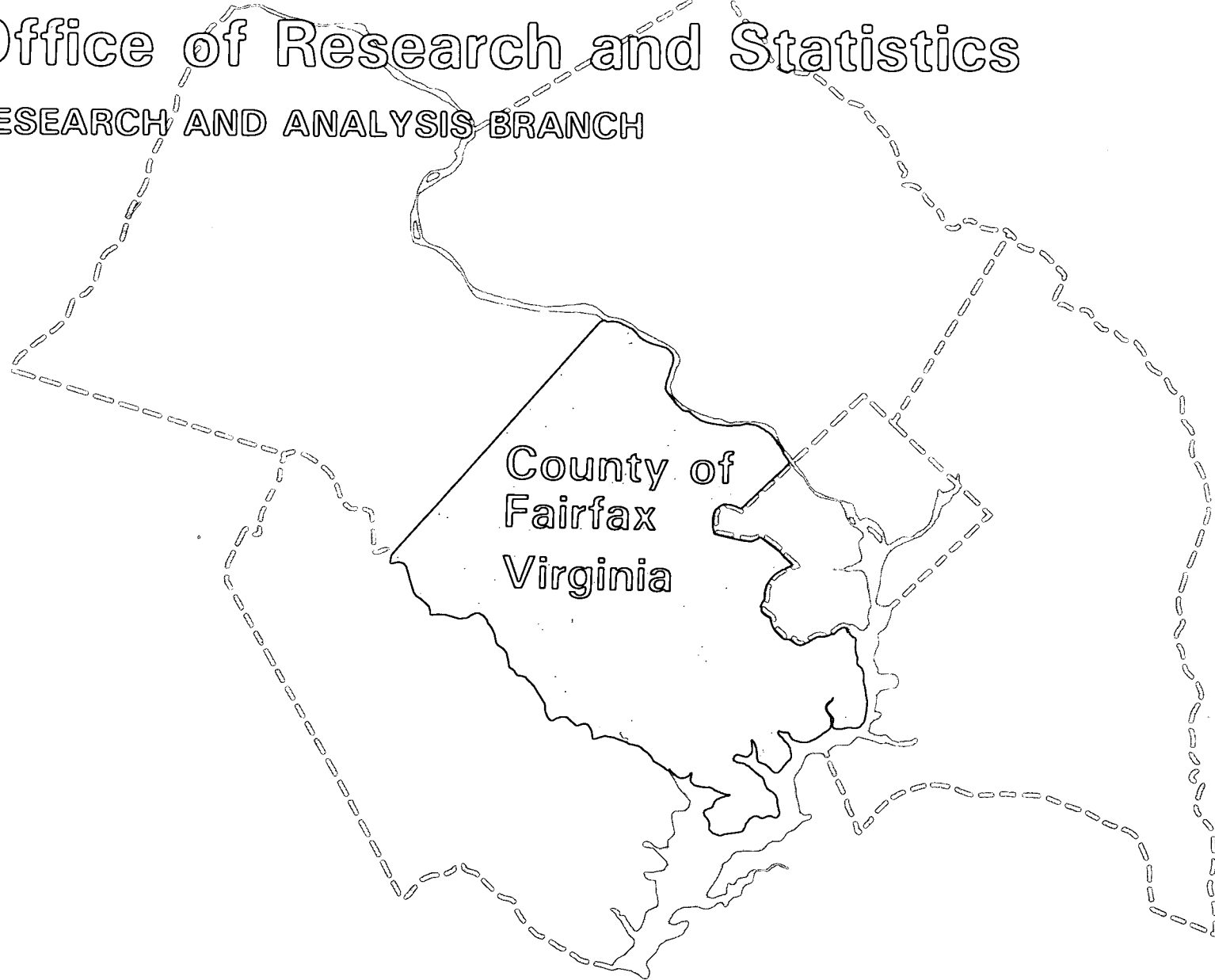


Standard Reports 1989

Office of Research and Statistics

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Standard Reports

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

1989



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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 1987 household income methodology is outlined in the household income narrative. Household income pertains to calendar year 1987. All other information, except the historical data, is as of January 1, 1989.

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 development 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, viii and ix.

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
Research and Analysis 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

Description

<u>Standard Reports</u>	Small area housing, population, development, income, and land use data. Also includes data from the 1980 Census.
<u>Fairfax County Profile</u>	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	An abbreviated demographic profile of Fairfax County.
Demographic Profiles of Supervisor Districts: 1988 Household Survey Data	1988 Household Survey data for each Supervisor District. Includes data on population, race, educational attainment, age, marital status, and households.
Demographic Profiles of Planning Districts: 1988 Household Survey Data	1988 Household Survey data for each Planning District. Includes data on population, race, educational attainment, age, marital status, and households.
Economic Profiles of Supervisor Districts: 1988 Household Survey Data	1988 Household Survey data for each Supervisor District. Includes data on income, labor force, and housing costs.
Economic Profiles of Planning Districts: 1988 Household Survey Data	1988 Household Survey data for each Planning District. Includes data on income, labor force, and housing costs.
Demographic Profiles of Selected Communities in Fairfax County	Demographic data for 17 communities in Fairfax County. Data are based upon 1988 estimates and the 1988 Household Survey.
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. A special report on the elderly is based on the 1988 Household Survey.

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

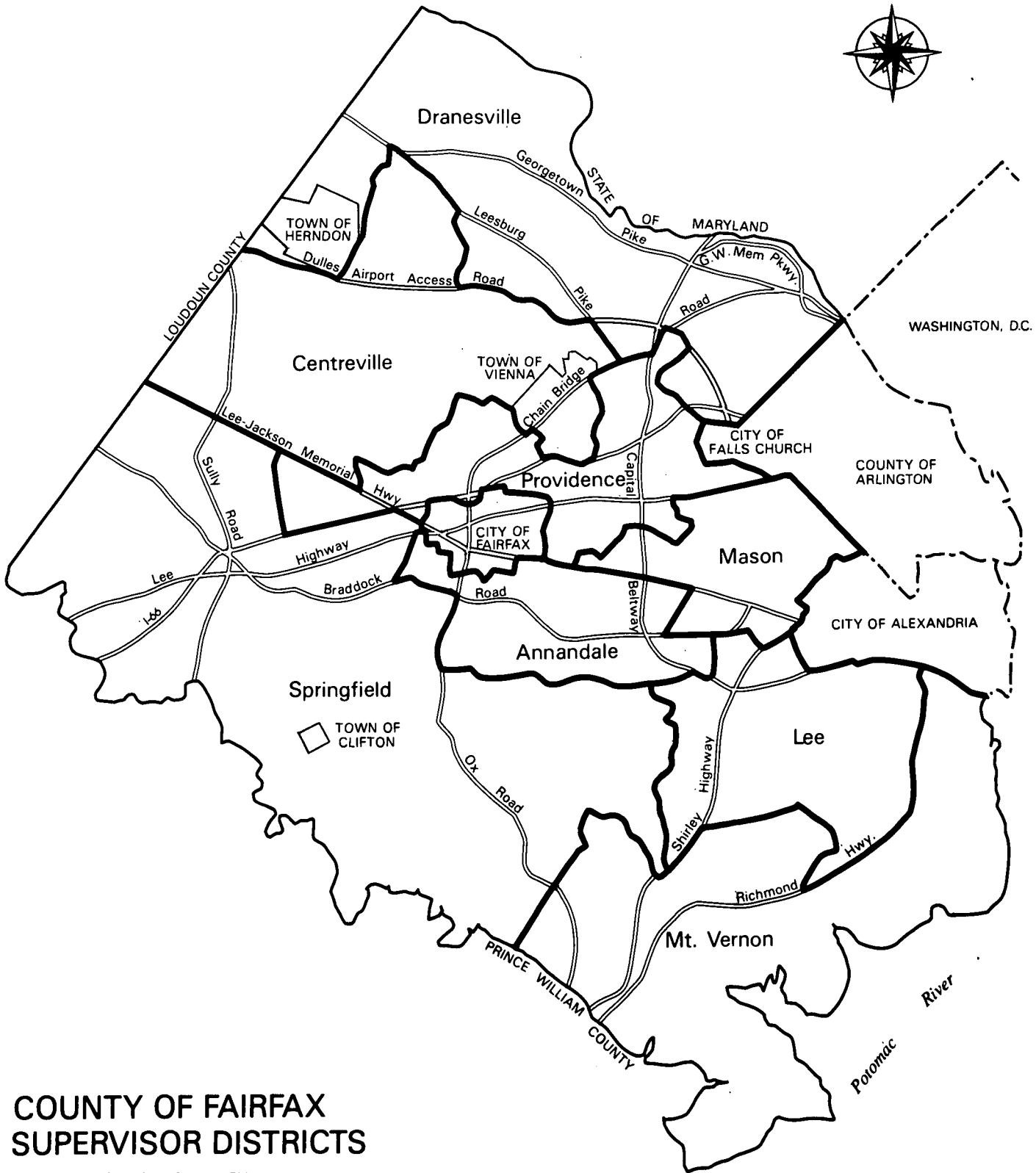
	Description
Rental Housing Survey	Two reports documenting the results of the 1989 Rental Housing Survey: Rental Housing Complex Characteristics -- a County-wide analysis of rents and vacancy rates; Rental Housing Survey Data -- individual project information, including number of units, rents, and vacancy rates.
Offices: An Inventory of Existing Structures	A listing of office buildings in Fairfax County by type of structure. Includes gross floor area and year built information.
Wholesale and Warehouse Storage Facilities	A listing of existing wholesale and warehouse storage facilities in the County. Includes data on gross floor area and year built.
Shopping Center Directory	A listing of the shopping centers in Fairfax County that includes gross floor area, map reference number, address, and number of businesses.
Hotel/Motel Directory	A listing of hotels and motels within Fairfax County. Includes hotel/motel name, address, number of rooms, and year built.
Residential Condominium Housing Projects	A listing of residential condominium projects in Fairfax County.
Nonresidential Condominium Projects	A listing of office and warehouse condominium projects including year built, gross floor area, and number of units.
Nonresidential Gross Floor Area	Tables showing annual increases in gross floor area of retail, industrial, and office structures.
Vacant Commercial/Industrial Land	A listing of vacant 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 planned for multifamily housing (12 or more dwelling units per acre). Includes land area, zoning, existing land use, and map reference number.

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

	Description
1987 Transportation Survey Results	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.
U.S. Counties With Demographic Characteristics Similar to Fairfax County: 1980	U.S. counties most similar to Fairfax County. Provides methodology for other comparisons, based upon 1980 Census data.
Survey Research Methodology Papers	The Common Pitfalls of Conducting a Survey; Survey Questionnaire Design; An Overview of Sampling Procedures.

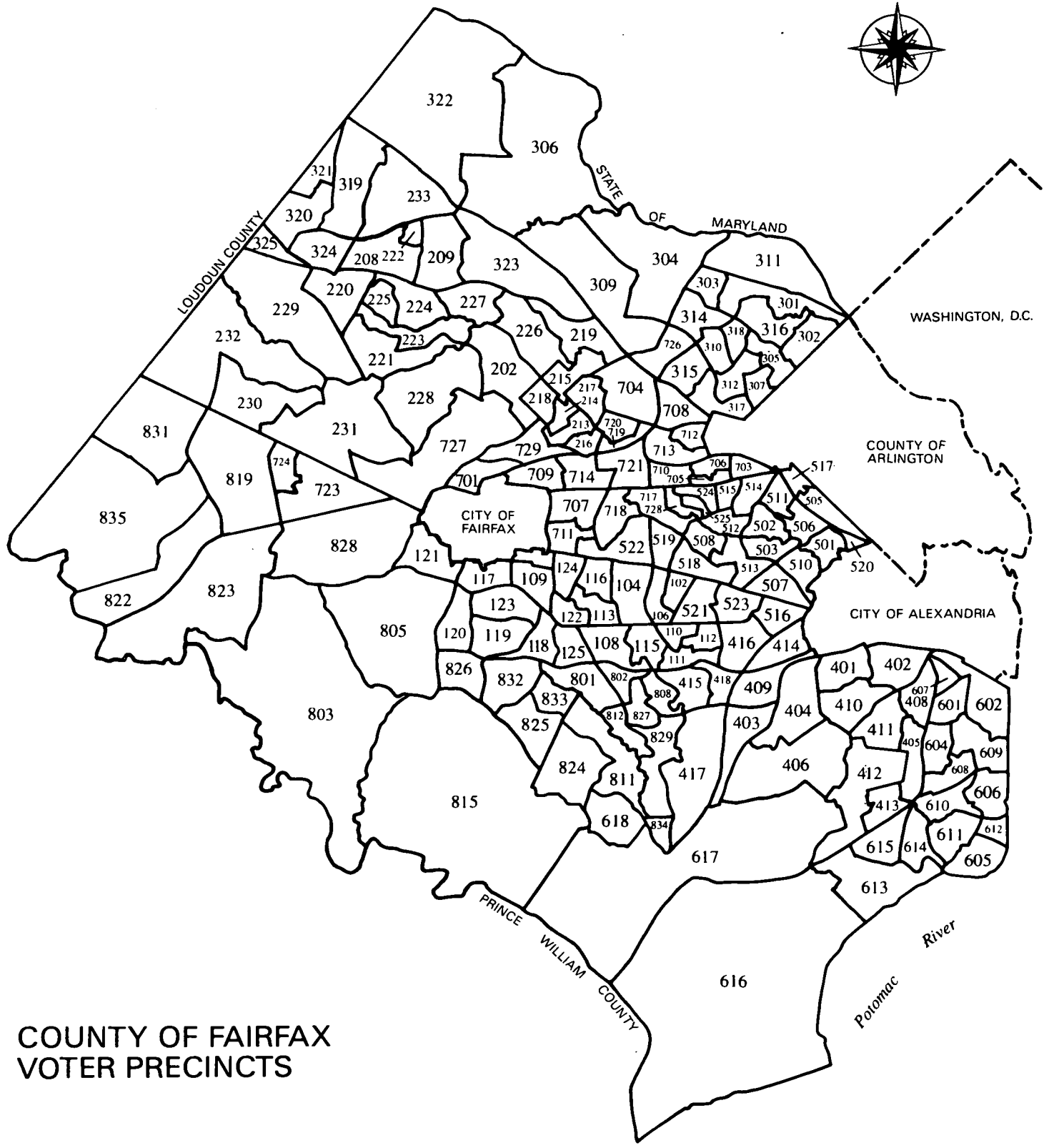
I MAPS

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).



COUNTY OF FAIRFAX SUPERVISOR DISTRICTS

— DISTRICT BOUNDARY

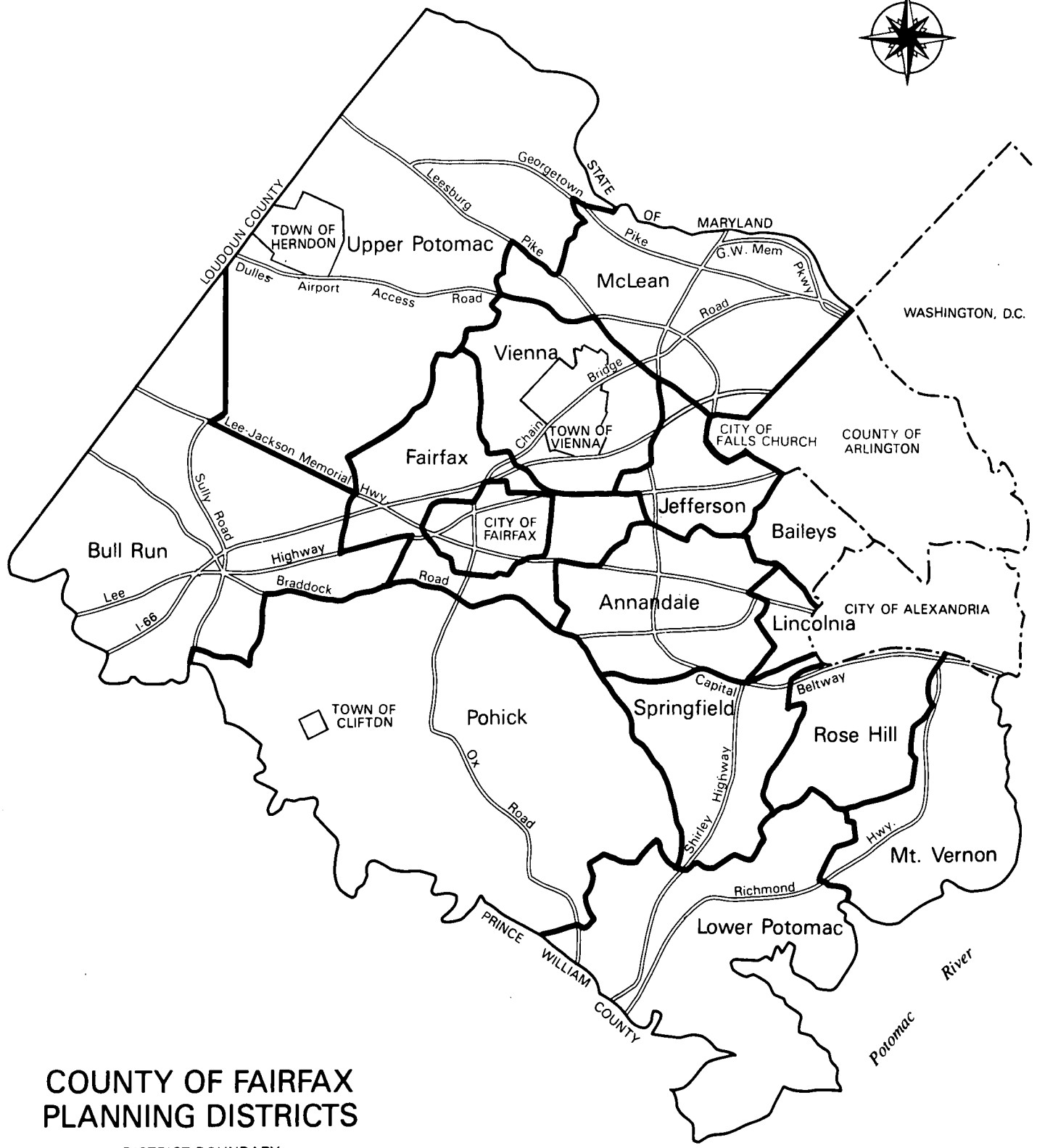


COUNTY OF FAIRFAX
VOTER PRECINCTS

FAIRFAX COUNTY VOTER PRECINCTS

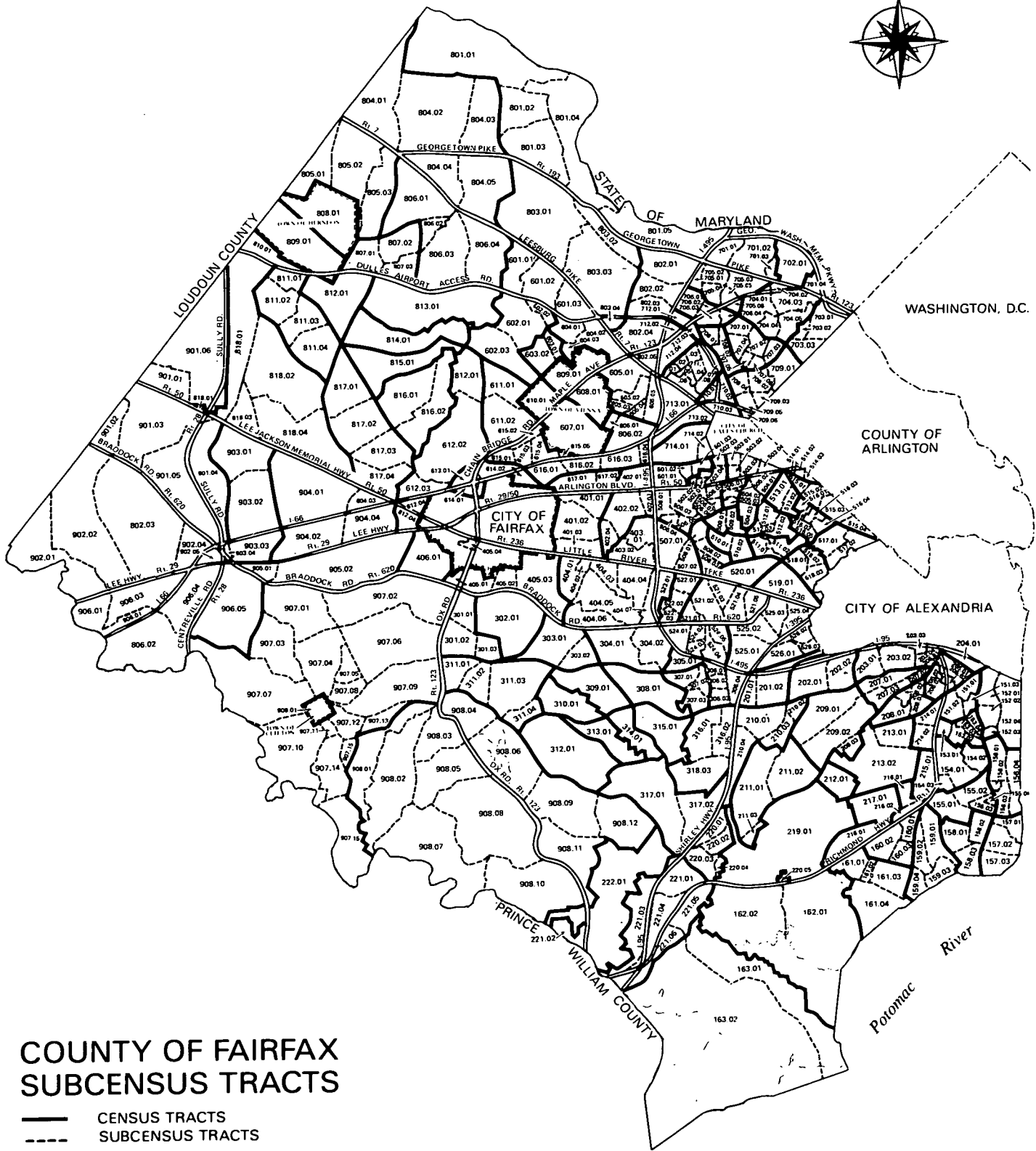
<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>
102	Bristow	222	Reston 3	323	Shouse
104	Chapel	223	Glade	324	Herndon #3
106	Heritage	224	South Lakes	325	Hutchison
108	Kings Park	225	Terraset	401	Bush Hill
109	Little Run	226	Wolftrap	402	Cameron
110	N. Springfield 1	227	Sunrise Valley	403	Forest
111	N. Springfield 2	228	Vale	404	Franconia
112	N. Springfield 3	229	Fox Mill	405	Groveton
113	Oak Hill	230	Franklin	406	Hayfield
115	Ravensworth	231	Navy	408	Mt. Eagle
116	Wakefield	232	Kinross	409	Pioneer
117	Woodson	233	North Point	410	Rose Hill
118	Lake Braddock	301	Chain Bridge	411	Virginia Hills
119	Laurel	302	Chesterbrook	412	Woodlawn
120	Sideburn	303	Churchill	413	Fairfield
121	Villa	304	Cooper	414	Bren Mar
122	Long Branch	305	El Nido	415	Crestwood
123	Robinson	306	Great Falls	416	Edsall
124	Olley	307	Haycock	417	Garfield
125	Signal Hill	309	Kenmore	418	Lynbrook
202	Flint Hill	310	Kirby	501	Baileys
208	Reston 1	311	Langley	502	Barcroft
209	Reston 2	312	Longfellow	503	Belvedere
213	Vienna 1	314	McLean	505	Glen Forest
214	Vienna 2	315	Pimmit	506	Holmes
215	Vienna 3	316	Salona	507	Lincolnia
216	Vienna 4	317	Westhampton	508	Masonville
217	Vienna 5	318	Westmoreland	510	Parklawn
218	Vienna 6	319	Herndon 1	511	Ravenwood
219	Westbriar	320	Herndon 2	512	Sleepy Hollow
220	Dogwood	321	Clearview	513	St. Albans
221	Hunters Woods	322	Forestville	514	Tripps

<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>
515	Westlawn	616	Gunston	728	Walnut Hill 2
516	Weyanoke	617	Lorton	729	Nottoway
517	Willston	618	Newington	801	Burke
518	Columbia	701	Blake	802	Cardinal
519	Hummer	703	Fort Buffalo	803	Clifton
520	Skyline	704	Freedom Hill	805	Fairfax Station
521	Brook Hill	705	Graham	808	Keene Mill
522	Camelot	706	Greenway	811	Pohick
523	Poe	707	Mantua	812	Valley
524	Whittier	708	Marshall	815	Woodyard
525	Walnut Hill 1	709	Mosby	819	Chantilly
601	Belle Haven	710	Pine Spring	822	London Towne
602	Belleview	711	Price	823	Newgate
604	Bucknell	712	Shreve	824	Orange
605	Fort Hunt	713	Timber Lane	825	Cherry Run
606	Hollin Hall	714	Walker	826	Fairview
607	Huntington	717	Woodburn	827	Irving
608	Kirkside	718	Pine Ridge	828	Leehigh
609	Marlan	719	Stenwood	829	Saratoga
610	Sherwood	720	Thoreau	831	Sully
611	Stratford	721	Merrifield	832	Terra Centre
612	Waynewood	723	Greenbriar East	833	White Oaks
613	Westgate	724	Greenbriar West	834	Delong
614	Whitman	726	Magarity	835	Cub Run
615	Woodley	727	Oakton		



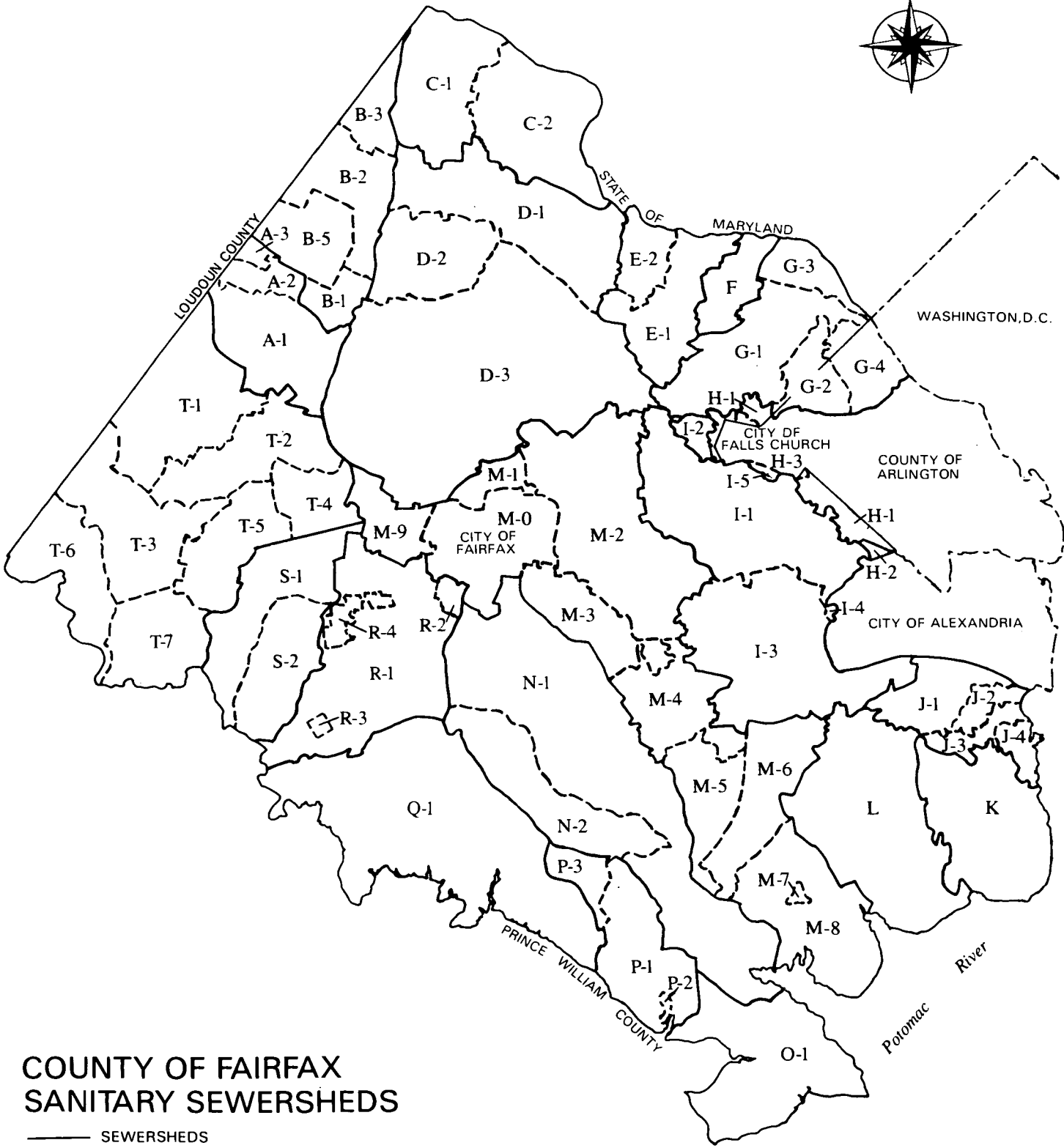
COUNTY OF FAIRFAX PLANNING DISTRICTS

— DISTRICT BOUNDARY



COUNTY OF FAIRFAX SUBCENSUS TRACTS

- CENSUS TRACTS
- - - - SUBCENSUS TRACTS



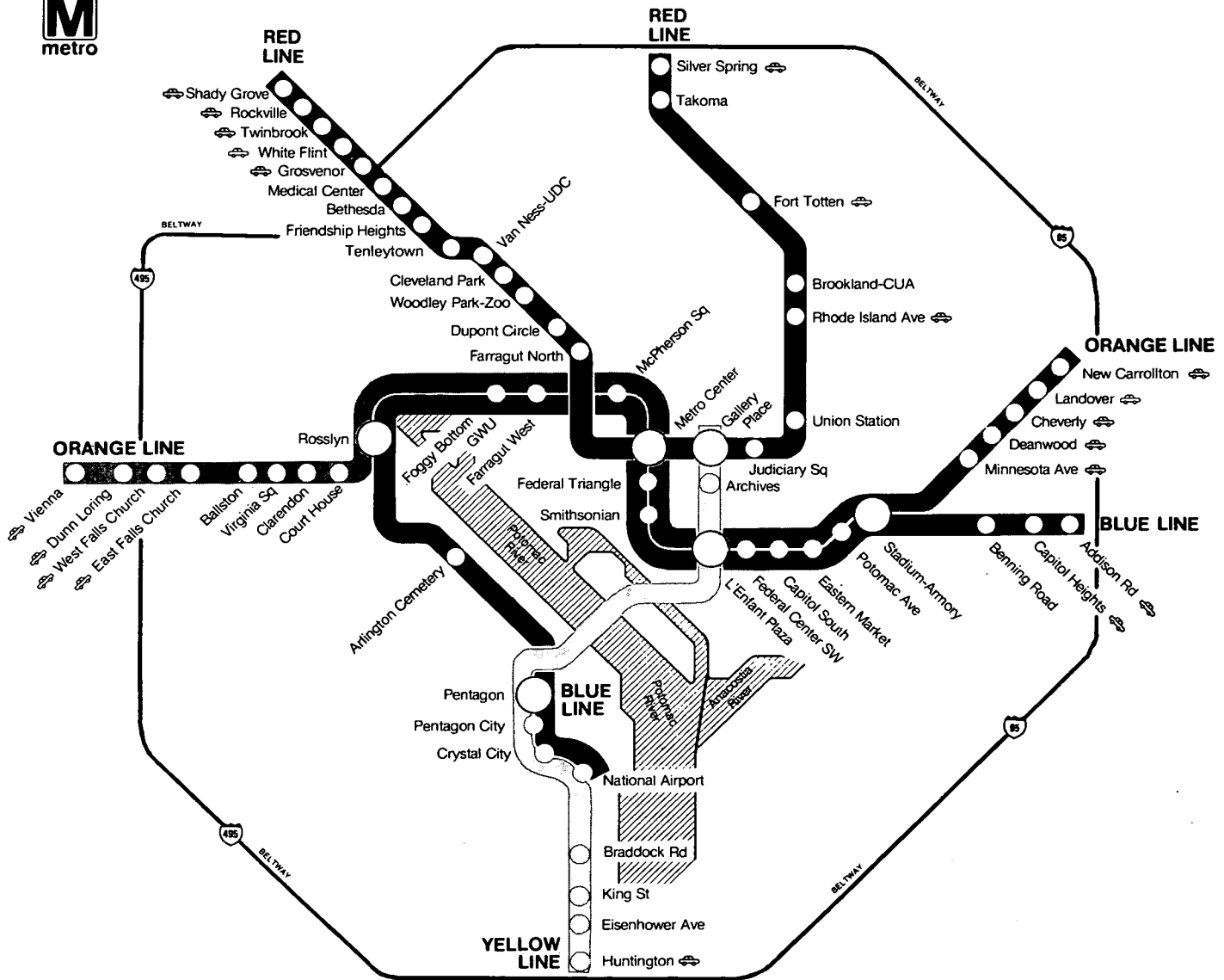
COUNTY OF FAIRFAX SANITARY SEWERSHEDS

—— SEWERSHEDS
- - - - SUB SEWERSHEDS

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	None
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	None
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
I-5	Cameron Run	Alexandria
J-1	Cameron Run	Alexandria
J-2	Cameron Run	Alexandria
J-3	Cameron Run	Alexandria
J-4	Cameron Run	Alexandria

<u>Code</u>	<u>Sewershed</u>	<u>Servicing Treatment Plant</u>
K	Little Hunting Creek	Little Hunting Creek
L	Dogue Creek	Lower Potomac
M-0	Accotink Creek (City of Fairfax)	Lower Potomac
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



METRORAIL SYSTEM

- Red Line • Silver Spring/Shady Grove
- Orange Line • New Carrollton/Vienna
- Blue Line • Addison Road/National Airport
- Yellow Line • Gallery Place/Huntington
- Transfer station
- All day Parking

II HOUSING INVENTORY

HOUSING INVENTORY

As of January 1989, there were 293,682 dwelling units in Fairfax County, an increase of 12,490 units, or 4.4 percent, over the 1988 inventory of 281,192 units. Single-family detached units continue to account for a majority of the housing units (53.8 percent), followed by townhouses (19.1 percent), garden apartments (17.8 percent), and high-rise apartments (4.4 percent). Multiplex units comprise 2.2 percent of the total housing inventory, and mid-rise, mobile home, and duplex units account for the remaining 2.7 percent.

Nearly 60% of the County's increase in dwelling units occurred in the Bull Run, Fairfax, and Upper Potomac Planning Districts. During 1988, 4,103 units were added to the housing inventory in the Bull Run District, 1,752 units were added to the Upper Potomac District, and 1,615 units were added to the Fairfax District inventory. The Upper Potomac Planning District contains the planned community of Reston.

The Supervisor District with the largest dwelling unit inventory is Springfield, with 50,509 units. Among the eight Supervisor Districts, Mount Vernon has the smallest number of single-family units (14,832). The Springfield District has the largest number of single-family units (29,358). Over 40 percent of the County's high-rise and mid-rise apartment units are located in the Mason District, over 27 percent of the County's garden apartment units are located in the Providence District, and over 27 percent of the County's townhouse units are located in the Springfield District. The Annandale District has the smallest dwelling unit inventory with 27,941 units. Table I shows the total number of housing units by year since 1977, the number change, and the percent change.

TABLE I
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	247,717	9,927	4.2
1986	258,712	10,935	4.4
1987	270,744	12,032	4.7
1988	281,192	10,448	3.9
1989	293,682	12,490	4.4

* * * *

As of January 1989, the median market value of individually owned housing units was \$179,500. This represents an increase of 17.5 percent from the 1988 estimated median housing value of \$152,800. Thus, half of all owned housing units in the County have values exceeding \$179,500 and half have values below this level.

Table 2 shows, by Planning District, median market value of housing units and the percent change between 1988 and 1989.

TABLE 2
MEDIAN MARKET VALUE OF HOUSING UNITS
BY PLANNING DISTRICT*
1988 - 1989

Planning District	Median Value		Percent Change
	1989	1988	
Annandale	\$183,200	\$155,300	18.0%
Baileys	147,500	127,500	15.7
Bull Run	164,000	138,300	18.6
Fairfax	207,400	177,700	16.7
Jefferson	161,500	131,800	22.5
Lincolnia	168,100	143,100	17.5
Lower Potomac	120,000	101,700	18.0
McLean	270,200	219,300	23.2
Mount Vernon	157,100	135,600	15.9
Pohick	186,500	159,800	16.7
Rose Hill	164,000	138,300	18.6
Springfield	156,900	135,900	15.5
Upper Potomac	183,100	160,600	14.0
Vienna	205,300	172,100	19.3
Total County	\$179,500	\$152,800	17.5%

* Median value calculated on ungrouped market value data.

The most expensive Planning District in the County for housing is the McLean Planning District, where 33.4 percent of the dwelling units have values exceeding \$350,000. In the Lower Potomac Planning District, the least expensive area in the County for housing, 29.1 percent of the units have values under \$100,000.

The Supervisor District with the most expensive housing values is the Dranesville Supervisor District, where 35.1 percent of the dwelling units have values exceeding \$350,000. The Supervisor District with the least expensive housing values is the Mount Vernon Supervisor District, where 18.1 percent of the units have values under \$100,000.

DWELLING UNIT INVENTORY
SUPERVISOR DISTRICT
(JANUARY 1989)

SUPERVISOR DISTRICT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
CENTREVILLE ¹	22,968	18	8,784	1,192	7,007	695	285		40,949
DRANESVILLE ²	25,690	69	4,011	7	1,732	496	1,668		33,673
ANNANDALE	18,366	56	5,221		3,775	267		256	27,941
LEE	16,509	578	7,588	1,419	8,658			971	35,723
MASON	14,989	36	3,472	546	8,651	1,443	5,237		34,374
MOUNT VERNON	14,832	1,187	3,910	430	4,926	130	3,546	582	29,543
PROVIDENCE	15,165	8	7,899	871	14,151	560	2,316		40,970
SPRINGFIELD ³	29,358	325	15,154	1,880	3,290	2		500	50,509
TOTAL	157,877	2,277	56,039	6,345	52,190	3,593	13,052	2,309	293,682

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	2,379	63	1,524	7	1,504				5,477
TOWN OF VIENNA	4,386	6	354	26	524				5,296
TOTAL	6,833	69	1,878	33	2,028				10,841

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

¹Includes the Town of Vienna.

²Includes the Town of Herndon.

³Includes the Town of Clifton.

