

# 1987 STANDARD REPORTS

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

OFFICE OF  
RESEARCH & STATISTICS  
FAIRFAX COUNTY, VIRGINIA

COUNTY OF FAIRFAX

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4100 Chain Bridge Road  
Fairfax, Virginia 22030

STANDARD REPORTS

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

1987



Prepared by:

Office of Research and Statistics

Price: \$8.00

For Sale By:

Communications Division  
(Maps and Publications)

The Massey Building

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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; ranges of estimated market values 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, 1987.

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) 246-4519



ECONOMIC AND DEMOGRAPHIC DATA  
AVAILABLE FROM THE FAIRFAX COUNTY  
OFFICE OF RESEARCH AND STATISTICS  
4100 Chain Bridge Road  
Fairfax, Virginia 22030  
(703) 246-4519

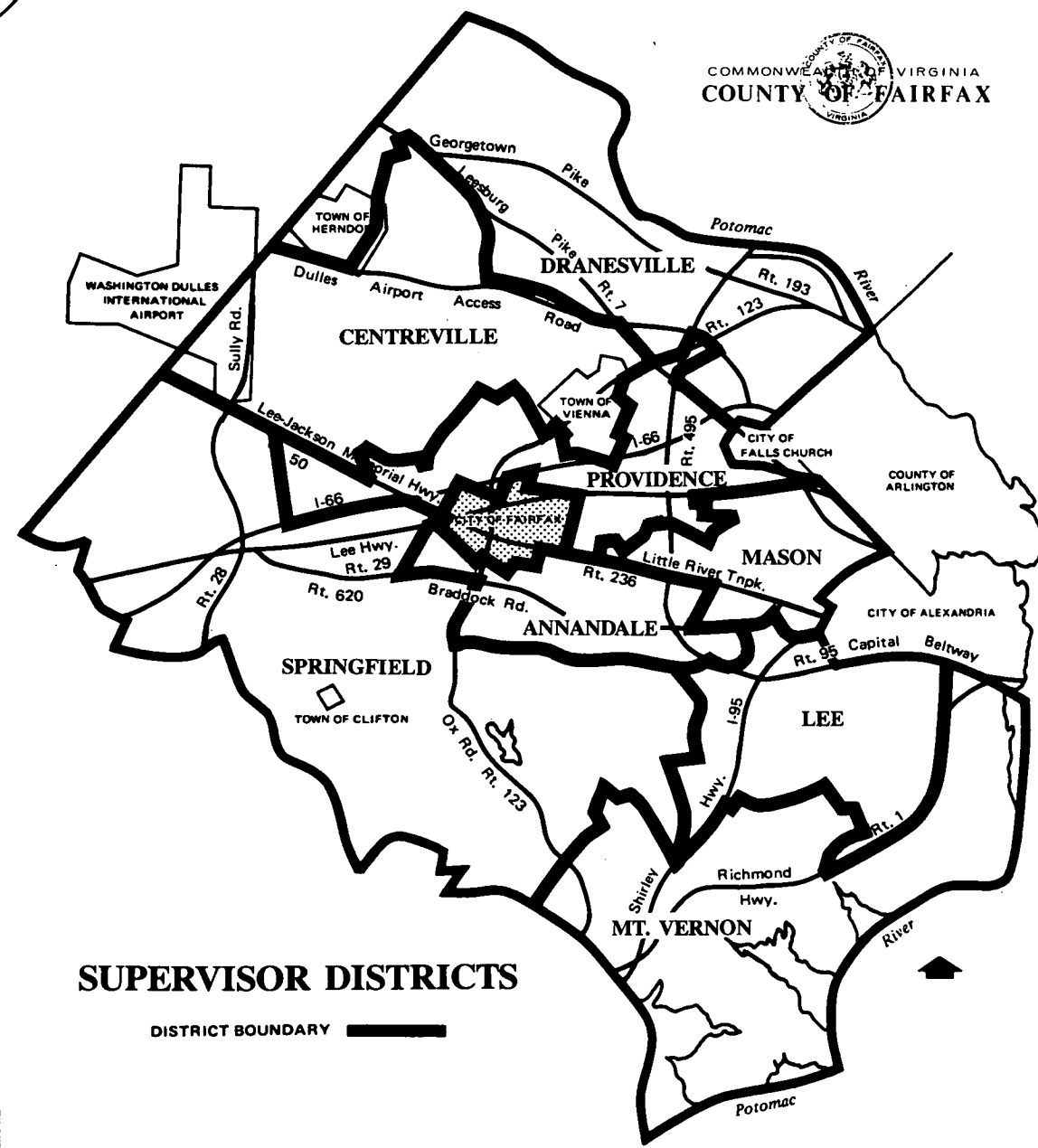
<u>Data Source</u>	<u>Description</u>
<u>Standard Reports</u>	Small area housing, population, construction, income, and land use data. Also includes data from the 1980 Census.
<u>Fairfax County Profile</u>	Provides an extensive economic and demographic profile of Fairfax County. Includes information on income, age, race, employment, and housing. Also contains information from the 1980 Census.
Characteristics of Fairfax County	Provides, in an abbreviated form, a demographic profile of Fairfax County.
Rental Housing Survey	Provides characteristics of Fairfax 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 Fairfax County. Includes data on gross floor area and year built.
Shopping Center Directory: Fairfax County, 1987	A listing of the shopping centers in Fairfax County that includes gross floor area, map reference number, address, and number of businesses.
Residential Condominium Housing Projects	A listing of residential condominium projects in Fairfax County that includes year built, number of units, type of structure, geographic identifiers, and land area.
Nonresidential Condominium Projects	A listing of office and warehouse condominium projects in Fairfax County. Includes data on year built, gross floor area, and number of units.

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

Data Source	Description
Nonresidential Gross Floor Area	Tables showing annual increases in gross floor area of retail, industrial, and office structures.
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 (8 or more dwelling units per acre). Includes land area, zoning, existing land use, and map reference number.
Demographic Profiles of Supervisor Districts: 1986 Household Survey Data	Provides 1986 Household Survey data for each Supervisor District. Includes data on population, race, educational attainment, age, and households.
Demographic Profiles of Planning Districts: 1986 Household Survey Data	Provides 1986 Household Survey data for each Planning District. Includes data on population, households, marital status, age, and race.
Economic Profiles of Supervisor Districts: 1986 Household Survey Data	Provides 1986 Household Survey data for each Supervisor District. Includes data on income, labor force, and monthly cost for owned or rented dwelling units.
Economic Profiles of Planning Districts: 1986 Household Survey Data	Provides 1986 Household Survey data for each Planning District. Includes data on labor force, occupations, educational levels, and housing costs.
1986 Household Survey Special Reports	A series of special reports documenting the results of the 1986 Household Survey. Special reports are available for each of the following types of demographic data: income, employment, household size, mobility, age, rental housing, and households with children.
1987 Transportation Survey Results	Provides 1987 Transportation Survey data for 20 geographic areas and Fairfax County as a whole. Includes data on vehicles, work locations, mode of transportation, time to work, and distance to work.

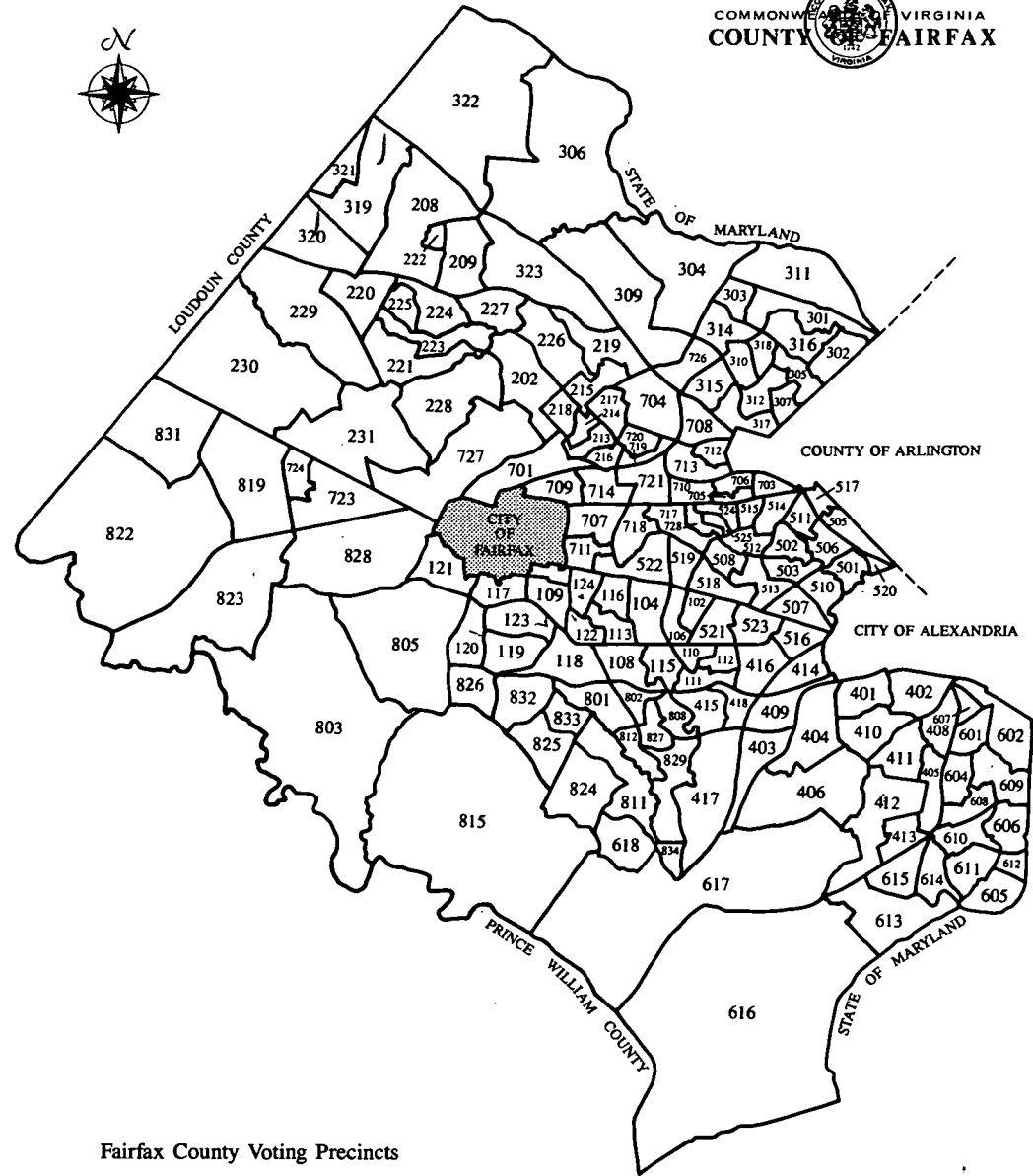
# I MAPS

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).



### SUPERVISOR DISTRICTS

DISTRICT BOUNDARY 



Fairfax County Voting Precincts

FAIRFAX COUNTY VOTING PRECINCTS

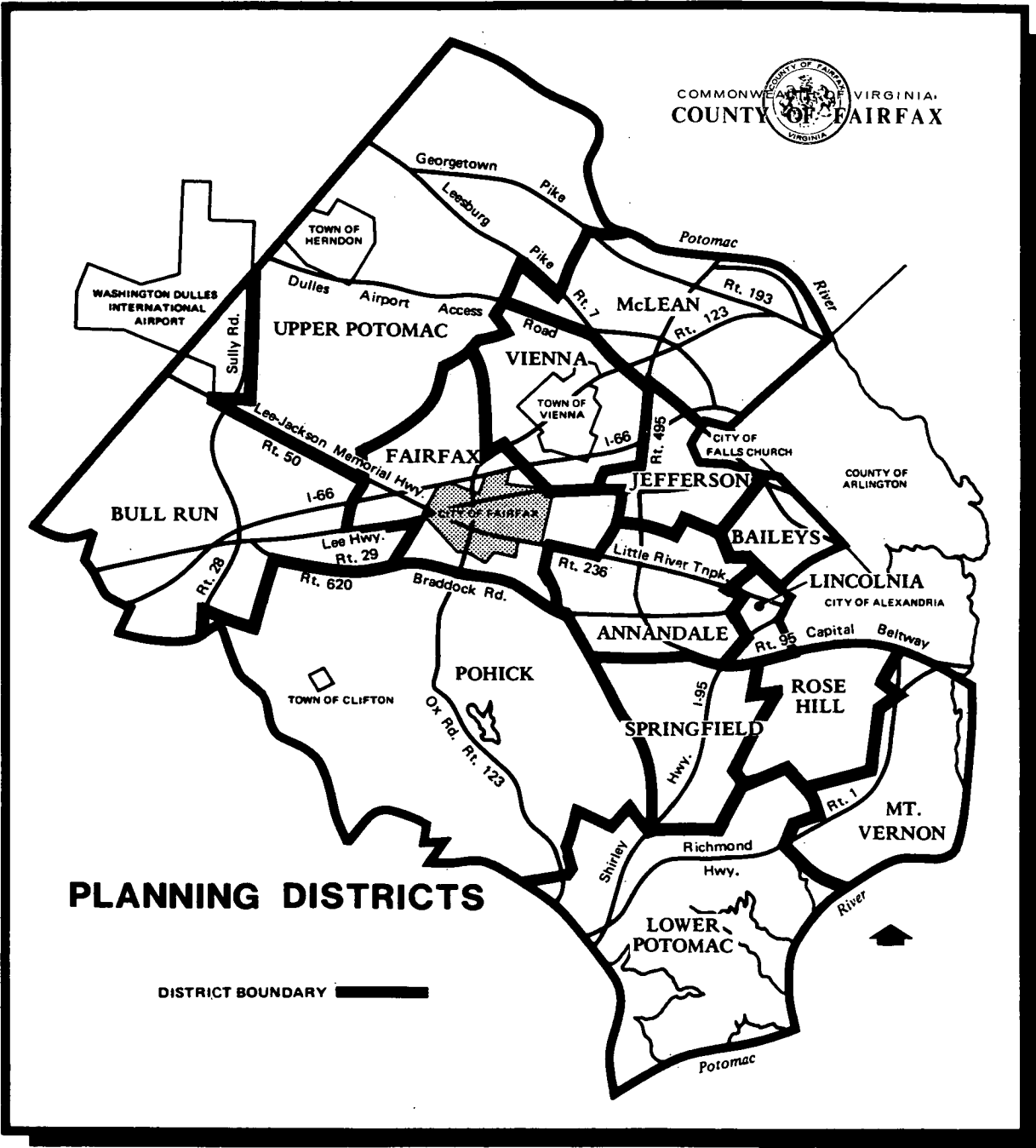
<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>
102	Bristow	227	Sunrise Valley	412	Woodlawn
104	Chapel	228	Vale	413	Fairfield
106	Heritage	229	Fox Mill	414	Bren Mar
108	Kings Park	230	Franklin	415	Crestwood
109	Little 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)

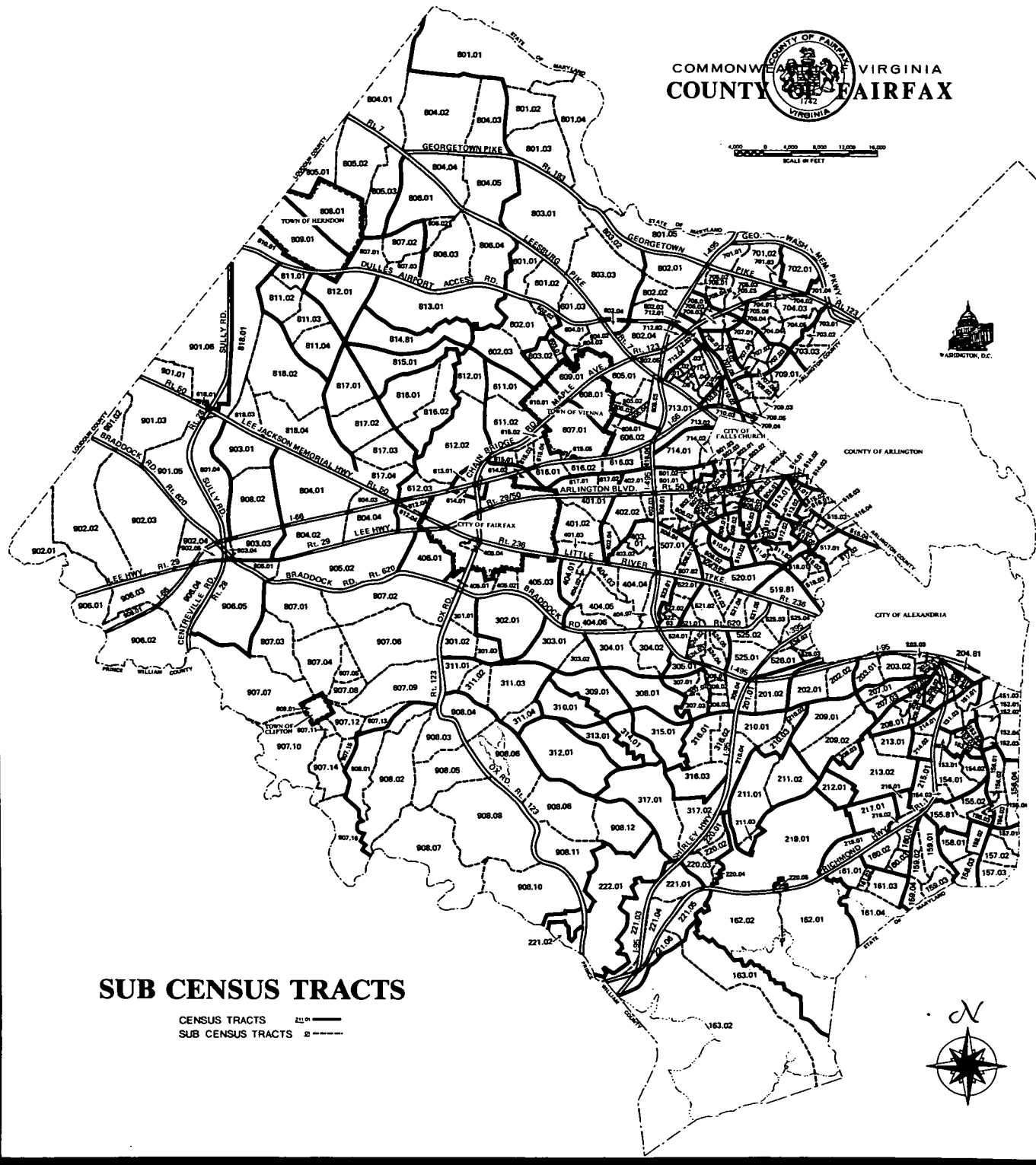
Page 2 of 2

<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		





COMMONWEALTH OF VIRGINIA  
 COUNTY OF FAIRFAX

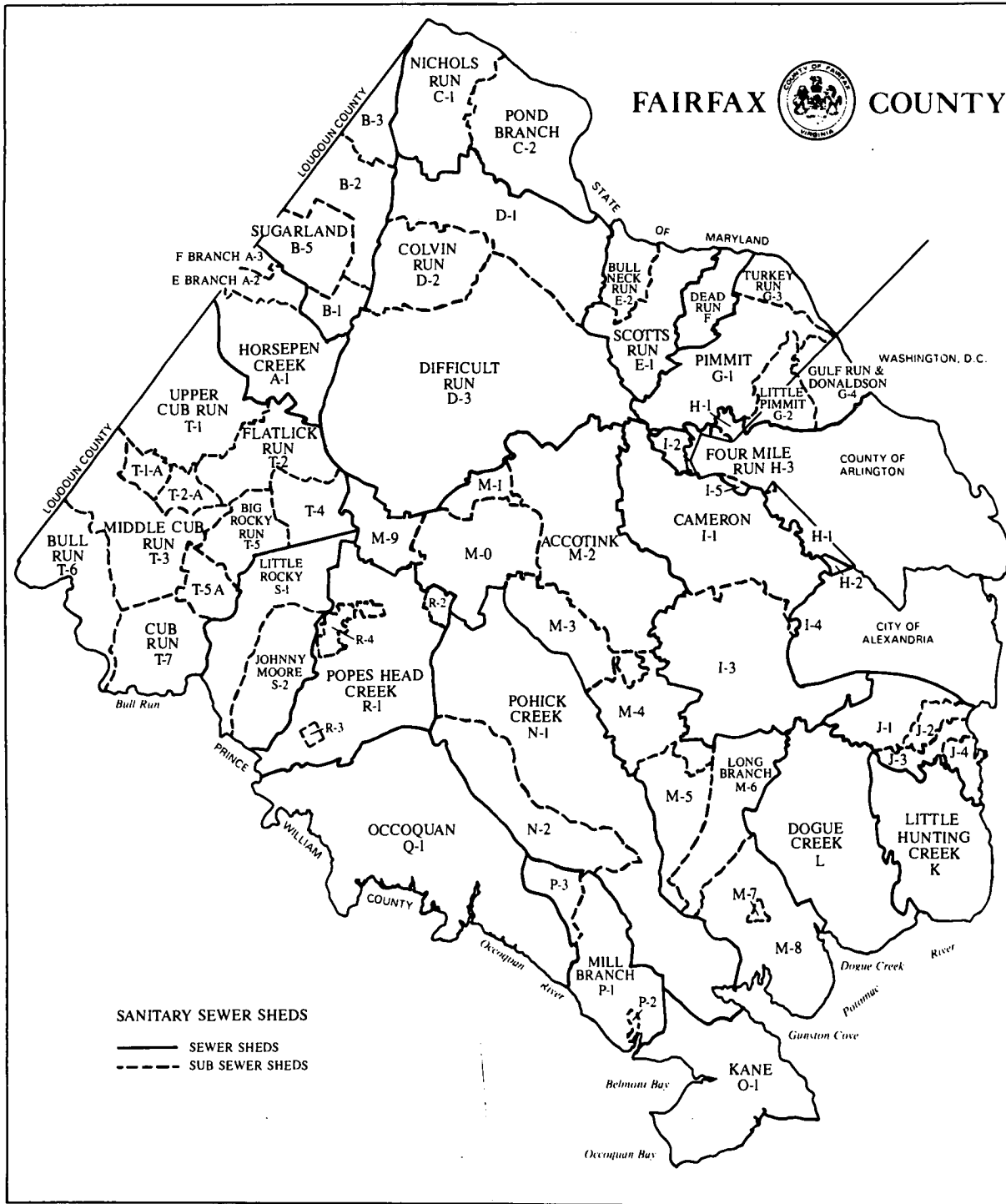


**SUB CENSUS TRACTS**

CENSUS TRACTS ———  
 SUB CENSUS TRACTS - - - - -



# 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) and Follylick Branch	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 Run	Alexandria
I-2	Cameron Run	Alexandria
I-3	Cameron Run	Alexandria
I-4	Cameron Run	Alexandria
J-1	Cameron Run	Alexandria
J-2	Cameron Run	Alexandria
J-3	Cameron Run	Alexandria
J-4	Cameron Run	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 Creek	Lower Potomac
N-2	Pohick Creek	Lower Potomac
O-1	Kane Branch	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)	Pump and Haul
R-4	Popes Head Creek	UOSA
S-1	Little Rocky Run	UOSA
S-2	Johnny Moore Creek	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

## **II HOUSING INVENTORY**

HOUSING INVENTORY

As of January 1987, there were 270,744 dwelling units in Fairfax County, an increase of 12,032 units, or 4.7 percent, over the 1986 inventory of 258,712 units. Single-family detached units continue to account for a majority of the housing units (55.1 percent), followed by townhouses (18.0 percent), garden apartments (17.3 percent), and high-rise apartments (4.6 percent). Multiplex units comprise 2.2 percent of the total housing inventory, and mid-rise, mobile home, and duplex units account for the remaining 2.8 percent.

Over half of the County's increase in dwelling units occurred in the Bull Run, Pohick, and Upper Potomac Planning Districts. During 1986, 2,243 units were added to the housing inventory in the Bull Run District, 3,497 units were added to the Upper Potomac District, and 2,299 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 42,181 units. Among the eight Supervisor Districts, Mount Vernon has the smallest number of single-family units (14,683). The Springfield District has the largest number of single-family units (24,618). Over 39 percent of the County's high-rise apartment units are located in the Mason District, and over 25 percent of the County's townhouse units are located in the Springfield District. The Annandale District has the smallest dwelling unit inventory with 27,557 units. Table 1 shows the total number of housing units by year since 1977, the number change, and the percent change.

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
1987	270,744	12,032	4.7

\* \* \* \*

As of January 1987, the median market value of individually owned housing units was \$133,400. This represents an increase of 12.7 percent from the 1986 estimated median housing value of \$118,400. Thus, half of all owned housing units in the County have values exceeding \$133,400 and half have values below this level.

Table 2 shows, by Planning District, median market value of housing units and the percent change between 1986 and 1987.

TABLE 2  
MEDIAN MARKET VALUE OF HOUSING UNITS  
BY PLANNING DISTRICT\*  
1986 - 1987

Planning District	Median Value		Percent Change
	1986	1987	
Annandale	\$120,800	\$135,900	12.5%
Baileys	111,000	119,800	7.9
Bull Run	104,000	116,700	12.2
Fairfax	132,500	151,000	14.0
Jefferson	99,900	114,900	15.0
Lincolnia	107,800	124,700	15.7
Lower Potomac	87,100	94,400	8.4
McLean	159,400	181,100	13.6
Mount Vernon	105,800	119,900	13.3
Pohick	126,200	138,700	9.9
Rose Hill	111,700	127,000	13.7
Springfield	106,300	122,500	15.2
Upper Potomac	118,000	136,200	15.4
Vienna	129,200	148,100	14.6
Total County	\$118,400	\$133,400	12.7%

\* Median value calculated on ungrouped market value data.

The most expensive planning district in the County for housing is the McLean Planning District, where 41.2 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, 42.8 percent of the units have values under \$90,000.

The Supervisor District with the most expensive housing values is the Dranesville Supervisor District, 44.5 percent of the dwelling units have values exceeding \$200,000. The Supervisor District with the least expensive housing values is the Mount Vernon Supervisor District, 27.9 percent of the units have values under \$90,000.



DWELLING UNIT INVENTORY  
SUPERVISOR DISTRICT  
(JANUARY 1987)

SUPERVISOR DISTRICT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
CENTREVILLE <sup>1</sup>	21,457	20	7,918	933	6,819	701	285		38,133
DRANESVILLE <sup>2</sup>	24,219	69	3,589		1,744	409	1,668		31,698
ANNANDALE	18,163	56	5,164		3,651	267		256	27,557
LEE	16,176	577	5,830	1,399	7,391			971	32,344
MASON	14,886	38	3,356	466	8,539	1,105	4,947		33,337
MOUNT VERNON	14,683	1,177	3,271	429	4,525	130	3,556	582	28,353
PROVIDENCE	14,900	11	7,084	797	11,910	453	1,986		37,141
SPRINGFIELD <sup>3</sup>	24,618	332	12,588	1,833	2,310			500	42,181
<b>TOTAL</b>	<b>149,102</b>	<b>2,280</b>	<b>48,800</b>	<b>5,857</b>	<b>46,889</b>	<b>3,065</b>	<b>12,442</b>	<b>2,309</b>	<b>270,744</b>

TOWN	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
TOWN OF CLIFTON	68								68
TOWN OF HERNDON	2,190	63	1,253		1,516				5,022
TOWN OF VIENNA	4,371	8	332	26	519	6			5,262
<b>TOTAL</b>	<b>6,629</b>	<b>71</b>	<b>1,585</b>	<b>26</b>	<b>2,035</b>	<b>6</b>			<b>10,352</b>

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

<sup>1</sup>Includes the Town of Vienna.

<sup>2</sup>Includes the Town of Herndon.

<sup>3</sup>Includes the Town of Clifton.

DWELLING UNIT INVENTORY  
PLANNING DISTRICT  
(JANUARY 1987)

PLANNING DISTRICT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
ANNANDALE <sup>A</sup>	15,686	12	3,011	255	4,725	513	471		24,673
BAILEYS <sup>B</sup>	4,999	18	653	81	4,864	859	4,476		15,950
BULL RUN <sup>C</sup>	8,015	7	3,453	1,251	1,142			500	14,368
FAIRFAX <sup>D</sup>	7,738	7	2,247	289	3,579	453		256	14,569
JEFFERSON <sup>E</sup>	8,302	6	1,992	117	5,529		899		16,845
LINCOLNIA <sup>F</sup>	1,450	8	1,435	130	2,242				5,265
LOWER POTOMAC	1,372	13	967	280	813				3,445
MCLEAN	15,528	6	1,336	330	2,097	409	2,202		21,908
MOUNT VERNON	14,556	1,703	2,179	1,548	8,943	130	3,556	1,553	34,168
POHICK	22,811	405	12,146	522	1,337				37,221
ROSE HILL	7,452	6	2,145		756				10,359
SPRINGFIELD	7,834		4,064	116	1,548				13,562
UPPER POTOMAC <sup>2</sup>	20,988	75	9,748	632	7,299	421	285		39,448
VIENNA <sup>3</sup>	12,371	14	3,424	306	2,015	280	553		18,963
TOTAL	149,102	2,280	48,800	5,857	46,889	3,065	12,442	2,309	270,744

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

<sup>1</sup>Includes the Town of Clifton.

<sup>2</sup>Includes the Town of Herndon.

<sup>3</sup>Includes the Town of Vienna.

DWELLING UNIT INVENTORY  
SEWERSHED  
(JANUARY 1987)

SEWERSHED CODE	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
A1	4,071		402						4,473
A2	15		231						246
A3	208		567						775
B1	669	2	368		250				1,289
B2	2,554		648		273				3,475
B3	440								440
B5 1	2,190	63	1,253		1,516				5,022
C1	628								628
C2	882								882
D1	2,402	2							2,404
D2	1,157		2,106	46	2,832	288	61		6,490
D3 2	15,089	23	3,789	612	2,869	408	1,392		24,182
E1	1,887		181	330	1,869		534		4,801
E2	370								370
F	1,964		348				500		2,812
G1	7,639	2	1,536		1,380	112	899		11,568
G2	844					297			1,141
G3	313								313
G4	280								280
H1	1,347	2	304		2,262	459	1,046		5,420
H2					66		3,011		3,077
H3	258		35		1				294
I1	13,276	25	1,718	198	7,835	400	419		23,871
I2	1,190		44						1,234
I3	9,586	20	4,086	385	3,708	246	789		18,820
I4	51								51
J1	3,532	1,133	333		918		1,439		7,355
J2	688	12	28		100		984	91	1,903
J3	1,372	204	110		506				2,192
J4	402	2	20		917		563		1,904
K	7,953	343	769	791	4,423	130		1,343	15,752
L	5,855	11	2,186	757	2,165			119	11,093
M0	731		304		567				1,602
M1	715	3	1,358	128	1,530	252			3,986
M2 2	10,699	2	4,435	441	6,440	473	805		23,295
M3	6,031	2	391						6,424
M4	4,816		1,564		1,162				7,542
M5	1,323		1,020	116					2,459
M6	1,164		1,490		2				2,656
M7	32	2			197				231
M8	13								13

DWELLING UNIT INVENTORY  
SEWERSHED  
(JANUARY 1987)

SEWERSHED CODE	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
M9	325	2	173					256	756
N1	17,696	375	11,578	802	1,951				32,402
N2	1,893	30	1,208						3,131
O1	391	2							393
P1	204	7			1				212
P2	170								170
P3	124								124
Q1	1,466				1				1,467
R1	2,269	6			6				2,281
R2	204								204
R3 <sup>3</sup>	68								68
R4	109								109
S1	812	3	576						1,391
S2	191								191
T1	742				1			500	1,243
T2	2,374		827	577					3,778
T3	1,621		1,312						2,933
T4	2,301		612	56	997				3,966
T5	1,274	2	787	618	144				2,825
T6	43								43
T7	189		103						292
TOTAL	149,102	2,280	48,800	5,857	46,889	3,065	12,442	2,309	270,744

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

<sup>1</sup>Town of Herndon.

<sup>2</sup>Comprises part of the Town of Vienna.

<sup>3</sup>Town of Clifton.

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
151	151.01	395		28		2				425
	151.02	303	2			72			91	468
	151.03	289								289
	CENSUS TOTAL	987	2	28		74			91	1,182
152	152.01	195	2	131						328
	152.02	18		20		917		563		1,518
	152.03	117								117
	152.04									
	CENSUS TOTAL	330	2	151		917		563		1,963
153	153.01	222	37	23						282
	153.02	257	204							461
	153.03	180	291							471
	153.04	100								100
	CENSUS TOTAL	759	532	23						1,314
154	154.01	599		156		1,556			345	2,656
	154.02	406								406
	154.03	129		69		24			27	249
	CENSUS TOTAL	1,134		225		1,580			372	3,311
155	155.01	357		320		209	130			1,016
	155.02	685								685
	155.03	256								256

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
155	155.04	90								90
	CENSUS TOTAL	1,388		320		209	130			2,047
156	156.01	532								532
	156.02	75								75
	156.03	290	2							292
	156.04	111								111
	CENSUS TOTAL	1,008	2							1,010
157	157.01	432								432
	157.02	745								745
	157.03	188	2							190
	CENSUS TOTAL	1,365	2							1,367
158	158.01	667								667
	158.02	469								469
	158.03	462								462
	CENSUS TOTAL	1,598								1,598
159	159.01	838								838
	159.02	166	5							171
	159.03									
	159.04	92								92
	CENSUS TOTAL	1,096	5							1,101
160	160.01	112	2			168			282	

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
160	160.02	479	2		149	242			119	991
	160.03	293								293
	CENSUS TOTAL	884	4		149	410			119	1,566
161	161.01	142				45				187
	161.02	97								97
	161.03	593								593
	161.04	421								421
	CENSUS TOTAL	1,253				45				1,298
162	162.01									
	162.02									
	CENSUS TOTAL									
163	163.01	222								222
	163.02	433	9							442
	CENSUS TOTAL	655	9							664
201	201.01	436								436
	201.02	466		140						606
	CENSUS TOTAL	902		140						1,042
202	202.01	461		391						852
	202.02	511		159						670
	CENSUS TOTAL	972		550						1,522
203	203.01	631								631

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
( JANUARY 1987 )

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
203	203.02	362	2	284						648
	203.03	242								242
	203.04	214		81						295
	CENSUS TOTAL	1,449	2	365						1,816
204	204.01	25	274			66		1,222		1,587
	CENSUS TOTAL	25	274			66		1,222		1,587
205	205.01	83	303	114		411		1,771		2,682
	205.02	171	8							179
	CENSUS TOTAL	254	311	114		411		1,771		2,861
206	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	207.01	617								617
	207.02	128								128
	207.03	538								538
	CENSUS TOTAL	1,283								1,283
208	208.01	333								333
	208.02	265								265
	208.03	526	2	88						616
	CENSUS TOTAL	1,124	2	88						1,214



DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
209	209.01	369	2	143		756				1,270
	209.02	253		665						918
	209.03	324		145						469
	CENSUS TOTAL	946	2	953		756				2,657
210	210.01	214								214
	210.02	87		476						563
	210.03	177		64						241
	210.04	287								287
	CENSUS TOTAL	765		540						1,305
211	211.01	235		887						1,122
	211.02	147								147
	211.03	13		66						79
	CENSUS TOTAL	395		953						1,348
212	212.01	691								691
	CENSUS TOTAL	691								691
213	213.01	798		127						925
	213.02	42		62						104
	CENSUS TOTAL	840		189						1,029
214	214.01	196	2			727				925
	214.02	280	9	25		1,185				1,499
	CENSUS TOTAL	476	11	25		1,912				2,424

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
215	215.01	217				801			971	1,989
	CENSUS TOTAL	217				801			971	1,989
216	216.01	94		72	931	323				1,420
	216.02	87		30		340				457
	CENSUS TOTAL	181		102	931	663				1,877
217	217.01	1,078		814	111	663				2,666
	CENSUS TOTAL	1,078		814	111	663				2,666
218	218.01	190	2	327	357	569				1,445
	CENSUS TOTAL	190	2	327	357	569				1,445
219	219.01									
	CENSUS TOTAL									
220	220.01	1								1
	220.02									
	220.03	271		140						411
	220.04	12								12
	220.05	32	2			197				231
	CENSUS TOTAL	316	2	140		197				655
221	221.01	208		409		608				1,225
	221.02	1								1
	221.03	95								95
	221.04	43	2	418	280	6				749

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
221	221.05	16				1				17
	221.06	39				1				40
	CENSUS TOTAL	402	2	827	280	616				2,127
222	222.01									
	CENSUS TOTAL									
301	301.01	463								463
	301.02	1,029								1,029
	301.03	299		650						949
	CENSUS TOTAL	1,791		650						2,441
302	302.01	2,357	2	1,306						3,665
	CENSUS TOTAL	2,357	2	1,306						3,665
303	303.01	760	52	1,613						2,425
	303.02	990		1						991
	CENSUS TOTAL	1,750	52	1,614						3,416
304	304.01	1,141		326						1,467
	304.02	855								855
	CENSUS TOTAL	1,996		326						2,322
305	305.01	535								535
	CENSUS TOTAL	535								535
306	306.01	279		106		166				551
	306.02	350								350

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI- PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
306	306.03	257				220				477
	306.04	435								435
	CENSUS TOTAL	1,321		106		386				1,813
307	307.01	217								217
	307.02	338								338
	307.03	373								373
	CENSUS TOTAL	928								928
308	308.01	1,351		1,153		822				3,326
	CENSUS TOTAL	1,351		1,153		822				3,326
309	309.01	827		1,136		242				2,205
	CENSUS TOTAL	827		1,136		242				2,205
310	310.01	741		1,318	237					2,296
	CENSUS TOTAL	741		1,318	237					2,296
311	311.01	492	3	530						1,025
	311.02	502	128	231	186	448				1,495
	311.03	1,170	184	1,560		468				3,382
	311.04	215				100				315
	CENSUS TOTAL	2,379	315	2,321	186	1,016				6,217
312	312.01	3,266	2	642						3,910
	CENSUS TOTAL	3,266	2	642						3,910
313	313.01	1,083		175						1,258

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
313	CENSUS TOTAL	1,083		175						1,258
314	314.01	767		148	99					1,014
	CENSUS TOTAL	767		148	99					1,014
315	315.01	1,159		631	116					1,906
	CENSUS TOTAL	1,159		631	116					1,906
316	316.01	325				242				567
	316.02	566		205		98				869
	316.03	3								3
	CENSUS TOTAL	894		205		340				1,439
317	317.01	1,879	2	1,608		78				3,567
	317.02	265		336						601
	CENSUS TOTAL	2,144	2	1,944		78				4,168
401	401.01	249		150			201			600
	401.02	1,020								1,020
	401.03	410			161	388				959
	CENSUS TOTAL	1,679		150	161	388	201			2,579
402	402.01	2				296				298
	402.02	419		579		1,088				2,086
	402.03									
	402.04	126								126
	CENSUS TOTAL	547		579		1,384				2,510

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
403	403.01	471								471
	403.02	444								444
	CENSUS TOTAL	915								915
404	404.01	699	2	33		2				736
	404.02	95								95
	404.03	484								484
	404.04	647								647
	404.05	1,568		137						1,705
	404.06	1,071								1,071
	404.07									
	CENSUS TOTAL	4,564	2	170		2				4,738
405	405.01	42		46						88
	405.02	408								408
	405.03	1,487								1,487
	CENSUS TOTAL	1,937		46						1,983
406	406.01	696							256	952
	CENSUS TOTAL	696							256	952
501	501.01	93		228	117	1,032				1,470
	501.02	203				150				353
	501.03	350				63				413
	CENSUS TOTAL	646		228	117	1,245				2,236

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
502	502.01			437		73				510
	502.02	243								243
	502.03	148				25				173
	502.04	392								392
	CENSUS TOTAL	783		437		98				1,318
503	503.01	302								302
	503.02	293								293
	503.03	186		99		556				841
	503.04	224				1				225
	CENSUS TOTAL	1,005		99		557				1,661
504	504.01	272	2	47		1				322
	504.02	338								338
	504.03	230								230
	CENSUS TOTAL	840	2	47		1				890
505	505.01	360								360
	505.02	303								303
	505.03	224								224
	CENSUS TOTAL	887								887
506	506.01	191								191
	506.02	391		96		1,190				1,677
	506.03	298								298

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
506	506.04	188	2							190
	506.05	201								201
	506.06	375								375
	506.07	172	2							174
	CENSUS TOTAL	1,816	4	96		1,190				3,106
507	507.01	512		436						948
	507.02	277	2			890		252		1,421
	CENSUS TOTAL	789	2	436		890		252		2,369
508	508.01	291								291
	508.02	432								432
	508.03	214				184				398
	CENSUS TOTAL	937				184				1,121
509	509.01	286								286
	509.02	296								296
	CENSUS TOTAL	582								582
510	510.01	410								410
	510.02	490								490
	CENSUS TOTAL	900								900
511	511.01	357								357
	511.02	451								451
	CENSUS TOTAL	808								808



DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
512	512.01	226								226
	512.02	306								306
	512.03	101								101
	CENSUS TOTAL	633								633
513	513.01	399	2	33						434
	513.02	303	2	4		108				417
	CENSUS TOTAL	702	4	37		108				851
514	514.01					204				204
	514.02					504		220		724
	514.03			76		125	100			301
	CENSUS TOTAL			76		833	100	220		1,229
515	515.01	44		14		588	310			956
	515.02	319		38	81			826		1,264
	515.03	252		186		284	49			771
	515.04	65		30		450				545
	CENSUS TOTAL	680		268	81	1,322	359	826		3,536
516	516.01	12					400	419		831
	516.02	80								80
	516.03	96		36		656				788
	516.04	164	2			444				610
	516.05	215				196				411

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
516	CENSUS TOTAL	567	2	36		1,296	400	419		2,720
517	517.01	270	12	236		1,148				1,666
	517.02	339				156		3,011		3,506
	CENSUS TOTAL	609	12	236		1,304		3,011		5,172
518	518.01	416								416
	518.02	173								173
	518.03	411				1				412
	CENSUS TOTAL	1,000				1				1,001
519	519.01	421	6	969	130	499				2,025
	CENSUS TOTAL	421	6	969	130	499				2,025
520	520.01	489		354			246			1,089
	CENSUS TOTAL	489		354			246			1,089
521	521.01	118								118
	521.02	374	2	332				219		927
	521.03	314	2	228						544
	521.04	284	2	69	255					610
	521.05	263		44						307
	CENSUS TOTAL	1,353	6	673	255			219		2,506
522	522.01	221		336		881				1,438
	522.02	383		157		336				876
	522.03	352								352

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
522	CENSUS TOTAL	956		493		1,217				2,666
523	523.01	1		232		2,020	267			2,520
	CENSUS TOTAL	1		232		2,020	267			2,520
524	524.01	506								506
	524.02	345								345
	524.03	284								284
	524.04	326				412				738
	524.05	119		327						446
	CENSUS TOTAL	1,580		327		412				2,319
525	525.01	286								286
	525.02	385	2							387
	525.03	336		10						346
	525.04	251	2	153		1,065				1,471
	CENSUS TOTAL	1,258	4	163		1,065				2,490
526	526.01	365				367				732
	526.02	2		108		311				421
	526.03	75		195						270
	CENSUS TOTAL	442		303		678				1,423
601	601.D1	199								199
	601.02	607								607
	601.03	257								257

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
601	CENSUS TOTAL	1,063								1,063
602	602.01	413								413
	602.02	66								66
	602.03	639								639
	CENSUS TOTAL	1,118								1,118
603	603.01	233								233
	603.02	622								622
	CENSUS TOTAL	855								855
604	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	605.01	477	2							479
	605.02	190		121						311
	605.03	275	1							276
	605.04	66		142						208
	605.05	214	3	155						372
	CENSUS TOTAL	1,222	6	418						1,646
606	606.01	140								140
	606.02	1,092								1,092
	CENSUS TOTAL	1,232								1,232

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
607 <sup>1</sup>	607.01	2,159	3	178		299	5			2,644
	CENSUS TOTAL	2,159	3	178		299	5			2,644
608 <sup>1</sup>	608.01	846			26	184	1			1,057
	CENSUS TOTAL	846			26	184	1			1,057
609 <sup>1</sup>	609.01	717		83						800
	CENSUS TOTAL	717		83						800
610 <sup>1</sup>	610.01	649	5	71		36				761
	CENSUS TOTAL	649	5	71		36				761
611	611.01	634								634
	611.02	964		43	275	300				1,582
	CENSUS TOTAL	1,598		43	275	300				2,216
612	612.01	167								167
	612.02	752		39						791
	612.03	66								66
	612.04	40	2							42
	CENSUS TOTAL	1,025	2	39						1,066
613	613.01	66								66
	613.02	22		1,060	128	576	252			2,038
	CENSUS TOTAL	88		1,060	128	576	252			2,104
614	614.01	71								71
	614.02	201		176		1,521				1,898

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
614	CENSUS TOTAL	272		176		1,521				1,969
615	615.01	130	3	23						156
	615.02	208								208
	615.03	170		240						410
	615.04	22		390						412
	615.05	89								89
	CENSUS TOTAL	619	3	653						1,275
616	616.01	133		498	5					636
	616.02	297		46						343
	616.03	53		312						365
	616.04	32				783				815
	CENSUS TOTAL	515		856	5	783				2,159
617	617.01	31		1,043		196		553		1,823
	617.02	137								137
	CENSUS TOTAL	168		1,043		196		553		1,960
701	701.01	274								274
	701.02	444								444
	701.03	48								48
	701.04	127		35						162
	CENSUS TOTAL	893		35						928
702	702.01	1								1

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
702	CENSUS TOTAL	1								1
703	703.01	651								651
	703.02	84								84
	703.03	261								261
	CENSUS TOTAL	996								996
704	704.01	277		145						422
	704.02	43								43
	704.03	348								348
	704.04	254								254
	704.05	496								496
	CENSUS TOTAL	1,418		145						1,563
705	705.01	111								111
	705.02	328								328
	705.03	413		263						676
	705.04	287								287
	705.05	145								145
	705.06	6						500		506
	CENSUS TOTAL	1,290		263				500		2,053
706	706.01	167								167
	706.02	124		48						172
	706.03	233		23						256

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
706	706.04	150		9						159
	CENSUS TOTAL	674		80						754
707	707.01	268		7						275
	707.02	377								377
	707.03	262	1							263
	707.04	363								363
	707.05	196								196
	707.06	254								254
	CENSUS TOTAL	1,720	1	7						1,728
708	708.01	231		27						258
	708.02	607	1	174						782
	CENSUS TOTAL	838	1	201						1,040
709	709.01	457					297			754
	709.02	496		206						702
	709.03	253								253
	709.04	76		186						262
	709.05	313	2	22						337
	709.06	110								110
	CENSUS TOTAL	1,705	2	414			297			2,418
710	710.01	58								58
	710.02	212								212



DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
710	710.03	177								177
	CENSUS TOTAL	447								447
711	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	712.01	1								1
	712.02									
	712.03	38		174						212
	712.04	40		17	330	1,869		534		2,790
	CENSUS TOTAL	79		191	330	1,869		534		3,003
713	713.01	255		572		1,152		899		2,878
	713.02	555		49						604
	CENSUS TOTAL	810		621		1,152		899		3,482
714	714.01	676		464		351				1,491
	714.02	255				639				894

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
714	CENSUS TOTAL	931		464		990				2,385
801	801.01	236								236
	801.02	191								191
	801.03	174								174
	801.04	209								209
	801.05	188								188
	CENSUS TOTAL	998								998
802	802.01	239								239
	802.02	434								434
	802.03	510								510
	802.04							1,168		1,168
	802.05									
	CENSUS TOTAL	1,183						1,168		2,351
803	803.01	788								788
	803.02	242								242
	803.03	733	2							735
	803.04	1								1
	CENSUS TOTAL	1,764	2							1,766
804	804.01	441								441
	804.02	457								457
	804.03	318								318

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
804	804.04	282								282
	804.05	657								657
	CENSUS TOTAL	2,155								2,155
805	805.01	1,217								1,217
	805.02	904		219						1,123
	805.03	449		491		273				1,213
	CENSUS TOTAL	2,570		710		273				3,553
806	806.01	385		56						441
	806.02	154		320		198				672
	806.03	153		267		724				1,144
	806.04	438								438
	CENSUS TOTAL	1,130		643		922				2,695
807	807.01	1								1
	807.02	164		880	46	1,910	288	61		3,349
	807.03	51		319						370
	CENSUS TOTAL	216		1,199	46	1,910	288	61		3,720
808 <sup>2</sup>	808.01	957	3	588		494				2,042
	CENSUS TOTAL	957	3	588		494				2,042
809 <sup>2</sup>	809.01	1,233	60	665		1,022				2,980
	CENSUS TOTAL	1,233	60	665		1,022				2,980
810	810.01	207		798						1,005

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
810	CENSUS TOTAL	207		798						1,005
811	811.01	32								32
	811.02	22								22
	811.03	840		1						841
	811.04	1,135								1,135
	CENSUS TOTAL	2,029		1						2,030
812	812.01	834	2	546		694				2,076
	CENSUS TOTAL	834	2	546		694				2,076
813	813.01	1,153	10	2,433	501	1,762	133			5,992
	CENSUS TOTAL	1,153	10	2,433	501	1,762	133			5,992
814	814.01	1,057		1,000	85	222		224		2,588
	CENSUS TOTAL	1,057		1,000	85	222		224		2,588
815	815.01	725								725
	CENSUS TOTAL	725								725
816	816.01	500								500
	816.02	526								526
	CENSUS TOTAL	1,026								1,026
817	817.01	408								408
	817.02	391								391
	817.03	562		1						563
	817.04	132								132

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
817	CENSUS TOTAL	1,493		1						1,494
818	818.01	172								172
	818.02	2,201		399						2,600
	818.03	371								371
	818.04	1,081		766						1,847
	CENSUS TOTAL	3,825		1,165						4,990
901	901.01	4								4
	901.02	12								12
	901.03	496							500	996
	901.04									
	901.05	752		10						762
	901.06									
	CENSUS TOTAL	1,264		10					500	1,774
902	902.01	9								9
	902.02	27								27
	902.03	1,061		1,308						2,369
	902.04	285		627						912
	902.05	3								3
	CENSUS TOTAL	1,385		1,935						3,320
903	903.01	1,042		505	577	1				2,125
	903.02	666								666

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
903	903.03	111	3							114
	903.04	9	2							11
	CENSUS TOTAL	1,828	5	505	577	1				2,916
904	904.01	1,931		171	56	997				3,155
	904.02	71								71
	904.03	27								27
	904.04	119	2	173		6				300
	CENSUS TOTAL	2,148	2	344	56	1,003				3,553
905	905.01	22								22
	905.02	880	2							882
	CENSUS TOTAL	902	2							904
906	906.01	22								22
	906.02	40								40
	906.03	76								76
	906.04	113		101	618	144				976
	906.05	383		731						1,114
	CENSUS TOTAL	634		832	618	144				2,228
907	907.01	52								52
	907.02	588								588
	907.03	111								111
	907.04	128								128

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS	
907	907.05	42								42	
	907.06	481	2							483	
	907.07	81								81	
	907.08	28								28	
	907.09	595								595	
	907.10	51								51	
	907.11	13								13	
	907.12	68								68	
	907.13	52								52	
	907.14	55								55	
	907.15	40								40	
	907.16	26								26	
		CENSUS TOTAL	2,411	2							2,413
	908	908.01	158								158
908.02		250								250	
908.03		160								160	
908.04		125								125	
908.05		187								187	
908.06		573		1						574	
908.07		77								77	
908.08		333								333	

DWELLING UNIT INVENTORY  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
908	908.09	473								473
	908.10	140				1				141
	908.11	134								134
	908.12	882	30	1,227						2,139
	CENSUS TOTAL	3,492	30	1,228		1				4,751
909 <sup>3</sup>	909.01	68								68
	CENSUS TOTAL	68								68
TOTAL		149,102	2,280	48,800	5,857	46,889	3,065	12,442	2,309	270,744

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

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

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

<sup>3</sup>Town of Clifton (the Town of Clifton is composed of Census Tract 909).



