R-A	16	10							82	659	107	82 659 107
R-C P AG-R R-E		117	243					16,213 275				16,573 275
R-EC	605	4,773				2,777	25					8,180
R-1 R-1C	19 2,134 432	21 3,235 122	217	897	50	2,171	1,047	3,938				40 13,689
R-2 R-2C R-3	333 124 663	223 41 461	87 24 128	295 3 693	282 10 226	366 9 317	90 6 135	460 181 961				2,136 398 3,584
R-3C R-4 R-4C	86	30 45	35 15	22 147	7 17	8 84 2	3 52 3	241				432 360 5
R-5 R-5C R-8	123	14	8 5 7	181 36 79	7 7	32 2 91	38 6 35	289 85 313				692 132 533
R-8C P RES P RES-MF	1 549	9 14	5 3	2 32	1	8 74	1 10	13 552 5				38 1,235 5
P RES-C R-MHP R-12	315	2			1							318 2
R-12C R-16 R-20		1 9	12 6	54	17	6 5	39	38				167 20
R-30 P MF-R P MF-C		23 44		62	1	4 2	14 23	8				6 117
PDH-1 PDH-2 PDH-3		137 237 167	1 5 1	1 2 55				37 908 628				175 1,188 1,027
PDH-4 PDH-5 PDH-8		9		1,118 44 125		89 20 50	19 1 46	248 89 43				1,474 195 264

ACRES OF VACANT LAND BY ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1986)

ZONE CLASS	ACRES											
	¹ CENTRE VILLE	² DRANES VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVIDENCE	³ SPRING FIELD	TOWN CLIFTON	TOWN HERNDON	TOWN VIENNA	TOTAL ACRES
PDH-12		1		12			18	85				116
PDH-16						8						8
PDH-20							55					55
PRC-GC	288		21	3				359				671
PRC-OS	30							4				34
PRC-R	535	38	3					179				755
PRC-C/I	18											18
P PDH-C	58											58
PDC	125			10	22		152	1				310
PDC-R							434	3				437
PDC-C/I					4		335					339
C-2		12		12	10	1	22	18				75
C-3			1	20	13		60					94
C-4		15		10	5		26	2				58
C-5	1			9	4	5	2	10				31
C-6	1	1	13	17	9	5	32	24				102
C-7		33		16			1	155				205
C-8	96	15	11	85	10	80	12	25				334
P COM	6			4	7	3	14	42				76
P COM-R	5	22		6	4	72	11	26				146
P COM-I						12		29				41
I-1				15								15
I-2	16			32								48
I-3	231	17	6	50	8	1	6	423				742
I-4	341	17	1	140		23	26	46				594
I-5	706	15	6	367		19	72	753				1,938
I-6	44			29		202						275
P IND	111			71		20	3	78				283
P IND-R	42	66		130		195		271				704
P IND-C	170			18								188
TOTAL	8,660	9,598	921	4,846	783	6,895	2,957	28,132	82	659	107	63,640

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 1986)

ZONE CLASS	1											2		3	TOTAL ACRES	
	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-OLNIA	LOWER-POTOM	MCLEAN	MOUNT-VERNON	POHICK	ROSE-HILL	SPRNG-FIELD	UPPER-POTOM	VIENNA		
CLIFTON HERNDON										82						82
VIENNA													659			659
R-A														107		107
R-C			5,989	243				117		10,224			26			26
P AG-R			121							154						275
R-E				176			2,776	444	1				4,721	62		8,180
R-EC								1				39				40
R-1	60		2,148	896	56		1,187	1,693	267	2,452	212	848	3,190	680		13,689
R-1C				94				59		57			403	60		673
R-2	242	23	236	102	3	195	1	216	440	251	23	63	293	48		2,136
R-2C	4		156	11				41	9	45	3		115	14		398
R-3	106	150	733	12	63	2	4	113	311	348	612	60	1,007	63		3,584
R-3C	9	6	135	3	2				5	133	22		112	5		432
R-4	17	1			42	11		45	161	5	55	7		16		360
R-4C									2					3		5
R-5	11		210	50	1		6	14	1	60	137	69	123	10		692
R-5C			34		6					56	36					132
R-8	5	2	291	1	11		80		15	25	66	13		24		533
R-8C	1		5				5		3	12	2		7	1		38
P RES			348		1			14		287	5	27	531	22		1,235
P RES-MF			5													5
P RES-C	1							2					315			318
R-MHP									2							2
R-12	4	11	16	21	8	26	2	1	32	13				33		167
R-12C	7				1	3							9			20
R-16		2			4											6
R-20	5	3	9	3	4		14	7	61	8		1		2		117
R-30		1						23	1							25
P MF-R			12						2							14
P MF-C								44								44
PDH-1										38			137			175
PDH-2	2		290					5		654			237			1,188
PDH-3	14		318					1		364		163	167			1,027
PDH-4			241	9						7	1,044	163		10		1,474
PDH-5				81				9	20	9		44	32			195
PDH-8			81	8		50					125					264
PDH-12			85		1			1	5		7			17		116
PDH-16							8									8
PDH-20				14										41		55
PRC-GC										314		69	288			671

ACRES OF VACANT LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1986)

ZONE CLASS	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-OLNIA	LOWER-POTOM	MCLEAN	MOUNT-VERNON	1	ROSE-HILL	SPRNG-FIELD	2		3	TOTAL ACRES
										POHICK			UPPER-POTOM	VIENNA		
PRC-OS										4			30			34
PRC-R										182			573			755
PRC-C/I													18			18
P PDH-C													58			58
PDC		22	33	56	6						10		120		63	310
PDC-R			423		14											437
PDC-C/I			120		219											339
C-2	7	3	16	11	1			12	1	2	3	8			11	75
C-3	7	5		29	22	3			1		10	8			9	94
C-4				2		5		33			10				8	58
C-5	1	1	5	1	2		2		3	6	4	4	1	1	1	31
C-6	3	6	26	5	5		4		1	26	3	14	2		7	102
C-7			155					34				16				205
C-8	3	8	20	15	11	11	24	3	104		10	16	109			334
P COM		1	13	29		6			3		3	1	6		14	76
P COM-R		4	10	8	3		52	1	24			10	26			146
P COM-I			28	1			12									41
I-1						15										15
I-2												32	16			48
I-3		8	561				1	19		6	43	7	96		1	742
I-4	1		46		3		23	29				140	328		24	594
I-5	15		871	86	36	25	13	4		24	16	323	504		21	1,938
I-6	16						93					122	44			275
P IND	36		78	3			20					35	111			283
P IND-R			270			18	50	66		1	76	181	42			704
P IND-C	18												170			188
TOTAL	595	257	14,138	1,970	525	370	4,377	3,053	1,475	15,857	2,537	2,444	14,665	1,377		63,640

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 1986)

LAND USE	3											TOTAL ACRES
	1	2		LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING FIELD	TOWN CLIFTN	TOWN HERNDN	TOWN VIENNA	
	CENTRE VILLE	DRANES VILLE	ANNAN-DALE									
SINGLE FAMILY DETACHED	10,511	17,488	5,858	5,626	6,019	6,857	7,043	22,213	61	834	1,506	84,016
SINGLE FAMILY SEMI-DETACHED	18											18
TWO OR MORE SGL FAM-SGL LOT	640	1,514	46	101	41	1,504	182	2,094		9	15	6,146
OTHER SGL FAMILY STRUCTURE			1	5	3	24		3			1	37
SGL FAM INFLUENCED BY BUSINESS	645	45	5	81	14	53	112	1,123	2	24	3	2,107
DUPLEX	1		3	49		103	2	31		7		196
OTHER TWO FAMILY		12	2	7	12	8	2	23		2	2	70
TOWNHOUSE-OWNERSHIP	287	101	198	213	107	129	239	466		57	26	1,823
TOWNHOUSE-CONDOMINIUM	17	21	4	15	16	8	21	65		1		168
TOWNHOUSE-RENTAL		13	6	33		14	41	19				126
MULTIPLEX-CONDOMINIUM	45			77	14	24	26	126				312
COMBIN OF RENTAL-PREDOM TWNHSE				5	11							16
OTHER TOWNHOUSE / MULTIPLEX	7	3					4					14
GARDEN APTS-RENTAL	231		91	309	268	160	341	33		54		1,487
GARDEN APTS-CONDOMINIUM	123		82	46	61	39	155	64		18	17	605
MEDIUM RISE APTS-RENTAL	17	13			22		13					65
MEDIUM RISE APTS-CONDOMINIUM	4		6		12							22
HI RISE APTS-RENT W/O COMM PROP					19	43						62
HI RISE APTS-CONDO W/O COM PROP		34			27	24	21					106
HI RISE APTS-RENT W/COMM PROP	3	4			19		17					43
HI RISE APTS-CONDO W/COMM PROP	1	16			15	26	6					64
COMBIN OF RENTAL-PREDOM APTS		15	22	6	68		58					169
OTHER APARTMENTS			1	8	3	3	34	18			1	68
MOBILE HOMES IN PRK OR CT			37	100		67		82				286
ROOMING & BOARDING HOUSES				2				10				12
MEMBERSHIP LODGINGS			59									59
RETIREMENT HOMES-ORPHANAGES		4				2	36					42
RELIGIOUS QUARTERS		32				7						42
NURSING HOMES		8			10	5	6				3	32
OTHER GROUP QUARTERS							1	226				227
MOTEL W/O COMM AMENITIES				20	4	26		7		2	2	61
MOTEL W/COMM AMENITIES	4			9	4	6	12					35
HOTEL W/O COMM AMENITIES				5								5
HOTEL W/COMM AMENITIES	44	10		11		5	14					84
TOURIST HOME					1	3						4
GARAGE, SHED ETC-SEP PARCEL	152	150	1	12	28	32	11	171			1	558
PRIVATE OPEN SPACE-SUBDIVISION	2,138	1,075	690	553	183	460	518	1,709		89	23	7,438

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1986)