DWELLING UNIT INVENTORY
PLANNING DISTRICT
(JANUARY 1989)

PLANNING DISTRICT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
ANNANDALE	15,755	12	3,026	255	4,849	513	471		24,881
BAILEYS	5,027	18	689	81	4,898	1,197	4,766		16,676
BULL RUN	11,009	5	5,716	1,326	2,657			500	21,213
FAIRFAX	7,943	4	2,444	289	5,376	560		256	16,872
JEFFERSON	8,321	8	2,136	117	5,456		1,229		17,267
LINCOLNIA	1,467	6	1,536	210	2,320				5,539
LOWER POTOMAC	1,383	7	1,106	280	1,062				3,838
MCLEAN	15,843	6	1,513	332	2,069	496	2,202		22,461
MOUNT VERNON	14,703	1,704	2,398	1,569	9,413	130	3,546	1,553	35,016
POHICK ¹	24,711	416	13,098	522	1,336				40,083
ROSE HILL	7,620	6	3,183		1,703				12,512
SPRINGFIELD	7,991		4,794	160	1,548	2			14,495
UPPER POTOMAC ²	23,495	75	10,865	898	7,470	421	285		43,509
VIENNA ³	12,609	10	3,535	306	2,033	274	553		19,320
TOTAL	157,877	2,277	56,039	6,345	52,190	3,593	13,052	2,309	293,682

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

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

DWELLING UNIT INVENTORY
SEWERSHED
(JANUARY 1989)

SEWERSHED CODE	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
A1	4,659		446						5,105
A2	16		232						248
A3	207		565						772
B1	756	2	368		250				1,376
B2	3,381		1,032	168	273				4,854
B3	516								516
B5	2,379	63	1,525	7	1,504				5,478
C1	734								734
C2	935		1						936
D1	2,265	2							2,267
D2	1,439		2,144	124	3,014	288	61		7,070
D3	15,708	19	3,980	625	2,883	407	1,392		25,014
E1	1,880		241	332	1,841	144	534		4,972
E2	453								453
F	1,787		323				500		2,610
G1	7,554	2	1,698		1,380	112	1,229		11,975
G2	865					240			1,105
G3	655		35						690
G4	336								336
H1	1,184	2	328		2,363	797	1,050		5,724
H2							3,297		3,297
H3	151								151
I1	13,298	27	1,820	198	7,764	400	419		23,926
I2	1,189		36						1,225
I3	9,363	18	4,662	465	3,163	246	219		18,136
I4	44								44
I5	236		35						271
J1	3,653	1,136	333		1,320		1,590		8,032
J2	807	12	72		296		1,432	91	2,710
J3	1,110	200	154		508				1,972
J4	722	5	20		956		524		2,227
K	8,055	342	1,077	931	4,560	130		1,343	16,438
L	6,088	11	2,629	638	3,432			119	12,917
M0	829	2	123		921			256	2,131
M1	626		1,375	128	1,603	302			4,034
M2	10,808	2	4,461	441	6,567	525	805		23,609
M3	6,108	2	227						6,337
M4	4,820		1,710		1,161	2			7,693
M5	1,320		1,194	160					2,674
M6	1,254		2,064						3,318
M7	29	3			194				226
M8	21								21
M9	192		356		880				1,428

(CONTINUED)

DWELLING UNIT INVENTORY
SEWERSHED
(JANUARY 1989)

SEWERSHED CODE	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
N1	18,209	370	12,491	802	2,203				34,075
N2	2,447	46	1,533						4,026
O1	404	2							406
P1	178				1				179
P2	175								175
P3	363								363
Q1	1,904								1,904
R1	2,413	4							2,417
R2 ³	236								236
R3	68								68
R4	179								179
S1	1,931	3	1,629		481				4,044
S2	199								199
T1	928							500	1,428
T2	2,989		1,320	580	229				5,118
T3	2,246		1,388						3,634
T4	2,404	2	999	128	2,025				5,558
T5	1,800		1,142	618	202				3,762
T6	55								55
T7	317		271		216				804
TOTAL	157,877	2,277	56,039	6,345	52,190	3,593	13,052	2,309	293,682

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

¹Town of Herndon.

²Comprises part of the Town of Vienna.

³Includes Town of Clifton.

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
151	151.01	398		72		1				471
	151.02	299	2			75			91	467
	151.03	303								303
	CENSUS TOTAL	1,000	2	72		76			91	1,241
152	152.01	196	2	131						329
	152.02	18		20		956		524		1,518
	152.03	117								117
	152.04									
	CENSUS TOTAL	331	2	151		956		524		1,964
153	153.01	221	37	23						281
	153.02	256	204			147				607
	153.03	180	291							471
	153.04	100								100
	CENSUS TOTAL	757	532	23		147				1,459
154	154.01	601		156		1,556			345	2,658
	154.02	407								407
	154.03	127		70		13			27	237
	CENSUS TOTAL	1,135		226		1,569			372	3,302
155	155.01	356		400		209	130			1,095
	155.02	686								686
	155.03	256								256
	155.04	90								90
	CENSUS TOTAL	1,388		400		209	130			2,127
156	156.01	534								534

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
156	156.02	75								75
	156.03	289	2							291
	156.04	112								112
	CENSUS TOTAL	1,010	2							1,012
157	157.01	432								432
	157.02	746								746
	157.03	188	2							190
	CENSUS TOTAL	1,366	2							1,368
158	158.01	667								667
	158.02	485								485
	158.03	461								461
	CENSUS TOTAL	1,613								1,613
159	159.01	840								840
	159.02	180	5							185
	159.03									
	159.04	93								93
	CENSUS TOTAL	1,113	5							1,118
160	160.01	112	2			169				283
	160.02	486	2		150	242			119	999
	160.03	295								295
	CENSUS TOTAL	893	4		150	411			119	1,577
161	161.01	142				45				187
	161.02	97								97
	161.03	617								617

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
161	161.04	433								433
	CENSUS TOTAL	1,289				45				1,334
162	162.01									
	162.02									
	CENSUS TOTAL									
163	163.01	231								231
	163.02	451	2							453
	CENSUS TOTAL	682	2							684
201	201.01	436								436
	201.02	466		140						606
	CENSUS TOTAL	902		140						1,042
202	202.01	463		703						1,166
	202.02	513		309						822
	CENSUS TOTAL	976		1,012						1,988
203	203.01	637								637
	203.02	359	2	284						645
	203.03	242								242
	203.04	214		81						295
	CENSUS TOTAL	1,452	2	365						1,819
204	204.01	25	274			66		1,222		1,587
	CENSUS TOTAL	25	274			66		1,222		1,587
205	205.01	82	303	114		385		1,800		2,684
	205.02	171	8							179
	CENSUS TOTAL	253	311	114		385		1,800		2,863

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
206	206.01	60	120							180
	206.02		361			67				428
	206.03	321	78	67		556				1,022
	CENSUS TOTAL	381	559	67		623				1,630
207	207.01	623								623
	207.02	128								128
	207.03	547								547
	CENSUS TOTAL	1,298								1,298
208	208.01	333								333
	208.02	265								265
	208.03	476	2	71						549
	CENSUS TOTAL	1,074	2	71						1,147
209	209.01	367	2	183		1,385				1,937
	209.02	255		979		24				1,258
	209.03	325		144						469
	CENSUS TOTAL	947	2	1,306		1,409				3,664
210	210.01	212								212
	210.02	85		485						570
	210.03	178		64						242
	210.04	287								287
	CENSUS TOTAL	762		549						1,311
211	211.01	407		1,304						1,711
	211.02	226		13		294				533
	211.03	13		165						178

(CONTINUEO)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
211	CENSUS TOTAL	646		1,482		294				2,422
212	212.01	691								691
	CENSUS TOTAL	691								691
213	213.01	914		354						1,268
	213.02	42		62						104
	CENSUS TOTAL	956		416						1,372
214	214.01	198	2			727				927
	214.02	286	7	25		1,186				1,504
	CENSUS TOTAL	484	9	25		1,913				2,431
215	215.01	217				801			971	1,989
	CENSUS TOTAL	217				801			971	1,989
216	216.01	95		72	931	323				1,421
	216.02	87		107		340				534
	CENSUS TOTAL	182		179	931	663				1,955
217	217.01	1,079		813	131	657				2,680
	CENSUS TOTAL	1,079		813	131	657				2,680
218	218.01	187	2	328	357	892				1,766
	CENSUS TOTAL	187	2	328	357	892				1,766
219	219.01									
	CENSUS TOTAL									
220	220.01	1								1
	220.02									
	220.03	271		182						453
	220.04	12								12

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
220	220.05	29	3			194				226
	CENSUS TOTAL	313	3	182		194				692
221	221.01	206		506		608				1,320
	221.02	1								1
	221.03	94								94
	221.04	32	2	418	280	6				738
	221.05	16				253				269
	221.06	40				1				41
	CENSUS TOTAL	389	2	924	280	868				2,463
222	222.01									
	CENSUS TOTAL									
301	301.01	464								464
	301.02	1,051								1,051
	301.03	306		650						956
	CENSUS TOTAL	1,821		650						2,471
302	302.01	2,382	2	1,306						3,690
	CENSUS TOTAL	2,382	2	1,306						3,690
303	303.01	788	52	1,668						2,508
	303.02	1,039		1						1,040
	CENSUS TOTAL	1,827	52	1,669						3,548
304	304.01	1,142		326						1,468
	304.02	855								855
	CENSUS TOTAL	1,997		326						2,323
305	305.01	564								564

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
305	CENSUS TOTAL	564								564
306	306.01	279		106		166				551
	306.02	350								350
	306.03	257				220				477
	306.04	435				1				436
	CENSUS TOTAL	1,321		106		387				1,814
307	307.01	217								217
	307.02	338								338
	307.03	373								373
	CENSUS TOTAL	928								928
308	308.01	1,351		1,153		820	2			3,326
	CENSUS TOTAL	1,351		1,153		820	2			3,326
309	309.01	834		1,183		242				2,259
	CENSUS TOTAL	834		1,183		242				2,259
310	310.01	742		1,318	237					2,297
	CENSUS TOTAL	742		1,318	237					2,297
311	311.01	491		565						1,056
	311.02	501	128	231	186	448				1,494
	311.03	1,215	184	1,648		468				3,515
	311.04	239		14		100				353
	CENSUS TOTAL	2,446	312	2,458	186	1,016				6,418
312	312.01	3,355		773						4,128
	CENSUS TOTAL	3,355		773						4,128
313	313.01	1,085		175						1,260

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
313	CENSUS TOTAL	1,085		175						1,260
314	314.01	764		313	99					1,176
	CENSUS TOTAL	764		313	99					1,176
315	315.01	1,166		676	160					2,002
	CENSUS TOTAL	1,166		676	160					2,002
316	316.01	320		14		242				576
	316.02	553		205		99				857
	316.03	3								3
	CENSUS TOTAL	876		219		341				1,436
317	317.01	1,957	2	1,716		78				3,753
	317.02	264		482						746
	CENSUS TOTAL	2,221	2	2,198		78				4,499
401	401.01	250		150			258			658
	401.02	1,020								1,020
	401.03	439			161	388				988
	CENSUS TOTAL	1,709		150	161	388	258			2,666
402	402.01	1				296				297
	402.02	416		579		1,088				2,083
	402.03									
	402.04	130								130
	CENSUS TOTAL	547		579		1,384				2,510
403	403.01	471								471
	403.02	447								447
	CENSUS TOTAL	918								918

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
404	404.01	698	2	33						733
	404.02	94								94
	404.03	495								495
	404.04	648								648
	404.05	1,568		137						1,705
	404.06	1,071								1,071
	404.07									
	CENSUS TOTAL	4,574	2	170						4,746
405	405.01	63		48						111
	405.02	409								409
	405.03	1,492								1,492
	CENSUS TOTAL	1,964		48						2,012
406	406.01	697							256	953
	CENSUS TOTAL	697							256	953
501	501.01	93		231	117	1,032				1,473
	501.02	203				150				353
	501.03	350				64				414
	CENSUS TOTAL	646		231	117	1,246				2,240
502	502.01			510						510
	502.02	243								243
	502.03	148				25				173
	502.04	392								392
	CENSUS TOTAL	783		510		25				1,318
503	503.01	302								302

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HDMES	TOTAL UNITS
503	503.02	292								292
	503.03	188	2	99		556				845
	503.04	226								226
	CENSUS TOTAL	1,008	2	99		556				1,665
504	504.01	272	2	51		1				326
	504.02	338								338
	504.03	230								230
	CENSUS TOTAL	840	2	51		1				894
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
	506.04	188	2							190
	506.05	208								208
	506.06	375								375
	506.07	173	2							175
	CENSUS TOTAL	1,824	4	96		1,190				3,114
507	507.01	517		436						953
	507.02	287	2			890		252		1,431
	CENSUS TOTAL	804	2	436		890		252		2,384
508	508.01	292								292

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
508	508.02	432								432
	508.03	214				184				398
	CENSUS TOTAL	938				184				1,122
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	359								359
	511.02	452								452
	CENSUS TOTAL	811								811
512	512.01	226								226
	512.02	308								308
	512.03	101								101
	CENSUS TOTAL	635								635
513	513.01	400	2	33						435
	513.02	303	2	4		108				417
	CENSUS TOTAL	703	4	37		108				852
514	514.01					204				204
	514.02					504		220		724
	514.03			76		225				301
	CENSUS TOTAL			76		933		220		1,229
515	515.01	46		36		588	310			980

(CONTINUED)

DWEELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
515	515.02	322		38	81			830		1,271
	515.03	252		186		284	49			771
	515.04	65		30		450	438			983
	CENSUS TOTAL	685		290	81	1,322	797	830		4,005
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
	CENSUS TOTAL	567	2	36		1,296	400	419		2,720
517	517.01	269	12	250		1,148				1,679
	517.02	349				90		3,297		3,736
	CENSUS TOTAL	618	12	250		1,238		3,297		5,415
518	518.01	416								416
	518.02	173								173
	518.03	419				1				420
	CENSUS TOTAL	1,008				1				1,009
519	519.01	435	4	1,030	210	577				2,256
	CENSUS TOTAL	435	4	1,030	210	577				2,256
520	520.01	500		354			246			1,100
	CENSUS TOTAL	500		354			246			1,100
521	521.01	118								118
	521.02	374	2	332				219		927
	521.03	314	2	228						544

(CONTINUED)

DHELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
521	521.04	287	2	69	255					613
	521.05	257		59						316
	CENSUS TOTAL	1,350	6	688	255			219		2,518
522	522.01	221		336		881				1,438
	522.02	383								383
	522.03	352								352
	CENSUS TOTAL	956		336		881				2,173
523	523.01	1		389		2,482	267			3,139
	CENSUS TOTAL	1		389		2,482	267			3,139
524	524.01	506								506
	524.02	345								345
	524.03	283								283
	524.04	326				412				738
	524.05	123		327						450
	CENSUS TOTAL	1,583		327		412				2,322
525	525.01	286								286
	525.02	384	2							386
	525.03	337		10						347
	525.04	253	2	153		1,065				1,473
	CENSUS TOTAL	1,260	4	163		1,065				2,492
526	526.01	365				367				732
	526.02	2		148		311				461
	526.03	75		195						270
	CENSUS TOTAL	442		343		678				1,463

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
601	601.01	274								274
	601.02	625								625
	601.03	260								260
	CENSUS TOTAL	1,159								1,159
602	602.01	436								436
	602.02	66								66
	602.03	662								662
	CENSUS TOTAL	1,164								1,164
603	603.01	240								240
	603.02	649								649
	CENSUS TOTAL	889								889
604	604.01	235								235
	604.02	433		102		217	274			1,026
	604.03	138								138
	CENSUS TOTAL	806		102		217	274			1,399
605	605.01	512	2							514
	605.02	215		188		13				416
	605.03	289	1							290
	605.04	66		142						208
	605.05	218	1	155						374
	CENSUS TOTAL	1,300	4	485		13				1,802
606	606.01	145								145
	606.02	1,105								1,105
	CENSUS TOTAL	1,250								1,250

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
607 ¹	607.01	2,165	2	194		303				2,664
	CENSUS TOTAL	2,165	2	194		303				2,664
608 ¹	608.01	851		5	26	185				1,067
	CENSUS TOTAL	851		5	26	185				1,067
609 ¹	609.01	727		84						811
	CENSUS TOTAL	727		84						811
610 ¹	610.01	643	4	71		36				754
	CENSUS TOTAL	643	4	71		36				754
611	611.01	636								636
	611.02	1,002		43	275	300				1,620
	CENSUS TOTAL	1,638		43	275	300				2,256
612	612.01	178								178
	612.02	839		39						878
	612.03	68								68
	612.04	33	2							35
	CENSUS TOTAL	1,118	2	39						1,159
613	613.01	66				313				379
	613.02	21		1,073	128	690	252			2,164
	CENSUS TOTAL	87		1,073	128	1,003	252			2,543
614	614.01	72								72
	614.02	201		176		1,521				1,898
	CENSUS TOTAL	273		176		1,521				1,970
615	615.01	129		23			50			202
	615.02	208								208

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
615	615.03	170		240						410
	615.04	22		390						412
	615.05	89								89
	CENSUS TOTAL	618		653			50			1,321
616	616.01	133		510	5					648
	616.02	305		46						351
	616.03	53		312						365
	616.04	9				783				792
	CENSUS TOTAL	500		868	5	783				2,156
617	617.01	31		1,053		196		553		1,833
	617.02	156								156
	CENSUS TOTAL	187		1,053		196		553		1,989
701	701.01	283								283
	701.02	448								448
	701.03	52								52
	701.04	130		35						165
	CENSUS TOTAL	913		35						948
702	702.01	1								1
	CENSUS TOTAL	1								1
703	703.01	655								655
	703.02	95								95
	703.03	282								282
	CENSUS TOTAL	1,032								1,032
704	704.01	288		227						515

(CONTINUED)

DHELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
704	704.02	43								43
	704.03	351								351
	704.04	262								262
	704.05	497								497
	CENSUS TOTAL	1,441		227						1,668
705	705.01	110								110
	705.02	328								328
	705.03	424		263						687
	705.04	289								289
	705.05	151								151
	705.06	4						500		504
	CENSUS TOTAL	1,306		263				500		2,069
706	706.01	179								179
	706.02	125		48						173
	706.03	243		23			144			410
	706.04	149		12						161
	CENSUS TOTAL	696		83			144			923
707	707.01	268		7						275
	707.02	385								385
	707.03	265	1							266
	707.04	378								378
	707.05	196								196
	707.06	253								253
	CENSUS TOTAL	1,745	1	7						1,753

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
708	708.01	236		27						263
	708.02	608	1	174						783
	CENSUS TOTAL	844	1	201						1,046
709	709.01	460					240			700
	709.02	495		206						701
	709.03	253								253
	709.04	77		251						328
	709.05	315	2	22						339
	709.06	111								111
	CENSUS TOTAL	1,711	2	479			240			2,432
710	710.01	58								58
	710.02	217								217
	710.03	178								178
	CENSUS TOTAL	453								453
711	711.01	155								155
	711.02	208								208
	711.03	265								265
	711.04	306								306
	711.05	245								245
	711.06	335				228	112			675
	711.07	190								190
	711.08	356								356
	CENSUS TOTAL	2,060				228	112			2,400
712	712.01									

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
712	712.02									
	712.03	39		174						213
	712.04	43		44	332	1,841		534		2,794
	CENSUS TOTAL	82		218	332	1,841		534		3,007
713	713.01	259		636		1,152		1,229		3,276
	713.02	556		49						605
	CENSUS TOTAL	815		685		1,152		1,229		3,881
714	714.01	680		464		351				1,495
	714.02	255				639				894
	CENSUS TOTAL	935		464		990				2,389
801	801.01	276								276
	801.02	201		1						202
	801.03	193								193
	801.04	228								228
	801.05	193								193
	CENSUS TOTAL	1,091		1						1,092
802	802.01	255								255
	802.02	442								442
	802.03	510								510
	802.04							1,168		1,168
	802.05									
	CENSUS TOTAL	1,207						1,168		2,375
803	803.01	808								808
	803.02	246								246

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HDMES	TOTAL UNITS
803	803.03	753	2							755
	803.04	1								1
	CENSUS TOTAL	1,808	2							1,810
804	804.01	506								506
	804.02	516								516
	804.03	339								339
	804.04	305								305
	804.05	681								681
	CENSUS TOTAL	2,347								2,347
805	805.01	1,532								1,532
	805.02	1,252		219						1,471
	805.03	609		813	168	273				1,863
	CENSUS TOTAL	3,393		1,032	168	273				4,866
806	806.01	488		98	78					664
	806.02	154		320		198				672
	806.03	153		325		724				1,202
	806.04	447								447
	CENSUS TOTAL	1,242		743	78	922				2,985
807	807.01	1								1
	807.02	164		880	46	2,092	288	61		3,531
	807.03	51		319						370
	CENSUS TOTAL	216		1,199	46	2,092	288	61		3,902
808 ²	808.01	1,063	3	774		494				2,334
	CENSUS TOTAL	1,063	3	774		494				2,334

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
809 ²	809.01	1,316	60	750	7	1,010				3,143
	CENSUS TOTAL	1,316	60	750	7	1,010				3,143
810	810.01	207		798						1,005
	CENSUS TOTAL	207		798						1,005
811	811.01	30								30
	811.02	28								28
	811.03	909								909
	811.04	1,264								1,264
	CENSUS TOTAL	2,231								2,231
812	812.01	924	2	546		694				2,166
	CENSUS TOTAL	924	2	546		694				2,166
813	813.01	1,152	10	2,501	514	1,763	133			6,073
	CENSUS TOTAL	1,152	10	2,501	514	1,763	133			6,073
814	814.01	1,076		1,042	85	222		224		2,649
	CENSUS TOTAL	1,076		1,042	85	222		224		2,649
815	815.01	744								744
	CENSUS TOTAL	744								744
816	816.01	511								511
	816.02	546								546
	CENSUS TOTAL	1,057								1,057
817	817.01	431								431
	817.02	400								400
	817.03	594								594
	817.04	162		183		880				1,225

(CONTINUED)

DHELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
817	CENSUS TOTAL	1,587		183		880				2,650
818	818.01	203								203
	818.02	2,591		446						3,037
	818.03	465								465
	818.04	1,277		1,033						2,310
	CENSUS TOTAL	4,536		1,479						6,015
901	901.01	4								4
	901.02	12								12
	901.03	522							500	1,022
	901.04	1								1
	901.05	1,250		302		228				1,780
	901.06									
	CENSUS TOTAL	1,789		302		228			500	2,819
902	902.01	9								9
	902.02	218								218
	902.03	1,422		1,318						2,740
	902.04	318		1,157		58				1,533
	902.05	2								2
	CENSUS TOTAL	1,969		2,475		58				4,502
903	903.01	1,258		505	580	1				2,344
	903.02	1,006								1,006
	903.03	110	3							113
	903.04	8								8
	CENSUS TOTAL	2,382	3	505	580	1				3,471

(CONTINUED)

Dwelling Unit Inventory
Census and Subcensus Tract
(January 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
904	904.01	1,940		534	128	1,529				4,131
	904.02	72				13				85
	904.03	7				490				497
	904.04	111	2	173		6				292
	CENSUS TOTAL	2,130	2	707	128	2,038				5,005
905	905.01	57				216				273
	905.02	1,127	2							1,129
	CENSUS TOTAL	1,184	2			216				1,402
906	906.01	22								22
	906.02	41								41
	906.03	173				216				389
	906.04	145		350	618	144				1,257
	906.05	1,292		1,550		252				3,094
	CENSUS TOTAL	1,673		1,900	618	612				4,803
907	907.01	55								55
	907.02	613								613
	907.03	117								117
	907.04	131								131
	907.05	46								46
	907.06	614	2							616
	907.07	88								88
	907.08	35								35
	907.09	602								602
	907.10	61								61

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
907	907.11	14								14
	907.12	77								77
	907.13	54								54
	907.14	105								105
	907.15	42								42
	907.16	51								51
	CENSUS TOTAL	2,705	2							2,707
908	908.01	175								175
	908.02	265								265
	908.03	213								213
	908.04	194								194
	908.05	272								272
	908.06	726								726
	908.07	105								105
	908.08	409								409
	908.09	917		34						951
	908.10	147								147
	908.11	409								409
	908.12	893	46	1,503						2,442
	CENSUS TOTAL	4,725	46	1,537						6,308

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
909 ³	909.01	68								68
	CENSUS TOTAL	68								68
FINAL TOTALS		157,877	2,277	56,039	6,345	52,190	3,593	13,052	2,309	293,682

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

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

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

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

1,5,6

MARKET VALUE OF DWELLING UNITS
SUPERVISOR DISTRICT
(JANUARY 1989)

SUPERVISOR DISTRICT	UNIT TYPE	UNDER \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & OVER	TOTAL UNITS
CENTREVILLE ²	SINGLE FAMILY	27	55	143	316	687	1,000	1,374	1,995	2,435	2,433	2,145	1,543	2,188	2,229	18,570
	TOWNHOUSE	25	473	1,258	2,495	2,459	1,296	616	205	259	214	106	34	42	58	9,540
	CONDOMINIUM APT	1,639	1,061	134	19	35	10	2	10	17	6					2,933
	TOTAL	1,691	1,589	1,535	2,830	3,181	2,306	1,992	2,210	2,711	2,653	2,251	1,577	2,230	2,287	31,043
DRANESVILLE ³	SINGLE FAMILY	14	15	86	1,102	1,276	1,583	1,551	899	1,179	1,590	1,197	1,201	2,468	9,046	23,207
	TOWNHOUSE		19	522	193	51	27	100	116	158	281	174	97	148	381	2,267
	CONDOMINIUM APT	31	61	224	121	510	218	35	45	100		45		30		1,420
	TOTAL	45	95	832	1,416	1,837	1,828	1,686	1,060	1,437	1,871	1,416	1,298	2,646	9,427	26,894
ANNANDALE	SINGLE FAMILY	10	30	70	249	810	3,739	4,372	3,087	2,481	1,412	743	458	647	227	18,335
	TOWNHOUSE		10	780	1,743	1,577	760	209	71	53	10	6		2		5,221
	CONDOMINIUM APT	1,351	279	185	93											1,908
	TOTAL	1,361	319	1,035	2,085	2,387	4,499	4,581	3,158	2,534	1,422	749	458	649	227	25,464
LEE	SINGLE FAMILY	93	123	582	1,985	4,531	3,666	2,294	1,424	659	363	203	186	165	95	16,369
	TOWNHOUSE	1,271	555	1,136	2,765	1,873	798	384	261	153	27	11	5	108	41	9,388
	CONDOMINIUM APT	924	526	522	155											2,127
	TOTAL	2,288	1,204	2,240	4,905	6,404	4,464	2,678	1,685	812	390	214	191	273	136	27,884
MASON	SINGLE FAMILY	129	73	195	944	1,703	1,906	1,975	1,873	1,054	883	1,059	943	1,111	1,057	14,905
	TOWNHOUSE	66	1	280	234	746	1,168	482	342	214	45	34		5	1	3,618
	CONDOMINIUM APT	2,188	1,398	662	663	346	261	62	33	24	5					5,642
	TOTAL	2,383	1,472	1,137	1,841	2,795	3,335	2,519	2,248	1,292	933	1,093	943	1,116	1,058	24,165

(CONTINUED)

1,5,6

MARKET VALUE OF DWELLING UNITS
SUPERVISOR DISTRICT
(JANUARY 1989)

SUPERVISOR DISTRICT	UNIT TYPE	UNDER \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & OVER	TOTAL UNITS
MOUNT VERNON	SINGLE FAMILY	311	269	533	930	1,212	1,041	1,400	1,712	1,526	1,133	1,057	747	1,364	1,463	14,698
	TOWNHOUSE	394	1,208	1,872	883	321	268	130	35	29	84	65	14	9		5,312
	CONDOMINIUM APT	1,683	328	336	183	231	100	51	177	23						3,112
	TOTAL	2,388	1,805	2,741	1,996	1,764	1,409	1,581	1,924	1,578	1,217	1,122	761	1,373	1,463	23,122
PROVIDENCE	SINGLE FAMILY	84	91	132	432	1,754	2,492	2,081	1,571	1,171	930	871	767	1,569	1,119	15,064
	TOWNHOUSE	68	97	565	916	1,891	1,780	1,011	761	321	157	86	52	18		7,723
	CONDOMINIUM APT	1,514	1,542	1,310	720	498	111	63	18	42	9	1	1		6	5,835
	TOTAL	1,666	1,730	2,007	2,068	4,143	4,383	3,155	2,350	1,534	1,096	958	820	1,587	1,125	28,622
SPRINGFIELD ⁴	SINGLE FAMILY	251	164	223	661	1,883	3,241	3,984	4,537	3,549	2,720	1,799	1,130	2,116	3,179	29,437
	TOWNHOUSE	126	1,580	2,933	5,743	3,869	1,667	754	432	47	5	33	6	2	1	17,198
	CONDOMINIUM APT	750	332	188												1,270
	TOTAL	1,127	2,076	3,344	6,404	5,752	4,908	4,738	4,969	3,596	2,725	1,832	1,136	2,118	3,180	47,905
TOWN OF CLIFTON	SINGLE FAMILY	6	3	5	6	2	6	3	7	4	8	4	4	3	1	62
	TOTAL	6	3	5	6	2	6	3	7	4	8	4	4	3	1	62
TOWN OF HERNDON	SINGLE FAMILY	12	22	52	353	602	542	305	201	88	77	47	23	33	15	2,372
	TOWNHOUSE	26	618	404	284	177	52	43	4	1						1,609
	CONDOMINIUM APT	368	40													408
	TOTAL	406	680	456	637	779	594	348	205	89	77	47	23	33	15	4,389
TOWN OF VIENNA	SINGLE FAMILY	20	44	69	111	305	1,144	936	546	391	259	180	190	106	58	4,359
	TOWNHOUSE			5	6	44	86	71	83	23	23	4	26	14		385

(CONTINUED)

MARKET VALUE OF DWELLING UNITS
SUPERVISOR DISTRICT
(JANUARY 1989)

SUPERVISOR DISTRICT	UNIT TYPE	UNDER \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & OVER	TOTAL UNITS
TOWN OF VIENNA	CONDOMINIUM APT	355	135	31												521
	TOTAL	375	179	105	117	349	1,230	1,007	629	414	282	184	216	120	58	5,265
COUNTY	SINGLE FAMILY	957	889	2,090	7,089	14,765	20,360	20,275	17,852	14,537	11,808	9,305	7,192	11,770	18,489	157,378
	TOWNHOUSE	1,976	4,561	9,755	15,262	13,008	7,902	3,800	2,310	1,258	846	519	234	348	482	62,261
	CONDOMINIUM APT	10,803	5,702	3,592	1,954	1,620	700	213	283	206	20	46	1	30	6	25,176
	TOTAL	13,736	11,152	15,437	24,305	29,393	28,962	24,288	20,445	16,001	12,674	9,870	7,427	12,148	18,977	244,815

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.

¹Expressed in Thousands of Dollars.

²Excludes Town of Vienna.

³Excludes Town of Herndon.

⁴Excludes Town of Clifton.

⁵Market value in this report refers to the estimated market value as of January 1989. Market value for each dwelling unit is derived from the 1989 tax assessment, adjusted to reflect the unit's market value, or sales price if the unit sold during 1988.

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

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 MARKET VALUE OF DWELLING UNITS
 PLANNING DISTRICT
 (JANUARY 1989)

PLANNING DISTRICT	UNIT TYPE	UNDER \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & OVER	TOTAL UNITS
ANNANDALE	SINGLE FAMILY	8	25	97	385	1,189	3,317	3,205	2,197	1,585	1,218	918	744	580	233	15,701
	TOWNHOUSE	24	1	446	207	865	1,130	357	206	35	1					3,272
	CONDOMINIUM APT	1,493	279	185	103	20	10	1	1							2,092
	TOTAL	1,525	305	728	695	2,074	4,457	3,563	2,404	1,620	1,219	918	744	580	233	21,065
BAILEYS	SINGLE FAMILY	87	34	62	165	512	519	680	606	297	206	335	265	539	678	4,985
	TOWNHOUSE	42		1	109	153	250	42	45	78	28	30			1	779
	CONDOMINIUM APT	2,046	1,362	606	569	306	251	61	32	24	5					5,262
	TOTAL	2,175	1,396	669	843	971	1,020	783	683	399	239	365	265	539	679	11,026
BULL RUN	SINGLE FAMILY	128	100	157	416	1,641	1,967	1,515	1,095	956	878	721	532	655	392	11,153
	TOWNHOUSE	126	864	1,625	2,512	937	583	297	49	41	16	3	1	2		7,056
	CONDOMINIUM APT		52	155												207
	TOTAL	254	1,016	1,937	2,928	2,578	2,550	1,812	1,144	997	894	724	533	657	392	18,416
FAIRFAX	SINGLE FAMILY	28	44	47	83	259	637	732	665	739	592	549	481	1,363	1,680	7,899
	TOWNHOUSE			172	373	648	517	285	211	57	85	25	4	2	1	2,380
	CONDOMINIUM APT	299	777	212	357	251	56									1,952
	TOTAL	327	821	431	813	1,158	1,210	1,017	876	796	677	574	485	1,365	1,681	12,231
JEFFERSON	SINGLE FAMILY	41	37	69	805	1,691	1,792	1,196	954	563	394	245	156	216	127	8,286
	TOWNHOUSE	63	70	97	186	487	89	191	206	231	46	46	36	21		1,769
	CONDOMINIUM APT	1,116	581	510	359	101										2,667
	TOTAL	1,220	688	676	1,350	2,279	1,881	1,387	1,160	794	440	291	192	237	127	12,722
LINCOLNIA	SINGLE FAMILY	32	17	26	78	378	225	183	99	94	63	80	72	94	18	1,459
	TOWNHOUSE			42	271	195	287	185	93	82	6	1	1	107	41	1,311
	CONDOMINIUM APT	146	86													232
	TOTAL	178	103	68	349	573	512	368	192	176	69	81	73	201	59	3,002

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MARKET VALUE OF DWELLING UNITS
PLANNING DISTRICT
(JANUARY 1989)

PLANNING DISTRICT	UNIT TYPE	UNDER \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & OVER	TOTAL UNITS
LOWER POTOMAC	SINGLE FAMILY	158	77	86	95	256	158	94	54	51	43	44	32	51	115	1,314
	TOWNHOUSE	244	307	480	319	40										1,390
	TOTAL	402	384	566	414	296	158	94	54	51	43	44	32	51	115	2,704
MCLEAN	SINGLE FAMILY	8	8	54	1,048	784	599	614	601	952	1,296	908	899	1,633	6,364	15,768
	TOWNHOUSE		15	270	47	17	27	100	116	158	280	174	97	148	380	1,829
	CONDOMINIUM APT	130	229	713	209	676	273	98	63	142	9	46	1	30	6	2,625
	TOTAL	138	252	1,037	1,304	1,477	899	812	780	1,252	1,585	1,128	997	1,811	6,750	20,222
MOUNT VERNON	SINGLE FAMILY	121	189	530	1,302	1,538	1,083	1,304	1,672	1,411	1,066	980	725	1,307	1,342	14,570
	TOWNHOUSE	1,421	1,369	938	899	247	176	122	35	29	84	65	14	9		5,408
	CONDOMINIUM APT	2,265	647	336	183	231	100	51	177	23						4,013
	TOTAL	3,807	2,205	1,804	2,384	2,016	1,359	1,477	1,884	1,463	1,150	1,045	739	1,316	1,342	23,991
POHICK ²	SINGLE FAMILY	182	113	179	344	949	2,687	4,041	4,388	3,233	2,191	1,358	752	1,490	2,800	24,707
	TOWNHOUSE		495	2,533	4,991	3,602	1,451	472	201	60	11	1				13,817
	CONDOMINIUM APT		260	188												448
	TOTAL	182	868	2,900	5,335	4,551	4,138	4,513	4,589	3,293	2,202	1,359	752	1,490	2,800	38,972
ROSE HILL	SINGLE FAMILY	51	29	307	737	1,569	1,412	1,323	856	503	261	165	148	136	75	7,572
	TOWNHOUSE			130	607	1,063	640	326	252	153	19	10				3,200
	CONDOMINIUM APT	106	112	522	155											895
	TOTAL	157	141	959	1,499	2,632	2,052	1,649	1,108	656	280	175	148	136	75	11,667
SPRINGFIELD	SINGLE FAMILY	21	57	110	684	1,754	2,018	1,168	923	583	264	113	36	172	59	7,962
	TOWNHOUSE		318	827	1,543	1,168	368	329	244	2	8	30	9	2		4,848
	CONDOMINIUM APT	840	81													921
	TOTAL	861	456	937	2,227	2,922	2,386	1,497	1,167	585	272	143	45	174	59	13,731
UPPER POTOMAC ³	SINGLE FAMILY	43	72	207	706	1,744	2,451	2,476	2,162	2,154	2,274	1,826	1,447	2,337	3,582	23,481

(CONTINUED)

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MARKET VALUE OF DWELLING UNITS
PLANNING DISTRICT
(JANUARY 1989)

PLANNING DISTRICT	UNIT TYPE	UNDER \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & OVER	TOTAL UNITS
UPPER POTOMAC ³	TOWNHOUSE	51	1,077	1,942	2,972	2,686	1,337	618	177	239	213	106	34	42	59	11,553
	CONDOMINIUM APT	2,007	1,101	134	19	35	10	2	10	17	6					3,341
	TOTAL	2,101	2,250	2,283	3,697	4,465	3,798	3,096	2,349	2,410	2,493	1,932	1,481	2,379	3,641	38,375
VIENNA ⁴	SINGLE FAMILY	49	87	159	241	501	1,495	1,744	1,580	1,416	1,062	1,063	903	1,197	1,024	12,521
	TOWNHOUSE	5	45	252	226	900	1,047	476	475	93	49	28	38	15		3,649
	CONDDMINIUM APT	355	135	31												521
	TOTAL	409	267	442	467	1,401	2,542	2,220	2,055	1,509	1,111	1,091	941	1,212	1,024	16,691
COUNTY	SINGLE FAMILY	957	889	2,090	7,089	14,765	20,360	20,275	17,852	14,537	11,808	9,305	7,192	11,770	18,489	157,378
	TOWNHOUSE	1,976	4,561	9,755	15,262	13,008	7,902	3,800	2,310	1,258	846	519	234	348	482	62,261
	CONDOMINIUM APT	10,803	5,702	3,592	1,954	1,620	700	213	283	206	20	46	1	30	6	25,176
	TOTAL	13,736	11,152	15,437	24,305	29,393	28,962	24,288	20,445	16,001	12,674	9,870	7,427	12,148	18,977	244,815

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.

¹Expressed in Thousands of Dollars.

²Includes Town of Clifton.

³Includes Town of Herndon.

⁴Includes Town of Vienna.