MARKET VALUE OF DWELLING UNITS <sup>1,5,6</sup>  
 SUPERVISOR DISTRICT  
 (JANUARY 1987)

SUPERVISOR DISTRICT	UNIT TYPE	UNDER \$70	\$70-\$80	\$80-\$90	\$90-\$100	\$100-\$110	\$110-\$120	\$120-\$130	\$130-\$140	\$140-\$150	\$150-\$160	\$160-\$175	\$175-\$200	\$200-\$250	OVER \$250	TOTAL UNITS
CENTREVILLE <sup>2</sup>	SINGLE FAMILY	78	42	60	194	283	412	702	880	1,126	1,174	2,464	4,095	3,615	1,816	16,941
	TOWNHOUSE	96	424	889	1,248	1,599	1,466	836	630	384	248	134	309	92	48	8,403
	CONDOMINIUM APT	1,809	716	219	57	21	18	19	25	6	7	5	20	10	1	2,933
	TOTAL	1,983	1,182	1,168	1,499	1,903	1,896	1,557	1,535	1,516	1,429	2,603	4,424	3,717	1,865	28,277
DRANESVILLE <sup>3</sup>	SINGLE FAMILY	58	41	433	778	699	828	957	1,062	939	983	1,607	2,513	3,826	6,977	21,701
	TOWNHOUSE		33	413	235	82	22	9	67	148	83	323	308	101	282	2,106
	CONDOMINIUM APT	43	59	107	184	236	306	194	59	13	41	98	46	2	30	1,418
	TOTAL	101	133	953	1,197	1,017	1,156	1,160	1,188	1,100	1,107	2,028	2,867	3,929	7,289	25,225
ANNANDALE	SINGLE FAMILY	46	40	67	76	423	644	2,094	3,190	2,759	2,119	3,053	2,231	1,254	123	18,119
	TOWNHOUSE	3	150	568	686	1,417	1,002	701	288	191	67	49	32	1		5,155
	CONDOMINIUM APT	1,406	224	92	44	9	7									1,782
	TOTAL	1,455	414	727	806	1,849	1,653	2,795	3,478	2,950	2,186	3,102	2,263	1,255	123	25,056
LEE	SINGLE FAMILY	210	176	545	950	1,934	2,810	2,713	2,062	1,537	1,101	949	574	275	122	15,958
	TOWNHOUSE	1,121	825	835	1,080	1,681	690	418	373	183	72	81	52	15	101	7,527
	CONDOMINIUM APT	1,045	144	88	113	6										1,396
	TOTAL	2,376	1,145	1,468	2,143	3,621	3,500	3,131	2,435	1,720	1,173	1,030	626	290	223	24,881
MASON	SINGLE FAMILY	209	97	260	797	1,190	1,064	1,474	1,379	1,138	1,217	1,293	2,005	1,622	1,009	14,754
	TOWNHOUSE	60	11	225	121	248	409	742	621	330	244	221	134	18		3,384
	CONDOMINIUM APT	1,959	597	933	373	278	469	204	62	205	131	67	125	15		5,418
	TOTAL	2,228	705	1,418	1,291	1,716	1,942	2,420	2,062	1,673	1,592	1,581	2,264	1,655	1,009	23,556

MARKET VALUE OF DWELLING UNITS <sup>1,5,6</sup>  
 SUPERVISOR DISTRICT  
 (JANUARY 1987)

SUPERVISOR DISTRICT	UNIT TYPE	UNDER \$70	\$70-\$80	\$80-\$90	\$90-\$100	\$100-\$110	\$110-\$120	\$120-\$130	\$130-\$140	\$140-\$150	\$150-\$160	\$160-\$175	\$175-\$200	\$200-\$250	OVER \$250	TOTAL UNITS
MOUNT VERNON	SINGLE FAMILY	449	235	537	585	743	822	735	980	1,363	1,469	1,632	1,928	1,773	1,165	14,416
	TOWNHOUSE	580	1,209	1,105	828	308	121	109	94	135	21	49	132	16	2	4,709
	CONDOMINIUM APT	1,630	305	154	119	228	104	115	129	65	15	94	142	8		3,108
	TOTAL	2,659	1,749	1,796	1,532	1,279	1,047	959	1,203	1,563	1,505	1,775	2,202	1,797	1,167	22,233
PROVIDENCE	SINGLE FAMILY	183	76	160	386	881	1,543	1,459	1,675	1,347	1,163	1,331	1,852	2,075	551	14,682
	TOWNHOUSE	88	205	513	416	1,221	1,256	895	634	726	368	403	241	62		7,028
	CONDOMINIUM APT	1,967	934	1,148	507	256	184	153	33	37	40	26	47	25	6	5,363
	TOTAL	2,238	1,215	1,821	1,309	2,358	2,983	2,507	2,342	2,110	1,571	1,760	2,140	2,162	557	27,073
SPRINGFIELD <sup>4</sup>	SINGLE FAMILY	471	103	119	208	764	1,321	1,999	2,385	2,712	2,950	3,928	3,067	2,297	1,980	24,304
	TOWNHOUSE	783	1,060	2,345	3,044	2,780	1,973	1,096	656	359	281	102	16	16		14,511
	CONDOMINIUM APT	835	91	188	139	17										1,270
	TOTAL	2,089	1,254	2,652	3,391	3,561	3,294	3,095	3,041	3,071	3,231	4,030	3,083	2,313	1,980	40,085
TOWN OF CLIFTON	SINGLE FAMILY	6	3	4	8	3	3	4		4	2	7	9	7	2	62
	TOTAL	6	3	4	8	3	3	4		4	2	7	9	7	2	62
TOWN OF HERNDON	SINGLE FAMILY	24	18	31	116	312	434	434	318	165	131	107	35	15	16	2,156
	TOWNHOUSE	115	600	264	189	108	31	2								1,309
	CONDOMINIUM APT	408														408
	TOTAL	547	618	295	305	420	465	436	318	165	131	107	35	15	16	3,873
TOWN OF VIENNA	SINGLE FAMILY	51	37	52	87	119	562	949	629	417	295	366	481	228	39	4,312
	TOWNHOUSE			1	7	18	50	38	50	56	38	27	61	12		358

MARKET VALUE OF DWELLING UNITS <sup>1,5,6</sup>  
 SUPERVISOR DISTRICT  
 (JANUARY 1987)

SUPERVISOR DISTRICT	UNIT TYPE	UNDER \$70	\$70-\$80	\$80-\$90	\$90-\$100	\$100-\$110	\$110-\$120	\$120-\$130	\$130-\$140	\$140-\$150	\$150-\$160	\$160-\$175	\$175-\$200	\$200-\$250	OVER \$250	TOTAL UNITS
TOWN OF VIENNA	CONDOMINIUM APT	355	61	86	19											521
	TOTAL	406	98	139	113	137	612	987	679	473	333	393	542	240	39	5,191
COUNTY	SINGLE FAMILY	1,785	868	2,268	4,185	7,351	10,443	13,520	14,560	13,507	12,604	16,737	18,790	16,987	13,800	147,405
	TOWNHOUSE	2,846	4,517	7,158	7,854	9,462	7,020	4,846	3,413	2,512	1,422	1,389	1,285	333	433	54,490
	CONDOMINIUM APT	11,457	3,131	3,015	1,555	1,051	1,088	685	308	326	234	290	380	60	37	23,617
	TOTAL	16,088	8,516	12,441	13,594	17,864	18,551	19,051	18,281	16,345	14,260	18,416	20,455	17,380	14,270	225,512

Estimated dwelling unit market values 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.

<sup>1</sup>Expressed in Thousands of Dollars.

<sup>2</sup>Excludes Town of Vienna.

<sup>3</sup>Excludes Town of Herndon.

<sup>4</sup>Excludes Town of Clifton.

<sup>5</sup>Market value in this report refers to the estimated market value as of January 1987. Market value for each dwelling unit is derived from the 1987 tax assessment, adjusted to reflect the unit's market value, or sales price if the unit sold during 1986.

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

MARKET VALUE OF DWELLING UNITS<sup>1,5,6</sup>  
 PLANNING DISTRICT  
 (JANUARY 1987)

PLANNING DISTRICT	UNIT TYPE	UNDER \$70	\$70-\$80	\$80-\$90	\$90-\$100	\$100-\$110	\$110-\$120	\$120-\$130	\$130-\$140	\$140-\$150	\$150-\$160	\$160-\$175	\$175-\$200	\$200-\$250	OVER \$250	TOTAL UNITS
ANNANDALE	SINGLE FAMILY	50	65	104	220	763	876	2,115	2,632	1,847	1,523	1,855	2,293	1,081	183	15,607
	TOWNHOUSE	26	107	335	17	334	566	843	534	257	177	43	12			3,251
	CONDOMINIUM APT	1,548	224	92	46	18	11	15	1	9		1	1			1,966
	TOTAL	1,624	396	531	283	1,115	1,453	2,973	3,167	2,113	1,700	1,899	2,306	1,081	183	20,824
BAILEYS	SINGLE FAMILY	120	20	57	102	279	240	416	412	428	511	421	554	687	695	4,942
	TOWNHOUSE	36		2	73	100	79	101	125	16	24	83	77	18		734
	CONDOMINIUM APT	1,813	580	887	325	213	438	189	61	196	131	66	124	15		5,038
	TOTAL	1,969	600	946	500	592	757	706	598	640	666	570	755	720	695	10,714
BULL RUN	SINGLE FAMILY	236	54	63	129	518	1,149	1,098	1,288	1,058	659	700	527	331	80	7,890
	TOWNHOUSE	666	549	1,321	1,194	485	190	63	46	28	25	34	2	1		4,604
	CONDOMINIUM APT	11	48	101	42	5										207
	TOTAL	913	651	1,485	1,365	1,008	1,339	1,161	1,334	1,086	684	734	529	332	80	12,701
FAIRFAX	SINGLE FAMILY	74	37	55	69	116	300	461	456	524	538	846	1,249	1,861	1,067	7,653
	TOWNHOUSE			178	136	439	460	347	176	251	42	30	111	3	1	2,174
	CONDOMINIUM APT	377	606	293	75	112	79	2								1,544
	TOTAL	451	643	526	280	667	839	810	632	775	580	876	1,360	1,864	1,068	11,371
JEFFERSON	SINGLE FAMILY	92	30	139	736	1,219	1,345	1,136	805	595	656	627	478	285	95	8,238
	TOWNHOUSE	63	82	103	133	329	196	31	67	168	123	232	113	32		1,672
	CONDOMINIUM APT	1,412	141	428	374	138	81	29								2,603
	TOTAL	1,567	253	670	1,243	1,686	1,622	1,196	872	763	779	859	591	317	95	12,513

MARKET VALUE OF DWELLING UNITS <sup>1,5,6</sup>  
 PLANNING DISTRICT  
 (JANUARY 1987)

PLANNING DISTRICT	UNIT TYPE	UNDER \$70	\$70-\$80	\$80-\$90	\$90-\$100	\$100-\$110	\$110-\$120	\$120-\$130	\$130-\$140	\$140-\$150	\$150-\$160	\$160-\$175	\$175-\$200	\$200-\$250	OVER \$250	TOTAL UNITS
LINCOLNIA	SINGLE FAMILY	46	23	45	51	139	304	176	132	91	61	90	124	133	17	1,432
	TOWNHOUSE		1	3	44	262	79	189	143	147	56	67	28	7	101	1,127
	CONDOMINIUM APT	127	103	2												232
	TOTAL	173	127	50	95	401	383	365	275	238	117	157	152	140	118	2,791
LOWER POTOMAC	SINGLE FAMILY	195	50	58	100	158	152	79	61	75	47	48	81	82	94	1,280
	TOWNHOUSE	285	245	248	355	98	15	1								1,247
	TOTAL	480	295	306	455	256	167	80	61	75	47	48	81	82	94	2,527
MCLEAN	SINGLE FAMILY	26	28	412	751	617	514	430	467	471	645	1,320	2,019	2,720	4,931	15,351
	TOWNHOUSE	7	119	195	9		18	8	67	148	84	323	307	101	282	1,668
	CONDOMINIUM APT	214	215	479	246	293	357	316	92	50	81	124	93	27	36	2,623
	TOTAL	247	362	1,086	1,006	910	889	754	626	669	810	1,767	2,419	2,848	5,249	19,642
MOUNT VERNON	SINGLE FAMILY	239	211	588	738	915	1,008	910	929	1,284	1,431	1,541	1,780	1,678	1,071	14,323
	TOWNHOUSE	1,392	1,653	534	330	690	98	94	86	112	21	49	132	16	2	5,209
	CONDOMINIUM APT	2,396	333	160	119	228	104	115	129	65	15	94	142	8		3,908
	TOTAL	4,027	2,197	1,282	1,187	1,833	1,210	1,119	1,144	1,461	1,467	1,684	2,054	1,702	1,073	23,440
POHICK <sup>2</sup>	SINGLE FAMILY	319	91	131	144	360	641	1,386	2,502	2,797	2,873	4,248	3,064	2,201	1,902	22,659
	TOWNHOUSE	135	427	1,909	2,643	3,451	2,205	1,106	516	274	78	96	48	2		12,890
	CONDOMINIUM APT	24	80	188	139	17										448
	TOTAL	478	598	2,228	2,926	3,828	2,846	2,492	3,018	3,071	2,951	4,344	3,112	2,203	1,902	35,997
ROSE HILL	SINGLE FAMILY	76	63	317	412	666	1,130	911	758	910	695	631	446	247	108	7,370

MARKET VALUE OF DWELLING UNITS <sup>1,5,6</sup>  
 PLANNING DISTRICT  
 (JANUARY 1987)

PLANNING DISTRICT	UNIT TYPE	UNDER \$70	\$70-\$80	\$80-\$90	\$90-\$100	\$100-\$110	\$110-\$120	\$120-\$130	\$130-\$140	\$140-\$150	\$150-\$160	\$160-\$175	\$175-\$200	\$200-\$250	OVER \$250	TOTAL UNITS
ROSE HILL	TOWNHOUSE	1	28	165	158	350	364	361	350	156	71	81	52	8		2,145
	CONDOMINIUM APT	66	1	80	113	6										266
	TOTAL	143	92	562	683	1,022	1,494	1,272	1,108	1,066	766	712	498	255	108	9,781
SPRINGFIELD	SINGLE FAMILY	73	59	74	222	693	956	1,521	1,295	759	583	742	526	225	46	7,774
	TOWNHOUSE	6	245	567	967	695	480	309	253	221	221	47		14		4,025
	CONDOMINIUM APT	897	23													920
	TOTAL	976	327	641	1,189	1,388	1,436	1,830	1,548	980	804	789	526	239	46	12,719
UPPER POTOMAC <sup>3</sup>	SINGLE FAMILY	128	65	101	320	658	1,120	1,587	1,703	1,626	1,407	2,161	3,453	3,581	2,797	20,707
	TOWNHOUSE	210	1,022	1,334	1,665	1,789	1,515	814	605	384	248	124	265	92	47	10,114
	CONDOMINIUM APT	2,217	716	219	57	21	18	19	25	6	7	5	20	10	1	3,341
	TOTAL	2,555	1,803	1,654	2,042	2,468	2,653	2,420	2,333	2,016	1,662	2,290	3,738	3,683	2,845	34,162
VIENNA <sup>4</sup>	SINGLE FAMILY	111	72	124	191	250	708	1,294	1,120	1,042	975	1,507	2,196	1,875	714	12,179
	TOWNHOUSE	19	39	264	130	440	755	579	445	350	252	180	138	39		3,630
	CONDOMINIUM APT	355	61	86	19											521
	TOTAL	485	172	474	340	690	1,463	1,873	1,565	1,392	1,227	1,687	2,334	1,914	714	16,330
COUNTY	SINGLE FAMILY	1,785	868	2,268	4,185	7,351	10,443	13,520	14,560	13,507	12,604	16,737	18,790	16,987	13,800	147,405
	TOWNHOUSE	2,846	4,517	7,158	7,854	9,462	7,020	4,846	3,413	2,512	1,422	1,389	1,285	333	433	54,490
	CONDOMINIUM APT	11,457	3,131	3,015	1,555	1,051	1,088	685	308	326	234	290	380	60	37	23,617
	TOTAL	16,088	8,516	12,441	13,594	17,864	18,551	19,051	18,281	16,345	14,260	18,416	20,455	17,380	14,270	225,512

Estimated dwelling unit market values 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.

<sup>1</sup>Expressed in Thousands of Dollars.

<sup>2</sup>Includes Town of Clifton.

<sup>3</sup>Includes Town of Herndon.

<sup>4</sup>Includes Town of Vienna.

<sup>5</sup>Market value in this report refers to the estimated market value as of January 1987. Market value for each dwelling unit is derived from the 1987 tax assessment, adjusted to reflect the unit's market value, or sales price if the unit sold during 1986.

<sup>6</sup>Excludes 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. Round IV forecasts will be available in early 1988. The forecasts contained in the 1987 Standard Reports are Fairfax County's Round IV forecasting data. The 1987 forecasts are higher than earlier projections and reflect:

- the significant expansion of the metropolitan area's economy and housing markets during the 1980s;
- the high rates of growth in the County's housing inventory since 1983; 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 1987 Standard Reports are housing unit forecasts. Forecasted households can be obtained by applying a 96 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 81,103 units, from 215,646 in 1980 to 296,749 in 1990. By the year 2000, the County is expected to have 376,119 units, an increase of 79,370 over the County's 1990 housing inventory. The County will be residentially builtout, given current planned densities, at approximately the year 2000 (see Section X, "Planned Land Use," for buildout figures).



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 being developed on previously 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 1987.

Between 1980 and 2000, the Springfield Supervisor District is expected to add over 51,000 units to its inventory, while the Centreville District will add over 24,000 units to its inventory. Together, the Springfield and Centreville Districts will account for more than 47 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 24,961 units to the County's inventory, while Lee, Dranesville, and Providence Districts, together, will add 59,545 units.

HISTORICAL AND FORECASTED HOUSING UNITS  
BY SUPERVISOR DISTRICT  
(JANUARY 1987)

SUPERVISOR DISTRICT	1980	1987	1990	1995	2000
CENTREVILLE <sup>1</sup>	27,010	38,133	41,990	47,352	51,364
DRANESVILLE <sup>2</sup>	26,234	31,698	35,071	39,996	43,679
ANNANDALE	23,836	27,557	29,365	29,916	30,331
LEE	26,677	32,344	35,546	42,340	47,429
MASON	29,607	33,337	33,798	35,386	36,575
MOUNT VERNON	26,093	28,353	29,792	34,254	37,591
PROVIDENCE	31,218	37,141	40,802	47,534	52,566
SPRINGFIELD <sup>3</sup>	24,971	42,181	50,385	65,367	76,584
TOTAL	215,646	270,744	296,749	342,145	376,119

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

1987 through 2000, Fairfax County Office of Research and Statistics.

<sup>1</sup>Includes the Town of Vienna.

<sup>2</sup>Includes the Town of Herndon.

<sup>3</sup>Includes the Town of Clifton.

HISTORICAL AND FORECASTED HOUSING UNITS  
BY PLANNING DISTRICT  
(JANUARY 1987)

PLANNING DISTRICT	1970	1980	1987	1990	1995	2000
ANNANDALE	17,413	23,600	24,673	25,134	25,751	26,215
BAILEYS	10,770	13,963	15,950	16,373	17,013	17,494
BULL RUN	3,927	7,705	14,368	19,683	32,394	41,903
FAIRFAX	6,783	11,838	14,569	16,224	20,546	23,782
JEFFERSON	12,587	15,033	16,845	17,457	18,331	18,978
LINCOLNIA	3,592	4,128	5,265	5,643	6,592	7,303
LOWER POTOMAC	3,350	3,968	3,445	3,776	6,027	7,712
MCLEAN	13,307	19,874	21,908	23,131	25,507	27,282
MOUNT VERNON	23,565	31,491	34,168	35,827	37,139	38,121
POHICK <sup>1</sup>	3,884	22,547	37,221	41,687	44,850	47,223
ROSE HILL	5,979	7,591	10,359	12,055	16,436	19,716
SPRINGFIELD	8,914	11,432	13,562	14,416	16,668	18,354
UPPER POTOMAC <sup>2</sup>	6,239	25,702	39,448	45,121	52,464	57,960
VIENNA <sup>3</sup>	10,507	16,774	18,963	20,222	22,427	24,076
TOTAL	130,817	215,646	270,744	296,749	342,145	376,119

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.

1987 through 2000, Fairfax County Office of Research and Statistics.

<sup>1</sup>Includes the Town of Clifton.

<sup>2</sup>Includes the Town of Herndon.

<sup>3</sup>Includes the Town of Vienna.

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
151	151.D2			893	1,001	1,024	1,042
	151.03			289	346	346	346
	CENSUS TOTAL	1,144	1,157	1,182	1,347	1,370	1,388
152	152.01			328	330	361	385
	152.02			1,518	1,529	1,530	1,530
	152.03			117	117	117	117
	152.04						
	CENSUS TOTAL	1,887	1,929	1,963	1,976	2,008	2,032
153	153.01			282	296	347	386
	153.02			461	464	485	500
	153.03			471	471	471	471
	153.04			100	100	100	100
	CENSUS TOTAL	1,354	1,297	1,314	1,331	1,403	1,457
154	154.01			2,656	2,676	2,727	2,765
	154.02			406	410	421	430
	154.03			249	263	322	366
	CENSUS TOTAL	2,145	3,335	3,311	3,349	3,470	3,561
155	155.01			1,016	1,114	1,212	1,285
	155.02			685	685	685	685
	155.03			256	259	290	313
	155.04			90	90	90	90

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
155	CENSUS TOTAL	1,450	1,707	2,047	2,148	2,277	2,373
156	156.01			532	537	555	569
	156.02			75	76	77	77
	156.03			292	294	332	360
	156.04			111	113	262	374
	CENSUS TOTAL	949	995	1,010	1,020	1,226	1,380
157	157.01			432	435	441	446
	157.02			745	751	766	777
	157.03			190	192	195	197
	CENSUS TOTAL	1,332	1,365	1,367	1,378	1,402	1,420
158	158.01			667	685	685	685
	158.02			469	472	525	565
	158.03			462	462	462	462
	CENSUS TOTAL	1,316	1,579	1,598	1,619	1,672	1,712
159	159.01			838	845	898	938
	159.02			171	177	231	271
	159.03						
	159.04			92	92	125	150
	CENSUS TOTAL	912	1,085	1,101	1,114	1,254	1,359
160	160.01			282	302	388	452
	160.02			991	1,002	1,010	1,016

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
160	160.03			293	297	297	297
	CENSUS TOTAL	1,415	1,603	1,566	1,601	1,695	1,765
161	161.01			187	205	269	317
	161.02			97	98	103	106
	161.03			593	618	659	689
	161.04			421	506	567	613
	CENSUS TOTAL	1,015	1,181	1,298	1,427	1,598	1,725
162	162.01						
	162.02						
	CENSUS TOTAL	1,674	1,202				
163	163.01			222	270	755	1,118
	163.02			442	566	1,035	1,386
	CENSUS TOTAL	486	630	664	836	1,790	2,504
201	201.01			436	436	436	436
	201.02			606	606	656	694
	CENSUS TOTAL	879	1,040	1,042	1,042	1,092	1,130
202	202.01			852	1,234	1,320	1,384
	202.02			670	808	937	1,033
	CENSUS TOTAL	733	920	1,522	2,042	2,257	2,417
203	203.01			631	672	817	926
	203.02			648	665	736	789

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
203	203.03			242	242	269	290
	203.04			295	295	472	605
	CENSUS TOTAL	1,294	1,440	1,816	1,874	2,294	2,610
204	204.01			1,587	1,587	1,587	1,587
	CENSUS TOTAL	478	1,586	1,587	1,587	1,587	1,587
205	205.01			2,682	2,905	2,905	2,905
	205.02			179	180	183	186
	CENSUS TOTAL	1,598	1,862	2,861	3,085	3,088	3,091
206	206.01			179	180	183	186
	206.02			428	428	428	428
	206.03			955	1,000	1,043	1,075
	CENSUS TOTAL	1,302	1,489	1,562	1,608	1,654	1,689
207	207.01			617	627	644	656
	207.02			128	128	198	251
	207.03			538	551	573	590
	CENSUS TOTAL	1,080	1,246	1,283	1,306	1,415	1,497
208	208.01			333	333	360	380
	208.02			265	265	265	265
	208.03			616	628	657	679
	CENSUS TOTAL	896	1,000	1,214	1,226	1,282	1,324
209	209.01			1,270	1,864	2,555	3,072

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
209	209.02			918	936	2,397	3,490
	209.03			469	479	482	485
	CENSUS TOTAL	1,077	1,364	2,657	3,279	5,434	7,047
210	210.01			214	214	406	550
	210.02			563	593	669	726
	210.03			241	251	424	554
	210.04			287	287	287	287
	CENSUS TOTAL	888	1,141	1,305	1,345	1,786	2,117
211	211.01			1,122	1,196	2,303	3,131
	211.02			147	255	1,352	2,172
	211.03			79	152	365	524
	CENSUS TOTAL	277	884	1,348	1,603	4,020	5,827
212	212.01			691	691	819	915
	CENSUS TOTAL	473	692	691	691	819	915
213	213.01			925	1,269	1,470	1,621
	213.02			104	113	113	113
	CENSUS TOTAL	108	786	1,029	1,382	1,583	1,734
214	214.01			925	933	948	959
	214.02			1,499	1,511	1,556	1,589
	CENSUS TOTAL	2,016	2,456	2,424	2,444	2,504	2,548
215	215.01			1,989	1,989	2,051	2,098



HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
215	215.02						
	CENSUS TOTAL	663	1,988	1,989	1,989	2,051	2,098
216	216.01			1,420	1,422	1,422	1,422
	216.02			457	473	511	539
	CENSUS TOTAL	747	1,880	1,877	1,895	1,933	1,961
217	217.01			2,666	2,758	2,758	2,758
	CENSUS TOTAL	1,528	2,167	2,666	2,758	2,758	2,758
218	218.01			1,445	2,151	2,189	2,217
	CENSUS TOTAL	396	830	1,445	2,151	2,189	2,217
219 <sup>1</sup>	219.01						
	CENSUS TOTAL	466	449				
220	220.01			1	1	1	1
	220.02						
	220.03			411	456	763	993
	220.04			12	12	12	12
	220.05			231	231	231	231
	CENSUS TOTAL	553	644	655	700	1,007	1,237
221	221.01			1,225	1,326	1,438	1,521
	221.02			1	1	1	1
	221.03			95	103	141	169
	221.04			749	754	1,385	1,858

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
221	221.05			17	17	213	360
	221.06			40	40	53	63
	CENSUS TOTAL	343	1,259	2,127	2,241	3,231	3,972
222 <sup>2</sup>	222.01						
	CENSUS TOTAL	18	12				
301	301.01			463	466	481	493
	301.02			1,029	1,057	1,078	1,093
	301.03			949	975	1,048	1,103
	CENSUS TOTAL	375	1,485	2,441	2,498	2,607	2,689
302	302.01			3,665	3,857	3,857	3,857
	CENSUS TOTAL	637	2,895	3,665	3,857	3,857	3,857
303	303.01			2,425	2,569	2,569	2,569
	303.02			991	1,018	1,038	1,053
	CENSUS TOTAL	87	2,311	3,416	3,587	3,607	3,622
304	304.01			1,467	1,467	1,467	1,467
	304.02			855	855	855	855
	CENSUS TOTAL	1,979	2,327	2,322	2,322	2,322	2,322
305	305.01			535	577	577	577
	CENSUS TOTAL	431	494	535	577	577	577
306	306.01			551	555	563	569
	306.02			350	350	350	350

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
306	306.03			477	477	477	477
	306.04			435	435	435	435
	CENSUS TOTAL	1,783	1,814	1,813	1,817	1,825	1,831
307	307.01			217	217	217	217
	307.02			338	338	338	338
	307.03			373	375	392	404
	CENSUS TOTAL	914	941	928	930	947	959
308	308.01			3,326	3,327	3,327	3,327
	CENSUS TOTAL	2,405	3,338	3,326	3,327	3,327	3,327
309	309.01			2,205	2,475	2,526	2,565
	CENSUS TOTAL	89	1,855	2,205	2,475	2,526	2,565
310	310.01			2,296	2,404	2,415	2,423
	CENSUS TOTAL	60	1,602	2,296	2,404	2,415	2,423
311	311.01			1,025	1,031	1,031	1,031
	311.02			1,495	1,525	1,528	1,531
	311.03			3,382	4,028	4,067	4,097
	311.04			315	321	465	572
	CENSUS TOTAL	64	2,365	6,217	6,905	7,091	7,231
312	312.01			3,910	4,271	4,465	4,611
	CENSUS TOTAL	108	2,553	3,910	4,271	4,465	4,611
313	313.01			1,258	1,379	1,401	1,417

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
313	CENSUS TOTAL	671	1,154	1,258	1,379	1,401	1,417
314	314.01			1,014	1,188	1,278	1,346
	CENSUS TOTAL	448	927	1,014	1,188	1,278	1,346
315	315.01			1,906	2,213	2,213	2,213
	CENSUS TOTAL	1,137	925	1,906	2,213	2,213	2,213
316	316.01			567	625	983	1,251
	316.02			869	927	985	1,029
	316.03			3	3	3	3
	CENSUS TOTAL	649	1,239	1,439	1,555	1,971	2,283
317	317.01			3,567	3,887	4,164	4,371
	317.02			601	838	838	838
	CENSUS TOTAL	96	1,984	4,168	4,725	5,002	5,209
401	401.01			600	604	637	661
	401.02			1,020	1,027	1,083	1,125
	401.03			959	1,028	1,035	1,041
	CENSUS TOTAL	2,030	2,254	2,579	2,659	2,755	2,827
402	402.01			298	298	323	341
	402.02			2,086	2,102	2,278	2,410
	402.03						
	402.04			126	128	175	210
	CENSUS TOTAL	2,001	2,364	2,510	2,528	2,776	2,961

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
403	403.01			471	474	507	531
	403.02			444	472	519	554
	CENSUS TOTAL	717	877	915	946	1,026	1,085
404	404.01			736	741	751	759
	404.02			95	95	95	95
	404.03			484	495	508	518
	404.04			647	653	700	736
	404.05			1,705	1,717	1,738	1,754
	404.06			1,071	1,078	1,100	1,117
	404.07						
	CENSUS TOTAL	3,195	4,521	4,738	4,779	4,892	4,979
405	405.01			88	99	130	153
	405.02			408	447	466	481
	405.03			1,487	1,569	1,628	1,673
	CENSUS TOTAL	1,019	1,606	1,983	2,115	2,224	2,307
406	406.01			952	1,017	1,102	1,166
	CENSUS TOTAL	721	784	952	1,017	1,102	1,166
501	501.01			1,470	1,502	1,592	1,660
	501.02			353	353	353	353
	501.03			413	416	418	419
	CENSUS TOTAL	1,600	1,627	2,236	2,271	2,363	2,432

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
502	502.01			510	510	510	510
	502.02			243	243	243	243
	502.03			173	174	184	191
	502.04			392	395	401	405
	CENSUS TOTAL	1,382	1,310	1,318	1,322	1,338	1,349
503	503.01			302	308	308	308
	503.02			293	295	295	295
	503.03			841	850	907	949
	503.04			225	227	249	265
	CENSUS TOTAL	1,546	1,604	1,661	1,680	1,759	1,817
504	504.01			322	325	363	392
	504.02			338	338	338	338
	504.03			230	230	230	230
	CENSUS TOTAL	817	873	890	893	931	960
505	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	506.01			191	263	292	313
	506.02			1,677	1,711	1,712	1,712
	506.03			298	298	298	298

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
( JANUARY 1987 )

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
506	506.04			190	190	190	190
	506.05			201	213	276	324
	506.06			375	378	379	379
	506.07			174	176	181	184
	CENSUS TOTAL	2,371	2,629	3,106	3,229	3,328	3,400
507	507.01			948	967	996	1,018
	507.02			1,421	1,431	1,633	1,785
	CENSUS TOTAL	963	1,907	2,369	2,398	2,629	2,803
508	508.01			291	294	305	313
	508.02			432	432	432	432
	508.03			398	420	433	443
	CENSUS TOTAL	1,090	1,081	1,121	1,146	1,170	1,188
509	509.01			286	288	297	303
	509.02			296	298	303	306
	CENSUS TOTAL	578	576	582	586	600	609
510	510.01			410	410	410	410
	510.02			490	490	490	490
	CENSUS TOTAL	871	891	900	900	900	900
511	511.01			357	361	364	367
	511.02			451	454	457	459
	CENSUS TOTAL	772	811	808	815	821	826

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
512	512.01			226	231	231	231
	512.02			306	309	311	313
	512.03			101	101	101	101
	CENSUS TOTAL	609	613	633	641	643	645
513	513.01			434	454	476	493
	513.02			417	417	417	417
	CENSUS TOTAL	823	838	851	871	893	910
514	514.01			204	204	204	204
	514.02			724	726	726	726
	514.03			301	307	437	535
	CENSUS TOTAL	1,265	1,065	1,229	1,237	1,367	1,465
515	515.01			956	982	1,122	1,226
	515.02			1,264	1,330	1,330	1,330
	515.03			771	776	844	895
	515.04			545	571	604	629
	CENSUS TOTAL	2,403	3,377	3,536	3,659	3,900	4,080
516	516.01			831	831	831	831
	516.02			80	80	94	104
	516.03			788	788	788	788
	516.04			610	610	610	610
	516.05			411	411	411	411



HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
516	CENSUS TOTAL	2,691	2,714	2,720	2,720	2,734	2,744
517	517.01			1,666	1,739	1,781	1,813
	517.02			3,506	3,683	3,806	3,898
	CENSUS TOTAL	1,328	3,565	5,172	5,422	5,587	5,711
518	518.01			416	420	473	513
	518.02			173	173	173	173
	518.03			412	415	422	427
	CENSUS TOTAL	882	980	1,001	1,008	1,068	1,113
519	519.01			2,025	2,227	2,637	2,944
	CENSUS TOTAL	1,214	1,344	2,025	2,227	2,637	2,944
520	520.01			1,089	1,111	1,159	1,195
	CENSUS TOTAL	469	1,060	1,089	1,111	1,159	1,195
521	521.01			118	118	118	118
	521.02			927	933	956	973
	521.03			544	568	568	568
	521.04			610	633	633	633
	521.05			307	337	386	423
	CENSUS TOTAL	1,321	2,384	2,506	2,589	2,661	2,715
522	522.01			1,438	1,448	1,450	1,451
	522.02			876	877	877	877
	522.03			352	354	354	354

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
522	CENSUS TOTAL	2,287	2,188	2,666	2,679	2,681	2,682
523	523.01			2,520	2,666	2,666	2,666
	CENSUS TOTAL	1,289	2,925	2,520	2,666	2,666	2,666
524	524.01			506	506	506	506
	524.02			345	345	345	345
	524.03			284	284	284	284
	524.04			738	738	738	738
	524.05			446	449	482	506
	CENSUS TOTAL	2,025	2,300	2,319	2,322	2,355	2,379
525	525.01			286	286	286	286
	525.02			387	413	427	438
	525.03			346	348	362	373
	525.04			1,471	1,498	1,587	1,653
	CENSUS TOTAL	2,161	2,445	2,490	2,545	2,662	2,750
526	526.01			732	740	740	740
	526.02			421	555	939	1,227
	526.03			270	275	327	366
	CENSUS TOTAL	995	984	1,423	1,570	2,006	2,333
601	601.01			199	284	343	387
	601.02			607	648	685	713
	601.03			257	261	358	431

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
601	CENSUS TOTAL	194	828	1,063	1,193	1,386	1,531
602	602.01			413	452	508	550
	602.02			66	67	74	79
	602.03			639	705	718	727
	CENSUS TOTAL	328	819	1,118	1,224	1,300	1,356
603	603.01			233	235	313	371
	603.02			622	676	714	742
	CENSUS TOTAL	295	789	855	911	1,027	1,113
604	604.01			235	246	295	331
	604.02			1,021	1,076	1,112	1,139
	604.03			140	141	170	192
	CENSUS TOTAL	494	1,233	1,396	1,463	1,577	1,662
605	605.01			479	608	671	718
	605.02			311	386	586	736
	605.03			276	323	340	353
	605.04			208	209	212	214
	605.05			372	397	567	694
	CENSUS TOTAL	744	1,038	1,646	1,923	2,376	2,715
606	606.01			140	152	163	171
	606.02			1,092	1,103	1,187	1,250
	CENSUS TOTAL	1,325	1,218	1,232	1,255	1,350	1,421

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
607 3	607.01			2,644	2,673	2,705	2,729
	CENSUS TOTAL	2,226	2,611	2,644	2,673	2,705	2,729
608 3	608.01			1,057	1,067	1,093	1,113
	CENSUS TOTAL	982	1,021	1,057	1,067	1,093	1,113
609 3	609.01			800	840	846	850
	CENSUS TOTAL	634	766	800	840	846	850
610 3	610.01			761	766	766	766
	CENSUS TOTAL	652	758	761	766	766	766
611	611.01			634	639	694	735
	611.02			1,582	1,734	1,830	1,902
	CENSUS TOTAL	1,219	2,093	2,216	2,373	2,524	2,637
612	612.01			167	194	233	262
	612.02			791	1,006	1,177	1,305
	612.03			66	72	99	119
	612.04			42	42	763	1,302
	CENSUS TOTAL	366	825	1,066	1,314	2,272	2,988
613	613.01			66	417	426	433
	613.02			2,038	2,244	2,244	2,244
	CENSUS TOTAL	119	982	2,104	2,661	2,670	2,677
614	614.01			71	82	90	96
	614.02			1,898	1,911	1,951	1,981

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
614	CENSUS TOTAL	394	2,229	1,969	1,993	2,041	2,077
615	615.01			156	174	296	388
	615.02			208	218	277	321
	615.03			410	429	456	477
	615.04			412	712	1,033	1,274
	615.05			89	89	89	89
	CENSUS TOTAL	309	903	1,275	1,622	2,151	2,549
616	616.01			636	648	722	777
	616.02			343	360	419	463
	616.03			365	366	366	366
	616.04			815	815	1,111	1,333
	CENSUS TOTAL	1,295	1,845	2,159	2,189	2,618	2,939
617	617.01			1,823	1,947	2,166	2,329
	617.02			137	143	224	285
	CENSUS TOTAL	160	1,780	1,960	2,090	2,390	2,614
701	701.01			274	281	312	336
	701.02			444	472	488	500
	701.03			48	50	84	109
	701.04			162	181	294	378
	CENSUS TOTAL	365	780	928	984	1,178	1,323
702	702.01			1	1	3	5