LAND USE	3											TOTAL ACRES
	1	2										
	CENTRE VILLE	DRANES VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING FIELD	TOWN CLIFTN	TOWN HERNDN	TOWN VIENNA	
PRIVATE OPEN SPACE-NOT SUBDIV	33	7	5	1	166	14	2	14		10		252
OTHER RESIDENTIAL	55	94	10	7	21	30	35	71		6	2	331
PLANNED INDUSTRIAL PARK	10	3	4	26								43
INDUSTRIAL CONGLOMERATION	3			23				120				146
DURABLE MANUFACTURING	28	1		158		6	1	38		19	4	255
NON-DURABLE MANUFACTURING	7		9	3		7	3	23		2		54
PRINTING AND PUBLISHING			13	13								26
RESEARCH & TESTING	47	69		41			55				1	213
RESEARCH & TESTING-CONDO								1				1
WHOLESALE-WAREHOUSE & STORAGE	122	18	89	411	7	261	148	196		23	15	1,290
MINI-WAREHOUSES-RENTED NON-COMM	3	10	4	6	5	5	9	19		6		67
WHOLESALE-WAREHSE & STR-CONDO		11		19			2	1		3		36
CONTRACT CONSTRUCTION		2				4	3	2		5		16
OTHER INDUSTRIAL	44	2		124	23	20	31	17		4		265
RAILROAD-INCL RIGHT OF WAY			99	238		339		143	9			828
RAIL RAPID TRANSIT		37				57	54					148
MOTOR FREIGHT TRANSPORTATION				3								3
STREET & HIGHWAY RIGHT OF WAY	5		15		1	4	3	1		2	1	32
AUTO PARKING	18	1			1		3				1	24
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	116	3	11	3	77	7	777		2	11	1,017
SEWAGE RELATED		4				1	196	329				543
SOLID WASTE DISPOSAL										3		3
PIPELINE RELATED						65						65
TELEPHONE & TELEGRAPH	6	19		9	3	13	6	7		8		71
RADIO & TELEVISION	16	14		20			6	7				63
OTHER COMMUNICATIONS		3		1		35	1					40
NEIGHBORHOOD SHOPPING CENTER	27	23	1	22	22		33	20		8	13	169
SPECIALTY SHOPPING CENTER		41	13	85	53	30	13	27		2	11	275
COMMUNITY SHOPPING CENTER	53	13	70	122	81	1	69	78		39	16	542
REGIONAL SHOPPING CENTER					32							32
SUPER REGIONAL CENTER				80			208					288
PROMOTIONAL CENTER	13			14	49	11	7					94
CONDOMINIUM CENTER	2	6										8

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1986)

LAND USE	3											TOTAL ACRES
	1	2										
	CENTRE VILLE	DRANES VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING FIELD	TOWN CLIFTN	TOWN HERNDN	TOWN VIENNA	
BUILDING MATERIAL-HARDWARE		7	1	17	3	18	19	2		1	4	72
DEPARTMENT STORES				1	21							22
DISCOUNT STORES	31			28	8		1	11				79
VARIETY OR JR DEPT STORE				3								3
APPAREL & ACCESSORIES		1		3	2		4			1	1	12
FURNITURE	5	3	1	15	2	3	13					42
DRUG STORES		2			1							3
SUPERMARKET				6	11	2	2				3	24
SUPERMARKET & GENERAL MERCH					3	3						6
CONVENIENCE GROCERY	3	1		3	1	3	1	1			1	14
OTHER FOOD	1	1			1	1		1				5
RESTAURANT WITH ALCOHOL		24		20	11	16	9	13		1	4	98
RESTAURANT WITHOUT ALCOHOL	1		1	2	4	5	1				1	15
CARRY OUT KITCHEN					2	1	1			1		5
CARRY OUT WITH SEATING	4	2	2	12	12	8	9	8		1	1	59
OTHER EATING & DRINKING						1	2	4		1		8
MOTOR VEHICLE SALES	49	23	2	25	19	26	10	7		3		164
GAS & SERVICE STATIONS	11	16	7	23	26	17	19	13		4	3	139
GAS SALES ONLY	1	1		5	3	1	5	3			1	20
GAS SALES & CAR WASH	2	1	1	2	1	1	3	2				13
SERVICE STATN-OUT OF OPERATION				1	1	3						5
OTHER AUTOMOTIVE	1	9		11	8	13	3	1		2	2	50
OTHER RETAIL	10	9	1	38	20	30	42	53	1	2	3	209
OFFICE PARK		10										10
GENERAL LOW RISE OFFICE	402	72	61	48	30	50	337	42		152	75	1,269
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	37	6		22	9	8	4	18		1	3	108
CONDO OFFICE-LOW RISE	13	10	13	10	25	7	15	20			4	117
CONDO OFFICE MED/DENT LOW RISE								2				2
CLUSTER OFFICE-LOW RISE	6	1			2		8				6	23
CONVERTED RESIDENTIAL OFFICE	2	6	11	8	15	7	9	25		7	1	91
GENERAL-MEDIUM OR HIGH RISE	70	228	9	10	45	5	353	5			1	726
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			2						3

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1986)

LAND USE	3											TOTAL ACRES
	1	2		LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING FIELD	TOWN CLIFTN	TOWN HERNDN	TOWN VIENNA	
	CENTRE VILLE	DRANES VILLE	ANNAN-DALE									
OTHER OFFICES		3	1	12		1					1	18
FINANCE, INSURANCE, REAL ESTATE	1	13	3	13	5	4	14	5		3	1	62
PERSONAL SERVICE		1	1	1	4					1	2	10
MOTOR VEHICLE REPAIR	1	24	1	24	9	31	6	16		3	1	116
OTHER REPAIR SERVICE		7		2		1						10
VETERINARY HOSPITALS		3	1				1	4		7		16
OTHER BUSINESS SERVICES	10	9		2	6	2	4	12	1			46
CEMETERIES	3	13	90	54	17	6	207	21		24	2	437
HOSPITAL & HEALTH FACILITIES	6		97		3	39	55					200
POST OFFICE	4	1		1	3		30	5			4	48
POLICE STATIONS				2								2
FIRE STATIONS	10	6		6	6	8	6	7	1		1	51
CORRECTIONAL INSTITUTIONS			2			2,988	8	22				3,020
MILITARY INSTITUTIONS		12		1,003		8,290						9,305
WELFARE & CHARITABLE SERVICES	2				6							8
OTHER PUBLIC LAND USES	1	1	2	1		28				2		35
HOUSE OF WORSHIP	139	232	104	150	201	164	132	230	4	43	38	1,437
CIVIC, SOCIAL, FRATERNAL USES	56	20	6	13	15	7	59	5			11	192
LIBRARIES		7	3	4	10	6					1	31
PERMANENT EXHIBITIONS	36					2,106		1			1	2,144
NURSERY SCHOOLS	6	4	1	4	4	1	4	12		2	4	42
PUBLIC SCHOOLS	286	388	427	393	283	334	440	279		51	47	2,928
PRIVATE SCHOOLS	42	468	6	45	56	1	24	5			5	652
COLLEGES & UNIVERSITIES			633									633
SPECIAL TRAINING SCHOOLS							4	33				37
OTHER EDUCATIONAL USES				3		5		29		1	1	39
PLACES OF PUBLIC ASSEMBLY	17	117		5	3			17			1	160
PARKS-PRIVATE	11	32	40	11	42	60	35	163			1	395
PARKS-COMMERCIAL	6	56			1		4	3				70
PARKS-GOVT	2,089	2,889	1,314	2,118	669	2,377	1,016	7,524		30	106	20,132
INDOOR REC FACIL-PRIVATE				1		1	4	16				22
INDOOR REC FACIL-COMMERCIAL	111	11	3	10	6	3	2	3				149
INDOOR REC FACIL-GOVT						10		9			3	22
GOLF COURSE-PRIVATE	401	152				248	270	893			157	2,121
GOLF COURSE-COMMERCIAL	166							27				193
GOLF COURSE-GOVT				149				213		106		468
SWIMMING POOLS-OUTDOOR	23	26	53	20	24	21	14	38			11	230

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1986)

LAND USE	¹	²		LEE	MASON	MOUNT VERNON	PROVI- DENCE	³			TOTAL ACRES	
	CENTRE VILLE	DRANES VILLE	ANNAN- DALE					TOWN CLIFTN	TOWN HERNDN	TOWN VIENNA		
BOATING MARINAS-PUBLIC/PRIV HORTICULTURAL ACTIVITIES		5			15	8		13				8 33
QUARRIES CONSERVATION AREAS WATER AREAS		8		136		97 1,371		202				435 1,371 8
VACANT LAND	8,050	9,264	913	4,694	768	6,587	2,873	27,354	76	595	106	61,280
VACANT LAND W/DILAP STRUCTURE OTHER NATURAL USES	610	334	8	152	15	308 42	84	778	6	64	1	2,360 42
TOTAL	30,775	36,555	11,371	18,162	9,937	36,227	15,808	68,764	161	2,362	2,311	232,433

- 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 1986)

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		
SINGLE FAMILY DETACHED	5,781	1,890	6,159	5,801	2,506	653	1,644	8,581	5,283	17,862	2,613	2,793	16,444	6,006	84,016	
SINGLE FAMILY SEMI-DETACHED				1									17		18	
TWO OR MORE SGL FAM-SGL LOT	29	11	1,105	144	46	3	1,312	382	117	1,043	72	54	1,694	134	6,146	
OTHER SGL FAMILY STRUCTURE	3					1			22	6	4			1	37	
SGL FAM INFLUENCED BY BUSINESS	12	7	1,341	57	4	3	30	12	36	22	34	29	44	79	2,107	
DUPLEX					1		2		150	34			8	1	196	
OTHER TWO FAMILY	6	2	3	2	2	4	2	12	9	19	3		2	4	70	
TOWNHOUSE-OWNERSHIP	120	21	117	73	50	26	33	72	98	482	73	134	369	155	1,823	
TOWNHOUSE-CONDOMINIUM	4	16		5	15	7	8	21	8	8		57	18	1	168	
TOWNHOUSE-RENTAL			9	11	30				7	17		33	13	6	126	
MULTIPLEX-CONDOMINIUM	11	3	97	13	1		15	12	86	29			22	23	312	
COMBIN OF RENTAL-PREDOM TOWNHSE						11			5						16	
OTHER TOWNHOUSE / MULTIPLEX													10	4	14	
GARDEN APTS-RENTAL	112	153	49	67	167	70	48	62	340	24	24	36	260	75	1,487	
GARDEN APTS-CONDOMINIUM	92	42	1	65	68	7		30	61	26	12	43	140	18	605	
MEDIUM RISE APTS-RENTAL	8	14		13				13					6	11	65	
MEDIUM RISE APTS-CONDOMINIUM	6	12											4		22	
HI RISE APTS-RENT W/O COMM PROP	6	13							43						62	
HI RISE APTS-CONDO W/O COM PROP		27			21			34	24						106	
HI RISE APTS-RENT W/COMM PROP		19			17			4					3		43	
HI RISE APTS-CONDO W/COMM PROP		15						22	26				1		64	
COMBIN OF RENTAL-PREDOM APTS	51			35		39		22	6					16	169	
OTHER APARTMENTS	3	1		25	20				11	7				1	68	
MOBILE HOMES IN PRK OR CT			82	37					167						286	
ROOMING & BOARDING HOUSES										10		2			12	
MEMBERSHIP LODGINGS				59											59	
RETIREMENT HOMES-ORPHANAGES				36				4	2						42	
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				43			3	2	2	61	
MOTEL W/COMM AMENITIES		1		4	11	5			6			4		4	35	
HOTEL W/O COMM AMENITIES											3	2			5	
HOTEL W/COMM AMENITIES				5	5			14	5			11	28	16	84	
TOURIST HOME		1					3								4	
GARAGE, SHED ETC-SEP PARCEL	2	6	44	12	3	19	28	41	2	127	7	5	251	11	558	
PRIVATE OPEN SPACE-SUBDIVISION	290	24	357	438	71	41	52	383	168	1,972	301	298	2,620	423	7,438	

ACRES OF LAND BY LAND USE CATEGORY
 PLANNING DISTRICT
 (JANUARY 1986)