⁵Market value in this report refers to the estimated market value as of January 1989. Market value for each dwelling unit is derived from the 1989 tax assessment, adjusted to reflect the unit's market value, or sales price if the unit sold during 1988.

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

III HOUSING UNIT FORECASTS

HOUSING UNIT FORECASTS

Fairfax County's long-range forecasts of housing units are produced by the Fairfax County Office of Research and Statistics. Periodically, the Fairfax County forecasts are developed in conjunction with forecasts of the surrounding jurisdictions under the auspices of the Washington Metropolitan Council of Governments (COG). The COG cooperative forecasts are generated every three to four years. The forecasts contained on the following tables are interim forecasts between the 1987 Round IV COG forecasts and the Round V COG forecasts expected in 1991. Based on recent high levels of growth, the Fairfax County forecasts required revision.

Methodology

The forecasts of housing units in Fairfax County are developed using two data bases from the Urban Development Information System (UDIS): the Parcel File (1983-1989); and the Residential Development File. Parcel Files from previous years provide data on trends in dwelling unit additions to the dwelling unit inventories of areas within the County. The 1989 Parcel File also provides vacant and underutilized land information and planned land use data for the buildout calculations (see Section X). The Residential Development File provides the number of dwelling units, in their respective stages of development, that are expected to be completed in the future (see Section IV). Overall County housing units forecasts are first prepared based on the total number of units in the development pipeline and the County's total residential capacity. These overall County forecasts are then distributed among areas within the County according to the specific location of projects and the planned densities of these areas.

1990 - 2000

The sum of the housing units forecasts for areas within Fairfax County is controlled by the County's overall forecasts. However, between 1990 and 2000 the small area forecasts are impacted directly by the Comprehensive Plan's residential capacity, recent rates of growth in dwelling units, and the distribution of units within the residential development process.

Active residential development projects are the primary influence on short-term projections. Housing units in the County's development process are expected to be built before those units planned for vacant land that are not presently involved in development activity. Furthermore, units in the County's development process are expected to be completed according to their stage within the process. That is, units with building permits will be built before units that are in the plan review stage, and units in plan review will be built before units in the rezoning stage. Also, units that are in the fastest growing areas will be built faster than units in other parts of the County.

After the units in the development process have been forecasted to be completed, an area has either reached buildout or has additional capacity remaining on vacant or underutilized land. Additional capacity is forecasted to be completed based on growth trends and the level of development process activity that has occurred.

2000 - 2010

The County is expected to reach its present housing unit capacity between 2000 and 2005 (see Section X for data on the current residential capacity of Fairfax County's Comprehensive Plan). However, development does not stop when capacity is reached. Redevelopment, conversion of land uses, and more intense land uses allow for housing development to continue beyond the capacity of the present plan. However, the areas that will be redeveloped and the extent of redevelopment are unknown. Consequently, the forecasts for the years 2005 and 2010 assume that redevelopment occurs throughout the County in proportion to the area's present Plan capacity.

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 88,380 units, from 215,646 in 1980 to 304,026 in 1990. By the year 2000, the County is expected to have 383,156 units, an increase of 79,130 over the County's 1990 housing inventory. By 2010, the County's housing inventory will have increased by 130,559 units over the 1990 inventory, representing a 42.9 percent increase.

Between 1990 and 2010, all areas of the County will experience increases in housing units. However, the Planning Districts in the western part of the County (Bull Run 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.

Housing unit forecasts have been prepared 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 1989.

As shown in Table 3, between 1990 and 2010, the Springfield Supervisor District is expected to add over 34,400 units to its inventory, the Centreville District will add more than 21,500 units, and the Providence District will add over 18,000 units. Together, the Springfield, Providence, and Centreville Districts will account for almost 57 percent of the housing unit growth expected in the County between 1990 and 2010. During the same period, the Lee, Dranesville, and Mount Vernon Districts are expected to add a combined 45,600 units to the County's inventory, while the Annandale and Mason Districts, together, will add 10,901 units.

TABLE 3
Housing Unit Change
1990 - 2010 by Supervisor District
Fairfax County

<u>Supervisor District</u>	<u>Unit Change</u>	<u>Percent of Total</u>
Annandale	4,420	3.4%
Centreville	21,541	16.5
Dranesville	13,632	10.4
Lee	17,554	13.5
Mason	6,481	5.0
Mount Vernon	14,414	11.0
Providence	18,061	13.8
Springfield	<u>34,456</u>	<u>26.4</u>
TOTAL	130,559	100.0%

HISTORICAL AND FORECASTED HOUSING UNITS
BY SUPERVISOR DISTRICT
(JANUARY 1989)

SUPERVISOR DISTRICT	1980	1989	1990	1995	2000	2005	2010
CENTREVILLE ¹	27,010	40,949	42,209	49,082	57,503	59,846	63,750
DRANESVILLE ²	26,234	33,673	35,402	38,286	41,384	46,028	49,034
ANNANDALE	23,836	27,941	28,060	28,336	29,270	30,492	32,480
LEE	26,677	35,723	36,873	42,511	48,187	51,093	54,427
MASON	29,607	34,374	34,507	35,224	36,652	38,476	40,988
MOUNT VERNON	26,093	29,543	30,486	34,687	39,184	42,131	44,900
PROVIDENCE	31,218	40,970	42,010	46,277	51,767	56,391	60,071
SPRINGFIELD ³	24,971	50,509	54,479	71,406	79,209	83,604	88,935
TOTAL	215,646	293,682	304,026	345,809	383,156	408,061	434,585

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

1989 through 2010, Fairfax County Office of Research and Statistics.

¹Includes the Town of Vienna.

²Includes the Town of Herndon.

³Includes the Town of Clifton.

HISTORICAL AND FORECASTED HOUSING UNITS
BY PLANNING DISTRICT
(JANUARY 1989)

PLANNING DISTRICT	1970	1980	1989	1990	1995	2000	2005	2010
ANNANDALE	17,413	23,600	24,881	24,938	25,216	25,969	27,116	28,887
BAILEYS	10,770	13,963	16,676	16,718	17,011	17,881	18,791	20,017
BULL RUN	3,927	7,705	21,213	24,275	37,364	43,528	46,358	49,267
FAIRFAX	6,783	11,838	16,872	17,364	20,551	23,503	24,731	26,341
JEFFERSON	12,587	15,033	17,267	17,477	17,709	18,120	19,879	21,178
LINCOLNIA	3,592	4,128	5,539	5,568	5,875	6,643	7,115	7,579
LOWER POTOMAC	3,350	3,968	3,838	4,257	6,343	8,632	9,785	10,435
MCLEAN	13,307	19,874	22,461	23,652	25,036	27,328	29,315	31,239
MOUNT VERNON	23,565	31,491	35,016	35,508	37,504	39,550	41,742	44,468
POHICK ¹	3,884	22,547	40,083	41,440	46,024	48,048	50,126	53,389
ROSE HILL	5,979	7,591	12,512	13,274	17,844	20,165	21,358	22,751
SPRINGFIELD	8,914	11,432	14,495	14,779	15,432	18,227	19,253	20,517
UPPER POTOMAC ²	6,239	25,702	43,509	45,169	53,250	61,671	66,169	70,478
VIENNA ³	10,507	16,774	19,320	19,607	20,650	23,891	26,323	28,039
TOTAL	130,817	215,646	293,682	304,026	345,809	383,156	408,061	434,585

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.

1989 through 2010, Fairfax County Office of Research and Statistics.

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

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
151	151.01			471	481	489	520	547	583
	151.02			467	468	519	575	613	653
	151.03			303	311	320	344	364	388
	CENSUS TOTAL	1,144	1,157	1,241	1,260	1,328	1,439	1,524	1,624
152	152.01			329	330	366	381	399	425
	152.02			1,518	1,518	1,518	1,518	1,577	1,680
	152.03			117	117	117	117	141	150
	152.04							2	5
	CENSUS TOTAL	1,887	1,929	1,964	1,965	2,001	2,016	2,119	2,260
153	153.01			281	281	323	369	397	423
	153.02			607	612	628	632	653	696
	153.03			471	471	471	471	491	523
	153.04			100	100	100	100	104	111
	CENSUS TOTAL	1,354	1,297	1,459	1,464	1,522	1,572	1,645	1,753
154	154.01			2,658	2,663	3,186	3,186	3,284	3,498
	154.02			407	407	412	438	461	491
	154.03			237	239	241	330	373	397
	CENSUS TOTAL	2,145	3,335	3,302	3,309	3,839	3,954	4,118	4,386
155	155.01			1,095	1,117	1,186	1,350	1,441	1,535
	155.02			686	686	686	686	722	769
	155.03			256	265	278	294	309	329
	155.04			90	90	90	90	99	105
	CENSUS TOTAL	1,450	1,707	2,127	2,158	2,240	2,420	2,571	2,738
156	156.01			534	537	553	568	592	631
	156.02			75	76	82	82	85	91
	156.03			291	291	336	360	379	404

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
156	156.04			112	116	135	330	412	439
	CENSUS TOTAL	949	995	1,012	1,020	1,106	1,340	1,468	1,565
157	157.01			432	432	434	445	463	493
	157.02			746	747	751	772	803	855
	157.03			190	191	194	196	203	216
	CENSUS TOTAL	1,332	1,365	1,368	1,370	1,379	1,413	1,469	1,564
158	158.01			667	667	706	752	793	845
	158.02			485	494	521	568	603	642
	158.03			461	462	462	520	558	594
	CENSUS TOTAL	1,316	1,579	1,613	1,623	1,689	1,840	1,954	2,081
159	159.01			840	840	859	931	986	1,050
	159.02			185	187	263	272	283	301
	159.03							1	4
	159.04			93	105	150	162	171	182
	CENSUS TOTAL	912	1,085	1,118	1,132	1,272	1,365	1,441	1,537
160	160.01			283	284	330	428	478	509
	160.02			999	1,000	1,008	1,106	1,176	1,253
	160.03			295	295	301	324	342	364
	CENSUS TOTAL	1,415	1,603	1,577	1,579	1,639	1,858	1,996	2,126
161	161.01			187	187	187	187	316	337
	161.02			97	97	99	106	111	118
	161.03			617	619	627	689	734	782
	161.04			433	454	477	587	646	688
	CENSUS TOTAL	1,015	1,181	1,334	1,357	1,390	1,569	1,807	1,925
162	162.01								
	162.02								

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
162	CENSUS TOTAL	1,674	1,202						
163	163.01			231	236	328	909	1,154	1,235
	163.02			453	465	690	1,182	1,402	1,493
	CENSUS TOTAL	486	630	684	701	1,018	2,091	2,556	2,728
201	201.01			436	436	436	436	450	479
	201.02			606	606	694	720	751	800
	CENSUS TOTAL	879	1,040	1,042	1,042	1,130	1,156	1,201	1,279
202	202.01			1,166	1,206	1,273	1,358	1,431	1,524
	202.02			822	829	901	1,292	1,466	1,562
	CENSUS TOTAL	733	920	1,988	2,035	2,174	2,650	2,897	3,086
203	203.01			637	642	657	675	702	748
	203.02			645	664	673	772	833	887
	203.03			242	242	290	290	299	318
	203.04			295	295	295	695	716	763
	CENSUS TOTAL	1,294	1,440	1,819	1,843	1,915	2,432	2,550	2,716
204	204.01			1,587	1,587	1,587	1,587	1,663	1,771
	CENSUS TOTAL	478	1,586	1,587	1,587	1,587	1,587	1,663	1,771
205	205.01			2,684	2,728	3,127	3,127	3,223	3,433
	205.02			179	179	179	179	192	205
	CENSUS TOTAL	1,598	1,862	2,863	2,907	3,306	3,306	3,415	3,638
206	206.01			180	180	180	180	190	202
	206.02			428	428	430	431	445	474
	206.03			1,022	1,034	1,077	1,148	1,209	1,288
	CENSUS TOTAL	1,302	1,489	1,630	1,642	1,687	1,759	1,844	1,964
207	207.01			623	625	625	655	686	731
	207.02			128	128	265	265	273	291

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
207	207.03			547	548	568	597	627	668
	CENSUS TOTAL	1,080	1,246	1,298	1,301	1,458	1,517	1,586	1,690
208	208.01			333	333	356	376	395	421
	208.02			265	265	265	265	305	325
	208.03			549	556	556	608	646	688
	CENSUS TOTAL	896	1,000	1,147	1,154	1,177	1,249	1,346	1,434
209	209.01			1,937	2,025	3,731	3,919	4,039	4,302
	209.02			1,258	1,650	3,146	3,545	3,757	4,002
	209.03			469	470	470	483	503	536
	CENSUS TOTAL	1,077	1,364	3,664	4,145	7,347	7,947	8,299	8,840
210	210.01			212	234	276	638	658	701
	210.02			570	587	692	788	835	889
	210.03			242	248	249	467	563	600
	210.04			287	287	287	287	297	316
	CENSUS TOTAL	888	1,141	1,311	1,356	1,504	2,180	2,353	2,506
211	211.01			1,711	1,863	2,027	3,310	3,463	3,689
	211.02			533	733	1,390	1,987	2,215	2,359
	211.03			178	212	207	518	600	639
	CENSUS TOTAL	277	884	2,422	2,808	3,624	5,815	6,278	6,687
212	212.01			691	691	915	915	943	1,004
	CENSUS TOTAL	473	692	691	691	915	915	943	1,004
213	213.01			1,268	1,268	1,364	1,364	1,406	1,498
	213.02			104	104	104	104	116	124
	CENSUS TOTAL	108	786	1,372	1,372	1,468	1,468	1,522	1,622
214	214.01			927	927	938	953	987	1,051
	214.02			1,504	1,507	1,524	1,600	1,677	1,786

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
214	CENSUS TOTAL	2,016	2,456	2,431	2,434	2,462	2,553	2,664	2,837
215	215.01			1,989	1,989	2,057	2,455	2,586	2,754
	CENSUS TOTAL	663	1,988	1,989	1,989	2,057	2,455	2,586	2,754
216	216.01			1,421	1,421	1,421	1,421	1,484	1,581
	216.02			534	546	546	606	625	666
	CENSUS TOTAL	747	1,880	1,955	1,967	1,967	2,027	2,109	2,247
217	217.01			2,680	2,680	2,680	2,680	2,879	3,067
	CENSUS TOTAL	1,528	2,167	2,680	2,680	2,680	2,680	2,879	3,067
218	218.01			1,766	2,065	2,353	2,397	2,470	2,631
	CENSUS TOTAL	396	830	1,766	2,065	2,353	2,397	2,470	2,631
219	219.01								
	CENSUS TOTAL	466	449						
220	220.01			1	1	1	1	2	5
	220.02							1	4
	220.03			453	458	604	993	1,024	1,094
	220.04			12	12	12	12	60	64
	220.05			226	226	226	226	233	248
	CENSUS TOTAL	553	644	692	697	843	1,232	1,320	1,415
221	221.01			1,320	1,716	1,779	1,793	1,848	1,968
	221.02			1	1	1	1	18	21
	221.03			94	95	695	965	1,096	1,167
	221.04			738	738	1,644	1,720	1,802	1,919
	221.05			269	269	323	790	828	882
	221.06			41	41	41	41	319	340
	CENSUS TOTAL	343	1,259	2,463	2,860	4,483	5,310	5,911	6,297
222 ²	222.01								

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
222 ²	CENSUS TOTAL	18	12						
301	301.01			464	465	468	492	514	547
	301.02			1,051	1,061	1,061	1,102	1,151	1,226
	301.03			956	972	988	1,045	1,095	1,166
	CENSUS TOTAL	375	1,485	2,471	2,498	2,517	2,639	2,760	2,939
302	302.01			3,690	3,712	3,723	3,856	4,018	4,280
	CENSUS TOTAL	637	2,895	3,690	3,712	3,723	3,856	4,018	4,280
303	303.01			2,508	2,508	2,525	2,609	2,707	2,883
	303.02			1,040	1,048	1,052	1,054	1,087	1,158
	CENSUS TOTAL	87	2,311	3,548	3,556	3,577	3,663	3,794	4,041
304	304.01			1,468	1,468	1,468	1,468	1,514	1,613
	304.02			855	855	855	855	882	939
	CENSUS TOTAL	1,979	2,327	2,323	2,323	2,323	2,323	2,396	2,552
305	305.01			564	568	568	575	595	634
	CENSUS TOTAL	431	494	564	568	568	575	595	634
306	306.01			551	551	551	551	586	624
	306.02			350	350	350	350	363	387
	306.03			477	477	477	477	493	525
	306.04			436	436	436	436	451	480
	CENSUS TOTAL	1,783	1,814	1,814	1,814	1,814	1,814	1,893	2,016
307	307.01			217	217	217	217	238	254
	307.02			338	338	338	338	349	372
	307.03			373	373	373	373	392	418
	CENSUS TOTAL	914	941	928	928	928	928	979	1,044
308	308.01			3,326	3,326	3,327	3,328	3,430	3,653
	CENSUS TOTAL	2,405	3,338	3,326	3,326	3,327	3,328	3,430	3,653

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
309	309.01			2,259	2,299	2,327	2,514	2,637	2,809
	CENSUS TOTAL	89	1,855	2,259	2,299	2,327	2,514	2,637	2,809
310	310.01			2,297	2,302	2,341	2,365	2,447	2,606
	CENSUS TOTAL	60	1,602	2,297	2,302	2,341	2,365	2,447	2,606
311	311.01			1,056	1,058	1,058	1,065	1,100	1,172
	311.02			1,494	1,494	1,503	1,518	1,570	1,672
	311.03			3,515	3,663	3,943	3,977	4,099	4,366
	311.04			353	453	642	642	662	705
	CENSUS TOTAL	64	2,365	6,418	6,668	7,146	7,202	7,431	7,915
312	312.01			4,128	4,260	4,442	4,647	4,862	5,179
	CENSUS TOTAL	108	2,553	4,128	4,260	4,442	4,647	4,862	5,179
313	313.01			1,260	1,327	1,410	1,420	1,464	1,559
	CENSUS TOTAL	671	1,154	1,260	1,327	1,410	1,420	1,464	1,559
314	314.01			1,176	1,180	1,279	1,333	1,374	1,464
	CENSUS TOTAL	448	927	1,176	1,180	1,279	1,333	1,374	1,464
315	315.01			2,002	2,018	2,018	2,118	2,220	2,365
	CENSUS TOTAL	1,137	925	2,002	2,018	2,018	2,118	2,220	2,365
316	316.01			576	606	818	1,149	1,307	1,392
	316.02			857	863	908	937	977	1,041
	316.03			3	3	3	3	4	7
	CENSUS TOTAL	649	1,239	1,436	1,472	1,729	2,089	2,288	2,440
317	317.01			3,753	3,881	4,195	4,429	4,605	4,905
	317.02			746	747	747	785	823	877
	CENSUS TOTAL	96	1,984	4,499	4,628	4,942	5,214	5,428	5,782
401	401.01			658	662	662	710	749	798
	401.02			1,020	1,020	1,021	1,096	1,156	1,231

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
401	401.03			988	994	997	1,056	1,110	1,182
	CENSUS TOTAL	2,030	2,254	2,666	2,676	2,680	2,862	3,015	3,211
402	402.01			297	297	297	297	1,188	1,265
	402.02			2,083	2,089	2,096	2,161	2,251	2,398
	402.03							1	4
	402.04			130	130	139	200	229	244
	CENSUS TOTAL	2,001	2,364	2,510	2,516	2,532	2,658	3,669	3,911
403	403.01			471	471	471	471	517	551
	403.02			447	448	461	533	576	614
	CENSUS TOTAL	717	877	918	919	932	1,004	1,093	1,165
404	404.01			733	733	775	869	896	954
	404.02			94	95	101	104	108	115
	404.03			495	497	511	526	548	584
	404.04			648	649	669	772	834	888
	404.05			1,705	1,705	1,741	1,759	1,819	1,938
	404.06			1,071	1,071	1,071	1,119	1,156	1,231
	404.07							1	4
	CENSUS TOTAL	3,195	4,521	4,746	4,750	4,868	5,149	5,362	5,714
405	405.01			111	138	160	160	165	176
	405.02			409	412	412	444	465	495
	405.03			1,492	1,504	1,512	1,660	1,765	1,880
	CENSUS TOTAL	1,019	1,606	2,012	2,054	2,084	2,264	2,395	2,551
406	406.01			953	964	1,011	1,100	1,167	1,243
	CENSUS TOTAL	721	784	953	964	1,011	1,100	1,167	1,243
501	501.01			1,473	1,523	1,521	1,521	1,568	1,670
	501.02			353	353	353	353	366	390

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
501	501.03			414	414	414	414	433	461
	CENSUS TOTAL	1,600	1,627	2,240	2,290	2,288	2,288	2,367	2,521
502	502.01			510	510	510	510	526	560
	502.02			243	243	243	243	251	267
	502.03			173	174	188	191	198	211
	502.04			392	392	393	402	417	444
	CENSUS TOTAL	1,382	1,310	1,318	1,319	1,334	1,346	1,392	1,482
503	503.01			302	302	308	315	327	348
	503.02			292	292	292	292	303	323
	503.03			845	851	876	924	970	1,033
	503.04			226	226	256	263	274	292
	CENSUS TOTAL	1,546	1,604	1,665	1,671	1,732	1,794	1,874	1,996
504	504.01			326	375	378	380	393	419
	504.02			338	338	340	344	357	380
	504.03			230	230	240	245	255	272
	CENSUS TOTAL	817	873	894	943	958	969	1,005	1,071
505	505.01			360	360	360	360	373	397
	505.02			303	303	303	303	317	338
	505.03			224	224	224	224	233	248
	CENSUS TOTAL	819	886	887	887	887	887	923	983
506	506.01			191	191	191	191	271	289
	506.02			1,677	1,677	1,677	1,677	1,752	1,866
	506.03			298	298	298	298	312	332
	506.04			190	190	190	190	196	209
	506.05			208	252	273	283	296	315
	506.06			375	375	375	375	397	423

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
506	506.07			175	175	175	175	195	208
	CENSUS TOTAL	2,371	2,629	3,114	3,158	3,179	3,189	3,419	3,642
507	507.01			953	962	971	997	1,037	1,105
	507.02			1,431	1,437	1,449	1,487	1,547	1,648
	CENSUS TOTAL	963	1,907	2,384	2,399	2,420	2,484	2,584	2,753
508	508.01			292	292	293	314	332	354
	508.02			432	433	442	453	471	502
	508.03			398	403	414	447	473	504
	CENSUS TOTAL	1,090	1,081	1,122	1,128	1,149	1,214	1,276	1,360
509	509.01			286	286	286	286	322	343
	509.02			296	296	297	304	315	336
	CENSUS TOTAL	578	576	582	582	583	590	637	679
510	510.01			410	410	413	413	426	454
	510.02			490	490	503	505	522	556
	CENSUS TOTAL	871	891	900	900	916	918	948	1,010
511	511.01			359	359	364	368	380	405
	511.02			452	452	454	457	472	503
	CENSUS TOTAL	772	811	811	811	818	825	852	908
512	512.01			226	226	227	230	238	254
	512.02			308	308	310	313	324	345
	512.03			101	101	101	101	132	141
	CENSUS TOTAL	609	613	635	635	638	644	694	740
513	513.01			435	442	457	497	528	562
	513.02			417	417	455	549	566	603
	CENSUS TOTAL	823	838	852	859	912	1,046	1,094	1,165
514	514.01			204	204	204	204	210	224

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
514	514.02			724	724	724	724	748	797
	514.03			301	306	332	332	342	364
	CENSUS TOTAL	1,265	1,065	1,229	1,234	1,260	1,260	1,300	1,385
515	515.01			980	982	998	998	1,029	1,096
	515.02			1,271	1,275	1,275	1,322	1,380	1,470
	515.03			771	771	777	870	921	981
	515.04			983	985	985	1,047	1,103	1,175
	CENSUS TOTAL	2,403	3,377	4,005	4,013	4,035	4,237	4,433	4,722
516	516.01			831	831	831	831	903	962
	516.02			80	80	87	104	107	114
	516.03			788	788	790	790	814	867
	516.04			610	611	630	637	659	702
	516.05			411	411	414	420	435	463
	CENSUS TOTAL	2,691	2,714	2,720	2,721	2,752	2,782	2,918	3,108
517	517.01			1,679	1,692	1,787	1,926	1,985	2,114
	517.02			3,736	3,738	3,742	4,024	4,252	4,529
	CENSUS TOTAL	1,328	3,565	5,415	5,430	5,529	5,950	6,237	6,643
518	518.01			416	416	465	479	499	532
	518.02			173	173	173	173	244	260
	518.03			420	426	429	485	520	554
	CENSUS TOTAL	882	980	1,009	1,015	1,067	1,137	1,263	1,346
519	519.01			2,256	2,282	2,382	2,426	2,500	2,663
	CENSUS TOTAL	1,214	1,344	2,256	2,282	2,382	2,426	2,500	2,663
520	520.01			1,100	1,116	1,135	1,199	1,259	1,341
	CENSUS TOTAL	469	1,060	1,100	1,116	1,135	1,199	1,259	1,341
521	521.01			118	118	120	123	128	136

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
521	521.02			927	927	936	977	1,022	1,089
	521.03			544	544	544	544	592	631
	521.04			613	621	628	635	658	701
	521.05			316	317	326	406	448	477
	CENSUS TOTAL	1,321	2,384	2,518	2,527	2,554	2,685	2,848	3,034
522	522.01			1,438	1,438	1,440	1,449	1,496	1,593
	522.02			383	383	383	383	409	436
	522.03			352	352	352	352	365	389
	CENSUS TOTAL	2,287	2,188	2,173	2,173	2,175	2,184	2,270	2,418
523	523.01			3,139	3,139	3,139	3,139	3,263	3,476
	CENSUS TOTAL	1,289	2,925	3,139	3,139	3,139	3,139	3,263	3,476
524	524.01			506	507	507	508	524	558
	524.02			345	345	345	345	356	379
	524.03			283	283	283	283	293	312
	524.04			738	738	738	738	770	820
	524.05			450	450	478	504	529	563
	CENSUS TOTAL	2,025	2,300	2,322	2,323	2,351	2,378	2,472	2,632
525	525.01			286	286	290	290	299	318
	525.02			386	387	396	427	451	480
	525.03			347	348	355	365	380	405
	525.04			1,473	1,473	1,656	1,723	1,801	1,918
	CENSUS TOTAL	2,161	2,445	2,492	2,494	2,697	2,805	2,931	3,121
526	526.01			732	732	732	732	754	803
	526.02			461	463	463	1,052	1,303	1,388
	526.03			270	270	287	345	377	402
	CENSUS TOTAL	995	984	1,463	1,465	1,482	2,129	2,434	2,593

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
601	601.01			274	316	373	373	384	409
	601.02			625	632	674	706	739	787
	601.03			260	261	268	387	443	472
	CENSUS TOTAL	194	828	1,159	1,209	1,315	1,466	1,566	1,668
602	602.01			436	438	490	511	535	570
	602.02			66	66	89	123	139	148
	602.03			662	671	675	703	735	783
	CENSUS TOTAL	328	819	1,164	1,175	1,254	1,337	1,409	1,501
603	603.01			240	256	273	369	415	442
	603.02			649	652	652	740	780	831
	CENSUS TOTAL	295	789	889	908	925	1,109	1,195	1,273
604	604.01			235	235	238	302	335	357
	604.02			1,026	1,031	1,034	1,223	1,260	1,342
	604.03			138	138	154	192	212	226
	CENSUS TOTAL	494	1,233	1,399	1,404	1,426	1,717	1,807	1,925
605	605.01			514	530	619	919	947	1,009
	605.02			416	461	617	749	772	822
	605.03			290	301	364	371	383	408
	605.04			208	209	212	239	255	272
	605.05			374	447	539	790	884	942
	CENSUS TOTAL	744	1,038	1,802	1,948	2,351	3,068	3,241	3,453
606	606.01			145	147	149	169	181	193
	606.02			1,105	1,106	1,116	1,227	1,305	1,390
	CENSUS TOTAL	1,325	1,218	1,250	1,253	1,265	1,396	1,486	1,583
607 ³	607.01			2,664	2,682	2,682	2,723	2,822	3,006
	CENSUS TOTAL	2,226	2,611	2,664	2,682	2,682	2,723	2,822	3,006

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
608 ³	608.01			1,067	1,074	1,074	1,126	1,180	1,257
	CENSUS TOTAL	982	1,021	1,067	1,074	1,074	1,126	1,180	1,257
609 ³	609.01			811	823	823	853	890	948
	CENSUS TOTAL	634	766	811	823	823	853	890	948
610 ³	610.01			754	759	768	825	871	928
	CENSUS TOTAL	652	758	754	759	768	825	871	928
611	611.01			636	636	656	717	758	807
	611.02			1,620	1,667	1,938	1,992	2,053	2,187
	CENSUS TOTAL	1,219	2,093	2,256	2,303	2,594	2,709	2,811	2,994
612	612.01			178	185	209	244	265	282
	612.02			878	910	1,095	1,280	1,385	1,475
	612.03			68	68	74	132	158	168
	612.04			35	35	155	1,008	1,039	1,107
	CENSUS TOTAL	366	825	1,159	1,198	1,533	2,664	2,847	3,032
613	613.01			379	396	396	675	799	851
	613.02			2,164	2,198	2,231	2,312	2,383	2,538
	CENSUS TOTAL	119	982	2,543	2,594	2,627	2,987	3,182	3,389
614	614.01			72	72	78	95	104	111
	614.02			1,898	1,900	1,900	1,974	2,061	2,195
	CENSUS TOTAL	394	2,229	1,970	1,972	1,978	2,069	2,165	2,306
615	615.01			202	211	295	443	505	538
	615.02			208	208	222	323	360	383
	615.03			410	410	489	539	556	592
	615.04			412	412	501	1,021	1,185	1,262
	615.05			89	89	89	89	92	98
	CENSUS TOTAL	309	903	1,321	1,330	1,596	2,415	2,698	2,873

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
616	616.01			648	648	648	1,040	1,207	1,286
	616.02			351	356	367	428	463	493
	616.03			365	365	365	365	513	546
	616.04			792	792	792	792	1,595	1,699
	CENSUS TOTAL	1,295	1,845	2,156	2,161	2,172	2,625	3,778	4,024
617	617.01			1,833	1,837	1,837	2,144	2,324	2,475
	617.02			156	161	178	287	316	337
	CENSUS TOTAL	160	1,780	1,989	1,998	2,015	2,431	2,640	2,812
701	701.01			283	286	302	309	321	342
	701.02			448	459	469	484	504	537
	701.03			52	54	56	95	112	119
	701.04			165	169	197	332	391	416
	CENSUS TOTAL	365	780	948	968	1,024	1,220	1,328	1,414
702.	702.01			1	2	2	2	3	6
	CENSUS TOTAL	4		1	2	2	2	3	6
703	703.01			655	659	787	787	811	864
	703.02			95	96	151	172	186	198
	703.03			282	289	328	372	400	426
	CENSUS TOTAL	611	949	1,032	1,044	1,266	1,331	1,397	1,488
704	704.01			515	532	541	628	679	723
	704.02			43	43	45	50	54	58
	704.03			351	354	360	456	506	539
	704.04			262	265	265	289	306	326
	704.05			497	497	504	561	597	636
	CENSUS TOTAL	1,034	1,340	1,668	1,691	1,715	1,984	2,142	2,282
705	705.01			110	110	110	110	170	181

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
705	705.02			328	328	328	328	343	365
	705.03			687	713	799	882	935	996
	705.04			289	290	290	301	314	334
	705.05			151	153	231	245	258	275
	705.06			504	505	509	509	525	559
	CENSUS TOTAL	1,194	1,708	2,069	2,099	2,267	2,375	2,545	2,710
706	706.01			179	180	183	272	313	333
	706.02			173	174	176	183	191	203
	706.03			410	411	411	458	490	522
	706.04			161	161	172	182	191	203
	CENSUS TOTAL	432	635	923	926	942	1,095	1,185	1,261
707	707.01			275	275	305	306	316	337
	707.02			385	390	402	431	456	486
	707.03			266	267	278	314	337	359
	707.04			378	378	378	378	392	418
	707.05			196	196	196	196	204	217
	707.06			253	253	259	259	267	284
	CENSUS TOTAL	1,661	1,739	1,753	1,759	1,818	1,884	1,972	2,101
708	708.01			263	268	274	280	291	310
	708.02			783	783	798	814	845	900
	CENSUS TOTAL	731	991	1,046	1,051	1,072	1,094	1,136	1,210
709	709.01			700	710	755	810	855	911
	709.02			701	719	745	759	787	838
	709.03			253	253	266	267	275	293
	709.04			328	328	328	328	463	493
	709.05			339	342	342	367	388	413

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
709	709.06			111	111	112	120	127	135
	CENSUS TOTAL	1,831	2,077	2,432	2,463	2,548	2,651	2,895	3,083
710	710.01			58	58	58	58	85	91
	710.02			217	219	221	250	267	284
	710.03			178	181	505	554	588	626
	CENSUS TOTAL	414	429	453	458	784	862	940	1,001
711	711.01			155	155	172	172	177	189
	711.02			208	208	208	208	214	228
	711.03			265	265	265	265	281	299
	711.04			306	306	306	306	318	339
	711.05			245	245	245	245	255	272
	711.06			675	675	675	675	696	741
	711.07			190	190	190	190	202	215
	711.08			356	358	370	416	445	474
	CENSUS TOTAL	1,953	2,448	2,400	2,402	2,431	2,477	2,588	2,757
712	712.01							1	4
	712.02							1	4
	712.03			213	215	230	232	240	256
	712.04			2,794	2,816	2,831	2,924	3,049	3,248
	CENSUS TOTAL	1,604	2,693	3,007	3,031	3,061	3,156	3,291	3,512
713	713.01			3,276	3,307	3,358	3,497	3,646	3,884
	713.02			605	605	614	694	745	794
	CENSUS TOTAL	1,329	3,106	3,881	3,912	3,972	4,191	4,391	4,678
714	714.01			1,495	1,513	1,576	1,662	1,745	1,859
	714.02			894	905	903	907	937	998
	CENSUS TOTAL	1,683	2,119	2,389	2,418	2,479	2,569	2,682	2,857

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
801	801.01			276	321	483	512	538	573
	801.02			202	209	232	264	283	301
	801.03			193	201	240	341	390	415
	801.04			228	243	301	340	363	387
	801.05			193	202	217	288	324	345
	CENSUS TOTAL		360	771	1,092	1,176	1,473	1,745	1,898
802	802.01			255	284	371	739	899	958
	802.02			442	453	468	547	594	633
	802.03			510	510	510	510	593	632
	802.04			1,168	2,042	2,042	2,042	2,105	2,242
	802.05							1	4
	CENSUS TOTAL		701	1,987	2,375	3,289	3,391	3,838	4,192
803	803.01			808	832	970	1,056	1,120	1,193
	803.02			246	248	253	295	319	340
	803.03			755	809	929	1,309	1,490	1,587
	803.04			1	1	1	1	2	5
	CENSUS TOTAL		725	1,386	1,810	1,890	2,153	2,661	2,931
804	804.01			506	545	719	724	748	797
	804.02			516	571	690	807	875	932
	804.03			339	349	375	452	495	527
	804.04			305	312	383	530	601	640
	804.05			681	710	846	939	1,002	1,067
	CENSUS TOTAL		550	1,705	2,347	2,487	3,013	3,452	3,721
805	805.01			1,532	1,673	1,839	1,867	1,935	2,061
	805.02			1,471	1,629	2,021	2,094	2,185	2,327
	805.03			1,863	1,976	2,247	2,454	2,606	2,776

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
805	CENSUS TOTAL	81	1,010	4,866	5,278	6,107	6,415	6,726	7,164
806	806.01			664	791	2,497	3,671	3,783	4,029
	806.02			672	672	673	673	694	739
	806.03			1,202	1,203	1,251	1,273	1,320	1,406
	806.04			447	469	479	550	593	632
	CENSUS TOTAL	837	1,963	2,985	3,135	4,900	6,167	6,390	6,806
807	807.01			1	32	349	1,132	1,167	1,243
	807.02			3,531	3,536	3,766	3,766	3,881	4,134
	807.03			370	370	370	670	691	736
	CENSUS TOTAL	1,617	3,431	3,902	3,938	4,485	5,568	5,739	6,113
808 ⁴	808.01			2,334	2,334	2,334	2,334	3,225	3,435
	CENSUS TOTAL	435	1,774	2,334	2,334	2,334	2,334	3,225	3,435
809 ⁴	809.01			3,143	3,143	3,143	3,143	4,130	4,399
	CENSUS TOTAL	796	2,614	3,143	3,143	3,143	3,143	4,130	4,399
810	810.01			1,005	1,005	1,005	1,005	1,259	1,341
	CENSUS TOTAL	9	757	1,005	1,005	1,005	1,005	1,259	1,341
811	811.01			30	30	30	30	34	36
	811.02			28	89	1,477	4,395	4,530	4,825
	811.03			909	967	1,194	1,364	1,406	1,498
	811.04			1,264	1,268	1,268	1,391	1,479	1,575
	CENSUS TOTAL	118	1,261	2,231	2,354	3,969	7,180	7,449	7,934
812	812.01			2,166	2,187	2,348	2,460	2,565	2,732
	CENSUS TOTAL	57	1,920	2,166	2,187	2,348	2,460	2,565	2,732
813	813.01			6,073	6,112	6,156	6,367	6,640	7,073
	CENSUS TOTAL	329	4,350	6,073	6,112	6,156	6,367	6,640	7,073
814	814.01			2,649	2,683	2,692	2,699	2,784	2,965

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
814	CENSUS TOTAL	219	1,758	2,649	2,683	2,692	2,699	2,784	2,965
815	815.01			744	757	815	815	840	895
	CENSUS TOTAL	50	684	744	757	815	815	840	895
816	816.01			511	523	570	570	587	625
	816.02			546	564	564	574	595	634
	CENSUS TOTAL	138	716	1,057	1,087	1,134	1,144	1,182	1,259
817	817.01			431	436	472	602	669	713
	817.02			400	434	597	612	636	677
	817.03			594	612	621	651	682	726
	817.04			1,225	1,508	2,042	2,042	2,105	2,242
	CENSUS TOTAL	358	1,240	2,650	2,990	3,732	3,907	4,092	4,358
818	818.01			203	216	239	249	260	277
	818.02			3,037	3,241	3,710	4,009	4,175	4,447
	818.03			465	567	797	1,837	1,893	2,016
	818.04			2,310	2,533	3,672	3,674	3,787	4,034
	CENSUS TOTAL	368	488	6,015	6,557	8,418	9,769	10,115	10,774
901	901.01			4	4	4	4	5	8
	901.02			12	12	12	12	75	80
	901.03			1,022	1,047	1,047	1,081	1,126	1,199
	901.04			1	1	18	50	62	65
	901.05			1,780	2,029	4,017	4,017	4,140	4,410
	901.06							1	4
	CENSUS TOTAL	194	875	2,819	3,093	5,098	5,164	5,409	5,766
902	902.01			9	9	10	114	153	156
	902.02			218	391	511	790	917	977
	902.03			2,740	3,084	4,192	4,390	4,599	4,899

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
902	902.04			1,533	1,661	1,930	2,282	2,352	2,505
	902.05			2	2	561	1,370	1,542	1,545
	CENSUS TOTAL	926	1,465	4,502	5,147	7,204	8,946	9,563	10,082
903	903.01			2,344	2,384	2,569	2,645	2,754	2,933
	903.02			1,006	1,112	1,512	1,995	2,210	2,354
	903.03			113	116	799	968	1,038	1,106
	903.04			8	8	172	172	173	176
	CENSUS TOTAL	854	1,509	3,471	3,620	5,052	5,780	6,175	6,569
904	904.01			4,131	4,358	6,034	6,639	6,858	7,302
	904.02			85	86	103	978	1,266	1,348
	904.03			497	497	1,101	1,101	1,135	1,209
	904.04			292	295	1,780	2,385	2,458	2,618
	CENSUS TOTAL	1,513	2,329	5,005	5,236	9,018	11,103	11,717	12,477
905	905.01			273	482	935	969	999	1,064
	905.02			1,129	1,318	1,788	2,425	2,702	2,878
	CENSUS TOTAL	427	636	1,402	1,800	2,723	3,394	3,701	3,942
906	906.01			22	22	24	65	82	87
	906.02			41	41	113	113	116	124
	906.03			389	452	732	732	754	803
	906.04			1,257	1,716	3,975	5,279	5,799	6,177
	906.05			3,094	3,940	6,306	6,438	6,635	7,067
	CENSUS TOTAL	201	1,032	4,803	6,171	11,150	12,627	13,386	14,258
907	907.01			55	57	138	170	188	200
	907.02			613	648	771	886	956	1,018
	907.03			117	122	133	251	303	323
	907.04			131	137	159	202	225	240

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
907	907.05			46	47	49	61	67	71
	907.06			616	658	751	751	774	824
	907.07			88	91	341	387	416	443
	907.08			35	39	53	59	63	67
	907.09			602	627	756	756	779	830
	907.10			61	77	129	164	182	194
	907.11			14	14	14	14	22	23
	907.12			77	82	82	89	94	100
	907.13			54	55	60	65	69	73
	907.14			105	115	120	130	137	146
	907.15			42	42	45	45	46	49
	907.16			51	58	58	65	69	73
		CENSUS TOTAL	641	1,402	2,707	2,869	3,659	4,095	4,390
908	908.01			175	181	193	222	239	255
	908.02			265	288	326	355	377	402
	908.03			213	227	251	251	259	276
	908.04			194	210	386	395	410	437
	908.05			272	327	352	370	388	413
	908.06			726	733	752	752	775	825
	908.07			105	113	133	143	150	160
	908.08			409	443	481	570	620	660
	908.09			951	1,112	1,884	1,925	1,984	2,113
	908.10			147	159	242	296	326	347
	908.11			409	485	1,698	1,705	1,757	1,871
	908.12			2,442	2,541	2,641	2,766	2,896	3,088
		CENSUS TOTAL	588	1,972	6,308	6,819	9,339	9,750	10,181

HISTORICAL AND FORECASTED HOUSING UNITS
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
909 ⁵	909.01			68	69	69	135	164	175
	CENSUS TOTAL	64	67	68	69	69	135	164	175
FINAL TOTALS		130,817	215,646	293,682	304,026	345,809	383,156	408,061	434,585

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.