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
702	CENSUS TOTAL	4		1	1	3	5
703	703.01			651	660	717	760
	703.02			84	89	134	168
	703.03			261	283	336	376
	CENSUS TOTAL	611	949	996	1,032	1,187	1,304
704	704.01			422	570	606	633
	704.02			43	44	47	50
	704.03			348	353	433	492
	704.04			254	283	291	297
	704.05			496	520	558	587
	CENSUS TOTAL	1,034	1,340	1,563	1,770	1,935	2,059
705	705.01			111	113	133	148
	705.02			328	328	328	328
	705.03			676	694	810	896
	705.04			287	291	300	306
	705.05			145	190	221	244
	705.06			506	506	506	506
	CENSUS TOTAL	1,194	1,708	2,053	2,122	2,298	2,428
706	706.01			167	187	249	296
	706.02			172	176	193	205
	706.03			256	271	271	271

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
706	706.04			159	164	175	183
	CENSUS TOTAL	432	635	754	798	888	955
707	707.01			275	281	288	294
	707.02			377	382	404	420
	707.03			263	269	294	312
	707.04			363	378	378	378
	707.05			196	196	196	196
	707.06			254	254	254	254
	CENSUS TOTAL	1,661	1,739	1,728	1,760	1,814	1,854
708	708.01			258	270	275	278
	708.02			782	787	804	816
	CENSUS TOTAL	731	991	1,040	1,057	1,079	1,094
709	709.01			754	761	831	883
	709.02			702	708	733	751
	709.03			253	253	253	253
	709.04			262	333	368	395
	709.05			337	372	373	373
	709.06			110	111	116	119
	CENSUS TOTAL	1,831	2,077	2,418	2,538	2,674	2,774
710	710.01			58	58	58	58
	710.02			212	218	240	257

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
710	710.03			177	203	404	555
	CENSUS TOTAL	414	429	447	479	702	870
711	711.01			155	155	155	155
	711.02			208	208	208	208
	711.03			264	265	265	265
	711.04			306	306	306	306
	711.05			245	245	245	245
	711.06			675	675	675	675
	711.07			190	191	192	192
	711.08			354	356	390	415
	CENSUS TOTAL	1,953	2,448	2,397	2,401	2,436	2,461
712	712.01			1	1	1	1
	712.02						
	712.03			212	236	236	236
	712.04			2,790	2,957	2,957	2,957
	CENSUS TOTAL	1,604	2,693	3,003	3,194	3,194	3,194
713	713.01			2,878	3,173	3,527	3,792
	713.02			604	608	663	704
	CENSUS TOTAL	1,329	3,106	3,482	3,781	4,190	4,496
714	714.01			1,491	1,574	1,631	1,673
	714.02			894	936	981	1,014



HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
714	CENSUS TOTAL	1,683	2,119	2,385	2,510	2,612	2,687
801	801.01			236	349	413	461
	801.02			191	218	247	269
	801.03			174	243	310	360
	801.04			209	287	319	343
	801.05			188	219	268	305
	CENSUS TOTAL	360	771	998	1,316	1,557	1,738
802	802.01			239	282	622	876
	802.02			434	490	535	569
	802.03			510	510	510	510
	802.04			1,168	1,169	1,292	1,384
	802.05						
	CENSUS TOTAL	701	1,987	2,351	2,451	2,959	3,339
803	803.01			788	864	978	1,063
	803.02			242	270	298	319
	803.03			735	861	1,207	1,466
	803.04			1	1	1	1
	CENSUS TOTAL	725	1,386	1,766	1,996	2,484	2,849
804	804.01			441	573	652	711
	804.02			457	598	727	824
	804.03			318	371	432	478

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
804	804.04			282	308	462	577
	804.05			657	668	829	950
	CENSUS TOTAL	550	1,705	2,155	2,518	3,102	3,540
805	805.01			1,217	1,435	1,905	2,256
	805.02			1,123	1,493	1,684	1,827
	805.03			1,213	2,006	2,220	2,380
	CENSUS TOTAL	81	1,010	3,553	4,934	5,809	6,463
806	806.01			441	592	2,075	3,185
	806.02			672	672	679	685
	806.03			1,144	1,241	1,279	1,308
	806.04			438	483	530	566
	CENSUS TOTAL	837	1,963	2,695	2,988	4,563	5,744
807	807.01			1	1	1	1
	807.02			3,349	3,571	3,874	4,100
	807.03			370	370	370	370
	CENSUS TOTAL	1,617	3,431	3,720	3,942	4,245	4,471
808 <sup>4</sup>	808.01			2,042	2,374	2,948	3,377
	CENSUS TOTAL	435	1,774	2,042	2,374	2,948	3,377
809 <sup>4</sup>	809.01			2,980	3,581	3,830	4,017
	CENSUS TOTAL	796	2,614	2,980	3,581	3,830	4,017
810	810.01			1,005	1,052	1,180	1,275

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
810	CENSUS TOTAL	9	757	1,005	1,052	1,180	1,275
811	811.01			32	32	34	35
	811.02			22	22	576	991
	811.03			841	999	1,174	1,305
	811.04			1,135	1,298	1,377	1,436
	CENSUS TOTAL	118	1,261	2,030	2,351	3,161	3,767
812	812.01			2,076	2,195	2,373	2,506
	CENSUS TOTAL	57	1,920	2,076	2,195	2,373	2,506
813	813.01			5,992	6,322	6,370	6,406
	CENSUS TOTAL	329	4,350	5,992	6,322	6,370	6,406
814	814.01			2,588	2,667	2,681	2,691
	CENSUS TOTAL	219	1,758	2,588	2,667	2,681	2,691
815	815.01			725	763	786	803
	CENSUS TOTAL	50	684	725	763	786	803
816	816.01			500	549	570	586
	816.02			526	549	575	595
	CENSUS TOTAL	138	716	1,026	1,098	1,145	1,181
817	817.01			408	414	553	657
	817.02			391	405	494	561
	817.03			563	625	658	683
	817.04			132	560	1,868	2,846

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
817	CENSUS TOTAL	358	1,240	1,494	2,004	3,573	4,747
818	818.01			172	184	220	247
	818.02			2,600	3,091	3,674	4,111
	818.03			371	471	681	838
	818.04			1,847	2,359	2,957	3,404
	CENSUS TOTAL	368	488	4,990	6,105	7,532	8,600
901	901.01			4	4	4	4
	901.02			12	12	12	12
	901.03			996	1,094	1,121	1,141
	901.04					34	60
	901.05			762	1,621	2,921	3,893
	901.06						
	CENSUS TOTAL	194	875	1,774	2,731	4,092	5,110
902	902.01			9	9	20	28
	902.02			27	27	358	606
	902.03			2,369	2,388	3,183	3,778
	902.04			912	1,395	1,893	2,265
	902.05			3	3	455	793
	CENSUS TOTAL	926	1,465	3,320	3,822	5,909	7,470
903	903.01			2,125	2,399	2,564	2,687
	903.02			666	1,018	1,604	2,043

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
903	903.03			114	181	438	630
	903.04			11	11	105	175
	CENSUS TOTAL	854	1,509	2,916	3,609	4,711	5,535
904	904.01			3,155	4,346	5,369	6,134
	904.02			71	89	822	1,371
	904.03			27	27	460	784
	904.04			300	300	1,172	1,824
	CENSUS TOTAL	1,513	2,329	3,553	4,762	7,823	10,113
905	905.01			22	72	515	846
	905.02			882	1,189	1,985	2,581
	CENSUS TOTAL	427	636	904	1,261	2,500	3,427
906	906.01			22	24	24	24
	906.02			40	40	40	40
	906.03			76	98	573	929
	906.04			976	1,078	3,709	5,677
	906.05			1,114	2,585	4,645	6,186
	CENSUS TOTAL	201	1,032	2,228	3,825	8,991	12,856
907	907.01			52	122	164	195
	907.02			588	762	878	965
	907.03			111	137	178	208
	907.04			128	141	190	227

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000	
907	907.05			42	48	56	62	
	907.06			483	620	658	687	
	907.07			81	97	111	121	
	907.08			28	47	56	62	
	907.09			595	655	714	758	
	907.10			51	98	156	200	
	907.11			13	14	17	20	
	907.12			68	84	93	99	
	907.13			52	64	67	70	
	907.14			55	113	132	147	
	907.15			40	46	48	50	
	907.16			26	61	64	67	
		CENSUS TOTAL	641	1,402	2,413	3,109	3,582	3,938
	908	908.01			158	206	234	255
908.02				250	306	354	390	
908.03				160	289	289	289	
908.04				125	162	284	376	
908.05				187	302	336	362	
908.06				574	797	797	797	
908.07				77	141	141	141	
908.08				333	468	567	641	

HISTORICAL AND FORECASTED HOUSING UNITS  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
908	908.09			473	690	1,256	1,680
	908.10			141	193	275	337
	908.11			134	136	691	1,106
	908.12			2,139	2,369	2,565	2,711
	CENSUS TOTAL	588	1,972	4,751	6,059	7,789	9,085
909 <sup>5</sup>	909.01			68	68	68	68
	CENSUS TOTAL	64	67	68	68	68	68
FINAL TOTALS		130,817	215,646	270,744	296,749	342,145	376,119

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.

1987 through 2000, Fairfax County Office of Research and Statistics.

<sup>1</sup>Fort Belvoir Military Reservation (Fairfax County does not forecast dwelling units in this Census Tract).

<sup>2</sup>Department of Corrections, District of Columbia (Fairfax County does not forecast dwelling units in this Census Tract).

<sup>3</sup>Comprises part of the Town of Vienna (the Town of Vienna is composed of Census Tracts 607 through 610).

<sup>4</sup>Comprises part of the Town of Herndon (the Town of Herndon is composed of Census Tracts 808 and 809).

<sup>5</sup>Town of Clifton (the Town of Clifton is composed of Census Tract 909).

# **IV RESIDENTIAL DEVELOPMENT ACTIVITY**



RESIDENTIAL DEVELOPMENT ACTIVITY

As of January 1987, there were 68,458 units in the County's residential development process. This total represents a decrease of 2.1 percent, or 1,449 units, from the 1986 total of 69,907. 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 1987) and does not reflect cumulative activity occurring during the preceding year. Therefore, similar data from January 1986 are compared to the current January 1987 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 slight increase in activity, from 4,403 units in 1986 to 4,808 units in 1987. This is an increase of 405 units or 9.2 percent. Units authorized but not started decreased 42.1 percent from 3,139 units in 1986 to 1,816 units in 1987.

The site plan approved and submitted stages decreased from 49,388 units in 1986 to 43,151 units in 1987. This is a decrease of 6,237 units or 12.6 percent.

Between 1986 and 1987 the rezoning granted stage of the development process showed an increase of activity. This stage increased from 3,936 units in 1986 to 11,680 units in 1987, an increase of 7,744 units, or 196.7 percent. (It should be noted that many of the units in this stage are located in large tracts of land rezoned for multifamily housing). The rezoning pending stage decreased from 9,041 units in 1986 to 7,003 units in 1987. This is a decrease of 22.5 percent.

TABLE I

Units by Development Stage

Development Stage	Number of Units		Percent Change
	1986	1987	
Under Construction	4,403	4,808	9.2%
Authorized but Not Started	3,139	1,816	-42.1
Site Plan Approved	15,056	13,518	-10.2
Site Plan Submitted	34,332	29,633	-13.7
Rezoning Granted	3,936	11,680	196.7
Rezoning Pending	<u>9,041</u>	<u>7,003</u>	-22.5
Total Process	69,907	68,458	-2.1%

\* \* \* \*

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
	1986	1987	
Single-Family	32,255	31,089	-3.6%
Townhouse	26,421	21,350	-19.2
Multifamily	<u>11,231</u>	<u>16,019</u>	42.6
Total Process	69,907	68,458	-2.1%

\* \* \* \*

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 60.6 percent of the housing development activity, with Bull Run Planning District having 20,976 units in the residential development process, Upper Potomac with 12,849, and Pohick with 7,690 units.

Among the Supervisor Districts, the Springfield District has the largest number of units in the development process. Of the 68,458 units in the process in the County, 37.2 percent or 25,455 units are in the Springfield District. The Providence District ranks second with 14.4 percent or 9,875 units.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
SUPERVISOR DISTRICT  
(JANUARY 1987)

SUPERVISOR DISTRICT	UNDER CONSTRUCTION				BLDG PERMIT ISSUED, NOT UNDER CONSTRUCTN				SITE PLAN AND/OR SUBDIVISION PLAT APPRVD				SITE PLAN AND/OR SUBDIVISION PLAT SUBMTD			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE <sup>1</sup>	474	283	210	967	133	62	99	294	1,414	431	420	2,265	3,425	400	14	3,839
DRANESVILLE <sup>2</sup>	385	41		426	153	16		169	1,785	268	29	2,082	1,730	39	501	2,270
ANNANDALE	88	50	92	230	9		54	63	112	28		140	156	9		165
LEE	44	286	280	610	16	66	151	233	459	484	805	1,748	775	2,400	643	3,818
MASON	63	124	43	230	8		17	25	114	43		157	628	397	52	1,077
MOUNT VERNON	75	175		250	36	28		64	716	143		859	421	1,578	462	2,461
PROVIDENCE	136	207	164	507	49	12	365	426	406	377	390	1,173	625	1,329	1,034	2,988
SPRINGFIELD <sup>3</sup>	903	651	34	1,588	308	221	13	542	3,847	727	520	5,094	6,275	4,778	1,962	13,015
TOTAL	2,168	1,817	823	4,808	712	405	699	1,816	8,853	2,501	2,164	13,518	14,035	10,930	4,668	29,633

TOWN	UNDER CONSTRUCTION				BLDG PERMIT ISSUED, NOT UNDER CONSTRUCTN				SITE PLAN AND/OR SUBDIVISION PLAT APPRVD				SITE PLAN AND/OR SUBDIVISION PLAT SUBMTD			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
TOWN OF HERNDON	11			11	45	16		61	394	171	28	593				
TOWN OF VIENNA	7	7		14					9	9		18				
TOTAL	18	7		25	45	16		61	403	180	28	611				

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
SUPERVISOR DISTRICT  
(JANUARY 1987)

SUPERVISOR DISTRICT	REZONING GRANTED				REZONING PENDING				TOTAL DEVELOPMENT ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE <sup>1</sup>	654	849	819	2,322	147			147	6,247	2,025	1,562	9,834
DRANESVILLE <sup>2</sup>	35			35	226	43		269	4,314	407	530	5,251
ANNANDALE	47			47	27			27	439	87	146	672
LEE	348	592	264	1,204	339	562	1,308	2,209	1,981	4,390	3,451	9,822
MASON	364	93	249	706	2	58	187	247	1,179	715	548	2,442
MOUNT VERNON	306			306	167	635	365	1,167	1,721	2,559	827	5,107
PROVIDENCE	362	1,171	2,214	3,747	199	159	676	1,034	1,777	3,255	4,843	9,875
SPRINGFIELD <sup>3</sup>	1,108	1,412	793	3,313	990	123	790	1,903	13,431	7,912	4,112	25,455
TOTAL	3,224	4,117	4,339	11,680	2,097	1,580	3,326	7,003	31,089	21,350	16,019	68,458

TOWN	REZONING GRANTED				REZONING PENDING				TOTAL CONSTRUCTION ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
TOWN OF HERNDON									453	184	28	665
TOWN OF VIENNA									13	19		32
TOTAL									466	203	28	697

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.

<sup>1</sup>Includes the Town of Vienna.

<sup>2</sup>Includes the Town of Herndon.

<sup>3</sup>Includes the Town of Clifton.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
PLANNING DISTRICT  
(JANUARY 1987)

PLANNING DISTRICT	UNDER CONSTRUCTION				BLDG PERMIT ISSUED, NOT UNDER CONSTRUCTN				SITE PLAN AND/OR SUBDIVISION PLAT APPRVD				SITE PLAN AND/OR SUBDIVISION PLAT SUBMTD			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
ANNANDALE	26	16	92	134	2		54	56	92			92	50	9		59
BAILEYS	17	54	33	104	1		7	8	6	3		9	44	48	52	144
BULL RUN	479	531	95	1,105	183	167	240	590	2,241	837		3,078	4,629	4,117	2,030	10,776
FAIRFAX	88	12	57	157	25		65	90	197	3	390	590	296	589	259	1,144
JEFFERSON	11	33	12	56	5	8	60	73	41	110		151	47	595	707	1,349
LINCOLNIA	23	102	10	135			55	55	52	40		92	531	293		824
LOWER POTOMAC	25	51		76	7			7	120	57		177		851	252	1,103
MCLEAN	156	41		197	33			33	566	67	1	634	372	39	501	912
MOUNT VERNON	37	120	249	406	26	13	8	47	336	58	391	785	182	177	318	677
POHICK <sup>1</sup>	515	327		842	133	64		197	1,879	129	360	2,368	1,979	1,070		3,049
ROSE HILL	39	88	31	158	12	59	98	169	229	427	414	1,070	621	1,511	482	2,614
SPRINGFIELD	11	109	34	154	5	13	13	31	276	98	160	534	324	1,153	53	1,530
UPPER POTOMAC <sup>2</sup>	641	276	210	1,127	244	78	99	421	2,536	623	448	3,607	4,674	400	14	5,088
VIENNA <sup>3</sup>	100	57		157	36	3		39	282	49		331	286	78		364
TOTAL	2,168	1,817	823	4,808	712	405	699	1,816	8,853	2,501	2,164	13,518	14,035	10,930	4,668	29,633

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
PLANNING DISTRICT  
(JANUARY 1987)

PLANNING DISTRICT	REZONING GRANTED				REZONING PENDING				TOTAL DEVELOPMENT ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
ANNANDALE	345	20		365	25		84	109	540	45	230	815
BAILEYS	24		249	273		48	103	151	92	153	444	689
BULL RUN	774	1,375	1,585	3,734	680	223	790	1,693	8,986	7,250	4,740	20,976
FAIRFAX	200	882	1,422	2,504	30			30	836	1,486	2,193	4,515
JEFFERSON	61			61	3		48	51	168	746	827	1,741
LINCOLNIA		73		73		10		10	606	518	65	1,189
LOWER POTOMAC					24	635	365	1,024	176	1,594	617	2,387
MCLEAN	35			35	48	43		91	1,210	190	502	1,902
MOUNT VERNON	3			3			120	120	584	368	1,086	2,038
POHICK <sup>1</sup>	696	152		848	354	32		386	5,556	1,774	360	7,690
ROSE HILL	346	563	264	1,173	337	200	160	697	1,584	2,848	1,449	5,881
SPRINGFIELD	2	29		31	105	362	1,028	1,495	723	1,764	1,288	3,775
UPPER POTOMAC <sup>2</sup>	648	841	819	2,308	298			298	9,041	2,218	1,590	12,849
VIENNA <sup>3</sup>	90	182		272	193	27	628	848	987	396	628	2,011
TOTAL	3,224	4,117	4,339	11,680	2,097	1,580	3,326	7,003	31,089	21,350	16,019	68,458

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.

<sup>1</sup>Includes the Town of Clifton.

<sup>2</sup>Includes the Town of Herndon.

<sup>3</sup>Includes the Town of Vienna.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
SEWERSHED  
(JANUARY 1987)

SEWERSHED CODE	UNDER CONSTRUCTION				BLDG PERMIT ISSUED, NOT UNDER CONSTRUCTN				SITE PLAN AND/OR SUBDIVISION PLAT APPRVD				SITE PLAN AND/OR SUBDIVISION PLAT SUBMTD			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	176	42		218	48	6		54	546			546	1,432			1,432
B1	11			11	16			16	92			92	171			171
B2	152	68	24	244	49	15	51	115	482	357	168	1,007	965	154		1,119
B3	51			51	7			7	78			78	11			11
B5 <sup>1</sup>	11			11	45	16		61	394	171	28	593				
C1	41			41	4			4	117			117	141			141
C2	37			37	9			9	152			152	31			31
D1	34			34	11			11	92			92	256			256
D2	26	34	173	233	6	7	48	61	114	34	19	167	288	53	14	355
D3 <sup>2</sup>	202	107	13	322	58	4		62	459	58	234	751	741	479		1,220
E1	20			20	3			3	38			38	53		215	268
E2	9			9	3			3	31			31	45			45
F	25	4		29	3			3	86			86	7	19		26
G1	32	66		98	11	8		19	195	177		372	53	20	616	689
G2	20			20	6			6	47			47	39			39
G3	6			6	1			1	66			66	8			8
G4													39			39
H1	7	17		24					2	2		4	14			14
H2							7	7								
H3									20			20	2			2
I1	22	41	45	108	7		60	67	47	14		61	90	240	429	759
I2	2			2	1			1	14			14	10			10
I3	44	194	10	248	2		55	57	102	383		485	730	969	180	1,879
I4										13		13	6			6
J1	14			14	1			1	9			9				
J2	2	33		35	2	13		15	5	40		45				
J3	3			3					41			41			30	30
J4	2			2	10			10	21			21				
K	6	12		18	3	59		62	134	2		136	269	330		599
L	43	87	280	410	20		106	126	334	100	805	1,239	353	691	590	1,634
M0													25			25
M1	23	12	57	92	1		65	66	66		390	456		35		35
M2 <sup>2</sup>	27	22	92	141	16		54	70	75	27		102	67	4		71
M3	30			30	2			2	23			23				
M4	2			2	4			4	68	2		70	11	293	33	337
M5	1	80	34	115		13	13	26	173	52	160	385		18		18
M6	14	66		80	3			3	72			72	325	944	20	1,289
M8										44		44		49		49
M9									8	2		10	82	589	259	930

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
SEWERSHED  
(JANUARY 1987)

SEWERSHED CODE	UNDER CONSTRUCTION				BLDG PERMIT ISSUED, NOT UNDER CONSTRUCTN				SITE PLAN AND/OR SUBDIVISION PLAT APPRVD				SITE PLAN AND/OR SUBDIVISION PLAT SUBMTD			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
N1	170	276		446	42	50		92	441	186	360	987	616	1,343	252	2,211
N2	142	65		207	39	15		54	440			440	816	427		1,243
O1	10			10	5			5	83			83				
P1	10			10	2			2	134			134	320			320
Q1	127			127	38			38	478			478	23			23
R1	52			52	19			19	284			284	355	166		521
R2	7			7					4			4				
R4	3			3	1			1	142			142				
S1	178	171		349	86	85		171	1,021	96		1,117	1,364	1,685	1,068	4,117
S2	9			9	2			2	217			217	48			48
T1	25			25	10			10	56			56	190			190
T2	142	62		204	76	43	5	124	588			588	1,235	156		1,391
T3	30	82		112	5	5		10	335	319		654	1,594	1,040	444	3,078
T4	18	135	95	248	3	1	235	239	48	224		272	13	114	68	195
T5	148	109		257	32	56		88	354	135		489	508	473	252	1,233
T6									5			5				
T7	2	32		34		9		9	20	63		83	689	639	198	1,526
COUNTY TOTAL	2,168	1,817	823	4,808	712	405	699	1,816	8,853	2,501	2,164	13,518	14,035	10,930	4,668	29,633

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.

<sup>1</sup>Town of Herndon.

<sup>2</sup>Comprises part of the Town of Vienna.



SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
SEMERSHED  
(JANUARY 1987)

SEMERSHED CODE	REZONING GRANTED				REZONING PENDING				TOTAL DEVELOPMENT ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1					60			60	2,262	48		2,310
B1									290			290
B2	32	76		108	178			178	1,858	670	243	2,771
B3									147			147
B5									450	187	28	665
C1									303			303
C2									229			229
D1	616	765	819	2,200	21			21	1,030	765	819	2,614
D2									434	128	254	816
D3 <sup>2</sup>	249	709	1,086	2,044	259			259	1,968	1,357	1,333	4,658
E1	17			17					131		215	346
E2									88			88
F									121	23		144
G1						43		43	291	314	616	1,221
G2									112			112
G3	4			4					85			85
G4									39			39
H1			249	249			103	103	23	19	352	394
H2											7	7
H3									22			22
I1	428	323		751	5	60	566	631	599	678	1,100	2,377
I2									27			27
I3	181	515		696	33	150	244	427	1,092	2,211	489	3,792
I4						10		10	6	23		29
J1							120	120	24		120	144
J2									9	86		95
J3									44		30	74
J4									33			33
K	3			3					415	403		818
L	147	121	264	532	329	50		379	1,226	1,049	2,045	4,320
M0									25			25
M1		52		52	3			3	93	99	512	704
M2 <sup>2</sup>	31			31	10	15	110	135	226	68	256	550
M3	5			5					60			60
M4	2	29		31					87	324	33	444
M5					24		365	389	198	163	572	933
M6	18			18		362	1,028	1,390	432	1,372	1,048	2,852
M8					105			105	105	93		198
M9									90	591	259	940
N1	136	152		288	268	667		935	1,673	2,674	612	4,959

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
SEWERSHED  
(JANUARY 1987)

SEWERSHED CODE	REZONING GRANTED				REZONING PENDING				TOTAL DEVELOPMENT ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
N2	265			265	86			86	1,788	507		2,295
O1									98			98
P1	313			313					779			779
Q1									666			666
R1									710	166		876
R2	3			3					14			14
R4									146			146
S1	28	56	500	584	47			47	2,724	2,093	1,568	6,385
S2									276			276
T1									281			281
T2		42		42	36			36	2,077	303	5	2,385
T3	327	652		979	46	40		86	2,337	2,138	444	4,919
T4		115	1,128	1,243		132		132	82	721	1,526	2,329
T5	40	341	164	545	24	51	790	865	1,106	1,165	1,206	3,477
T6									5			5
T7	379	169	129	677	563			563	1,653	912	327	2,892
COUNTY TOTAL	3,224	4,117	4,339	11,680	2,097	1,580	3,326	7,003	31,089	21,350	16,019	68,458

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.

<sup>1</sup>Town of Herndon.

<sup>2</sup>Comprises part of the Town of Vienna.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
151	151.01	34	14	42				90
	151.02	1		2	30			33
	151.03	3	10	40				53
	CENSUS TOTAL	38	24	84	30			176
152	152.01			9				9
	CENSUS TOTAL			9				9
153	153.01	1						1
	153.02			2				2
	CENSUS TOTAL	1		2				3
154	154.01	1		3	57			61
	154.02		1					1
	154.03			2				2
	CENSUS TOTAL	1	1	5	57			64
155	155.01				5			5
	155.03	1		4	10			15
	CENSUS TOTAL	1		4	15			20
156	156.01	1		6	18			25
	156.03			6				6
	156.04		1	19				20
	CENSUS TOTAL	1	1	31	18			51

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
157	157.02	1		1	4			6
	157.03	1						1
	CENSUS TOTAL	2		1	4			7
158	158.01		1	17				18
	158.02			4	28			32
	CENSUS TOTAL		1	21	28			50
159	159.01	1		11				12
	159.02	1	4	80		3		88
	159.04				58			58
	CENSUS TOTAL	2	4	91	58	3		158
160	160.01			6				6
	160.02	3		8				11
	160.03			4				4
	CENSUS TOTAL	3		18				21
161	161.03	16	5	28				49
	161.04	7	1	54	2			64
	CENSUS TOTAL	23	6	82	2			113
163	163.01	6	2	28				36
	163.02	12	5	82				99
	CENSUS TOTAL	18	7	110				135

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
201	201.02				88			88
	CENSUS TOTAL				88			88
202	202.01	47	2	309	43			401
	202.02	30		37	174		8	249
	CENSUS TOTAL	77	2	346	217		8	650
203	203.01	4		7	284			295
	203.02			4	13			17
	203.03				48			48
	203.04						310	310
	CENSUS TOTAL	4		11	345		310	670
205	205.01				223			223
	CENSUS TOTAL				223			223
206	206.03						120	120
	CENSUS TOTAL						120	120
207	207.01	6						6
	207.02				123			123
	207.03	8	1	6				15
	CENSUS TOTAL	14	1	6	123			144
208	208.01				23	3		26
	CENSUS TOTAL				23	3		26

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
209	209.01	31	98	465	306	902		1,802
	209.02				617	147	214	978
	209.03			1				1
	CENSUS TOTAL	31	98	466	923	1,049	214	2,781
210	210.01				66		270	336
	210.02			3	20		140	163
	210.03	1		4				5
	CENSUS TOTAL	1		7	86		410	504
211	211.01	16	3	55	955		980	2,009
	211.02			108	296	121	165	690
	211.03	21		49	49		105	224
	CENSUS TOTAL	37	3	212	1,300	121	1,250	2,923
212	212.01				224			224
	CENSUS TOTAL				224			224
213	213.01	32	68	133	463			696
	CENSUS TOTAL	32	68	133	463			696
214	214.01	1	1	5				7
	214.02	1		8				9
	CENSUS TOTAL	2	1	13				16
215	215.01				68			68

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
215	CENSUS TOTAL				68			68
216	216.01		1	1				2
	216.02			16	66			82
	CENSUS TOTAL		1	17	66			84
217	217.01	83						83
	CENSUS TOTAL	83						83
218	218.01	249	8	407	108			772
	CENSUS TOTAL	249	8	407	108			772
220	220.03	42			151		389	582
	CENSUS TOTAL	42			151		389	582
221	221.01	15		60	160			235
	221.03	1		7				8
	221.04				486		623	1,109
	221.05				306		12	318
	CENSUS TOTAL	16		67	952		635	1,670
301	301.01						6	6
	301.02	6		1	14			21
	301.03	5		2	16			23
	CENSUS TOTAL	11		3	30		6	50
302	302.01	19	1	5	48	19		92

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
302	CENSUS TOTAL	19	1	5	48	19		92
303	303.01	81	2	43	7			133
	303.02	5		2	55			62
	CENSUS TOTAL	86	2	45	62			195
305	305.01	1	2	31				34
	CENSUS TOTAL	1	2	31				34
307	307.03			2		29		31
	CENSUS TOTAL			2		29		31
308	308.01			1				1
	CENSUS TOTAL			1				1
309	309.01	25	1	27	51		14	118
	CENSUS TOTAL	25	1	27	51		14	118
310	310.01				42		85	127
	CENSUS TOTAL				42		85	127
311	311.02				36			36
	311.03	60	18	489	100		48	715
	311.04				171	86		257
	CENSUS TOTAL	60	18	489	307	86	48	1,008
312	312.01	120	26	131	364	29		670
	CENSUS TOTAL	120	26	131	364	29		670



SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
313	313.01				145	14		159
	CENSUS TOTAL				145	14		159
314	314.01	59	23	92	25	115	18	332
	CENSUS TOTAL	59	23	92	25	115	18	332
315	315.01	55	19	207	26			307
	CENSUS TOTAL	55	19	207	26			307
316	316.01	1	1	28	293	2		325
	316.02		1	15	33			49
	CENSUS TOTAL	1	2	43	326	2		374
317	317.01	78	21	145	250	4	177	675
	317.02	60	7	170				237
	CENSUS TOTAL	138	28	315	250	4	177	912
401	401.01			1				1
	401.02						2	2
	401.03	6	6	11				23
	CENSUS TOTAL	6	6	12			2	26
402	402.01				20			20
	402.02	1				323		324
	402.04		1	5				6
	CENSUS TOTAL	1	1	5	20	323		350

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
403	403.02	1		6				7
	CENSUS TOTAL	1		6				7
404	404.01					5		5
	404.03	8		4				12
	404.04	1						1
	CENSUS TOTAL	9		4		5		18
405	405.01	7	3	20	25			55
	405.02					21		21
	405.03	3	1	8		2		14
	CENSUS TOTAL	10	4	28	25	23		90
406	406.01	2		17				19
	CENSUS TOTAL	2		17				19
501	501.01	3			187			190
	CENSUS TOTAL	3			187			190
502	502.03				6			6
	CENSUS TOTAL				6			6
503	503.01			6				6
	503.03	3		5				8
	503.04			20				20
	CENSUS TOTAL	3		31				34

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
504	504.01	1		2	50			53
	CENSUS TOTAL	1		2	50			53
506	506.01	12	60		50			122
	506.02				35			35
	506.05		2		63	58		123
	506.07		1					1
	CENSUS TOTAL	12	63		148	58		281
507	507.01				7	20		27
	507.02			13	11	340		364
	CENSUS TOTAL			13	18	360		391
508	508.01	1		1				2
	508.03			3	11			14
	CENSUS TOTAL	1		4	11			16
511	511.01	1						1
	511.02			5				5
	CENSUS TOTAL	1		5				6
512	512.02	1						1
	CENSUS TOTAL	1						1
515	515.01	19		2		249		270
	515.02	38						38

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
515	515.03				3		103	106
	CENSUS TOTAL	57		2	3	249	103	414
516	516.02					24		24
	CENSUS TOTAL					24		24
517	517.01	38		1	81			120
	517.02	4	8					12
	CENSUS TOTAL	42	8	1	81			132
518	518.01	1			48		48	97
	518.03	2		1	12			15
	CENSUS TOTAL	3		1	60		48	112
519	519.01	85	10	63	751		10	919
	CENSUS TOTAL	85	10	63	751		10	919
520	520.01	14		18	19		2	53
	CENSUS TOTAL	14		18	19		2	53
521	521.02			2				2
	521.04	1			2			3
	521.05	15			9		84	108
	CENSUS TOTAL	16		2	11		84	113
523	523.01	92	54					146
	CENSUS TOTAL	92	54					146

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
524	524.05			7			21	28
	CENSUS TOTAL			7			21	28
525	525.02			7			2	9
	525.03			4				4
	525.04	2		25	73	73		173
	CENSUS TOTAL	2		36	73	73	2	186
526	526.01	8						8
	526.02	40	45					85
	CENSUS TOTAL	48	45					93
601	601.01	24	1	54	102	7		188
	601.02	7	3	2	7	7	38	64
	601.03	1	1				10	12
	CENSUS TOTAL	32	5	56	109	14	48	264
602	602.01	11	1	18	4			34
	602.02		1		12			13
	602.03	13	4	17	6			40
	CENSUS TOTAL	24	6	35	22			87
603	603.01			8	23			31
	603.02	8		16	7			31
	CENSUS TOTAL	8		24	30			62

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
604	604.02			7		11		18
	604.03			5				5
	CENSUS TOTAL			12		11		23
605	605.01	19	18	80	12	35		164
	605.02	47	3	17	133	177	48	425
	605.03	1	4	14	14	2	3	38
	605.04		1				5	6
	605.05	1		16	32	17	12	78
	CENSUS TOTAL	68	26	127	191	231	68	711
606	606.01	2		3				5
	606.02		3	14			2	19
	CENSUS TOTAL	2	3	17			2	24
607 <sup>1</sup>	607.01	10		4				14
	CENSUS TOTAL	10		4				14
608 <sup>1</sup>	608.01	3		8				11
	CENSUS TOTAL	3		8				11
609 <sup>1</sup>	609.01	1		1				2
	CENSUS TOTAL	1		1				2
610 <sup>1</sup>	610.01			5				5
	CENSUS TOTAL			5				5

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
611	611.01	1		1	2	3	2	9
	611.02	13	1	60	50		133	257
	CENSUS TOTAL	14	1	61	52	3	135	266
612	612.01	2	2	6	4			14
	612.02	44	9	74	36			163
	612.03			6				6
	CENSUS TOTAL	46	11	86	40			183
613	613.01	58	17	276				351
	613.02	12	48	114		32		206
	CENSUS TOTAL	70	65	390		32		557
614	614.01			7				7
	CENSUS TOTAL			7				7
615	615.01			3			3	6
	615.02					27		27
	615.03				39			39
	CENSUS TOTAL			3	39	27	3	72
616	616.01	12					125	137
	616.02	5	3	9	10			27
	616.03			1				1
	616.04						518	518

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
616	CENSUS TOTAL	17	3	10	10		643	683
617	617.D1	10		27				37
	617.02				20			20
	CENSUS TOTAL	10		27	20			57
701	701.01	2	3	57				62
	701.02	2		17				19
	701.03	2		5	2			9
	701.04	4	1	6		4		15
	CENSUS TOTAL	10	4	85	2	4		105
702	702.01				4			4
	CENSUS TOTAL				4			4
703	703.01	3	1	13	31			48
	703.02	4						4
	703.03	16	4	21	39			80
	CENSUS TOTAL	23	5	34	70			132
704	704.01	6	1	91	6			104
	704.03	3		10	2			15
	704.04	3	3	10	7			23
	704.05			1	5			6
	CENSUS TOTAL	12	4	112	20			148



SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
705	705.01	1						1
	705.03	12	1	30	19			62
	705.04	2						2
	705.05	5		31	3			39
	CENSUS TOTAL	20	1	61	22			104
706	706.01	1		11	2			14
	706.02	1			4			5
	706.03	8	2	5				15
	706.04	4		6				10
	CENSUS TOTAL	14	2	22	6			44
707	707.01	1		5	13			19
	707.02	2		26	10			38
	707.03	3	1	5	7			16
	707.04	6		9				15
	CENSUS TOTAL	12	1	45	30			88
708	708.01				10			10
	708.02				15			15
	CENSUS TOTAL				25			25
709	709.01		2	27	8			37
	709.02	1		1			43	45

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
709	709.04	33		31				64
	709.05	1	1		11			13
	709.06				2			2
	CENSUS TOTAL	35	3	59	21		43	161
710	710.02	3	1	4				8
	710.03	1		16	286			303
	CENSUS TOTAL	4	1	20	286			311
711	711.03		1					1
	711.08			3				3
	CENSUS TOTAL		1	3				4
712	712.03			15				15
	712.04		2	35				37
	CENSUS TOTAL		2	50				52
713	713.01	34	9	110	755	3	3	914
	CENSUS TOTAL	34	9	110	755	3	3	914
714	714.01	3	1	8	63		48	123
	714.02				120			120
	CENSUS TOTAL	3	1	8	183		48	243
801	801.01	14	5	63	108			190
	801.02	4		4	19			27

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
801	801.03	11	3	50	4			68
	801.04	9	3	41	6			59
	801.05	8		19	7			34
	CENSUS TOTAL	46	11	177	144			378
802	802.01	8	3	19	44	17		91
	802.02	5		8	16			29
	802.04			1	215			216
	CENSUS TOTAL	13	3	28	275	17		336
803	803.01	11	4	22	58			95
	803.02	3		1	14			18
	803.03	11	1	39	21			72
	CENSUS TOTAL	25	5	62	93			185
804	804.01	41	7	73	11			132
	804.02	32	1	96	43			172
	804.03	11	2	23	2			38
	804.04	1	1	10	64			76
	804.05	2	4	13	86			105
	CENSUS TOTAL	87	15	215	206			523
805	805.01	28	6	184	643		178	1,039
	805.02	51	39	280	278			648

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
805	805.03	175	70	548	198	108		1,099
	CENSUS TOTAL	254	115	1,012	1,119	108	178	2,786
806	806.01	40	5	106	372	2,200	21	2,744
	806.03	25	6	66				97
	806.04	3	2	31	36			72
	CENSUS TOTAL	68	13	203	408	2,200	21	2,913
807	807.02	174	48					222
	CENSUS TOTAL	174	48					222
808 <sup>2</sup>	808.01	4	25	196				225
	CENSUS TOTAL	4	25	196				225
809 <sup>2</sup>	809.01	7	36	397				440
	CENSUS TOTAL	7	36	397				440
811	811.02				343			343
	811.03	22		136	79			237
	811.04	25	18	120	20			183
	CENSUS TOTAL	47	18	256	442			763
812	812.01	11	16	92	171			290
	CENSUS TOTAL	11	16	92	171			290
813	813.01	46	2	282	84			414
	CENSUS TOTAL	46	2	282	84			414

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
814	814.01	48	3	28	21		3	103
	CENSUS TOTAL	48	3	28	21		3	103
815	815.01	12	3	23				38
	CENSUS TOTAL	12	3	23				38
816	816.01	7	2	15	10			34
	916.02	2	1	9	23			35
	CENSUS TOTAL	9	3	24	33			69
817	817.01	1	1	4	21			27
	817.02	4	6	4	99			113
	817.03	18	2	30	28		25	103
	817.04	2		3	919	1,790		2,714
	CENSUS TOTAL	25	9	41	1,067	1,790	25	2,957
818	818.01	2	1	5	39			47
	818.02	171	35	285	960		60	1,511
	818.03	15	14	71	349			449
	818.04	120	53	339	964		36	1,512
	CENSUS TOTAL	308	103	700	2,312		96	3,519
901	901.03	24	10	43				77
	901.04				60			60
	901.05	135	31	693	1,304	968		3,131

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
901	CENSUS TOTAL	159	41	736	1,364	968		3,268
902	902.02			5	574			579
	902.03	13		6	1,344		46	1,409
	902.04	142	75	266	656	150	64	1,353
	902.05						790	790
	CENSUS TOTAL	155	75	277	2,574	150	900	4,131
903	903.01	89	32	106	186	42		455
	903.02	81	12	259	173			525
	903.03	1		66	153	202	63	485
	903.04					164		164
	CENSUS TOTAL	171	44	431	512	408	63	1,629
904	904.01	225	244	265	315	1,283	132	2,464
	904.02		2	16	2			20
	904.03				109			109
	904.04					336		336
	CENSUS TOTAL	225	246	281	426	1,619	132	2,929
905	905.01			50	610	164		824
	905.02	36	8	240	635		35	954
	CENSUS TOTAL	36	8	290	1,245	164	35	1,778
906	906.01			2				2

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
906	906.03	2		20	634	197		853
	906.04	32	9	61	614	480	563	1,759
	906.05	325	167	980	3,516	84		5,072
	CENSUS TOTAL	359	176	1,063	4,764	761	563	7,686
907	907.01	1		58				59
	907.02	13	2	144		3		162
	907.03	3	1	16				20
	907.04	1		6	41			48
	907.05	3	1					4
	907.06	9	3	97	54			163
	907.07	4	1	11				16
	907.08	4	1	13				18
	907.09	5	3	39	116			163
	907.10	6	1	36				43
	907.11	1						1
	907.12	5		9				14
	907.13			11				11
	907.14	13	1	42				56
	907.15			5				5
	907.16	11	2	21				34

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
907	CENSUS TOTAL	79	16	508	211	3		817
908	908.01	10	1	19	67			97
	908.02	5	2	35	20			62
	908.03	6	16	107				129
	908.04	1		33	65			99
	908.05	27		62	3			92
	908.06	56	28	139				223
	908.07	18	2	41				61
	908.08	26	12	88				126
	908.09	79	10	128	725	265		1,207
	908.10	5	2	28				35
	908.11	1		100	330	313		744
	908.12	71	16	143	304		38	572
		CENSUS TOTAL	305	89	923	1,514	578	38
TOTAL		4,808	1,816	13,518	29,633	11,680	7,003	68,458

All numbers shown in the table refer to housing units.

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

<sup>2</sup>Comprises 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 1987, there were an estimated 704,757 persons residing in Fairfax County. This population total represents an increase of 20,948 persons, or 3.1 percent, over the 1986 population estimate of 683,809. Since the 1980 Census was taken, the County's population has increased by 107,856 persons, or 18.1 percent, from 596,901 in 1980 to 704,757 in 1987.

Among the eight Supervisor Districts, the Springfield District is the largest both in terms of population (120,419 persons) and total acreage (68,830 acres). Furthermore, the Springfield District has the lowest population density -- 1.7 persons per acre. The Mason and Annandale Districts have the highest population densities, 7.6 persons per acre in Mason and 6.6 persons per acre in Annandale. However, the Annandale and Mason Districts have the lowest total populations, 75,032 and 75,828, respectively. The population density for the County is estimated to be 3.0 persons per acre, or 1,941 persons per square mile. Population density is based on the total acres in the County, excluding roads and water areas.