LAND USE											1		2		3	TOTAL ACRES
	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-OLNIA	LOWER-POTOM	MCLEAN	MOUNT-VERNON	POHICK	ROSE HILL	SPRNG FIELD	UPPER POTOM	VIENNA		
PRIVATE OPEN SPACE-NOT SUBDIV	3	164	3	25				2	14	15	1		21	4	252	
OTHER RESIDENTIAL	10	7	51	16	1	3	22	72	11	46	4		64	23	331	
PLANNED INDUSTRIAL PARK	4					4		3				22	10		43	
INDUSTRIAL CONGLOMERATION	23		120										3		146	
DURABLE MANUFACTURING	117		24		1	2	6			14		39	48	4	255	
NON-DURABLE MANUFACTURING	9						7		1			25	9	3	54	
PRINTING AND PUBLISHING	24											2			26	
RESEARCH & TESTING	35			1	45			67				6	50	9	213	
RESEARCH & TESTING-CONDO			1												1	
WHOLESALE-WAREHOUSE & STORAGE	99	7	180	8	22	78	151	26	2	14	7	421	145	130	1,290	
MINI-WAREHOUSES-RENTED NON-COMM	4	3	9	6	4		2	7		7		9	12	4	67	
WHOLESALE-WAREHSE & STR-CONDO			1			11		11				8	3	2	36	
CONTRACT CONSTRUCTION			1		1		2	2		1		2	5	2	16	
OTHER INDUSTRIAL	13	23	35		4	14		2	3		4	110	48	9	265	
RAILROAD-INCL RIGHT OF WAY	78					20	324			179	35	192			828	
RAIL RAPID TRANSIT								37	57					54	148	
MOTOR FREIGHT TRANSPORTATION												3			3	
STREET & HIGHWAY RIGHT OF WAY		1	1	1	2		4			15			7	1	32	
AUTO PARKING	1			1	2			1					18	1	24	
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	82		25				1		3			3	21		135	
WATER RELATED	5		16	3	2		63	8	14	761		11	120	14	1,017	
SEWAGE RELATED		1	342				157	3	39				1		543	
SOLID WASTE DISPOSAL													3		3	
PIPELINE RELATED												65			65	
TELEPHONE & TELEGRAPH		1	5		5	2	2	4	10	2	7	3	29	1	71	
RADIO & TELEVISION				3	3	9		14	11	7			16		63	
OTHER COMMUNICATIONS						1		3	35					1	40	
NEIGHBORHOOD SHOPPING CENTER	5	11			22			29	14	21		8	35	24	169	
SPECIALTY SHOPPING CENTER	9	22	3	3	29	3	2	18	53	33	13	50	26	11	275	
COMMUNITY SHOPPING CENTER	58	30	35	4	8	28		9	99	87	11	22	96	55	542	
REGIONAL SHOPPING CENTER		32													32	
SUPER REGIONAL CENTER				120				88				80			288	
PROMOTIONAL CENTER	20	29			5	14		2	11					13	94	
CONDOMINIUM CENTER													8		8	

ACRES OF LAND BY LAND USE CATEGORY
PLANNING DISTRICT
(JANUARY 1986)

LAND USE	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-OLNIA	LOWER-POTOM	MCLEAN	1		2		3		TOTAL ACRES
									MOUNT-VERNON	POHICK	ROSE-HILL	SPRNG-FIELD	UPPER-POTOM	VIENNA	
BUILDING MATERIAL-HARDWARE	10	3	2		7			7	24				1	16	72
DEPARTMENT STORES		21									1				22
DISCOUNT STORES						8			16	11		12	12	20	79
VARIETY OR JR DEPT STORE												3			3
APPAREL & ACCESSORIES	1	1		1	2			1	2			1	2	1	12
FURNITURE	1	2			10	9		3	6			3	2	6	42
DRUG STORES	1							2							3
SUPERMARKET		11			2				4			4		3	24
SUPERMARKET & GENERAL MERCH					3				3						6
CONVENIENCE GROCERY		1	1				1		4			1	4	2	14
OTHER FOOD	1							1		2			1		5
RESTAURANT WITH ALCOHOL	4	6	11	2	3		7	20	16	1	3	10	7	8	98
RESTAURANT WITHOUT ALCOHOL	2	1		1	1		1		5	1		1	1	1	15
CARRY OUT KITCHEN						2			1				1	1	5
CARRY OUT WITH SEATING	7	4	3	2	4	2		4	12	3	1	8	5	4	59
OTHER EATING & DRINKING				4			1						1	2	8
MOTOR VEHICLE SALES	2	1	5	2	7	14	2	24	28			21	3	55	164
GAS & SERVICE STATIONS	16	8	5	1	10	7	7	11	14	10	6	10	20	14	139
GAS SALES ONLY	1	2	3		1		1	3	4		1		1	3	20
GAS SALES & CAR WASH	2				1			2	2	1	1	1	2	1	13
SERVICE STATN-OUT OF OPERATION		1					2		2						5
OTHER AUTOMOTIVE	2	6			2		9	7	5			11	5	3	50
OTHER RETAIL	27	14	16	30	2	1	12	3	24	31	1	9	20	19	209
OFFICE PARK								10							10
GENERAL LOW RISE OFFICE	52	10	39	172	37	12	3	127	50	29	1	18	531	188	1,269
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		18	20	10	38	5	108
CONDO OFFICE-LOW RISE	30	6	6	3	4			9	7	14	4	6	12	16	117
CONDO OFFICE MED/DENT LOW RISE										2					2
CLUSTER OFFICE-LOW RISE				1	3	2		1					6	10	23
CONVERTED RESIDENTIAL OFFICE	23	3	22	4	5	1	1	5	7		4	2	8	6	91
GENERAL-MEDIUM OR HIGH RISE	18	29		51	170			322	5			10	50	71	726
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								2						3

ACRES OF LAND BY LAND USE CATEGORY
PLANNING DISTRICT
(JANUARY 1986)

LAND USE	1										2		3	TOTAL ACRES	
	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-OLNIA	LOWER-POTOM	MCLEAN	MOUNT-VERNON	POHICK	ROSE HILL	SPRNG FIELD	UPPER POTOM		VIENNA
OTHER OFFICES	1					4			7		1	1	4		18
FINANCE, INSURANCE, REAL ESTATE	5	2	1	1	11	3		6	7	6	1	5	12	2	62
PERSONAL SERVICE	2	2		1				1	1				1	2	10
MOTOR VEHICLE REPAIR	3	6	16		4			20	4		1	50	8	4	116
OTHER REPAIR SERVICE								7	1			2			10
VETERINARY HOSPITALS	1		2	1				2		2			8		16
OTHER BUSINESS SERVICES	6		8		2				3	5	1		19	2	46
CEMETERIES	14		6	91	202	4	1	6	5	18	54		32	4	437
HOSPITAL & HEALTH FACILITIES	2			55	3				39	95			6		200
POST OFFICE	3				30			1	1	5			4	4	48
POLICE STATIONS															2
FIRE STATIONS	2	2	2	4	1		6	4	2	6		5	12	5	51
CORRECTIONAL INSTITUTIONS	2		22	8			2,988								3,020
MILITARY INSTITUTIONS							8,290				200	803	12		9,305
WELFARE & CHARITABLE SERVICES						6							2		8
OTHER PUBLIC LAND USES				2				1	29				3		35
HOUSE OF WORSHIP	202	52	67	78	55	13	52	143	120	143	86	66	225	135	1,437
CIVIC, SOCIAL, FRATERNAL USES	10	5		90	1		5	11	4	11	6	5	18	26	192
LIBRARIES	5	2			3			7	6	3	2	2		1	31
PERMANENT EXHIBITIONS			37				556		1,550					1	2,144
NURSERY SCHOOLS	4			1					2	12	3		12	8	42
PUBLIC SCHOOLS	277	108	118	158	208	43	14	293	366	325	221	154	385	258	2,928
PRIVATE SCHOOLS	15	43		14	4	3		468	11	5	34		11	44	652
COLLEGES & UNIVERSITIES	76			557											633
SPECIAL TRAINING SCHOOLS					4					33					37
OTHER EDUCATIONAL USES									5	29	3		1	1	39
PLACES OF PUBLIC ASSEMBLY	3			16				117		1	2	3		18	160
PARKS-PRIVATE	45	15	108		29	8	19	29	26	81	8	6	14	7	395
PARKS-COMMERCIAL	1				4					3			62		70
PARKS-GOVT	1,364	127	2,203	862	291	104	1,819	666	430	5,747	1,521	574	3,641	783	20,132
INDOOR REC FACIL-PRIVATE	1		3	1					1	16					22
INDOOR REC FACIL-COMMERCIAL	3	3	5			4		6	6	3		3	116		149
INDOOR REC FACIL-GOVT									10	9				3	22
GOLF COURSE-PRIVATE			526	270					248	210		157	553	157	2,121
GOLF COURSE-COMMERCIAL			27										166		193
GOLF COURSE-GOVT										213	149		106		468
SWIMMING POOLS-OUTDOOR	48		12	23	8			20	22	36	6	14	15	26	230

ACRES OF LAND BY LAND USE CATEGORY
PLANNING DISTRICT
(JANUARY 1986)

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	
BOATING MARINAS-PUBLIC/PRIV									8						8
HORTICULTURAL ACTIVITIES	8	7	7					4		6			1		33
QUARRIES			202				97				136				435
CONSERVATION AREAS							1,371								1,371
WATER AREAS													8		8
VACANT LAND	583	252	13,448	1,944	518	369	4,274	3,024	1,378	15,706	2,495	2,235	13,690	1,355	61,280
VACANT LAND W/DILAP STRUCTURE	12	5	690	26	7	1	103	29	97	151	42	209	966	22	2,360
OTHER NATURAL USES							42								42
TOTAL	10,076	3,389	30,327	11,624	4,870	1,698	23,616	16,555	11,759	46,309	8,280	9,028	44,196	10,706	232,433

¹Includes land in the Town of Clifton.

²Includes land in the Town of Herndon.

³Includes land in the Town of Vienna.

X PLANNED LAND USE

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 1985 are reflected in the 1986 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. The designation "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 1986, the County had 145,146 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 2,536 acres and 3,000 acres, respectively. Over 32,600 acres, or 14.0 percent, are planned for public parks and open space, and 24,654 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 12,607 acres, or 5.4 percent. The remaining 1,560 acres, or 0.7 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 83,154 as of January 1986, representing 35.8 percent of the County's developable land. This undeveloped acreage is the amount of land on which new development may occur. While vacant land, including vacant land in the towns of Clifton, Herndon, and Vienna, is easily identified and currently totals 63,640 acres (see the "Existing Land Use" section of the Standard Reports), measuring underutilized land, which totals 19,514 acres, is much more difficult. To estimate underutilized land, a formula was developed 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 1986, 61,335 acres are vacant or underutilized and planned for residential use. This is 73.8 percent of the total undeveloped land in the County. Approximately 11.0 percent of the County's vacant and underutilized land is planned for total commercial (2,251 acres) and industrial (6,903 acres) uses, while the remaining 12,665 acres (15.2 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 the number of units that could be built on currently vacant or underutilized residentially planned land to the existing number of dwelling units. 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 370,227 housing units at planned buildout. Since there are currently 258,712 units in the County, 111,515 additional units may be seen at buildout. The additional units represent a 43.1 percent increase in the County's total housing stock. The majority (62 percent) of the planned units is expected to be single-family homes, while townhouses and multifamily units are expected to comprise 19.5 percent and 18.5 percent, respectively, of the additionally planned units.