1989 through 2010, Fairfax County Office of Research and Statistics.

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

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

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

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

⁵Town of Clifton (the Town of Clifton is composed of Census Tract 909).

IV RESIDENTIAL DEVELOPMENT ACTIVITY

RESIDENTIAL DEVELOPMENT ACTIVITY

The residential development process encompasses the entire land development process, from the rezoning of land, through the site plan and subdivision phases, the issuance of building permits, and the construction and completion of housing units. The development process reflects active residential projects occurring in the County at one specific point in time (January 1989), and does not reflect cumulative activity occurring throughout the preceding year. Therefore, similar data from January 1988 are compared to the current January 1989 data. A project is considered active if units in that project are being processed in at least one development activity stage, and the units have not remained in that stage for more than four years.

As of January 1989, there were 68,357 units in the residential development process (Table 4). This total represents a slight decrease from the 1988 total of 68,438. The difference between these totals is 81 units, or 0.1 percent.

The Under Construction stage of the development process showed decreased activity, from 2,475 units in 1988 to 1,471 units in 1989. This was a decrease of 1,004 units, or 40.6 percent. Units Authorized But Not Started decreased 47.5 percent from 9,294 units in 1988 to 4,879 units in 1989.

The Site Plan Approved stage showed an increase of 5,316 units or 44.7 percent, from the 1988 total of 11,891 to the 1989 total of 17,207. Units in the Site Plan Submitted stage increased from 22,811 units in 1988 to 25,640 units in 1989. This was an increase of 2,829 units, or 12.4 percent.

The Rezoning Granted stage of the development process showed a decrease in activity between 1988 and 1989. The number of units in this stage decreased from 13,195 units in 1988 to 10,174 units in 1989, a difference of 3,021 units, or 22.9 percent. Meanwhile, the Rezoning Pending stage increased from 8,772 units in 1988 to 8,986 units in 1989, a 2.4 percent increase. It should be noted that a large percentage of the units in the Rezoning stages are located in large tracts of land rezoned for multifamily housing.

TABLE 4

Housing Units by Development Stage

Development Stage	Number of Units		Percent Change
	1989	1988	
Under Construction	1,471	2,475	-40.6%
Authorized but Not Started	4,879	9,294	-47.5
Site Plan Approved	17,207	11,891	44.7
Site Plan Submitted	25,640	22,811	12.4
Rezoning Granted	10,174	13,195	-22.9
Rezoning Pending	<u>8,986</u>	<u>8,772</u>	2.4
Total Process	68,357	68,438	-0.1%

TABLE 5
Housing Units in the Development
Process by Unit Type

Unit Type	Number of Units		Percent Change
	1989	1988	
Single-Family	24,534	26,166	-6.2%
Townhouse	19,611	21,050	-6.8
Multifamily	<u>24,212</u>	<u>21,222</u>	14.1
Total Process	68,357	68,438	-0.1%

* * * *

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.

Table 5 shows the number of units in the development process by unit type. Single-family units decreased 1,632 units between 1988 and 1989, or 6.2 percent, and townhouses in the development process decreased 1,439 units, or 6.8 percent. During the same time period, the number of multifamily units increased by 14.1 percent, a total of 2,990 units. A shift toward fewer single-family and townhouse units, and an increasing number of multifamily units, which began in 1985, continues.

The outer, less-developed portion of Fairfax County continues to exhibit the greatest activity in housing development. The three Planning Districts located in the southern and western areas of the County accounted for 60.1 percent of the housing development activity. Bull Run Planning District had the largest number of units in the development process, with a total of 18,360 units. Upper Potomac was second with 16,348 units and the Pohick Planning District third with 6,357 units. Furthermore, the Rose Hill Planning District which includes the Kingstowne and Manchester Lakes projects, showed considerable activity with a total of 6,218 units. Significant activity is also occurring in the Fairfax Planning District, that includes the Fairfax Center and Oakton areas. The Fairfax Planning District had 5,259 units in the development process of which 85.7 percent were multifamily and townhouse. Residential development activity is less evident in other areas of the County, with the least activity occurring in the Lincolnia, Jefferson and Annandale Planning Districts.

Among the Supervisor Districts, the Springfield District had the largest number of units in the development process. The 24,346 units of the Springfield District represent 35.6 percent of the County's total residential development activity. The Centreville District ranked second with 14,778 units under development, accounting for 21.6 percent of the County total. The Annandale District showed the least activity with only 601 units under development.

Residential development activity data for the Town of Herndon is not included in this section, due to incompatible data reporting periods between this publication and the Town of Herndon. Lack of residential development data affects short term housing unit and population forecasts. Residential development data for the Town of Herndon will be included in the 1990 Standard Reports.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1989)

SUPERVISOR DISTRICT	UNDER CONSTRUCTION				BLDG PERMIT ISSUED, NOT UNDER CONSTRUCTION				SITE PLAN AND/OR SUBDIVISION PLAT APPROV				SITE PLAN AND/OR SUBDIVISION PLAT SUBMITTED			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE ¹	128	33	37	198	296	89	30	415	1,193	428	141	1,762	1,892	1,026	650	3,568
ORANESVILLE ²	185	12	7	204	324	23	866	1,213	1,313	28		1,341	1,568	32	293	1,893
ANNANDALE	12	5		17	20	17		37	181			181	111	9	2	122
LEE	37	99	97	233	67	275	253	595	313	704	2,186	3,203	821	1,293	494	2,608
MASON	13	5		18	22	38		60	317	56	2	375	127	183	68	378
MOUNT VERNON	36	37	4	77	45	82	247	374	1,375	400	448	2,223	435	715	1,393	2,543
PROVIDENCE	74	31	22	127	94	162	49	305	541	796	177	1,514	530	1,359	1,202	3,091
SPRINGFIELD ³	374	195	28	597	912	493	475	1,880	3,832	1,757	1,019	6,608	4,216	4,745	2,476	11,437
TOTAL	859	417	195	1,471	1,780	1,179	1,920	4,879	9,065	4,169	3,973	17,207	9,700	9,362	6,578	25,640

TOWN	UNDER CONSTRUCTION				BLDG PERMIT ISSUED, NOT UNDER CONSTRUCTION				SITE PLAN AND/OR SUBDIVISION PLAT APPROV				SITE PLAN AND/OR SUBDIVISION PLAT SUBMITTED			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
TOWN OF CLIFTON					1			1								
TOWN OF HERNOON																
TOWN OF VIENNA	3	2	18	23	15		4	19		9		9				
TOTAL	3	2	18	23	16		4	20		9		9				

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1989)

SUPERVISOR DISTRICT	REZONING GRANTED				REZONING PENDING				TOTAL CONSTRUCTION ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE ¹	243	1,057	5,584	6,884	424	187	1,340	1,951	4,176	2,820	7,782	14,778
DRANESVILLE ²	19			19	4	14		18	3,413	109	1,166	4,688
ANNANDALE	11		120	131	113			113	448	31	122	601
LEE	21	297	292	610	102	1,183	962	2,247	1,361	3,851	4,284	9,496
MASON	86	24	108	218	2	25	139	166	567	331	317	1,215
MOUNT VERNON	13			13	570	167	365	1,102	2,474	1,401	2,457	6,332
PROVIDENCE	265	122	427	814	294	756		1,050	1,798	3,226	1,877	6,901
SPRINGFIELD ³	272	85	1,128	1,485	691	567	1,081	2,339	10,297	7,842	6,207	24,346
TOTAL	930	1,585	7,659	10,174	2,200	2,899	3,887	8,986	24,534	19,611	24,212	68,357

TOWN	REZONING GRANTED				REZONING PENDING				TOTAL CONSTRUCTION ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
TOWN OF CLIFTON									1			1
TOWN OF HERNDON												
TOWN OF VIENNA									18	11	22	51
TOTAL									19	11	22	52

All numbers shown in the table refer to housing units.

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

¹Includes the Town of Vienna.

²Includes the Town of Herndon.

³Includes the Town of Clifton.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
PLANNING DISTRICT
(JANUARY 1989)

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	9			9	16			16	134			134	123	18		141
BAILEYS	6			6	7			7	78	54	1	133	56	20	68	144
BULL RUN	247	161	28	436	680	411	475	1,566	1,741	1,841	1,089	4,671	2,442	4,729	2,027	9,198
FAIRFAX	32	20	19	71	50	77	29	156	313	294	50	657	270	760	1,552	2,582
JEFFERSON	19	7	2	28	29	38	20	87	129	4	56	189	65	56	17	138
LINCOLNIA	1			1					142	2	1	145	27	145		172
LOWER POTOMAC	6	1	4	11	6	51	247	304	337	276	1	614	7	567	1,002	1,576
MCLEAN	80	12	7	99	83	23	866	972	728	28		756	420	32	293	745
MOUNT VERNON	32	13	56	101	36		142	178	645	30	695	1,370	275	154	391	820
POHICK ¹	135	64		199	256	151		407	2,556	418		2,974	1,966	324	4	2,294
ROSE HILL	11	54	41	106	24	247	110	381	95	539	1,938	2,572	621	1,047	461	2,129
SPRINGFIELD	24	46		70	41	33	1	75	169	179		348	173	224	33	430
UPPER POTOMAC ²	211	31	19	261	507	89	26	622	1,706	419	141	2,266	2,933	1,026	650	4,609
VIENNA ³	46	8	19	73	45	59	4	108	292	85	1	378	322	260	80	662
TOTAL	859	417	195	1,471	1,780	1,179	1,920	4,879	9,065	4,169	3,973	17,207	9,700	9,362	6,578	25,640

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
PLANNING DISTRICT
(JANUARY 1989)

PLANNING DISTRICT	REZONING GRANTED				REZONING PENDING				TOTAL CONSTRUCTION ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
ANNANDALE			120	120	47			47	329	18	120	467
BAILEYS	24	24	108	156		25	139	164	171	123	316	610
BULL RUN	137		841	978	454	829	228	1,511	5,701	7,971	4,688	18,360
FAIRFAX	20	9	714	743	67	130	853	1,050	752	1,290	3,217	5,259
JEFFERSON					24			24	266	105	95	466
LINCOLNIA	62			62					232	147	1	380
LOWER POTOMAC					470		365	835	826	895	1,619	3,340
MCLEAN	12			12	4	14		18	1,327	109	1,166	2,602
MOUNT VERNON	3	34	28	65		92	250	342	991	323	1,562	2,876
POHICK ¹	156	76		232	251			251	5,320	1,033	4	6,357
ROSE HILL	10	226	264	500		530		530	761	2,643	2,814	6,218
SPRINGFIELD	11	37		48	202	728	712	1,642	620	1,247	746	2,613
UPPER POTOMAC ²	240	1,057	5,584	6,881	369		1,340	1,709	5,966	2,622	7,760	16,348
VIENNA ³	255	122		377	312	551		863	1,272	1,085	104	2,461
TOTAL	930	1,585	7,659	10,174	2,200	2,899	3,887	8,986	24,534	19,611	24,212	68,357

All numbers shown in the table refer to housing units.

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

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1989)

SEWERSHED CODE	UNDER CONSTRUCTION				BLDG PERMIT ISSUED, NOT UNDER CONSTRUCTION				SITE PLAN AND/OR SUBDIVISION PLAT APPRVD				SITE PLAN AND/OR SUBDIVISION PLAT SUBMTO			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	49			49	158			158	293			293	757			757
B1	1			1	2			2	66			66	111			111
B2	49	3		52	152	57		209	130	66	1	197	675	57	170	902
B3	10			10	12			12	46			46	146			146
C1	19			19	32			32	130			130	63			63
C2	12			12	24			24	184			184	71			71
D1	25			25	24			24	233	130	140	503	268	212	250	730
D2	19	1	19	39	14	2	26	42	272	135		407	61		230	291
D3	96	12	18	126	101	15	4	120	503	21		524	772	149	79	1,000
E1	16		7	23	18		866	884	97			97	103	17		120
E2	12			12	12			12	29			29	15			15
F	3			3	4			4	168			168	5		6	11
G1	14	14	2	30	10	72	20	102	155	102		257	59	15	286	360
G2	4			4	13			13	104			104	132		1	133
G3	2			2	3			3	25			25	26			26
G4									28			28	3			3
H1									31	5		36	29		16	45
H3									8			8				
I1	26	5	1	32	32	38		70	157	49	57	263	75	90	69	234
I2					3			3	43			43	48			48
I3	7	13		20	26	9		35	241	10	1	252	199	262	5	466
I5									42	4		46				
J1	1			1	1			1	24	2		26	128	123		251
J2		2		2	2			2	16	26	447	489	19			19
J3	2			2	2			2	78			78				
J4	1			1	2			2	39			39				
K	10			10	15			15	313	2		315	157	161	391	709
L	27	52	97	176	31	238	252	521	230	531	2,186	2,947	505	809	456	1,770
M0									7			7				
M1	3			3	8			8	49	32	1	82	70	35	1	106
M2	9	2		11	6			6	141	9	2	152	112	98	1	211
M3	1			1					13			13	11			11
M4	1	18		19	2	5		7	46	163		209			33	33
M5							1	1	13	70		83	31	85		116
M6	23	28		51	41	28		69	118	12		130	95	224		319
M8											1	1				
M9	16	15	19	50	35	60	29	124	46	262	48	356	6	270	955	1,231
N1	22	36	4	62	63	167	247	477	578	539		1,117	224	744	418	1,386
N2	22	34		56	53	52		105	730	89		819	1,393	53		1,446
O1	5			5	5			5	246			246				
P1					1			1	219			219	101		588	689

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1989)

SEWERSHED CODE	UNDER CONSTRUCTION				BDDG 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
P2									4			4				
P3	13			13	32			32	34			34				
Q1	48			48	66			66	557			557	16			16
R1	22			22	35			35	208			208	199			199
R2									13			13				
R3					1			1								
R4	5			5	6			6	134			134				
S1	80	81	18	179	285	201	166	652	961	914	248	2,123	564	523	56	1,143
S2	5			5	2			2	127			127	5			5
T1	28			28	47			47	5			5	67			67
T2	20	35		55	35	55		90	314	120		434	610	780		1,390
T3	106	18		124	294	23		317	669	59	228	956	684	1,487	428	2,599
T4		8		8	1	43		44	3	422	70	495	16	893	1,445	2,354
T5	13	28	10	51	27	46	309	382	93	295	543	931	557	1,225	560	2,342
T6									1			1				
T7	12	12		24	42	68		110	51	100		151	512	1,050	134	1,696
COUNTY TOTAL	859	417	195	1,471	1,780	1,179	1,920	4,879	9,065	4,169	3,973	17,207	9,700	9,362	6,578	25,640

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1989)

SEWERSHED CODE	REZONING GRANTED				REZONING PENDING				TOTAL CONSTRUCTION ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	92	400	3,633	4,125	334			334	1,683	400	3,633	5,716
B1					33			33	213			213
B2			1,100	1,100					1,006	183	1,271	2,460
B3									214			214
C1									244			244
C2	7			7					298			298
O1	141	657	851	1,649					691	999	1,241	2,931
D2							300	300	366	138	575	1,079
D3	127	105		232	246	303		549	1,845	605	101	2,551
E1									234	17	873	1,124
E2									68			68
F						14		14	180	14	6	200
G1	10			10	34			34	282	203	308	793
G2									253		1	254
G3	4			4					60			60
G4									31			31
H1		24	108	132		25		25	60	54	124	238
H3									8			8
I1	42	12		54		35	139	174	332	229	266	827
I2									94			94
I3	81			81		24		24	554	318	6	878
I5									42	4		46
J1						400		400	154	525		679
J2									37	28	447	512
J3									82			82
J4									42			42
K	3			3		32	250	282	498	195	641	1,334
L	2	53	292	347		166		166	795	1,849	3,283	5,927
M0									7			7
M1	50		114	164	9	23		32	189	90	116	395
M2	78	5	120	203	73	190		263	419	304	123	846
M3					40			40	65			65
M4									49	186	33	268
M5					24		365	389	68	155	366	589
M6		244		244	202	593	712	1,507	479	1,129	712	2,320
M8						135		135		135	1	136
M9		9	600	609			853	853	103	616	2,504	3,223
N1	40	76		116	701			701	1,628	1,562	669	3,859
N2	116			116	7			7	2,321	228		2,549
O1									256			256
P1									321		588	909
P2									4			4

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1989)

SEWERSHED CODE	REZONING GRANTED				REZONING PENDING				TOTAL CONSTRUCTION ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
P3									79			79
Q1									687			687
R1					41	130		171	505	130		635
R2									13			13
R3 ²									1			1
R4									145			145
S1	6			6	359	79		438	2,255	1,798	488	4,541
S2									139			139
T1							1,040	1,040	147		1,040	1,187
T2					2			2	981	990		1,971
T3						344		344	1,753	1,931	656	4,340
T4			313	313	2	392		394	22	1,758	1,828	3,608
T5	77		528	605	69		228	297	836	1,594	2,178	4,608
T6									1			1
T7	54			54	24	14		38	695	1,244	134	2,073
COUNTY TOTAL	930	1,585	7,659	10,174	2,200	2,899	3,887	8,986	24,534	19,611	24,212	68,357

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.

¹Comprises part of the Town of Vienna.

²Town of Clifton.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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	2	2	14				18
	151.02		1	32	19			52
	151.03	1	2	14				17
	CENSUS TOTAL	3	5	60	19			87
152	152.01	1		36				37
	CENSUS TOTAL	1		36				37
153	153.01			42				42
	153.02			5	16			21
	CENSUS TOTAL			47	16			63
154	154.01			137	391			528
	154.02			5				5
	154.03		1	3				4
	CENSUS TOTAL		1	145	391			537
155	155.01			17	74		32	123
	155.03	5	4	3	10			22
	CENSUS TOTAL	5	4	20	84		32	145
156	156.01	1	2	4	12			19
	156.02		1		6			7
	156.03			45				45
	156.04	1	3	19				23
	CENSUS TOTAL	2	6	68	18			94
157	157.01			2				2

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTION	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
157	157.02	1		4				5
	157.03	1		3				4
	CENSUS TOTAL	2		9				11
158	158.01			35	4			39
	158.02		4	7	25			36
	158.03	1						1
	CENSUS TOTAL	1	4	42	29			76
159	159.01			9	10			19
	159.02	1	1	75		3		80
	159.04	9	3	24	21			57
	CENSUS TOTAL	10	4	108	31	3		156
160	160.01			15	32			47
	160.02	1		8				9
	160.03			6				6
	CENSUS TOTAL	1		29	32			62
161	161.02			2				2
	161.03		1	9				10
	161.04	7	9	28				44
	CENSUS TOTAL	7	10	39				56
162	162.01			1				1
	CENSUS TOTAL			1				1
163	163.01	1	3	90	2			96

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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
163	163.02	5	2	230				237
	CENSUS TOTAL	6	5	320	2			333
201	201.02				88			88
	CENSUS TOTAL				88			88
202	202.01	8	8	24	67			107
	202.02	6	1		70	8	24	109
	CENSUS TOTAL	14	9	24	137	8	24	216
203	203.01			7	13			20
	203.02	1	7	11	9			28
	203.03				48			48
	203.04						400	400
	CENSUS TOTAL	1	7	18	70		400	496
205	205.01			443				443
	CENSUS TOTAL			443				443
206	206.02			2				2
	206.03			9	46			55
	CENSUS TOTAL			11	46			57
207	207.01	1		1				2
	207.02				137			137
	207.03		1	3	17			21
	CENSUS TOTAL	1	1	4	154			160
208	208.01			3	20			23

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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
208	208.03			7				7
	CENSUS TOTAL			10	20			30
209	209.01			872	846	264		1,982
	209.02	26	272	1,326	258	21	106	2,009
	209.03			1				1
	CENSUS TOTAL	26	272	2,199	1,104	285	106	3,992
210	210.01	5	17	28	14		362	426
	210.02	4	7	5	92	48		156
	210.03			7				7
	CENSUS TOTAL	9	24	40	106	48	362	589
211	211.01	30	40	74	172		1,145	1,461
	211.02	64	92	317	324	207		1,004
	211.03	12	5	12			135	164
	CENSUS TOTAL	106	137	403	496	207	1,280	2,629
212	212.01				224			224
	CENSUS TOTAL				224			224
213	213.01				96			96
	CENSUS TOTAL				96			96
214	214.01			11				11
	214.02	1	1	18				20
	CENSUS TOTAL	1	1	29				31
215	215.01				68		250	318

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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		250	318
216	216.02	11		1			60	72
	CENSUS TOTAL	11		1			60	72
218	218.01	57	143	283	86	62		631
	CENSUS TOTAL	57	143	283	86	62		631
220	220.03			66	85		389	540
	CENSUS TOTAL			66	85		389	540
221	221.01	5	298	93	63		14	473
	221.03		1	10	590			601
	221.04			124	782			906
	221.05				54		432	486
	CENSUS TOTAL	5	299	227	1,489		446	2,466
301	301.01	1		3			6	10
	301.02	5	1	4				10
	301.03			16	13	11		40
	CENSUS TOTAL	6	1	23	13	11	6	60
302	302.01	2	9	11	11		13	46
	CENSUS TOTAL	2	9	11	11		13	46
303	303.01				17		34	51
	303.02		8		4			12
	CENSUS TOTAL		8		21		34	63
305	305.01		1	3				4

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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
305	CENSUS TOTAL		1	3				4
308	308.01			1				1
	CENSUS TOTAL			1				1
309	309.01	5	3	51	9		64	132
	CENSUS TOTAL	5	3	51	9		64	132
310	310.01	1	1	3	39			44
	CENSUS TOTAL	1	1	3	39			44
311	311.01			2				2
	311.02				9			9
	311.03	12	16	380	6	48		462
	311.04	21	52	58	158			289
	CENSUS TOTAL	33	68	440	173	48		762
312	312.01		34	222	54	15		325
	CENSUS TOTAL		34	222	54	15		325
313	313.01	14	31	101		14		160
	CENSUS TOTAL	14	31	101		14		160
314	314.01			4	77	76		157
	CENSUS TOTAL			4	77	76		157
315	315.01			16				16
	CENSUS TOTAL			16				16
316	316.01	19	5	187	31			242
	316.02			18	33			51

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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
316	CENSUS TOTAL	19	5	205	64			293
317	317.01	1	23	245	173		127	569
	317.02		1					1
	CENSUS TOTAL	1	24	245	173		127	570
401	401.01		1	3				4
	401.02			1			2	3
	401.03			4	5		2	11
	CENSUS TOTAL		1	8	5		4	18
402	402.02			13				13
	402.04			9				9
	CENSUS TOTAL			22				22
403	403.02			10	4			14
	CENSUS TOTAL			10	4			14
404	404.01			4	3	120	9	136
	404.02	1		6				7
	404.03	1		15				16
	404.04	1		13	7			21
	404.05				36			36
	404.06						38	38
	CENSUS TOTAL	3		38	46	120	47	254
405	405.01	5	17	27				49
	405.02			3			11	14

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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
405	405.03	1		11	8		2	22
	CENSUS TOTAL	6	17	41	8		13	85
406	406.01			58				58
	CENSUS TOTAL			58				58
501	501.01			48				48
	CENSUS TOTAL			48				48
502	502.03		1	8	6			15
	502.04			1				1
	CENSUS TOTAL		1	9	6			16
503	503.01			6				6
	503.03	3	2	22	4			31
	503.04			30				30
	CENSUS TOTAL	3	2	58	4			67
504	504.01	5	39	8				52
	504.02			2				2
	504.03			4	6			10
	CENSUS TOTAL	5	39	14	6			64
506	506.05	14	25	26				65
	CENSUS TOTAL	14	25	26				65
507	507.01	1		8	9			18
	507.02		1	10	7			18
	CENSUS TOTAL	1	1	18	16			36

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NDT UNDER CONSTRUCTN	SITE PLAN &/DR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZDNING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
508	508.01			1				1
	508.02	1			9			10
	508.03			5	11			16
	CENSUS TOTAL	1		6	20			27
509	509.02			1				1
	CENSUS TOTAL			1				1
510	510.01			3				3
	510.02			1	12			13
	CENSUS TOTAL			4	12			16
511	511.01			5				5
	511.02			2				2
	CENSUS TOTAL			7				7
512	512.01			1				1
	512.02			2				2
	CENSUS TOTAL			3				3
513	513.01	1	1	20				22
	513.02					132		132
	CENSUS TOTAL	1	1	20		132		154
514	514.03			5	26			31
	CENSUS TOTAL			5	26			31
515	515.01			2	16			18
	515.02			4				4

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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	3		25	31
	515.04			2				2
	CENSUS TOTAL			11	19		25	55
516	516.02					24		24
	516.03			2				2
	516.04	1		19				20
	516.05			3				3
	CENSUS TOTAL	1		24		24		49
517	517.01	4		9	95		139	247
	517.02			2	4			6
	CENSUS TOTAL	4		11	99		139	253
518	518.01			49				49
	518.03		6	3				9
	CENSUS TOTAL		6	52				58
519	519.01			26	82	62		170
	CENSUS TOTAL			26	82	62		170
520	520.01	2	9	24				35
	CENSUS TOTAL	2	9	24				35
521	521.01			2				2
	521.02			9				9
	521.04	2	4	2	7			15
	521.05			1	9			10

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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
521	CENSUS TOTAL	2	4	14	16			36
522	522.01			2				2
	CENSUS TOTAL			2				2
524	524.01		1					1
	524.05			5	23			28
	CENSUS TOTAL		1	5	23			29
525	525.01				4			4
	525.02			10				10
	525.03	1		7				8
	525.04			110	73			183
	CENSUS TOTAL	1		127	77			205
526	526.02			2				2
	526.03				17			17
	CENSUS TOTAL			2	17			19
601	601.01	14	11	56	18			99
	601.02	3	2	2	42			49
	601.03		1		7			8
	CENSUS TOTAL	17	14	58	67			156
602	602.01	1		1	52			54
	602.02			13	10			23
	602.03	2		7	4			13
	CENSUS TOTAL	3		21	66			90

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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
603	603.01	7	8	18			3	36
	603.02		2	1			42	45
	CENSUS TOTAL	7	10	19			45	81
604	604.01			3				3
	604.02			7		3	187	197
	604.03			5	11			16
	CENSUS TOTAL			15	11	3	187	216
605	605.01			23	55	93	234	405
	605.02	12	11	94	49	121	46	333
	605.03	4	1	25	44		5	79
	605.04		1	2		5		8
	605.05	1	50	80	25	32	41	229
	CENSUS TOTAL	17	63	224	173	251	326	1,054
606	606.01	2		2				4
	606.02		1	1	7	6		15
	CENSUS TOTAL	2	1	3	7	6		19
607 ¹	607.01	15	3					18
	CENSUS TOTAL	15	3					18
608 ¹	608.01	5	2					7
	CENSUS TOTAL	5	2					7
609 ¹	609.01	3	9					12
	CENSUS TOTAL	3	9					12

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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
610	610.01		5	9				14
	CENSUS TOTAL		5	9				14
611	611.01			19		5	6	30
	611.02	19	12	30	247	33	31	372
	CENSUS TOTAL	19	12	49	247	38	37	402
612	612.01	1	1	8	21			31
	612.02	3	7	70	135	8		223
	612.03			6				6
	612.04				120		853	973
	CENSUS TOTAL	4	8	84	276	8	853	1,233
613	613.01			17				17
	613.02			34		114		148
	CENSUS TOTAL			51		114		165
614	614.01			6				6
	614.02			2				2
	CENSUS TOTAL			8				8
615	615.01	2	1	17	70	12	9	111
	615.02			1	1	41		43
	615.03				68	38	23	129
	615.04				89		163	252
	CENSUS TOTAL	2	1	18	228	91	195	535
616	616.01						27	27

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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	616.02	2	3	11			2	18
	CENSUS TOTAL	2	3	11			29	45
617	617.01			4				4
	617.02			22			53	75
	CENSUS TOTAL			26			53	79
701	701.01	1	2	6	10			19
	701.02			16	5			21
	701.03	1	1	1	1			4
	701.04	2	2	7	20	4		35
	CENSUS TOTAL	4	5	30	36	4		79
702	702.01	1						1
	CENSUS TOTAL	1						1
703	703.01	1	3	25	103			132
	703.02		1	43	12			56
	703.03	1	5	37	3			46
	CENSUS TOTAL	2	9	105	118			234
704	704.01	1		25				26
	704.02			2				2
	704.03		3	6				9
	704.04		2	1				3
	704.05				5	8		13
	CENSUS TOTAL	1	5	34	5	8		53

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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	705.03	13	8	91			14	126
	705.04		1					1
	705.05		1	73	6			80
	705.06	1		4				5
	CENSUS TOTAL	14	10	168	6		14	212
706	706.01			4				4
	706.02	1			2			3
	706.03	1						1
	706.04			11				11
	CENSUS TOTAL	2		15	2			19
707	707.01			15	15			30
	707.02	5		12				17
	707.03	1		6	5			12
	707.06				6			6
	CENSUS TOTAL	6		33	26			65
708	708.01			5	6			11
	708.02				15			15
	CENSUS TOTAL			5	21			26
709	709.01	3	7	36	9			55
	709.02		17	22	5			44
	709.03			4	9			13
	709.05			3				3

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NDT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
709	709.06			1				1
	CENSUS TOTAL	3	24	66	23			116
710	710.02	1	1	2			4	8
	710.03		3	38	286			327
	CENSUS TOTAL	1	4	40	286		4	335
711	711.01				17			17
	711.08	2		3	9			14
	CENSUS TOTAL	2		3	26			31
712	712.03		1	16				17
	712.04			37				37
	CENSUS TOTAL		1	53				54
713	713.01	4	20	7	51		24	106
	713.02			5	4			9
	CENSUS TOTAL	4	20	12	55		24	115
714	714.01	2		12	67			81
	714.02			9				9
	CENSUS TOTAL	2		21	67			90
801	801.01	14	20	108	65			207
	801.02		2	17	11			30
	801.03	2		36	9			47
	801.04	4	5	51	11	7		78
	801.05	1	3	20				24

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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	CENSUS TOTAL	21	30	232	96	7		386
802	802.01	15	9	59	33			116
	802.02	4	1	7	14			26
	802.04	7	866	1				874
	CENSUS TOTAL	26	876	67	47			1,016
803	803.01	6	7	48	101			162
	803.02		2		5			7
	803.03	19	19	59	77			174
	CENSUS TOTAL	25	28	107	183			343
804	804.01	10	12	45	146			213
	804.02	10	28	96	40			174
	804.03	2	2	21	11			36
	804.04	1	1	28	48			78
	804.05	11	12	66	76			165
	CENSUS TOTAL	34	55	256	321			666
805	805.01	22	58	46	181			307
	805.02	20	92	46	392			550
	805.03	10	29	74	271			384
	CENSUS TOTAL	52	179	166	844			1,241
806	806.01	31	36	742	549	1,649		3,007
	806.02			1				1
	806.03	1		4	44			49

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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
806	806.04	3	2	14	13			32
	CENSUS TOTAL	35	38	761	606	1,649		3,089
807	807.01		30	1		1,100		1,131
	807.02		2	3	230			235
	807.03						300	300
	CENSUS TOTAL		32	4	230	1,100	300	1,666
811	811.02	18	38	111	100	4,100		4,367
	811.03	2	18	70	195		170	455
	811.04	2		2				4
	CENSUS TOTAL	22	56	183	295	4,100	170	4,826
812	812.01	2	2	67	111		33	215
	CENSUS TOTAL	2	2	67	111		33	215
813	813.01	7	7	25	44			83
	CENSUS TOTAL	7	7	25	44			83
814	814.01	6	18	10	9			43
	CENSUS TOTAL	6	18	10	9			43
815	815.01	6	2	18	45			71
	CENSUS TOTAL	6	2	18	45			71
816	816.01	3	4	46	6			59
	816.02	6	3	9				18
	CENSUS TOTAL	9	7	55	6			77
817	817.01			12	29			41

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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	REZDNING PENDING	TOTAL DEVELOPMENT ACTIVITY
817	817.02	8	15	21	153			197
	817.03	2	1	15	9			27
	817.04	51	125	341	300			817
	CENSUS TOTAL	61	141	389	491			1,082
818	818.01		2	34				36
	818.02	26	100	78	462	25	164	855
	818.03	13	51	92	176		1,040	1,372
	818.04	21	27	233	1,081		2	1,364
	CENSUS TOTAL	60	180	437	1,719	25	1,206	3,627
901	901.03	20	1	4				25
	901.04				17			17
	901.05	38	73	432	1,694			2,237
	CENSUS TOTAL	58	74	436	1,711			2,279
902	902.01			1				1
	902.02	35	111	146	1			293
	902.03	65	164	462	761			1,452
	902.04	33	62	33	266	11	344	749
	902.05				424	470		894
	CENSUS TOTAL	133	337	642	1,452	481	344	3,389
903	903.01	11	11	18	185			225
	903.02	12	27	80	387		69	575
	903.03	2	1	155	511	60	18	747

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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
903	903.04				164			164
	CENSUS TOTAL	25	39	253	1,247	60	87	1,711
904	904.01	8	44	496	1,265	313	394	2,520
	904.02		1	15	2		180	198
	904.03				604			604
	904.04			3	1,310	609	171	2,093
	CENSUS TOTAL	8	45	514	3,181	922	745	5,415
905	905.01	7	180	22	453		34	696
	905.02	33	101	213	312		90	749
	CENSUS TOTAL	40	281	235	765		124	1,445
906	906.01			2				2
	906.02			7	65			72
	906.03	5	25	78	235			343
	906.04	22	371	578	1,718	102	266	3,057
	906.05	145	394	1,929	738	22	116	3,344
	CENSUS TOTAL	172	790	2,594	2,756	124	382	6,818
907	907.01	1	1	81				83
	907.02	6	7	145				158
	907.03	3	1	7	5			16
	907.04	1	5	22				28
	907.05	1		2				3
	907.06	11	14	29	81			135

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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	907.07	2	1	206	44			253
	907.08	2	2	14				18
	907.09		3	41	110			154
	907.10	8	7	53				68
	907.12			5				5
	907.13	1		5				6
	907.14	2	2	11				15
	907.15			3				3
	907.16	1	3	3				7
		CENSUS TOTAL	39	46	627	240		
908	908.01	1		17				18
	908.02	4	14	43				61
	908.03	4	4	30				38
	908.04	3	2	28	159			192
	908.05	12	31	34	3			80
	908.06	1		6	19			26
	908.07	2	1	25				28
	908.08	12	5	55				72
	908.09	19	60	255	585	48	7	974
	908.10	5	2	75	13			95
	908.11	13	36	583	654	10		1,296
	908.12	22	27	96	51	10		206

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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
908	CENSUS TOTAL	98	182	1,247	1,484	68	7	3,086
909 ²	909.01		1					1
	CENSUS TOTAL		1					1
TOTAL		1,471	4,879	17,207	25,640	10,174	8,986	68,357

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.

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

²Town of Clifton (the Town of Clifton is composed of Census Tract 909).

V CURRENT POPULATION

CURRENT POPULATION

As of January 1989, there were an estimated 770,853 persons residing in Fairfax County. This population total represents an increase of 24,285 persons, or 3.3 percent, over the 1988 population estimate of 746,568. Since the 1980 Census was taken, the County's population has increased by 173,952 persons, or 29.1 percent, from 596,901 in 1980 to 770,853 in 1989.