### Methodology

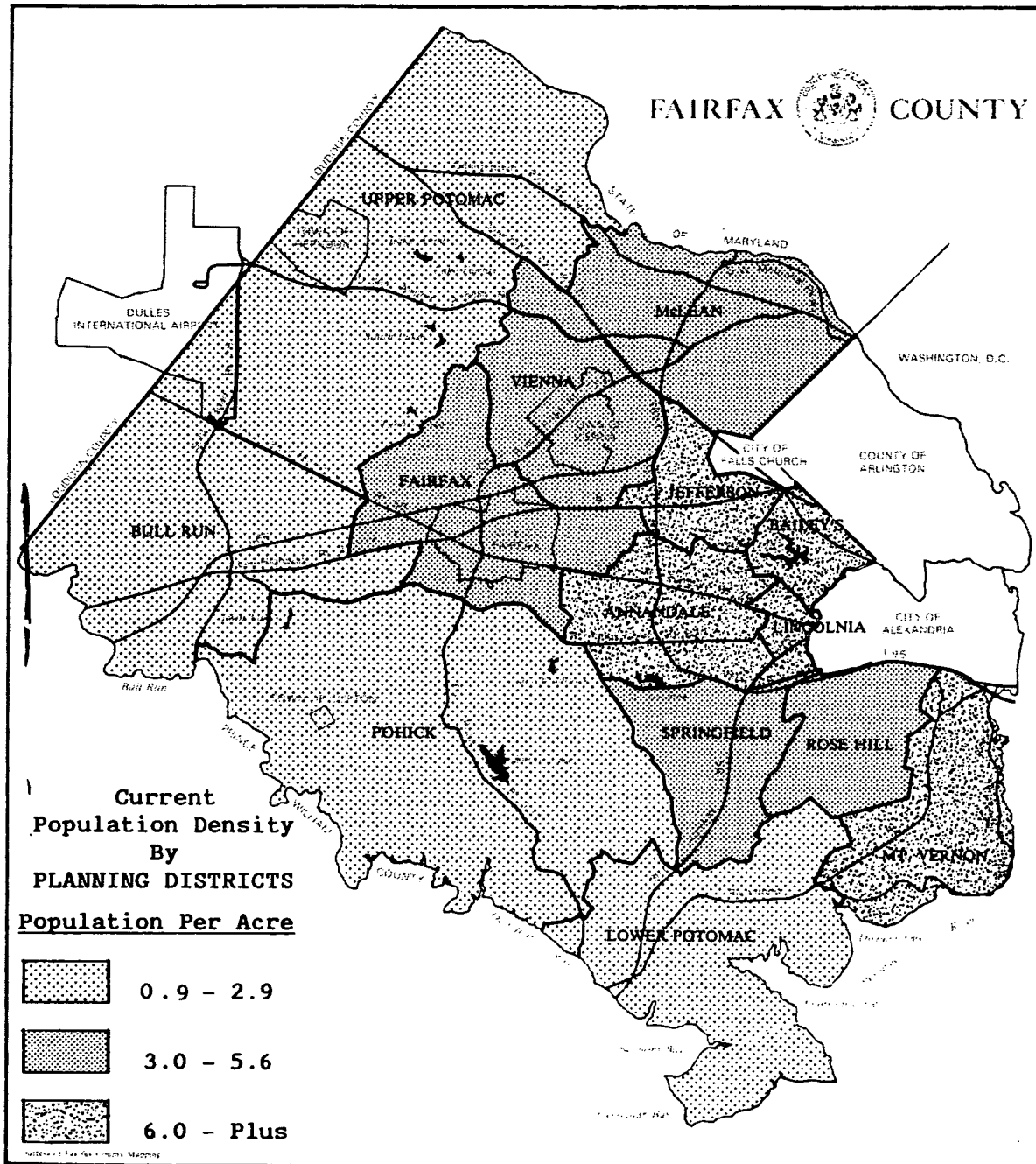
The current population information is presented by census and subcensus tract and is summarized by Supervisor District, Planning District, and by Voter Precincts within each Supervisor District. The population estimates are developed for these specific geographical areas by applying vacancy rates and 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 housing units, 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. The 1987 vacancy rates for each Planning District were obtained from a combination of regression analysis of inactive water accounts from 1980 to 1987, 1987 inactive water accounts from localities serving Fairfax County dwelling units, and the 1987 Rental Housing Survey. The household size factors used for the population estimates were obtained from statistical and regression analyses. The population of special institutions, such as Lorton Reformatory and Fort Belvoir, is obtained directly from these institutions. In January 1987, the total population of special institutions was 13,726. The household size factors and vacancy rates used for each Planning District are presented in Table I.

TABLE I

Average Household Size and Vacancy Rates By Planning District  
Fairfax County, 1987

Planning District	Average Household Size					Vacancy Rate		
	Single-Family	Townhouse	Multifamily	Mobile Home	Overall	Non-Rental Complex Units	Rental Complex Units	Overall
Annandale	2.97	2.33	1.71		2.59	3.2	1.6	3.0
Bailey's	2.72	1.85	2.04		2.23	4.1	2.4	3.6
Bull Run	3.35	2.46	1.68	1.77	2.87	5.2	4.1	5.1
Fairfax	3.21	2.34	1.61	1.97	2.56	5.7	7.0	5.9
Jefferson	2.66	2.68	1.76		2.32	4.9	5.4	5.0
Lincolnia	2.74	2.64	1.79		2.25	6.3	4.6	5.5
Lower Potomac	2.69	2.19	2.44		2.45	5.6	3.6	5.1
McLean	2.84	2.41	2.15		2.66	4.6	3.8	4.6
Mount Vernon	3.00	2.34	1.84	2.36	2.44	4.0	5.1	4.3
Pohick	3.37	2.78	1.97		3.11	4.0	3.4	4.0
Rose Hill	2.70	2.40	1.55		2.57	2.9	29.4	4.1
Springfield	3.02	2.32	1.83		2.67	3.8	3.1	3.7
Upper Potomac	3.34	2.86	2.07		2.96	4.3	5.1	4.4
Vienna	2.85	2.11	1.75		2.53	4.7	2.0	4.3
Fairfax County	3.04	2.54	1.89	2.20	2.67	4.3	4.4	4.3



POPULATION  
SUPERVISOR DISTRICT  
(JANUARY 1987)

SUPERVISOR DISTRICT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
CENTREVILLE <sup>1</sup>	103,286	33,256	3.1	51.96	1,988
DRANESVILLE <sup>2</sup>	86,979	38,751	2.2	60.55	1,436
ANNANDALE	75,032	11,399	6.6	17.81	4,213
LEE	77,228	18,176	4.2	28.40	2,719
MASON	75,828	9,963	7.6	15.57	4,870
MOUNT VERNON	83,193	36,238	2.3	56.62	1,469
PROVIDENCE	82,792	15,759	5.3	24.62	3,363
SPRINGFIELD <sup>3</sup>	120,419	68,830	1.7	107.55	1,120
TOTAL	704,757	232,372	3.0	363.08	1,941

TOWN	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
TOWN OF CLIFTON	219	162	1.4	0.25	876
TOWN OF HERNDON	13,584	2,363	5.7	3.69	3,681
TOWN OF VIENNA	13,474	2,318	5.8	3.62	3,722
TOTAL	27,277	4,843	5.6	7.57	3,603

The provisional 1986 Tayloe Muyrphy Institute population for the City of Falls Church and the City of Fairfax is 9,700 and 19,900 persons respectively.

<sup>1</sup>Includes the Town of Vienna.

<sup>2</sup>Includes the Town of Herndon.

<sup>3</sup>Includes the Town of Clifton.

POPULATION  
 VOTER PRECINCTS WITHIN THE  
 ANNANDALE SUPERVISOR DISTRICT  
 (JANUARY 1987)

PRECINCT		POPULATION
102	BRISTOW	3,835
104	CHAPEL	2,952
106	HERITAGE	6,389
108	KINGS PARK	4,013
109	LITTLE RUN	3,247
110	N. SPRINGFIELD 1	2,157
111	N. SPRINGFIELD 2	2,726
112	N. SPRINGFIELD 3	2,627
113	OAK HILL	2,856
115	RAVENSWORTH	2,458
116	WAKEFIELD	3,028
117	WOODSON	2,176
118	LAKE BRADDOCK	9,813
119	LAUREL	8,364
120	SIDEBURN	4,753
121	VILLA	2,830
122	LONG BRANCH	2,703
123	ROBINSON	5,815
124	OLLEY	2,290
TOTAL		75,032

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POPULATION  
VOTER PRECINCTS WITHIN THE  
CENTREVILLE SUPERVISOR DISTRICT  
(JANUARY 1987)

PRECINCT		POPULATION
202	FLINT HILL	4,955
208	RESTON 1	9,807
209	RESTON 2	4,334
213	VIENNA 1	2,365
214	VIENNA 2	1,715
215	VIENNA 3	2,142
216	VIENNA 4	2,284
217	VIENNA 5	2,648
218	VIENNA 6	2,334
219	WESTBRIAR	3,393
220	DOGWOOD	5,521
221	HUNTERS WOODS	3,615
222	RESTON 3	3,435
223	GLADE	5,759
224	SOUTH LAKES	7,049
225	TERRASET	6,489
226	WOLFTRAP	3,453
227	SUNRISE VALLEY	1,949
228	VALE	3,428
229	FOX MILL	8,175
230	FRANKLIN	10,938
231	NAVY	7,498
TOTAL		103,286

POPULATION  
 VOTER PRECINCTS WITHIN THE  
 DRANESVILLE SUPERVISOR DISTRICT  
 (JANUARY 1987)

φ 2

PRECINCT		POPULATION
301	CHAIN BRIDGE	4,547
302	CHESTERBROOK	3,040
303	CHURCHILL	1,957
304	COOPER	4,306
305	EL NIDO	2,546
306	GREAT FALLS	5,203
307	HAYCOCK	2,758
309	KENMORE	5,904
310	KIRBY	2,806
311	LANGLEY	2,528
312	LONGFELLOW	2,884
314	MCLEAN	2,646
315	PIMMIT	5,223
316	SALONA	3,082
317	WESTHAMPTON	2,375
318	WESTMORELAND	1,720
319	HERNDON 1	9,324
320	HERNDON 2	10,587
321	CLEARVIEW	3,887
322	FORESTVILLE	5,310
323	SHOUSE	4,346
TOTAL		86,979



POPULATION  
 VOTER PRECINCTS WITHIN THE  
 LEE SUPERVISOR DISTRICT  
 (JANUARY 1987)

PRECINCT		POPULATION
401	BUSH HILL	3,361
402	CAMERON	4,285
403	FOREST	1,456
404	FRANCONIA	5,541
405	GROVETON	6,868
406	HAYFIELD	6,743
408	MT. EAGLE	6,110
409	PIONEER	2,928
410	ROSE HILL	3,566
411	VIRGINIA HILLS	5,317
412	WOODLAWN	5,120
413	FAIRFIELD	8,329
414	BREN MAR	3,038
415	CRESTWOOD	4,250
416	EDSALL	1,934
417	GARFIELD	5,179
418	LYNBROOK	3,203
TOTAL		77,228

POPULATION  
VOTER PRECINCTS WITHIN THE  
MASON SUPERVISOR DISTRICT  
(JANUARY 1987)

PRECINCT		POPULATION
501	BAILEYS	4,492
502	BARCROFT	1,650
503	BELVEDERE	2,115
505	GLEN FOREST	5,292
506	HOLMES	5,712
507	LINCOLNIA	4,470
508	MASONVILLE	2,768
510	PARKLAWN	2,602
511	RAVENWOOD	1,897
512	SLEEPY HOLLOW	1,759
513	ST. ALBANS	3,225
514	TRIPPS	2,201
515	WESTLAWN	2,237
516	WEYANOKE	3,770
517	WILLSTON	4,270
518	COLUMBIA	4,865
519	HUMMER	2,465
520	SKYLINE	6,053
521	BROOK HILL	3,447
522	CAMELOT	3,296
523	POE	2,913
524	WHITTIER	3,204
525	WALNUT HILL 1	1,125
TOTAL		75,828

POPULATION  
 VOTER PRECINCTS WITHIN THE  
 MOUNT VERNON SUPERVISOR DISTRICT  
 (JANUARY 1987)

PRECINCT		POPULATION
601	BELLE HAVEN	3,251
602	BELLEVIEW	6,460
604	BUCKNELL	6,601
605	FORT HUNT	2,874
606	HOLLIN HALL	2,712
607	HUNTINGTON	5,526
608	KIRKSIDE	2,530
609	MARLAN	3,235
610	SHERWOOD	3,680
611	STRATFORD	4,078
612	WAYNEWOOD	2,030
613	WESTGATE	4,019
614	WHITMAN	2,894
615	WOODLEY	3,823
616	GUNSTON	9,352
617	LORTON	13,921
618	NEWINGTON	6,207
TOTAL		83,193

POPULATION  
VOTER PRECINCTS WITHIN THE  
PROVIDENCE SUPERVISOR DISTRICT  
(JANUARY 1987)

PRECINCT		POPULATION
701	BLAKE	8,290
703	FORT BUFFALO	2,618
704	FREEDOM HILL	4,214
705	GRAHAM	2,522
706	GREENWAY	2,395
707	MANTUA	2,827
708	MARSHALL	6,530
709	MOSBY	5,419
710	PINE SPRING	4,027
711	PRICE	2,947
712	SHREVE	1,628
713	TIMBER LANE	4,065
714	WALKER	3,065
717	WOODBURN	2,598
718	PINE RIDGE	3,156
719	STENWOOD	1,305
720	THOREAU	2,035
721	MERRIFIELD	2,697
723	GREENBRIAR EAST	4,010
724	GREENBRIAR WEST	4,334
726	MAGARITY	5,855
727	OAKTON	5,228
728	WALNUT HILL 2	1,027
TOTAL		82,792

POPULATION  
VOTER PRECINCTS WITHIN THE  
SPRINGFIELD SUPERVISOR DISTRICT  
(JANUARY 1987)

PRECINCT		POPULATION
801	BURKE	6,186
802	CARDINAL	4,284
803	CLIFTON	3,052
805	FAIRFAX STATION	5,293
808	KEENE MILL	2,671
811	POHICK	9,597
812	VALLEY	3,512
815	WOODYARD	6,106
819	CHANTILLY	7,952
822	LONDON	11,618
823	NEWGATE	5,787
824	ORANGE	9,182
825	CHERRY RUN	5,451
826	FAIRVIEW	6,946
827	IRVING	2,193
828	LEEHIGH	3,901
829	SARATOGA	8,462
831	SULLY	2,496
832	TERRA CENTRE	9,329
833	WHITE OAKS	4,545
834	DELONG	1,856
TOTAL		120,419

POPULATION  
PLANNING DISTRICT  
(JANUARY 1987)

PLANNING DISTRICT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
ANNANDALE	62,030	10,105	6.1	15.79	3,928
BAILEYS	34,314	3,418	10.0	5.34	6,426
BULL RUN	39,147	30,073	1.3	46.99	833
FAIRFAX	35,097	11,632	3.0	18.17	1,931
JEFFERSON	37,117	4,892	7.6	7.64	4,858
LINCOLNIA	11,204	1,713	6.5	2.68	4,181
LOWER POTOMAC	21,737	23,611	0.9	36.89	589
MCLEAN	55,575	16,556	3.4	25.87	2,148
MOUNT VERNON	79,670	11,843	6.7	18.50	4,306
POHICK <sup>1</sup>	111,156	46,295	2.4	72.34	1,537
ROSE HILL	25,488	8,259	3.1	12.90	1,976
SPRINGFIELD	34,820	9,082	3.8	14.19	2,454
UPPER POTOMAC <sup>2</sup>	111,440	44,213	2.5	69.08	1,613
VIENNA <sup>3</sup>	45,962	10,680	4.3	16.69	2,754
TOTAL	704,757	232,372	3.0	363.08	1,941

The provisional 1986 Tayloe Murphy Institute population for the City of Falls Church and the City of Fairfax is 9,700 and 19,900 persons respectively.

<sup>1</sup>Includes the Town of Clifton.

<sup>2</sup>Includes the Town of Herndon.

<sup>3</sup>Includes the Town of Vienna.

POPULATION  
SEWERSHED  
( JANUARY 1987 )

SEWERSHED CODE	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
A1	14,112	4,151	3.4	6.49	2,174
A2	673	890	0.8	1.39	484
A3	2,217	255	8.7	0.40	5,543
B1	3,640	1,013	3.6	1.58	2,304
B2	10,472	3,140	3.3	4.91	2,133
B3	1,403	1,533	0.9	2.40	585
B5 1	13,584	2,393	5.7	3.74	3,632
C1	2,007	4,717	0.4	7.37	272
C2	2,815	5,876	0.5	9.18	307
D1	7,423	7,096	1.0	11.09	669
D2	15,853	4,175	3.8	6.52	2,431
D3 2	64,561	20,823	3.1	32.54	1,984
E1	11,235	3,170	3.5	4.95	2,270
E2	1,000	1,317	0.8	2.06	485
F	7,148	1,330	5.4	2.08	3,437
G1	28,439	4,851	5.9	7.58	3,752
G2	2,898	669	4.3	1.05	2,760
G3	848	1,382	0.6	2.16	393
G4	759	131	5.8	0.20	3,795
H1	11,377	993	11.5	1.55	7,340
H2	6,053	83	72.9	0.13	46,562
H3	744	68	10.9	0.11	6,764
I1	54,735	7,624	7.2	11.91	4,596
I2	3,143	501	6.3	0.78	4,029
I3	44,954	8,427	5.3	13.17	3,413
I4	134	55	2.4	0.09	1,489
J1	16,773	1,606	10.4	2.51	6,682
J2	4,200	275	15.3	0.43	9,767
J3	5,529	1,052	5.3	1.64	3,371
J4	3,822	266	14.4	0.42	9,100
K	38,019	5,885	6.5	9.20	4,133
L	26,918	8,377	3.2	13.09	2,056
M0	3,821	424	9.0	0.66	5,789
M1	8,044	1,324	6.1	2.07	3,886
M2 2	52,839	8,753	6.0	13.68	3,863
M3	18,468	2,849	6.5	4.45	4,150
M4	19,547	3,619	5.4	5.65	3,460
M5	6,266	2,317	2.7	3.62	1,731
M6	6,660	3,522	1.9	5.50	1,211
M7	550	28	19.6	0.04	13,750
M8	9,113	8,359	1.1	13.06	698

POPULATION  
SEWERSHED  
(JANUARY 1987)

SEWERSHED CODE	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
M9	1,887	1,686	1.1	2.63	717
N1	94,217	14,446	6.5	22.57	4,174
N2	9,424	4,786	2.0	7.48	1,260
O1	996	6,997	0.1	10.93	91
P1	5,208	5,402	1.0	8.44	617
P2	432	103	4.2	0.16	2,700
P3	401	797	0.5	1.25	321
Q1	4,723	16,046	0.3	25.07	188
R1	7,305	10,754	0.7	16.80	435
R2	653	333	2.0	0.52	1,256
R3 <sup>3</sup>	219	160	1.4	0.25	876
P4	351	375	0.9	0.59	595
S1	3,925	4,234	0.9	6.62	593
S2	617	2,873	0.2	4.49	137
T1	3,246	6,834	0.5	10.68	304
T2	10,969	3,120	3.5	4.88	2,248
T3	8,206	4,773	1.7	7.46	1,100
T4	10,648	2,004	5.3	3.13	3,402
T5	7,559	3,519	2.1	5.50	1,374
T6	136	4,140	0.0	6.47	21
T7	839	3,671	0.2	5.74	146
TOTAL	704,757	232,372	3.0	363.08	1,941

The provisional 1986 Tayloe Murphy Institute population for the City of Falls Church and the City of Fairfax is 9,700 and 19,900 persons respectively.

<sup>1</sup>Town of Herndon.

<sup>2</sup>Comprises part of the Town of Vienna.

<sup>3</sup>Town of Clifton.



POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
151	151.01	1,205	164	7.3	0.26	4,635
	151.02	1,220	240	5.1	0.38	3,211
	151.03	832	87	9.6	0.14	5,943
	CENSUS TOTAL	3,257	491	6.6	0.77	4,230
152	152.01	861	217	4.0	0.34	2,532
	152.02	2,712	147	18.4	0.23	11,791
	152.03	337	48	7.0	0.07	4,213
	152.04		359		0.56	
	CENSUS TOTAL	3,910	771	5.1	1.20	3,258
153	153.01	773	91	8.5	0.14	5,521
	153.02	1,198	180	6.7	0.28	4,279
	153.03	1,171	67	17.5	0.10	11,710
	153.04	288	109	2.6	0.17	1,694
	CENSUS TOTAL	3,430	447	7.7	0.70	4,900
154	154.01	5,602	528	10.6	0.82	6,749
	154.02	1,169	236	5.0	0.37	3,159
	154.03	633	104	6.1	0.16	3,956
	CENSUS TOTAL	7,404	868	8.5	1.36	5,444
155	155.01	2,110	431	4.9	0.67	3,149
	155.02	1,973	264	7.5	0.41	4,812
	155.03	738	121	6.1	0.19	3,884

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
155	155.04	259	27	9.6	0.04	6,475
	CENSUS TOTAL	5,080	843	6.0	1.32	3,848
156	156.01	1,532	283	5.4	0.44	3,482
	156.02	215	42	5.1	0.07	3,071
	156.03	839	144	5.8	0.22	3,648
	156.04	315	577	0.5	0.90	350
	CENSUS TOTAL	2,901	1,046	2.8	1.63	1,780
157	157.01	1,244	243	5.1	0.38	3,274
	157.02	2,144	306	7.0	0.48	4,467
	157.03	546	315	1.7	0.49	1,114
	CENSUS TOTAL	3,934	864	4.6	1.35	2,914
158	158.01	1,921	260	7.4	0.41	4,685
	158.02	1,349	248	5.4	0.39	3,459
	158.03	1,329	252	5.3	0.39	3,408
	CENSUS TOTAL	4,599	760	6.1	1.19	3,865
159	159.01	2,414	562	4.3	0.88	2,743
	159.02	489	230	2.1	0.36	1,358
	159.03		136		0.21	
	159.04	265	212	1.3	0.33	803
	CENSUS TOTAL	3,168	1,140	2.8	1.78	1,780
160	160.01	619	196	3.2	0.31	1,997

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
160	160.02	2,424	335	7.2	0.52	4,662
	160.03	843	208	4.1	0.32	2,555
	CENSUS TOTAL	3,886	739	5.3	1.15	3,379
161	161.01	488	416	1.2	0.65	751
	161.02	278	61	4.6	0.10	2,780
	161.03	1,706	454	3.8	0.71	2,403
	161.04	1,213	342	3.5	0.53	2,289
	CENSUS TOTAL	3,685	1,273	2.9	1.99	1,852
162	162.01	7,532	2,766	2.7	4.32	1,744
	162.02		2,005		3.13	
	CENSUS TOTAL	7,532	4,771	1.6	7.45	1,011
163	163.01	563	2,350	0.2	3.67	153
	163.02	1,118	6,676	0.2	10.43	107
	CENSUS TOTAL	1,681	9,026	0.2	14.10	119
201	201.01	1,267	132	9.6	0.21	6,033
	201.02	1,665	532	3.1	0.83	2,006
	CENSUS TOTAL	2,932	664	4.4	1.04	2,819
202	202.01	2,121	483	4.4	0.75	2,828
	202.02	1,710	435	3.9	0.68	2,515
	CENSUS TOTAL	3,831	918	4.2	1.43	2,679
203	203.01	1,654	283	5.8	0.44	3,759

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
203	203.02	1,616	360	4.5	0.56	2,886
	203.03	635	90	7.1	0.14	4,536
	203.04	749	153	4.9	0.24	3,121
	CENSUS TOTAL	4,654	886	5.3	1.38	3,372
204	204.01	2,936	125	23.5	0.20	14,680
	CENSUS TOTAL	2,936	125	23.5	0.20	14,680
205	205.01	5,016	200	25.1	0.31	16,181
	205.02	510	35	14.6	0.05	10,200
	CENSUS TOTAL	5,526	235	23.5	0.37	14,935
206	206.01	440	39	11.3	0.06	7,333
	206.02	930	39	23.8	0.06	15,500
	206.03	2,038	188	10.8	0.29	7,028
	CENSUS TOTAL	3,408	266	12.8	0.42	8,114
207	207.01	1,618	267	6.1	0.42	3,852
	207.02	336	94	3.6	0.15	2,240
	207.03	1,411	243	5.8	0.38	3,713
	CENSUS TOTAL	3,365	604	5.6	0.94	3,580
208	208.01	874	249	3.5	0.39	2,241
	208.02	695	81	8.6	0.13	5,346
	208.03	1,589	256	6.2	0.40	3,973
	CENSUS TOTAL	3,158	586	5.4	0.92	3,433

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
209	209.01	2,242	803	2.8	1.25	1,794
	209.02	2,213	952	2.3	1.49	1,485
	209.03	1,188	158	7.5	0.25	4,752
	CENSUS TOTAL	5,643	1,913	2.9	2.99	1,887
210	210.01	622	480	1.3	0.75	829
	210.02	1,316	139	9.5	0.22	5,982
	210.03	658	232	2.8	0.36	1,828
	210.04	834	564	1.5	0.88	948
	CENSUS TOTAL	3,430	1,415	2.4	2.21	1,552
211	211.01	2,663	1,124	2.4	1.76	1,513
	211.02	385	931	0.4	1.45	266
	211.03	185	130	1.4	0.20	925
	CENSUS TOTAL	3,233	2,185	1.5	3.41	948
212	212.01	1,811	485	3.7	0.76	2,383
	CENSUS TOTAL	1,811	485	3.7	0.76	2,383
213	213.01	2,387	389	6.1	0.61	3,913
	213.02	254	1,545	0.2	2.41	105
	CENSUS TOTAL	2,641	1,934	1.4	3.02	875
214	214.01	1,839	189	9.7	0.30	6,130
	214.02	2,939	232	12.7	0.36	8,164
	CENSUS TOTAL	4,778	421	11.3	0.66	7,239

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
215	215.01	4,319	400	10.8	0.63	6,856
	CENSUS TOTAL	4,319	400	10.8	0.63	6,856
216	216.01	3,103	129	24.1	0.20	15,515
	216.02	912	133	6.9	0.21	4,343
	CENSUS TOTAL	4,015	262	15.3	0.41	9,793
217	217.01	6,345	518	12.2	0.81	7,833
	CENSUS TOTAL	6,345	518	12.2	0.81	7,833
218	218.01	3,089	374	8.3	0.58	5,326
	CENSUS TOTAL	3,089	374	8.3	0.58	5,326
219	219.01	1,543	3,415	0.5	5.34	289
	CENSUS TOTAL	1,543	3,415	0.5	5.34	289
220	220.01	3	239	0.0	0.37	8
	220.02		267		0.42	
	220.03	977	280	3.5	0.44	2,220
	220.04	30	77	0.4	0.12	250
	220.05	550	28	19.6	0.04	13,750
	CENSUS TOTAL	1,560	891	1.8	1.39	1,122
221	221.01	2,804	610	4.6	0.95	2,952
	221.02	3	217	0.0	0.34	9
	221.03	241	755	0.3	1.18	204
	221.04	1,580	479	3.3	0.75	2,107

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
221	221.05	43	520	0.1	0.81	53
	221.06	102	445	0.2	0.70	146
	CENSUS TOTAL	4,773	3,026	1.6	4.73	1,009
222	222.01	4,651	2,988	1.6	4.67	996
	CENSUS TOTAL	4,651	2,988	1.6	4.67	996
301	301.01	1,498	289	5.2	0.45	3,329
	301.02	3,329	430	7.7	0.67	4,969
	301.03	2,701	223	12.1	0.35	7,717
	CENSUS TOTAL	7,528	942	8.0	1.47	5,121
302	302.01	11,112	1,391	8.0	2.17	5,121
	CENSUS TOTAL	11,112	1,391	8.0	2.17	5,121
303	303.01	6,900	748	9.2	1.17	5,897
	303.02	3,205	337	9.5	0.53	6,047
	CENSUS TOTAL	10,105	1,085	9.3	1.70	5,944
304	304.01	4,013	965	4.2	1.51	2,658
	304.02	2,458	373	6.6	0.58	4,238
	CENSUS TOTAL	6,471	1,338	4.8	2.09	3,096
305	305.01	1,539	211	7.3	0.33	4,664
	CENSUS TOTAL	1,539	211	7.3	0.33	4,664
306	306.01	1,341	90	14.9	0.14	9,579
	306.02	1,017	75	13.6	0.12	8,475

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
306	306.03	1,137	124	9.2	0.19	5,984
	306.04	1,263	169	7.5	0.26	4,858
	CENSUS TOTAL	4,758	458	10.4	0.72	6,608
307	307.01	630	156	4.0	0.24	2,625
	307.02	982	179	5.5	0.28	3,507
	307.03	1,083	239	4.5	0.37	2,927
	CENSUS TOTAL	2,695	574	4.7	0.90	2,994
308	308.01	7,940	923	8.6	1.44	5,514
	CENSUS TOTAL	7,940	923	8.6	1.44	5,514
309	309.01	6,165	865	7.1	1.35	4,567
	CENSUS TOTAL	6,165	865	7.1	1.35	4,567
310	310.01	6,546	669	9.8	1.05	6,234
	CENSUS TOTAL	6,546	669	9.8	1.05	6,234
311	311.01	3,015	317	9.5	0.50	6,030
	311.02	3,925	414	9.5	0.65	6,038
	311.03	9,332	1,073	8.7	1.68	5,555
	311.04	884	311	2.8	0.49	1,804
	CENSUS TOTAL	17,156	2,115	8.1	3.30	5,199
312	312.01	12,283	1,965	6.3	3.07	4,001
	CENSUS TOTAL	12,283	1,965	6.3	3.07	4,001
313	313.01	3,968	551	7.2	0.86	4,614



POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
313	CENSUS TOTAL	3,968	551	7.2	0.86	4,614
314	314.01	3,140	473	6.6	0.74	4,243
	CENSUS TOTAL	3,140	473	6.6	0.74	4,243
315	315.01	5,035	871	5.8	1.36	3,702
	CENSUS TOTAL	5,035	871	5.8	1.36	3,702
316	316.01	1,373	544	2.5	0.85	1,615
	316.02	2,276	364	6.3	0.57	3,993
	316.03	9	807	0.0	1.26	7
	CENSUS TOTAL	3,658	1,715	2.1	2.68	1,365
317	317.01	10,506	1,570	6.7	2.45	4,288
	317.02	1,521	704	2.2	1.10	1,383
	CENSUS TOTAL	12,027	2,274	5.3	3.55	3,388
401	401.01	1,084	420	2.6	0.66	1,642
	401.02	3,087	596	5.2	0.93	3,319
	401.03	2,175	290	7.5	0.45	4,833
	CENSUS TOTAL	6,346	1,306	4.9	2.04	3,111
402	402.01	501	385	1.3	0.60	835
	402.02	3,995	547	7.3	0.85	4,700
	402.03		118		0.18	
	402.04	381	213	1.8	0.33	1,155
	CENSUS TOTAL	4,877	1,263	3.9	1.97	2,476

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
403	403.01	1,354	346	3.9	0.54	2,507
	403.02	1,276	304	4.2	0.47	2,658
	CENSUS TOTAL	2,630	650	4.0	1.02	2,578
404	404.01	2,091	355	5.9	0.55	3,802
	404.02	273	64	4.3	0.10	2,730
	404.03	1,393	254	5.5	0.40	3,483
	404.04	1,860	427	4.4	0.67	2,776
	404.05	4,818	705	6.8	1.10	4,380
	404.06	3,080	417	7.4	0.65	4,738
	404.07		275		0.43	
	CENSUS TOTAL	13,515	2,497	5.4	3.90	3,465
405	405.01	227	487	0.5	0.76	299
	405.02	1,235	222	5.6	0.35	3,529
	405.03	4,496	930	4.8	1.45	3,101
	CENSUS TOTAL	5,958	1,639	3.6	2.56	2,327
406	406.01	2,609	863	3.0	1.35	1,933
	CENSUS TOTAL	2,609	863	3.0	1.35	1,933
501	501.01	2,836	179	15.8	0.28	10,129
	501.02	764	67	11.4	0.10	7,640
	501.03	990	100	9.9	0.16	6,188
	CENSUS TOTAL	4,590	346	13.3	0.54	8,500

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
502	502.01	1,229	44	27.9	0.07	17,557
	502.02	613	57	10.8	0.09	6,811
	502.03	416	62	6.7	0.10	4,160
	502.04	992	100	9.9	0.16	6,200
	CENSUS TOTAL	3,250	263	12.4	0.41	7,927
503	503.01	765	56	13.7	0.09	8,500
	503.02	741	63	11.8	0.10	7,410
	503.03	1,648	161	10.2	0.25	6,592
	503.04	568	61	9.3	0.10	5,680
	CENSUS TOTAL	3,722	341	10.9	0.53	7,023
504	504.01	815	207	3.9	0.32	2,547
	504.02	855	141	6.1	0.22	3,886
	504.03	581	169	3.4	0.26	2,235
	CENSUS TOTAL	2,251	517	4.4	0.81	2,779
505	505.01	911	80	11.4	0.13	7,008
	505.02	766	72	10.6	0.11	6,964
	505.03	567	52	10.9	0.08	7,088
	CENSUS TOTAL	2,244	204	11.0	0.32	7,013
506	506.01	483	183	2.6	0.29	1,666
	506.02	3,219	338	9.5	0.53	6,074
	506.03	755	82	9.2	0.13	5,808

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
506	506.04	481	69	7.0	0.11	4,373
	506.05	508	115	4.4	0.18	2,822
	506.06	948	112	8.5	0.17	5,267
	506.07	440	62	7.1	0.10	4,400
	CENSUS TOTAL	6,834	961	7.1	1.50	4,556
507	507.01	2,457	443	5.5	0.69	3,561
	507.02	2,724	261	10.4	0.41	6,644
	CENSUS TOTAL	5,181	704	7.4	1.10	4,710
508	508.01	837	118	7.1	0.18	4,650
	508.02	1,240	164	7.6	0.26	4,769
	508.03	920	129	7.1	0.20	4,600
	CENSUS TOTAL	2,997	411	7.3	0.64	4,683
509	509.01	724	165	4.4	0.26	2,785
	509.02	749	165	4.5	0.26	2,881
	CENSUS TOTAL	1,473	330	4.5	0.52	2,833
510	510.01	1,179	127	9.3	0.20	5,895
	510.02	1,408	217	6.5	0.34	4,141
	CENSUS TOTAL	2,587	344	7.5	0.54	4,791
511	511.01	931	168	5.5	0.26	3,581
	511.02	1,176	201	5.9	0.31	3,794
	CENSUS TOTAL	2,107	369	5.7	0.58	3,633

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
512	512.01	589	176	3.3	0.27	2,104
	512.02	798	225	3.5	0.35	2,280
	512.03	263	101	2.6	0.16	1,644
	CENSUS TOTAL	1,650	502	3.3	0.78	2,115
513	513.01	1,103	205	5.4	0.32	3,447
	513.02	1,017	146	7.0	0.23	4,422
	CENSUS TOTAL	2,120	351	6.0	0.55	3,855
514	514.01	399	16	24.9	0.02	13,300
	514.02	1,440	30	48.0	0.05	28,800
	514.03	384	54	7.1	0.08	4,800
	CENSUS TOTAL	2,223	100	22.2	0.16	13,894
515	515.01	1,914	94	20.4	0.15	12,760
	515.02	2,660	167	15.9	0.26	10,231
	515.03	1,650	236	7.0	0.37	4,459
	515.04	1,120	136	8.2	0.21	5,333
	CENSUS TOTAL	7,344	633	11.6	0.99	7,418
516	516.01	1,644	66	24.9	0.10	16,440
	516.02	209	30	7.0	0.05	4,180
	516.03	1,606	74	21.7	0.12	13,383
	516.04	1,316	106	12.4	0.17	7,741
	516.05	950	146	6.5	0.23	4,130

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
516	CENSUS TOTAL	5,725	422	13.6	0.66	8,674
517	517.01	3,418	289	11.8	0.45	7,596
	517.02	7,117	252	28.2	0.39	18,249
	CENSUS TOTAL	10,535	541	19.5	0.85	12,394
518	518.01	1,086	163	6.7	0.25	4,344
	518.02	451	131	3.4	0.20	2,255
	518.03	1,073	206	5.2	0.32	3,353
	CENSUS TOTAL	2,610	500	5.2	0.78	3,346
519	519.01	4,396	606	7.3	0.95	4,627
	CENSUS TOTAL	4,396	606	7.3	0.95	4,627
520	520.01	2,618	488	5.4	0.76	3,445
	CENSUS TOTAL	2,618	488	5.4	0.76	3,445
521	521.01	339	134	2.5	0.21	1,614
	521.02	2,197	374	5.9	0.58	3,788
	521.03	1,421	230	6.2	0.36	3,947
	521.04	1,552	269	5.8	0.42	3,695
	521.05	854	253	3.4	0.40	2,135
	CENSUS TOTAL	6,363	1,260	5.1	1.97	3,230
522	522.01	2,861	238	12.0	0.37	7,732
	522.02	2,010	152	13.2	0.24	8,375
	522.03	1,012	114	8.9	0.18	5,622

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
522	CENSUS TOTAL	5,883	504	11.7	0.79	7,447
523	523.01	4,341	205	21.2	0.32	13,566
	CENSUS TOTAL	4,341	205	21.2	0.32	13,566
524	524.01	1,455	164	8.9	0.26	5,596
	524.02	992	90	11.0	0.14	7,086
	524.03	816	83	9.8	0.13	6,277
	524.04	1,629	207	7.9	0.32	5,091
	524.05	1,079	180	6.0	0.28	3,854
	CENSUS TOTAL	5,971	724	8.2	1.13	5,284
525	525.01	822	452	1.8	0.71	1,158
	525.02	1,112	317	3.5	0.50	2,224
	525.03	889	255	3.5	0.40	2,223
	525.04	2,884	246	11.7	0.38	7,589
	CENSUS TOTAL	5,707	1,270	4.5	1.98	2,882
526	526.01	1,557	295	5.3	0.46	3,385
	526.02	804	189	4.3	0.30	2,680
	526.03	674	122	5.5	0.19	3,547
	CENSUS TOTAL	3,035	606	5.0	0.95	3,195
601	601.01	538	502	1.1	0.78	690
	601.02	1,645	524	3.1	0.82	2,006
	601.03	697	427	1.6	0.67	1,040

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
601	CENSUS TOTAL	2,880	1,453	2.0	2.27	1,269
602	602.01	1,121	817	1.4	1.28	876
	602.02	180	180	1.0	0.28	643
	602.03	1,735	933	1.9	1.46	1,188
	CENSUS TOTAL	3,036	1,930	1.6	3.02	1,005
603	603.01	633	197	3.2	0.31	2,042
	603.02	1,688	319	5.3	0.50	3,376
	CENSUS TOTAL	2,321	516	4.5	0.81	2,865
604	604.01	637	237	2.7	0.37	1,722
	604.02	2,210	508	4.4	0.79	2,797
	604.03	380	92	4.1	0.14	2,714
	CENSUS TOTAL	3,227	837	3.9	1.31	2,463
605	605.01	1,298	462	2.8	0.72	1,803
	605.02	764	243	3.1	0.38	2,011
	605.03	749	114	6.6	0.18	4,161
	605.04	465	96	4.8	0.15	3,100
	605.05	900	267	3.4	0.42	2,143
	CENSUS TOTAL	4,176	1,182	3.5	1.85	2,257
606	606.01	381	87	4.4	0.14	2,721
	606.02	2,965	456	6.5	0.71	4,176
	CENSUS TOTAL	3,346	543	6.2	0.85	3,936



POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
607 <sup>1</sup>	607.01	6,733	946	7.1	1.48	4,549
	CENSUS TOTAL	6,733	946	7.1	1.48	4,549
608 <sup>1</sup>	608.01	2,657	491	5.4	0.77	3,451
	CENSUS TOTAL	2,657	491	5.4	0.77	3,451
609 <sup>1</sup>	609.01	2,112	553	3.8	0.86	2,456
	CENSUS TOTAL	2,112	553	3.8	0.86	2,456
610 <sup>1</sup>	610.01	1,972	328	6.0	0.51	3,867
	CENSUS TOTAL	1,972	328	6.0	0.51	3,867
611	611.01	1,722	557	3.1	0.87	1,979
	611.02	3,771	886	4.3	1.38	2,733
	CENSUS TOTAL	5,493	1,443	3.8	2.25	2,441
612	612.01	505	597	0.8	0.93	543
	612.02	2,361	1,743	1.4	2.72	868
	612.03	199	331	0.6	0.52	383
	612.04	125	315	0.4	0.49	255
	CENSUS TOTAL	3,190	2,986	1.1	4.67	683
613	613.01	200	121	1.7	0.19	1,053
	613.02	3,937	249	15.8	0.39	10,095
	CENSUS TOTAL	4,137	370	11.2	0.58	7,133
614	614.01	215	42	5.1	0.07	3,071
	614.02	3,283	226	14.5	0.35	9,380

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
614	CENSUS TOTAL	3,498	268	13.1	0.42	8,329
615	615.01	452	166	2.7	0.26	1,738
	615.02	562	120	4.7	0.19	2,958
	615.03	944	147	6.4	0.23	4,104
	615.04	845	239	3.5	0.37	2,284
	615.05	242	35	6.9	0.05	4,840
	CENSUS TOTAL	3,045	707	4.3	1.10	2,768
616	616.01	1,372	252	5.4	0.39	3,518
	616.02	900	220	4.1	0.34	2,647
	616.03	772	279	2.8	0.44	1,755
	616.04	1,430	93	15.4	0.15	9,533
	CENSUS TOTAL	4,474	844	5.3	1.32	3,389
617	617.01	3,450	352	9.8	0.55	6,273
	617.02	372	174	2.1	0.27	1,378
	CENSUS TOTAL	3,822	526	7.3	0.82	4,661
701	701.01	742	329	2.3	0.51	1,455
	701.02	1,202	712	1.7	1.11	1,083
	701.03	130	95	1.4	0.15	867
	701.04	423	301	1.4	0.47	900
	CENSUS TOTAL	2,497	1,437	1.7	2.25	1,110
702	702.01	3	813	0.0	1.27	2

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
702	CENSUS TOTAL	3	813	0.0	1.27	2
703	703.01	1,763	374	4.7	0.58	3,040
	703.02	226	107	2.1	0.17	1,329
	703.03	708	185	3.8	0.29	2,441
	CENSUS TOTAL	2,697	666	4.0	1.04	2,593
704	704.01	1,085	401	2.7	0.63	1,722
	704.02	117	44	2.7	0.07	1,671
	704.03	941	381	2.5	0.60	1,568
	704.04	686	199	3.4	0.31	2,213
	704.05	1,344	264	5.1	0.41	3,278
	CENSUS TOTAL	4,173	1,289	3.2	2.01	2,076
705	705.01	301	76	4.0	0.12	2,508
	705.02	888	187	4.7	0.29	3,062
	705.03	1,724	325	5.3	0.51	3,380
	705.04	776	140	5.5	0.22	3,527
	705.05	394	69	5.7	0.11	3,582
	705.06	1,046	61	17.1	0.10	10,460
	CENSUS TOTAL	5,129	858	6.0	1.34	3,828
706	706.01	452	212	2.1	0.33	1,370
	706.02	446	90	5.0	0.14	3,186
	706.03	683	101	6.8	0.16	4,269

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
706	706.04	426	68	6.3	0.11	3,873
	CENSUS TOTAL	2,007	471	4.3	0.74	2,712
707	707.01	742	155	4.8	0.24	3,092
	707.02	1,022	143	7.1	0.22	4,645
	707.03	712	149	4.8	0.23	3,096
	707.04	984	143	6.9	0.22	4,473
	707.05	531	78	6.8	0.12	4,425
	707.06	688	78	8.8	0.12	5,733
	CENSUS TOTAL	4,679	746	6.3	1.17	3,999
708	708.01	688	143	4.8	0.22	3,127
	708.02	2,046	277	7.4	0.43	4,758
	CENSUS TOTAL	2,734	420	6.5	0.66	4,142
709	709.01	1,851	312	5.9	0.49	3,778
	709.02	1,816	217	8.4	0.34	5,341
	709.03	685	73	9.4	0.11	6,227
	709.04	633	175	3.6	0.27	2,344
	709.05	904	105	8.6	0.16	5,650
	709.06	298	33	9.0	0.05	5,960
	CENSUS TOTAL	6,187	915	6.8	1.43	4,327
710	710.01	156	69	2.3	0.11	1,418
	710.02	574	114	5.0	0.18	3,189

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
710	710.03	479	168	2.9	0.26	1,842
	CENSUS TOTAL	1,209	351	3.4	0.55	2,198
711	711.01	420	42	10.0	0.07	6,000
	711.02	563	62	9.1	0.10	5,630
	711.03	715	79	9.1	0.12	5,958
	711.04	829	79	10.5	0.12	6,908
	711.05	664	65	10.2	0.10	6,640
	711.06	1,611	151	10.7	0.24	6,713
	711.07	516	77	6.7	0.12	4,300
	711.08	959	185	5.2	0.29	3,307
	CENSUS TOTAL	6,277	740	8.5	1.16	5,411
712	712.01	3	75	0.0	0.12	25
	712.02		61		0.10	
	712.03	503	30	16.8	0.05	10,060
	712.04	5,855	316	18.5	0.49	11,949
	CENSUS TOTAL	6,361	482	13.2	0.75	8,481
713	713.01	5,529	447	12.4	0.70	7,899
	713.02	1,531	249	6.1	0.39	3,926
	CENSUS TOTAL	7,060	696	10.1	1.09	6,477
714	714.01	3,479	618	5.6	0.97	3,587
	714.02	1,713	113	15.2	0.18	9,517

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
714	CENSUS TOTAL	5,192	731	7.1	1.14	4,554
801	801.01	755	3,221	0.2	5.03	150
	801.02	611	796	0.8	1.24	493
	801.03	554	1,218	0.5	1.90	292
	801.04	666	2,011	0.3	3.14	212
	801.05	509	1,354	0.4	2.12	240
	CENSUS TOTAL	3,095	8,600	0.4	13.44	230
802	802.01	647	715	0.9	1.12	578
	802.02	1,174	458	2.6	0.72	1,631
	802.03	1,382	255	5.4	0.40	3,455
	802.04	2,377	561	4.2	0.88	2,701
	802.05		134		0.21	
	CENSUS TOTAL	5,580	2,123	2.6	3.32	1,681
803	803.01	2,514	2,466	1.0	3.85	653
	803.02	656	541	1.2	0.85	772
	803.03	1,994	1,805	1.1	2.82	707
	803.04	3	92	0.0	0.14	21
	CENSUS TOTAL	5,167	4,904	1.1	7.66	675
804	804.01	1,408	1,502	0.9	2.35	599
	804.02	1,461	2,469	0.6	3.86	378
	804.03	1,015	1,104	0.9	1.72	587

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
804	804.04	899	755	1.2	1.18	762
	804.05	2,098	1,273	1.6	1.99	1,054
	CENSUS TOTAL	6,881	7,103	1.0	11.10	620
805	805.01	3,890	642	6.1	1.00	3,890
	805.02	3,486	1,319	2.6	2.06	1,692
	805.03	3,316	935	3.5	1.46	2,271
	CENSUS TOTAL	10,692	2,896	3.7	4.52	2,360
806	806.01	1,382	1,232	1.1	1.92	716
	806.02	1,757	207	8.5	0.32	5,491
	806.03	2,649	1,355	2.0	2.12	1,250
	806.04	1,399	1,081	1.3	1.69	828
	CENSUS TOTAL	7,187	3,875	1.9	6.05	1,188
807	807.01	3	461	0.0	0.72	4
	807.02	7,510	527	14.3	0.82	9,159
	807.03	1,034	328	3.2	0.51	2,027
	CENSUS TOTAL	8,547	1,316	6.5	2.06	4,149
808 <sup>2</sup>	808.01	5,645	1,128	5.0	1.76	3,207
	CENSUS TOTAL	5,645	1,128	5.0	1.76	3,207
809 <sup>2</sup>	809.01	7,939	1,235	6.4	1.93	4,113
	CENSUS TOTAL	7,939	1,235	6.4	1.93	4,113
810	810.01	2,841	390	7.3	0.61	4,657

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
810	CENSUS TOTAL	2,841	390	7.3	0.61	4,657
811	811.01	102	271	0.4	0.42	243
	811.02	69	634	0.1	0.99	70
	811.03	2,687	504	5.3	0.79	3,401
	811.04	3,628	743	4.9	1.16	3,128
	CENSUS TOTAL	6,486	2,152	3.0	3.36	1,930
812	812.01	5,530	1,041	5.3	1.63	3,393
	CENSUS TOTAL	5,530	1,041	5.3	1.63	3,393
813	813.01	15,492	2,216	7.0	3.46	4,477
	CENSUS TOTAL	15,492	2,216	7.0	3.46	4,477
814	814.01	7,225	1,217	5.9	1.90	3,803
	CENSUS TOTAL	7,225	1,217	5.9	1.90	3,803
815	815.01	2,317	1,129	2.1	1.76	1,316
	CENSUS TOTAL	2,317	1,129	2.1	1.76	1,316
816	816.01	1,596	1,071	1.5	1.67	956
	816.02	1,592	1,105	1.4	1.73	920
	CENSUS TOTAL	3,188	2,176	1.5	3.40	938
817	817.01	1,303	829	1.6	1.30	1,002
	817.02	1,249	926	1.3	1.45	861
	817.03	1,703	638	2.7	1.00	1,703
	817.04	400	608	0.7	0.95	421



POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
817	CENSUS TOTAL	4,655	3,001	1.6	4.69	993
818	818.01	548	1,881	0.3	2.94	186
	818.02	8,126	1,903	4.3	2.97	2,736
	818.03	1,186	408	2.9	0.64	1,853
	818.04	5,550	1,785	3.1	2.79	1,989
	CENSUS TOTAL	15,410	5,977	2.6	9.34	1,650
901	901.01	13	573	0.0	0.90	14
	901.02	37	437	0.1	0.68	54
	901.03	2,459	1,800	1.4	2.81	875
	901.04		1,027		1.60	
	901.05	2,412	1,638	1.5	2.56	942
	901.06		2,497		3.90	
	CENSUS TOTAL	4,921	7,972	0.6	12.46	395
902	902.01	28	1,537	0.0	2.40	12
	902.02	86	3,219	0.0	5.03	17
	902.03	6,420	2,771	2.3	4.33	1,483
	902.04	2,368	440	5.4	0.69	3,432
	902.05	9	148	0.1	0.23	39
	CENSUS TOTAL	8,911	8,115	1.1	12.68	703
	903	903.01	5,834	910	6.4	1.42
903.02		2,115	1,313	1.6	2.05	1,032

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
903	903.03	360	493	0.7	0.77	468
	903.04	33	35	0.9	0.05	660
	CENSUS TOTAL	8,342	2,751	3.0	4.30	1,940
904	904.01	8,263	1,677	4.9	2.62	3,154
	904.02	225	847	0.3	1.32	170
	904.03	81	256	0.3	0.40	203
	904.04	755	667	1.1	1.04	726
	CENSUS TOTAL	9,324	3,447	2.7	5.39	1,730
905	905.01	69	265	0.3	0.41	168
	905.02	2,793	2,291	1.2	3.58	780
	CENSUS TOTAL	2,862	2,556	1.1	3.99	717
906	906.01	69	803	0.1	1.25	55
	906.02	127	1,572	0.1	2.46	52
	906.03	241	856	0.3	1.34	180
	906.04	2,267	1,044	2.2	1.63	1,391
	906.05	2,919	1,880	1.6	2.94	993
	CENSUS TOTAL	5,623	6,155	0.9	9.62	585
907	907.01	167	1,216	0.1	1.90	88
	907.02	1,901	1,981	1.0	3.10	613
	907.03	358	985	0.4	1.54	232
	907.04	414	1,110	0.4	1.73	239

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE	
907	907.05	136	274	0.5	0.43	316	
	907.06	1,560	2,282	0.7	3.57	437	
	907.07	261	2,375	0.1	3.71	70	
	907.08	90	333	0.3	0.52	173	
	907.09	1,925	1,384	1.4	2.16	891	
	907.10	165	1,757	0.1	2.75	60	
	907.11	42	104	0.4	0.16	263	
	907.12	220	423	0.5	0.66	333	
	907.13	168	308	0.5	0.48	350	
	907.14	163	707	0.2	1.10	148	
	907.15	129	192	0.7	0.30	430	
	907.16	84	1,376	0.1	2.15	39	
		CENSUS TOTAL	7,783	16,807	0.5	26.26	296
	908	908.01	511	1,125	0.5	1.76	290
908.02		808	1,822	0.4	2.85	284	
908.03		517	544	1.0	0.85	608	
908.04		403	839	0.5	1.31	308	
908.05		605	1,186	0.5	1.85	327	
908.06		1,856	1,458	1.3	2.28	814	
908.07		249	2,678	0.1	4.18	60	
908.08		1,075	2,972	0.4	4.64	232	

POPULATION  
CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
908	908.09	1,530	1,127	1.4	1.76	869
	908.10	452	1,765	0.3	2.76	164
	908.11	432	1,148	0.4	1.79	241
	908.12	6,207	1,036	6.0	1.62	3,831
	CENSUS TOTAL	14,645	17,700	0.8	27.66	529
909 <sup>3</sup>	909.01	219	162	1.4	0.25	876
	CENSUS TOTAL	219	162	1.4	0.25	876
TOTAL		704,757	232,372	3.0	363.08	1,941

The provisional 1986 Tayloe Murphy Institute population for the City of Falls Church and the City of Fairfax is 9,700 and 19,900 persons respectively.