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 28,925 additional units while the Upper Potomac Planning District is planned to accommodate 22,211 additional units. These two Planning Districts, together with the planned units for the Pohick Planning District (11,294 units) account for 56.0 percent of all the planned units in the County.

Among the Supervisor Districts, Springfield has the largest number of additionally planned units, with 36,730. The Springfield District has the largest number of additionally planned units in all three unit types -- single-family, townhouse, and multifamily. There are 16,236 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 2,195.

ACRES OF LAND BY PLANNED LAND USE
SUPERVISOR DISTRICT
(JANUARY 1986)

PLANNED LAND USE	1		2					3					TOTAL ACRES
	CENTRE VILLE	DRANES VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING FIELD	TOWN CLIFTON	TOWN HERNDON	TOWN VIENNA		
RESIDENTIAL													
•1-.2 DU/AC	205	3,028	18			268	132	1,923				5,574	
•2 DU/AC			329			74		29,003				29,406	
•2-.5 DU/AC	2,303	10,934				3,556	653	2,623	1			20,070	
•5-1 DU/AC	4,757	2,752	86		354	355	648	691	149			9,792	
1-2 DU/AC	3,116	5,444	1,373	895	2,166	1,070	1,469	4,392		37		19,982	
2-3 DU/AC	3,758	3,729	4,686	4,482	3,315	5,558	3,592	6,637		57	874	36,688	
3-4 DU/AC	740	902	192	3,336	800	558	1,793	1,000		1,081	755	11,157	
4-5 DU/AC	206	119	75	294	123	332	205	364		95	1	1,814	
5-8 DU/AC	943	70	257	488	193	456	764	1,270		50	18	4,509	
8-12 DU/AC	141	75	199	383	87	319	398	565		99	15	2,281	
12-16 DU/AC	73	47		15	164	26	141	185				651	
16-20 DU/AC	236	23	141	418	305	314	704	226		142	11	2,520	
20+ DU/AC	105	71	9	9	67		102	146			10	519	
MOBILE HOME				117				66				183	
SUB TOTAL	16,583	27,194	7,365	10,437	7,594	12,886	10,601	49,091	150	1,561	1,684	145,146	
COMMERCIAL/INDUSTRIAL													
COMM-OFFICE	86	142	37	371	160	136	376	718		7	3	2,536	
COMM-RETAIL	267	336	93	556	461	220	566	259		137	100	3,000	
INDUSTRIAL	3,688	475	225	1,560	22	980	543	2,427		280	83	10,283	
SUP TOTAL	4,041	953	360	2,487	643	1,336	1,985	3,404		424	186	15,819	
OTHER NONRESIDENTIAL													
PUBLIC PARK	3,657	4,891	1,433	2,892	662	7,070	1,494	10,289		108	109	32,605	
PRIVATE REC	2,041	1,317	487	159	261	2,330	355	3,096		83	205	10,334	
FLOODPLAIN	366	339	145	154	67	348	222	579		29	24	2,273	
PUBLIC	3,306	1,728	1,577	1,969	705	12,133	940	2,073	10	116	97	24,654	
> 2 USES	778	116		71	2	116	208	225		44		1,560	
SUB TOTAL	10,148	8,391	3,642	5,245	1,697	21,997	3,219	16,262	10	380	435	71,426	
TOTAL	30,772	36,538	11,367	18,169	9,934	36,219	15,825	68,757	160	2,365	2,305	232,391	

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 PLANNED LAND USE
PLANNING DISTRICT
(JANUARY 1986)

PLANNED 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 ACRES
RESIDENTIAL															
•1-.2 DU/AC			438	149	2					1,753			3,232		5,574
•2 DU/AC			8,860	329						20,217					29,406
•2-.5 DU/AC			12	1,442			3,083	1,404	1	3,084			10,722	322	20,070
•5-1 DU/AC	304		134	1,361	66		355	472		709			5,732	659	9,792
1-2 DU/AC	1,470	211	3,348	738	448	599	783	5,273		1,870	286	654	2,533	1,769	19,982
2-3 DU/AC	4,148	1,860	2,946	1,986	894	2	108	2,759	5,425	5,209	2,471	2,144	3,955	2,781	36,688
3-4 DU/AC	300	38	751	426	1,498	113		881	642	305	2,178	965	1,818	1,242	11,157
4-5 DU/AC	51	64	60	50	25	26	66	119	165	369	89	308	298	124	1,814
5-8 DU/AC	73	24	1,153	366	71	293	230	63	243	582	205	102	971	133	4,509
8-12 DU/AC	149	19	338	128	107	4	141	46	420	213	5	183	267	261	2,281
12-16 DU/AC	65	80	189	22	101	26	26	53	3		5		74	7	651
16-20 DU/AC	139	191	51	361	244	81	40	138	612	58	27	127	329	122	2,520
20+ DU/AC	24	52	169	44				85	9				105	31	519
MOBILE HOME			66						117						183
SUB TOTAL	6,723	2,539	18,515	7,402	3,456	1,144	4,832	11,293	7,637	34,369	5,266	4,483	30,036	7,451	145,146
COMMERCIAL/INDUSTRIAL															
COMM-OFFICE	94	85	823	512	115	28	28	135	147	10	174	126	92	167	2,536
COMM-RETAIL	184	217	143	160	145	98	78	389	337	170	40	308	380	351	3,000
INDUSTRIAL	547	11	2,736	58	184	173	575	523	3	127	27	1,434	3,553	327	10,283
SUB TOTAL	825	313	3,702	730	444	299	681	1,052	487	307	241	1,868	4,025	845	15,819
OTHER NONRESIDENTIAL															
PUBLIC PARK	1,292	156	3,100	1,697	338	113	5,858	2,240	1,194	7,811	2,065	805	4,879	1,057	32,605
PRIVATE REC	228	141	1,137	298	50	25	365	286	1,792	2,240	36	284	2,880	572	10,334
FLOODPLAIN	170	25	494	133	19	41	197	204	48	55	8	253	466	160	2,273
PUBLIC	815	213	3,171	1,191	509	79	11,605	1,422	560	1,495	615	1,359	1,367	573	24,654
> 2 USES	22		212	172	44	2	35	39	31	10	49		852	42	1,560
SUB TOTAL	2,527	535	8,114	3,491	960	260	18,110	4,191	3,625	11,611	2,773	2,631	10,144	2,404	71,426
TOTAL	10,075	3,387	30,331	11,623	4,860	1,703	23,623	16,536	11,749	46,287	8,280	9,032	44,205	10,700	232,391

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 UNDERUTILIZED LAND
BY PLANNED LAND USE
SUPERVISOR DISTRICT
(JANUARY 1986)

PLANNED LAND USE	ACRES OF VACANT AND UNDERUTILIZED LAND BY PLANNED LAND USE SUPERVISOR DISTRICT (JANUARY 1986)											
	¹ CENTRE VILLE	² DRANES VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	³ SPRING FIELD	TOWN CLIFTN	TOWN HERNDN	TOWN VIENNA	TOTAL ACRES
RESIDENTIAL												
•1-•2 DU/AC	77	1,732	18			219	34	1,399				3,479
•2 DU/AC			282			74		18,446				18,802
•2-•5 DU/AC	649	4,400				2,670	209	1,948				9,876
•5-1 DU/AC	2,160	1,357	22		33	249	358	417	96			4,712
1-2 DU/AC	790	1,869	189	213	252	627	289	2,645		17		6,891
2-3 DU/AC	2,007	800	356	886	309	909	747	2,851		5	56	8,926
3-4 DU/AC	356	63	14	1,900	53	150	488	589		421	20	4,054
4-5 DU/AC	47	63	20	168	50	227	103	141		55		874
5-8 DU/AC	499	27	26	317	77	145	335	832		23	4	2,285
8-12 DU/AC	17	3	23	68	16	112	137	222		24	2	624
12-16 DU/AC	13	3			2	1	44	155				218
16-20 DU/AC	18	4	2	47	26	42	69	56		58		322
20+ DU/AC	28	22			10		80	119				259
MOBILE HOME				13								13
SUB TOTAL	6,681	10,343	952	3,612	828	5,425	2,893	29,820	96	603	82	61,335
COMMERCIAL/INDUSTRIAL												
COMM-OFFICE	30	22	9	243	45	49	514	633		2		1,547
COMM-RETAIL	62	153	17	71	41	111	99	106		40	4	704
INDUSTRIAL	2,865	247	22	775		604	89	2,138		143	20	6,903
SUB TOTAL	2,957	422	48	1,089	86	764	702	2,877		185	24	9,154
OTHER NONRESIDENTIAL												
PUBLIC PARK	652	1,050	132	579	65	1,827	175	2,329		72	20	6,901
PRIVATE REC	243	417	31	55	11	434	20	980		10	4	2,205
FLOODPLAIN	102	166	29	114	14	202	70	451			3	1,151
PUBLIC	230	184	63	232	52	31	32	195		2	2	1,023
> 2 USES	728	105		71	2	95	168	216				1,385
SUB TOTAL	1,955	1,922	255	1,051	144	2,589	465	4,171		84	29	12,665
TOTAL	11,593	12,687	1,255	5,752	1,058	8,773	4,060	36,868	96	872	135	83,154

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 1986)

PLANNED LAND USE	1														TOTAL ACRES
	ANNAN- DALE	BAIL- EYS	BULL RUN	FAIR FAX	JEFF- ERSON	LINC- OLNIA	LOWER POTOM	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRNG FIELD	UPPER POTOM	VIENNA	
RESIDENTIAL															
•1-•2 DU/AC			414	52						1,204			1,809		3,479
•2 DU/AC			7,359	282						11,161					18,802
•2-•5 DU/AC			6	340			2,392	498	1	2,219			4,384	36	9,876
•5-1 DU/AC	23		88	523	13		249	157		425			2,962	272	4,712
1-2 DU/AC	186	25	2,394	162	22	96	474	1,793		390	76	215	730	328	6,891
2-3 DU/AC	203	172	1,889	241	211		14	323	689	1,375	558	409	2,344	498	8,926
3-4 DU/AC	34	13	608	187	86	6		48	88	19	1,476	482	792	215	4,054
4-5 DU/AC	11	27	45	34	2	12	54	63	96	122	40	207	102	59	874
5-8 DU/AC	5	5	905	44	57	195	89	22	70	160	106	69	515	43	2,285
8-12 DU/AC	6	5	140	67	10		96	3	60	43		24	41	129	624
12-16 DU/AC		2	151	22	20		1	3					13	6	218
16-20 DU/AC	2	23	17	79	9		31	11	56	14	1	1	76	2	322
20+ DU/AC		10	142	36				22					28	21	259
MOBILE HOME									13						13
SUB TOTAL	470	282	14,158	2,069	430	309	3,400	2,943	1,073	17,132	2,257	1,407	13,796	1,609	61,335
COMMERCIAL/INDUSTRIAL															
COMM-OFFICE	28	25	751	338	24	7	19	12	44	2	142	71	42	42	1,547
COMM-RETAIL	17	12	100	10	26	18	58	139	61	34	9	49	117	54	704
INDUSTRIAL	161		2,457	13	59	49	306	164	2	59	16	861	2,683	73	6,903
SUB TOTAL	206	37	3,308	361	109	74	363	315	107	95	167	981	2,642	169	9,154
OTHER NONRESIDENTIAL															
PUBLIC PARK	67	7	937	177	40	15	1,355	785	489	1,546	358	223	626	276	6,901
PRIVATE REC	22	1	499	53	6	11	345	48	83	513	6	24	545	49	2,205
FLOODPLAIN	36	9	374	28	5	33	84	100	22	42	8	211	141	58	1,151
PUBLIC	75	4	102	22	8	2	16	90	21	117	71	153	308	34	1,023
> 2 USES	22		203	131	44	2	85	28	10	10	49		759	42	1,385
SUB TOTAL	222	21	2,115	411	103	63	1,885	1,051	625	2,228	492	611	2,379	459	12,665
TOTAL	898	340	19,581	2,841	642	446	5,668	4,309	1,805	19,455	2,916	2,999	19,017	2,237	83,154