Among the eight Supervisor Districts, the Springfield District is the largest both in terms of population (146,823 persons) and total acreage (68,339 acres). Furthermore, the Springfield District has the lowest population density -- 2.1 persons per acre. The Mason and Annandale Districts have the highest population densities, 7.3 persons per acre in Mason and 6.6 persons per acre in Annandale. However, the Annandale and Mason Districts have the lowest total populations, 74,995 and 73,004, respectively. The population density for the County is estimated to be 3.3 persons per acre, or 2,134 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, or 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 1989 vacancy rates for each Planning District were obtained from a combination of regression analysis of inactive water accounts from 1980 to 1989, 1989 inactive water accounts from localities serving Fairfax County dwelling units, and the 1989 Rental Housing Survey. The rental complex and non-rental complex vacancy rates are shown in Table 6.

The household size factors used for the population estimates were obtained from statistical and regression analyses. The household size factors used for each Planning District are presented in Table 6. Figure 1 depicts the relationship between Fairfax County, the United States and the United States South region average household sizes from 1966 to 1989. The population of special institutions, such as Lorton Reformatory and Fort Belvoir, is obtained directly from these institutions. In January 1989, the total population of special institutions was 16,091. The special institutional population from 1981 to 1989 is shown in Table 7.

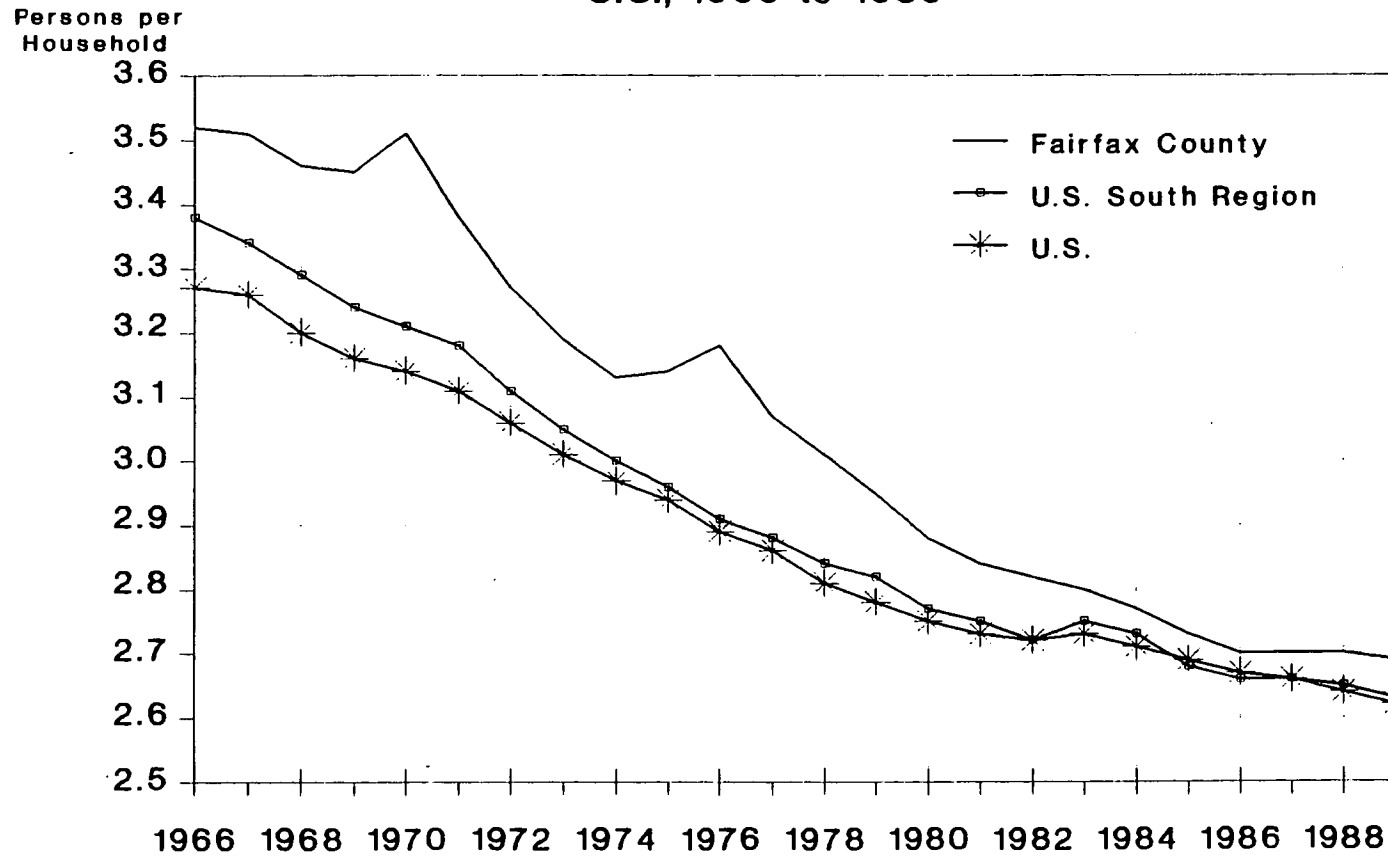
TABLE 6

Average Household Size and Vacancy Rates By Planning District
Fairfax County, 1989

Planning District	Average Household Size					Vacancy Rate		
	Single-Family	Townhouse	Multifamily	Mobile Home	Overall	Non-Rental Complex Units	Rental Complex Units	Overall
Annandale	2.93	2.68	1.48		2.55	2.7	14.3	4.5
Bailey's	2.74	1.89	1.81		2.09	4.5	3.7	4.2
Bull Run	3.26	2.39	1.78	1.82	2.80	5.0	23.1	7.1
Fairfax	3.24	2.43	1.80	1.99	2.57	4.7	9.4	5.7
Jefferson	2.72	2.49	1.77		2.32	4.8	7.4	5.5
Lincolnia	2.59	2.11	1.75		2.08	4.9	3.1	4.1
Lower Potomac	2.93	2.70	2.07		2.60	5.2	5.0	5.1
McLean	2.78	2.36	1.56		2.49	4.7	3.0	4.6
Mount Vernon	2.82	2.48	1.92	1.82	2.38	4.0	5.4	4.4
Pohick	3.58	2.80	2.49		3.26	3.2	8.7	3.3
Rose Hill	2.92	2.54	1.68		2.67	3.3	9.2	3.7
Springfield	3.22	2.50	1.64		2.78	3.9	5.1	4.0
Upper Potomac	3.49	2.64	2.15		3.03	3.8	6.4	4.1
Vienna	3.03	2.25	2.77		2.85	4.3	5.4	4.5
Fairfax County	3.11	2.50	1.97	1.86	2.69	4.0	7.4	4.5

Figure 1

Average Household Size
Fairfax County, U.S. South Region, and
U.S., 1966 to 1989



Source: U.S. Bureau of the Census,
Fairfax County Office of Research and Statistics

TABLE 7

SPECIAL INSTITUTIONAL POPULATION

Population of Lorton and Ft. Belvoir, 1981-1989

YEAR	Lorton		Ft. Belvoir		Total	
	Population	% change	Population	% change	Population	% change
1981	2,452	----	7,726	----	10,178	----
1982	2,525	+ 3.0	9,563	+ 23.8	12,088	+ 18.8
1983	2,837	+ 12.4	8,482	- 11.3	11,319	- 6.4
1984	3,256	+ 14.8	10,934	+ 28.9	14,190	+ 25.4
1985	3,537	+ 8.6	12,247	+ 12.0	15,784	+ 11.2
1986	4,327	+ 22.3	9,393	- 23.3	13,720	- 13.1
1987	4,651	+ 7.5	9,075	- 3.4	13,726	0.0
1988	5,462	+ 17.4	9,334	+ 2.9	14,796	+ 7.8
1989	6,064	+ 11.0	10,027	+ 7.4	16,091	+ 8.8

Source: Fairfax County Office of Research and Statistics.

POPULATION
SUPERVISOR DISTRICT
(JANUARY 1989)

SUPERVISOR DISTRICT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
CENTREVILLE ¹	116,532	33,075	3.5	51.68	2,255
DRANESVILLE ²	87,185	38,507	2.3	60.17	1,449
ANNANDALE	74,995	11,399	6.6	17.81	4,211
LEE	87,599	18,079	4.8	28.25	3,101
MASON	73,004	9,981	7.3	15.60	4,680
MOUNT VERNON	86,142	36,106	2.4	56.42	1,527
PROVIDENCE	98,573	15,730	6.3	24.58	4,010
SPRINGFIELD ³	146,823	68,339	2.1	106.78	1,375
TOTAL	770,853	231,216	3.3	361.27	2,134

TOWN	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
TOWN OF CLIFTON	213	146	1.5	0.23	926
TOWN OF HERNDON	15,879	2,263	7.0	3.54	4,486
TOWN OF VIENNA	14,448	2,312	6.2	3.61	4,002
TOTAL	30,540	4,721	6.5	7.38	4,138

The provisional 1988 Center for Public Service population for the City of Falls Church and the City of Fairfax is 10,100 and 20,100 persons respectively.

¹Includes the Town of Vienna.

²Includes the Town of Herndon.

³Includes the Town of Clifton.

POPULATION
VOTER PRECINCTS WITHIN THE
ANNANDALE SUPERVISOR DISTRICT
(JANUARY 1989)

PRECINCT		POPULATION
102	BRISTOW	4,210
104	CHAPEL	2,622
106	HERITAGE	8,454
108	KINGS PARK	3,641
109	LITTLE RUN	2,636
110	N. SPRINGFIELD 1	1,861
111	N. SPRINGFIELD 2	2,723
112	N. SPRINGFIELD 3	2,449
113	OAK HILL	2,471
115	RAVENSWORTH	2,121
116	WAKEFIELD	2,630
117	WOODSON	1,768
118	LAKE BRADDOCK	6,589
119	LAUREL	8,940
120	SIDEBURN	4,705
121	VILLA	2,472
122	LONG BRANCH	2,337
123	ROBINSON	6,139
124	OLLEY	1,969
125	SIGNAL HILL	4,258
TOTAL		74,995

POPULATION
VOTER PRECINCTS WITHIN THE
CENTREVILLE SUPERVISOR DISTRICT
(JANUARY 1989)

PRECINCT		POPULATION
202	FLINT HILL	5,546
208	RESTON 1	14,306
209	RESTON 2	5,370
213	VIENNA 1	2,484
214	VIENNA 2	1,724
215	VIENNA 3	2,222
216	VIENNA 4	2,617
217	VIENNA 5	2,917
218	VIENNA 6	2,484
219	WESTBRIAR	3,967
220	DOGHOOD	6,271
221	HUNTERS WOODS	3,376
222	RESTON 3	4,276
223	GLADE	6,354
224	SOUTH LAKES	7,276
225	TERRASET	8,596
226	WOLFTRAP	3,630
227	SUNRISE VALLEY	1,767
228	VALE	3,014
229	FOX MILL	8,452
230	FRANKLIN	12,019
231	NAVY	7,864
TOTAL		116,532

POPULATION
VOTER PRECINCTS WITHIN THE
DRANESVILLE SUPERVISOR DISTRICT
(JANUARY 1989)

PRECINCT		POPULATION
301	CHAIN BRIDGE	4,408
302	CHESTERBROOK	2,783
303	CHURCHILL	1,725
304	COOPER	3,856
305	EL NIDO	2,261
306	GREAT FALLS	5,029
307	HAYCOCK	2,496
309	KENMORE	5,970
310	KIRBY	2,535
311	LANGLEY	2,259
312	LONGFELLOW	2,767
314	MCLEAN	2,602
315	PIMMIT	4,780
316	SALONA	2,990
317	WESTHAMPTON	2,098
318	WESTMORELAND	1,547
319	HERNDON 1	8,055
320	HERNDON 2	7,099
321	CLEARVIEW	4,467
322	FORESTVILLE	5,428
323	SHOUSE	4,110
324	HERNDON 3	5,009
325	HUTCHISON	2,911
TOTAL		87,185

POPULATION
VOTER PRECINCTS WITHIN THE
LEE SUPERVISOR DISTRICT
(JANUARY 1989)

PRECINCT		POPULATION
401	BUSH HILL	3,745
402	CAMERON	4,327
403	FOREST	1,335
404	FRANCONIA	8,614
405	GROVETON	7,820
406	HAYFIELD	10,494
408	MT. EAGLE	6,592
409	PIONEER	2,781
410	ROSE HILL	4,263
411	VIRGINIA HILLS	5,352
412	WOODLAWN	5,660
413	FAIRFIELD	8,912
414	BREN MAR	2,911
415	CRESTWOOD	4,099
416	EDSALL	1,666
417	GARFIELD	5,818
418	LYNBROOK	3,210
TOTAL		87,599

POPULATION
VOTER PRECINCTS WITHIN THE
MASON SUPERVISOR DISTRICT
(JANUARY 1989)

PRECINCT		POPULATION
501	BAILEYS	4,250
502	BARCROFT	1,266
503	BELVEDERE	1,625
505	GLEN FOREST	5,499
506	HOLMES	5,439
507	LINCOLNIA	4,491
508	MASONVILLE	2,392
510	PARKLAWN	2,007
511	RAVENWOOD	1,698
512	SLEEPY HOLLOW	1,534
513	ST. ALBANS	2,892
514	TRIPPS	1,737
515	WESTLAWN	1,951
516	WEYANOKE	3,645
517	WILLSTON	4,526
518	COLUMBIA	5,521
519	HUMMER	2,362
520	SKYLINE	6,597
521	BROOK HILL	3,361
522	CAMELOT	2,888
523	POE	2,813
524	WHITTIER	3,528
525	WALNUT HILL 1	982
TOTAL		73,004

POPULATION
VOTER PRECINCTS WITHIN THE
MOUNT VERNON SUPERVISOR DISTRICT
(JANUARY 1989)

PRECINCT		POPULATION
601	BELLE HAVEN	2,790
602	BELLEVUE	7,761
604	BUCKNELL	6,843
605	FORT HUNT	2,276
606	HOLLIN HALL	2,155
607	HUNTINGTON	6,522
608	KIRKSIDE	2,041
609	MARLAN	2,978
610	SHERWOOD	3,563
611	STRATFORD	3,279
612	WAYNEWOOD	1,611
613	WESTGATE	3,306
614	WHITMAN	2,339
615	WOODLEY	3,486
616	GUNSTON	10,771
617	LORTON	16,723
618	NEWINGTON	7,698
TOTAL		86,142

POPULATION
VOTER PRECINCTS WITHIN THE
PROVIDENCE SUPERVISOR DISTRICT
(JANUARY 1989)

PRECINCT		POPULATION
701	BLAKE	7,240
703	FORT BUFFALO	2,688
704	FREEDOM HILL	4,918
705	GRAHAM	2,224
706	GREENMAY	2,156
707	MANTUA	2,624
708	MARSHALL	7,999
709	MOSBY	7,364
710	PINE SPRING	4,359
711	PRICE	2,925
712	SHREVE	1,424
713	TIMBER LANE	4,271
714	WALKER	3,881
717	WOODBURN	3,051
718	PINE RIDGE	3,498
719	STENWOOD	1,344
720	THOREAU	2,065
721	MERRIFIELD	3,785
723	GREENBRIAR EAST	7,330
724	GREENBRIAR WEST	4,145
726	MAGARITY	6,680
727	OAKTON	7,658
728	WALNUT HILL 2	1,011
729	NOTTOWAY	3,933
TOTAL		98,573

POPULATION
VOTER PRECINCTS WITHIN THE
SPRINGFIELD SUPERVISOR DISTRICT
(JANUARY 1989)

PRECINCT		POPULATION
801	BURKE	7,112
802	CARDINAL	5,360
803	CLIFTON	3,433
805	FAIRFAX STATION	5,632
808	KEENE MILL	2,551
811	POHICK	10,308
812	VALLEY	4,065
815	WOODYARD	9,433
819	CHANTILLY	8,888
822	LONDON TOWNE	9,367
823	NEWGATE	12,328
824	ORANGE	9,756
825	CHERRY RUN	6,218
826	FAIRVIEW	8,083
827	IRVING	2,146
828	LEEHIGH	4,077
829	SARATOGA	9,561
831	SULLY	2,430
832	TERRA CENTRE	11,033
833	WHITE OAKS	4,882
834	DELONG	2,120
835	CUB RUN	8,040
TOTAL		146,823

POPULATION
PLANNING DISTRICT
(JANUARY 1989)

PLANNING DISTRICT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
ANNANDALE	60,580	10,116	6.0	15.81	3,832
BAILEYS	32,915	3,423	9.6	5.35	6,152
BULL RUN	54,684	29,576	1.8	46.21	1,183
FAIRFAX	40,230	11,588	3.5	18.11	2,221
JEFFERSON	37,845	4,881	7.8	7.63	4,960
LINCOLNIA	10,972	1,728	6.3	2.70	4,064
LOWER POTOMAC	25,546	23,619	1.1	36.90	692
MCLEAN	53,146	16,515	3.2	25.80	2,060
MOUNT VERNON	78,792	11,863	6.6	18.54	4,250
POHICK ¹	126,254	46,204	2.7	72.19	1,749
ROSE HILL	32,173	8,181	3.9	12.78	2,517
SPRINGFIELD	38,697	8,985	4.3	14.04	2,756
UPPER POTOMAC ²	126,419	43,862	2.9	68.53	1,845
VIENNA ³	52,600	10,675	4.9	16.68	3,153
TOTAL	770,853	231,216	3.3	361.27	2,134

The provisional 1988 Center for Public Service population for the City of Falls Church and the City of Fairfax is 10,100 and 20,100 persons respectively.

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

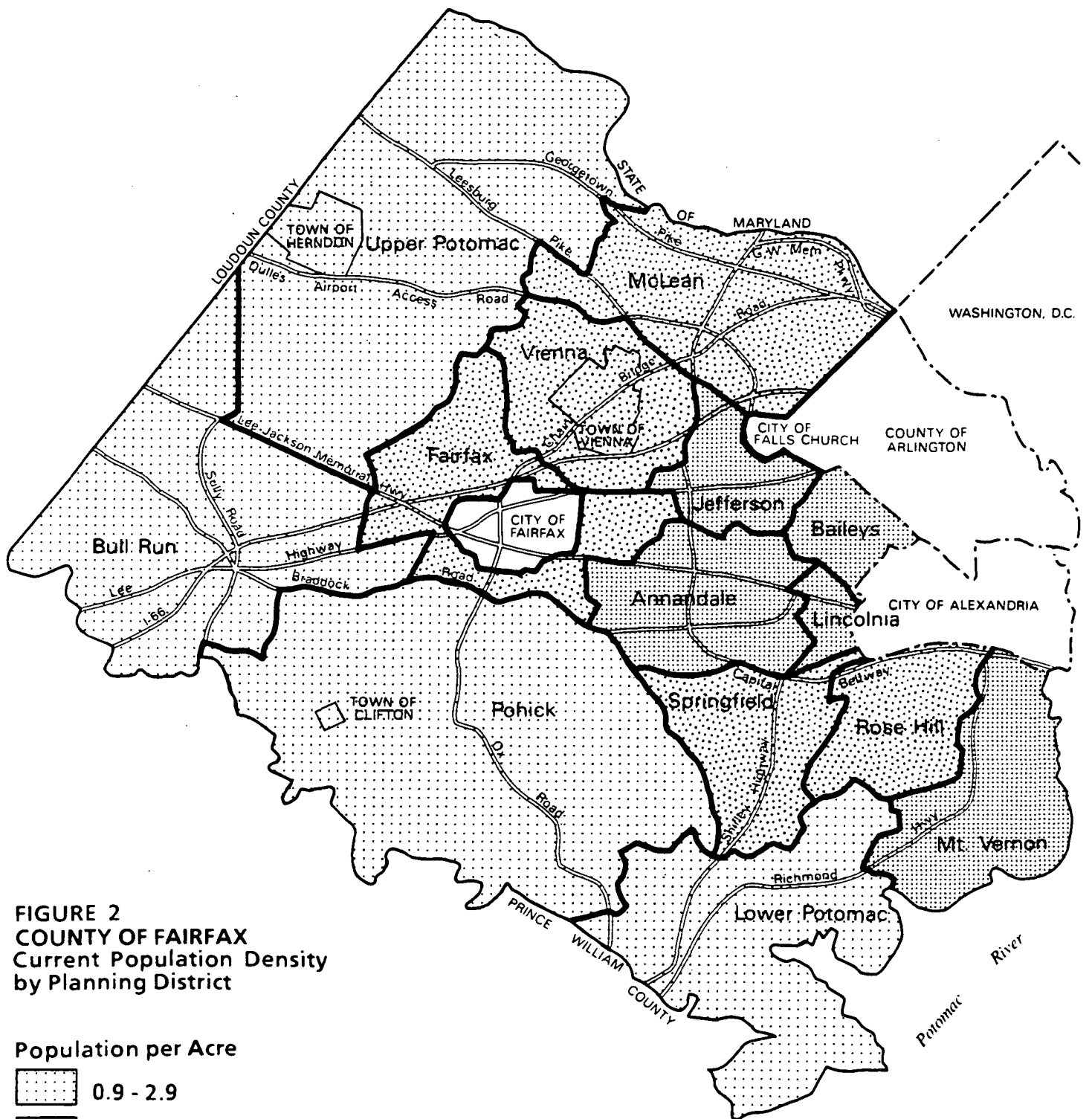
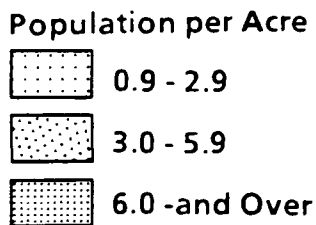


FIGURE 2
COUNTY OF FAIRFAX
 Current Population Density
 by Planning District



POPULATION
SEWERSHED
(JANUARY 1989)

SEWERSHED CODE	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
A1	14,882	4,326	3.4	6.76	2,201
A2	706	798	0.9	1.25	565
A3	2,250	261	8.6	0.41	5,488
B1	3,992	939	4.3	1.47	2,716
B2	14,130	3,134	4.5	4.90	2,884
B3	1,502	1,542	1.0	2.41	623
B5 ¹	15,882	2,322	6.8	3.63	4,375
C1	2,140	4,793	0.4	7.49	286
C2	2,726	5,719	0.5	8.94	305
D1	6,318	6,206	1.0	9.70	651
D2	20,437	4,874	4.2	7.62	2,682
D3 ²	68,777	20,844	3.3	32.57	2,112
E1	11,647	3,285	3.5	5.13	2,270
E2	1,075	1,314	0.8	2.05	524
F	6,199	1,041	6.0	1.63	3,803
G1	27,863	4,633	6.0	7.24	3,848
G2	2,627	648	4.1	1.01	2,601
G3	1,638	1,965	0.8	3.07	534
G4	797	156	5.1	0.24	3,321
H1	11,194	957	11.7	1.50	7,463
H2	6,597	100	66.0	0.16	41,231
H3	358	42	8.5	0.07	5,114
I1	52,085	7,579	6.9	11.84	4,399
I2	2,713	507	5.4	0.79	3,434
I3	42,688	7,681	5.6	12.00	3,557
I4	88	47	1.9	0.07	1,257
I5	598	61	9.8	0.10	5,980
J1	19,329	2,123	9.1	3.32	5,822
J2	6,123	477	12.8	0.75	8,164
J3	4,500	636	7.1	0.99	4,545
J4	5,087	707	7.2	1.10	4,625
K	36,804	6,361	5.8	9.94	3,703
L	30,788	7,848	3.9	12.26	2,511
M0	5,041	578	8.7	0.90	5,601
M1	9,741	808	12.1	1.26	7,731
M2 ²	59,101	8,730	6.8	13.64	4,333
M3	15,714	2,776	5.7	4.34	3,621
M4	20,381	3,616	5.6	5.65	3,607
M5	7,058	2,262	3.1	3.53	1,999
M6	8,845	3,499	2.5	5.47	1,617
M7	556	28	19.9	0.04	13,900
M8	10,084	8,426	1.2	13.17	766
M9	3,455	1,407	2.5	2.20	1,570

(CONTINUED)

POPULATION
SEWERSHED
(JANUARY 1989)

SEWERSHED CODE	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
N1	105,311	14,730	7.1	23.02	4,575
N2	12,692	4,721	2.7	7.38	1,720
O1	1,000	6,996	0.1	10.93	91
P1	6,504	1,835	3.5	2.87	2,266
P2	431	102	4.2	0.16	2,694
P3	1,144	890	1.3	1.39	823
Q1	6,002	19,225	0.3	30.04	200
R1	7,329	9,590	0.8	14.98	489
R2	702	348	2.0	0.54	1,300
R3 ³	213	158	1.3	0.25	852
R4	542	587	0.9	0.92	589
S1	10,498	4,792	2.2	7.49	1,402
S2	627	2,983	0.2	4.66	135
T1	3,482	6,612	0.5	10.33	337
T2	13,988	3,795	3.7	5.93	2,359
T3	9,668	5,126	1.9	8.01	1,207
T4	14,151	2,482	5.7	3.88	3,647
T5	9,876	2,351	4.2	3.67	2,691
T6	144	4,112	0.0	6.42	22
T7	2,033	3,725	0.5	5.82	349
TOTAL	770,853	231,216	3.3	361.27	2,134

The provisional 1988 Center for Public Service population for the City of Falls Church and the City of Fairfax is 10,100 and 20,100 persons respectively.

¹Town of Herndon.

²Comprises part of the Town of Vienna.

³Town of Clifton.

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
151	151.01	1,076	165	6.5	0.26	4,138
	151.02	1,024	241	4.2	0.38	2,695
	151.03	692	89	7.8	0.14	4,943
	CENSUS TOTAL	2,792	495	5.6	0.77	3,626
152	152.01	752	289	2.6	0.45	1,671
	152.02	3,468	169	20.5	0.26	13,338
	152.03	267	66	4.0	0.10	2,670
	152.04		73		0.11	
	CENSUS TOTAL	4,487	597	7.5	0.93	4,825
153	153.01	642	91	7.1	0.14	4,586
	153.02	1,383	178	7.8	0.28	4,939
	153.03	1,078	67	16.1	0.10	10,780
	153.04	229	109	2.1	0.17	1,347
	CENSUS TOTAL	3,332	445	7.5	0.70	4,760
154	154.01	5,858	527	11.1	0.82	7,144
	154.02	930	237	3.9	0.37	2,514
	154.03	527	104	5.1	0.16	3,294
	CENSUS TOTAL	7,315	868	8.4	1.36	5,379
155	155.01	2,317	430	5.4	0.67	3,458
	155.02	1,568	264	5.9	0.41	3,824
	155.03	585	120	4.9	0.19	3,079
	155.04	206	27	7.6	0.04	5,150

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
155	CENSUS TOTAL	4,676	841	5.6	1.31	3,569
156	156.01	1,220	355	3.4	0.55	2,218
	156.02	171	42	4.1	0.07	2,443
	156.03	665	215	3.1	0.34	1,956
	156.04	254	559	0.5	0.87	292
	CENSUS TOTAL	2,310	1,171	2.0	1.83	1,262
157	157.01	987	225	4.4	0.35	2,820
	157.02	1,705	356	4.8	0.56	3,045
	157.03	434	343	1.3	0.54	804
	CENSUS TOTAL	3,126	924	3.4	1.44	2,171
158	158.01	1,524	260	5.9	0.41	3,717
	158.02	1,108	245	4.5	0.38	2,916
	158.03	1,054	267	3.9	0.42	2,510
	CENSUS TOTAL	3,686	772	4.8	1.21	3,046
159	159.01	1,919	545	3.5	0.85	2,258
	159.02	422	229	1.8	0.36	1,172
	159.03		136		0.21	
	159.04	213	208	1.0	0.32	645
	CENSUS TOTAL	2,554	1,118	2.3	1.75	1,459
160	160.01	641	196	3.3	0.31	2,068
	160.02	2,221	335	6.6	0.52	4,271
	160.03	674	207	3.3	0.32	2,106

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
160	CENSUS TOTAL	3,536	738	4.8	1.15	3,075
161	161.01	425	415	1.0	0.65	654
	161.02	221	61	3.6	0.10	2,210
	161.03	1,408	454	3.1	0.71	1,983
	161.04	989	341	2.9	0.53	1,866
	CENSUS TOTAL	3,043	1,271	2.4	1.99	1,529
162	162.01	8,322	2,766	3.0	4.32	1,926
	162.02		2,005		3.13	
	CENSUS TOTAL	8,322	4,771	1.7	7.45	1,117
163	163.01	568	2,352	0.2	3.67	154
	163.02	1,115	6,684	0.2	10.44	107
	CENSUS TOTAL	1,683	9,036	0.2	14.12	119
201	201.01	1,165	132	8.8	0.21	5,548
	201.02	1,616	532	3.0	0.83	1,947
	CENSUS TOTAL	2,781	664	4.2	1.04	2,674
202	202.01	3,009	480	6.3	0.75	4,012
	202.02	2,122	432	4.9	0.67	3,121
	CENSUS TOTAL	5,131	912	5.6	1.42	3,588
203	203.01	1,644	283	5.8	0.44	3,736
	203.02	1,665	369	4.5	0.58	2,871
	203.03	625	90	6.9	0.14	4,464
	203.04	763	153	5.0	0.24	3,179

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
203	CENSUS TOTAL	4,697	895	5.2	1.40	3,355
204	204.01	3,582	124	28.9	0.19	18,853
	CENSUS TOTAL	3,582	124	28.9	0.19	18,853
205	205.01	6,111	200	30.6	0.31	19,713
	205.02	409	34	12.0	0.05	8,180
	CENSUS TOTAL	6,520	234	27.9	0.37	17,622
206	206.01	411	38	10.8	0.06	6,850
	206.02	976	39	25.0	0.06	16,267
	206.03	2,315	212	10.9	0.33	7,015
	CENSUS TOTAL	3,702	289	12.8	0.45	8,227
207	207.01	1,609	266	6.0	0.42	3,831
	207.02	331	95	3.5	0.15	2,207
	207.03	1,413	245	5.8	0.38	3,718
	CENSUS TOTAL	3,353	606	5.5	0.95	3,529
208	208.01	861	248	3.5	0.39	2,208
	208.02	684	81	8.4	0.13	5,262
	208.03	1,417	232	6.1	0.36	3,936
	CENSUS TOTAL	2,962	561	5.3	0.88	3,366
209	209.01	4,922	639	7.7	1.00	4,922
	209.02	3,244	1,112	2.9	1.74	1,864
	209.03	1,211	158	7.7	0.25	4,844
	CENSUS TOTAL	9,377	1,909	4.9	2.98	3,147

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
210	210.01	568	478	1.2	0.75	757
	210.02	1,525	136	11.2	0.21	7,262
	210.03	647	225	2.9	0.35	1,849
	210.04	767	564	1.4	0.88	872
	CENSUS TOTAL	3,507	1,403	2.5	2.19	1,601
211	211.01	4,572	1,111	4.1	1.74	2,628
	211.02	1,329	884	1.5	1.38	963
	211.03	476	127	3.7	0.20	2,380
	CENSUS TOTAL	6,377	2,122	3.0	3.32	1,921
212	212.01	1,783	485	3.7	0.76	2,346
	CENSUS TOTAL	1,783	485	3.7	0.76	2,346
213	213.01	3,273	384	8.5	0.60	5,455
	213.02	268	1,545	0.2	2.41	111
	CENSUS TOTAL	3,541	1,929	1.8	3.01	1,176
214	214.01	2,093	191	11.0	0.30	6,977
	214.02	3,394	229	14.8	0.36	9,428
	CENSUS TOTAL	5,487	420	13.1	0.66	8,314
215	215.01	4,072	397	10.3	0.62	6,568
	CENSUS TOTAL	4,072	397	10.3	0.62	6,568
216	216.01	3,236	130	24.9	0.20	16,180
	216.02	1,210	133	9.1	0.21	5,762
	CENSUS TOTAL	4,446	263	16.9	0.41	10,844

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
217	217.01	6,108	517	11.8	0.81	7,541
	CENSUS TOTAL	6,108	517	11.8	0.81	7,541
218	218.01	4,018	379	10.6	0.59	6,810
	CENSUS TOTAL	4,018	379	10.6	0.59	6,810
219	219.01	1,705	3,415	0.5	5.34	319
	CENSUS TOTAL	1,705	3,415	0.5	5.34	319
220	220.01	3	240	0.0	0.38	8
	220.02		263		0.41	
	220.03	1,115	282	4.0	0.44	2,534
	220.04	30	76	0.4	0.12	250
	220.05	556	28	19.9	0.04	13,900
	CENSUS TOTAL	1,704	889	1.9	1.39	1,226
221	221.01	3,256	611	5.3	0.95	3,427
	221.02	2	217	0.0	0.34	6
	221.03	231	755	0.3	1.18	196
	221.04	1,818	476	3.8	0.74	2,457
	221.05	663	519	1.3	0.81	819
	221.06	101	445	0.2	0.70	144
	CENSUS TOTAL	6,071	3,023	2.0	4.72	1,286
222	222.01	6,064	2,988	2.0	4.67	1,299
	CENSUS TOTAL	6,064	2,988	2.0	4.67	1,299
301	301.01	1,464	293	5.0	0.46	3,183

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
301	301.02	3,317	430	7.7	0.67	4,951
	301.03	3,017	214	14.1	0.33	9,142
	CENSUS TOTAL	7,798	937	8.3	1.46	5,341
302	302.01	11,642	1,383	8.4	2.16	5,390
	CENSUS TOTAL	11,642	1,383	8.4	2.16	5,390
303	303.01	7,910	758	10.4	1.18	6,703
	303.02	3,281	333	9.9	0.52	6,310
	CENSUS TOTAL	11,191	1,091	10.3	1.70	6,583
304	304.01	3,641	965	3.8	1.51	2,411
	304.02	2,121	374	5.7	0.58	3,657
	CENSUS TOTAL	5,762	1,339	4.3	2.09	2,757
305	305.01	1,399	211	6.6	0.33	4,239
	CENSUS TOTAL	1,399	211	6.6	0.33	4,239
306	306.01	1,466	89	16.5	0.14	10,471
	306.02	935	75	12.5	0.12	7,792
	306.03	1,267	124	10.2	0.19	6,668
	306.04	1,163	168	6.9	0.26	4,473
	CENSUS TOTAL	4,831	456	10.6	0.71	6,804
307	307.01	580	187	3.1	0.29	2,000
	307.02	902	210	4.3	0.33	2,733
	307.03	996	209	4.8	0.33	3,018
	CENSUS TOTAL	2,478	606	4.1	0.95	2,608

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
308	308.01	8,884	893	9.9	1.40	6,346
	CENSUS TOTAL	8,884	893	9.9	1.40	6,346
309	309.01	7,084	864	8.2	1.35	5,247
	CENSUS TOTAL	7,084	864	8.2	1.35	5,247
310	310.01	7,249	670	10.8	1.05	6,904
	CENSUS TOTAL	7,249	670	10.8	1.05	6,904
311	311.01	3,323	325	10.2	0.51	6,516
	311.02	4,706	404	11.6	0.63	7,470
	311.03	10,992	1,073	10.2	1.68	6,543
	311.04	1,094	304	3.6	0.47	2,279
	CENSUS TOTAL	20,115	2,106	9.6	3.29	6,114
312	312.01	13,025	1,928	6.8	3.01	4,327
	CENSUS TOTAL	13,025	1,928	6.8	3.01	4,327
313	313.01	3,975	533	7.5	0.83	4,789
	CENSUS TOTAL	3,975	533	7.5	0.83	4,789
314	314.01	3,710	473	7.8	0.74	5,014
	CENSUS TOTAL	3,710	473	7.8	0.74	5,014
315	315.01	5,347	850	6.3	1.33	4,020
	CENSUS TOTAL	5,347	850	6.3	1.33	4,020
316	316.01	1,530	525	2.9	0.82	1,866
	316.02	2,290	336	6.8	0.52	4,321
	316.03	8	807	0.0	1.26	6

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
316	CENSUS TOTAL	3,828	1,668	2.3	2.61	1,467
317	317.01	11,824	1,528	7.7	2.39	4,947
	317.02	1,990	704	2.8	1.10	1,809
	CENSUS TOTAL	13,814	2,232	6.2	3.49	3,958
401	401.01	1,213	422	2.9	0.66	1,838
	401.02	2,498	596	4.2	0.93	2,686
	401.03	2,372	289	8.2	0.45	5,271
	CENSUS TOTAL	6,083	1,307	4.7	2.04	2,982
402	402.01	656	380	1.7	0.59	1,112
	402.02	5,009	547	9.2	0.85	5,893
	402.03		118		0.18	
	402.04	318	213	1.5	0.33	964
	CENSUS TOTAL	5,983	1,258	4.8	1.97	3,037
403	403.01	1,168	346	3.4	0.54	2,163
	403.02	1,108	304	3.6	0.47	2,308
	CENSUS TOTAL	2,276	650	3.5	1.02	2,231
404	404.01	1,816	354	5.1	0.55	3,302
	404.02	233	63	3.7	0.10	2,330
	404.03	1,227	255	4.8	0.40	3,068
	404.04	1,607	654	2.5	1.02	1,575
	404.05	4,229	704	6.0	1.10	3,845
	404.06	2,657	416	6.4	0.65	4,088

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
404	404.07		53		0.08	
	CENSUS TOTAL	11,769	2,499	4.7	3.90	3,018
405	405.01	265	553	0.5	0.86	308
	405.02	1,002	221	4.5	0.35	2,863
	405.03	3,653	927	3.9	1.45	2,519
	CENSUS TOTAL	4,920	1,701	2.9	2.66	1,850
406	406.01	2,216	795	2.8	1.24	1,787
	CENSUS TOTAL	2,216	795	2.8	1.24	1,787
501	501.01	3,216	178	18.1	0.28	11,486
	501.02	770	67	11.5	0.10	7,700
	501.03	914	99	9.2	0.15	6,093
	CENSUS TOTAL	4,900	344	14.2	0.54	9,074
502	502.01	1,096	43	25.5	0.07	15,657
	502.02	535	57	9.4	0.09	5,944
	502.03	381	63	6.0	0.10	3,810
	502.04	865	100	8.6	0.16	5,406
	CENSUS TOTAL	2,877	263	10.9	0.41	7,017
503	503.01	666	57	11.7	0.09	7,400
	503.02	644	63	10.2	0.10	6,440
	503.03	1,842	162	11.4	0.25	7,368
	503.04	498	62	8.0	0.10	4,980
	CENSUS TOTAL	3,650	344	10.6	0.54	6,759