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

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

<sup>3</sup>Town 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. Round IV forecasts will be available in early 1988. The forecasts contained in the 1987 Standard Reports are Fairfax County's contribution to the Round IV forecasting effort. The 1987 forecasts are higher than previous projections and reflect:

- The significant expansion of the metropolitan area's economy and housing markets during the 1980s;
- the high rates of growth in the County's housing inventory since 1983; 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 housing units, 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 1987 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 4.0 percent (an occupancy rate of 96.0 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 95 to 97 percent range for the last 18 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. The average household size forecasts are also based on past trends and the relationship between the Planning Districts and the County as a whole.

TABLE I

Forecasted Average Household Size by Planning District

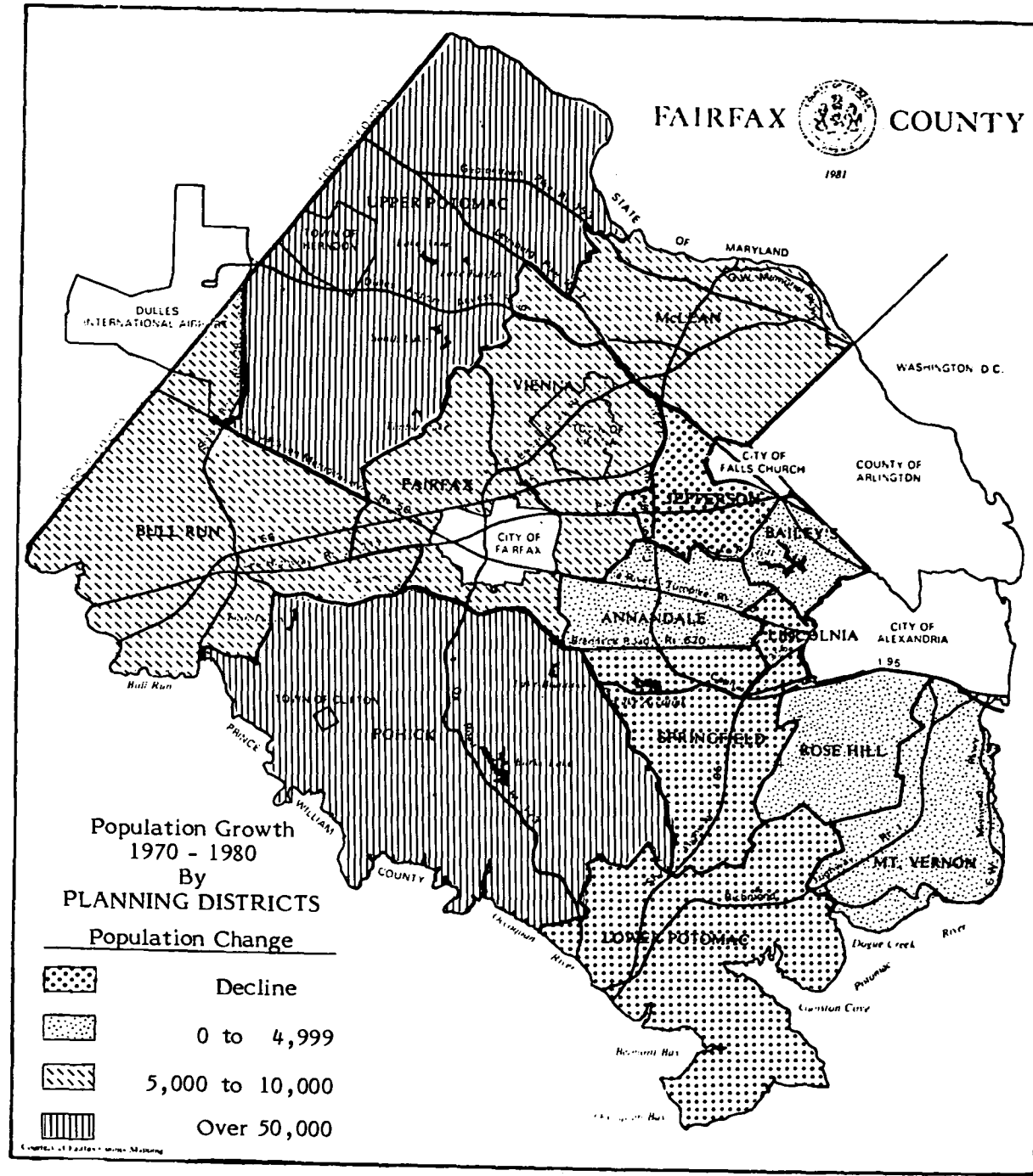
Planning District	Average Household Size		
	1990	1995	2000
Annandale	2.60	2.49	2.45
Bailey's	2.09	2.01	1.97
Bull Run	2.84	2.71	2.67
Fairfax	2.49	2.38	2.34
Jefferson	2.34	2.24	2.20
Lincolnia	2.05	1.96	1.93
Lower Potomac	2.45	2.35	2.31
McLean	2.57	2.46	2.42
Mount Vernon	2.34	2.24	2.20
Pohick	3.01	2.88	2.83
Rose Hill	2.54	2.43	2.39
Springfield	2.58	2.47	2.43
Upper Potomac	2.80	2.68	2.64
Vienna	2.60	2.49	2.45
County	2.58	2.47	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 157,104 persons, from 596,901 in 1980 to 754,005 in 1990. By the year 2000, the County's population is expected to be 897,560, an increase of 143,555 persons over the County's 1990 population.

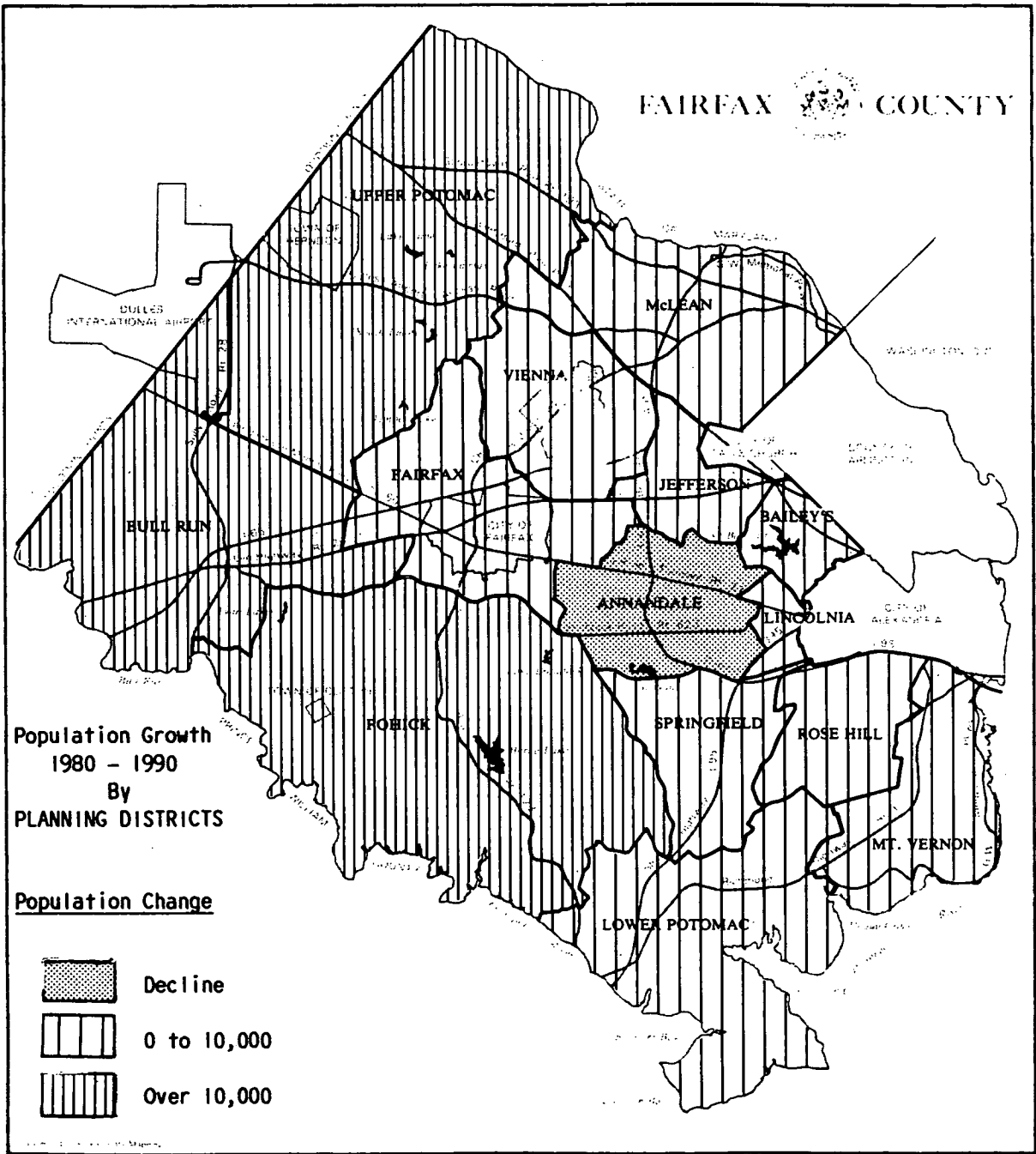
Population forecasts have been included for each of the County's Supervisor Districts. It should be noted that Supervisor District boundaries are constitutionally mandated to be reviewed (and possibly changed) every ten years. The forecasts contained in the following tables reflect the district boundaries as of January 1987.

The area comprising the Springfield Supervisor District, which as of January 1987 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 1987 to 2000, while the Annandale District is expected to lose population between the years 1990 and 2000.

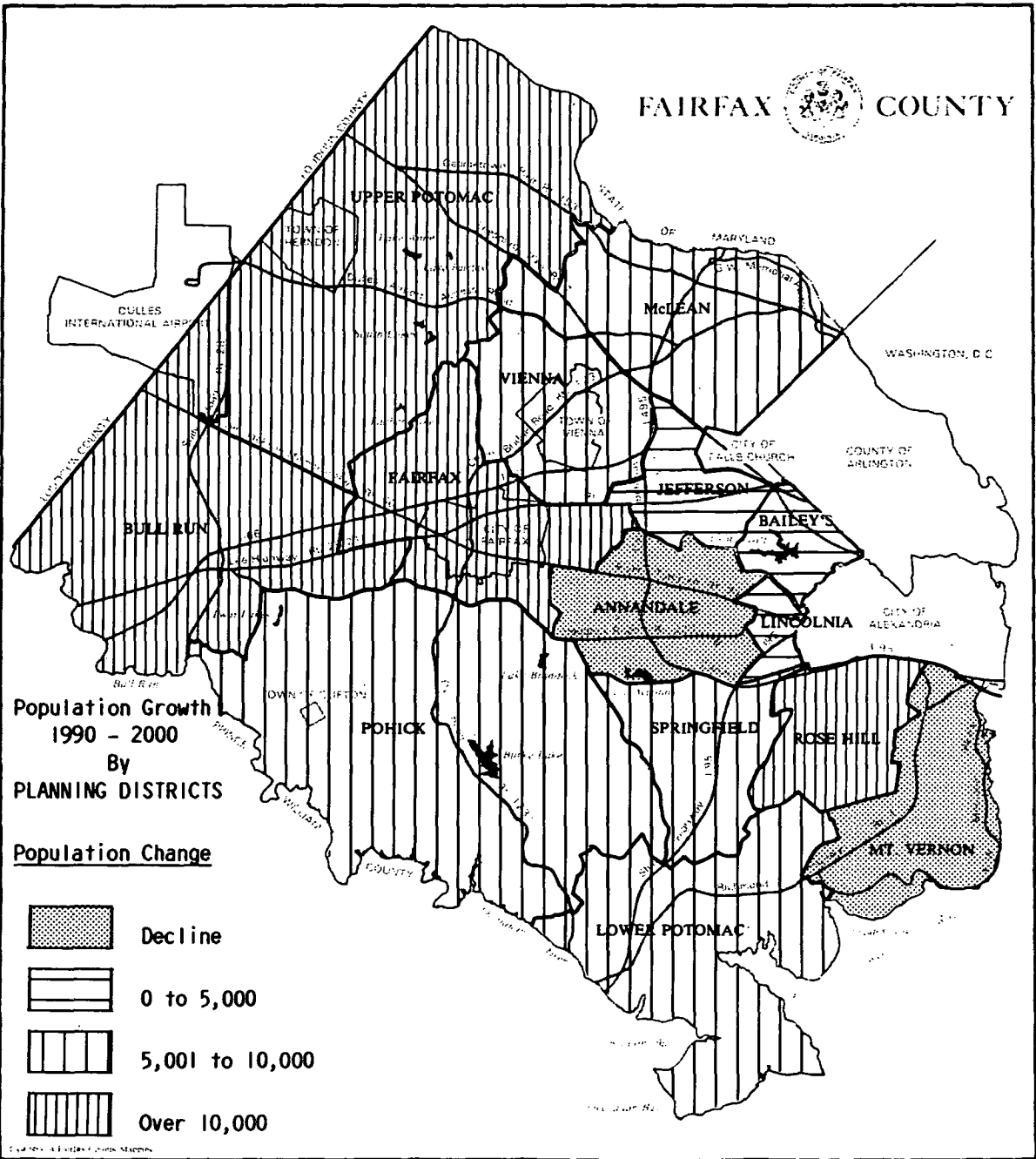




FAIRFAX COUNTY



FAIRFAX COUNTY



HISTORICAL AND FORECASTED POPULATION  
BY SUPERVISOR DISTRICT  
(JANUARY 1987)

SUPERVISOR DISTRICT	1980	1987	1990	1995	2000
CENTREVILLE <sup>1</sup>	76,523	103,286	110,196	118,861	126,817
DRANESVILLE <sup>2</sup>	74,717	86,979	89,605	97,688	104,846
ANNANDALE	71,734	75,032	76,688	74,580	74,169
LEE	73,911	77,228	83,629	95,463	105,112
MASON	72,395	75,828	72,756	72,853	73,730
MOUNT VERNON	72,271	83,193	82,598	89,765	95,763
PROVIDENCE	79,635	82,792	98,224	109,446	118,916
SPRINGFIELD <sup>3</sup>	75,715	120,419	140,309	172,753	198,207
TOTAL	596,901	704,757	754,005	831,409	897,560

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

1987 through 2000, Fairfax County Office of Research and Statistics.

- <sup>1</sup>Includes the Town of Vienna.
- <sup>2</sup>Includes the Town of Herndon.
- <sup>3</sup>Includes the Town of Clifton.

HISTORICAL AND FORECASTED POPULATION  
BY PLANNING DISTRICT  
(JANUARY 1987)

PLANNING DISTRICT	1970	1980	1987	1990	1995	2000
ANNANDALE	62,635	66,466	62,030	62,583	61,272	61,233
BAILEYS	30,112	30,290	34,314	32,779	32,677	32,857
BULL RUN	14,006	23,566	39,147	53,532	83,880	106,672
FAIRFAX	22,889	32,332	35,097	38,689	46,726	53,062
JEFFERSON	40,989	38,152	37,117	39,116	39,233	39,803
LINCOLNIA	11,123	9,978	11,204	12,618	13,883	14,967
LOWER POTOMAC	21,497	16,305	21,737	21,014	25,660	29,085
MCLEAN	46,866	54,669	55,575	56,938	59,960	62,953
MOUNT VERNON	76,730	79,533	79,670	80,290	79,496	79,957
POHICK <sup>1</sup>	14,902	71,543	111,156	120,165	123,416	127,408
ROSE HILL	21,859	23,262	25,488	29,321	38,163	44,921
SPRINGFIELD	32,970	31,667	34,820	35,620	39,338	42,517
UPPER POTOMAC <sup>2</sup>	20,062	70,795	111,440	120,990	134,350	145,893
VIENNA <sup>3</sup>	38,381	48,343	45,962	50,350	53,355	56,232
TOTAL	455,021	596,901	704,757	754,005	831,409	897,560

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.

1987 through 2000, Fairfax County Office of Research and Statistics.

<sup>1</sup>Includes the Town of Clifton.

<sup>2</sup>Includes the Town of Herndon.

<sup>3</sup>Includes the Town of Vienna.

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
151	151.01			1,205	1,188	1,135	1,112
	151.02			1,220	1,055	1,057	1,075
	151.03			832	775	741	725
	CENSUS TOTAL	3,677	3,062	3,257	3,018	2,933	2,912
152	152.01			861	740	773	808
	152.02			2,712	3,427	3,276	3,210
	152.03			337	261	250	244
	152.04						
	CENSUS TOTAL	4,622	3,458	3,910	4,428	4,299	4,262
153	153.01			773	663	742	810
	153.02			1,198	1,039	1,039	1,049
	153.03			1,171	1,055	1,007	987
	153.04			288	224	214	210
	CENSUS TOTAL	4,958	3,938	3,430	2,981	3,002	3,056
154	154.01			5,602	5,997	5,836	5,799
	154.02			1,169	920	901	903
	154.03			633	589	689	767
	CENSUS TOTAL	6,792	8,096	7,404	7,506	7,426	7,469
155	155.01			2,110	2,495	2,595	2,696
	155.02			1,973	1,536	1,467	1,438
	155.03			738	582	620	655

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
155	155.04			259	201	192	188
	CENSUS TOTAL	5,435	4,985	5,080	4,814	4,874	4,977
156	156.01			1,532	1,204	1,188	1,193
	156.02			215	171	165	162
	156.03			839	658	712	756
	156.04			315	252	561	785
	CENSUS TOTAL	3,012	2,561	2,901	2,285	2,626	2,896
157	157.01			1,244	976	944	936
	157.02			2,144	1,683	1,638	1,630
	157.03			546	430	417	413
	CENSUS TOTAL	5,086	4,128	3,934	3,089	2,999	2,979
158	158.01			1,921	1,536	1,467	1,438
	158.02			1,349	1,057	1,124	1,184
	158.03			1,329	1,037	990	970
	CENSUS TOTAL	5,329	5,173	4,599	3,630	3,581	3,592
159	159.01			2,414	1,893	1,922	1,966
	159.02			489	397	495	568
	159.03						
	159.04			265	206	268	315
	CENSUS TOTAL	3,721	3,526	3,168	2,496	2,685	2,849
160	160.01			619	677	829	948

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
160	160.02			2,424	2,246	2,163	2,130
	160.03			843	665	635	623
	CENSUS TOTAL	4,560	3,951	3,886	3,588	3,627	3,701
161	161.01			488	460	575	664
	161.02			278	219	221	222
	161.03			1,706	1,385	1,411	1,444
	161.04			1,213	1,134	1,213	1,285
	CENSUS TOTAL	3,634	3,518	3,685	3,198	3,420	3,615
162	162.01			7,532	7,514	7,497	7,480
	162.02						
	CENSUS TOTAL	9,070	5,609	7,532	7,514	7,497	7,480
163	163.01			563	633	1,696	2,462
	163.02			1,118	1,327	2,325	3,054
	CENSUS TOTAL	1,658	1,876	1,681	1,960	4,021	5,516
201	201.01			1,267	1,078	1,030	1,011
	201.02			1,665	1,498	1,549	1,607
	CENSUS TOTAL	3,734	3,282	2,932	2,576	2,579	2,618
202	202.01			2,121	3,003	3,065	3,154
	202.02			1,710	1,966	2,177	2,355
	CENSUS TOTAL	2,689	2,848	3,831	4,969	5,242	5,509
203	203.01			1,654	1,634	1,896	2,110

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
203	203.02			1,616	1,617	1,710	1,797
	203.03			635	588	624	659
	203.04			749	717	1,096	1,379
	CENSUS TOTAL	4,941	4,445	4,654	4,556	5,326	5,945
204	204.01			2,936	3,557	3,398	3,330
	CENSUS TOTAL	1,361	2,321	2,936	3,557	3,398	3,330
205	205.01			5,016	6,510	6,218	6,094
	205.02			510	404	392	391
	CENSUS TOTAL	4,198	3,492	5,526	6,914	6,610	6,485
206	206.01			440	404	392	391
	206.02			930	960	917	898
	206.03			2,038	2,241	2,231	2,254
	CENSUS TOTAL	4,127	3,899	3,408	3,605	3,540	3,543
207	207.01			1,618	1,525	1,495	1,496
	207.02			336	311	460	572
	207.03			1,411	1,341	1,331	1,344
	CENSUS TOTAL	4,274	3,881	3,365	3,177	3,286	3,412
208	208.01			874	811	837	866
	208.02			695	643	614	603
	208.03			1,589	1,528	1,526	1,547
	CENSUS TOTAL	3,358	3,039	3,158	2,982	2,977	3,016



HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
209	209.01			2,242	4,533	5,933	6,999
	209.02			2,213	2,278	5,565	7,952
	209.03			1,188	1,165	1,120	1,106
	CENSUS TOTAL	3,394	3,493	5,643	7,976	12,618	16,057
210	210.01			622	528	958	1,274
	210.02			1,316	1,464	1,579	1,682
	210.03			658	621	1,000	1,284
	210.04			834	710	679	666
	CENSUS TOTAL	3,187	3,152	3,430	3,323	4,216	4,906
211	211.01			2,663	2,955	5,436	7,253
	211.02			385	621	3,139	4,949
	211.03			185	376	861	1,214
	CENSUS TOTAL	1,424	2,392	3,233	3,952	9,436	13,416
212	212.01			1,811	1,680	1,901	2,084
	CENSUS TOTAL	2,039	2,549	1,811	1,680	1,901	2,084
213	213.01			2,387	3,087	3,413	3,693
	213.02			254	273	261	256
	CENSUS TOTAL	2,321	2,570	2,641	3,360	3,674	3,949
214	214.01			1,839	2,092	2,028	2,012
	214.02			2,939	3,387	3,331	3,332
	CENSUS TOTAL	3,570	5,478	4,778	5,479	5,359	5,344

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
215	215.01			4,319	4,456	4,390	4,400
	215.02						
	CENSUS TOTAL	2,092	4,884	4,319	4,456	4,390	4,400
216	216.01			3,103	3,186	3,044	2,982
	216.02			912	1,059	1,095	1,129
	CENSUS TOTAL	2,174	4,495	4,015	4,245	4,139	4,111
217	217.01			6,345	6,181	5,904	5,786
	CENSUS TOTAL	5,233	6,611	6,345	6,181	5,904	5,786
218	218.01			3,089	4,820	4,684	4,650
	CENSUS TOTAL	1,345	1,957	3,089	4,820	4,684	4,650
219	219.01			1,543	1,539	1,536	1,532
	CENSUS TOTAL	5,521	2,117	1,543	1,539	1,536	1,532
220	220.01			3	3	2	2
	220.02						
	220.03			977	1,070	1,712	2,186
	220.04			30	29	28	28
	220.05			550	543	520	509
	CENSUS TOTAL	1,415	1,795	1,560	1,645	2,262	2,725
221	221.01			2,804	3,112	3,228	3,350
	221.02			3	2	2	2
	221.03			241	242	316	371

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
221	221.04			1,580	1,770	3,111	4,093
	221.05			43	39	477	793
	221.06			102	93	119	138
	CENSUS TOTAL	1,067	2,877	4,773	5,258	7,253	8,747
222	222.01			4,651	4,640	4,629	4,619
	CENSUS TOTAL	2,816	2,452	4,651	4,640	4,629	4,619
301	301.01			1,498	1,342	1,325	1,330
	301.02			3,329	3,048	2,967	2,949
	301.03			2,701	2,810	2,883	2,976
	CENSUS TOTAL	1,387	4,942	7,528	7,200	7,175	7,255
302	302.01			11,112	11,119	10,615	10,407
	CENSUS TOTAL	2,444	9,860	11,112	11,119	10,615	10,407
303	303.01			6,900	7,405	7,069	6,931
	303.02			3,205	2,934	2,855	2,841
	CENSUS TOTAL	336	6,991	10,105	10,339	9,924	9,772
304	304.01			4,013	3,652	3,490	3,426
	304.02			2,458	2,130	2,034	1,997
	CENSUS TOTAL	8,486	7,849	6,471	5,782	5,524	5,423
305	305.01			1,539	1,437	1,373	1,348
	CENSUS TOTAL	1,675	1,528	1,539	1,437	1,373	1,348
306	306.01			1,341	1,372	1,328	1,318

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
306	306.02			1,017	865	826	810
	306.03			1,137	1,179	1,126	1,105
	306.04			1,263	1,075	1,027	1,009
	CENSUS TOTAL	6,181	5,005	4,758	4,491	4,307	4,242
307	307.01			630	536	512	502
	307.02			982	834	796	782
	307.03			1,083	927	925	936
	CENSUS TOTAL	3,381	2,768	2,695	2,297	2,233	2,220
308	308.01			7,940	8,221	7,852	7,707
	CENSUS TOTAL	8,600	8,710	7,940	8,221	7,852	7,707
309	309.01			6,165	7,135	6,951	6,919
	CENSUS TOTAL	432	4,990	6,165	7,135	6,951	6,919
310	310.01			6,546	6,930	6,645	6,538
	CENSUS TOTAL	108	4,600	6,546	6,930	6,645	6,538
311	311.01			3,015	2,973	2,838	2,783
	311.02			3,925	4,396	4,205	4,131
	311.03			9,332	11,612	11,191	11,053
	311.04			884	925	1,278	1,543
	CENSUS TOTAL	225	7,036	17,156	19,906	19,512	19,510
312	312.01			12,283	12,311	12,286	12,442
	CENSUS TOTAL	436	8,847	12,283	12,311	12,286	12,442

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
313	313.01			3,968	3,975	3,856	3,822
	CENSUS TOTAL	1,765	4,224	3,968	3,975	3,856	3,822
314	314.01			3,140	3,423	3,517	3,631
	CENSUS TOTAL	2,647	3,156	3,140	3,423	3,517	3,631
315	315.01			5,035	5,467	5,221	5,125
	CENSUS TOTAL	4,677	2,894	5,035	5,467	5,221	5,125
316	316.01			1,373	1,544	2,321	2,898
	316.02			2,276	2,290	2,326	2,384
	316.03			9	8	7	7
	CENSUS TOTAL	2,275	3,394	3,658	3,842	4,654	5,289
317	317.01			10,506	11,206	11,457	11,793
	317.02			1,521	2,069	1,977	1,941
	CENSUS TOTAL	335	6,159	12,027	13,275	13,434	13,734
401	401.01			1,084	1,441	1,450	1,476
	401.02			3,087	2,449	2,463	2,510
	401.03			2,175	2,452	2,355	2,324
	CENSUS TOTAL	6,911	6,523	6,346	6,342	6,268	6,310
402	402.01			501	667	691	714
	402.02			3,995	5,013	5,181	5,378
	402.03						
	402.04			381	305	398	470

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
402	CENSUS TOTAL	5,101	5,090	4,877	5,985	6,270	6,562
403	403.01			1,354	1,180	1,207	1,241
	403.02			1,276	1,175	1,234	1,294
	CENSUS TOTAL	2,736	2,851	2,630	2,355	2,441	2,535
404	404.01			2,091	1,845	1,787	1,774
	404.02			273	236	226	221
	404.03			1,393	1,232	1,209	1,210
	404.04			1,860	1,626	1,665	1,720
	404.05			4,818	4,275	4,133	4,098
	404.06			3,080	2,685	2,617	2,608
	404.07						
	CENSUS TOTAL	13,148	15,757	13,515	11,899	11,637	11,631
405	405.01			227	236	297	342
	405.02			1,235	1,065	1,059	1,074
	405.03			4,496	3,741	3,703	3,732
	CENSUS TOTAL	4,298	5,865	5,958	5,042	5,059	5,148
406	406.01			2,609	2,424	2,506	2,600
	CENSUS TOTAL	2,825	2,280	2,609	2,424	2,506	2,600
501	501.01			2,836	3,366	3,407	3,483
	501.02			764	791	755	741
	501.03			990	932	894	878

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
501	CENSUS TOTAL	4,558	3,856	4,590	5,089	5,056	5,102
502	502.01			1,229	1,144	1,093	1,071
	502.02			613	544	520	509
	502.03			416	390	394	400
	502.04			992	885	858	850
	CENSUS TOTAL	5,254	4,286	3,250	2,963	2,865	2,830
503	503.01			765	691	660	647
	503.02			741	660	631	619
	503.03			1,648	1,904	1,942	1,990
	503.04			568	509	532	555
	CENSUS TOTAL	5,048	4,151	3,722	3,764	3,765	3,811
504	504.01			815	728	776	821
	504.02			855	756	723	708
	504.03			581	516	493	483
	CENSUS TOTAL	2,873	2,505	2,251	2,000	1,992	2,012
505	505.01			911	808	771	756
	505.02			766	679	649	636
	505.03			567	502	480	470
	CENSUS TOTAL	3,066	2,658	2,244	1,989	1,900	1,862
506	506.01			483	589	624	655
	506.02			3,219	3,834	3,662	3,590

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
506	506.03			755	667	638	625
	506.04			481	425	406	397
	506.05			508	476	591	679
	506.06			948	846	812	796
	506.07			440	394	388	386
	CENSUS TOTAL	7,506	6,714	6,834	7,231	7,121	7,128
507	507.01			2,457	2,407	2,369	2,377
	507.02			2,724	3,563	3,886	4,170
	CENSUS TOTAL	3,218	4,706	5,181	5,970	6,255	6,547
508	508.01			837	731	727	730
	508.02			1,240	1,076	1,028	1,010
	508.03			920	1,045	1,031	1,034
	CENSUS TOTAL	3,796	3,096	2,997	2,852	2,786	2,774
509	509.01			724	644	635	636
	509.02			749	667	649	643
	CENSUS TOTAL	2,108	1,745	1,473	1,311	1,284	1,279
510	510.01			1,179	1,022	976	958
	510.02			1,408	1,219	1,165	1,144
	CENSUS TOTAL	3,435	2,898	2,587	2,241	2,141	2,102
511	511.01			931	723	698	688
	511.02			1,176	909	878	863



HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
511	CENSUS TOTAL	2,790	2,355	2,107	1,632	1,576	1,551
512	512.01			589	463	444	434
	512.02			798	620	598	587
	512.03			263	203	194	190
	CENSUS TOTAL	2,223	1,770	1,650	1,286	1,236	1,211
513	513.01			1,103	909	915	926
	513.02			1,017	834	800	783
	CENSUS TOTAL	2,548	2,084	2,120	1,743	1,715	1,709
514	514.01			399	409	392	383
	514.02			1,440	1,454	1,394	1,364
	514.03			384	616	840	1,006
	CENSUS TOTAL	2,492	2,027	2,223	2,479	2,626	2,753
515	515.01			1,914	1,966	2,155	2,303
	515.02			2,660	2,663	2,555	2,499
	515.03			1,650	1,553	1,620	1,680
	515.04			1,120	1,142	1,161	1,182
	CENSUS TOTAL	6,095	7,031	7,344	7,324	7,491	7,664
516	516.01			1,644	1,664	1,596	1,561
	516.02			209	161	180	196
	516.03			1,606	1,576	1,513	1,479
	516.04			1,316	1,222	1,172	1,146

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
516	516.05			950	824	790	773
	CENSUS TOTAL	6,592	5,926	5,725	5,447	5,251	5,155
517	517.01			3,418	3,480	3,421	3,404
	517.02			7,117	7,372	7,310	7,321
	CENSUS TOTAL	4,298	6,154	10,535	10,852	10,731	10,725
518	518.01			1,086	840	909	962
	518.02			451	346	332	325
	518.03			1,073	830	810	802
	CENSUS TOTAL	3,074	2,943	2,610	2,016	2,051	2,089
519	519.01			4,396	4,372	4,940	5,416
	CENSUS TOTAL	3,314	3,081	4,396	4,372	4,940	5,416
520	520.01			2,618	2,767	2,758	2,791
	CENSUS TOTAL	1,666	2,670	2,618	2,767	2,758	2,791
521	521.01			339	293	280	275
	521.02			2,197	2,324	2,275	2,272
	521.03			1,421	1,414	1,351	1,326
	521.04			1,552	1,577	1,507	1,480
	521.05			854	840	920	988
	CENSUS TOTAL	4,974	6,560	6,363	6,448	6,333	6,341
522	522.01			2,861	3,605	3,450	3,389
	522.02			2,010	2,184	2,087	2,049

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
522	522.03			1,012	882	843	827
	CENSUS TOTAL	7,020	5,454	5,883	6,671	6,380	6,265
523	523.01			4,341	6,637	6,342	6,227
	CENSUS TOTAL	3,319	5,131	4,341	6,637	6,342	6,227
524	524.01			1,455	1,261	1,204	1,183
	524.02			992	859	820	805
	524.03			816	708	677	664
	524.04			1,629	1,837	1,755	1,723
	524.05			1,079	1,118	1,148	1,183
	CENSUS TOTAL	6,956	6,077	5,971	5,783	5,604	5,558
525	525.01			822	713	682	669
	525.02			1,112	1,028	1,016	1,022
	525.03			889	683	679	686
	525.04			2,884	2,941	2,973	3,042
	CENSUS TOTAL	6,511	6,215	5,707	5,365	5,350	5,419
526	526.01			1,557	1,453	1,385	1,361
	526.02			804	1,090	1,758	2,258
	526.03			674	540	612	672
	CENSUS TOTAL	3,396	2,571	3,035	3,083	3,755	4,291
601	601.01			538	700	805	894
	601.02			1,645	1,595	1,611	1,644

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
601	601.03			697	643	842	995
	CENSUS TOTAL	669	2,809	2,880	2,938	3,258	3,533
602	602.01			1,121	1,125	1,209	1,285
	602.02			180	166	176	185
	602.03			1,735	1,756	1,708	1,698
	CENSUS TOTAL	1,138	2,487	3,036	3,047	3,093	3,168
603	603.01			633	587	743	866
	603.02			1,688	1,683	1,698	1,732
	CENSUS TOTAL	1,119	2,784	2,321	2,270	2,441	2,598
604	604.01			637	613	702	774
	604.02			2,210	2,680	2,647	2,660
	604.03			380	350	404	448
	CENSUS TOTAL	1,641	3,205	3,227	3,643	3,753	3,882
605	605.01			1,298	1,514	1,596	1,676
	605.02			764	963	1,395	1,720
	605.03			749	804	808	825
	605.04			465	522	506	499
	605.05			900	989	1,349	1,621
	CENSUS TOTAL	2,376	3,146	4,176	4,792	5,654	6,341
606	606.01			381	379	386	399
	606.02			2,965	2,746	2,826	2,920

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
606	CENSUS TOTAL	5,437	4,281	3,346	3,125	3,212	3,319
607 <sup>1</sup>	607.01			6,733	6,656	6,437	6,375
	CENSUS TOTAL	8,699	7,655	6,733	6,656	6,437	6,375
608 <sup>1</sup>	608.01			2,657	2,656	2,600	2,599
	CENSUS TOTAL	3,487	2,990	2,657	2,656	2,600	2,599
609 <sup>1</sup>	609.01			2,112	2,091	2,012	1,985
	CENSUS TOTAL	2,558	2,525	2,112	2,091	2,012	1,985
610 <sup>1</sup>	610.01			1,972	1,906	1,821	1,789
	CENSUS TOTAL	2,408	2,299	1,972	1,906	1,821	1,789
611	611.01			1,722	1,590	1,650	1,718
	611.02			3,771	4,318	4,354	4,443
	CENSUS TOTAL	4,351	6,273	5,493	5,908	6,004	6,161
612	612.01			505	462	530	586
	612.02			2,361	2,399	2,676	2,912
	612.03			199	172	225	265
	612.04			125	100	1,734	2,905
	CENSUS TOTAL	1,290	2,680	3,190	3,133	5,165	6,668
613	613.01			200	994	968	966
	613.02			3,937	5,350	5,103	5,005
	CENSUS TOTAL	507	2,088	4,137	6,344	6,071	5,971
614	614.01			215	197	204	214

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
614	614.02			3,283	4,558	4,437	4,420
	CENSUS TOTAL	1,316	4,685	3,498	4,755	4,641	4,634
615	615.01			452	415	673	864
	615.02			562	542	659	750
	615.03			944	1,068	1,086	1,114
	615.04			845	1,774	2,458	2,975
	615.05			242	220	211	207
	CENSUS TOTAL	1,046	2,606	3,045	4,019	5,087	5,910
616	616.01			1,372	1,613	1,718	1,815
	616.02			900	898	996	1,080
	616.03			772	911	870	854
	616.04			1,430	2,028	2,645	3,114
	CENSUS TOTAL	3,984	4,380	4,474	5,450	6,229	6,863
617	617.01			3,450	4,847	5,153	5,440
	617.02			372	355	532	666
	CENSUS TOTAL	550	3,963	3,822	5,202	5,685	6,106
701	701.01			742	692	735	777
	701.02			1,202	1,161	1,146	1,154
	701.03			130	123	198	252
	701.04			423	446	691	872
	CENSUS TOTAL	1,216	2,432	2,497	2,422	2,770	3,055

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
702	702.01			3	3	7	12
	CENSUS TOTAL	12		3	3	7	12
703	703.01			1,763	1,625	1,684	1,755
	703.02			226	217	316	387
	703.03			708	697	791	868
	CENSUS TOTAL	2,043	2,888	2,697	2,539	2,791	3,010
704	704.01			1,085	1,403	1,425	1,461
	704.02			117	108	110	115
	704.03			941	869	1,018	1,134
	704.04			686	697	683	685
	704.05			1,344	1,279	1,313	1,356
	CENSUS TOTAL	3,784	3,956	4,173	4,356	4,549	4,751
705	705.01			301	277	314	342
	705.02			888	808	771	757
	705.03			1,724	1,708	1,905	2,067
	705.04			776	715	705	706
	705.05			394	467	520	562
	705.06			1,046	1,246	1,190	1,168
	CENSUS TOTAL	4,240	4,509	5,129	5,221	5,405	5,602
706	706.01			452	462	585	682
	706.02			446	433	453	474

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
706	706.03			683	666	637	625
	706.04			426	402	411	423
	CENSUS TOTAL	1,220	1,754	2,007	1,963	2,086	2,204
707	707.01			742	692	676	677
	707.02			1,022	941	950	968
	707.03			712	661	691	721
	707.04			984	931	889	872
	707.05			531	482	460	452
	707.06			688	625	597	586
	CENSUS TOTAL	6,367	5,250	4,679	4,332	4,263	4,276
708	708.01			688	664	646	642
	708.02			2,046	1,938	1,890	1,882
	CENSUS TOTAL	2,895	3,087	2,734	2,602	2,536	2,524
709	709.01			1,851	1,874	1,954	2,038
	709.02			1,816	1,744	1,724	1,733
	709.03			685	624	595	584
	709.04			633	820	864	911
	709.05			904	915	877	860
	709.06			298	274	272	274
	CENSUS TOTAL	5,733	5,977	6,187	6,251	6,286	6,400
710	710.01			156	144	137	135



HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
710	710.02			574	536	563	594
	710.03			479	500	950	1,281
	CENSUS TOTAL	1,444	1,219	1,209	1,180	1,650	2,010
711	711.01			420	382	365	359
	711.02			563	513	490	481
	711.03			715	651	622	611
	711.04			829	754	720	706
	711.05			664	603	575	565
	711.06			1,611	1,661	1,587	1,557
	711.07			516	469	451	442
	711.08			959	877	916	956
	CENSUS TOTAL	7,738	7,099	6,277	5,910	5,726	5,677
712	712.01			3	3	2	2
	712.02						
	712.03			503	582	555	545
	712.04			5,855	7,278	6,951	6,823
	CENSUS TOTAL	4,324	5,022	6,361	7,863	7,508	7,370
713	713.01			5,529	7,111	7,549	7,953
	713.02			1,531	1,364	1,418	1,477
	CENSUS TOTAL	4,140	6,470	7,060	8,475	8,967	9,430
714	714.01			3,479	3,528	3,492	3,509

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
714	714.02			1,713	2,099	2,100	2,126
	CENSUS TOTAL	5,550	5,507	5,192	5,627	5,592	5,635
801	801.01			755	936	1,056	1,162
	801.02			611	584	632	676
	801.03			554	650	795	907
	801.04			666	771	816	863
	801.05			509	539	629	704
	CENSUS TOTAL	1,398	2,252	3,095	3,480	3,928	4,312
802	802.01			647	694	1,462	2,021
	802.02			1,174	1,205	1,258	1,312
	802.03			1,382	1,256	1,199	1,178
	802.04			2,377	2,877	3,036	3,194
	802.05						
	CENSUS TOTAL	2,765	4,779	5,580	6,032	6,955	7,705
803	803.01			2,514	2,315	2,505	2,674
	803.02			656	664	701	736
	803.03			1,994	2,120	2,838	3,382
	803.04			3	3	2	2
	CENSUS TOTAL	2,623	4,298	5,167	5,102	6,046	6,794
804	804.01			1,408	1,536	1,670	1,791
	804.02			1,461	1,603	1,862	2,074

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
804	804.03			1,015	995	1,107	1,204
	804.04			899	827	1,184	1,453
	804.05			2,098	1,791	2,123	2,391
	CENSUS TOTAL	2,126	5,291	6,881	6,752	7,946	8,913
805	805.01			3,890	3,849	4,879	5,679
	805.02			3,486	4,002	4,314	4,599
	805.03			3,316	5,380	5,684	5,990
	CENSUS TOTAL	319	2,980	10,692	13,231	14,877	16,268
806	806.01			1,382	1,586	5,314	8,017
	806.02			1,757	1,802	1,739	1,725
	806.03			2,649	3,327	3,276	3,293
	806.04			1,399	1,296	1,358	1,424
	CENSUS TOTAL	372	5,181	7,187	8,011	11,687	14,459
807	807.01			3	3	3	3
	807.02			7,510	9,575	9,920	10,319
	807.03			1,034	992	947	931
	CENSUS TOTAL	6,156	7,634	8,547	10,570	10,870	11,253
808 <sup>2</sup>	808.01			5,645	6,366	7,548	8,500
	CENSUS TOTAL	1,585	4,473	5,645	6,366	7,548	8,500
809 <sup>2</sup>	809.01			7,939	9,603	9,808	10,110
	CENSUS TOTAL	2,716	6,976	7,939	9,603	9,808	10,110

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
810	810.01			2,841	2,821	3,022	3,209
	CENSUS TOTAL	35	1,899	2,841	2,821	3,022	3,209
811	811.01			102	87	88	89
	811.02			69	59	1,475	2,494
	811.03			2,687	2,679	3,006	3,285
	811.04			3,628	3,481	3,526	3,616
	CENSUS TOTAL	454	4,118	6,486	6,306	8,095	9,484
812	812.01			5,530	5,886	6,076	6,308
	CENSUS TOTAL	232	5,671	5,530	5,886	6,076	6,308
813	813.01			15,492	16,952	16,311	16,124
	CENSUS TOTAL	311	10,800	15,492	16,952	16,311	16,124
814	814.01			7,225	7,151	6,866	6,772
	CENSUS TOTAL	1,244	5,483	7,225	7,151	6,866	6,772
815	815.01			2,317	2,045	2,013	2,021
	CENSUS TOTAL	224	2,357	2,317	2,045	2,013	2,021
816	816.01			1,596	1,472	1,459	1,476
	816.02			1,592	1,309	1,308	1,327
	CENSUS TOTAL	557	2,384	3,188	2,781	2,767	2,803
817	817.01			1,303	1,109	1,416	1,655
	817.02			1,249	1,086	1,264	1,413
	817.03			1,703	1,490	1,497	1,524

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
817	817.04			400	1,337	4,247	6,349
	CENSUS TOTAL	1,204	4,125	4,655	5,022	8,424	10,941
818	818.01			548	495	562	622
	818.02			8,126	8,288	9,408	10,348
	818.03			1,186	1,263	1,745	2,108
	818.04			5,550	6,327	7,573	8,568
	CENSUS TOTAL	1,517	1,360	15,410	16,373	19,288	21,646
901	901.01			13	11	11	11
	901.02			37	34	33	32
	901.03			2,459	2,975	2,902	2,904
	901.04					89	154
	901.05			2,412	4,408	7,563	9,909
	901.06						
	CENSUS TOTAL	708	2,321	4,921	7,428	10,598	13,010
902	902.01			28	26	51	72
	902.02			86	74	928	1,543
	902.03			6,420	6,493	8,243	9,617
	902.04			2,368	3,794	4,901	5,765
	902.05			9	9	1,178	2,018
	CENSUS TOTAL	3,083	4,675	8,911	10,396	15,301	19,015
903	903.01			5,834	6,525	6,638	6,841

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
903	903.02			2,115	2,768	4,153	5,200
	903.03			360	493	1,133	1,604
	903.04			33	31	273	446
	CENSUS TOTAL	3,036	4,826	8,342	9,817	12,197	14,091
904	904.01			8,263	11,820	13,901	15,616
	904.02			225	240	2,128	3,490
	904.03			81	65	1,047	1,750
	904.04			755	715	2,665	4,069
	CENSUS TOTAL	5,517	8,086	9,324	12,840	19,741	24,925
905	905.01			69	196	1,333	2,153
	905.02			2,793	3,232	5,141	6,570
	CENSUS TOTAL	1,637	1,781	2,862	3,428	6,474	8,723
906	906.01			69	65	62	61
	906.02			127	108	103	100
	906.03			241	266	1,484	2,366
	906.04			2,267	2,932	9,605	14,452
	906.05			2,919	7,032	12,027	15,748
	CENSUS TOTAL	707	2,408	5,623	10,403	23,281	32,727
907	907.01			167	351	450	525
	907.02			1,901	2,198	2,417	2,603
	907.03			358	396	490	562

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000	
907	907.04			414	405	522	613	
	907.05			136	138	155	169	
	907.06			1,560	1,787	1,811	1,855	
	907.07			261	279	307	326	
	907.08			90	135	155	169	
	907.09			1,925	1,888	1,964	2,046	
	907.10			165	282	430	539	
	907.11			42	39	46	54	
	907.12			220	243	255	267	
	907.13			168	184	183	189	
	907.14			163	324	364	396	
	907.15			129	132	131	135	
	907.16			84	178	175	180	
		CENSUS TOTAL	2,499	4,562	7,783	8,959	9,855	10,628
	908	908.01			511	595	645	688
908.02				808	883	974	1,051	
908.03				517	832	794	779	
908.04				403	469	782	1,015	
908.05				605	871	926	978	
908.06				1,856	2,297	2,193	2,150	
908.07				249	405	387	379	

HISTORICAL AND FORECASTED POPULATION  
BY CENSUS AND SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1987	1990	1995	2000
908	908.08			1,075	1,348	1,560	1,728
	908.09			1,530	1,991	3,457	4,534
	908.10			452	556	757	908
	908.11			432	390	1,904	2,983
	908.12			6,207	6,829	7,058	7,315
	CENSUS TOTAL		2,163	6,092	14,645	17,466	21,437
909 <sup>3</sup>	909.01			219	196	186	183
	CENSUS TOTAL		178	170	219	186	183
TOTAL		455,021	596,901	704,757	754,005	831,409	897,560

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.

1987 through 2000, Fairfax County Office of Research and Statistics.

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

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

<sup>3</sup>Town 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 and Lincolnia Planning Districts, 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 <sup>1</sup>

## 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 <sup>2</sup>	2,081	2,100	3,198	6,508	9,081	10,276	33,244	\$56,700
DRANESVILLE <sup>3</sup>	680	1,257	2,239	4,830	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 <sup>4</sup>	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	5,368	34,461	\$42,400
SPRINGFIELD <sup>5</sup>	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.

<sup>1</sup>The 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.

<sup>2</sup>Includes the Town of Vienna.

<sup>3</sup>Includes the Town of Herndon

<sup>4</sup>Data exclude households at Fort Belvoir and Lorton Reformatory.

<sup>5</sup>Includes the Town of Clifton.

1985 HOUSEHOLD INCOME DISTRIBUTION <sup>1</sup>

## 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 <sup>2</sup>	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
POHICK <sup>3</sup>	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 <sup>4</sup>	772	2,663	3,424	8,009	9,461	9,427	33,756	\$54,300
VIENNA <sup>5</sup>	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.

<sup>1</sup>The 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.

<sup>2</sup>Data exclude households at Fort Belvoir and Lorton Reformatory.

<sup>3</sup>Includes the Town of Clifton.

<sup>4</sup>Includes the Town of Herndon.

<sup>5</sup>Includes the Town of Vienna.

## 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 INCOME
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	16	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

\*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 INCOME
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
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

\*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 INCOME
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
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	262	262	300	90	1,276	\$35,800
503	161	151	364	363	417	126	1,582	\$39,800
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

## 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 INCOME
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	\$41,800
515	492	374	540	534	977	523	3,440	\$43,800
516	410	261	417	413	755	404	2,060	\$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
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



## 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 INCOME
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
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

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 INCOME
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
814	18	176	272	566	668	661	2,361	\$55,600
815	15	19	56	175	207	202	674	\$58,700

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 INCOME
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		10	10	13	21	15	69	\$51,800
COUNTY <sup>1</sup>	11,459	19,462	37,194	56,834	72,255	50,784	247,988	\$49,700

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

<sup>1</sup>The data reported in tables 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 1987, there were 4,394 nonresidential structures located in Fairfax County. The total represents an increase of 152 buildings, or 3.6 percent, over the January 1986 total of 4,242 published in the 1986 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 4,394 nonresidential structures located in the County, 2,711, or 61.7 percent, are commercial; 978, or 22.3 percent, are institutional; and 705, or 16.0 percent are industrial. Of the 2,711 commercial buildings, 1,452 are used for retail activity and 1,259 are office related.

TABLE I

Nonresidential Structures by General Activity

General Activity	Number of Structures 1987	Percent of Total
Commercial		
- Office	1,259	28.7%
- Retail	<u>1,452</u>	<u>33.0</u>
Total Commercial	2,711	61.7%
Industrial	705	16.0
Institutional	<u>978</u>	<u>22.3</u>
TOTAL	4,394	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 654, or 14.9 percent of the total.

The next largest specific structure type is industrial wholesale-warehouse and storage with 550 structures, or 12.5 percent of the total. The category of houses of worship, the category of condominium offices, and the category of gas stations also account for large numbers of structures with 346, 266, and 242, respectively.

The Upper Potomac Planning District has the largest number of nonresidential structures with 596, or approximately 13.6 percent of the County's total 4,394 nonresidential structures. Other Planning Districts having large numbers of nonresidential buildings include: Vienna (581), Annandale (451), Mount Vernon (450), McLean (425), and Springfield (414). The Planning Districts having the fewest number of nonresidential structures include Lower Potomac (105), Rose Hill (106), Lincolnia (107), and Fairfax (138).

Among the Supervisor Districts, the Lee and Providence Districts have the largest number of nonresidential structures. Combined, Lee and Providence contain 1,390 structures, or 31.6 percent of the total. The Annandale District has the fewest nonresidential structures with 236, or 5.4 percent of the total.

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY <sup>a</sup>  
 SUPERVISOR DISTRICT  
 (JANUARY 1987)

ACTIVITY TYPE		SUPERVISOR DISTRICT											TOTAL
		CENTRE- VILLE	DRANES- VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING- FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	
STRUCTURES IN SHOPPING CENTERS	NEIGHBORHOOD SHOPPING CENTER	14	5	16	8	16	4	19	20		7	7	116
	SPECIALTY SHOPPING CENTER	2	21	10	39	29	20	7	16		1	11	156
	COMMUNITY SHOPPING CENTER	10	1		5	8		2	3		2	3	34
	REGIONAL SHOPPING CENTER					4							4
	SUPER REGIONAL CENTER				4			4					8
	PROMOTIONAL CENTER	4			27	13	1	3	9		3		60
	TOWN CENTER	1											1
	CONDOMINIUM CENTER	9	12										21
	SUBTOTAL	40	39	26	83	70	25	35	48		13	21	400
STRUCTURES IN OTHER RETAIL USE	BUILDING MATERIAL- HARDWARE		9	3	5	3	7	13	1		1	6	48
	DEPARTMENT AND VARIETY STORES	2			8	5	2	2	4		2	2	27
	APPAREL & ACCESSORIES		2		3	4		7			2	2	20
	FURNITURE	3	3	2	7	7	7	7	3	1	2	3	45
	DRUG STORES											1	1
	CONDOMINIUM RETAIL					8							8

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY \*  
SUPERVISOR DISTRICT  
(JANUARY 1987)

ACTIVITY TYPE		SUPERVISOR DISTRICT											TOTAL
		CENTRE-VILLE	DRANES-VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING-FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	
STRUCTURES IN OTHER RETAIL USE	FOOD STORE	6	7	1	18	30	15	10	10	1	4	5	107
	RESTAURANT	5	11	3	36	48	33	27	11	1	9	11	195
	LODGING	5	3		15	8	20	10	4		1	3	69
	MOTOR VEHICLE SALES	6	8	2	14	8	9	5	4		4		60
	GAS STATION	11	29	7	41	50	28	41	17		7	11	242
	OTHER AUTO RETAIL AND REPAIR	3	9	2	17	18	25	18	6		10	9	117
	PERSONAL AND REPAIR SERVICE	1	8	3	6	22	4	5	1		5	12	67
	OTHER RETAIL		6	2	8	4	5	9	4	1		7	46
	SUBTOTAL	42	95	25	178	215	155	154	65	4	47	72	1,052
STRUCTURES IN OFFICE USE	GENERAL LOW-RISE OFFICE	104	82	22	61	83	30	144	25	2	41	60	654
	FINANCE, INSURANCE, REAL ESTATE	14	18	10	16	36	13	30	10		4	9	160
	VETERINARY HOSPITALS	2	7	2	4	3	5	4	3		3	1	34
	GENERAL MEDIUM/HIGH-RISE OFFICE	21	34	3	6	19	3	49	1			2	138
	CONDOMINIUM OFFICE	15	35	40	15	63	12	26	34		6	20	266
	OTHER OFFICE	2	1					2	2				7
	SUBTOTAL	158	177	77	102	204	63	255	75	2	54	92	1,259



NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY \*  
SUPERVISOR DISTRICT  
(JANUARY 1987)

ACTIVITY TYPE		3											
		1	2										
		CENTRE-VILLE	DRANES-VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING-FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL
STRUCTURES IN INDUSTRIAL USE	MANUFACTURING	7	1	1	11		4	5	6		7	2	44
	PRINTING AND PUBLISHING			1	2			1				1	5
	WHOLESALE-WAREHOUSE & STORAGE	26	23	28	178	15	62	105	73		26	14	550
	CONTRACT CONSTRUCTION	1	1	1	6	2	4	11	4		2	1	33
	TRANSPORTATION RELATED	1			1		2	3	1				8
	UTILITY RELATED	1	1	1	2		12		4		2	3	26
	COMMUNICATION RELATED		4		4	2	1	5	1				17
	HORTICULTURAL ACTIVITIES		3			3	3	1	4				14
	QUARRIES				1		2		2				5
	OTHER INDUSTRIAL		1		2								3
SUBTOTAL		36	34	32	207	22	90	131	95		37	21	705
STRUCTURES IN INSTITUTIONAL USE	CEMETERIES	1		1	1	1		2					6
	HOSPITAL & HEALTH FACILITIES	2		2		1	4	2					11
	POST OFFICE	1	2		1	1	2	2	3		2	1	15
	POLICE STATIONS				2								2
	FIRE STATIONS	4	3		3	5	4	3	5	1	1	1	30

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY \*  
SUPERVISOR DISTRICT  
(JANUARY 1987)

ACTIVITY TYPE		1 CENTRE- VILLE	2 DRANES- VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	3 SPRING- FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL	
STRUCTURES IN INSTITUTIONAL USE	CORRECTIONAL INSTITUTIONS			1				1	1				3	
	MILITARY INSTITUTIONS		1		1		1						3	
	OTHER PUBLIC LAND USES			1	1	3			1		1		7	
	HOUSE OF WORSHIP	30	48	24	47	44	39	40	49	4	9	12	346	
	CIVIC, SOCIAL, FR- ATERNAL USES	4	5	1	5	4	6	12		1	1	4	43	
	LIBRARIES	1	3	1	2	3	2				1	1	14	
	PERMANENT EXHIBITIONS	1	2					9					1	13
	NURSERY SCHOOLS	4	1	2	7	3	3	3	7		3	5	38	
	PUBLIC SCHOOLS	17	21	19	27	22	20	25	20		3	4	178	
	PRIVATE SCHOOLS	5	6	1	5	12	2	6	4			5	46	
	COLLEGES & UNIVERSITIES			4									4	
	SPECIAL TRAINING SCHOOLS						1		1	2			4	
	PLACES OF PUBLIC ASSEMBLY	1	1		3	1	1	2	1			1	11	
	PARKS	14	19	5	7	11	12	10	19		1	1	99	
	INDOOR RECREATION FACILITY	4	4	1	6	4	3	5	2		1	1	31	
GOLF COURSES	4	1		2		2	1	7		2	1	20		

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY \*  
SUPERVISOR DISTRICT  
(JANUARY 1987)

ACTIVITY TYPE		<sup>1</sup> CENTRE-VILLE	<sup>2</sup> DRANES-VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	<sup>3</sup> SPRING-FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL
STRUCTURES IN INSTITUTIONAL USE	SWIMMING POOLS	3	8	13	6	5	4	4	8			2	53
	OTHER INSTITUTIONAL USE						1						1
	SUBTOTAL	96	125	76	126	121	115	119	129	6	25	40	978
TOTAL		372	470	236	696	632	448	694	412	12	176	246	4,394

\* 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 107 structures used for this activity. Many food stores are located in shopping center structures.

- <sup>1</sup>Excludes the Town of Vienna.
- <sup>2</sup>Excludes the Town of Herndon.
- <sup>3</sup>Excludes the Town of Clifton.

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY \*  
PLANNING DISTRICT  
(JANUARY 1987)

ACTIVITY TYPE		ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC <sup>2</sup>	VIENNA <sup>3</sup>	TOTAL
STRUCTURES IN SHOPPING CENTERS	NEIGHBORHOOD SHOPPING CENTER	18	4	11		14	4		7	6	15		7	21	9	116
	SPECIALTY SHOPPING CENTER	12	7	4	2	16		5	16	32	18	2	22	8	12	156
	COMMUNITY SHOPPING CENTER	4	4		1					3	3	1	1	13	4	34
	REGIONAL SHOPPING CENTER		4													4
	SUPER REGIONAL CENTER				1				3				4			8
	PROMOTIONAL CENTER	1	9	4		2	8		1	22	5	1		3	4	60
	TOWN CENTER														1	1
	CONDOMINIUM CENTER													21		21
	SUBTOTAL	35	28	19	4	32	12	5	27	63	41	4	34	67	29	400
STRUCTURES IN OTHER RETAIL USE	BUILDING MATERIAL-HARDWARE	4	3			7			9	7	1	2	2	1	12	48
	DEPARTMENT AND VARIETY STORES	1	3	1	2		1			4	1	1	5	3	5	27
	APPAREL & ACCESSORIES	2	1		1	4	1		1	2			1	3	4	20
	FURNITURE	3	5	2		1	2		3	11	2		2	4	10	45
	DRUG STORES														1	1
	CONDOMINIUM RETAIL		8													8

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY \*  
PLANNING DISTRICT  
(JANUARY 1987)

ACTIVITY TYPE		1											2		3	TOTAL
		ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC	VIENNA	
STRUCTURES IN OTHER RETAIL USE	FOOD STORE	8	16	4	3	6	5	5	5	17	7	3	8	12	8	107
	RESTAURANT	15	23	6	5	17	6	7	12	42	4	2	19	17	20	195
	LOOGING	2	4	2	4	8	5	2	4	20		1	7	2	8	69
	MOTOR VEHICLE SALES	4	3	3	1	5	2		9	13		1	8	4	7	60
	GAS STATION	28	21	7	4	19	6	5	28	30	8	11	22	24	29	242
	OTHER AUTO RETAIL AND REPAIR	7	10	8		11	1	5	6	25		1	11	16	16	117
	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			6	9	3	2	2	1	13	46
	SUBTOTAL	88	111	36	22	85	30	25	90	186	26	25	89	93	146	1,052
STRUCTURES IN OFFICE USE	GENERAL LOW-RISE OFFICE	79	32	21	26	48	8	2	100	33	7	9	30	142	117	654
	FINANCE, INSURANCE, REAL ESTATE	27	12	2	2	17	5	3	15	14	11	2	9	21	20	160
	VETERINARY HOSPITALS	4	1	1	2	1			3	6	2	1	2	9	2	34
	GENERAL MEDIUM/HIGH-RISE OFFICE	6	13	1	15	13			44	4			5	16	21	138
	CONDOMINIUM OFFICE	54	16	11	5	6	9		27	12	37	3	17	29	40	266
	OTHER OFFICE			2		1			1					2	1	7
	SUBTOTAL	170	74	38	50	86	22	5	190	69	57	15	63	219	201	1,259

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY \*  
PLANNING DISTRICT  
(JANUARY 1987)

ACTIVITY TYPE		1										2		3	TOTAL	
		ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC		VIENNA
STRUCTURES IN INDUSTRIAL USE	MANUFACTURING	3		1		4		3		1	3	1	10	14	4	44
	PRINTING AND PUBLISHING	2											1		2	5
	WHOLESALE-WAREHOUSE & STORAGE	42	13	66	7	19	24	34	23	5	8	6	157	53	93	550
	CONTRACT CONSTRUCTION	3		3		3	1	2	1	2	1	3	2	3	9	33
	TRANSPORTATION RELATED			2				1		1			1		3	8
	UTILITY RELATED			3	1			2	1	4	1		8	3	3	26
	COMMUNICATION RELATED		2		1	4	2		3	3	1			1		17
	HORTICULTURAL ACTIVITIES	1	2	3					1	3	1			2	1	14
	QUARRIES			2				2				1				5
	OTHER INDUSTRIAL						1		1				1			3
SUBTOTAL	51	17	80	9	30	28	44	30	19	15	11	180	76	115	705	
STRUCTURES IN INSTITUTIONAL USE	CEMETERIES	1			1	2						1		1		6
	HOSPITAL & HEALTH FACILITIES	1			2	1				4	1			2		11
	POST OFFICE	1				1		1	2	2	3			3	2	15
	POLICE STATIONS									2						2
	FIRE STATIONS	2	2	2	2	1		2	2	2	4		2	6	3	30

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY \*  
PLANNING DISTRICT  
(JANUARY 1987)

ACTIVITY TYPE		ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC <sup>2</sup>	VIENNA <sup>3</sup>	TOTAL
STRUCTURES IN INSTITUTIONAL USE	CORRECTIONAL INSTITUTIONS	1		1	1											3
	MILITARY INSTITUTIONS							1				1		1		3
	OTHER PUBLIC LAND USES	2		1	1		1			1				1		7
	HOUSE OF WORSHIP	34	18	17	17	22	5	7	35	36	37	24	18	47	29	346
	CIVIC, SOCIAL, FR-ATERNAL USES	3	1		6	4		3	4	5	2	1	2	5	7	43
	LIBRARIES	1	1			1			2	2	1	1	1	3	1	14
	PERMANENT EXHIBITIONS			1				1		8				2	1	13
	NURSERY SCHOOLS	4			1					4	7	3	3	8	8	38
	PUBLIC SCHOOLS	21	9	9	7	13	3	2	17	23	15	12	11	21	15	178
	PRIVATE SCHOOLS	6	4		2	4	2		6	3	4	3		4	8	46
	COLLEGES & UNIVERSITIES	1			3											4
	SPECIAL TRAINING SCHOOLS		1			1					2					4
	PLACES OF PUBLIC ASSEMBLY	1			1	1		1	1	1	1	1	1		2	11
	PARKS	12		5	2	8	3	7	8	7	14	2	3	22	6	99
	INDOOR RECREATION FACILITY	5	1	3	1		1		4	5	2		1	6	2	31
GOLF COURSES			3	1					3	3	1	1	7	1	20	

NONRESIDENTIAL STRUCTURE INVENTORY BY ACTIVITY \*  
PLANNING DISTRICT  
(JANUARY 1987)

ACTIVITY TYPE		ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK <sup>1</sup>	ROSE HILL	SPRING-FIELD	UPPER POTOMAC <sup>2</sup>	VIENNA <sup>3</sup>	TOTAL
STRUCTURES IN INSTITUTIONAL USE	SWIMMING POOLS	11		3	5	2			7	5	7	1	5	2	5	53
	OTHER INSTITUTIONAL USE							1								1
	SUBTOTAL	107	37	45	53	61	15	26	88	113	103	51	48	141	90	978
TOTAL		451	267	218	138	294	107	105	425	450	242	106	414	596	581	4,394

\* 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 107 structures used for this activity. Many food stores are located in shopping center structures.

<sup>1</sup>Includes the Town of Clifton.

<sup>2</sup>Includes the Town of Herndon.

<sup>3</sup>Includes the Town of Vienna.



NONRESIDENTIAL STRUCTURE INVENTORY BY GENERAL ACTIVITY \*  
SEWERSHED  
(JANUARY 1987)

SEWERSHED CODE	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	TOTAL STRUCTURES
A1	5	4	19	13	41
A2	2	3		3	8
A3				1	1
B1		17	2	1	20
B2	11	4	1	8	24
B3	1	1		1	3
B5	60	55	37	25	177
C1	2	1		3	6
C2	7	8	3	17	35
D1	20	10	3	12	45
D2	19	88	10	31	148
D3	178	192	46	89	505
E1	12	57	1	13	83
E2	7	3	1	1	12
F	12	56	2	13	83
G1	46	56	2	40	144
G2	8	2		4	14
G3		1		3	4
G4				1	1
H1	87	37	14	12	150
H2	13	19		1	33
H3		1		1	2
I1	161	73	39	90	363
I2	3	4	5	6	18
I3	225	186	72	113	596
I4	2			1	3
J1	27	4	2	13	46
J2	18	8	1	5	32
J3	22	12		10	44
J4	4	5	1	3	13
K	82	17	11	53	163
L	82	22	4	45	153
M0	3	4	7	7	21
M1	8	16	1	6	31
M2	83	118	82	75	358
M3	12	20	11	26	69
M4	36	32	24	29	121
M5	12	7	89	4	112
M6	20	16	95	11	142
M7	7	1		2	10
M8		2		4	6

NONRESIDENTIAL STRUCTURE INVENTORY BY GENERAL ACTIVITY \*  
SEWERSHED  
(JANUARY 1987)

SEWERSHED CODE	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	TOTAL STRUCTURES
M9	14	18	4	3	39
N1	60	31	17	72	180
N2	2		1	9	12
O1				9	9
P1	6	1	11	3	21
P3			1		1
Q1	2		3	7	12
R1	10	2	5	12	29
R2				2	2
R3	4	2		6	12
R4				2	2
S1	8	2	1	6	17
S2				2	2
T1	11	11	44	8	74
T2	5	8	25	10	48
T3	1		1	6	8
T4	9	3	1	8	21
T5	21	18	1	9	49
T6	2		3	1	6
T7		1	2	7	10
TOTAL	1,452	1,259	705	978	4,394

\* 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 107 structures used for this activity. Many food stores are located in shopping center structures.

<sup>1</sup>Town of Herndon.

<sup>2</sup>Comprises part of the Town of Vienna.

<sup>3</sup>Town of Clifton.

## **IX EXISTING LAND USE**

Zoned Land

Fairfax County, including the Towns of Herndon, Clifton, and Vienna, comprises approximately 262,400 acres. Of this total, 30,028 acres are in roads, water, and small areas of land that cannot be developed, while 232,372 acres are classified into various zoning categories -- 227,529 acres in County zoning categories and 4,843 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 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 227,529 acres zoned under the County's ordinance, 209,734 acres or 92.2 percent is zoned for residential or residential-related use. Industrial zoned acreage accounts for 10,964 acres or 4.8 percent of the County's zoned acreage. The smallest zoned acreage is commercial related accounting for 6,831 acres or 3.0 percent of the County's zoned acreage.

The Pohick Planning District contains the largest percentage of residential zoned acreage at 21.8 percent or 45,785 acres. The Bull Run Planning District contains the largest percentage of industrial zoned acreage at 32.8 percent or 3,600 acres. Finally, the Upper Potomac Planning District contains the largest percentage of commercial zoned acreage at 16.6 percent or 1,137 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 23.0 percent or 52,433 acres of land zoned under the County's Zoning Ordinance is vacant, a decline of 16.5 percent since 1986. (This decline is greater than in prior years because many parcels previously considered vacant were actually private open space or used by homeowner associations. This year these parcels were reclassified to reflect their actual use.) More than 87 percent of the currently vacant land is zoned for residential development. Vacant land that is zoned for commercial use totals 1,543 acres while vacant land that is zoned for industrial use totals 4,964 acres. The Pohick, Upper Potomac, and Bull Run Planning Districts have 71.4 percent (37,427 acres) of zoned vacant land in the County while the Lincolnia and Baileys Planning Districts have only 1.0 percent (512 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, 47.6 percent of the County's land is currently used for residential purposes, and 23.5 percent of the County's land is still vacant or in natural uses.

TABLE 1

Total Acres by Major Zoning Class  
Fairfax County, 1987\*

Planning District	Residential	Percent Residential	Industrial	Percent Industrial	Commercial	Percent Commercial	Total	Percent Total
Annandale	9,218	4.4%	581	5.3%	306	4.5%	10,105	4.4%
Baileys	3,004	1.4	20	0.2	394	5.8	3,418	1.5
Bull Run	25,855	12.3	3,600	32.8	618	9.0	30,073	13.2
Fairfax	10,644	5.1	231	2.1	757	11.1	11,632	5.1
Jefferson	4,049	1.9	202	1.9	641	9.4	4,892	2.2
Lincolnia	1,375	0.7	190	1.7	148	2.2	1,713	0.7
Lower Potomac	22,703	10.8	734	6.7	174	2.5	23,611	10.4
McLean	15,427	7.4	490	4.5	639	9.4	16,556	7.3
Mount Vernon	11,007	5.3	10	0.1	826	12.1	11,843	5.2
Pohick	45,785	21.8	110	1.0	238	3.5	46,133	20.3
Rose Hill	7,813	3.7	328	3.0	118	1.7	8,259	3.6
Springfield	7,012	3.4	1,681	15.3	389	5.7	9,082	4.0
Upper Potomac	38,224	18.2	2,489	22.7	1,137	16.6	41,850	18.4
Vienna	<u>7,618</u>	<u>3.6</u>	<u>298</u>	<u>2.7</u>	<u>446</u>	<u>6.5</u>	<u>8,362</u>	<u>3.7</u>
TOTAL	209,734	100.0%	10,964	100.0%	6,831	100.0%	227,529	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, 1987\*

Planning District	Residential	Percent Residential	Industrial	Percent Industrial	Commercial	Percent Commercial	Total	Percent Total
Annandale	351	0.8%	44	0.9%	18	1.2%	413	0.8%
Baileys	182	0.4	0	0.0	39	2.5	221	0.4
Bull Run	10,992	23.9	2,393	48.2	268	17.4	13,653	26.0
Fairfax	1,549	3.4	99	2.0	146	9.5	1,794	3.4
Jefferson	157	0.3	13	0.3	171	11.1	341	0.7
Lincolnia	219	0.5	55	1.1	17	1.1	291	0.6
Lower Potomac	3,280	7.1	175	3.5	92	6.0	3,547	6.8
McLean	1,969	4.3	110	2.2	177	11.5	2,256	4.3
Mount Vernon	834	1.8	0	0.0	121	7.8	955	1.8
Pohick	12,250	26.7	11	0.2	42	2.7	12,303	23.5
Rose Hill	2,123	4.6	143	2.9	50	3.2	2,316	4.4
Springfield	1,234	2.7	659	13.3	64	4.1	1,957	3.7
Upper Potomac	9,943	21.7	1,230	24.8	298	19.3	11,471	21.9
Vienna	<u>843</u>	<u>1.8</u>	<u>32</u>	<u>0.6</u>	<u>40</u>	<u>2.6</u>	<u>915</u>	<u>1.7</u>
TOTAL	45,926	100.0%	4,964	100.0%	1,543	100.0%	52,433	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, 1987\*

Land Use	Acres	Percent of Total
Residential	110,673	47.6%
Industrial	8,788	3.8
Commercial Retail	7,618	3.3
Parks and Recreation	24,047	10.3
Public	26,721	11.5
Vacant and Natural Uses	<u>54,525</u>	<u>23.5</u>
<b>TOTAL</b>	<b>232,372</b>	<b>100.0%</b>

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

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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 <sup>1</sup> )
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)

<sup>1</sup>Cluster 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.



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

Multi-Family

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

CODE	ZONING DESIGNATION	RESIDENTIAL
		<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.

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

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

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

ACRES OF LAND BY ZONING CLASS  
SUPERVISOR DISTRICT  
(JANUARY 1987)

ZONING CLASS	<sup>1</sup> CENTRE-VILLE	<sup>2</sup> DRANES-VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVIDENCE	<sup>3</sup> SPRING-FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
CLIFTON									162			162
HERNDON										2,363		2,363
VIENNA											2,318	2,318
R-A	39	138				23	5					205
R-C	5		281					39,045				39,331
P AG-R								319				319
P AG-C												
R-E	2,992	15,190	5			8,985	75	281				27,528
R-EC	420	470										890
R-1	10,861	10,130	2,042	4,534	745	14,759	5,338	8,365				56,774
R-1C	2,132	1,826					498	389				4,845
R-2	901	1,996	1,321	1,267	3,752	4,236	914	565				14,952
R-2C	1,318	788	1,885	48	246	319	362	1,100				6,066
R-3	951	2,241	2,438	3,820	2,501	2,890	1,538	2,249				18,628
R-3C	524	526	1,010	570	142	52	743	2,576				6,143
R-4	3	950	129	1,324	828	776	1,109	1				5,120
R-4C						6	27	23				56
R-5	221	23	78	619	96	133	166	657				1,993
R-5C		6	83	105	5		61	436				696
R-8	15	46	89	335	49	316	89	589				1,528
R-8C	4	134	150	104	20	59	147	154				772

ACRES OF LAND BY ZONING CLASS  
SUPERVISOR DISTRICT  
(JANUARY 1987)

ZONING CLASS	CENTRE-VILLE <sup>1</sup>	DRANES-VILLE <sup>2</sup>	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING-FIELD <sup>3</sup>	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
P RES	662	32	395	63	14	77	103	399				1,745
P RES-MF								5				5
P RES-C	332	2		2	4	150		626				1,116
P RES-N			3									3
R-MHP				84		3						87
R-12		10	45	96	54	22	101	68				396
R-12C		23	20		71		129	3				246
R-16				5	4		9					18
R-20	60	25	306	476	362	264	721	146				2,360
R-30		78		19	97	81	11					286
P MH						4						4
P MF		15			30							45
P MF-R				6		38	23	13				80
P MF-C		31			9							40
PDH-1		262	1			68		470				801
PDH-2	690	13	2			64	8	1,401				2,178
PDH-3	364	10	552			877	57	1,587				3,447
PDH-4			46	764		58	49	346				1,263
PDH-5	131	47	9	71	20	69	9	111				467
PDH-8				192	98		333	123				746
PDH-12		13		40			81	211				345

ACRES OF LAND BY ZONING CLASS  
SUPERVISOR DISTRICT  
(JANUARY 1987)

ZONING CLASS	CENTRE-VILLE <sup>1</sup>	DRANES-VILLE <sup>2</sup>	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING-FIELD <sup>3</sup>	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
PDH-16				15	19	29	22	14				99
PDH-20			9		6		168	52				235
PDH-40		10				9						19
PRC-GC	3,011		35	134				1,219				4,399
PRC-OS	362							4				366
PRC-R	964	59	5					614				1,642
PRC-C/I	421		6					25				452
PRC-CF	65											65
P PDH								205				205
P PDH-R			2					210				212
P PDH-C	18			477								495
P PDH-N		4										4
PDC	145	117		10	56		257	185				770
PDC-R					23		444	2				469
PDC-C/I					3		477					480
PDC-CF					11							11
C-1							2	7				9
C-2	1	48	20	43	59	6	52	19				248
C-3	31	13	19	30	58	3	185	6				345
C-4		115		16	7		69	9				216
C-5	7	21	2	44	63	35	46	33				251

ACRES OF LAND BY ZONING CLASS  
SUPERVISOR DISTRICT  
(JANUARY 1987)

ZONING CLASS	<sup>1</sup> CENTRE-VILLE	<sup>2</sup> DRANES-VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	<sup>3</sup> SPRING-FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
C-6	16	81	62	287	213	54	152	166				1,031
C-7	75	73		132	62		179	171				692
C-8	120	64	72	281	144	325	94	89				1,189
P COM		8	4	20	39	19	107	6				203
P COM-R	68	307	28	59	32	156	38	107				795
P COM-I	2			12	1	30		32				77
P COM-N	15		39				8					62
I-I		43		61								104
I-1		8		15								23
I-2	22	3		33								58
I-3	360	120	6	73	11	1	175	657				1,403
I-4	664	137	42	289		116	210	98				1,556
I-5	1,560	62	72	803	1	61	344	1,017				3,920
I-6	74		28	242		655	1	42				1,042
P IND	101		17	122		25	19	207				491
P IND-R	28	70	41	399		385		479				1,402
P IND-C	172			18	8							198
P IND-N	11			17			4	735				767
TOTAL	30,938	36,388	11,399	18,176	9,963	36,238	15,759	68,668	162	2,363	2,318	232,372

<sup>1</sup>Excludes the Town of Vienna.  
<sup>2</sup>Excludes the Town of Herndon.  
<sup>3</sup>Excludes the Town of Clifton.

ACRES OF LAND BY ZONING CLASS  
PLANNING DISTRICT  
(JANUARY 1987)

ZONING CLASS	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC	VIENNA	TOTAL ACRES
CLIFTON										162					162
HERNDON													2,363		2,363
VIENNA														2,318	2,318
R-A				5			23	67					110		205
R-C			11,936	281						27,109				5	39,331
P AG-R			114							205					319
P AG-C															
R-E			203	828			8,984	1,910	1	83			15,080	439	27,528
R-EC				164				25					609	92	890
R-1	780		6,070	5,174	652		13,107	6,476	403	6,105	2,301	2,648	9,678	3,380	56,774
R-1C			93	966				786		285			2,085	630	4,845
R-2	2,948	1,038	229	876	260	909	2	1,935	4,649	433	205	369	670	429	14,952
R-2C	756		412	627	23			768	319	1,534	35		850	742	6,066
R-3	2,896	1,493	1,010	327	867	11	105	1,773	3,165	1,144	2,348	1,483	1,240	766	18,628
R-3C	389	100	1,178	131	58			40	88	2,515	425	140	968	111	6,143
R-4	358	4			1,615	129	1	950	1,037	6	492	444		84	5,120
R-4C									6	23				27	56
R-5	97		292	119	33	20	68	23	17	377	442	224	216	65	1,993
R-5C	46		49	41	7			6		429	71	34		13	696
R-8	31	13	512	17	22	5	123	46	300	150	122	121	12	54	1,528
R-8C	49		46	1	29		44	61	30	229	33	56	73	121	772



ACRES OF LAND BY ZONING CLASS  
PLANNING DISTRICT  
(JANUARY 1987)

ZONING CLASS	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOWER POTOMAC	MCCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC	VIENNA	TOTAL ACRES
P RES	286	4	147	150	18		2	32	1	349	12	51	505	188	1,745
P RES-MF			5												5
P RES-C	2	2	625				150	2		1		2	290	42	1,116
P RES-N										3					3
R-MHP									87						87
R-12	23	32	19	25	37	54	3	10	57	58		4		74	396
R-12C	73	4		53	3	13				3			23	74	246
R-16		4			9						5				18
R-20	306	197	147	228	302	111	62	150	603	76	14	41	22	101	2,360
R-30	6	90				6		89	79		13	3			286
P MH									4						4
P MF	30							15							45
P MF-R			13	13				10	42			2			80
P MF-C		9						31							40
PDH-1								125		539			137		801
PDH-2	2		675	8				13		790			690		2,178
PDH-3	116		553	7				10		2,005		366	356	34	3,447
PDH-4			338	74						8	638	184		21	1,263
PDH-5				98		20		47	69	31		71	131		467
PDH-8	3		166	290		95					166	26			746
PDH-12			193	3	2			13	26	18	14			76	345

ACRES OF LAND BY ZONING CLASS  
PLANNING DISTRICT  
(JANUARY 1987)

ZONING CLASS	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC <sup>2</sup>	VIENNA <sup>3</sup>	TOTAL ACRES
PDH-16	19		14		22		29		15						99
PDH-20		6	37	116	17					9				50	235
PDH-40								10	9						19
PRC-GC										760		628	3,011		4,399
PRC-OS										4			362		366
PRC-R										504		115	1,023		1,642
PRC-C/I										16		15	421		452
PRC-CF													65		65
P PDH			205												205
P PDH-R	2		188	22											212
P PDH-C											477		18		495
P PDH-N								4							4
PDC		56	53	304	6			135			10		129	77	770
PDC-R		8	386		73	2									469
PDC-C/I		3	137		340										480
PDC-CF		11													11
C-1										7				2	9
C-2	58	12	13	12	7	7		48	8	20	8	16	1	38	248
C-3	43	24	6	58	85	9		13	4		13	12	22	56	345
C-4		2		9	25	5		136			13	3		23	216
C-5	7	30	14	13	35	7	8	21	36	22	12	19	10	17	251

ACRES OF LAND BY ZONING CLASS  
PLANNING DISTRICT  
(JANUARY 1987)

ZONING CLASS	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC <sup>2</sup>	VIENNA <sup>3</sup>	TOTAL ACRES
C-6	135	41	79	46	47	68	11	65	165	118	36	122	40	58	1,031
C-7		62	171	134	5			96				132		92	692
C-8	29	116	63	92	65	20	72	29	447	1	24	44	159	28	1,189
P COM	15	12		9	3	30		82	20			5	4	23	203
P COM-R	7	24	51	34	23	2	53	14	146	52	2	21	349	17	795
P COM-I	12	1	31	1			30						2		77
P COM-N				45						2				15	62
I-I								43			36	25			104
I-1						15		8							23
I-2	1											32	25		58
I-3		11	801	33	53	14	1	174		12	51	8	210	35	1,403
I-4	42		70	17	5			89	149		3	341	723	117	1,556
I-5	75	1	1,283	170	141	109	30	46	10	86	26	667	1,153	123	3,920
I-6	214		42		1		380					331	74		1,042
P IND	55		207	6	2	34	25					50	101	11	491
P IND-R	159		462	5		18	209	70		12	212	227	25	3	1,402
P IND-C	18	8											172		198
P IND-N	17		735										6	9	767
TOTAL	10,105	3,418	30,073	11,632	4,892	1,713	23,611	16,556	11,843	46,295	8,259	9,082	44,213	10,680	232,372

<sup>1</sup>Includes the Town of Clifton.

<sup>2</sup>Includes the Town of Herndon.

<sup>3</sup>Includes the Town of Vienna.