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 1986)

SUPERVISOR DISTRICT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE ¹	20,044	7,795	7,268	35,107	11,008	3,728	1,500	16,236	31,052	11,523	8,768	51,343
DRANESVILLE ²	23,462	3,527	3,825	30,814	10,888	672	1,890	13,450	34,350	4,199	5,715	44,264
ANNANDALE	18,206	4,887	3,862	26,955	1,583	488	124	2,195	19,789	5,375	3,986	29,150
LEE	17,044	7,058	7,135	31,237	10,146	2,991	1,210	14,347	27,190	10,049	8,345	45,584
MASON	14,791	3,447	14,511	32,749	1,937	811	858	3,606	16,728	4,258	15,369	36,355
MOUNT VERNON	15,165	4,643	7,960	27,768	6,956	2,173	1,311	10,440	22,121	6,816	9,271	38,208
PROVIDENCE	14,742	7,239	13,882	35,863	5,394	3,594	5,523	14,511	20,136	10,833	19,405	50,374
SPRINGFIELD ³	23,197	13,150	1,872	38,219	21,230	7,270	8,230	36,730	44,427	20,420	10,102	74,949
TOTAL	146,651	51,746	60,315	258,712	69,142	21,727	20,646	111,515	215,793	73,473	80,961	370,227

TOWN OF CLIFTON	69			69	98			98	167			167
TOWN OF HERNDON	2,123	1,306	1,520	4,949	1,770	326	1,089	3,185	3,893	1,632	2,609	8,134
TOWN OF VIENNA	4,358	348	525	5,231	252	46	10	308	4,610	394	535	5,539
TOTAL	6,550	1,654	2,045	10,249	2,120	372	1,099	3,591	8,670	2,026	3,144	13,840

¹Includes the Town of Vienna.

²Includes the Town of Herndon.

³Includes the Town of Clifton.

HOUSING UNITS AT PLANNED BUILDOUT
PLANNING DISTRICT
(JANUARY 1986)

PLANNING DISTRICT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
ANNANDALE	15,654	3,264	5,653	24,571	1,110	102	60	1,272	16,764	3,366	5,713	25,843
BAILEYS	4,978	667	10,119	15,764	725	120	764	1,609	5,703	787	10,883	17,373
BULL RUN	7,568	3,571	986	12,125	13,820	7,347	7,758	28,925	21,388	10,918	8,744	41,050
FAIRFAX	7,932	2,542	3,781	14,155	2,665	819	3,709	7,193	10,497	3,361	7,490	21,348
JEFFERSON	8,276	2,007	6,443	16,726	1,053	437	515	2,005	9,329	2,444	6,958	18,731
LINCOLNIA	1,406	1,235	2,242	4,883	391	1,536		1,927	1,797	2,771	2,242	6,810
LOWER POTOMAC	1,363	1,165	812	3,340	2,813	1,313	1,040	5,166	4,176	2,478	1,852	8,506
MCLEAN	15,373	1,414	4,633	21,420	4,759	315	925	5,999	20,132	1,729	5,558	27,419
MOUNT VERNON	16,055	5,244	12,123	33,422	2,785	1,042	1,332	5,159	18,840	6,286	13,455	38,581
POHICK ¹	21,670	12,353	899	34,922	9,115	1,750	429	11,294	30,785	14,103	1,328	46,216
ROSE HILL	7,359	1,745	756	9,860	7,025	843	25	7,893	14,384	2,588	781	17,753
SPRINGFIELD ²	7,792	3,659	1,548	12,999	3,889	1,008	124	5,021	11,681	4,667	1,672	18,020
UPPER POTOMAC	19,101	9,378	7,472	35,951	15,677	3,963	2,571	22,211	34,778	13,341	10,043	58,162
VIENNA ³	12,224	3,502	2,848	18,574	3,315	1,132	1,394	5,841	15,539	4,634	4,242	24,415
TOTAL	146,651	51,746	60,315	258,712	69,142	21,727	20,646	111,515	215,792	73,473	80,961	370,227

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
SEWERSHED
(JANUARY 1986)

SEWERSHED CODE	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	3,563	272		3,835	4,030			4,030	7,593	272		7,865
A2	13	231		249	36			36	54	231		285
A3	203	567		775	232			282	490	567		1,057
B1	647	370	250	1,267	421	6		427	1,068	376	250	1,694
B2	2,013	342		2,360	1,879	1,005	151	3,035	3,897	1,347	151	5,395
B3	383			383	344			344	727			727
B5 ¹	2,123	1,306	1,520	4,949	1,770	326	1,089	3,185	3,893	1,632	2,609	8,134
C1	563			563	582			582	1,145			1,145
C2	840			840	603			603	1,443			1,443
D1	2,350	2		2,352	1,832			1,832	4,182	2		4,184
D2	1,130	2,131	2,945	6,206	519	1,445	831	2,795	1,649	3,576	3,776	9,001
D3 ²	14,824	4,136	4,641	23,601	4,198	1,260	589	6,047	19,022	5,396	5,230	29,648
E1	1,855	364	2,328	4,547	660	8	124	792	2,515	372	2,452	5,339
E2	364	2		366	673			673	1,037	2		1,039
F	1,933	344	500	2,782	475	49	30	554	2,413	393	530	3,336
G1	7,615	1,311	2,391	11,318	1,266	258	960	2,484	8,882	1,569	3,351	13,802
G2	836		297	1,133	318			318	1,154		297	1,451
G3	309			309	261			261	570			570
G4	279			279	53			53	332			332
H1	1,345	279	3,573	5,297	243	93	253	589	1,588	372	3,926	5,886
H2			3,077	3,077			450	450			3,527	3,527
H3	257	35	1	293	81	5		86	338	40	1	379
I1	13,220	1,840	8,683	23,743	1,670	551	459	2,680	14,890	2,391	9,142	26,423
I2	1,177	44		1,221	186		127	313	1,363	44	127	1,534
I3	9,550	3,991	5,111	18,652	1,635	2,397	64	4,096	11,185	6,388	5,175	22,748
I4	51			51	34			34	85			85
J1	3,512	1,395	1,991	6,898	445	34	45	524	3,957	1,429	2,036	7,422
J2	776	12	831	1,619	69	123		191	844	135	831	1,810
J3	1,367	314	506	2,187	255	5	33	293	1,622	319	539	2,480
J4	393	22	1,481	1,896	65	13	7	85	458	35	1,488	1,981
K	9,270	1,776	4,553	15,599	1,632	657	207	2,495	10,902	2,433	4,760	18,095
L	5,887	2,736	1,909	10,532	6,279	229	1,036	7,544	12,166	2,965	2,945	18,076
M0	731	304	567	1,602	37	8	50	95	768	312	617	1,697
M1	684	1,489	1,531	3,704	497	92	992	1,581	1,181	1,581	2,523	5,285
M2 ²	10,643	4,753	7,662	23,063	2,005	819	1,128	3,952	12,642	5,577	8,790	27,015
M3	5,969	393		6,362	219		43	262	6,188	393	43	6,624

HOUSING UNITS AT PLANNED BUILDOUT
SEWERSHED
(JANUARY 1986)

SEWERSHED CODE	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
M4	4,802	1,564	1,162	7,528	774	175	36	985	5,576	1,739	1,198	8,513
M5	1,305	783		2,088	848	102	6	956	2,153	885	6	3,044
M6	1,149	1,318	2	2,469	2,286	715	74	3,075	3,435	2,033	76	5,544
M7	32	2	197	231	2			2	34	2	197	233
M8	13			13	233	226		459	246	226		472
M9	531	175		706	451	692	2,055	3,198	982	867	2,055	3,904
N1	17,223	12,010	1,513	30,746	4,652	2,906	883	8,441	21,875	14,916	2,396	39,187
N2	1,454	1,172		2,626	1,707			1,707	3,161	1,172		4,333
O1	380	2		382	1,381			1,381	1,761	2		1,763
P	109			109	351			837	460		536	996
P1	394	7		401	816			836	1,210	7	20	1,237
Q1	1,345		1	1,346	1,411			1,411	2,756		1	2,757
R1	2,212	6	6	2,224	1,846		17	1,863	4,058	6	23	4,087
R2	186			186	58			58	244			244
R3 ³	69			69	91			91	160			160
R4	106			106	180			180	286			286
S1	456	217		673	5,180	1,864	1,846	8,890	5,636	2,081	1,846	9,563
S2	177			177	280			280	457			457
T1	1,078		1	1,079	692			692	1,770		1	1,771
T2	1,922	1,195		3,117	2,897	21	194	3,112	4,819	1,216	194	6,229
T3	1,491	1,181		2,672	2,476	219	150	2,845	3,967	1,400	150	5,517
T4	2,303	289	841	3,433	1,098	2,103	1,866	5,072	3,401	2,397	2,707	8,505
T5	981	1,058	144	2,183	2,123	1,478	3,705	7,306	3,104	2,536	3,849	9,489
T6	41			41	672			672	713			713
T7	195	1		197	1,084	1,838	590	3,512	1,280	1,839	590	3,709
TOTAL	146,651	51,746	60,315	258,712	69,142	21,727	20,646	111,515	215,793	73,473	80,961	370,227

¹Town of Herndon.

²Comprises part of the Town of Vienna.

³Town of Clifton.