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
504	504.01	719	204	3.5	0.32	2,247
	504.02	747	141	5.3	0.22	3,395
	504.03	508	169	3.0	0.26	1,954
	CENSUS TOTAL	1,974	514	3.8	0.80	2,468
505	505.01	794	80	9.9	0.13	6,108
	505.02	669	72	9.3	0.11	6,082
	505.03	494	52	9.5	0.08	6,175
	CENSUS TOTAL	1,957	204	9.6	0.32	6,116
506	506.01	422	182	2.3	0.28	1,507
	506.02	3,653	340	10.7	0.53	6,892
	506.03	658	82	8.0	0.13	5,062
	506.04	419	69	6.1	0.11	3,809
	506.05	459	115	4.0	0.18	2,550
	506.06	828	112	7.4	0.17	4,600
	506.07	386	62	6.2	0.10	3,860
	CENSUS TOTAL	6,825	962	7.1	1.50	4,550
507	507.01	2,362	443	5.3	0.69	3,423
	507.02	3,213	263	12.2	0.41	7,837
	CENSUS TOTAL	5,575	706	7.9	1.10	5,068
508	508.01	725	117	6.2	0.18	4,028
	508.02	1,069	163	6.6	0.25	4,276
	508.03	981	134	7.3	0.21	4,671

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
508	CENSUS TOTAL	2,775	414	6.7	0.65	4,269
509	509.01	632	165	3.8	0.26	2,431
	509.02	653	165	4.0	0.26	2,512
	CENSUS TOTAL	1,285	330	3.9	0.52	2,471
510	510.01	1,016	127	8.0	0.20	5,080
	510.02	1,215	216	5.6	0.34	3,574
	CENSUS TOTAL	2,231	343	6.5	0.54	4,131
511	511.01	717	168	4.3	0.26	2,758
	511.02	902	201	4.5	0.31	2,910
	CENSUS TOTAL	1,619	369	4.4	0.58	2,791
512	512.01	451	176	2.6	0.27	1,611
	512.02	615	226	2.7	0.35	1,757
	512.03	202	101	2.0	0.16	1,263
	CENSUS TOTAL	1,268	503	2.5	0.79	1,605
513	513.01	868	205	4.2	0.32	2,713
	513.02	834	146	5.7	0.23	3,626
	CENSUS TOTAL	1,702	351	4.8	0.55	3,095
514	514.01	407	14	29.1	0.02	20,350
	514.02	1,457	32	45.5	0.05	29,140
	514.03	605	54	11.2	0.08	7,563
	CENSUS TOTAL	2,469	100	24.7	0.16	15,431
515	515.01	1,955	93	21.0	0.15	13,033

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
515	515.02	2,538	164	15.5	0.26	9,762
	515.03	1,546	236	6.6	0.37	4,178
	515.04	1,517	138	11.0	0.22	6,895
	CENSUS TOTAL	7,556	631	12.0	0.99	7,632
516	516.01	1,663	66	25.2	0.10	16,630
	516.02	160	30	5.3	0.05	3,200
	516.03	1,577	71	22.2	0.11	14,336
	516.04	1,226	108	11.4	0.17	7,212
	516.05	823	146	5.6	0.23	3,578
	CENSUS TOTAL	5,449	421	12.9	0.66	8,256
517	517.01	3,364	324	10.4	0.51	6,596
	517.02	7,475	259	28.9	0.40	18,688
	CENSUS TOTAL	10,839	583	18.6	0.91	11,911
518	518.01	831	164	5.1	0.26	3,196
	518.02	345	97	3.6	0.15	2,300
	518.03	837	204	4.1	0.32	2,616
	CENSUS TOTAL	2,013	465	4.3	0.73	2,758
519	519.01	4,416	619	7.1	0.97	4,553
	CENSUS TOTAL	4,416	619	7.1	0.97	4,553
520	520.01	2,653	488	5.4	0.76	3,491
	CENSUS TOTAL	2,653	488	5.4	0.76	3,491
521	521.01	293	133	2.2	0.21	1,395

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
521	521.02	2,235	374	6.0	0.58	3,853
	521.03	1,348	229	5.9	0.36	3,744
	521.04	1,518	268	5.7	0.42	3,614
	521.05	782	253	3.1	0.40	1,955
	CENSUS TOTAL	6,176	1,257	4.9	1.96	3,151
522	522.01	3,370	208	16.2	0.32	10,212
	522.02	949	162	5.9	0.25	3,796
	522.03	873	114	7.7	0.18	4,850
	CENSUS TOTAL	5,192	484	10.7	0.76	6,832
523	523.01	7,472	235	31.8	0.37	20,195
	CENSUS TOTAL	7,472	235	31.8	0.37	20,195
524	524.01	1,256	165	7.6	0.26	4,831
	524.02	856	90	9.5	0.14	6,114
	524.03	701	83	8.4	0.13	5,392
	524.04	1,707	207	8.2	0.32	5,334
	524.05	1,114	179	6.2	0.28	3,979
	CENSUS TOTAL	5,634	724	7.8	1.13	4,986
525	525.01	709	452	1.6	0.71	999
	525.02	957	314	3.0	0.49	1,953
	525.03	687	257	2.7	0.40	1,718
	525.04	2,958	246	12.0	0.38	7,784
	CENSUS TOTAL	5,311	1,269	4.2	1.98	2,682

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
526	526.01	1,453	295	4.9	0.46	3,159
	526.02	924	189	4.9	0.30	3,080
	526.03	534	122	4.4	0.19	2,811
	CENSUS TOTAL	2,911	606	4.8	0.95	3,064
601	601.01	649	495	1.3	0.77	843
	601.02	1,484	524	2.8	0.82	1,810
	601.03	616	427	1.4	0.67	919
	CENSUS TOTAL	2,749	1,446	1.9	2.26	1,216
602	602.01	1,190	818	1.5	1.28	930
	602.02	180	180	1.0	0.28	643
	602.03	1,806	933	1.9	1.46	1,237
	CENSUS TOTAL	3,176	1,931	1.6	3.02	1,052
603	603.01	656	197	3.3	0.31	2,116
	603.02	1,770	320	5.5	0.50	3,540
	CENSUS TOTAL	2,426	517	4.7	0.81	2,995
604	604.01	641	237	2.7	0.37	1,732
	604.02	2,784	508	5.5	0.79	3,524
	604.03	376	92	4.1	0.14	2,686
	CENSUS TOTAL	3,801	837	4.5	1.31	2,902
605	605.01	1,402	461	3.0	0.72	1,947
	605.02	1,107	244	4.5	0.38	2,913
	605.03	791	114	6.9	0.18	4,394

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
605	605.04	568	97	5.9	0.15	3,787
	605.05	1,020	272	3.8	0.42	2,372
	CENSUS TOTAL	4,888	1,188	4.1	1.86	2,628
606	606.01	396	89	4.4	0.14	2,829
	606.02	3,013	455	6.6	0.71	4,244
	CENSUS TOTAL	3,409	544	6.3	0.85	4,011
607 ¹	607.01	7,267	942	7.7	1.47	4,944
	CENSUS TOTAL	7,267	942	7.7	1.47	4,944
608 ¹	608.01	2,912	491	5.9	0.77	3,782
	CENSUS TOTAL	2,912	491	5.9	0.77	3,782
609 ¹	609.01	2,211	552	4.0	0.86	2,571
	CENSUS TOTAL	2,211	552	4.0	0.86	2,571
610 ¹	610.01	2,058	328	6.3	0.51	4,035
	CENSUS TOTAL	2,058	328	6.3	0.51	4,035
611	611.01	1,734	558	3.1	0.87	1,993
	611.02	4,410	882	5.0	1.38	3,196
	CENSUS TOTAL	6,144	1,440	4.3	2.25	2,731
612	612.01	436	603	0.7	0.94	464
	612.02	2,151	1,729	1.2	2.70	797
	612.03	166	327	0.5	0.51	325
	612.04	85	313	0.3	0.49	173
	CENSUS TOTAL	2,838	2,972	1.0	4.64	612

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
613	613.01	891	122	7.3	0.19	4,689
	613.02	5,248	250	21.0	0.39	13,456
	CENSUS TOTAL	6,139	372	16.5	0.58	10,584
614	614.01	176	42	4.2	0.07	2,514
	614.02	4,508	224	20.1	0.35	12,880
	CENSUS TOTAL	4,684	266	17.6	0.42	11,152
615	615.01	416	167	2.5	0.26	1,600
	615.02	566	118	4.8	0.18	3,144
	615.03	1,117	146	7.7	0.23	4,857
	615.04	1,125	239	4.7	0.37	3,041
	615.05	243	35	6.9	0.05	4,860
	CENSUS TOTAL	3,467	705	4.9	1.10	3,152
616	616.01	1,767	247	7.2	0.39	4,531
	616.02	958	222	4.3	0.35	2,737
	616.03	996	279	3.6	0.44	2,264
	616.04	2,136	93	23.0	0.15	14,240
	CENSUS TOTAL	5,857	841	7.0	1.31	4,471
617	617.01	4,975	353	14.1	0.55	9,045
	617.02	425	173	2.5	0.27	1,574
	CENSUS TOTAL	5,400	526	10.3	0.82	6,585
701	701.01	672	269	2.5	0.42	1,600
	701.02	1,063	771	1.4	1.20	886

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
701	701.03	123	95	1.3	0.15	820
	701.04	392	302	1.3	0.47	834
	CENSUS TOTAL	2,250	1,437	1.6	2.25	1,000
702	702.01	2	813	0.0	1.27	2
	CENSUS TOTAL	2	813	0.0	1.27	2
703	703.01	1,553	371	4.2	0.58	2,678
	703.02	222	110	2.0	0.17	1,306
	703.03	668	184	3.6	0.29	2,303
	CENSUS TOTAL	2,443	665	3.7	1.04	2,349
704	704.01	1,222	401	3.0	0.63	1,940
	704.02	102	44	2.3	0.07	1,457
	704.03	829	384	2.2	0.60	1,382
	704.04	617	199	3.1	0.31	1,990
	704.05	1,177	263	4.5	0.41	2,871
	CENSUS TOTAL	3,947	1,291	3.1	2.02	1,954
705	705.01	262	78	3.4	0.12	2,183
	705.02	778	187	4.2	0.29	2,683
	705.03	1,629	328	5.0	0.51	3,194
	705.04	685	140	4.9	0.22	3,114
	705.05	357	70	5.1	0.11	3,245
	705.06	1,206	59	20.4	0.09	13,400
	CENSUS TOTAL	4,917	862	5.7	1.35	3,642

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POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
706	706.01	424	213	2.0	0.33	1,285
	706.02	411	90	4.6	0.14	2,936
	706.03	771	102	7.6	0.16	4,819
	706.04	380	70	5.4	0.11	3,455
	CENSUS TOTAL	1,986	475	4.2	0.74	2,684
707	707.01	652	155	4.2	0.24	2,717
	707.02	914	142	6.4	0.22	4,155
	707.03	631	147	4.3	0.23	2,743
	707.04	897	143	6.3	0.22	4,077
	707.05	465	78	6.0	0.12	3,875
	707.06	600	78	7.7	0.12	5,000
	CENSUS TOTAL	4,159	743	5.6	1.16	3,585
708	708.01	623	142	4.4	0.22	2,832
	708.02	1,858	277	6.7	0.43	4,321
	CENSUS TOTAL	2,481	419	5.9	0.65	3,817
709	709.01	1,672	313	5.3	0.49	3,412
	709.02	1,663	216	7.7	0.34	4,891
	709.03	600	72	8.3	0.11	5,455
	709.04	776	175	4.4	0.27	2,874
	709.05	805	105	7.7	0.16	5,031
	709.06	264	32	8.3	0.05	5,280
	CENSUS TOTAL	5,780	913	6.3	1.43	4,042

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POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
710	710.01	136	69	2.0	0.11	1,236
	710.02	515	113	4.6	0.18	2,861
	710.03	422	166	2.5	0.26	1,623
	CENSUS TOTAL	1,073	348	3.1	0.54	1,987
711	711.01	367	42	8.7	0.07	5,243
	711.02	494	62	8.0	0.10	4,940
	711.03	629	78	8.1	0.12	5,242
	711.04	726	79	9.2	0.12	6,050
	711.05	581	65	8.9	0.10	5,810
	711.06	1,614	151	10.7	0.24	6,725
	711.07	450	77	5.8	0.12	3,750
	711.08	845	185	4.6	0.29	2,914
	CENSUS TOTAL	5,706	739	7.7	1.15	4,962
712	712.01		75		0.12	
	712.02		61		0.10	
	712.03	505	31	16.3	0.05	10,100
	712.04	6,680	317	21.1	0.50	13,360
	CENSUS TOTAL	7,185	484	14.8	0.76	9,454
713	713.01	7,131	443	16.1	0.69	10,335
	713.02	1,335	247	5.4	0.39	3,423
	CENSUS TOTAL	8,466	690	12.3	1.08	7,839
714	714.01	3,289	625	5.3	0.98	3,356

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POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
714	714.02	1,966	107	18.4	0.17	11,565
	CENSUS TOTAL	5,255	732	7.2	1.14	4,610
801	801.01	804	3,229	0.2	5.05	159
	801.02	590	791	0.7	1.24	476
	801.03	562	1,217	0.5	1.90	296
	801.04	663	2,012	0.3	3.14	211
	801.05	457	1,351	0.3	2.11	217
	CENSUS TOTAL	3,076	8,600	0.4	13.44	229
802	802.01	606	708	0.9	1.11	546
	802.02	1,048	454	2.3	0.71	1,476
	802.03	1,211	255	4.7	0.40	3,028
	802.04	2,772	551	5.0	0.86	3,223
	802.05		134		0.21	
	CENSUS TOTAL	5,637	2,102	2.7	3.28	1,719
803	803.01	2,353	2,463	1.0	3.85	611
	803.02	583	542	1.1	0.85	686
	803.03	1,789	1,793	1.0	2.80	639
	803.04	2	92	0.0	0.14	14
	CENSUS TOTAL	4,727	4,890	1.0	7.64	619
804	804.01	1,475	1,490	1.0	2.33	633
	804.02	1,505	2,436	0.6	3.81	395
	804.03	988	1,105	0.9	1.73	571

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POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
804	804.04	889	732	1.2	1.14	780
	804.05	1,985	1,262	1.6	1.97	1,008
	CENSUS TOTAL	6,842	7,025	1.0	10.98	623
805	805.01	4,467	617	7.2	0.96	4,653
	805.02	4,287	1,338	3.2	2.09	2,051
	805.03	5,410	885	6.1	1.38	3,920
	CENSUS TOTAL	14,164	2,840	5.0	4.44	3,190
806	806.01	1,935	1,219	1.6	1.90	1,018
	806.02	1,944	207	9.4	0.32	6,075
	806.03	3,483	1,362	2.6	2.13	1,635
	806.04	1,304	1,080	1.2	1.69	772
	CENSUS TOTAL	8,666	3,868	2.2	6.04	1,435
807	807.01	2	465	0.0	0.73	3
	807.02	10,164	527	19.3	0.82	12,395
	807.03	1,071	327	3.3	0.51	2,100
	CENSUS TOTAL	11,237	1,319	8.5	2.06	5,455
808 ²	808.01	6,765	1,039	6.5	1.62	4,176
	CENSUS TOTAL	6,765	1,039	6.5	1.62	4,176
809 ²	809.01	9,114	1,224	7.4	1.91	4,772
	CENSUS TOTAL	9,114	1,224	7.4	1.91	4,772
810	810.01	2,911	385	7.6	0.60	4,852
	CENSUS TOTAL	2,911	385	7.6	0.60	4,852

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
811	811.01	88	263	0.3	0.41	215
	811.02	81	649	0.1	1.01	80
	811.03	2,649	497	5.3	0.78	3,396
	811.04	3,684	734	5.0	1.15	3,203
	CENSUS TOTAL	6,502	2,143	3.0	3.35	1,941
812	812.01	6,277	1,078	5.8	1.68	3,736
	CENSUS TOTAL	6,277	1,078	5.8	1.68	3,736
813	813.01	17,649	2,201	8.0	3.44	5,131
	CENSUS TOTAL	17,649	2,201	8.0	3.44	5,131
814	814.01	7,702	1,211	6.4	1.89	4,075
	CENSUS TOTAL	7,702	1,211	6.4	1.89	4,075
815	815.01	2,170	1,130	1.9	1.77	1,226
	CENSUS TOTAL	2,170	1,130	1.9	1.77	1,226
816	816.01	1,489	1,071	1.4	1.67	892
	816.02	1,337	1,106	1.2	1.73	773
	CENSUS TOTAL	2,826	2,177	1.3	3.40	831
817	817.01	1,257	809	1.6	1.26	998
	817.02	1,166	909	1.3	1.42	821
	817.03	1,454	635	2.3	0.99	1,469
	817.04	2,943	611	4.8	0.95	3,098
	CENSUS TOTAL	6,820	2,964	2.3	4.63	1,473
818	818.01	594	1,860	0.3	2.91	204

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
818	818.02	8,853	1,887	4.7	2.95	3,001
	818.03	1,355	404	3.4	0.63	2,151
	818.04	6,734	1,747	3.9	2.73	2,467
	CENSUS TOTAL	17,536	5,898	3.0	9.22	1,902
901	901.01	11	550	0.0	0.86	13
	901.02	32	439	0.1	0.69	46
	901.03	2,299	1,772	1.3	2.77	830
	901.04	3	976	0.0	1.52	2
	901.05	4,617	1,599	2.9	2.50	1,847
	901.06		2,497		3.90	
	CENSUS TOTAL	6,962	7,833	0.9	12.24	569
902	902.01	23	1,596	0.0	2.49	9
	902.02	579	3,131	0.2	4.89	118
	902.03	7,288	2,726	2.7	4.26	1,711
	902.04	4,016	439	9.1	0.69	5,820
	902.05	6	147	0.0	0.23	26
	CENSUS TOTAL	11,912	8,039	1.5	12.56	948
903	903.01	6,209	894	6.9	1.40	4,435
	903.02	2,676	1,304	2.1	2.04	1,312
	903.03	300	493	0.6	0.77	390
	903.04	21	34	0.6	0.05	420
	CENSUS TOTAL	9,206	2,725	3.4	4.26	2,161

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
904	904.01	10,317	1,672	6.2	2.61	3,953
	904.02	204	847	0.2	1.32	155
	904.03	1,158	246	4.7	0.38	3,047
	904.04	715	650	1.1	1.02	701
	CENSUS TOTAL	12,394	3,415	3.6	5.34	2,321
905	905.01	617	258	2.4	0.40	1,543
	905.02	3,001	2,262	1.3	3.53	850
	CENSUS TOTAL	3,618	2,520	1.4	3.94	918
906	906.01	58	804	0.1	1.26	46
	906.02	109	1,577	0.1	2.46	44
	906.03	925	845	1.1	1.32	701
	906.04	3,272	1,027	3.2	1.60	2,045
	906.05	8,101	1,687	4.8	2.64	3,069
	CENSUS TOTAL	12,465	5,940	2.1	9.28	1,343
907	907.01	173	1,216	0.1	1.90	91
	907.02	1,933	1,991	1.0	3.11	622
	907.03	369	984	0.4	1.54	240
	907.04	413	1,110	0.4	1.73	239
	907.05	145	274	0.5	0.43	337
	907.06	1,944	2,273	0.9	3.55	548
	907.07	276	2,481	0.1	3.88	71
	907.08	110	334	0.3	0.52	212

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
907	907.09	1,900	1,378	1.4	2.15	884
	907.10	192	1,765	0.1	2.76	70
	907.11	44	104	0.4	0.16	275
	907.12	243	423	0.6	0.66	368
	907.13	170	308	0.6	0.48	354
	907.14	330	714	0.5	1.12	295
	907.15	133	194	0.7	0.30	443
	907.16	161	1,380	0.1	2.16	75
	CENSUS TOTAL	8,536	16,929	0.5	26.45	323
908	908.01	553	1,124	0.5	1.76	314
	908.02	836	1,862	0.4	2.91	287
	908.03	673	669	1.0	1.05	641
	908.04	612	705	0.9	1.10	556
	908.05	858	1,172	0.7	1.83	469
	908.06	2,291	1,461	1.6	2.28	1,005
	908.07	331	2,651	0.1	4.14	80
	908.08	1,289	2,972	0.4	4.64	278
	908.09	3,000	1,104	2.7	1.72	1,734
	908.10	463	1,747	0.3	2.73	170
	908.11	1,288	1,106	1.2	1.73	745
	908.12	7,698	1,031	7.5	1.61	4,781
	CENSUS TOTAL	19,892	17,604	1.1	27.51	723

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POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
909 ³	909.01	213	158	1.3	0.25	852
	CENSUS TOTAL	213	158	1.3	0.25	852
TOTAL		770,853	231,216	3.3	361.27	2,134

The provisional 1988 Center for Public Service population for the City of Falls Church and the City of Fairfax is 10,100 and 20,100 persons respectively.

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

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

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

VI POPULATION FORECASTS

POPULATION FORECASTS

Fairfax County's long-range forecasts of population are produced by the Fairfax County Office of Research and Statistics. Periodically, the Fairfax County forecasts are developed in conjunction with forecasts of the surrounding jurisdictions under the auspices of the Washington Metropolitan Council of Governments (COG). The COG cooperative forecasts are generated every three to four years. The forecasts contained on the following tables are interim forecasts between the 1987 Round IV COG forecasts and the Round V COG forecasts expected in 1991. Based on recent high levels of population growth, the Fairfax County forecasts required revision.

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 are multiplied by corresponding vacancy rates that were developed based on current and past trends. This generates the number of occupied housing units, or households, by Planning District. The household figure is multiplied by the average household size (average number of persons per household) to generate a population figure. The housing unit forecasts are shown in Section III of the 1989 Standard Reports.

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 19 years.

The projected average household size factors used in each Planning District are shown in Table 8. 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.

The population forecasts for all of Fairfax County were generated using a cohort survival methodology. Essentially, this methodology survives the existing population, forecasts births, and projects the extent and age distribution of in-migrants. The sum of all the area forecasts were controlled by the County cohort forecasts for each forecast year. The age forecasts methodology and assumptions were reviewed by the Age Forecasting Committee, comprised of representatives from selected County agencies, and will be published in the 1989 Fairfax County Profile.

TABLE 8

Forecasted Average Household Size by Planning District

Planning District	Average Household Size				
	1990	1995	2000	2005	2010
Annandale	2.66	2.61	2.53	2.45	2.33
Bailey's	2.15	2.11	2.04	1.98	1.88
Bull Run	2.90	2.85	2.76	2.67	2.54
Fairfax	2.59	2.54	2.47	2.39	2.27
Jefferson	2.40	2.36	2.29	2.21	2.11
Lincolnia	2.11	2.07	2.01	1.95	1.85
Lower Potomac	2.58	2.53	2.45	2.37	2.26
McLean	2.61	2.56	2.49	2.41	2.29
Mount Vernon	2.41	2.37	2.30	2.22	2.12
Pohick	3.17	3.11	3.01	2.92	2.78
Rose Hill	2.65	2.61	2.53	2.45	2.33
Springfield	2.71	2.66	2.58	2.50	2.38
Upper Potomac	2.93	2.88	2.79	2.70	2.57
Vienna	2.75	2.70	2.62	2.54	2.41
County	2.68	2.63	2.55	2.47	2.35

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 198,802 persons, from 596,901 in 1980 to 795,703 in 1990. By the year 2010, the County's population is expected to be 996,425, an increase of 200,722 persons over the County's 1990 population.

Population forecasts have been prepared 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 1989.

The area comprising the Springfield Supervisor District, which as of January 1989 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 2010. 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 2010. The Annandale District is expected to lose population during the period 1990 to 2000.

HISTORICAL AND FORECASTED POPULATION
BY SUPERVISOR DISTRICT
(JANUARY 1989)

SUPERVISOR DISTRICT	1980	1989	1990	1995	2000	2005	2010
CENTREVILLE ¹	76,523	116,532	115,048	131,436	149,323	150,565	152,535
DRANESVILLE ²	74,717	87,185	92,019	97,558	102,191	110,314	111,747
ANNANDALE	71,734	74,995	75,274	74,377	74,388	75,139	76,132
LEE	73,911	87,599	89,466	101,607	111,665	114,633	116,255
MASON	72,395	73,004	75,681	75,579	76,092	77,493	78,456
MOUNT VERNON	72,271	86,142	88,536	97,204	105,048	108,603	110,124
PROVIDENCE	79,635	98,573	103,551	112,252	122,139	128,799	130,456
SPRINGFIELD ³	75,715	146,823	156,128	199,087	213,121	218,049	220,720
TOTAL	596,901	770,853	795,703	889,100	953,967	983,595	996,425

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

1989 through 2010, Fairfax County Office of Research and Statistics.

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

HISTORICAL AND FORECASTED POPULATION
BY PLANNING DISTRICT
(JANUARY 1989)

PLANNING DISTRICT	1970	1980	1989	1990	1995	2000	2005	2010
ANNANDALE	62,635	66,466	60,580	62,892	62,231	62,080	62,826	63,641
BAILEYS	30,112	30,290	32,915	34,076	33,946	34,469	35,187	35,582
BULL RUN	14,006	23,566	54,684	66,739	100,707	113,501	117,056	118,324
FAIRFAX	22,889	32,332	40,230	42,631	49,369	54,858	55,896	56,541
JEFFERSON	40,989	38,152	37,845	39,759	39,520	39,204	41,544	42,252
LINCOLNIA	11,123	9,978	10,972	11,136	11,503	12,616	13,121	13,256
LOWER POTOMAC	21,497	16,305	25,546	26,410	31,174	35,978	37,920	38,258
MCLEAN	46,866	54,669	53,146	58,523	60,614	64,307	66,803	67,644
MOUNT VERNON	76,730	79,533	78,792	81,123	84,065	85,958	87,634	89,135
POHICK ¹	14,902	71,543	126,254	124,531	135,366	136,647	138,415	140,343
ROSE HILL	21,859	23,262	32,173	33,346	44,039	48,200	49,483	50,122
SPRINGFIELD	32,970	31,667	38,697	37,965	38,820	44,435	45,521	46,168
UPPER POTOMAC ²	20,062	70,795	126,419	125,459	145,027	162,578	168,956	171,264
VIENNA ³	38,381	48,343	52,600	51,113	52,719	59,136	63,233	63,895
TOTAL	455,021	596,901	770,853	795,703	889,100	953,967	983,595	996,425

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.

1989 through 2010, Fairfax County Office of Research and Statistics.

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

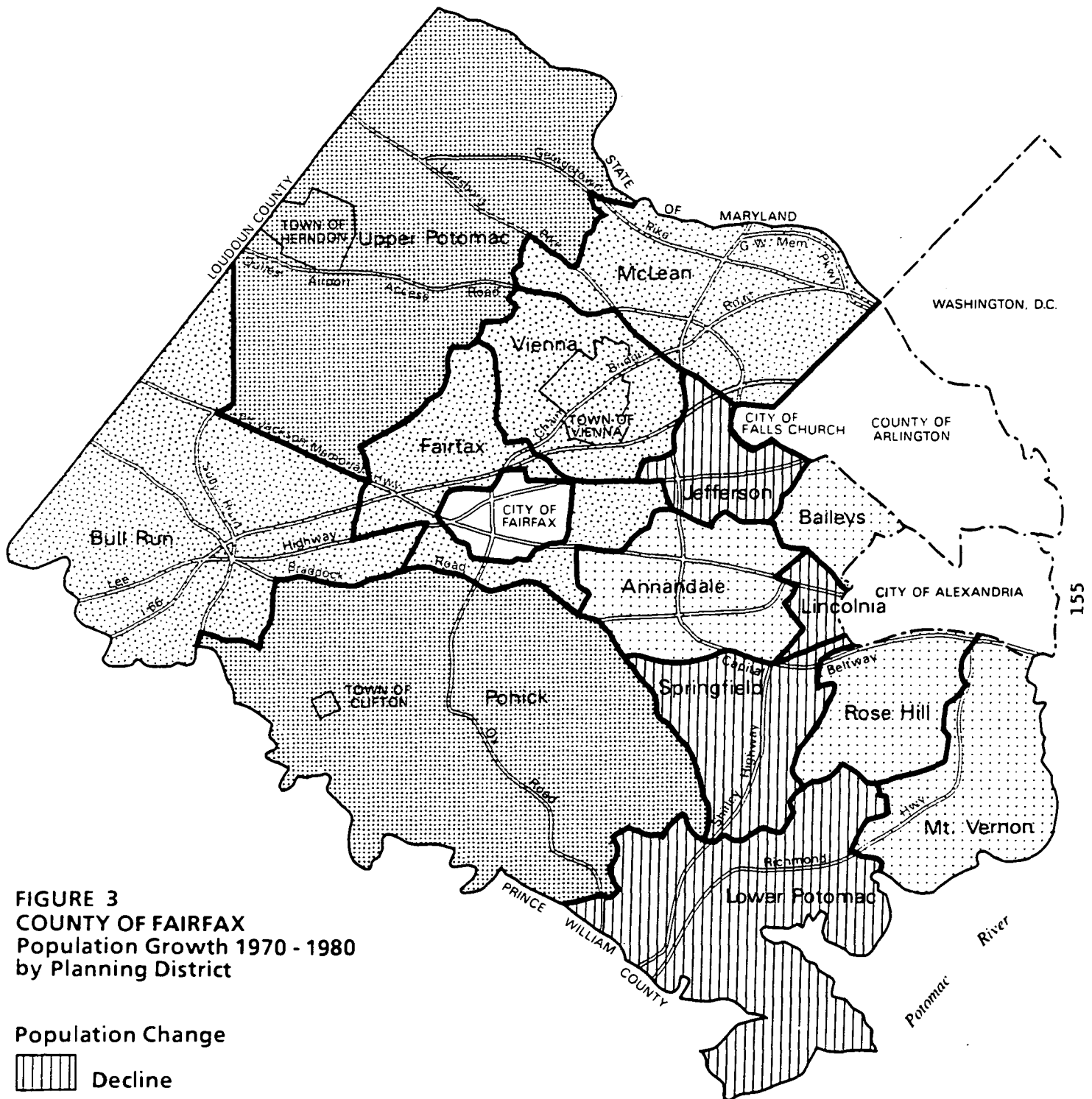


FIGURE 3
COUNTY OF FAIRFAX
Population Growth 1970 - 1980
by Planning District

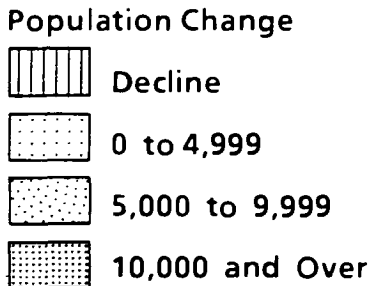
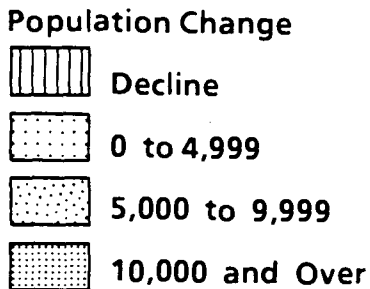




FIGURE 4
COUNTY OF FAIRFAX
Population Growth 1980 - 1990
by Planning District



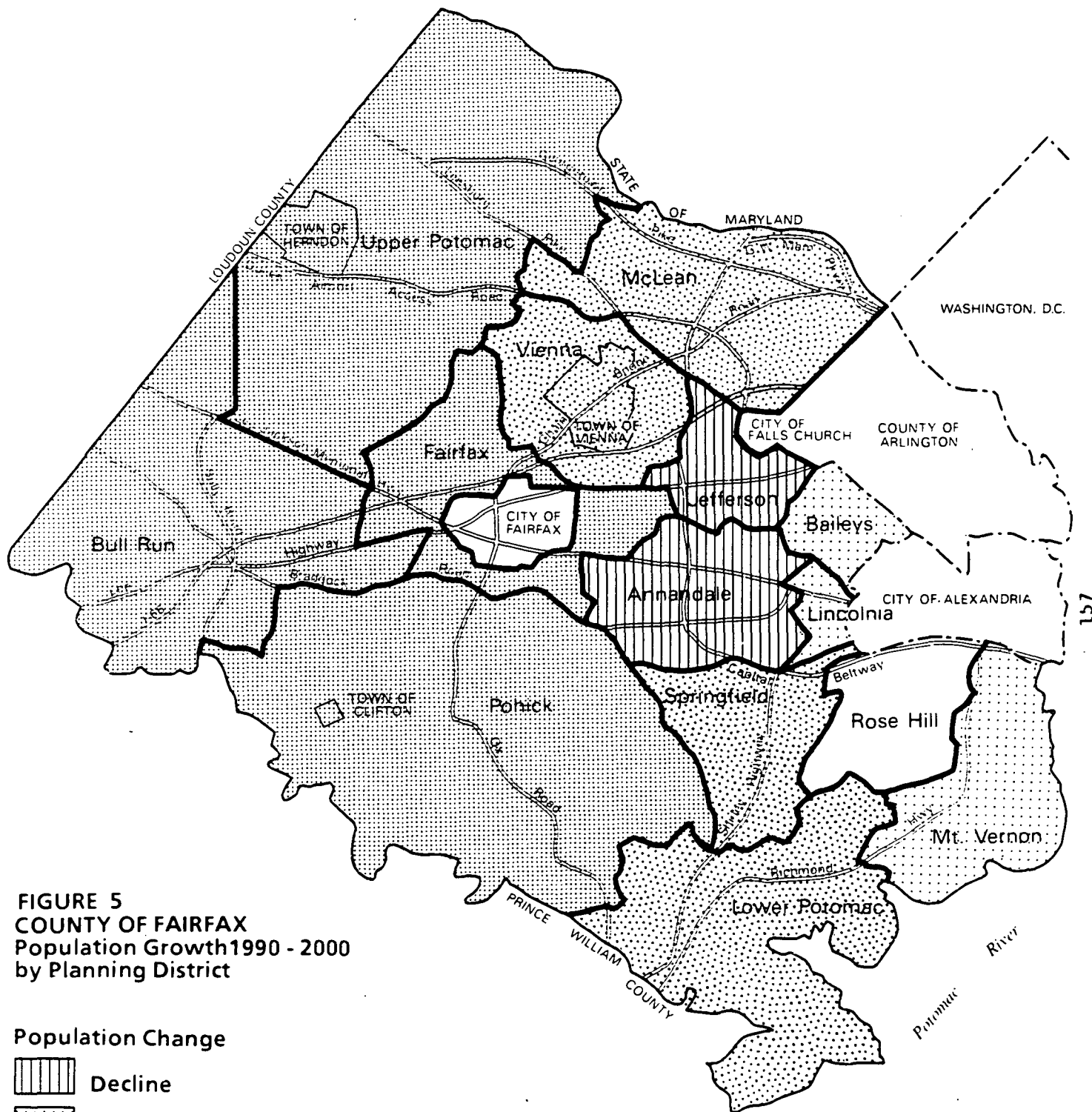
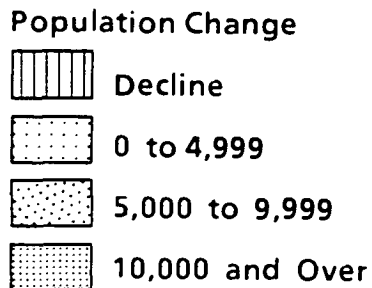


FIGURE 5
COUNTY OF FAIRFAX
 Population Growth 1990 - 2000
 by Planning District



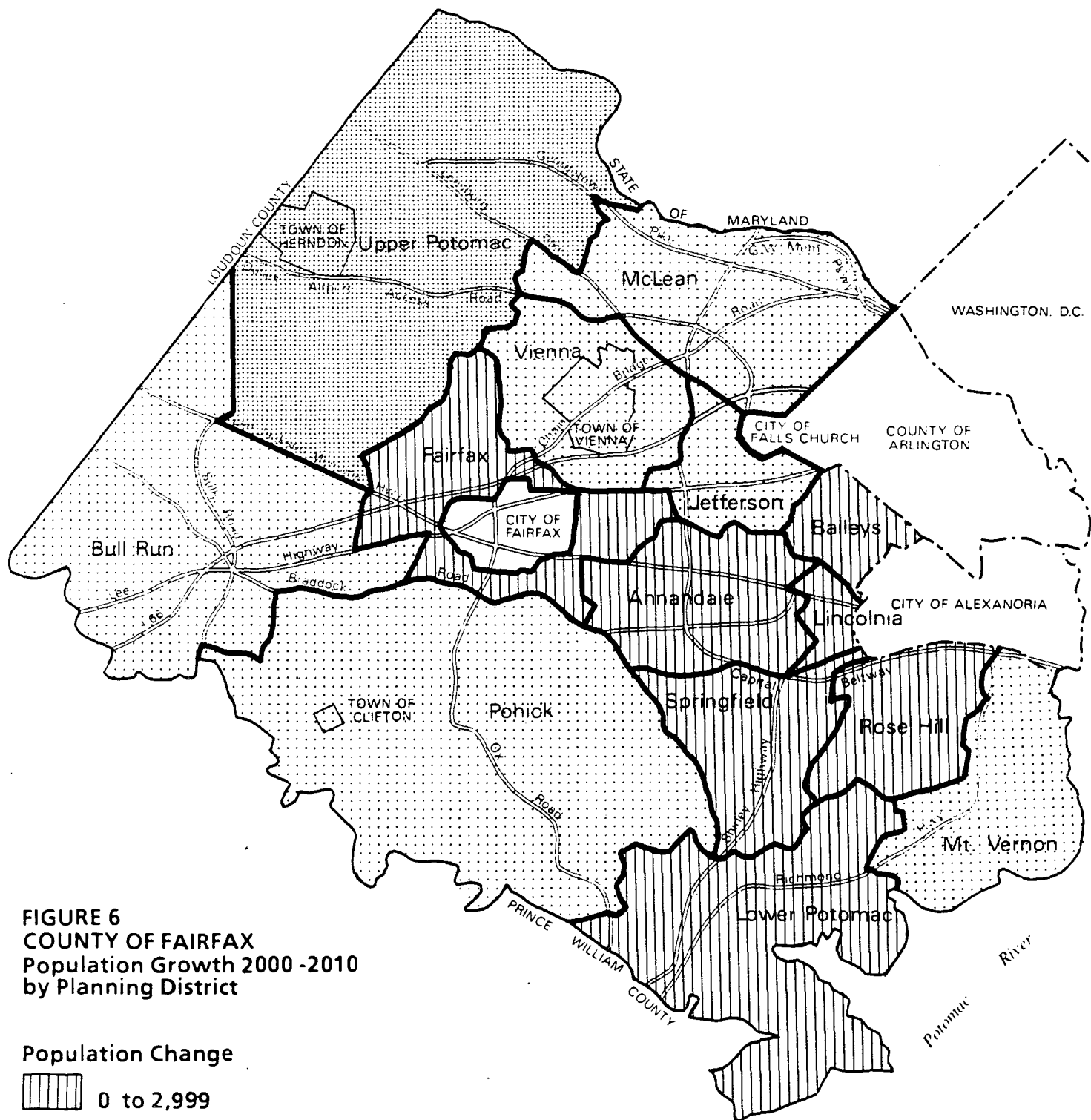
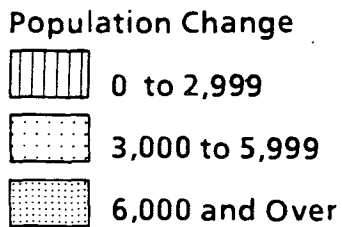