ACRES OF VACANT LAND BY ZONING CLASS  
SUPERVISOR DISTRICT  
(JANUARY 1987)

ZONING CLASS	CENTRE-VILLE <sup>1</sup>	DRANES-VILLE <sup>2</sup>	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING-FIELD <sup>3</sup>	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
CLIFTON									81			81
HERNDON										487		487
VIENNA											70	70
R-A	16	10										26
R-C			223					14,319				14,542
P AG-R								203				203
R-E	553	4,214				1,931	16					6,714
R-EC	13	12										25
R-1	1,899	2,394	161	794	48	1,842	914	2,917				10,969
R-1C	282	95					12	69				458
R-2	239	203	77	261	214	278	82	188				1,542
R-2C	16	14	11		7	14	1	140				203
R-3	469	291	45	595	200	256	117	707				2,680
R-3C	68	23	9	11	2		6	112				231
R-4		44	10	128	10	66	57					315
R-4C						1	3					4
R-5	62	4		81	7	31	32	214				431
R-5C			3	7				35				45
R-8	1		1	49	5	74	26	254				410
R-8C			1					6				7
P RES	466	14		32	4	74		232				822

ACRES OF VACANT LAND BY ZONING CLASS  
SUPERVISOR DISTRICT  
(JANUARY 1987)

ZONING CLASS	CENTRE- VILLE	DRANES- VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING- FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
P RES-MF								5				5
P RES-C	290				1							291
R-MHP						2						2
R-12		1	1	49	16	4	20	38				129
R-12C		4			1							5
R-20			4	8	2	14	9					37
R-30		9			1	1						11
P MF-R						2						2
P MF-C		31										31
PDH-1		216	1			68		395				680
PDH-2	28	7	2			54		924				1,015
PDH-3	142					83	31	481				737
PDH-4				716		37	21	215				989
PDH-5	5	1		14		20		102				142
PDH-8				154	13		45	64				276
PDH-12		4		12			1	39				56
PDH-16						8	22	14				44
PDH-20							46	32				78
PDH-40						9						9
PRC-GC	100			3				81				184
PRC-R	287	16						19				322

ACRES OF VACANT LAND BY ZONING CLASS  
SUPERVISOR DISTRICT  
(JANUARY 1987)

ZONING CLASS	<sup>1</sup> CENTRE-VILLE	<sup>2</sup> DRANES-VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	<sup>3</sup> SPRING-FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
PRC-C/I	54											54
P PDH								205				205
P PDH-R								202				202
P PDH-C	18			477								495
PDC	113	117		10	18		93					351
PDC-R							350	2				352
PDC-C/I							129					129
C-1							1					1
C-2		2		14	11	1	10	14				52
C-3	4		1	25	6		58					94
C-4		32		10	5		3					50
C-5	1			6	4	5	1	14				31
C-6		1	13	9	5	5	15	43				91
C-7		20		16			2	149				187
C-8	98	12	5	62	9	76	14	30				306
P COM				1		9	13	1				24
P COM-R	3	17	7	2	4	70	7	19				129
P COM-I						12		24				36
P COM-N							8					8
I-I				35								35
I-1				15								15

ACRES OF VACANT LAND BY ZONING CLASS  
SUPERVISOR DISTRICT  
(JANUARY 1987)

ZONING CLASS	<sup>1</sup> CENTRE-VILLE	<sup>2</sup> DRANES-VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVIDENCE	<sup>3</sup> SPRING-FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
I-2				19								19
I-3	214	17		50		1	5	502				789
I-4	252	101	1	81		15	26	53				529
I-5	798	13	5	291		21	44	598				1,770
I-6	43			26		154						223
P IND	94			42		20	3	181				340
P IND-R	17	64		94		188		65				428
P IND-C	172			18								190
P IND-N	6							620				626
TOTAL	6,823	8,003	581	4,217	593	5,446	2,243	24,527	81	487	70	53,071

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

<sup>1</sup>Excludes the Town of Vienna.

<sup>2</sup>Excludes the Town of Herndon.

<sup>3</sup>Excludes the Town of Clifton.

ACRES OF VACANT LAND BY ZONING CLASS  
 PLANNING DISTRICT  
 (JANUARY 1987)

ZONING CLASS	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER <sup>2</sup> POTOMAC	VIENNA <sup>3</sup>	TOTAL ACRES
CLIFTON										81					81
HERNDON													487		487
VIENNA														70	70
R-A													26		26
R-C			5,936	223						8,383					14,542
P AG-R			49							154					203
R-E				153			1,930	364	1				4,209	57	6,714
R-EC								1					24		25
R-1	57		1,597	806	33		1,252	1,039	7	1,789	167	784	2,902	536	10,969
R-1C			24	56				67		40			248	23	458
R-2	185	17	97	94	3	187	1	196	337	114	7	60	213	31	1,542
R-2C	3		125	14				14	14	17			10	6	203
R-3	66	145	601	4	50	2	4	77	248	169	517	59	678	60	2,680
R-3C		2	65							56	11		90	7	231
R-4	18				36			44	143		44	7		23	315
R-4C									1					3	4
R-5	7		175	45	1		8	4	1	20	69	34	62	5	431
R-5C			5							33	7				45
R-8	3	2	241		5		63		5	12	49	8		22	410
R-8C	1		5							1					7
P RES		3	108		1			14		198	5	27	466		822



ACRES OF VACANT LAND BY ZONING CLASS  
PLANNING DISTRICT  
(JANUARY 1987)

ZONING CLASS	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC <sup>2</sup>	VIENNA <sup>3</sup>	TOTAL ACRES
P RES-MF			5												5
P RES-C	1												290		291
R-MHP									2						2
R-12	4	10	16	21	4	17		1	36	2				18	129
R-12C					1								4		5
R-20	4	2		2			14	7	7			1			37
R-30		1						9	1						11
P MF-R									2						2
P MF-C								31							31
PDH-1								89		464			127		680
PDH-2	2		396					7		582			28		1,015
PDH-3			419							153		23	140	2	737
PDH-4			209	11						6	604	149		10	989
PDH-5				80				1	20	22		14	5		142
PDH-8			96	13		13					154				276
PDH-12			39		1			4			12				56
PDH-16			14		22		8								44
PDH-20			25	13										40	78
PDH-40									9						9
PRC-GC										16		68	100		184
PRC-R										19			303		322

ACRES OF VACANT LAND BY ZONING CLASS  
PLANNING DISTRICT  
(JANUARY 1987)

ZONING CLASS	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC <sup>2</sup>	VIENNA <sup>3</sup>	TOTAL ACRES
PRC-C/I													54		54
P PDH			205												205
P PDH-R			188	14											202
P PDH-C											477		18		495
PDC		18	32	59				118			10		111	3	351
PDC-R			352												352
PDC-C/I					129										129
C-1														1	1
C-2	9	2	12	4	1			2	1	2	3	10		6	52
C-3	3	4		29	21	1			1		13	10	4	8	94
C-4						5		32			10			3	50
C-5	1	1	9	1	2		2		4	6	1	3	1		31
C-6	3	2	12	22	5		4		1	26	3	6	1	6	91
C-7			149					22				16			187
C-8	2	8	21	17	10	11	22	2	86		10	9	108		306
P COM				1					9			1		13	24
P COM-R		4	10	4	3		52	1	19	8		9	19		129
P COM-I			23	1			12								36
P COM-N				8											8
I-I											10	25			35
I-1						15									15

ACRES OF VACANT LAND BY ZONING CLASS  
PLANNING DISTRICT  
(JANUARY 1987)

ZONING CLASS	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC <sup>2</sup>	VIENNA <sup>3</sup>	TOTAL ACRES
I-2												19			19
I-3			640				1	22			43	7	76		789
I-4	1		53		3		15	22				81	341	13	529
I-5	5		834	96	10	22	13	2		11	14	263	481	19	1,770
I-6	13						82					85	43		223
P IND	7		181	3			20					35	94		340
P IND-R			65			18	44	64			76	144	17		428
P IND-C	18												172		190
P IND-N			620										6		626
TOTAL	413	221	13,653	1,794	341	291	3,547	2,256	955	12,384	2,316	1,957	11,958	985	53,071

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

<sup>1</sup>Includes the Town of Clifton.

<sup>2</sup>Includes the Town of Herndon.

<sup>3</sup>Includes the Town of Vienna.

ACRES OF LAND BY LAND USE CATEGORY  
SUPERVISOR DISTRICT  
(JANUARY 1987)

LAND USE	3											
	1	2										
	CENTRE- VILLE	DRANES- VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING- FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
SINGLE FAMILY DETACHED	10,877	18,025	5,929	5,610	6,042	6,959	7,044	22,985	62	826	1,506	85,865
SINGLE FAMILY SEMI-DETACHED	18											18
TWO OR MORE SGL FAM-SGL LOT	746	1,372	46	114	39	1,329	170	2,018		9	15	5,858
OTHER SGL FAMILY STRUCTURE			1	6	3	16		3			1	30
SGL FAM INFLUENCED BY BUSINESS	405	42	5	78	18	58	112	458	2	14	3	1,195
DUPLEX	1		3	49		109	2	31		7		202
OTHER TWO FAMILY		7	2	7	12	8	2	23		2	2	65
TOWNHOUSE-OWNERSHIP	317	100	204	241	113	140	257	517		59	26	1,974
TOWNHOUSE-CONDOMINIUM	12	23	20	21	22	3	23	80		1		205
TOWNHOUSE-RENTAL		13	7	37	23	14	54	20				168
MULTIPLEX-CONDOMINIUM	52			101	21	29	36	133			1	373
COMBIN OF RENTAL-PREDOM TOWNHSE												
OTHER TOWNHOUSE / MULTIPLEX	7	3						4				14
GARDEN APTS-RENTAL	228	10	112	361	309	172	358	58		54		1,662
GARDEN APTS-CONDOMINIUM	242		99	64	75	83	220	112		20	22	937
MEDIUM-RISE APTS-RENTAL	17	18			22			13				70
MEDIUM-RISE APTS-CONDOMINIUM	4		9		17							30
HI-RISE APTS-RENT W/O COMM PROP					37	43	14					94
HI-RISE APTS-CONDO W/O COM PROP		45			43	34	23					145
HI-RISE APTS-RENT W/COMM PROP	3	4			19		17					43
HI-RISE APTS-CONDO W/COMM PROP	3	6			8	30	6					53
COMBIN OF RENTAL-PREDOM APTS												
OTHER APARTMENTS			1	8	3	3	34	18			1	68
MOBILE HOMES IN PRK OR CT			37	101		67		82				287
ROOMING & BOARDING HOUSES		3		2				10				15
MEMBERSHIP LODGINGS			59									59
RETIREMENT HOMES-ORPHANAGES		4			3	2	35					44
RELIGIOUS QUARTERS		32	2		8	7						49
NURSING HOMES		8			10	5	6				3	32
OTHER GROUP QUARTERS							1	226				227
MOTEL W/O COMM AMENITIES				17	1	26		7		2	2	55
MOTEL W/COMM AMENITIES	4			9	7	6	12			4		42
HOTEL W/O COMM AMENITIES				3	4							7
HOTEL W/COMM AMENITIES	44	10		11		5	14					84
TOURIST HOME					1	3						4
GARAGE, SHED ETC-SEP PARCEL	140	159	1	11	9	37	11	171			1	540
PRIVATE OPEN SPACE-SUBDIVISION	2,905	1,272	746	676	353	560	620	2,691		122	24	9,969
PRIVATE OPEN SPACE-NOT SUBDIV	23	4	5	1	13	14	6	7		3		76
OTHER RESIDENTIAL	55	78	10	7	35	30	34	49		6	2	306
PLANNED INDUSTRIAL PARK	10		4	25								39
INDUSTRIAL CONGLOMERATION	3			23				120				146

ACRES OF LAND BY LAND USE CATEGORY  
SUPERVISOR DISTRICT  
(JANUARY 1987)

LAND USE	3											TOTAL ACRES
	1	2										
	CENTRE-VILLE	DRANES-VILLE	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING-FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	
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								3				3
WHOLESALE-WAREHOUSE & STORAGE	122	18	89	484	7	296	146	218		31	14	1,425
MINI-WAREHOUSES-RENTED NON-COMM	11	10	4	11	5	7	7	25		6		86
WHOLESALE-WAREHSE & STR-CONDO		12		17				9		3		43
CONTRACT CONSTRUCTION		2				4	2	2		5		15
OTHER INDUSTRIAL	41	2		124	23	20	31	16		4		261
RAILROAD-INCL RIGHT OF WAY			99	203		339		143	9			793
RAIL RAPID TRANSIT		37				57	53					147
MOTOR FREIGHT TRANSPORTATION				3								3
STREET & HIGHWAY RIGHT OF WAY	5		15		1	4	5	1		2	1	34
AUTO PARKING	18	1			1		2				1	23
AIRPORT USAGE	2,461											2,461
MARINE TERMINALS						3						3
ELECTRIC RELATED	63	7	15	43	12	22	11	204		9	3	389
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	13	329				543
SOLID WASTE DISPOSAL										3		3
PIPELINE RELATED						65						65
OTHER UTILITIES												
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	22	1	22	22		33	44		8	13	192
SPECIALTY SHOPPING CENTER		40	19	95	64	31	13	26		2	11	301
COMMUNITY SHOPPING CENTER	53	13	64	122	80	1	81	78		39	16	547
REGIONAL SHOPPING CENTER					32							32
SUPER REGIONAL CENTER				79			207					286
PROMOTIONAL CENTER	13			17	55	11	7					103
CONDOMINIUM CENTER	3	13										16
BUILDING MATERIAL-HARDWARE		7	1	17	1	13	19			1	4	63
DEPARTMENT STORES				1	21							22
DISCOUNT STORES	31			29	8		1	27				96
VARIETY OR JR DEPT STORE				3								3
APPAREL & ACCESSORIES		1		3	2		4			1	1	12
FURNITURE	5	3	1	15	2	6	13					45
DRUG STORES		2			1							3

ACRES OF LAND BY LAND USE CATEGORY  
SUPERVISOR DISTRICT  
(JANUARY 1987)

LAND USE	1	2		ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	3			TOTAL ACRES
	CENTRE-VILLE	DRANES-VILLE	TOWN OF CLIFTON						TOWN OF HERNDON	TOWN OF VIENNA		
CONDOMINIUM RETAIL		2										2
SUPERMARKET					6		2	2			3	13
SUPERMARKET & GENERAL MERCH						3	3					6
CONVENIENCE GROCERY	4	1			3	1	5	1	2		1	18
OTHER FOOD	1	1				1	1		1			5
RESTAURANT WITH ALCOHOL		24			21	12	16	11	13		1	101
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		11	12	7	9	8		1	58
OTHER EATING & DRINKING							1	2			1	4
MOTOR VEHICLE SALES	49	23	2		28	21	26	9	13		3	174
GAS & SERVICE STATIONS	11	16	7		21	22	17	19	13		4	133
GAS SALES ONLY	1	1			5	3	1	5	3			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			12	5	13	3	1		2	49
OTHER RETAIL	10	8	1		38	20	28	41	48	1	2	200
OFFICE PARK		10									3	10
GENERAL LOW-RISE OFFICE	704	82	61		72	35	42	547	261		186	2,067
MED/DENTAL LOW-RISE OFFICE	2	5			3	16	3	2			1	34
GOVT LEASED LOW-RISE OFFICE	10					1						11
GOVT OWNED LOW-RISE OFFICE	37	6			22	9	8	4	18		1	108
CONDO OFFICE-LOW-RISE	9	19	20		14	35	8	16	23		7	157
CONDO OFFICE MED/DENT LOW-RISE									1			2
CLUSTER OFFICE-LOW-RISE	6	1				2		8				23
CONVERTED RESIDENTIAL OFFICE	2	6	11		8	14	8	9	23		7	88
GENERAL-MEDIUM OR HIGH-RISE	175	243	9		27	49	10	461	6		1	981
MED/DENTAL-MEDIUM OR HIGH-RISE	8							2				10
GOVT LEASED-MEDIUM OR HIGH-RISE	104					2						106
GOVT OWNED-MEDIUM OR HIGH-RISE		941	48								11	1,000
CONDO OFFICE-MED OR HIGH-RISE												
CONDO OFFICE-MEDICAL MED-HIGH R			1				2					3
OTHER OFFICES		3	1		12		1				1	18
FINANCE,INSURANCE,REAL ESTATE	1	13	3		13	5	4	14	5		3	62
PERSONAL SERVICE		1	1		1	4					2	11
MOTOR VEHICLE REPAIR	2	24	1		24	9	31	6	16		4	118
OTHER REPAIR SERVICE		7			2		1					10
VETERINARY HOSPITALS		3	1					1	4		7	16
OTHER BUSINESS SERVICES	10	9			2	5	2	4	16	1		49
CEMETERIES	3	13	90		54	17	6	207	21		24	437
HOSPITAL & HEALTH FACILITIES	28		97			3	39	55				222

ACRES OF LAND BY LAND USE CATEGORY  
SUPERVISOR DISTRICT  
(JANUARY 1987)

LAND USE	3											TOTAL ACRES
	CENTRE- VILLE	DRANES- VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING- FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	
POST OFFICE	4	3		1	3		30	5			4	50
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		8,183						9,198
WELFARE & CHARITABLE SERVICES	2				6							8
OTHER PUBLIC LAND USES	358	727	202	359	97	1,449	169	1,877	1	108	33	5,380
HOUSE OF WORSHIP	146	236	104	150	201	164	132	230	4	43	38	1,448
CIVIC, SOCIAL, FRATERNAL USES	56	20	6	13	15	7	59				11	187
LIBRARIES	5	7	3	4	10	6					1	36
PERMANENT EXHIBITIONS	36					2,105		1			1	2,143
NURSERY SCHOOLS	6	4	1	6	4	2	4	14		2	5	48
PUBLIC SCHOOLS	299	358	427	391	283	322	429	334		51	47	2,941
PRIVATE SCHOOLS	42	468	6	45	56	1	30	5			5	658
COLLEGES & UNIVERSITIES			633									633
SPECIAL TRAINING SCHOOLS							4	33				37
OTHER EDUCATIONAL USES				3		5		28		1	1	38
PLACES OF PUBLIC ASSEMBLY	17	118		17	3		27	1			1	184
PARKS-PRIVATE		32	28	15	42	42	29	142			1	331
PARKS-COMMERCIAL	6	56			1		4	3				70
PARKS-GOVT	2,149	2,997	1,316	2,058	670	2,405	1,016	7,734		30	106	20,481
INDOOR REC FACIL-PRIVATE				1		1	4	7				13
INDOOR REC FACIL-COMMERCIAL	111	11	3	7	6	3	2	3				146
INDOOR REC FACIL-GOVT						10		9			3	22
GOLF COURSE-PRIVATE	401	152				248	249	890			157	2,097
GOLF COURSE-COMMERCIAL	166							27				193
GOLF COURSE-GOVT				149				187		106		442
SWIMMING POOLS-OUTDOOR	26	26	53	18	24	21	14	29			11	222
SWIMMING POOLS-INDOOR								22				22
BOATING MARINAS-PUBLIC/PRIV						8						8
BOAT SLIPS PRIVATE-CONDO												
HORTICULTURAL ACTIVITIES		5			15			13				33
QUARRIES				136		97		199				432
CONSERVATION AREAS						1,371						1,371
WATER AREAS		8										8
VACANT LAND	6,225	7,735	573	4,076	583	5,164	2,170	23,092	75	438	69	50,200
VACANT LAND W/DILAP STRUCTURE	598	268	8	141	10	282	73	1,435	6	49	1	2,871
OTHER NATURAL USES						42						42
TOTAL	30,938	36,388	11,399	18,176	9,963	36,238	15,759	68,668	162	2,363	2,318	232,372

- <sup>1</sup>Excludes the Town of Vienna.  
<sup>2</sup>Excludes the Town of Herndon.  
<sup>3</sup>Excludes the Town of Clifton.

ACRES OF LAND BY LAND USE CATEGORY  
PLANNING DISTRICT  
(JANUARY 1987)

LAND USE	1										2		3	TOTAL ACRES	
	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOWER POTOMAC	MCCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC		VIENNA
SINGLE FAMILY DETACHED	5,789	1,894	5,985	5,882	2,509	665	1,719	8,624	5,303	18,856	2,604	2,790	17,258	5,987	85,865
SINGLE FAMILY SEMI-DETACHED				1									17		18
TWO OR MORE SGL FAM-SGL LOT	25	12	1,041	128	47	3	1,131	390	123	1,034	55	83	1,650	136	5,858
OTHER SGL FAMILY STRUCTURE	3					1				6	5			1	30
SGL FAM INFLUENCED BY BUSINESS	16	7	538	72	3	3	33	11		32	34	31	307	84	1,195
DUPLEX					1		2			150			8	1	202
OTHER TWO FAMILY	6	2	3	2	2	4	2	7	9	19	3		2	4	65
TOWNHOUSE-OWNERSHIP	119	19	155	74	53	36	38	71	104	504	88	151	400	162	1,974
TOWNHOUSE-CONDOMINIUM	21	21		7	15	16		23	8	17		63	13	1	205
TOWNHOUSE-RENTAL	1		9	23	30	23			11	18		33	13	7	168
MULTIPLY-CONDOMINIUM	13	6	85	13	2	2	19	16	111	49		4	36	17	373
COMBIN OF RENTAL-PREDOM TOWNHSE															
OTHER TOWNHOUSE / MULTIPLEX													10	4	14
GARDEN APTS-RENTAL	153	148	49	89	162	96	48	72	404	49	24	36	257	75	1,662
GARDEN APTS-CONDOMINIUM	106	57	4	90	98	13		37	127	40	4	77	262	22	937
MEDIUM RISE-APTS-RENTAL	8	14		13				18					6	11	70
MEDIUM RISE-APTS-CONDOMINIUM	9	17											4		30
HI-RISE APTS-RENT W/O COMM PROP	16	21							43					14	94
HI-RISE APTS-CONDO W/O COMM PROP		43			23			45	34						145
HI-RISE APTS-RENT W/COMM PROP		19			17			4					3		43
HI-RISE APTS-CONDO W/COMM PROP		8						12	30				3		53
COMBIN OF RENTAL-PREDOM APTS															
OTHER APARTMENTS	3	1		25	20				11	7				1	68
MOBILE HOMES IN PRK OR CT			82	37					168						287
ROOMING & BOARDING HOUSES										10		2	3		15
MEMBERSHIP LODGINGS				59											59
RETIREMENT HOMES-ORPHANAGES		3		35				4	2						44
RELIGIOUS QUARTERS	2	8						32	7						49
NURSING HOMES	10							8	5					9	32
OTHER GROUP QUARTERS			9							217				1	227
MOTEL W/O COMM AMENITIES			4	3	1				38			5	2	2	55
MOTEL W/COMM AMENITIES		4		4	11	5			6			4	4	4	42
MOTEL W/O COMM AMENITIES		4									3				7
MOTEL W/COMM AMENITIES				5	5			14	5			11	28	16	84
TOURIST HOME		1													4
GARAGE, SHED ETC-SEP PARCEL	2	6	42	10	3		33	35	2	131	7	4	242	23	540
PRIVATE OPEN SPACE-SUBDIVISION	297	179	606	489	106	50	87	468	194	2,775	374	379	3,510	455	9,969
PRIVATE OPEN SPACE-NOT SUBDIV	3	11	7	12				2	14	8	1		17	1	76
OTHER RESIDENTIAL	10	2	28	16	1	22	22	56	11	46	4	1	64	23	306
PLANNED INDUSTRIAL PARK	4					3						22	10		39
INDUSTRIAL CONGLOMERATION	23		120										3		146



ACRES OF LAND BY LAND USE CATEGORY  
PLANNING DISTRICT  
(JANUARY 1987)

LAND USE	1														2		3	TOTAL ACRES
	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOMER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC	VIENNA				
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			3												3			
WHOLESALE-WAREHOUSE & STORAGE	99	7	202	8	22	82	169	26	2	14	7	507	153	127	1,425			
MINI-WAREHOUSES-RENTED NON-COMM	4		9	6	4		4	7		13		14	20	2	86			
WHOLESALE-WAREHSE & STR-CONDO		3	9			11		12				6	3	2	43			
CONTRACT CONSTRUCTION			1				2	2		1		2	5	2	15			
OTHER INDUSTRIAL	13	23	34		4	14		2	3		4	110	45	9	261			
RAILROAD-INCL RIGHT OF WAY	78					20	324			179	25	167			793			
RAIL RAPID TRANSIT								37	57					53	147			
MOTOR FREIGHT TRANSPORTATION												3			3			
STREET & HIGHWAY RIGHT OF WAY		1	1	3	2			4		15				7	34			
AUTO PARKING	1				2									18	23			
AIRPORT USAGE			2,461												2,461			
MARINE TERMINALS								3							3			
ELECTRIC RELATED	17	3	12		13			9	7	5	208	35	5	72	389			
GAS RELATED	82		25					1		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			
OTHER UTILITIES																		
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	12		22			28	14	33		8	35	24	192			
SPECIALTY SHOPPING CENTER	9	33	3	9	29	3	2	18	61	32	13	53	25	11	301			
COMMUNITY SHOPPING CENTER	58	29	47	4	8	28		9	99	81	11	22	96	55	547			
REGIONAL SHOPPING CENTER		32													32			
SUPER REGIONAL CENTER				120				87				79			286			
PROMOTIONAL CENTER	20	29			5	20		2	11		3			13	103			
CONDOMINIUM CENTER													16		16			
BUILDING MATERIAL-HARDWARE		1			7			7	19		2		1	16	63			
DEPARTMENT STORES	10	21									1			1	22			
DISCOUNT STORES				16		8			16	11		13	12	20	96			
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	9			3	2	6	45			
DRUG STORES	1							2							3			

ACRES OF LAND BY LAND USE CATEGORY  
 PLANNING DISTRICT  
 (JANUARY 1987)

LAND USE	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC	VIENNA	TOTAL ACRES
CONDOMINIUM RETAIL													2		2
SUPERMARKET					2				4			4	2	3	13
SUPERMARKET & GENERAL MERCH					3				3						6
CONVENIENCE GROCERY		1	2					3				1	5	2	18
OTHER FOOD	1							1					1		5
RESTAURANT WITH ALCOHOL	4	7	11	2	4			7	16	2		11	7	7	101
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	11	3	1	7	5	5	58
OTHER EATING & DRINKING									1				1	2	4
MOTOR VEHICLE SALES	2	3	11	2	7	14		2	23			20	3	55	174
GAS & SERVICE STATIONS	16	8	5	1	10	3		7	11	13	10	10	20	14	133
GAS SALES ONLY	1	2	3		1			1	3				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		1				5
OTHER AUTOMOTIVE	2	3			2			9	7	6		11	5	4	49
OTHER RETAIL	27	14	11	29	2	1	12	3	22	31	1	9	19	19	200
OFFICE PARK									10						10
GENERAL LOW-RISE OFFICE	77	11	376	175	97	12	3	154	43	28	1	21	867	202	2,067
MED/DENTAL LOW-RISE OFFICE	6	10			1			5	4			2	4	2	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	36	7	7	2	5	5		11	8	19	4	11	23	19	157
CONDO OFFICE MED/DENT LOW-RISE										1				1	2
CLUSTER OFFICE-LOW-RISE				1	3	2		1					6	10	23
CONVERTED RESIDENTIAL OFFICE	22	3	20	4	5	1	1	5	8		4	2	8	5	88
GENERAL-MEDIUM OR HIGH-RISE	21	33	7	70	191			337	10		4	24	140	148	981
MED/DENTAL-MEDIUM OR HIGH-RISE				2									8		10
GOVT LEASED-MEDIUM OR HIGH-RISE		2											104		106
GOVT OWNED-MEDIUM OR HIGH-RISE				48				941						11	1,000
CONDO OFFICE-MED OR HIGH-RISE															
CONDO OFFICE-MEDICAL MED-HIGH R	1								2						3
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				2	2	11
MOTOR VEHICLE REPAIR	3	6	16		4			20	3		1	51	10	4	118
OTHER REPAIR SERVICE								7	1			2			10
VETERINARY HOSPITALS	1		2	1				2		2			8		16
OTHER BUSINESS SERVICES	5		12		2				3	5	1		19	2	49
CEMETERIES	14		4	91	202	4	1	6	5	18	54		34	4	437
HOSPITAL & HEALTH FACILITIES	2			55	3				39	95			28		222

ACRES OF LAND BY LAND USE CATEGORY  
PLANNING DISTRICT  
(JANUARY 1987)

LAND USE	ACRES														TOTAL ACRES
	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC	VIENNA	
POST OFFICE	3				30			3	1	5			4	4	50
POLICE STATIONS									2						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							8,183				200	803	12		9,198
WELFARE & CHARITABLE SERVICES						6						2			8
OTHER PUBLIC LAND USES	135	7	512	46	28	33	972	625	422	1,547	155	238	410	250	5,380
HOUSE OF WORSHIP	202	52	66	78	55	13	52	147	120	143	86	66	233	135	1,448
CIVIC, SOCIAL, FRATERNAL USES	10	5		90	1		5	11	4	6	6	5	18	26	187
LIBRARIES	5	2			3			7	6	3	2	2	5	1	36
PERMANENT EXHIBITIONS			37				556		1,549					1	2,143
NURSERY SCHOOLS	4		2	1				3	3	12	3		12	9	48
PUBLIC SCHOOLS	277	108	147	158	208	43	14	263	352	351	221	154	398	247	2,941
PRIVATE SCHOOLS	15	43		9	4	3		468	11	5	34		11	55	658
COLLEGES & UNIVERSITIES	76			557											633
SPECIAL TRAINING SCHOOLS					4					33					37
OTHER EDUCATIONAL USES									5	28	3		1	1	38
PLACES OF PUBLIC ASSEMBLY	3				27			118	12	1	2			18	184
PARKS-PRIVATE	35	15	108		29	12	19	29	26	40	8		3	1	331
PARKS-COMMERCIAL	1				4					3			62		70
PARKS-GOVT	1,365	127	2,281	863	291	104	1,819	709	435	5,820	1,519	600	3,765	783	20,481
INDOOR REC FACIL-PRIVATE	1		3	1					1	7					13
INDOOR REC FACIL-COMMERCIAL	3	3	5			4		6	6	3			116		146
INDOOR REC FACIL-GOVT									10	9				3	22
GOLF COURSE-PRIVATE			526	249					248	207		157	553	157	2,097
GOLF COURSE-COMMERCIAL			27										166		193
GOLF COURSE-GOVT										187	149		106		442
SWIMMING POOLS-OUTDOOR	48		12	23	8			20	22	27	6	12	18	26	222
SWIMMING POOLS-INDOOR												22			22
BOATING MARINAS-PUBLIC/PRIV									8						8
BOAT SLIPS PRIVATE-CONDO															
HORTICULTURAL ACTIVITIES	8	7	7					4		6			1		33
QUARRIES			199				97				136				432
CONSERVATION AREAS							1,371								1,371
WATER AREAS													8		8
VACANT LAND	401	219	12,306	1,763	335	290	3,447	2,228	905	12,250	2,250	1,760	11,083	963	50,200
VACANT LAND W/DILAP STRUCTURE	12	2	1,347	31	6	1	100	28	50	134	66	197	875	22	2,871
OTHER NATURAL USES							42								42
TOTAL	10,105	3,418	30,073	11,632	4,892	1,713	23,611	16,556	11,843	46,295	8,259	9,082	44,213	10,680	232,372

- <sup>1</sup>Includes the Town of Clifton.
- <sup>2</sup>Includes the Town of Herndon.
- <sup>3</sup>Includes 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 1986 are reflected in the 1987 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 1987, the County had 145,273 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 6.9 percent of the County's total developable land, or more than 15,900 acres. Over 10,500 acres are planned for industrial uses while commercial-office planned uses and commercial-retail planned uses total 2,331 acres and 3,077 acres, respectively. Over 32,600 acres, or 14.0 percent, are planned for public parks and open space, and 24,625 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 12,479 acres, or 5.4 percent. The remaining 1,324 acres, or 0.6 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 70,482 as of January 1987, representing 30.4 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 53,071 acres (see the "Existing Land Use" section of the Standard Reports), measuring underutilized land, which totals 17,411 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 1987, 55,096 acres are vacant or underutilized and planned for residential use. This is 78.2 percent of the total undeveloped land in the County. Approximately 11.7 percent of the County's vacant and underutilized land is planned for total commercial (1,897 acres) and industrial (6,341 acres) uses, while the remaining 7,148 acres (10.1 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 364,233 housing units at planned buildout. Since there are currently 270,744 units in the County, 93,489 additional units may be seen at buildout. The additional units represent a 34.5 percent increase in the County's total housing stock. The majority (66 percent) of the planned units is expected to be single-family homes, while townhouses and multifamily units are expected to comprise 18.1 percent and 15.9 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 24,412 additional units while the Upper Potomac Planning District is planned to accommodate 16,656 additional units. These two Planning Districts, together with the planned units for the Pohick Planning District (8,648 units) account for 53.2 percent of all the planned units in the County.

Among the Supervisor Districts, Springfield has the largest number of additionally planned units, with 31,398. The Springfield District has the largest number of additionally planned units in all three unit types -- single-family, townhouse, and multifamily. There are 13,279 additional units planned for the Lee District which has the second largest number of additionally planned units. The Annandale District has the smallest number of additionally planned units, with 1,605.

ACRES OF LAND BY PLANNED LAND USE  
SUPERVISOR DISTRICT  
(JANUARY 1987)

PLANNED LAND USE		1 CENTRE- VILLE	2 DRANES- VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	3 SPRING- FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES	
RESIDENTIAL	.1-.2 DU/AC	200	3,050	21			274	131	2,560				6,236	
	.2 DU/AC			329			74		28,279				28,682	
	.2-.5 DU/AC	2,459	10,787				3,295	646	1,964	1			19,152	
	.5-1 DU/AC	4,760	2,709	86		356	609	727	1,221	148			10,616	
	1-2 DU/AC	3,122	5,426	1,350	887	2,184	1,082	1,424	4,679		37		20,191	
	2-3 DU/AC	3,685	3,749	4,699	4,481	3,319	5,530	3,499	6,644		59	875	36,540	
	3-4 DU/AC	676	894	194	3,423	806	520	1,756	896		1,074	760	10,999	
	4-5 DU/AC	192	121	74	286	123	345	226	485		96	1	1,949	
	5-8 DU/AC	1,004	69	249	476	183	453	739	1,250		47	18	4,488	
	8-12 DU/AC	208	72	194	407	84	307	400	526		98	13	2,309	
	12-16 DU/AC	79	46		20	173	21	141	37				517	
	16-20 DU/AC	272	23	164	416	319	333	785	459		143	12	2,926	
	20+ DU/AC	107	71	11	9	74	28	99	72			13	484	
	MOBILE HOME				118				66					184
	SUBTOTAL		16,764	27,017	7,371	10,523	7,621	12,871	10,573	49,138	149	1,554	1,692	145,273
COMMERCIAL/ INDUSTRIAL	COMM-OFFICE	123	142	41	379	157	142	845	486		12	4	2,331	
	COMM-RETAIL	267	364	96	564	456	224	561	309		140	96	3,077	
	INDUSTRIAL	3,630	480	228	1,485	23	982	540	2,791		277	81	10,517	
	SUBTOTAL	4,020	986	365	2,428	636	1,348	1,946	3,586		429	181	15,925	
OTHER NONRESIDENTIAL	PUBLIC PARKS	3,633	4,924	1,433	2,860	658	7,066	1,495	10,317		105	110	32,601	
	PRIVATE REC	2,051	1,310	488	154	257	2,329	359	3,089		84	206	10,327	
	FLOODPLAIN	365	309	142	157	63	346	222	495		29	24	2,152	
	PUBLIC FACIL	3,305	1,727	1,577	1,956	702	12,133	942	2,061	10	116	96	24,625	
	> 2 USES	772	97	9	71	2	116	200	13		44		1,324	
SUBTOTAL	10,126	8,367	3,649	5,198	1,682	21,990	3,218	15,975	10	378	436	71,029		
TOTAL		30,910	36,370	11,385	18,149	9,939	36,209	15,737	68,699	159	2,361	2,309	232,227	

<sup>1</sup>Excludes land in the Town of Vienna.

<sup>2</sup>Excludes land in the Town of Herndon.

<sup>3</sup>Excludes land in the Town of Clifton.

ACRES OF LAND BY PLANNED LAND USE  
PLANNING DISTRICT  
(JANUARY 1987)

PLANNED LAND USE	ACRES OF LAND BY PLANNED LAND USE PLANNING DISTRICT (JANUARY 1987)															
	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK <sup>1</sup>	ROSE HILL	SPRING-FIELD	UPPER POTOMAC <sup>2</sup>	VIENNA <sup>3</sup>	TOTAL ACRES	
RESIDENTIAL	.1-.2 DU/AC			340	151	2				2,494			3,249		6,236	
	.2 DU/AC			8,899	329					19,454					28,682	
	.2-.5 DU/AC			12	1,451			3,082	1,404	1	2,165			10,717	320	19,152
	.5-1 DU/AC	306		163	1,439	66		356	461		1,462			5,703	660	10,616
	1-2 DU/AC	1,444	210	3,415	740	448	600	781	5,273		2,064	287	645	2,524	1,760	20,191
	2-3 DU/AC	4,153	1,866	2,915	1,910	894	2	109	2,755	5,398	5,230	2,460	2,155	3,912	2,781	36,540
	3-4 DU/AC	307	39	635	413	1,486	113		874	636	305	2,170	1,028	1,746	1,247	10,999
	4-5 DU/AC	50	66	200	51	26	25	67	121	175	371	90	300	285	122	1,949
	5-8 DU/AC	66	23	1,100	363	71	296	228	62	243	588	206	81	1,029	132	4,488
	8-12 DU/AC	145	21	297	127	113	3	139	44	442	209	4	181	332	252	2,309
	12-16 DU/AC	59	95	40	22	102	31	21	52	3		5		80	7	517
	16-20 DU/AC	162	205	273	387	260	80	40	139	629	74	27	161	374	115	2,926
	20+ DU/AC	36	49	90	44				85	37				107	36	484
	MOBILE HOME			66						118						184
SUBTOTAL	6,728	2,574	18,445	7,427	3,468	1,150	4,823	11,270	7,682	34,416	5,249	4,551	30,058	7,432	145,273	
COMMERCIAL/ INDUSTRIAL	COMM-OFFICE	96	82	565	511	112	27	29	135	158	14	176	126	135	165	2,331
	COMM-RETAIL	180	210	191	159	148	99	78	405	334	172	38	325	393	345	3,077
	INDUSTRIAL	533	10	3,093	58	184	173	574	532	3	128	27	1,381	3,499	322	10,517
	SUBTOTAL	809	302	3,849	728	444	299	681	1,072	495	314	241	1,832	4,027	832	15,925
OTHER NON- RESIDENTIAL	PUBLIC PARKS	1,324	156	3,112	1,695	337	111	5,858	2,261	1,186	7,759	2,061	821	4,868	1,052	32,601
	PRIVATE REC	224	141	1,132	299	48	24	364	280	1,792	2,245	36	280	2,889	573	10,327
	FLOODPLAIN	167	22	411	134	18	41	196	177	48	55	8	254	462	159	2,152
	PUBLIC FACIL	813	211	3,147	1,191	510	79	11,605	1,421	558	1,505	605	1,340	1,068	572	24,625
	> 2 USES	31			158	44	2	85	40	31	10	49		838	36	1,324
	SUBTOTAL	2,559	530	7,802	3,477	957	257	18,108	4,179	3,615	11,574	2,759	2,695	10,125	2,392	71,029
TOTAL	10,096	3,406	30,096	11,632	4,869	1,706	23,612	16,521	11,792	46,304	8,249	9,078	44,210	10,656	232,227	

<sup>1</sup>Includes land in the Town of Clifton.

<sup>2</sup>Includes land in the Town of Herndon.

<sup>3</sup>Includes land in the Town of Vienna.



ACRES OF VACANT AND UNDERUTILIZED LAND  
BY PLANNED LAND USE  
SUPERVISOR DISTRICT  
(JANUARY 1987)

PLANNED LAND USE		CENTRE- <sup>1</sup> VILLE	DRANES- <sup>2</sup> VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING- <sup>3</sup> FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES	
RESIDENTIAL	.1-.2 DU/AC	63	1,613	1			219	32	1,722				3,650	
	.2 DU/AC			285			74		16,716				17,075	
	.2-.5 DU/AC	718	3,913				2,440	170	1,338				8,579	
	.5-1 DU/AC	1,885	1,229	22		34	464	346	709	95			4,784	
	1-2 DU/AC	619	1,806	140	199	243	632	249	2,687		17		6,592	
	2-3 DU/AC	1,588	662	310	780	273	836	577	2,150		3	49	7,228	
	3-4 DU/AC	188	39	14	1,934	52	107	422	509		348	16	3,629	
	4-5 DU/AC	10	28	20	162	48	207	118	110		53		756	
	5-8 DU/AC	369	12	8	264	36	128	292	678		5		1,792	
	8-12 DU/AC	1	7	7	53	13	105	75	122		14	2	399	
	12-16 DU/AC		3				1	26	36				66	
	16-20 DU/AC	14	5	1	24	26	39	70	198		37		414	
	20+ DU/AC	16	9				6		46				131	
	MOBILE HOME					1								1
	SUBTOTAL		5,471	9,326	808	3,417	731	5,252	2,423	27,029	95	477	67	55,096
COMMERCIAL/ INDUSTRIAL	COMM-OFFICE	48	26	2	251	42	49	386	407		7		1,218	
	COMM-RETAIL	54	172	17	56	32	103	58	146		39	2	679	
	INDUSTRIAL	2,445	232	22	647		573	60	2,229		113	20	6,341	
	SUBTOTAL	2,547	430	41	954	74	725	504	2,782		159	22	8,238	
OTHER NONRESIDENTIAL	PUBLIC PARKS	484	513	20	434	33	492	86	968		26		3,056	
	PRIVATE REC	81	340	3	43	6	393	16	644		1	2	1,529	
	FLOODPLAIN	83	136	15	110	13	192	67	330				946	
	PUBLIC FACIL	110	106	4	76	7	114	8	42		1	2	470	
	> 2 USES	713	86	7	71	2	95	160	13				1,147	
SUBTOTAL	1,471	1,181	49	734	61	1,286	337	1,997		28	4	7,148		
TOTAL		9,489	10,937	898	5,105	866	7,263	3,264	31,808	95	664	93	70,482	

<sup>1</sup>Excludes land in the Town of Vienna.

<sup>2</sup>Excludes land in the Town of Herndon.

<sup>3</sup>Excludes land in the Town of Clifton.

ACRES OF VACANT AND UNDERUTILIZED LAND  
BY PLANNED LAND USE  
PLANNING DISTRICT  
(JANUARY 1987)

PLANNED LAND USE	1										2		3	TOTAL ACRES		
	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC		VIENNA	
RESIDENTIAL	.1-.2 DU/AC			278	33					1,663			1,676		3,650	
	.2 DU/AC			7,115	285					9,675					17,075	
	.2-.5 DU/AC			7	293			2,335	472	1	1,435			4,014	22	8,579
	.5-1 DU/AC	24		100	483	13		249	125		919			2,640	231	4,784
	1-2 DU/AC	158	21	2,359	152	19	97	471	1,761		432	76	202	529	315	6,592
	2-3 DU/AC	200	147	1,475	224	136		13	292	665	1,027	472	296	1,827	454	7,228
	3-4 DU/AC	34	13	499	168	76	6		36	81	7	1,460	498	539	212	3,629
	4-5 DU/AC	11	29	77	31	2	8	54	28	95	82	40	180	63	56	756
	5-8 DU/AC		5	817	55	57	156	68	12	75	30	71	51	363	32	1,792
	8-12 DU/AC	7	4	61	67	4		93	7	47	7		18	15	69	399
	12-16 DU/AC			32	17	7		1	3						6	66
	16-20 DU/AC	2	25	194	61	3		31	12	30	3	1	1	51		414
	20+ DU/AC		6	40	37					9				16	23	131
	MOBILE HOME									1						1
SUBTOTAL	436	250	13,054	1,906	317	267	3,315	2,757	995	15,280	2,120	1,246	11,733	1,420	55,096	
COMMERCIAL/ INDUSTRIAL	COMM-OFFICE	29	21	408	332	23	6	20	16	50	2	143	71	65	32	1,218
	COMM-RETAIL	17	9	125	10	21	12	55	146	53	32	6	39	113	41	679
	INDUSTRIAL	125		2,566	12	31	48	293	149	2	45	18	742	2,251	59	6,341
	SUBTOTAL	171	30	3,099	354	75	66	368	311	105	79	167	852	2,429	132	8,238
OTHER NON- RESIDENTIAL	PUBLIC PARKS	35	4	783	149	6	3	400	268	92	265	286	153	475	137	3,056
	PRIVATE REC	10	1	476	51			345	20	67	162	6	24	350	17	1,529
	FLOODPLAIN	22	8	292	26	5	33	84	74	12	4	8	206	118	54	946
	PUBLIC FACIL	8	2	23	17	3	2	107	32	8	2	10	69	181	6	470
	> 2 USES	29			117	44	2	85	29	10	10	49		736	36	1,147
	SUBTOTAL	104	15	1,574	360	58	40	1,021	423	189	443	359	452	1,860	250	7,148
TOTAL	711	295	17,727	2,620	450	373	4,704	3,491	1,289	15,802	2,646	2,550	16,022	1,802	70,482	

<sup>1</sup>Includes land in the Town of Clifton.

<sup>2</sup>Includes land in the Town of Herndon.

<sup>3</sup>Includes land in the Town of Vienna.