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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	59	75		134	454	75	2	531
151.02	397	2	72	471	48	90	33	171	445	92	105	642
151.03	276			276	73			73	349			349
CENSUS TOTAL	1,068	2	74	1,144	180	165	33	378	1,248	167	107	1,522
152.01	193	133		326	42	15		57	235	148		383
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	328	153	1,481	1,962	61	15	7	83	389	168	1,488	2,045
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	923	156	1,556	2,635	93	35		128	1,016	191	1,556	2,763
154.02	406			406	24			24	430			430
154.03	156	69	24	249	14	104		118	170	173	24	367
CENSUS TOTAL	1,485	225	1,580	3,290	131	139		270	1,616	364	1,580	3,560
155.01	357	320	339	1,016	95	174		269	452	494	339	1,285
155.02	686			686	21			21	707			707
155.03	256			256	57			57	313			313
155.04	90			90	6			6	96			96
CENSUS TOTAL	1,389	320	339	2,048	179	174		353	1,568	494	339	2,401
156.01	530			530	37			37	567			567
156.02	75			75	2			2	77			77
156.03	288	2		290	69			69	357	2		359
156.04	111			111	263			263	374			374
CENSUS TOTAL	1,004	2		1,006	371			371	1,375	2		1,377
157.01	432			432	14			14	446			446
157.02	745			745	32			32	777			777

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
157.03	187	2		189	8			8	195	2		197
CENSUS TOTAL	1,364	2		1,366	54			54	1,418	2		1,420
158.01	668			668	98			98	766			766
158.02	463			463	95	1		96	558	1		559
158.03	462			462	72			72	534			534
CENSUS TOTAL	1,593			1,593	265	1		265	1,858	1		1,859
159.01	838			838	100			100	938			938
159.02	163	5		168	111			111	274	5		279
159.04	92			92	110			110	202			202
CENSUS TOTAL	1,093	5		1,098	321			321	1,414	5		1,419
160.01	113	2	168	283	113	13	65	191	226	15	233	474
160.02	598	151	242	991	46	49	51	146	644	200	293	1,137
160.03	293			293	29			29	322			322
CENSUS TOTAL	1,004	153	410	1,567	188	62	116	366	1,192	215	526	1,933
161.01	140		45	185	56		91	147	196		136	332
161.02	97			97	9			9	106			106
161.03	593			593	101			101	694			694
161.04	414			414	204			204	618			618
CENSUS TOTAL	1,244		45	1,289	370		91	461	1,614		136	1,750
163.01	217			217	910			910	1,127			1,127
163.02	427	9		436	957			957	1,384	9		1,393
CENSUS TOTAL	644	9		653	1,867			1,867	2,511	9		2,520
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	462	307		769	201	348		549	663	655		1,318
202.02	516	95		611	32	343		375	548	433		986
CENSUS TOTAL	978	402		1,380	233	691		924	1,211	1,093		2,304

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
203.01	626			626	38			38	664			664
203.02	364	286		650	210			210	574	286		860
203.03	242			242	6			6	248			248
203.04	214	81		295	121	5		126	335	86		421
CENSUS TOTAL	1,446	367		1,813	375	5		380	1,821	372		2,193
204.01	25	274	1,929	1,589	15	6	2	23	40	280	1,929	1,612
CENSUS TOTAL	25	274	1,929	1,589	15	6	2	23	40	280	1,929	1,612
205.01	33	417	1,929	2,429	1	5	22	28	84	422	1,951	2,457
205.02	168	8		176	7			7	175	8		183
CENSUS TOTAL	251	425	1,929	2,605	8	5	22	35	259	430	1,951	2,640
206.01	59	120		179	7			7	66	120		186
206.02	3	358	67	428			5	5	3	358	72	433
206.03	271	128	556	955	87	21	20	128	358	149	576	1,083
CENSUS TOTAL	333	605	623	1,562	94	21	25	140	427	627	648	1,702
207.01	602			602	60			60	662			662
207.02	128			128	81			81	209			209
207.03	534			534	67			67	601			601
CENSUS TOTAL	1,264			1,264	208			208	1,472			1,472
208.01	333			333	48			48	381			381
208.02	265			265	26			26	291			291
208.03	524	19		543	142			142	666	19		685
CENSUS TOTAL	1,122	19		1,141	216			216	1,338	19		1,357
209.01	369	145	756	1,270	808	17	25	850	1,177	162	781	2,120
209.02	255	606		861	2,551	61		2,612	2,806	667		3,473
209.03	282	144		426	55			55	337	144		481
CENSUS TOTAL	906	895	756	2,557	3,414	78	25	3,517	4,320	973	781	6,074
210.01	214			214	73	105	37	215	287	105	37	429
210.02	91	476		567	2	83	72	157	93	559	72	724
210.03	175	55		230	56	259		315	231	314		545

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	NF	TOTAL	SF	TH	NF	TOTAL	SF	TH	NF	TOTAL
210.04	287			287	223			223	510			510
CENSUS TOTAL	767	531		1,298	354	447	109	910	1,121	978	109	2,208
211.01	218	773		991	1,540	44		1,584	1,758	817		2,575
211.02	148			148	1,956	69		2,025	2,104	69		2,173
211.03	13	21		34	300	251		551	313	272		585
CENSUS TOTAL	379	794		1,173	3,796	364		4,160	4,175	1,158		5,333
212.01	691			691	241			241	932			932
CENSUS TOTAL	691			691	241			241	932			932
213.01	762			762	373			373	1,135			1,135
213.02	42	62		104	9			9	51	62		113
CENSUS TOTAL	804	62		866	382			382	1,186	62		1,248
214.01	196	2	727	925	33	2		35	229	4	727	960
214.02	283	34	1,185	1,502	55	45		100	338	79	1,185	1,602
CENSUS TOTAL	479	36	1,912	2,427	88	47		135	567	83	1,912	2,562
215.01	1,189		801	1,989	215	276	123	614	1,403	276	924	2,603
CENSUS TOTAL	1,188		801	1,989	215	276	123	614	1,403	276	924	2,603
216.01	95	1,003	323	1,421	10	9		19	105	1,012	323	1,440
216.02	88	30	340	458	8	10	30	48	96	40	370	506
CENSUS TOTAL	183	1,033	663	1,879	18	19	30	67	201	1,052	693	1,946
217.01	1,076	855	591	2,522	17	84	57	158	1,093	939	648	2,680
CENSUS TOTAL	1,076	855	591	2,522	17	84	57	158	1,093	939	648	2,680
218.01	190	598	385	1,173	59	25	826	910	249	623	1,211	2,083
CENSUS TOTAL	190	598	385	1,173	59	25	826	910	249	623	1,211	2,083
220.01	1			1					1			1
220.03	271	136		407	14	71	6	91	285	207	6	498
220.04	12			12		86		85	12	86		98
220.05	32	2	197	231	2			2	34	2	197	233
CENSUS TOTAL	316	138	197	651	16	157	6	179	332	295	203	830

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
221.01	206	318	608	1,132	25	442		467	231	760	608	1,599
221.02	1			1	16			16	17			17
221.03	96			96	228		556	784	324		556	880
221.04	44	700	6	750	11	485	478	974	55	1,185	484	1,724
221.05	17		1	18	386	229		615	403	229	1	633
221.06	40			40	264			264	304			304
CENSUS TOTAL	404	1,018	615	2,037	930	1,156	1,034	3,120	1,334	2,174	1,649	5,157
301.01	463			463	30			30	493			493
301.02	998			998	116			116	1,114			1,114
301.03	266	511		777	104	218	42	364	370	729	42	1,141
CENSUS TOTAL	1,727	511		2,238	250	218	42	510	1,977	729	42	2,748
302.01	2,336	1,254		3,590	178	66		244	2,514	1,320		3,834
CENSUS TOTAL	2,336	1,254		3,590	178	66		244	2,514	1,320		3,834
303.01	721	1,628		2,349	138	109	37	284	859	1,737	37	2,633
303.02	949	2		951	97			97	1,046	2		1,048
CENSUS TOTAL	1,670	1,630		3,300	235	109	37	381	1,905	1,739	37	3,681
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	333			333	1			1	339			339
307.03	373			373	8			8	381			381
CENSUS TOTAL	923			928	9			9	937			937

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
308.01	1,351	1,153	822	3,326	92			92	1,443	1,153	822	3,418
CENSUS TOTAL	1,351	1,153	822	3,326	92			92	1,443	1,153	822	3,418
309.01	823	1,073	242	2,138	375	122	65	562	1,198	1,195	307	2,700
CENSUS TOTAL	823	1,073	242	2,138	375	122	65	562	1,198	1,195	307	2,700
310.01	733	1,555		2,293	86	57		143	824	1,612		2,436
CENSUS TOTAL	733	1,555		2,293	86	57		143	824	1,612		2,436
311.01	492	533		1,025	7	85	12	104	499	618	12	1,129
311.02	502	545	448	1,495	54	180	205	439	556	725	653	1,934
311.03	1,168	1,545	108	2,821	332	542	28	902	1,500	2,087	136	3,723
311.04	197		100	297	218			218	415		100	515
CENSUS TOTAL	2,359	2,623	656	5,638	611	807	245	1,663	2,970	3,430	901	7,301
312.01	3,046	620		3,666	889	140		1,029	3,935	760		4,695
CENSUS TOTAL	3,046	620		3,666	889	140		1,029	3,935	760		4,695
313.01	1,078	150		1,228	142			142	1,220	150		1,370
CENSUS TOTAL	1,078	150		1,228	142			142	1,220	150		1,370
314.01	772	211		983	148	114		262	920	325		1,245
CENSUS TOTAL	772	211		983	148	114		262	920	325		1,245
315.01	1,143	535		1,678	441	35		476	1,584	570		2,154
CENSUS TOTAL	1,143	535		1,678	441	35		476	1,584	570		2,154
316.01	322		242	564	626	169	9	804	948	169	251	1,368
316.02	558	205	98	861	142	55		197	700	260	98	1,058
316.03	3			3					3			3
CENSUS TOTAL	883	205	340	1,428	768	224	9	1,001	1,651	429	349	2,429
317.01	1,779	1,532		3,311	909	117	40	1,066	2,688	1,649	40	4,377
317.02	265	195		460	248			248	513	195		708
CENSUS TOTAL	2,044	1,727		3,771	1,157	117	40	1,314	3,201	1,844	40	5,085

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
401.01	249	150	201	600	61			61	310	150	201	661
401.02	1,020			1,020	114			114	1,134			1,134
401.03	393	161	388	942	104			104	497	161	388	1,046
CENSUS TOTAL	1,662	311	539	2,562	279			279	1,941	311	589	2,841
402.01	3		296	299		290		290	3	290	296	589
402.02	420	579	1,088	2,087	79	28		107	499	607	1,088	2,194
402.04	124			124	90			90	214			214
CENSUS TOTAL	547	579	1,384	2,510	169	318		487	716	897	1,384	2,997
403.01	471			471	35	7	18	60	506	7	18	531
403.02	442			442	112			112	554			554
CENSUS TOTAL	913			913	147	7	18	172	1,060	7	18	1,085
404.01	699	35	2	736	33			33	732	35	2	769
404.02	95			95	11			11	106			106
404.03	473			473	58			58	531			531
404.04	639			639	95			95	734			734
404.05	1,568	137		1,705	49			49	1,617	137		1,754
404.06	1,071			1,071	46			46	1,117			1,117
404.07					1			1	1			1
CENSUS TOTAL	4,545	172	2	4,719	293			293	4,838	172	2	5,012
405.01	41	46		87	69			69	110	46		156
405.02	408			408	73			73	481			481
405.03	1,462			1,462	176	27	19	222	1,638	27	19	1,684
CENSUS TOTAL	1,911	46		1,957	318	27	19	364	2,229	73	19	2,321
406.01	950			950	162	56	6	224	1,112	56	6	1,174
CENSUS TOTAL	950			950	162	56	6	224	1,112	56	6	1,174
501.01	93	316	1,120	1,529	1	27	14	42	94	343	1,134	1,571
501.02	203		150	353	2			2	295		150	355
501.03	350		63	413	3			3	353		63	416
CENSUS TOTAL	646	316	1,333	2,295	6	27	14	47	652	343	1,347	2,342