FIGURE 6
COUNTY OF FAIRFAX
Population Growth 2000 -2010
by Planning District



HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
151	151.01			1,076	1,098	1,095	1,130	1,148	1,169
	151.02			1,024	1,069	1,163	1,250	1,286	1,309
	151.03			692	711	717	747	763	777
	CENSUS TOTAL	3,677	3,062	2,792	2,878	2,975	3,127	3,197	3,255
152	152.01			752	754	819	829	838	852
	152.02			3,468	3,469	3,402	3,298	3,311	3,368
	152.03			267	268	261	254	295	301
	152.04							4	10
	CENSUS TOTAL	4,622	3,458	4,487	4,491	4,482	4,381	4,448	4,531
153	153.01			642	641	724	801	833	848
	153.02			1,383	1,397	1,408	1,374	1,371	1,395
	153.03			1,078	1,077	1,055	1,023	1,030	1,048
	153.04			229	230	224	217	219	223
	CENSUS TOTAL	4,958	3,938	3,332	3,345	3,411	3,415	3,453	3,514
154	154.01			5,858	6,084	7,142	6,925	6,895	7,012
	154.02			930	931	925	951	969	983
	154.03			527	545	539	718	783	796
	CENSUS TOTAL	6,792	8,096	7,315	7,560	8,606	8,594	8,647	8,791
155	155.01			2,317	2,553	2,659	2,934	3,024	3,078
	155.02			1,568	1,567	1,539	1,492	1,516	1,541
	155.03			585	605	623	638	650	660
	155.04			206	206	201	195	208	211

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
155	CENSUS TOTAL	5,435	4,985	4,676	4,931	5,022	5,259	5,398	5,490
156	156.01			1,220	1,227	1,240	1,234	1,242	1,265
	156.02			171	175	184	179	179	182
	156.03			665	665	754	783	796	810
	156.04			254	266	304	718	866	879
	CENSUS TOTAL	3,012	2,561	2,310	2,333	2,482	2,914	3,083	3,136
157	157.01			987	988	974	967	971	988
	157.02			1,705	1,706	1,683	1,677	1,686	1,714
	157.03			434	435	434	426	426	432
	CENSUS TOTAL	5,086	4,128	3,126	3,129	3,091	3,070	3,083	3,134
158	158.01			1,524	1,524	1,583	1,634	1,664	1,693
	158.02			1,108	1,129	1,167	1,234	1,266	1,286
	158.03			1,054	1,055	1,037	1,130	1,172	1,190
	CENSUS TOTAL	5,329	5,173	3,686	3,708	3,787	3,998	4,102	4,169
159	159.01			1,919	1,919	1,926	2,024	2,071	2,105
	159.02			422	428	588	591	595	603
	159.03							2	8
	159.04			213	239	336	353	359	365
	CENSUS TOTAL	3,721	3,526	2,554	2,586	2,850	2,968	3,027	3,081
160	160.01			641	648	740	930	1,004	1,021
	160.02			2,221	2,285	2,260	2,404	2,469	2,512
	160.03			674	675	675	704	717	729

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
160	CENSUS TOTAL	4,560	3,951	3,536	3,608	3,675	4,038	4,190	4,262
161	161.01			425	428	420	407	663	677
	161.02			221	222	222	231	234	236
	161.03			1,408	1,414	1,405	1,496	1,542	1,568
	161.04			989	1,038	1,069	1,277	1,356	1,378
	CENSUS TOTAL	3,634	3,518	3,043	3,102	3,116	3,411	3,795	3,859
162	162.01			8,322	8,300	8,300	8,300	8,300	8,300
	162.02								
	CENSUS TOTAL	9,070	5,609	8,322	8,300	8,300	8,300	8,300	8,300
163	163.01			568	576	783	2,103	2,580	2,620
	163.02			1,115	1,137	1,650	2,737	3,142	3,190
	CENSUS TOTAL	1,658	1,876	1,683	1,713	2,433	4,840	5,722	5,810
201	201.01			1,165	1,119	1,098	1,064	1,064	1,078
	201.02			1,616	1,558	1,745	1,755	1,776	1,800
	CENSUS TOTAL	3,734	3,282	2,781	2,677	2,843	2,819	2,840	2,878
202	202.01			3,009	3,030	3,142	3,247	3,316	3,357
	202.02			2,122	2,083	2,224	3,088	3,396	3,442
	CENSUS TOTAL	2,689	2,848	5,131	5,113	5,366	6,335	6,712	6,799
203	203.01			1,644	1,612	1,622	1,614	1,627	1,648
	203.02			1,665	1,668	1,661	1,845	1,931	1,955
	203.03			625	608	715	692	693	700
	203.04			763	742	728	1,661	1,658	1,680

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
203	CENSUS TOTAL	4,941	4,445	4,697	4,630	4,726	5,812	5,909	5,983
204	204.01			3,582	3,627	3,558	3,450	3,490	3,550
	CENSUS TOTAL	1,361	2,321	3,582	3,627	3,558	3,450	3,490	3,550
205	205.01			6,111	6,232	7,009	6,796	6,766	6,882
	205.02			409	409	402	389	402	411
	CENSUS TOTAL	4,198	3,492	6,520	6,641	7,411	7,185	7,168	7,293
206	206.01			411	411	404	392	398	405
	206.02			976	978	964	937	934	950
	206.03			2,315	2,361	2,414	2,495	2,539	2,581
	CENSUS TOTAL	4,127	3,899	3,702	3,750	3,782	3,824	3,871	3,936
207	207.01			1,609	1,570	1,543	1,566	1,590	1,611
	207.02			331	321	653	632	632	640
	207.03			1,413	1,376	1,401	1,427	1,453	1,471
	CENSUS TOTAL	4,274	3,881	3,353	3,267	3,597	3,625	3,675	3,722
208	208.01			861	836	879	899	915	927
	208.02			684	666	653	632	707	716
	208.03			1,417	1,397	1,373	1,454	1,496	1,515
	CENSUS TOTAL	3,358	3,039	2,962	2,899	2,905	2,985	3,118	3,158
209	209.01			4,922	5,087	9,210	9,368	9,357	9,478
	209.02			3,244	4,146	7,765	8,474	8,705	8,817
	209.03			1,211	1,181	1,160	1,155	1,166	1,182
	CENSUS TOTAL	3,394	3,493	9,377	10,414	18,135	18,997	19,228	19,477

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
210	210.01			568	600	694	1,554	1,556	1,578
	210.02			1,525	1,509	1,740	1,920	1,975	2,000
	210.03			647	638	626	1,138	1,330	1,350
	210.04			767	737	723	701	702	710
	CENSUS TOTAL	3,187	3,152	3,507	3,484	3,783	5,313	5,563	5,638
211	211.01			4,572	4,786	5,099	8,070	8,189	8,301
	211.02			1,329	1,841	3,430	4,751	5,131	5,198
	211.03			476	543	521	1,262	1,419	1,437
	CENSUS TOTAL	1,424	2,392	6,377	7,170	9,050	14,083	14,739	14,936
212	212.01			1,783	1,736	2,257	2,186	2,184	2,212
	CENSUS TOTAL	2,039	2,549	1,783	1,736	2,257	2,186	2,184	2,212
213	213.01			3,273	3,186	3,366	3,260	3,258	3,300
	213.02			268	260	257	249	268	273
	CENSUS TOTAL	2,321	2,570	3,541	3,446	3,623	3,509	3,526	3,573
214	214.01			2,093	2,117	2,101	2,071	2,073	2,107
	214.02			3,394	3,442	3,416	3,477	3,521	3,581
	CENSUS TOTAL	3,570	5,478	5,487	5,559	5,517	5,548	5,594	5,688
215	215.01			4,072	4,543	4,611	5,336	5,430	5,521
	CENSUS TOTAL	2,092	4,884	4,072	4,543	4,611	5,336	5,430	5,521
216	216.01			3,236	3,246	3,185	3,088	3,116	3,170
	216.02			1,210	1,246	1,223	1,318	1,312	1,334
	CENSUS TOTAL	2,174	4,495	4,446	4,492	4,408	4,406	4,428	4,504

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
217	217.01			6,108	6,122	6,007	5,825	6,045	6,147
	CENSUS TOTAL	5,233	6,611	6,108	6,122	6,007	5,825	6,045	6,147
218	218.01			4,018	4,718	5,274	5,209	5,185	5,274
	CENSUS TOTAL	1,345	1,957	4,018	4,718	5,274	5,209	5,185	5,274
219	219.01			1,705	1,700	1,700	1,700	1,700	1,700
	CENSUS TOTAL	5,521	2,117	1,705	1,700	1,700	1,700	1,700	1,700
220	220.01			3	3	3	3	5	12
	220.02							2	9
	220.03			1,115	1,119	1,446	2,298	2,293	2,328
	220.04			30	28	30	29	135	136
	220.05			556	553	541	523	523	530
	CENSUS TOTAL	1,415	1,795	1,704	1,703	2,020	2,853	2,958	3,015
221	221.01			3,256	4,197	4,257	4,150	4,142	4,205
	221.02			2	3	2	2	40	45
	221.03			231	233	1,662	2,233	2,456	2,493
	221.04			1,818	1,806	3,933	3,981	4,039	4,100
	221.05			663	658	773	1,828	1,856	1,885
	221.06			101	100	97	94	714	726
	CENSUS TOTAL	1,067	2,877	6,071	6,997	10,724	12,288	13,247	13,454
222	222.01			6,064	6,000	6,000	6,000	6,000	6,000
	CENSUS TOTAL	2,816	2,452	6,064	6,000	6,000	6,000	6,000	6,000
301	301.01			1,464	1,397	1,376	1,398	1,418	1,438

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
301	301.02			3,317	3,188	3,122	3,134	3,179	3,223
	301.03			3,017	2,920	2,904	2,971	3,023	3,064
	CENSUS TOTAL	1,387	4,942	7,798	7,505	7,402	7,503	7,620	7,725
302	302.01			11,642	11,155	10,950	10,968	11,095	11,251
	CENSUS TOTAL	2,444	9,860	11,642	11,155	10,950	10,968	11,095	11,251
303	303.01			7,910	7,536	7,426	7,421	7,476	7,579
	303.02			3,281	3,150	3,094	2,998	3,003	3,045
	CENSUS TOTAL	336	6,991	11,191	10,686	10,520	10,419	10,479	10,624
304	304.01			3,641	3,702	3,623	3,509	3,507	3,553
	304.02			2,121	2,157	2,111	2,044	2,044	2,068
	CENSUS TOTAL	8,486	7,849	5,762	5,859	5,734	5,553	5,551	5,621
305	305.01			1,399	1,431	1,401	1,375	1,378	1,398
	CENSUS TOTAL	1,675	1,528	1,399	1,431	1,401	1,375	1,378	1,398
306	306.01			1,466	1,415	1,386	1,343	1,387	1,404
	306.02			935	898	880	853	857	872
	306.03			1,267	1,227	1,200	1,163	1,165	1,181
	306.04			1,163	1,119	1,098	1,064	1,066	1,081
	CENSUS TOTAL	6,181	5,005	4,831	4,659	4,564	4,423	4,475	4,538
307	307.01			580	557	545	528	562	572
	307.02			902	869	849	823	825	837
	307.03			996	958	938	909	926	940
	CENSUS TOTAL	3,381	2,768	2,478	2,384	2,332	2,260	2,313	2,349

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
308	308.01			8,884	8,544	8,370	8,113	8,110	8,221
	CENSUS TOTAL	8,600	8,710	8,884	8,544	8,370	8,113	8,110	8,221
309	309.01			7,084	6,910	6,844	7,149	7,283	7,385
	CENSUS TOTAL	432	4,990	7,084	6,910	6,844	7,149	7,283	7,385
310	310.01			7,249	6,916	6,884	6,725	6,757	6,851
	CENSUS TOTAL	108	4,600	7,249	6,916	6,884	6,725	6,757	6,851
311	311.01			3,323	3,178	3,113	3,028	3,038	3,080
	311.02			4,706	4,490	4,421	4,316	4,335	4,395
	311.03			10,992	11,007	11,596	11,311	11,319	11,475
	311.04			1,094	1,363	1,887	1,825	1,829	1,854
	CENSUS TOTAL	225	7,036	20,115	20,038	21,017	20,480	20,521	20,804
312	312.01			13,025	12,801	13,064	13,216	13,427	13,614
	CENSUS TOTAL	436	8,847	13,025	12,801	13,064	13,216	13,427	13,614
313	313.01			3,975	3,987	4,148	4,038	4,041	4,099
	CENSUS TOTAL	1,765	4,224	3,975	3,987	4,148	4,038	4,041	4,099
314	314.01			3,710	3,546	3,762	3,792	3,794	3,847
	CENSUS TOTAL	2,647	3,156	3,710	3,546	3,762	3,792	3,794	3,847
315	315.01			5,347	5,184	5,076	5,163	5,248	5,321
	CENSUS TOTAL	4,677	2,894	5,347	5,184	5,076	5,163	5,248	5,321
316	316.01			1,530	1,558	2,057	2,801	3,091	3,132
	316.02			2,290	2,217	2,285	2,285	2,310	2,342
	316.03			8	8	8	8	10	16

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
316	CENSUS TOTAL	2,275	3,394	3,828	3,783	4,350	5,094	5,411	5,490
317	317.01			11,824	11,662	12,337	12,597	12,717	12,894
	317.02			1,990	1,918	1,879	1,915	1,946	1,974
	CENSUS TOTAL	335	6,159	13,814	13,580	14,216	14,512	14,663	14,868
401	401.01			1,213	1,625	1,591	1,658	1,693	1,713
	401.02			2,498	2,504	2,452	2,558	2,613	2,643
	401.03			2,372	2,439	2,395	2,465	2,508	2,538
	CENSUS TOTAL	6,911	6,523	6,083	6,568	6,438	6,681	6,814	6,894
402	402.01			656	677	663	642	2,482	2,523
	402.02			5,009	5,129	5,034	5,045	5,088	5,147
	402.03							2	8
	402.04			318	319	333	467	518	525
	CENSUS TOTAL	5,101	5,090	5,983	6,125	6,030	6,154	8,090	8,203
403	403.01			1,168	1,188	1,162	1,126	1,197	1,214
	403.02			1,108	1,130	1,139	1,275	1,335	1,352
	CENSUS TOTAL	2,736	2,851	2,276	2,318	2,301	2,401	2,532	2,566
404	404.01			1,816	1,848	1,913	2,077	2,076	2,102
	404.02			233	240	249	249	251	252
	404.03			1,227	1,254	1,262	1,258	1,269	1,287
	404.04			1,607	1,637	1,651	1,845	1,933	1,955
	404.05			4,229	4,299	4,296	4,206	4,214	4,269
	404.06			2,657	2,701	2,643	2,674	2,679	2,713

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
404	404.07							2	9
	CENSUS TOTAL	13,148	15,757	11,769	11,979	12,014	12,309	12,424	12,587
405	405.01			265	339	385	374	372	378
	405.02			1,002	1,010	991	1,036	1,050	1,062
	405.03			3,653	3,692	3,633	3,875	3,988	4,036
	CENSUS TOTAL	4,298	5,865	4,920	5,041	5,009	5,285	5,410	5,476
406	406.01			2,216	2,368	2,430	2,567	2,637	2,667
	CENSUS TOTAL	2,825	2,280	2,216	2,368	2,430	2,567	2,637	2,667
501	501.01			3,216	3,464	3,394	3,291	3,276	3,331
	501.02			770	803	788	764	764	777
	501.03			914	941	923	895	906	921
	CENSUS TOTAL	4,558	3,856	4,900	5,208	5,105	4,950	4,946	5,029
502	502.01			1,096	1,160	1,139	1,104	1,099	1,118
	502.02			535	553	542	525	525	532
	502.03			381	395	418	412	414	422
	502.04			865	891	876	870	871	885
	CENSUS TOTAL	5,254	4,286	2,877	2,999	2,975	2,911	2,909	2,957
503	503.01			666	686	688	681	684	694
	503.02			644	665	651	631	634	644
	503.03			1,842	1,937	1,955	1,999	2,027	2,062
	503.04			498	515	572	568	573	582
	CENSUS TOTAL	5,048	4,151	3,650	3,803	3,866	3,879	3,918	3,982

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
504	504.01			719	853	844	823	821	835
	504.02			747	769	758	744	747	759
	504.03			508	524	535	530	533	542
	CENSUS TOTAL	2,873	2,505	1,974	2,146	2,137	2,097	2,101	2,136
505	505.01			794	820	804	780	779	792
	505.02			669	688	677	656	662	673
	505.03			494	510	500	485	488	495
	CENSUS TOTAL	3,066	2,658	1,957	2,018	1,981	1,921	1,929	1,960
506	506.01			422	434	425	412	566	576
	506.02			3,653	3,816	3,743	3,628	3,662	3,722
	506.03			658	679	665	645	653	663
	506.04			419	431	423	410	409	418
	506.05			459	574	609	613	618	628
	506.06			828	852	837	812	829	844
	506.07			386	398	391	379	407	416
	CENSUS TOTAL	7,506	6,714	6,825	7,184	7,093	6,899	7,144	7,267
507	507.01			2,362	2,427	2,396	2,383	2,404	2,435
	507.02			3,213	3,623	3,576	3,556	3,584	3,631
	CENSUS TOTAL	3,218	4,706	5,575	6,050	5,972	5,939	5,988	6,066
508	508.01			725	737	722	750	770	780
	508.02			1,069	1,093	1,090	1,083	1,091	1,106
	508.03			981	1,017	1,021	1,068	1,096	1,111

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
508	CENSUS TOTAL	3,796	3,096	2,775	2,847	2,833	2,901	2,957	2,997
509	509.01			632	650	639	620	673	684
	509.02			653	674	663	658	657	671
	CENSUS TOTAL	2,108	1,745	1,285	1,324	1,302	1,278	1,330	1,355
510	510.01			1,016	1,035	1,018	986	987	1,001
	510.02			1,215	1,236	1,242	1,208	1,209	1,225
	CENSUS TOTAL	3,435	2,898	2,231	2,271	2,260	2,194	2,196	2,226
511	511.01			717	732	725	709	712	720
	511.02			902	922	906	881	884	894
	CENSUS TOTAL	2,790	2,355	1,619	1,654	1,631	1,590	1,596	1,614
512	512.01			451	461	453	444	445	452
	512.02			615	627	619	602	607	613
	512.03			202	205	202	195	248	250
	CENSUS TOTAL	2,223	1,770	1,268	1,293	1,274	1,241	1,300	1,315
513	513.01			868	901	912	958	989	1,000
	513.02			834	849	908	1,058	1,059	1,072
	CENSUS TOTAL	2,548	2,084	1,702	1,750	1,820	2,016	2,048	2,072
514	514.01			407	416	407	394	394	398
	514.02			1,457	1,475	1,445	1,395	1,400	1,417
	514.03			605	623	663	641	640	646
	CENSUS TOTAL	2,492	2,027	2,469	2,514	2,515	2,430	2,434	2,461
515	515.01			1,955	2,002	1,991	1,924	1,927	1,948

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
515	515.02			2,538	2,599	2,544	2,548	2,584	2,613
	515.03			1,546	1,571	1,551	1,677	1,724	1,744
	515.04			1,517	2,008	1,966	2,018	2,066	2,089
	CENSUS TOTAL	6,095	7,031	7,556	8,180	8,052	8,167	8,301	8,394
516	516.01			1,663	1,695	1,659	1,602	1,691	1,711
	516.02			160	162	175	201	201	202
	516.03			1,577	1,607	1,576	1,522	1,523	1,541
	516.04			1,226	1,246	1,258	1,229	1,235	1,248
	516.05			823	839	825	809	815	822
	CENSUS TOTAL	6,592	5,926	5,449	5,549	5,493	5,363	5,465	5,524
517	517.01			3,364	3,449	3,567	3,713	3,718	3,757
	517.02			7,475	7,619	7,466	7,756	7,962	8,051
	CENSUS TOTAL	4,298	6,154	10,839	11,068	11,033	11,469	11,680	11,808
518	518.01			831	847	927	924	934	946
	518.02			345	352	345	333	456	463
	518.03			837	869	856	936	973	985
	CENSUS TOTAL	3,074	2,943	2,013	2,068	2,128	2,193	2,363	2,394
519	519.01			4,416	4,564	4,664	4,608	4,610	4,657
	CENSUS TOTAL	3,314	3,081	4,416	4,564	4,664	4,608	4,610	4,657
520	520.01			2,653	2,815	2,803	2,866	2,918	2,954
	CENSUS TOTAL	1,666	2,670	2,653	2,815	2,803	2,866	2,918	2,954
521	521.01			293	298	296	294	297	301

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
521	521.02			2,235	2,337	2,311	2,336	2,368	2,398
	521.03			1,348	1,373	1,342	1,300	1,371	1,391
	521.04			1,518	1,566	1,550	1,519	1,525	1,544
	521.05			782	800	805	971	1,038	1,051
	CENSUS TOTAL	4,974	6,560	6,176	6,374	6,304	6,420	6,599	6,685
522	522.01			3,370	3,625	3,553	3,464	3,466	3,509
	522.02			949	966	946	916	948	962
	522.03			873	887	869	842	845	856
	CENSUS TOTAL	7,020	5,454	5,192	5,478	5,368	5,222	5,259	5,327
523	523.01			7,472	7,916	7,747	7,503	7,559	7,658
	CENSUS TOTAL	3,319	5,131	7,472	7,916	7,747	7,503	7,559	7,658
524	524.01			1,256	1,278	1,252	1,215	1,214	1,230
	524.02			856	869	851	824	825	835
	524.03			701	713	699	677	678	688
	524.04			1,707	1,861	1,820	1,763	1,784	1,806
	524.05			1,114	1,135	1,180	1,205	1,226	1,239
	CENSUS TOTAL	6,956	6,077	5,634	5,856	5,802	5,684	5,727	5,798
525	525.01			709	721	715	692	693	700
	525.02			957	977	977	1,021	1,045	1,058
	525.03			687	695	695	692	701	709
	525.04			2,958	2,947	3,242	3,272	3,321	3,355
	CENSUS TOTAL	6,511	6,215	5,311	5,340	5,629	5,677	5,760	5,822

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
526	526.01			1,453	1,464	1,434	1,391	1,391	1,405
	526.02			924	926	905	1,998	2,403	2,427
	526.03			534	540	563	655	695	703
	CENSUS TOTAL	3,396	2,571	2,911	2,930	2,902	4,044	4,489	4,535
601	601.01			649	782	903	877	876	886
	601.02			1,484	1,565	1,632	1,662	1,683	1,705
	601.03			616	645	648	912	1,009	1,022
	CENSUS TOTAL	669	2,809	2,749	2,992	3,183	3,451	3,568	3,613
602	602.01			1,190	1,141	1,250	1,266	1,286	1,298
	602.02			180	172	226	304	333	337
	602.03			1,806	1,750	1,724	1,741	1,767	1,785
	CENSUS TOTAL	1,138	2,487	3,176	3,063	3,200	3,311	3,386	3,420
603	603.01			656	666	697	913	996	1,006
	603.02			1,770	1,701	1,665	1,831	1,874	1,894
	CENSUS TOTAL	1,119	2,784	2,426	2,367	2,362	2,744	2,870	2,900
604	604.01			641	611	606	748	806	814
	604.02			2,784	2,689	2,641	3,027	3,028	3,057
	604.03			376	360	394	474	510	515
	CENSUS TOTAL	1,641	3,205	3,801	3,660	3,641	4,249	4,344	4,386
605	605.01			1,402	1,381	1,580	2,274	2,274	2,300
	605.02			1,107	1,201	1,575	1,854	1,854	1,873
	605.03			791	783	928	918	921	930

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
605	605.04			568	546	543	591	613	620
	605.05			1,020	1,166	1,375	1,955	2,124	2,146
	CENSUS TOTAL	2,376	3,146	4,888	5,077	6,001	7,592	7,786	7,869
606	606.01			396	382	380	418	435	439
	606.02			3,013	2,883	2,849	3,038	3,135	3,167
	CENSUS TOTAL	5,437	4,281	3,409	3,265	3,229	3,456	3,570	3,606
607 ¹	607.01			7,267	6,991	6,849	6,741	6,778	6,850
	CENSUS TOTAL	8,699	7,655	7,267	6,991	6,849	6,741	6,778	6,850
608 ¹	608.01			2,912	2,801	2,742	2,788	2,835	2,865
	CENSUS TOTAL	3,487	2,990	2,912	2,801	2,742	2,788	2,835	2,865
609 ¹	609.01			2,211	2,146	2,101	2,112	2,137	2,160
	CENSUS TOTAL	2,558	2,525	2,211	2,146	2,101	2,112	2,137	2,160
610 ¹	610.01			2,058	1,979	1,960	2,042	2,092	2,115
	CENSUS TOTAL	2,408	2,299	2,058	1,979	1,960	2,042	2,092	2,115
611	611.01			1,734	1,657	1,676	1,774	1,822	1,840
	611.02			4,410	4,346	4,950	4,933	4,931	4,982
	CENSUS TOTAL	4,351	6,273	6,144	6,003	6,626	6,707	6,753	6,822
612	612.01			436	455	503	569	598	606
	612.02			2,151	2,234	2,630	2,988	3,131	3,166
	612.03			166	167	178	309	358	360
	612.04			85	85	373	2,353	2,347	2,377
	CENSUS TOTAL	1,290	2,680	2,838	2,941	3,684	6,219	6,434	6,509

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
613	613.01			891	972	951	1,575	1,806	1,827
	613.02			5,248	5,396	5,360	5,397	5,387	5,446
	CENSUS TOTAL	507	2,088	6,139	6,368	6,311	6,972	7,193	7,273
614	614.01			176	177	188	221	235	239
	614.02			4,508	4,666	4,564	4,607	4,659	4,711
	CENSUS TOTAL	1,316	4,685	4,684	4,843	4,752	4,828	4,894	4,950
615	615.01			416	519	708	1,033	1,142	1,154
	615.02			566	543	567	799	866	874
	615.03			1,117	1,070	1,247	1,333	1,336	1,348
	615.04			1,125	1,073	1,279	2,527	2,847	2,877
	615.05			243	232	226	219	220	223
	CENSUS TOTAL	1,046	2,606	3,467	3,437	4,027	5,911	6,411	6,476
616	616.01			1,767	1,690	1,654	2,574	2,900	2,932
	616.02			958	928	936	1,060	1,111	1,123
	616.03			996	953	931	903	1,231	1,244
	616.04			2,136	2,064	2,021	1,960	3,831	3,872
	CENSUS TOTAL	3,984	4,380	5,857	5,635	5,542	6,497	9,073	9,171
617	617.01			4,975	4,788	4,692	5,307	5,582	5,640
	617.02			425	420	455	712	758	769
	CENSUS TOTAL	550	3,963	5,400	5,208	5,147	6,019	6,340	6,409
701	701.01			672	707	731	728	731	740
	701.02			1,063	1,135	1,135	1,140	1,149	1,164

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
701	701.03			123	135	136	223	256	257
	701.04			392	417	477	782	890	900
	CENSUS TOTAL	1,216	2,432	2,250	2,394	2,479	2,873	3,026	3,061
702	702.01			2	5	5	5	7	14
	CENSUS TOTAL	12		2	5	5	5	7	14
703	703.01			1,553	1,630	1,907	1,853	1,849	1,870
	703.02			222	238	366	404	425	429
	703.03			668	715	794	875	912	923
	CENSUS TOTAL	2,043	2,888	2,443	2,583	3,067	3,132	3,186	3,222
704	704.01			1,222	1,316	1,309	1,478	1,548	1,565
	704.02			102	106	108	118	123	126
	704.03			829	876	873	1,073	1,154	1,166
	704.04			617	655	641	679	698	706
	704.05			1,177	1,231	1,221	1,321	1,360	1,378
	CENSUS TOTAL	3,784	3,956	3,947	4,184	4,152	4,669	4,883	4,941
705	705.01			262	272	267	260	387	392
	705.02			778	811	794	772	781	789
	705.03			1,629	1,764	1,934	2,076	2,132	2,156
	705.04			685	718	701	708	715	724
	705.05			357	378	560	576	589	595
	705.06			1,206	1,249	1,233	1,198	1,197	1,211
	CENSUS TOTAL	4,240	4,509	4,917	5,192	5,489	5,590	5,801	5,867

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
706	706.01			424	446	444	640	712	722
	706.02			411	430	426	431	434	440
	706.03			771	1,018	996	1,078	1,116	1,130
	706.04			380	399	416	429	434	440
	CENSUS TOTAL	1,220	1,754	1,986	2,293	2,282	2,578	2,696	2,732
707	707.01			652	681	739	721	719	731
	707.02			914	964	973	1,015	1,040	1,053
	707.03			631	661	673	738	769	778
	707.04			897	935	915	890	893	904
	707.05			465	484	474	461	465	469
	707.06			600	627	628	610	608	616
	CENSUS TOTAL	6,367	5,250	4,159	4,352	4,402	4,435	4,494	4,551
708	708.01			623	663	663	659	662	672
	708.02			1,858	1,938	1,932	1,914	1,925	1,949
	CENSUS TOTAL	2,895	3,087	2,481	2,601	2,595	2,573	2,587	2,621
709	709.01			1,672	1,757	1,828	1,907	1,949	1,974
	709.02			1,663	1,780	1,803	1,787	1,795	1,813
	709.03			600	627	643	627	627	634
	709.04			776	811	794	772	1,054	1,067
	709.05			805	847	827	863	883	893
	709.06			264	275	272	282	290	293
	CENSUS TOTAL	5,733	5,977	5,780	6,097	6,167	6,238	6,598	6,674

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
710	710.01			136	142	141	137	195	196
	710.02			515	541	535	588	608	616
	710.03			422	448	1,223	1,304	1,339	1,356
	CENSUS TOTAL	1,444	1,219	1,073	1,131	1,899	2,029	2,142	2,168
711	711.01			367	383	416	404	404	408
	711.02			494	516	504	490	487	494
	711.03			629	655	641	622	641	647
	711.04			726	757	741	721	724	733
	711.05			581	606	593	576	582	589
	711.06			1,614	1,671	1,634	1,588	1,586	1,604
	711.07			450	469	459	446	461	465
	711.08			845	886	895	978	1,014	1,026
	CENSUS TOTAL	7,738	7,099	5,706	5,943	5,883	5,825	5,899	5,966
712	712.01							2	9
	712.02							2	9
	712.03			505	531	557	547	546	555
	712.04			6,680	6,967	6,854	6,879	6,949	7,033
	CENSUS TOTAL	4,324	5,022	7,185	7,498	7,411	7,426	7,499	7,606
713	713.01			7,131	7,523	7,495	7,566	7,620	7,750
	713.02			1,335	1,377	1,369	1,501	1,557	1,584
	CENSUS TOTAL	4,140	6,470	8,466	8,900	8,864	9,067	9,177	9,334
714	714.01			3,289	3,442	3,518	3,597	3,647	3,710

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
714	714.02			1,966	2,058	2,016	1,963	1,959	1,991
	CENSUS TOTAL	5,550	5,507	5,255	5,500	5,534	5,560	5,606	5,701
801	801.01			804	893	1,316	1,351	1,372	1,392
	801.02			590	582	633	695	723	732
	801.03			562	558	653	898	995	1,007
	801.04			663	675	820	895	926	942
	801.05			457	500	525	676	738	747
	CENSUS TOTAL	1,398	2,252	3,076	3,208	3,947	4,515	4,754	4,820
802	802.01			606	702	898	1,738	2,049	2,075
	802.02			1,048	1,122	1,132	1,287	1,353	1,371
	802.03			1,211	1,262	1,236	1,201	1,351	1,369
	802.04			2,772	5,052	4,943	4,804	4,798	4,854
	802.05							2	9
	CENSUS TOTAL	2,765	4,779	5,637	8,138	8,209	9,030	9,553	9,678
803	803.01			2,353	2,312	2,641	2,785	2,859	2,898
	803.02			583	614	613	694	726	735
	803.03			1,789	2,003	2,250	3,081	3,395	3,437
	803.04			2	3	3	2	5	11
	CENSUS TOTAL	2,623	4,298	4,727	4,932	5,507	6,562	6,985	7,081
804	804.01			1,475	1,512	1,958	1,909	1,910	1,936
	804.02			1,505	1,585	1,878	2,128	2,234	2,266
	804.03			988	969	1,021	1,192	1,263	1,281

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
804	804.04			889	867	1,044	1,398	1,535	1,554
	804.05			1,985	1,972	2,304	2,474	2,559	2,592
	CENSUS TOTAL	2,126	5,291	6,842	6,905	8,205	9,101	9,501	9,629
805	805.01			4,467	4,648	5,008	4,921	4,942	5,009
	805.02			4,287	4,526	5,504	5,520	5,580	5,655
	805.03			5,410	5,488	6,120	6,470	6,655	6,746
	CENSUS TOTAL	319	2,980	14,164	14,662	16,632	16,911	17,177	17,410
806	806.01			1,935	2,196	6,801	9,677	9,660	9,791
	806.02			1,944	1,867	1,833	1,774	1,771	1,795
	806.03			3,483	3,342	3,408	3,356	3,370	3,417
	806.04			1,304	1,303	1,305	1,450	1,513	1,536
	CENSUS TOTAL	372	5,181	8,666	8,708	13,347	16,257	16,314	16,539
807	807.01			2	90	950	2,985	2,979	3,020
	807.02			10,164	9,822	10,256	9,927	9,910	10,047
	807.03			1,071	1,027	1,007	1,766	1,763	1,790
	CENSUS TOTAL	6,156	7,634	11,237	10,939	12,213	14,678	14,652	14,857
808 ²	808.01			6,765	6,483	6,358	6,154	8,235	8,348
	CENSUS TOTAL	1,585	4,473	6,765	6,483	6,358	6,154	8,235	8,348
809 ²	809.01			9,114	8,731	8,560	8,285	10,546	10,690
	CENSUS TOTAL	2,716	6,976	9,114	8,731	8,560	8,285	10,546	10,690
810	810.01			2,911	2,792	2,738	2,650	3,216	3,258
	CENSUS TOTAL	35	1,899	2,911	2,792	2,738	2,650	3,216	3,258

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
811	811.01			88	84	82	80	88	89
	811.02			81	247	4,023	11,586	11,567	11,725
	811.03			2,649	2,684	3,251	3,595	3,591	3,640
	811.04			3,684	3,522	3,453	3,666	3,777	3,827
	CENSUS TOTAL	454	4,118	6,502	6,537	10,809	18,927	19,023	19,281
812	812.01			6,277	6,076	6,395	6,486	6,548	6,640
	CENSUS TOTAL	232	5,671	6,277	6,076	6,395	6,486	6,548	6,640
813	813.01			17,649	16,977	16,767	16,784	16,953	17,187
	CENSUS TOTAL	311	10,800	17,649	16,977	16,767	16,784	16,953	17,187
814	814.01			7,702	7,451	7,331	7,115	7,110	7,204
	CENSUS TOTAL	1,244	5,483	7,702	7,451	7,331	7,115	7,110	7,204
815	815.01			2,170	2,103	2,219	2,147	2,144	2,174
	CENSUS TOTAL	224	2,357	2,170	2,103	2,219	2,147	2,144	2,174
816	816.01			1,489	1,451	1,552	1,502	1,500	1,519
	816.02			1,337	1,386	1,354	1,340	1,344	1,362
	CENSUS TOTAL	557	2,384	2,826	2,837	2,906	2,842	2,844	2,881
817	817.01			1,257	1,210	1,285	1,587	1,708	1,731
	817.02			1,166	1,204	1,626	1,615	1,625	1,645
	817.03			1,454	1,501	1,491	1,519	1,542	1,558
	817.04			2,943	3,702	4,904	4,765	4,758	4,811
	CENSUS TOTAL	1,204	4,125	6,820	7,617	9,306	9,486	9,633	9,745
818	818.01			594	599	650	656	665	673

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
818	818.02			8,853	9,002	10,106	10,570	10,660	10,806
	818.03			1,355	1,573	2,170	4,844	4,833	4,898
	818.04			6,734	7,036	10,001	9,685	9,671	9,804
	CENSUS TOTAL	1,517	1,360	17,536	18,210	22,927	25,755	25,829	26,181
901	901.01			11	12	11	11	13	20
	901.02			32	32	34	33	189	193
	901.03			2,299	2,879	2,822	2,820	2,843	2,880
	901.04			3	3	48	130	158	155
	901.05			4,617	5,579	10,826	10,475	10,452	10,592
	901.06							3	10
	CENSUS TOTAL	708	2,321	6,962	8,505	13,741	13,469	13,658	13,850
902	902.01			23	26	28	296	387	375
	902.02			579	1,074	1,379	2,059	2,315	2,347
	902.03			7,288	8,478	11,298	11,447	11,612	11,766
	902.04			4,016	4,566	5,202	5,952	5,939	6,017
	902.05			6	6	1,513	3,572	3,893	3,710
	CENSUS TOTAL	3,083	4,675	11,912	14,150	19,420	23,326	24,146	24,215
903	903.01			6,209	6,555	6,923	6,897	6,954	7,045
	903.02			2,676	3,057	4,077	5,202	5,581	5,654
	903.03			300	320	2,153	2,524	2,620	2,657
	903.04			21	23	463	448	437	423
	CENSUS TOTAL	3,036	4,826	9,206	9,955	13,616	15,071	15,592	15,779

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
904	904.01			10,317	11,979	16,260	17,308	17,317	17,533
	904.02			204	236	278	2,551	3,196	3,237
	904.03			1,158	1,221	2,645	2,570	2,566	2,596
	904.04			715	725	4,276	5,567	5,556	5,619
	CENSUS TOTAL	5,517	8,086	12,394	14,161	23,459	27,996	28,635	28,985
905	905.01			617	1,324	2,521	2,526	2,522	2,554
	905.02			3,001	3,624	4,818	6,324	6,823	6,912
	CENSUS TOTAL	1,637	1,781	3,618	4,948	7,339	8,850	9,345	9,466
906	906.01			58	60	65	168	208	210
	906.02			109	112	303	293	294	298
	906.03			925	1,244	1,974	1,910	1,904	1,929
	906.04			3,272	4,718	10,714	13,767	14,642	14,835
	906.05			8,101	10,832	16,997	16,788	16,754	16,972
	CENSUS TOTAL	707	2,408	12,465	16,966	30,053	32,926	33,802	34,244
907	907.01			173	170	404	483	518	526
	907.02			1,933	1,948	2,267	2,521	2,641	2,675
	907.03			369	368	392	714	837	849
	907.04			413	412	469	575	621	630
	907.05			145	142	144	175	184	186
	907.06			1,944	1,976	2,209	2,136	2,137	2,166
	907.07			276	274	1,002	1,102	1,148	1,164
	907.08			110	116	156	169	173	175

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
907	9D7.09			1,900	1,885	2,224	2,151	2,152	2,182
	9D7.10			192	233	380	465	503	509
	907.11			44	41	40	39	60	60
	907.12			243	245	242	252	259	263
	9D7.13			170	167	178	184	190	192
	907.14			330	346	352	370	380	383
	9D7.15			133	126	132	127	127	129
	907.16			161	173	172	184	190	192
	CENSUS TOTAL		2,499	4,562	8,536	8,622	10,763	11,647	12,120
908	908.01			553	544	567	631	659	671
	908.02			836	865	959	1,010	1,041	1,057
	908.03			673	683	738	714	716	726
	908.04			612	632	1,137	1,123	1,133	1,150
	908.05			858	982	1,036	1,052	1,070	1,084
	908.06			2,291	2,203	2,212	2,139	2,140	2,169
	908.07			331	340	392	406	414	422
	908.08			1,289	1,331	1,415	1,621	1,712	1,736
	908.09			3,000	3,342	5,543	5,475	5,480	5,556
	908.10			463	479	714	841	901	911
	908.11			1,288	1,457	4,994	4,850	4,849	4,918
	9D8.12			7,698	7,637	7,766	7,866	7,994	8,108
	CENSUS TOTAL		2,163	6,092	19,892	20,495	27,473	27,728	28,109

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
BY CENSUS AND SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1989	1990	1995	2000	2005	2010
909 ³	909.01			213	208	202	385	452	460
	CENSUS TOTAL	178	170	213	208	202	385	452	460
FINAL TOTALS		455,021	596,901	770,853	795,703	889,100	953,967	983,595	996,425

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.