HOUSING UNITS AT PLANNED BUILDOUT  
SUPERVISOR DISTRICT  
(JANUARY 1987)

SUPERVISOR DISTRICT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE <sup>1</sup>	21,457	8,871	7,805	38,133	8,445	2,723	797	11,965	29,902	11,594	8,602	50,098
DRANESVILLE <sup>2</sup>	24,219	3,658	3,821	31,698	9,819	365	1,064	11,248	34,038	4,023	4,885	42,946
ANNANDALE	18,419	5,220	3,918	27,557	1,355	193	57	1,605	19,774	5,413	3,975	29,162
LEE	17,147	7,806	7,391	32,344	9,872	2,719	688	13,279	27,019	10,525	8,079	45,623
MASON	14,886	3,860	14,591	33,337	1,826	434	682	2,942	16,712	4,294	15,273	36,279
MOUNT VERNON	15,265	4,877	8,211	28,353	6,668	1,900	1,252	9,820	21,933	6,777	9,463	38,173
PROVIDENCE	14,900	7,892	14,349	37,141	4,637	2,914	3,681	11,232	19,537	10,806	18,030	48,373
SPRINGFIELD <sup>3</sup>	25,118	14,753	2,310	42,181	19,101	5,655	6,642	31,398	44,219	20,408	8,952	73,579
TOTAL	151,411	56,937	62,396	270,744	61,723	16,903	14,863	93,489	213,134	73,840	77,259	364,233

TOWN	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
TOWN OF CLIFTON	68			68	95			95	163			163
TOWN OF HERNDON	2,190	1,316	1,516	5,022	1,578	140	654	2,372	3,768	1,456	2,170	7,394
TOWN OF VIENNA	4,371	366	525	5,262	223	21	19	263	4,594	387	544	5,525
TOTAL	6,629	1,682	2,041	10,352	1,896	161	673	2,730	8,525	1,843	2,714	13,082

- <sup>1</sup>Includes the Town of Vienna.  
<sup>2</sup>Includes the Town of Herndon.  
<sup>3</sup>Includes the Town of Clifton.

HOUSING UNITS AT PLANNED BUILDOUT  
PLANNING DISTRICT  
(JANUARY 1987)

PLANNING DISTRICT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS				
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	
ANNANDALE	15,686	3,278	5,709	24,673	1,058	84	70	1,212	16,744	3,362	5,779	25,885	I
BAILEYS	4,999	752	10,199	15,950	665	113	624	1,402	5,664	865	10,823	17,352	I
BULL RUN	8,515	4,711	1,142	14,368	12,540	6,397	5,475	24,412	21,055	11,108	6,617	38,780	
FAIRFAX	7,994	2,543	4,032	14,569	2,456	874	3,351	6,681	10,450	3,417	7,383	21,250	
JEFFERSON	8,302	2,115	6,428	16,845	839	399	220	1,458	9,141	2,514	6,648	18,303	I
LINCOLNIA	1,450	1,573	2,242	5,265	373	1,170		1,543	1,823	2,743	2,242	6,808	I
LOWER POTOMAC	1,372	1,260	813	3,445	2,775	1,091	1,034	4,900	4,147	2,351	1,847	8,345	
MCLEAN	15,528	1,672	4,708	21,908	4,484	225	544	5,253	20,012	1,897	5,252	27,161	
MOUNT VERNON	16,109	5,430	12,629	34,168	2,644	964	784	4,392	18,753	6,394	13,413	38,560	
POHICK <sup>1</sup>	22,811	13,073	1,337	37,221	8,111	454	83	8,648	30,922	13,527	1,420	45,869	
ROSE HILL	7,452	2,151	756	10,359	6,693	808	25	7,526	14,145	2,959	781	17,885	
SPRINGFIELD	7,834	4,180	1,548	13,562	3,517	818	97	4,432	11,351	4,998	1,645	17,994	
UPPER POTOMAC <sup>2</sup>	20,988	10,455	8,005	39,448	12,460	2,772	1,424	16,656	33,448	13,227	9,429	56,104	
VIENNA <sup>3</sup>	12,371	3,744	2,848	18,963	3,108	734	1,132	4,974	15,479	4,478	3,980	23,937	
TOTAL	151,411	56,937	62,396	270,744	61,723	16,903	14,863	93,489	213,134	73,840	77,259	364,233	

<sup>1</sup>Includes the Town of Clifton.  
<sup>2</sup>Includes the Town of Herndon.  
<sup>3</sup>Includes the Town of Vienna.

HOUSING UNITS AT PLANNED BUILDOUT  
SEWERSHED  
(JANUARY 1987)

SEWERSHED CODE	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	4,071	402		4,473	3,034			3,034	7,105	402		7,507
A2	15	231		246	36			36	51	231		282
A3	208	567		775	276			276	484	567		1,051
B1	669	370	250	1,289	397	6		403	1,066	376	250	1,692
B2	2,554	648	273	3,475	1,312	952		2,264	3,866	1,600	273	5,739
B3	440			440	286			286	726			726
B5 1	2,190	1,316	1,516	5,022	1,578	140	654	2,372	3,768	1,456	2,170	7,394
C1	628			628	503			503	1,131			1,131
C2	882			882	577			577	1,459			1,459
D1	2,402	2		2,404	1,778			1,778	4,180	2		4,182
D2	1,157	2,152	3,181	6,490	489	1,226	755	2,470	1,646	3,378	3,936	8,960
D3 2	15,089	4,424	4,669	24,182	3,767	510	120	4,397	18,856	4,934	4,789	28,579
E1	1,887	511	2,403	4,801	615	8	124	747	2,502	519	2,527	5,548
E2	370			370	655			655	1,025			1,025
F	1,964	348	500	2,812	408	48	30	486	2,372	396	530	3,298
G1	7,639	1,538	2,391	11,568	1,202	169	429	1,800	8,841	1,707	2,820	13,368
G2	844		297	1,141	343			343	1,187		297	1,484
G3	313			313	253			253	566			566
G4	280			280	51			51	331			331
H1	1,347	306	3,767	5,420	237	90	250	577	1,584	396	4,017	5,997
H2			3,077	3,077			347	347			3,424	3,424
H3	258	35	1	294	80	5		85	338	40	1	379
I1	13,276	1,941	8,654	23,871	1,400	509	237	2,146	14,676	2,450	8,891	26,017
I2	1,190	44		1,234	166		127	293	1,356	44	127	1,527
I3	9,586	4,491	4,743	18,820	1,533	1,957	66	3,556	11,119	6,448	4,809	22,376
I4	51			51	34			34	85			85
J1	3,532	1,466	2,357	7,355	324	9	6	339	3,856	1,475	2,363	7,694
J2	779	40	1,084	1,903	63	93		156	842	133	1,084	2,059
J3	1,372	314	506	2,192	232	7	33	272	1,604	321	539	2,464
J4	402	22	1,480	1,904	69	13	7	89	471	35	1,487	1,993
K	9,296	1,903	4,553	15,752	1,504	647	195	2,346	10,800	2,550	4,748	18,098
L	5,974	2,954	2,165	11,093	6,156	208	539	6,903	12,130	3,162	2,704	17,996
M0	731	304	567	1,602	37		1	38	768	304	568	1,640
M1	715	1,489	1,782	3,986	473	69	638	1,180	1,188	1,558	2,420	5,166
M2 2	10,699	4,878	7,718	23,295	1,888	461	893	3,242	12,587	5,339	8,611	26,537
M3	6,031	393		6,424	206		24	230	6,237	393	24	6,654
M4	4,816	1,564	1,162	7,542	712	73	36	821	5,528	1,637	1,198	8,363
M5	1,323	1,136		2,459	540	90		630	1,863	1,226		3,089
M6	1,164	1,490	2	2,656	2,296	623	55	2,974	3,460	2,113	57	5,630
M7	32	2	197	231	1			1	33	2	197	232

HOUSING UNITS AT PLANNED BUILDOUT  
SEWERSHED  
(JANUARY 1987)

SEWERSHED CODE	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
M8	13			13	223	217		440	236	217		453
M9	581	175		756	449	771	2,042	3,262	1,030	946	2,042	4,018
N1	17,696	12,755	1,951	32,402	3,689	1,440	537	5,666	21,385	14,195	2,488	38,068
N2	1,893	1,238		3,131	1,391			1,391	3,284	1,238		4,522
O1	391	2		393	1,354			1,354	1,745	2		1,747
P1	204	7	1	212	971		556	1,527	1,175	7	557	1,739
P2	170			170	33			33	203			203
P3	124			124	610			610	734			734
Q1	1,466		1	1,467	1,303			1,303	2,769		1	2,770
R1	2,269	6	6	2,281	1,721		53	1,774	3,990	6	59	4,055
R2	204			204	32			32	236			236
R3	68			68	88			88	156			156
R4	109			109	176			176	285			285
S1	812	579		1,391	4,814	1,534	1,527	7,875	5,626	2,113	1,527	9,266
S2	191			191	336			336	527			527
T1	1,242		1	1,243	449			449	1,691		1	1,692
T2	2,374	1,404		3,778	2,301	28	21	2,350	4,675	1,432	21	6,128
T3	1,621	1,312		2,933	2,057	338	6	2,401	3,678	1,650	6	5,334
T4	2,301	668	997	3,966	475	1,781	938	3,194	2,776	2,449	1,935	7,160
T5	1,274	1,407	144	2,825	1,716	1,494	3,617	6,827	2,990	2,901	3,761	9,652
T6	43			43	666			666	709			709
T7	189	103		292	1,358	1,387		2,745	1,547	1,490		3,037
<b>TOTAL</b>	<b>151,411</b>	<b>56,937</b>	<b>62,396</b>	<b>270,744</b>	<b>61,723</b>	<b>16,903</b>	<b>14,863</b>	<b>93,489</b>	<b>213,134</b>	<b>73,840</b>	<b>77,259</b>	<b>364,233</b>

<sup>1</sup>Town of Herndon.

<sup>2</sup>Comprises part of the Town of Vienna.

<sup>3</sup>Town of Clifton.

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
151	151.01	395	28	2	425	59	46		105	454	74	2	530
	151.02	394	2	72	468	45	89	33	167	439	91	105	635
	151.03	289			289	57			57	346			346
	CENSUS TOTAL	1,078	30	74	1,182	161	135	33	329	1,239	165	107	1,511
152	152.01	195	133		328	42	15		57	237	148		385
	152.02	18	20	1,480	1,518	5		7	12	23	20	1,487	1,530
	152.03	117			117	13			13	130			130
	152.04					1			1	1			1
	CENSUS TOTAL	330	153	1,480	1,963	61	15	7	83	391	168	1,487	2,046
153	153.01	222	60		282	100	4		104	322	64		386
	153.02	257	204		461	38	1		39	295	205		500
	153.03	180	291		471	5			5	185	291		476
	153.04	100			100	1			1	101			101
	CENSUS TOTAL	759	555		1,314	144	5		149	903	560		1,463
154	154.01	944	156	1,556	2,656	74	35		109	1,018	191	1,556	2,765
	154.02	406			406	24			24	430			430
	154.03	156	69	24	249	14	103		117	170	172	24	366
	CENSUS TOTAL	1,506	225	1,580	3,311	112	138		250	1,618	363	1,580	3,561
155	155.01	357	320	339	1,016	96	173		269	453	493	339	1,285
	155.02	685			685	21			21	706			706

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
155	155.03	256			256	57			57	313			313
	155.04	90			90	6		6	96			96	
	CENSUS TOTAL	1,388	320	339	2,047	180	173		353	1,568	493	339	2,400
156	156.01	532			532	37			37	569			569
	156.02	75			75	2		2	77			77	
	156.03	290	2		292	68		68	358	2		360	
	156.04	111			111	263		263	374			374	
	CENSUS TOTAL	1,008	2		1,010	370		370	1,378	2		1,380	
157	157.01	432			432	14		14	446			446	
	157.02	745			745	32		32	777			777	
	157.03	188	2		190	7		7	195	2		197	
	CENSUS TOTAL	1,365	2		1,367	53		53	1,418	2		1,420	
158	158.01	667			667	97		97	764			764	
	158.02	469			469	95	1	96	564	1		565	
	158.03	462			462	72		72	534			534	
	CENSUS TOTAL	1,598			1,598	264	1	265	1,862	1		1,863	
159	159.01	838			838	100		100	938			938	
	159.02	166	5		171	100		100	266	5		271	
	159.03												
	159.04	92			92	110		110	202			202	



HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
159	CENSUS TOTAL	1,096	5		1,101	310			310	1,406	5		1,411
160	160.01	112	2	168	282	116	1	53	170	228	3	221	452
	160.02	598	151	242	991	44	74	51	169	642	225	293	1,160
	160.03	293			293	29			29	322			322
	CENSUS TOTAL	1,003	153	410	1,566	189	75	104	368	1,192	228	514	1,934
161	161.01	142		45	187	62		68	130	204		113	317
	161.02	97			97	9			9	106			106
	161.03	593			593	96			96	689			689
	161.04	421			421	192			192	613			613
	CENSUS TOTAL	1,253		45	1,298	359		68	427	1,612		113	1,725
162	162.01												
	162.02												
	CENSUS TOTAL												
163	163.01	222			222	896			896	1,118			1,118
	163.02	433	9		442	944			944	1,377	9		1,386
	CENSUS TOTAL	655	9		664	1,840			1,840	2,495	9		2,504
201	201.01	436			436	1			1	437			437
	201.02	466	140		606	107	6	6	119	573	146	6	725
	CENSUS TOTAL	902	140		1,042	108	6	6	120	1,010	146	6	1,162
202	202.01	461	391		852	199	333		532	660	724		1,384

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
202	202.02	511	159		670	34	329		363	545	488		1,033
	CENSUS TOTAL	972	550		1,522	233	662		895	1,205	1,212		2,417
203	203.01	631			631	31			31	662			662
	203.02	362	286		648	141			141	503	286		789
	203.03	242			242	4			4	246			246
	203.04	214	81		295	123			123	337	81		418
	CENSUS TOTAL	1,449	367		1,816	299			299	1,748	367		2,115
204	204.01	25	274	1,288	1,587	15	6	2	23	40	280	1,290	1,610
	CENSUS TOTAL	25	274	1,288	1,587	15	6	2	23	40	280	1,290	1,610
205	205.01	83	417	2,182	2,682	1	5	4	10	84	422	2,186	2,692
	205.02	171	8		179	7			7	178	8		186
	CENSUS TOTAL	254	425	2,182	2,861	8	5	4	17	262	430	2,186	2,878
206	206.01	59	120		179	7			7	66	120		186
	206.02	3	358	67	428			4	4	3	358	71	432
	206.03	271	128	556	955	87	1		88	358	129	556	1,043
	CENSUS TOTAL	333	606	623	1,562	94	1	4	99	427	607	627	1,661
207	207.01	617			617	39			39	656			656
	207.02	128			128	73			73	201			201
	207.03	538			538	52			52	590			590
	CENSUS TOTAL	1,283			1,283	164			164	1,447			1,447

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
208	208.01	333			333	47			47	380			380
	208.02	265			265	26			26	291			291
	208.03	526	90		616	63			63	589	90		679
	CENSUS TOTAL	1,124	90		1,214	136			136	1,260	90		1,350
209	209.01	369	145	756	1,270	837	17	25	879	1,206	162	781	2,149
	209.02	253	665		918	2,512	60		2,572	2,765	725		3,490
	209.03	324	145		469	16			16	340	145		485
	CENSUS TOTAL	946	955	756	2,657	3,365	77	25	3,467	4,311	1,032	781	6,124
210	210.01	214			214	73	105	37	215	287	105	37	429
	210.02	87	476		563	5	52	45	102	92	528	45	665
	210.03	177	64		241	54	259		313	231	323		554
	210.04	287			287	6			6	293			293
	CENSUS TOTAL	765	540		1,305	138	416	82	636	903	956	82	1,941
211	211.01	235	887		1,122	1,827	44		1,871	2,062	931		2,993
	211.02	147			147	1,956	69		2,025	2,103	69		2,172
	211.03	13	66		79	228	217		445	241	283		524
	CENSUS TOTAL	395	953		1,348	4,011	330		4,341	4,406	1,283		5,689
212	212.01	691			691	241			241	932			932
	CENSUS TOTAL	691			691	241			241	932			932
213	213.01	798	127		925	290			290	1,088	127		1,215

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
213	213.02	42	62		104	9			9	51	62		113
	CENSUS TOTAL	840	189		1,029	299			299	1,139	189		1,328
214	214.01	196	2	727	925	32	2		34	228	4	727	959
	214.02	280	34	1,185	1,499	45	45		90	325	79	1,185	1,589
	CENSUS TOTAL	476	36	1,912	2,424	77	47		124	553	83	1,912	2,548
215	215.01	1,188		801	1,989	144	280	123	547	1,332	280	924	2,536
	CENSUS TOTAL	1,188		801	1,989	144	280	123	547	1,332	280	924	2,536
216	216.01	94	1,003	323	1,420	11	9		20	105	1,012	323	1,440
	216.02	87	30	340	457	18	10	30	58	105	40	370	515
	CENSUS TOTAL	181	1,033	663	1,877	29	19	30	78	210	1,052	693	1,955
217	217.01	1,078	925	663	2,666	16	39	37	92	1,094	964	700	2,758
	CENSUS TOTAL	1,078	925	663	2,666	16	39	37	92	1,094	964	700	2,758
218	218.01	190	686	569	1,445	58	25	372	455	248	711	941	1,900
	CENSUS TOTAL	190	686	569	1,445	58	25	372	455	248	711	941	1,900
219	219.01												
	CENSUS TOTAL												
220	220.01	1			1					1			1
	220.02												
	220.03	271	140		411	14	19		33	285	159		444
	220.04	12			12		86		86	12	86		98

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
220	220.05	32	2	197	231	1			1	33	2	197	232
	CENSUS TOTAL	316	142	197	655	15	105		120	331	247	197	775
221	221.01	208	409	608	1,225	22	274		296	230	683	608	1,521
	221.02	1			1	16			16	17			17
	221.03	95			95	225		556	781	320		556	876
	221.04	43	700	6	749	11	485	478	974	54	1,185	484	1,723
	221.05	16		1	17	383	227		610	399	227	1	627
	221.06	39		1	40	263			263	302		1	303
	CENSUS TOTAL	402	1,109	616	2,127	920	986	1,034	2,940	1,322	2,095	1,650	5,067
222	222.01												
	CENSUS TOTAL												
301	301.01	463			463	30			30	493			493
	301.02	1,029			1,029	64			64	1,093			1,093
	301.03	299	650		949	76	47	31	154	375	697	31	1,103
	CENSUS TOTAL	1,791	650		2,441	170	47	31	248	1,961	697	31	2,689
302	302.01	2,357	1,308		3,665	176	16		192	2,533	1,324		3,857
	CENSUS TOTAL	2,357	1,308		3,665	176	16		192	2,533	1,324		3,857
303	303.01	760	1,665		2,425	109	35		144	869	1,700		2,569
	303.02	990	1		991	56			56	1,046	1		1,047
	CENSUS TOTAL	1,750	1,666		3,416	165	35		200	1,915	1,701		3,616

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
304	304.01	1,141	326		1,467	2			2	1,143	326		1,469
	304.02	855			855	1			1	856			856
	CENSUS TOTAL	1,996	326		2,322	3			3	1,999	326		2,325
305	305.01	535			535	42			42	577			577
	CENSUS TOTAL	535			535	42			42	577			577
306	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	307.01	217			217					217			217
	307.02	338			338	1			1	339			339
	307.03	373			373	6			6	379			379
	CENSUS TOTAL	928			928	7			7	935			935
308	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	309.01	827	1,136	242	2,205	267	41	52	360	1,094	1,177	294	2,565
	CENSUS TOTAL	827	1,136	242	2,205	267	41	52	360	1,094	1,177	294	2,565
310	310.01	741	1,555		2,296	31	37		68	772	1,592		2,364
	CENSUS TOTAL	741	1,555		2,296	31	37		68	772	1,592		2,364

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
311	311.01	492	533		1,025	6			6	498	533		1,031
	311.02	502	545	448	1,495	23	6		29	525	551	448	1,524
	311.03	1,170	1,744	468	3,382	200	36		236	1,370	1,780	468	3,618
	311.04	215		100	315	206			206	421		100	521
	CENSUS TOTAL	2,379	2,822	1,016	6,217	435	42		477	2,814	2,864	1,016	6,694
312	312.01	3,266	644		3,910	583	118		701	3,849	762		4,611
	CENSUS TOTAL	3,266	644		3,910	583	118		701	3,849	762		4,611
313	313.01	1,083	175		1,258	126			126	1,209	175		1,384
	CENSUS TOTAL	1,083	175		1,258	126			126	1,209	175		1,384
314	314.01	767	247		1,014	147	79		226	914	326		1,240
	CENSUS TOTAL	767	247		1,014	147	79		226	914	326		1,240
315	315.01	1,159	747		1,906	150	32		182	1,309	779		2,088
	CENSUS TOTAL	1,159	747		1,906	150	32		182	1,309	779		2,088
316	316.01	325		242	567	617	58	9	684	942	58	251	1,251
	316.02	566	205	98	869	115	45		160	681	250	98	1,029
	316.03	3			3					3			3
	CENSUS TOTAL	894	205	340	1,439	732	103	9	844	1,626	308	349	2,283
317	317.01	1,879	1,610	78	3,567	765	39		804	2,644	1,649	78	4,371
	317.02	265	336		601	206			206	471	336		807
	CENSUS TOTAL	2,144	1,946	78	4,168	971	39		1,010	3,115	1,985	78	5,178

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
401	401.01	249	150	201	600	61			61	310	150	201	661
	401.02	1,020			1,020	105			105	1,125			1,125
	401.03	410	161	388	959	82			82	492	161	388	1,041
	CENSUS TOTAL	1,679	311	589	2,579	248			248	1,927	311	589	2,827
402	402.01	2		296	298		289		289	2	289	296	587
	402.02	419	579	1,088	2,086	77	28		105	496	607	1,088	2,191
	402.03												
	402.04	126			126	84			84	210			210
	CENSUS TOTAL	547	579	1,384	2,510	161	317		478	708	896	1,384	2,988
403	403.01	471			471	35	7	18	60	506	7	18	531
	403.02	444			444	110			110	554			554
	CENSUS TOTAL	915			915	145	7	18	170	1,060	7	18	1,085
404	404.01	699	35	2	736	23			23	722	35	2	759
	404.02	95			95	12			12	107			107
	404.03	484			484	34			34	518			518
	404.04	647			647	89			89	736			736
	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												
	CENSUS TOTAL	4,564	172	2	4,738	253			253	4,817	172	2	4,991



HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
405	405.01	42	46		88	65			65	107	46		153
	405.02	408			408	73			73	481			481
	405.03	1,487			1,487	159	27		186	1,646	27		1,673
	CENSUS TOTAL	1,937	46		1,983	297	27		324	2,234	73		2,307
406	406.01	952			952	152	56	6	214	1,104	56	6	1,166
	CENSUS TOTAL	952			952	152	56	6	214	1,104	56	6	1,166
501	501.01	93	345	1,032	1,470	1		7	8	94	345	1,039	1,478
	501.02	203		150	353	2			2	205		150	355
	501.03	350		63	413	6			6	356		63	419
	CENSUS TOTAL	646	345	1,245	2,236	9		7	16	655	345	1,252	2,252
502	502.01		437	73	510						437	73	510
	502.02	243			243	1			1	244			244
	502.03	148		25	173	16	2		18	164	2	25	191
	502.04	392			392	13			13	405			405
	CENSUS TOTAL	783	437	98	1,318	30	2		32	813	439	98	1,350
503	503.01	302			302	18			18	320			320
	503.02	293			293	2			2	295			295
	503.03	186	99	556	841	102	6		108	288	105	556	949
	503.04	224		1	225	40			40	264		1	265
	CENSUS TOTAL	1,005	99	557	1,661	162	6		168	1,167	105	557	1,829

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
504	504.01	272	49	1	322	30	40		70	302	89	1	392
	504.02	338			338	9			9	347			347
	504.03	230			230	16			16	246			246
	CENSUS TOTAL	840	49	1	890	55	40		95	895	89	1	985
505	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	506.01	191			191	88			88	279			279
	506.02	391	96	1,190	1,677	6	9	8	23	397	105	1,198	1,700
	506.03	298			298	5			5	303			303
	506.04	188	2		190					188	2		190
	506.05	201			201	76			76	277			277
	506.06	375			375	4			4	379			379
	506.07	172	2		174	10			10	182	2		184
	CENSUS TOTAL	1,816	100	1,190	3,106	189	9	8	206	2,005	109	1,198	3,312
507	507.01	512	436		948	70			70	582	436		1,018
	507.02	277	2	1,142	1,421	70		1	71	347	2	1,143	1,492
	CENSUS TOTAL	789	438	1,142	2,369	140		1	141	929	438	1,143	2,510
508	508.01	291			291	22			22	313			313

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
508	508.02	432			432	23			23	455			455
	508.03	214		184	398	45			45	259		184	443
	CENSUS TOTAL	937		184	1,121	90			90	1,027		184	1,211
509	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	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	511.01	357			357	10			10	367			367
	511.02	451			451	8			8	459			459
	CENSUS TOTAL	808			808	18			18	826			826
512	512.01	226			226	5			5	231			231
	512.02	306			306	7			7	313			313
	512.03	101			101	30			30	131			131
	CENSUS TOTAL	633			633	42			42	675			675
513	513.01	399	35		434	59			59	458	35		493
	513.02	303	6	108	417	5			5	308	6	108	422
	CENSUS TOTAL	702	41	108	851	64			64	766	41	108	915
514	514.01			204	204							204	204

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
514	514.02			724	724	2			2	2		724	726
	514.03		76	225	301	1	13	220	234	1	89	445	535
	CENSUS TOTAL		76	1,153	1,229	3	13	220	236	3	89	1,373	1,465
515	515.01	44	14	898	956	8			8	52	14	898	964
	515.02	319	119	826	1,264	46	20		66	365	139	826	1,330
	515.03	252	186	333	771	85	39		124	337	225	333	895
	515.04	65	30	450	545	28	27	29	84	93	57	479	629
	CENSUS TOTAL	680	349	2,507	3,536	167	86	29	282	847	435	2,536	3,818
516	516.01	12		819	831	1		27	28	13		846	859
	516.02	80			80	1			1	81			81
	516.03	96	36	656	788	2			2	98	36	656	790
	516.04	164	2	444	610	29			29	193	2	444	639
	516.05	215		196	411	6			6	221		196	417
	CENSUS TOTAL	567	38	2,115	2,720	39		27	66	606	38	2,142	2,786
517	517.01	270	248	1,148	1,666	132	14	1	147	402	262	1,149	1,813
	517.02	339		3,167	3,506	45		347	392	384		3,514	3,898
	CENSUS TOTAL	609	248	4,315	5,172	177	14	348	539	786	262	4,663	5,711
518	518.01	416			416	18			18	434			434
	518.02	173			173	57			57	230			230
	518.03	411		1	412	80			80	491		1	492

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
518	CENSUS TOTAL	1,000		1	1,001	155			155	1,155		1	1,156
519	519.01	421	1,105	499	2,025	139	125		264	560	1,230	499	2,289
	CENSUS TOTAL	421	1,105	499	2,025	139	125		264	560	1,230	499	2,289
520	520.01	489	354	246	1,089	106			106	595	354	246	1,195
	CENSUS TOTAL	489	354	246	1,089	106			106	595	354	246	1,195
521	521.01	118			118	5			5	123			123
	521.02	374	334	219	927	34	12		46	408	346	219	973
	521.03	314	230		544	21	3		24	335	233		568
	521.04	284	326		610	23			23	307	326		633
	521.05	263	44		307	35	50	31	116	298	94	31	423
	CENSUS TOTAL	1,353	934	219	2,506	118	65	31	214	1,471	999	250	2,720
522	522.01	221	336	881	1,438	12	1		13	233	337	881	1,451
	522.02	383	157	336	876	1			1	384	157	336	877
	522.03	352			352	2			2	354			354
	CENSUS TOTAL	956	493	1,217	2,666	15	1		16	971	494	1,217	2,682
523	523.01	1	232	2,287	2,520	16	4	20	40	17	236	2,307	2,560
	CENSUS TOTAL	1	232	2,287	2,520	16	4	20	40	17	236	2,307	2,560
524	524.01	506			506	2			2	508			508
	524.02	345			345					345			345
	524.03	284			284	1			1	285			285

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
524	524.04	326		412	738	10			10	336		412	748
	524.05	119	327		446	53	7		60	172	334		506
	CENSUS TOTAL	1,580	327	412	2,319	66	7		73	1,646	334	412	2,392
525	525.01	286			286	1			1	287			287
	525.02	385	2		387	51			51	436	2		438
	525.03	336	10		346	27			27	363	10		373
	525.04	251	155	1,065	1,471	207	75		282	458	230	1,065	1,753
	CENSUS TOTAL	1,258	167	1,065	2,490	286	75		361	1,544	242	1,065	2,851
526	526.01	365		367	732		68		68	365	68	367	800
	526.02	2	108	311	421		806		806	2	914	311	1,227
	526.03	75	195		270		96		96	75	291		366
	CENSUS TOTAL	442	303	678	1,423		970		970	442	1,273	678	2,393
601	601.01	199			199	83			83	282			282
	601.02	607			607	106			106	713			713
	601.03	257			257	174			174	431			431
	CENSUS TOTAL	1,063			1,063	363			363	1,426			1,426
602	602.01	413			413	137			137	550			550
	602.02	66			66	60			60	126			126
	602.03	639			639	88			88	727			727
	CENSUS TOTAL	1,118			1,118	285			285	1,403			1,403

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
603	603.01	233			233	138			138	371			371
	603.02	622			622	120			120	742			742
	CENSUS TOTAL	855			855	258			258	1,113			1,113
604	604.01	235			235	96			96	331			331
	604.02	428	102	491	1,021	48	70		118	476	172	491	1,139
	604.03	140			140	52			52	192			192
	CENSUS TOTAL	803	102	491	1,396	196	70		266	999	172	491	1,662
605	605.01	477	2		479	198	33	8	239	675	35	8	718
	605.02	190	121		311	215	114	68	397	405	235	68	708
	605.03	275	1		276	77			77	352	1		353
	605.04	66	142		208	26			26	92	142		234
	605.05	214	158		372	302	20		322	516	178		694
	CENSUS TOTAL	1,222	424		1,646	818	167	76	1,061	2,040	591	76	2,707
606	606.01	140			140	31			31	171			171
	606.02	1,092			1,092	158			158	1,250			1,250
	CENSUS TOTAL	1,232			1,232	189			189	1,421			1,421
607 <sup>1</sup>	607.01	2,159	181	304	2,644	74	1	10	85	2,233	182	314	2,729
	CENSUS TOTAL	2,159	181	304	2,644	74	1	10	85	2,233	182	314	2,729
608 <sup>1</sup>	608.01	846	26	185	1,057	56			56	902	26	185	1,113
	CENSUS TOTAL	846	26	185	1,057	56			56	902	26	185	1,113

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
609 <sup>1</sup>	609.01	717	83		800	32	9	9	50	749	92	9	850
	CENSUS TOTAL	717	83		800	32	9	9	50	749	92	9	850
610 <sup>1</sup>	610.01	649	76	36	761	61	11		72	710	87	36	833
	CENSUS TOTAL	649	76	36	761	61	11		72	710	87	36	833
611	611.01	634			634	101			101	735			735
	611.02	964	318	300	1,582	307	5	8	320	1,271	323	308	1,902
	CENSUS TOTAL	1,598	318	300	2,216	408	5	8	421	2,006	323	308	2,637
612	612.01	167			167	95			95	262			262
	612.02	752	39		791	482	32		514	1,234	71		1,305
	612.03	66			66	53			53	119			119
	612.04	40	2		42	72	155	1,033	1,260	112	157	1,033	1,302
	CENSUS TOTAL	1,025	41		1,066	702	187	1,033	1,922	1,727	228	1,033	2,988
613	613.01	66			66	38		498	536	104		498	602
	613.02	22	1,188	828	2,038		40	108	148	22	1,228	936	2,186
	CENSUS TOTAL	88	1,188	828	2,104	38	40	606	684	126	1,228	1,434	2,788
614	614.01	71			71	25			25	96			96
	614.02	201	176	1,521	1,898	67		16	83	268	176	1,537	1,981
	CENSUS TOTAL	272	176	1,521	1,969	92		16	108	364	176	1,537	2,077
615	615.01	130	26		156	227	5		232	357	31		388
	615.02	208			208	113			113	321			321



HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
615	615.03	170	240		410	29	19	19	67	199	259	19	477
	615.04	22	390		412	46	138	678	862	68	528	678	1,274
	615.05	89			89					89			89
	CENSUS TOTAL	619	656		1,275	415	162	697	1,274	1,034	818	697	2,549
616	616.01	133	503		636	64	63	14	141	197	566	14	777
	616.02	297	46		343	100	20		120	397	66		463
	616.03	53	312		365	10	4		14	63	316		379
	616.04	32		783	815	22	72	166	260	54	72	949	1,075
	CENSUS TOTAL	515	861	783	2,159	196	159	180	535	711	1,020	963	2,694
617	617.01	31	1,043	749	1,823	199	155	152	506	230	1,198	901	2,329
	617.02	137			137	148			148	285			285
	CENSUS TOTAL	168	1,043	749	1,960	347	155	152	654	515	1,198	901	2,614
701	701.01	274			274	32			32	306			306
	701.02	444			444	56			56	500			500
	701.03	48			48	61			61	109			109
	701.04	127	35		162	216			216	343	35		378
	CENSUS TOTAL	893	35		928	365			365	1,258	35		1,293
702	702.01	1			1	1			1	2			2
	CENSUS TOTAL	1			1	1			1	2			2
703	703.01	651			651	109			109	760			760

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
703	703.02	84			84	84			84	168			168
	703.03	261			261	115			115	376			376
	CENSUS TOTAL	996			996	308			308	1,304			1,304
704	704.01	277	145		422	144	67		211	421	212		633
	704.02	43			43	7			7	50			50
	704.03	348			348	144			144	492			492
	704.04	254			254	43			43	297			297
	704.05	496			496	91			91	587			587
	CENSUS TOTAL	1,418	145		1,563	429	67		496	1,847	212		2,059
705	705.01	111			111	37			37	148			148
	705.02	328			328	5			5	333			333
	705.03	413	263		676	180	10	30	220	593	273	30	896
	705.04	287			287	19			19	306			306
	705.05	145			145	99			99	244			244
	705.06	6		500	506					6		500	506
	CENSUS TOTAL	1,290	263	500	2,053	340	10	30	380	1,630	273	530	2,433
706	706.01	167			167	129			129	296			296
	706.02	124	48		172	33			33	157	48		205
	706.03	233	23		256	10	45		55	243	68		311
	706.04	150	9		159	10	14		24	160	23		183

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
706	CENSUS TOTAL	674	80		754	182	59		241	856	139		995
707	707.01	268	7		275	27	19	15	61	295	26	15	336
	707.02	377			377	43			43	420			420
	707.03	262	1		263	49			49	311	1		312
	707.04	363			363	11			11	374			374
	707.05	196			196	2			2	198			198
	707.06	254			254	3			3	257			257
	CENSUS TOTAL	1,720	8		1,728	135	19	15	169	1,855	27	15	1,897
708	708.01	231	27		258	18	2		20	249	29		278
	708.02	607	175		782	7		27	34	614	175	27	816
	CENSUS TOTAL	838	202		1,040	25	2	27	54	863	204	27	1,094
709	709.01	457		297	754	129			129	586		297	883
	709.02	496	206		702	28	21		49	524	227		751
	709.03	253			253	18			18	271			271
	709.04	76	186		262	96	37		133	172	223		395
	709.05	313	24		337	36			36	349	24		373
	709.06	110			110	9			9	119			119
	CENSUS TOTAL	1,705	416	297	2,418	316	58		374	2,021	474	297	2,792
710	710.01	58			58	21			21	79			79
	710.02	212			212	43	2		45	255	2		257

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
710	710.03	177			177	40		338	378	217		338	555
	CENSUS TOTAL	447			447	104	2	338	444	551	2	338	891
711	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			1	336		340	676
	711.07	190			190	2			2	192			192
	711.08	354			354	61			61	415			415
	CENSUS TOTAL	2,057		340	2,397	83	8		91	2,140	8	340	2,488
712	712.01	1			1	3			3	4			4
	712.02												
	712.03	38	174		212	24			24	62	174		236
	712.04	40	347	2,403	2,790	46		121	167	86	347	2,524	2,957
	CENSUS TOTAL	79	521	2,403	3,003	73		121	194	152	521	2,524	3,197
713	713.01	255	572	2,051	2,878	192		129	321	447	572	2,180	3,199
	713.02	555	49		604	53		47	100	608	49	47	704
	CENSUS TOTAL	810	621	2,051	3,482	245		176	421	1,055	621	2,227	3,903
714	714.01	676	464	351	1,491	100	53	29	182	776	517	380	1,673

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
714	714.02	255		639	894	15			15	270		639	909
	CENSUS TOTAL	931	464	990	2,385	115	53	29	197	1,046	517	1,019	2,582
801	801.01	236			236	225			225	461			461
	801.02	191			191	78			78	269			269
	801.03	174			174	186			186	360			360
	801.04	209			209	134			134	343			343
	801.05	188			188	117			117	305			305
	CENSUS TOTAL	998			998	740			740	1,738			1,738
802	802.01	239			239	637			637	876			876
	802.02	434			434	135			135	569			569
	802.03	510			510	63			63	573			573
	802.04			1,168	1,168							1,168	1,168
	802.05							13	13			13	13
	CENSUS TOTAL	1,183		1,168	2,351	835		13	848	2,018		1,181	3,199
803	803.01	788			788	275			275	1,063			1,063
	803.02	242			242	77			77	319			319
	803.03	733	2		735	731			731	1,464	2		1,466
	803.04	1			1					1			1
	CENSUS TOTAL	1,764	2		1,766	1,083			1,083	2,847	2		2,849
804	804.01	441			441	270			270	711			711

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
804	804.02	457			457	367			367	824			824
	804.03	318			318	160			160	478			478
	804.04	282			282	295			295	577			577
	804.05	657			657	293			293	950			950
	CENSUS TOTAL	2,155			2,155	1,385			1,385	3,540			3,540
805	805.01	1,217			1,217	413			413	1,630			1,630
	805.02	904	219		1,123	704			704	1,608	219		1,827
	805.03	449	491	273	1,213	215	952		1,167	664	1,443	273	2,380
	CENSUS TOTAL	2,570	710	273	3,553	1,332	952		2,284	3,902	1,662	273	5,837
806	806.01	385	56		441	516	1,128		1,644	901	1,184		2,085
	806.02	154	320	198	672	3	10		13	157	330	198	685
	806.03	153	267	724	1,144	83	34	47	164	236	301	771	1,308
	806.04	438			438	128			128	566			566
	CENSUS TOTAL	1,130	643	922	2,695	730	1,172	47	1,949	1,860	1,815	969	4,644
807	807.01	1			1					1			1
	807.02	164	926	2,259	3,349	2	41	708	751	166	967	2,967	4,100
	807.03	51	319		370					51	319		370
	CENSUS TOTAL	216	1,245	2,259	3,720	2	41	708	751	218	1,286	2,967	4,471
808 <sup>2</sup>	808.01	957	591	494	2,042	1,045	99	191	1,335	2,002	690	685	3,377
	CENSUS TOTAL	957	591	494	2,042	1,045	99	191	1,335	2,002	690	685	3,377

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
809 <sup>2</sup>	809.01	1,233	725	1,022	2,980	533	41	463	1,037	1,766	766	1,485	4,017
	CENSUS TOTAL	1,233	725	1,022	2,980	533	41	463	1,037	1,766	766	1,485	4,017
810	810.01	207	798		1,005	270			270	477	798		1,275
	CENSUS TOTAL	207	798		1,005	270			270	477	798		1,275
811	811.01	32			32	3			3	35			35
	811.02	22			22	969			969	991			991
	811.03	840	1		841	464			464	1,304	1		1,305
	811.04	1,135			1,135	301			301	1,436			1,436
	CENSUS TOTAL	2,029	1		2,030	1,737			1,737	3,766	1		3,767
812	812.01	834	548	694	2,076	424	6		430	1,258	554	694	2,506
	CENSUS TOTAL	834	548	694	2,076	424	6		430	1,258	554	694	2,506
813	813.01	1,153	2,944	1,895	5,992	139	253	15	407	1,292	3,197	1,910	6,399
	CENSUS TOTAL	1,153	2,944	1,895	5,992	139	253	15	407	1,292	3,197	1,910	6,399
814	814.01	1,057	1,085	446	2,588	82	10		92	1,139	1,095	446	2,680
	CENSUS TOTAL	1,057	1,085	446	2,588	82	10		92	1,139	1,095	446	2,680
815	815.01	725			725	78			78	803			803
	CENSUS TOTAL	725			725	78			78	803			803
816	816.01	500			500	86			86	586			586
	816.02	526			526	69			69	595			595
	CENSUS TOTAL	1,026			1,026	155			155	1,181			1,181

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
817	817.01	408			408	249			249	657			657
	817.02	391			391	170			170	561			561
	817.03	562	1		563	120			120	682	1		683
	817.04	132			132	150	140		290	282	140		422
	CENSUS TOTAL	1,493	1		1,494	689	140		829	2,182	141		2,323
818	818.01	172			172	75			75	247			247
	818.02	2,201	399		2,600	1,399			1,399	3,600	399		3,999
	818.03	371			371	467			467	838			838
	818.04	1,081	766		1,847	1,359	198		1,557	2,440	964		3,404
	CENSUS TOTAL	3,825	1,165		4,990	3,300	198		3,498	7,125	1,363		8,488
901	901.01	4			4					4			4
	901.02	12			12	72			72	84			84
	901.03	996			996	145			145	1,141			1,141
	901.04					39			39	39			39
	901.05	752	10		762	1,247			1,247	1,999	10		2,009
	901.06												
	CENSUS TOTAL	1,764	10		1,774	1,503			1,503	3,267	10		3,277
902	902.01	9			9	218			218	227			227
	902.02	27			27	573			573	600			600
	902.03	1,061	1,308		2,369	765	103	6	874	1,826	1,411	6	3,243



HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
902	902.04	285	627		912	143	827	165	1,135	428	1,454	165	2,047
	902.05	3			3			571	571	3		571	574
	CENSUS TOTAL	1,385	1,935		3,320	1,699	930	742	3,371	3,084	2,865	742	6,691
903	903.01	1,042	1,082	1	2,125	523	18	21	562	1,565	1,100	22	2,687
	903.02	666			666	1,266	89	22	1,377	1,932	89	22	2,043
	903.03	111	3		114	579	265		844	690	268		958
	903.04	9	2		11		93	38	131	9	95	38	142
	CENSUS TOTAL	1,828	1,087	1	2,916	2,368	465	81	2,914	4,196	1,552	82	5,830
904	904.01	1,931	227	997	3,155	451	1,653	875	2,979	2,382	1,880	1,872	6,134
	904.02	71			71	1,300			1,300	1,371			1,371
	904.03	27			27	1	23	733	757	28	23	733	784
	904.04	119	175	6	300	199	368	957	1,524	318	543	963	1,824
	CENSUS TOTAL	2,148	402	1,003	3,553	1,951	2,044	2,565	6,560	4,099	2,446	3,568	10,113
905	905.01	22			22	124		656	780	146		656	802
	905.02	880	2		882	1,699			1,699	2,579	2		2,581
	CENSUS TOTAL	902	2		904	1,823		656	2,479	2,725	2	656	3,383
906	906.01	22			22	80			80	102			102
	906.02	40			40	59			59	99			99
	906.03	76			76	116	295		411	192	295		487
	906.04	113	719	144	976	676	1,580	2,445	4,701	789	2,299	2,589	5,677

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
906	906.05	383	731		1,114	2,465	1,474	676	4,615	2,848	2,205	676	5,729
	CENSUS TOTAL	634	1,450	144	2,228	3,396	3,349	3,121	9,866	4,030	4,799	3,265	12,094
907	907.01	52			52	143			143	195			195
	907.02	588			588	377			377	965			965
	907.03	111			111	97			97	208			208
	907.04	128			128	99			99	227			227
	907.05	42			42	20			20	62			62
	907.06	481	2		483	204			204	685	2		687
	907.07	81			81	298			298	379			379
	907.08	28			28	34			34	62			62
	907.09	595			595	152			152	747			747
	907.10	51			51	149			149	200			200
	907.11	13			13	7			7	20			20
	907.12	68			68	31			31	99			99
	907.13	52			52	18			18	70			70
	907.14	55			55	92			92	147			147
	907.15	40			40	10			10	50			50
	907.16	26			26	41			41	67			67
		CENSUS TOTAL	2,411	2		2,413	1,772			1,772	4,183	2	
908	908.01	158			158	85			85	243			243

HOUSING UNITS AT PLANNED BUILDOUT  
CENSUS & SUBCENSUS TRACT  
(JANUARY 1987)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
908	908.02	250			250	140			140	390			390
	908.03	160			160	75		75	235			235	
	908.04	125			125	251		251	376			376	
	908.05	187			187	175		175	362			362	
	908.06	573	1		574	161		161	734	1		735	
	908.07	77			77	64		64	141			141	
	908.08	333			333	308		308	641			641	
	908.09	473			473	387		387	860			860	
	908.10	140		1	141	196		196	336		1	337	
	908.11	134			134	972		972	1,106			1,106	
	908.12	882	1,257		2,139	565		565	1,447	1,257		2,704	
		CENSUS TOTAL	3,492	1,258	1	4,751	3,379		3,379	6,871	1,258	1	8,130
909. <sup>3</sup>	909.01	68			68	95		95	163			163	
	CENSUS TOTAL	68			68	95		95	163			163	
TOTAL		151,411	56,937	62,396	270,744	61,723	16,903	14,863	93,489	213,134	73,840	77,259	364,233

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

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

<sup>3</sup>Town of Clifton (the Town of Clifton is composed of Census Tract 909).