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
502.01		448	73	521						448	73	521
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	448	98	1,328	30	2		32	812	450	98	1,360
503.01	302			302	18			18	320			320
503.02	293			293	2			2	295			295
503.03	186	99	556	841	104	7		111	290	106	556	952
503.04	223		1	224	41			41	264		1	265
CENSUS TOTAL	1,004	99	557	1,660	165	7		172	1,169	106	557	1,832
504.01	272	49	1	322	30	36		66	302	85	1	388
504.02	338			338	14			14	352			352
504.03	230			230	17			17	247			247
CENSUS TOTAL	840	49	1	890	61	36		97	901	85	1	987
505.01	360			360	2			2	362			362
505.02	303			303	3			3	306			306
505.03	224			224	2			2	226			226
CENSUS TOTAL	887			887	7			7	894			894
506.01	191			191	269			269	460			460
506.02	391	85	1,190	1,666	15	22	54	91	406	107	1,244	1,757
506.03	298			298	5			5	303			303
506.04	188	2		190					188	2		190
506.05	199			199	74			74	273			273
506.06	375			375	4			4	379			379
506.07	170	2		172	10			10	180	2		182
CENSUS TOTAL	1,812	89	1,190	3,091	377	22	54	453	2,189	111	1,244	3,544
507.01	502	436		938	78			78	580	436		1,016
507.02	276	2	1,142	1,420	67		1	63	343	2	1,143	1,488
CENSUS TOTAL	778	438	1,142	2,358	145		1	146	923	438	1,143	2,504
508.01	290			290	22			22	312			312

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

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	24			24	456			456
508.03	214		184	398	46			46	260		184	444
CENSUS TOTAL	936		184	1,120	92			92	1,028		184	1,212
509.01	286			286	17			17	303			303
509.02	296			296	10			10	306			306
CENSUS TOTAL	582			582	27			27	609			609
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	450			450	26			26	476			476
CENSUS TOTAL	807			807	39			39	846			846
512.01	213			213	12			12	225			225
512.02	305			305	14			14	319			319
512.03	101			101	32			32	133			133
CENSUS TOTAL	619			619	58			58	677			677
513.01	397	24		421	59			59	456	24		480
513.02	304	6	108	418	5			5	309	6	108	423
CENSUS TOTAL	701	30	108	839	64			64	765	30	108	903
514.01			204	204							204	204
514.02			724	724	2			2	2		724	726
514.03		63	125	188	1	13	220	234	1	76	345	422
CENSUS TOTAL		63	1,053	1,116	3	13	220	236	3	76	1,273	1,352
515.01	44		904	948	8			8	52		904	956
515.02	319	95	842	1,256	43	14		57	362	109	842	1,313
515.03	252	186	333	771	83	40		123	335	226	333	894
515.04	65	30	450	545	28	29	32	89	93	59	482	634
CENSUS TOTAL	580	311	2,529	3,520	162	83	32	277	842	394	2,561	3,797

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
516.01	12		819	831	1		27	28	13		846	859
516.02	80			80	1			1	81			81
516.03	96	36	655	787	2			2	98	36	655	789
516.04	164	2	444	610	29			29	192	2	444	639
516.05	215		196	411	26			26	241		196	437
CENSUS TOTAL	567	38	2,114	2,719	59		27	85	626	38	2,141	2,305
517.01	268	225	1,148	1,641	137	24	35	196	405	249	1,183	1,837
517.02	335		3,167	3,502	48		450	498	383		3,617	4,000
CENSUS TOTAL	603	225	4,315	5,143	185	24	485	694	788	249	4,800	5,837
518.01	416			416	18			18	434			434
518.02	173			173	57			57	230			230
518.03	412			412	80			80	492			492
CENSUS TOTAL	1,001			1,001	155			155	1,156			1,156
519.01	378	791	499	1,668	153	469		622	531	1,260	499	2,290
CENSUS TOTAL	378	791	499	1,668	153	469		622	531	1,260	499	2,290
520.01	499	340	246	1,085	100			100	599	340	246	1,185
CENSUS TOTAL	499	340	246	1,085	100			100	599	340	246	1,185
521.01	118			118	5			5	123			123
521.02	373	334	219	926	33	12		45	406	346	219	971
521.03	314	230		544	22	3		25	336	233		569
521.04	278	326		604	25	28		53	303	354		657
521.05	263	44		307	35	40	21	96	298	84	21	403
CENSUS TOTAL	1,346	934	219	2,499	120	83	21	224	1,466	1,017	240	2,723
522.01	221	336	881	1,438	12	1		13	233	337	881	1,451
522.02	383	107	336	826	1			1	384	107	336	827
522.03	346			346	1			1	347			347
CENSUS TOTAL	950	443	1,217	2,610	14	1		15	964	444	1,217	2,625
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

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
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	118	327		445	60	7		67	178	334		512
CENSUS TOTAL	1,579	327	412	2,318	72	7		79	1,651	334	412	2,397
525.01	286			286	1			1	287			287
525.02	384	2		386	53			53	437	2		439
525.03	336	10		346	31	3		34	367	13		380
525.04	250	155	1,065	1,470	207	71		278	457	226	1,065	1,748
CENSUS TOTAL	1,256	167	1,065	2,488	292	74		366	1,548	241	1,065	2,854
526.01	365		367	732		68		68	365	68	367	800
526.02	2	84	311	397		829		829	2	913	311	1,226
526.03	75	195		270		95		95	75	291		366
CENSUS TOTAL	442	279	678	1,399		993		993	442	1,272	678	2,392
601.01	159			159	125			125	284			284
601.02	601			601	121			121	722			722
601.03	258			258	173			173	431			431
CENSUS TOTAL	1,018			1,018	419			419	1,437			1,437
602.01	393			393	174			174	567			567
602.02	66			66	60			60	126			126
602.03	618			618	102			102	720			720
CENSUS TOTAL	1,077			1,077	336			336	1,413			1,413
603.01	234			234	135			135	369			369
603.02	604			604	147			147	751			751
CENSUS TOTAL	333			338	282			282	1,120			1,120
604.01	235			235	96			96	331			331
604.02	425	102	491	1,021	48	76		124	476	178	491	1,145
604.03	140			140	52			52	192			192
CENSUS TOTAL	803	102	491	1,396	196	76		272	999	178	491	1,668

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
605.01	462	2		464	213	55	8	276	675	57	8	740
605.02	176	70		246	269	127	54	450	445	197	54	696
605.03	266	1		267	81			81	347	1		348
605.04	66	142		208	26			26	92	142		234
605.05	195	105		300	282	20	50	352	477	125	50	652
CENSUS TOTAL	1,165	320		1,485	871	202	112	1,185	2,036	522	112	2,670
606.01	139			139	34			34	173			173
606.02	1,090			1,090	161			161	1,251			1,251
CENSUS TOTAL	1,229			1,229	195			195	1,424			1,424
607.01 ¹	2,151	181	304	2,636	80	26	1	107	2,231	207	305	2,743
CENSUS TOTAL	2,151	181	304	2,636	80	26	1	107	2,231	207	305	2,743
608.01 ¹	841	8	185	1,034	67			67	908	8	185	1,101
CENSUS TOTAL	841	8	185	1,034	67			67	908	8	185	1,101
609.01 ¹	716	83		799	34	9	9	52	750	92	9	851
CENSUS TOTAL	716	83		799	34	9	9	52	750	92	9	851
610.01 ¹	650	76	36	762	71	11		82	721	87	36	844
CENSUS TOTAL	650	76	36	762	71	11		82	721	87	36	844
611.01	633			633	103			103	736			736
611.02	947	318	300	1,565	331	5	8	344	1,278	323	308	1,909
CENSUS TOTAL	1,580	318	300	2,198	434	5	8	447	2,014	323	308	2,645
612.01	159			159	102			102	261			261
612.02	693	39		732	549	40		589	1,242	79		1,321
612.03	63			63	56			56	119			119
612.04	40	2		42	72	147	1,045	1,254	112	149	1,045	1,306
CENSUS TOTAL	955	41		996	779	187	1,045	2,011	1,734	228	1,045	3,007
613.01	66			66	38		746	784	104		746	850
613.02	24	1,188	576	1,788		55	214	269	24	1,243	790	2,057
CENSUS TOTAL	90	1,188	576	1,854	38	55	960	1,053	128	1,243	1,536	2,907

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
614.01	71			71	25			25	96			96
614.02	191	176	1,521	1,888	73	9	65	147	264	185	1,586	2,035
CENSUS TOTAL	262	176	1,521	1,959	98	9	65	172	360	185	1,586	2,131
615.01	128	26	1	155	226	5		231	354	31	1	386
615.02	205			205	113			113	318			318
615.03	170	240		410	30	19	19	68	200	259	19	478
615.04	22	390		412	46	153	616	815	68	543	616	1,227
615.05	89			89					89			89
CENSUS TOTAL	614	656	1	1,271	415	177	635	1,227	1,029	833	636	2,498
616.01	134	452		586	90	318	258	666	224	770	258	1,252
616.02	298	46		344	102	26		128	400	72		472
616.03	55	312		367	9	4		13	64	316		380
616.04	32		783	815	22	72	166	260	54	72	949	1,075
CENSUS TOTAL	519	810	783	2,112	223	420	424	1,067	742	1,230	1,207	3,179
617.01	31	974	749	1,754	198	211	205	614	229	1,185	954	2,368
617.02	138			138	139			139	277			277
CENSUS TOTAL	169	974	749	1,892	337	211	205	753	506	1,185	954	2,645
701.01	271			271	36			36	307			307
701.02	426			426	69			69	495			495
701.03	47			47	65			65	112			112
701.04	125	35		160	219			219	344	35		379
CENSUS TOTAL	869	35		904	389			389	1,258	35		1,293
702.01	1			1	1			1	2			2
CENSUS TOTAL	1			1	1			1	2			2
703.01	647			647	113			113	760			760
703.02	83			83	89			89	172			172
703.03	259			259	85			85	344			344
CENSUS TOTAL	989			989	287			287	1,276			1,276
704.01	273	103		376	146	20		166	419	123		542

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
704.02	42			42	7			7	49			49
704.03	344			344	148			148	492			492
704.04	250			250	48			48	298			298
704.05	491			491	97			97	588			588
CENSUS TOTAL	1,400	103		1,503	446	20		466	1,846	123		1,969
705.01	111			111	37			37	148			148
705.02	323			323	7			7	335			335
705.03	408	263		671	186	11	30	227	594	274	30	898
705.04	287			287	21			21	308			308
705.05	140			140	106			106	246			246
705.06	6		500	506					6		500	506
CENSUS TOTAL	1,280	263	500	2,043	357	11	30	398	1,637	274	530	2,441
706.01	167			167	130			130	297			297
706.02	117	48		165	67			67	184	48		232
706.03	233	19		252	16	45		61	249	64		313
706.04	151	9		160	10	14		24	161	23		184
CENSUS TOTAL	668	76		744	223	59		282	891	135		1,026
707.01	271	7		278	27	12	8	47	298	19	8	325
707.02	378			378	54			54	432			432
707.03	262	1		263	52			52	314	1		315
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	1,724	8		1,732	144	12	8	164	1,868	20	8	1,896
708.01	230	27		257	23	8		31	253	35		288
708.02	607	170		777	7		32	39	614	170	32	816
CENSUS TOTAL	837	197		1,034	30	8	32	70	867	205	32	1,104
709.01	450		297	747	130			130	580		297	877
709.02	497	206		703	28	22		50	525	228		753
709.03	253			253	18			18	271			271
709.04	78	124		202	137	107		244	215	231		446

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
709.05	312	24		336	39			39	351	24		375
709.06	109			109	11			11	120			120
CENSUS TOTAL	1,699	354	297	2,350	363	129		492	2,062	483	297	2,842
710.01	58			58	21			21	79			79
710.02	213			213	51	2		53	264	2		266
710.03	177			177	41		731	772	218		731	949
CENSUS TOTAL	448			448	113	2	731	846	561	2	731	1,294
711.01	155			155	9	8		17	164	8		172
711.02	208			208					208			208
711.03	264			264	5			5	269			269
711.04	306			306	3			3	309			309
711.05	245			245	2			2	247			247
711.06	335		340	675	1	66		67	336	66	340	742
711.07	190			190	15			15	205			205
711.08	354			354	62			62	416			416
CENSUS TOTAL	2,057		340	2,397	97	74		171	2,154	74	340	2,568
712.01	1			1	3			3	4			4
712.03	38	174		212	21			21	59	174		233
712.04	40	200	2,328	2,568	46		121	167	86	200	2,449	2,735
CENSUS TOTAL	79	374	2,328	2,731	70		121	191	149	374	2,449	2,972
713.01	251	507	2,051	2,809	189		236	425	440	507	2,287	3,234
713.02	555	49		604	57		47	104	612	49	47	708
CENSUS TOTAL	306	556	2,051	3,413	246		283	529	1,052	556	2,334	3,942
714.01	659	450	351	1,460	119	53	99	271	778	503	450	1,731
714.02	255		566	821	15		65	80	270		631	901
CENSUS TOTAL	914	450	917	2,281	134	53	164	351	1,048	503	1,081	2,632
801.01	220			220	250			250	470			470
801.02	185			185	83			83	268			268
801.03	161			161	202			202	363			363
801.04	201			201	128			128	329			329

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
801.05	177	2		179	130			130	307	2		309
CENSUS TOTAL	944	2		946	793			793	1,737	2		1,739
802.01	234			234	642			642	876			876
802.02	421			421	154			154	575			575
802.03	510			510	63			63	573			573
802.04			1,168	1,168							1,168	1,168
802.05							3	3			3	3
CENSUS TOTAL	1,165		1,168	2,333	859		3	862	2,024		1,171	3,195
803.01	779			779	299			299	1,078			1,078
803.02	235			235	93			93	328			328
803.03	726	2		728	738			738	1,464	2		1,466
803.04	1			1					1			1
CENSUS TOTAL	1,741	2		1,743	1,130			1,130	2,871	2		2,873
804.01	383			383	321			321	704			704
804.02	406			406	420			420	826			826
804.03	306			306	173			173	479			479
804.04	262			262	311			311	573			573
804.05	658			658	296			296	954			954
CENSUS TOTAL	2,015			2,015	1,521			1,521	3,536			3,536
805.01	1,125			1,125	527			527	1,552			1,552
805.02	654	209		863	923	31		954	1,577	240		1,817
805.03	249	195		444	461	974	151	1,586	710	1,169	151	2,030
CENSUS TOTAL	2,028	404		2,432	1,911	1,005	151	3,067	3,939	1,409	151	5,499
806.01	353	34		387	551	1,355		1,906	904	1,389		2,293
806.02	154	320	198	672	3	27		30	157	347	198	702
806.03	151	267	724	1,142	84		28	112	235	267	752	1,254
806.04	434			434	158			158	592			592
CENSUS TOTAL	1,092	621	922	2,635	796	1,382	28	2,206	1,888	2,003	950	4,841
807.01	1			1			158	158	1		158	159
807.02	164	927	2,023	3,114	2	50	645	697	166	977	2,668	3,811

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
807.03	51	319		370					51	319		370
CENSUS TOTAL	216	1,246	2,023	3,485	2	50	803	855	218	1,296	2,826	4,340
808.01 ²	899	591	494	1,984	1,167	127	200	1,494	2,066	718	694	3,478
CENSUS TOTAL	899	591	494	1,984	1,167	127	200	1,494	2,066	718	694	3,478
809.01 ²	1,224	715	1,026	2,965	603	199	889	1,691	1,827	914	1,915	4,656
CENSUS TOTAL	1,224	715	1,026	2,965	603	199	889	1,691	1,827	914	1,915	4,656
810.01	207	798		1,005	276			276	483	798		1,281
CENSUS TOTAL	207	798		1,005	276			276	483	798		1,281
811.01	34			34	3			3	37			37
811.02	23			23	1,217			1,217	1,240			1,240
811.03	687	1		688	604			604	1,291	1		1,292
811.04	1,049			1,049	364			364	1,413			1,413
CENSUS TOTAL	1,793	1		1,794	2,188			2,188	3,981	1		3,982
812.01	811	547	694	2,052	453	6		459	1,264	553	694	2,511
CENSUS TOTAL	811	547	694	2,052	453	6		459	1,264	553	694	2,511
813.01	1,131	2,783	1,867	5,781	122	911	500	1,533	1,253	3,694	2,367	7,314
CENSUS TOTAL	1,131	2,783	1,867	5,781	122	911	500	1,533	1,253	3,694	2,367	7,314
814.01	1,046	1,029	446	2,521	84	62		146	1,130	1,091	446	2,667
CENSUS TOTAL	1,046	1,029	446	2,521	84	62		146	1,130	1,091	446	2,667
815.01	713			713	89			89	802			802
CENSUS TOTAL	713			713	89			89	802			802
816.01	492			492	108			108	600			600
816.02	517			517	79			79	596			596
CENSUS TOTAL	1,009			1,009	187			187	1,196			1,196
817.01	408			408	258			258	666			666
817.02	387			387	161			161	548			548

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
817.03	522			522	137			137	659			659
817.04	143			143	179	3		182	322	3		325
CENSUS TOTAL	1,460			1,460	735	3		735	2,195	3		2,198
818.01	135			135	118			118	253			253
818.02	1,913	271		2,184	2,051			2,051	3,964	271		4,235
818.03	204			204	609			609	813			813
818.04	841	372		1,213	2,198	221		2,419	3,039	593		3,632
CENSUS TOTAL	3,093	643		3,736	4,976	221		5,197	8,069	864		8,933
901.01	5			5					5			5
901.02	12			12	72			72	84			84
901.03	909			909	229			229	1,138			1,138
901.04					39			39	39			39
901.05	561			561	1,399			1,399	1,960			1,960
901.05	1			1					1			1
CENSUS TOTAL	1,483			1,488	1,739			1,739	3,227			3,227
902.01	8			8	221			221	229			229
902.02	26			26	576			576	602			602
902.03	1,042	1,187		2,229	847	219	150	1,216	1,889	1,406	150	3,445
902.04	242	333		575	470	636	415	1,521	712	969	415	2,096
902.05	3			3					3			3
CENSUS TOTAL	1,321	1,520		2,841	2,114	855	565	3,534	3,435	2,375	565	6,375
903.01	979	1,059	1	2,039	553	11	194	758	1,532	1,070	195	2,797
903.02	488			488	1,475	315	287	2,077	1,963	315	287	2,565
903.03	111	3		114	530	362	44	936	641	365	44	1,050
903.04	10	2		12	12	72		84	22	74		96
CENSUS TOTAL	1,588	1,064	1	2,653	2,570	760	525	3,855	4,158	1,824	525	6,508
904.01	1,931	53	841	2,825	778	2,042	1,804	4,624	2,709	2,095	2,645	7,449
904.02	72			72	1,334			1,334	1,406			1,406
904.03	29			29	1	23	733	757	30	23	733	786
904.04	119	175	6	300	200	426	881	1,507	319	601	887	1,807
CENSUS TOTAL	2,151	228	847	3,226	2,313	2,491	3,418	8,222	4,464	2,719	4,265	11,448

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
905.01	25			25	343		332	675	368		332	700
905.02	795	2		797	1,826			1,826	2,621	2		2,623
CENSUS TOTAL	820	2		822	2,169		332	2,501	2,989	2	332	3,323
906.01	22			22	79			79	101			101
906.02	40			40	100			100	140			140
906.03	74	1		75	117	406	189	712	191	407	189	787
906.04	113	618	144	875	291	1,431	2,955	4,677	404	2,049	3,099	5,552
906.05	99	313		412	2,529	1,853	1,388	5,770	2,628	2,166	1,388	6,182
CENSUS TOTAL	343	932	144	1,424	3,116	3,690	4,532	11,338	3,464	4,622	4,676	12,762
907.01	47			47	146			146	193			193
907.02	554			554	417			417	971			971
907.03	104			104	99			99	203			203
907.04	127			127	99			99	226			226
907.05	42			42	23			23	65			65
907.06	475	2		478	196			196	672	2		674
907.07	85			85	295			295	380			380
907.08	24			24	39			39	63			63
907.09	592			592	162			162	754			754
907.10	49			49	157			157	206			206
907.11	11			11	10			10	21			21
907.12	51			51	50			50	101			101
907.13	43			43	21			21	69			69
907.14	42			42	100			100	142			142
907.15	34			34	15			15	49			49
907.16	15			15	62			62	77			77
CENSUS TOTAL	2,301	2		2,303	1,891			1,891	4,192	2		4,194
908.01	153			153	92			92	245			245
908.02	241			241	151			151	392			392
908.03	150			150	27			27	177			177
908.04	121			121	262			262	333			333
908.05	178			178	152			152	330			330
908.06	361	1		362	322			322	683	1		684
908.07	69			69	91			91	160			160

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1986)

SUB CENSUS	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
908.08	299			299	345			345	644			644
908.09	269			269	490			490	759			759
908.10	130		1	131	210			210	340		1	341
908.11	138			138	519			519	657			657
908.12	863	1,191		2,054	642			642	1,505	1,191		2,696
CENSUS TOTAL	2,972	1,192	1	4,165	3,303			3,303	6,275	1,192	1	7,468
909.01 ³	69			69	98			98	167			167
CENSUS TOTAL	69			69	98			98	167			167
TOTAL	146,651	51,746	60,315	258,712	69,142	21,727	20,646	111,515	215,793	73,473	80,961	370,227

¹Comprises part of the Town of Vienna (the Town of Vienna is composed of Census Tracts 607 through 610).

²Comprises part of the Town of Herndon (the Town of Herndon is composed of Census Tracts 808 and 809).

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