1989 through 2010, Fairfax County Office of Research and Statistics.

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

VII INCOME

INCOME

In an effort to provide the most recent information, the Fairfax County Office of Research and Statistics (ORS) has developed a methodology to estimate income information on a biennial basis. Specifically, data are provided pertaining to household income earned in 1987 in Fairfax County by Supervisor District, 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 1988 Fairfax County Household Survey. However, due to the structure of the questionnaires, the household income data actually pertain to calendar years 1979 and 1987, 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 1987 median household income in Fairfax County was \$55,100. The Supervisor District having the highest median household income was Dranesville (\$64,100). Although Mason District had the lowest 1987 median household income (\$47,700), the Districts of Lee and Mount Vernon had median incomes in the same range as Mason (Lee District - \$48,300 and Mount Vernon - \$49,800). The Fairfax County Planning District having the highest median household income was the McLean District (\$63,300); the district with the lowest median household income in 1987 was Lincolnia (\$43,000). 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 1987 median household income (\$84,100), while Census Tract 214, in the Mount Vernon Planning District, had the lowest median income (\$40,500).

Methodology

It is important to recognize that obtaining the actual breakdown of households in income intervals would require a population census. Because the cost and time involved in a population census prohibits 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 from the 1988 Fairfax County Household Survey and the 1980 Decennial Census, conducted by the U.S. Bureau of the Census.

For 1979, the number of households in each income interval is available for all Census Tracts and Planning Districts from the 1980 Decennial Census. In addition, the 1987 number of households in each income interval for the Planning Districts was determined in the 1988 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 1987 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 1987 Planning District income information. The result was an estimate of the number of households in each income interval by Census Tract for 1987. From this income distribution approach, median household income estimates were calculated.

1987 HOUSEHOLD INCOME DISTRIBUTION ¹
BY SUPERVISOR DISTRICT

SUPERVISOR DISTRICT	UNDER \$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000 OR MORE	TOTAL HOUSEHOLDS	MEDIAN INCOME
CENTREVILLE ²	1,350	1,380	3,649	6,147	13,246	12,536	38,307	\$61,900
DRANESVILLE ³	552	1,416	2,927	5,901	8,228	12,399	31,423	\$64,100
ANNANDALE	445	949	3,413	5,180	10,093	6,874	26,955	\$57,200
LEE	1,391	2,423	5,471	7,552	11,073	4,559	32,468	\$48,300
MASON	1,849	3,724	4,192	7,501	7,962	7,609	32,836	\$47,700
MOUNT VERNON ⁴	1,170	1,926	4,569	6,332	7,151	6,707	27,855	\$49,800
PROVIDENCE	1,458	3,059	4,508	8,738	10,681	8,440	36,884	\$51,000
SPRINGFIELD ⁵	797	1,556	3,877	8,901	14,258	14,517	43,906	\$61,400
COUNTY TOTAL	9,012	16,432	32,607	56,251	82,691	73,641	270,634	\$55,100

Source: Fairfax County Office of Research and Statistics, 1988 Household Survey. Data pertain to calendar year 1987.

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

²Includes the Town of Vienna.

³Includes the Town of Herndon.

⁴Data exclude households at Fort Belvoir and Lorton Reformatory.

⁵Includes the Town of Clifton.

1987 HOUSEHOLD INCOME DISTRIBUTION ¹

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	989	1,217	3,382	4,716	7,836	6,026	24,167	\$54,000
BAILEYS	602	1,882	2,211	3,873	3,422	3,865	15,855	\$45,500
BULL RUN	636	1,342	1,556	3,910	5,237	3,573	16,254	\$52,400
FAIRFAX	423	1,329	895	3,043	4,274	4,576	14,540	\$55,700
JEFFERSON	986	1,309	2,630	3,968	4,657	2,653	16,202	\$47,900
LINCOLNIA	496	866	800	731	1,240	1,103	5,236	\$43,000
LOWER POTOMAC ²	150	144	601	1,149	644	692	3,380	\$44,500
MCLEAN	563	1,019	2,395	4,216	4,537	8,759	21,489	\$63,300
MOUNT VERNON	1,882	3,151	6,714	7,162	8,263	5,967	33,140	\$43,600
POHICK ³	318	880	3,541	7,388	12,540	12,818	37,484	\$62,200
ROSE HILL	165	490	1,230	2,481	4,322	2,105	10,793	\$54,300
SPRINGFIELD	182	425	1,340	3,250	5,168	3,127	13,493	\$55,500
UPPER POTOMAC ⁴	1,034	1,719	4,235	7,001	13,890	12,250	40,128	\$60,100
VIENNA ⁵	580	378	1,501	3,186	6,693	6,135	18,473	\$62,900
COUNTY TOTAL	9,005	16,150	33,030	56,075	82,723	73,651	270,634	\$55,100

Source: Fairfax County Office of Research and Statistics, 1988 Household Survey. Data pertain to calendar year 1987.

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

²Data exclude households at Fort Belvoir and Lorton Reformatory.

³Includes the Town of Clifton.

⁴Includes the Town of Herndon.

⁵Includes the Town of Vienna.

1987 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	50	99	235	253	292	208	1,139	\$45,900
152	143	215	368	395	456	326	1,903	\$43,600
153	56	155	257	276	318	227	1,288	\$44,600
154	235	376	629	673	777	558	3,248	\$43,600
155	74	93	458	490	566	406	2,087	\$47,800
156	25	31	233	251	289	206	1,034	\$48,600
157	23	49	318	341	395	282	1,408	\$48,800
158	29	50	373	400	461	330	1,643	\$48,900
159	17	42	256	275	317	225	1,131	\$48,700
160	85	197	299	321	370	263	1,534	\$43,700
161	20	50	300	322	371	265	1,327	\$48,700
163	27	11	124	239	135	138	674	\$46,000
201	15	35	130	271	431	255	1,137	\$56,800
202	15	45	185	367	638	308	1,558	\$56,500
203	38	101	266	448	781	376	2,010	\$54,900
204	118	183	300	322	372	266	1,561	\$43,400
205	138	261	519	556	642	461	2,577	\$45,000
206	137	160	291	312	361	258	1,519	\$43,300
207	20	69	187	318	554	267	1,415	\$55,100
208	21	63	184	282	492	236	1,278	\$54,500
209	60	153	163	658	1,148	554	2,736	\$57,300
210	23	42	184	316	503	299	1,366	\$55,900

(CONTINUED)

1987 HOUSEHOLD INCOME DISTRIBUTION¹

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	MEOIAN INCOME
211	20	36	112	304	483	286	1,240	\$57,700
212	13	27	94	188	328	157	808	\$56,200
213	11	39	159	218	379	181	987	\$54,400
214	242	342	415	445	513	368	2,325	\$40,500
215	208	240	350	375	434	310	1,917	\$41,400
216	152	269	329	353	408	291	1,801	\$41,400
217	84	195	539	577	667	479	2,542	\$46,800
218	44	141	231	248	288	204	1,156	\$44,800
220	19	16	121	234	132	136	658	\$46,100
221	22	55	383	735	412	440	2,048	\$46,500
301	27	43	151	489	828	844	2,382	\$64,500
302	34	89	503	722	1,222	1,248	3,818	\$61,500
303	18	117	414	662	1,121	1,146	3,477	\$61,800
304	43	107	483	587	551	421	2,191	\$46,800
305	23	20	100	121	160	118	541	\$51,100
306	39	82	224	435	690	412	1,882	\$55,800
307	31	34	126	211	333	198	933	\$54,800
308	44	125	366	852	1,353	812	3,551	\$57,200
309	32	118	299	406	686	698	2,239	\$59,600
310	23	94	262	459	777	793	2,407	\$61,800
311	18	72	369	1,275	2,077	2,157	5,968	\$65,000
312	19	73	413	766	1,298	1,325	3,894	\$63,000

(CONTINUED)

1987 HOUSEHOLD INCOME DISTRIBUTION ¹

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
313	26	26	154	253	428	435	1,321	\$61,800
314	14	37	114	197	334	337	1,034	\$61,500
315	16	16	68	505	802	480	1,887	\$60,500
316	23	67	157	353	561	334	1,496	\$56,600
317	34	78	336	804	1,360	1,390	4,001	\$63,800
401	82	197	151	643	904	964	2,941	\$61,000
402	114	498	212	516	726	774	2,840	\$52,700
403	19	15	73	253	333	252	946	\$58,500
404	61	96	548	1,322	1,524	1,169	4,720	\$55,500
405	26	87	148	497	698	743	2,198	\$62,200
406	35	99	75	223	313	331	1,076	\$58,500
501	162	182	361	547	643	361	2,256	\$46,600
502	154	87	194	294	345	191	1,265	\$45,100
503	102	109	269	407	480	268	1,636	\$47,400
504	22	64	152	231	273	151	894	\$48,500
505	36	81	142	217	254	140	870	\$47,200
506	148	220	514	778	914	516	3,089	\$47,800
507	169	176	229	188	1,013	776	2,551	\$62,700
508	55	60	154	233	353	267	1,122	\$54,200
509	19	32	104	159	188	102	604	\$48,800
510	21	49	198	187	234	177	866	\$48,200
511	17	79	120	213	188	208	826	\$48,800

(CONTINUED)

1987 HOUSEHOLD INCOME DISTRIBUTION ¹

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
512	13	37	99	176	155	171	652	\$50,000
513	15	61	129	228	201	223	856	\$49,700
514	88	123	137	243	214	236	1,041	\$45,700
515	188	580	451	791	699	783	3,493	\$45,000
516	157	405	349	612	540	604	2,667	\$45,400
517	124	450	774	1,356	1,198	1,344	5,245	\$49,100
518	16	144	151	267	235	260	1,074	\$47,700
519	105	263	249	229	388	340	1,574	\$46,100
520	100	18	127	216	376	286	1,124	\$56,700
521	83	127	363	503	812	621	2,509	\$55,500
522	154	151	308	407	960	735	2,715	\$58,800
523	191	251	375	248	870	666	2,600	\$56,800
524	81	158	385	469	674	515	2,283	\$51,800
525	258	414	346	317	540	473	2,348	\$42,400
526	113	158	214	198	336	294	1,314	\$47,900
601	12	20	67	176	246	472	995	\$72,400
602	11	16	67	116	528	481	1,219	\$68,900
603	12	12	61	274	288	260	908	\$58,200
604	85	15	64	224	564	514	1,467	\$65,300
605	34	21	88	177	653	595	1,568	\$67,800
606	21	15	107	304	416	377	1,239	\$60,400
607	92	74	297	465	754	687	2,370	\$58,500

(CONTINUED)

1987 HOUSEHOLD INCOME DISTRIBUTION ¹

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
608	41	28	85	210	312	282	958	\$59,200
609	15	12	44	177	301	273	823	\$63,500
610	21	15	94	140	233	209	712	\$59,200
611	73	46	143	403	789	720	2,174	\$63,400
612	31	45	59	260	366	387	1,148	\$62,200
613	40	160	116	459	646	687	2,108	\$60,800
614	130	421	178	385	541	575	2,229	\$50,000
615	20	18	114	164	518	472	1,305	\$66,300
616	80	65	137	250	766	699	1,998	\$65,200
617	75	56	175	260	610	556	1,732	\$62,300
701	23	17	32	85	246	472	875	\$84,100
703	20	18	66	226	214	409	953	\$67,200
704	13	33	100	335	334	642	1,457	\$68,500
705	23	70	191	348	467	899	1,999	\$69,600
706	23	30	78	136	155	296	718	\$64,800
707	29	53	224	583	276	528	1,693	\$48,900
708	18	44	118	324	178	340	1,022	\$51,000
709	82	108	297	466	457	880	2,290	\$60,500
710	16	30	82	92	81	152	453	\$52,100
711	97	201	425	421	417	801	2,362	\$52,200
712	158	269	386	294	555	1,066	2,727	\$61,600
713	201	346	532	805	946	535	3,365	\$46,200

(CONTINUED)

1987 HOUSEHOLD INCOME DISTRIBUTION 1

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
714	146	191	356	540	634	357	2,224	\$46,600
801	14	26	73	198	393	341	1,046	\$63,500
802	29	73	160	385	553	1,064	2,264	\$71,900
803	22	36	78	243	445	856	1,681	\$77,300
804	32	44	165	424	841	736	2,243	\$63,600
805	20	34	252	514	1,020	894	2,734	\$63,400
806	98	139	298	497	987	864	2,883	\$60,400
807	231	305	415	590	1,171	1,027	3,739	\$57,000
808	51	217	380	302	599	524	2,074	\$53,600
809	140	217	538	488	968	848	3,197	\$55,600
810	33	90	125	173	344	298	1,063	\$58,000
811	21	56	281	347	688	601	1,993	\$60,600
812	142	144	365	334	662	578	2,225	\$54,800
813	177	250	677	1,118	2,217	1,947	6,385	\$61,000
814	24	112	331	487	965	845	2,763	\$61,100
815	20	12	68	151	299	258	808	\$62,800
816	17	11	55	225	446	389	1,143	\$64,800
817	26	19	168	302	598	523	1,636	\$62,700
818	21	34	77	861	1,707	1,498	4,199	\$66,200
901	71	195	185	467	626	422	1,965	\$52,600
902	45	257	372	938	1,257	853	3,722	\$55,000
903	70	297	340	857	1,150	778	3,492	\$54,000

(CONTINUED)

1987 HOUSEHOLD INCOME DISTRIBUTION ¹

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
904	309	226	391	985	1,321	897	4,128	\$52,900
905	35	79	103	262	352	235	1,067	\$53,800
906	95	303	161	407	546	367	1,879	\$49,000
907	34	42	156	501	847	864	2,443	\$64,400
908	47	78	281	907	1,534	1,570	4,417	\$64,600
909	0	16	12	10	22	23	84	\$53,400
TOTAL ²	9,045	16,273	32,920	56,100	82,920	73,376	270,634	\$55,100

Source: Fairfax County Office of Research and Statistics, 1988 Household Survey. Data pertain to calendar year 1987.

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

²Those Census Tracts containing Lorton Reformatory and the Fort Belvoir Military Reservation (162, 219, and 222) are not included in this table.

VIII NONRESIDENTIAL STRUCTURES INVENTORY

NONRESIDENTIAL STRUCTURES INVENTORY

As of January 1989, there was a total of 153,728,810 square feet of nonresidential structure gross floor area in Fairfax County. This figure represents an increase of 10,112,420 square feet, or 7.0 percent over the January 1988 total gross floor area of 143,616,390 square feet. The number of structures that the gross floor area figure represents is 4,642, an increase of 159 structures or 3.5 percent over the January 1988 structure total in the County.

As shown in Table 9, of the 153,728,810 square feet of nonresidential gross floor area in the County, Office use accounts for 61,225,766 square feet, or 39.8 percent of the total. This is an increase of 5,815,217, or 10.5 percent over the January 1988 Office use total of 55,410,549 square feet. Industrial structures account for 33,268,099 square feet, or 21.6 percent of the County total. Retail structures comprise 30,851,763 square feet, or 20.1 percent of the gross floor area in the County. With a total of 28,383,182 square feet, Institutional structures make up 18.5 percent of the square footage in the County.

TABLE 9
Nonresidential Structures by General Activity
(January 1989)

<u>General Activity</u>	<u>Gross Floor Area</u>	<u>Percent of Total</u>	<u>Structures</u>	<u>Percent of Total</u>
Retail	30,851,763	20.1%	1,474	31.8%
Office	61,225,766	39.8	1,571	29.5
Industrial	33,268,099	21.6	805	17.3
Institutional	28,383,182	18.5	992	21.4
TOTAL	153,728,810	100.0%	4,642	100.0%

Historical Gross Floor Area

Historical totals of gross floor area by major activity are presented in the table entitled: "Nonresidential Structure Gross Floor Area by Activity, Calendar Year Totals." As is shown, prior to 1982, Institutional structures had the largest share of gross floor area in the County. This structure type includes government buildings, as well as houses of worship. In 1989, the largest share of the County's gross floor area is in office structures, with 61,225,766 square feet. The smallest share in 1989 is in Institutional structures, with 28,383,182 square feet. Since 1980, the County has added more than 43 million square feet of office space, more than 16 million square feet of industrial space, more than 8.5 million square feet of retail space, and nearly 3 million square feet of institutional space.

Nonresidential Gross Floor Area by Structure Type

Of the individual nonresidential structure types in the County, General Medium/High Rise Offices represent the largest gross floor area by structure type. Medium/High-Rise Offices account for 30,465,653 square feet or 19.8 percent of the total; General Low-Rise Offices follow with a total gross floor area of 26,596,585, or 17.3 percent; Wholesale Warehouse and Storage structures are the third most predominant structure type with 26,238,754 square feet, or 17.1 percent. Public Schools also account for a large amount of the County's total gross floor area, with 17,144,558 square feet, or 11.2 percent. Combined, these four structure types account for more than 65 percent of the nonresidential gross floor area in Fairfax County. Specific figures for each structure type can be found in the tables, "Nonresidential Gross Floor Area Inventory by Activity, Supervisor District," and "Nonresidential Gross Floor Area Inventory by Activity, Planning District."

Nonresidential Gross Floor Area by Supervisor District and Planning District

Among the County's Supervisor Districts, Providence has the largest gross floor area total with 33,137,139 square feet. This district includes much of the Merrifield and Fairfax Center areas. The Centreville Supervisor District has the second largest gross floor area total, 26,458,258 square feet, which includes Reston, southern Tysons Corner, Vienna, and the Dulles area. The Annandale Supervisor District has the smallest share of the County's gross floor area with 8,073,103 square feet.

Among the County's planning districts, the Upper Potomac Planning District accounts for the largest portion of the nonresidential gross floor area with 24,791,538 square feet, or 16.1 percent of the total. This district includes the town of Herndon, the Reston area, and much of the Route 28 Corridor. Other planning districts having large totals include McLean with 23,000,314 square feet, Springfield with a gross floor area of 16,785,848 square feet, and Vienna with a total gross floor area of 16,575,593 square feet. Westgate and Tysons Corner are two areas within the McLean Planning District with high concentrations of nonresidential structures. Newington is one of the major nonresidential developments within the Springfield Planning District. The planning districts with the smallest gross floor area in the County include Lower Potomac with 2,044,574 square feet and Rose Hill with 2,470,623 square feet.

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY ACTIVITY
CALENDAR YEAR TOTALS

YEAR	RETAIL	OFFICE	INDUSTRIAL	INSTITUTIONAL	TOTAL
1949 AND EARLIER	20,367	157,577	150,197	2,099,446	2,427,587
1955	1,642,751	722,246	2,664,421	5,185,322	10,214,740
1960	4,224,870	945,003	3,677,746	8,494,783	17,342,402
1965	7,134,127	4,079,993	5,912,163	15,157,645	32,283,928
1970	12,716,692	6,252,014	8,919,528	20,088,740	47,976,974
1975	18,629,264	12,701,448	13,629,171	23,624,978	68,584,861
1976	19,688,993	13,506,098	13,970,158	23,786,938	70,952,187
1977	19,770,950	14,586,138	14,780,416	24,296,047	73,433,551
1978	20,515,748	15,435,674	15,359,349	24,524,042	75,834,813
1979	21,284,127	16,179,815	16,145,818	24,959,124	78,568,884
1980	22,341,398	17,657,039	17,048,237	25,458,769	82,505,443
1981	23,804,864	23,107,402	18,777,619	25,768,018	91,457,903
1982	25,441,808	26,856,384	20,155,165	25,933,423	98,386,780
1983	25,592,453	29,259,914	21,380,685	26,064,774	102,297,826
1984	25,817,111	30,974,059	22,500,297	26,574,646	105,866,113
1985	26,977,850	34,798,600	23,806,256	26,702,091	112,284,797
1986	27,602,909	41,871,140	27,924,814	26,941,262	124,340,125
1987	28,791,195	47,791,629	29,319,620	27,478,045	133,380,489
1988	29,481,581	55,410,549	30,972,572	27,751,688	143,616,390
1989	30,851,763	61,225,766	33,268,099	28,383,182	153,728,810

▪ All data in square feet.

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1989)

ACTIVITY TYPE		CENTRE-VILLE ¹	DRANES-VILLE ²	ANNANDALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING-FIELD ³	TOTAL
STRUCTURES IN SHOPPING CENTERS	NEIGHBORHOOD SHOPPING CENTER	304,038	354,870		261,680	481,497	7,706	283,615	571,706	2,265,112
	COMMUNITY SHOPPING CENTER	608,867	515,316	505,440	1,297,895	1,351,631		553,398	893,025	5,725,572
	PROMOTIONAL CENTER	154,170			130,782	750,142	147,986	125,529		1,308,609
	CONDOMINIUM CENTER	68,182	74,555							142,737
	SPECIALTY SHOPPING CENTER	202,193	412,040	235,983	1,190,488	893,157	481,948	188,821	471,169	4,075,799
	SUPER REGIONAL CENTER		942,369		1,398,309			3,403,480		5,744,158
	REGIONAL SHOPPING CENTER					600,895				600,895
	SUBTOTAL	1,337,450	2,299,150	741,423	4,279,154	4,077,322	637,640	4,554,843	1,935,900	19,862,882
STRUCTURES IN OTHER RETAIL USE	MOTELS, HOTELS, TOURIST HOMES	1,010,151	575,176		804,648	235,003	353,770	929,415	9,085	3,917,248
	DEPARTMENT AND VARIETY STORES	289,462	10,488	1,035	299,667	473,839	11,620	8,364	191,753	1,286,228
	FURNITURE	62,994	48,592	34,299	318,337	108,549	24,276	233,285	5,692	836,024
	FOOD STORE	50,962	25,831	6,175	79,119	70,990	92,682	40,802	37,608	404,169
	RESTAURANT	63,243	118,513	9,865	176,176	191,711	112,037	98,897	34,903	805,345
	MOTOR VEHICLE SALES	386,461	231,132	6,195	274,615	166,285	119,082	57,145	38,209	1,279,124
	GAS STATION	66,539	69,101	15,214	70,499	87,478	47,222	68,576	41,826	466,455
	PERSONAL AND REPAIR SERVICE	55,895	36,378	9,266	25,166	35,603	4,337	19,778	6,848	193,271

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1989)

ACTIVITY TYPE		CENTRE-VILLE ¹	DRANES-VILLE ²	ANNANDALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING-FIELD ³	TOTAL
STRUCTURES IN OTHER RETAIL USE	OTHER AUTO RETAIL AND REPAIR	73,218	126,872	5,150	164,658	142,884	114,483	94,669	13,628	735,562
	VETERINARY HOSPITALS	12,397	24,731	10,008	11,025	10,023	11,579	33,445	7,710	120,918
	BUILDING MATERIAL-HARDWARE	80,097	70,247	11,448	191,217	11,980	48,400	154,654	4,200	572,243
	APPAREL & ACCESSORIES	7,640	21,637		21,546	17,043		49,832		117,698
	DRUG STORES	6,600	29,950			15,000				51,550
	OTHER RETAIL	23,460		3,712	10,528	51,913	6,700	82,225	1,072	179,610
	CONDDMINIUM RETAIL					23,436				23,436
SUBTOTAL	2,189,119	1,388,648	112,367	2,447,201	1,641,737	946,188	1,871,087	392,534	10,988,881	
STRUCTURES IN OFFICE USE	GENERAL LOW RISE OFFICE	8,968,032	4,798,848	442,593	1,397,214	1,375,592	371,458	7,814,188	1,428,660	26,596,585
	CONDOMINIUM OFFICE	345,344	428,210	256,343	309,300	614,514	143,476	325,033	373,424	2,795,644
	CLUSTER OFFICE	120,679	27,684			38,758		125,223		312,344
	GENERAL MEDIUM/HIGH RISE OFFICE	6,782,072	8,604,937	314,910	658,077	3,632,846	232,790	10,025,110	214,911	30,465,653
	FINANCE, INSURANCE, REAL ESTATE	53,194	75,359	50,034	127,942	109,942	60,854	103,665	30,244	611,234
	OTHER OFFICE	6,300	300,297			3,104			134,605	444,306
	SUBTOTAL	16,275,621	14,235,335	1,063,880	2,492,533	5,774,756	808,578	18,393,219	2,181,844	61,225,766

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY *
SUPERVISOR DISTRICT
(JANUARY 1989)

ACTIVITY TYPE		CENTRE-VILLE ¹	DRANES-VILLE ²	ANNANDALE	LEE	MASDN	MOUNT VERNON	PROVI-DENCE	SPRING-FIELD ³	TOTAL
STRUCTURES IN INDUSTRIAL USE	OTHER INDUSTRIAL	197,170	20,820	55,880	921,001		39,435			1,234,306
	MANUFACTURING	725,788	183,055	53,764	356,141		141,121	49,605	379,114	1,888,588
	RESEARCH AND TESTING	508,208	516,616		620,659			598,303	35,422	2,279,208
	WHOLESALE-WAREHOUSE & STORAGE	1,979,190	1,504,367	1,310,561	9,819,565	486,172	3,920,795	2,641,234	4,576,870	26,238,754
	TRANSPORTATION RELATED	300,000	152,491		8,460		8,702	10,217		479,870
	UTILITY RELATED	1,702	116,145	1,211	19,927	981	43,492		186,782	370,240
	CONTRACT CONSTRUCTION	6,520	11,036		36,959		11,662	26,772	13,081	106,030
	COMMUNICATION RELATED		6,814		12,458	7,530	1,100	26,863	6,248	61,013
	PRINTING AND PUBLISHING			327,690	222,251			23,338		573,279
	QUARRIES				5,154		16,822		14,835	36,811
	SUBTOTAL	3,718,578	2,511,344	1,749,106	12,022,575	494,683	4,183,129	3,376,332	5,212,352	33,268,099
STRUCTURES IN INSTITUTIONAL USE	HOSPITAL & HEALTH FACILITIES	297,051		251,187		71,089	363,125	690,600		1,673,052
	POST OFFICE	28,691	41,206		18,372	14,509	4,506	633,652	19,352	760,288
	FIRE STATIONS	69,712	48,984		39,755	58,837	44,201	34,205	56,226	351,920
	OTHER PUBLIC LAND USES	64,839	20,158	16,689	10,750	102,356			141,177	355,969
	HOUSE OF WORSHIP	344,175	555,170	225,002	456,177	507,482	286,727	396,624	527,031	3,298,388

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1989)

ACTIVITY TYPE		CENTRE-VILLE ¹	DRANES-VILLE ²	ANNANDALE	LEE	MASON	MOUNT VERNON	PROVIDENCE	SPRING-FIELD ³	TOTAL	
STRUCTURES IN INSTITUTIONAL USE	CIVIC, SOCIAL, FR-ATERNAL USES	13,070	32,035	21,389	20,325	23,125	27,510	51,049	1,880	190,383	
	LIBRARIES	39,129	34,847	11,971	21,590	46,596	30,054		17,024	201,211	
	PERMANENT EXHIBITIONS	6,505	2,578				132,984			142,067	
	NURSERY SCHOOLS	43,734	18,848	7,490	30,773	14,079	12,858	16,741	48,816	193,339	
	PUBLIC SCHOOLS	1,688,706	2,132,118	2,580,359	2,467,347	1,581,033	2,236,354	2,507,090	1,951,551	17,144,558	
	PRIVATE SCHOOLS	33,191	193,434	4,122	27,614	118,108	4,331	46,834	27,594	455,228	
	SPECIAL TRAINING SCHOOLS	3,508						48,562	6,544	58,614	
	PLACES OF PUBLIC ASSEMBLY	16,738	2,508		91,306	10,143		82,979		203,674	
	PARKS	59,073	52,439	86,610	16,620	82,790	28,581	249,830	165,419	741,362	
	INDOOR RECREATION FACILITY	145,412	129,598	28,350	111,594	41,226	67,404	123,153	35,952	682,689	
	GOLF COURSES	65,201	53,580		2,215		16,290		56,922	194,208	
	SWIMMING POOLS	13,999	25,869	28,158	5,842	5,822	6,803	6,809	11,014	104,316	
	NURSING HOMES	4,756	60,308				149,640	77,002	36,819	328,525	
	MILITARY INSTITUTIONS		10,200		27,120			0		37,320	
	HORTICULTURAL ACTIVITIES			22,228			10,887	4,568	1,600	12,649	51,932
	CEMETERIES				2,560	3,872	1,100		7,143		14,675
CORRECTIONAL INSTITUTIONS				1,651				7,968	38,152	47,771	

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1989)

ACTIVITY TYPE		CENTRE-VILLE ¹	DRANES-VILLE ²	ANNANDALE	LEE	MASON	MOUNT VERNDN	PROVI-DENCE	SPRING-FIELD ³	TOTAL
STRUCTURES IN INSTITUTIONAL USE	COLLEGES & UNIVERSITIES			1,140,789						1,140,789
	POLICE STATIONS				9,536					9,536
	OTHER INSTITUTIONAL USE						1,368			1,368
	SUBTOTAL	2,937,490	3,436,108	4,406,327	3,360,808	2,838,822	3,344,666	4,941,658	3,117,303	28,383,182
TOTAL		26,458,258	23,870,585	8,073,103	24,602,271	14,827,320	9,920,201	33,137,139	12,839,933	153,728,810

* All data in square feet.

¹Includes the Town of Vienna.

²Includes the Town of Herndon.

³Includes the Town of Clifton.

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
AND TOWNS WITHIN FAIRFAX COUNTY
(JANUARY 1989)

ACTIVITY TYPE		TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL
STRUCTURES IN SHOPPING CENTERS	NEIGHBORHOOD SHOPPING CENTER		150,002	131,056	281,058
	SPECIALTY SHOPPING CENTER		20,028	202,193	222,221
	COMMUNITY SHOPPING CENTER		378,034	186,041	564,075
	SUBTOTAL		548,064	519,290	1,067,354
STRUCTURES IN OTHER RETAIL USE	MOTELS, HOTELS, TOURIST HOMES		159,130	39,312	198,442
	BUILDING MATERIAL-HARDWARE		10,900	80,097	90,997
	DEPARTMENT AND VARIETY STORES		10,488	3,552	14,040
	APPAREL & ACCESSORIES		11,967	7,640	19,607
	FURNITURE	1,024	8,392	11,646	21,062
	DRUG STORES			6,600	6,600
	FOOD STORE	2,274	2,688	33,930	38,892
	RESTAURANT	8,688	27,031	39,101	74,820
	MOTOR VEHICLE SALES		30,545		30,545
	GAS STATION	6,980	9,353	30,955	47,288
	OTHER AUTO RETAIL AND REPAIR		42,077	58,403	100,480
	OTHER RETAIL			23,460	23,460

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
AND TOWNS WITHIN FAIRFAX COUNTY
(JANUARY 1989)

ACTIVITY TYPE		TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL
STRUCTURES IN OTHER RETAIL USE	PERSONAL AND REPAIR SERVICE		19,085	54,455	73,540
	VETERINARY HOSPITALS		8,868	7,000	15,868
	SUBTOTAL	18,966	340,524	396,151	755,641
STRUCTURES IN OFFICE USE	OTHER OFFICE		87,416	6,300	93,716
	GENERAL LOW RISE OFFICE	16,784	2,524,748	1,298,098	3,839,630
	CONDOMINIUM OFFICE		116,818	125,195	242,013
	CLUSTER OFFICE			42,243	42,243
	GENERAL MEDIUM/HIGH RISE OFFICE			248,564	248,564
	FINANCE, INSURANCE, REAL ESTATE		21,208	40,048	61,256
	SUBTOTAL	16,784	2,750,190	1,760,448	4,527,422
STRUCTURES IN INDUSTRIAL USE	MANUFACTURING		175,695		175,695
	WHOLESALE-WAREHOUSE & STORAGE		483,508	292,435	775,943
	CONTRACT CONSTRUCTION		7,916	6,520	14,436
	UTILITY RELATED		22,450		22,450
	SUBTOTAL		689,569	298,955	988,524
STRUCTURES IN INSTITUTIONAL USE	NURSING HOMES			4,756	4,756
	POST OFFICE		19,138	16,092	35,230

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
AND TOWNS WITHIN FAIRFAX COUNTY
(JANUARY 1989)

ACTIVITY TYPE		TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL
STRUCTURES IN INSTITUTIONAL USE	FIRE STATIONS	11,856	6,627	16,012	34,495
	OTHER PUBLIC LAND USES		20,158		20,158
	HOUSE OF WORSHIP	10,417	80,759	111,502	202,678
	CIVIC, SOCIAL, FR- ATERNAL USES	1,880	15,098	10,006	26,984
	LIBRARIES		2,047	10,230	12,277
	PERMANENT EXHIBITIONS			2,400	2,400
	NURSERY SCHOOLS		9,850	11,045	20,895
	PUBLIC SCHOOLS		209,526	150,176	359,702
	PRIVATE SCHOOLS			12,076	12,076
	PLACES OF PUBLIC ASSEMBLY			7,552	7,552
	PARKS		576	3,000	3,576
	INDOOR RECREATION FACILITY		3,000	15,236	18,236
	GOLF COURSES		43,344	23,039	66,383
	SWIMMING POOLS			4,336	4,336
	SUBTOTAL	24,153	410,123	397,458	831,734
TOTAL	59,903	4,738,470	3,372,302	8,170,675	

* All data in square feet.

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY 1989)

ACTIVITY TYPE		ANNANDALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER 2 POTOMAC	VIENNA 3	TOTAL	
STRUCTURES IN SHOPPING CENTERS	NEIGHBORHOOD SHOPPING CENTER	111.328	260.565	195.326		308.631			275.018	159.882	390.818		109.504	322.984	131.056	2,265.112	
	SPECIALTY SHOPPING CENTER	145.556	441.452	195.199	122.560	408.697	31.172	25.565	247.077	820.039	404.144	149.254	703.004	172.887	209.193	4,075.799	
	COMMUNITY SHOPPING CENTER	538.582	554.729	357.713	43.700	84.334	529.288		115.619	1,041.005	763.077	137.801	203.904	822.523	533.297	5,725.572	
	PROMOTIONAL CENTER	257.763	430.586			92.054	151.830		33.475	151.361		37.370				1,308.609	
	REGIONAL SHOPPING CENTER		600.895													600.895	
	SUPER REGIONAL CENTER				1,546.392				2,799.457					1,398.309			5,744.158
	CONDOMINIUM CENTER														142.737		142.737
	SUBTOTAL	1,053.229	2,288.227	748.238	1,712.652	893.716	712.290	25.565	3,470.646	2,172.287	1,558.039	324.425	2,414.721	1,461.131	1,027.716		19,862.882
STRUCTURES IN OTHER RETAIL USE	BUILDING MATERIAL-HARDWARE	97.428	11.980			52.915			59.347	108.243	4.200	16.688	28.706	10.900	181.836	572.243	
	DEPARTMENT AND VARIETY STORES	5.515	365.568		88.728		103.791			138.193	103.025	9.755	163.339	119.867	188.447	1,286.228	
	APPAREL & ACCESSORIES	10.043	7.000		7.240	21.958			16.770	16.388			5.158	16.467	16.674	117.698	
	FURNITURE	47.329	95.519	1.476		183.713	207.379		40.200	92.915	4.216		42.319	14.860	106.098	836.024	
	DRUG STORES	15.000							29.950						6.600	51.550	
	FOOD STORE	20.705	13.891	19.582	7.836	64.152	3.488	10.004	17.932	115.149	17.362	5.328	41.984	24.931	41.825	404.169	
	RESTAURANT	79.299	85.371	17.823	14.369	62.032	12.739	17.293	95.596	145.647	15.014	8.168	120.395	65.699	65.900	805.345	
	MOTOR VEHICLE SALES	15.602	30.605	29.459	8.750	74.211	83.574	10.400	200.587	180.805			320	192.765	30.545	421.501	1,279.124
	GAS STATION	54.772	24.130	11.477	7.178	41.202	10.077	4.297	56.464	56.511	25.951	17.395	39.285	55.613	62.103	466.455	
	OTHER AUTO RETAIL AND REPAIR	29.825	104.898	13.628		55.046	5.264	6.224	65.947	88.985			1.456	182.476	75.740	106.073	735.562
	OTHER RETAIL	12.612	38.597	1.072	1.780	14.166	4.416		24.190	7.850			9.378			65.549	179.610
	PERSONAL AND REPAIR SERVICE	20.969	22.100	6.848	1.800	19.778			11.200	26.196			919	2.388	25.178	55.895	193.271
	VETERINARY HOSPITALS	18.293	1.738	2.702	19.453	9.361			7.745	11.579	5.008	2.709	8.316	22.383	11.631		120.918
	MOTELS, HOTELS, TOURIST HOMES		154.425	5.810	285.530	432.809	102.833	8.904	629.140	421.147			75.696	549.838	462.795	788.321	3,917.248

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLDOR AREA INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY 1989)

ACTIVITY TYPE		ANNANDALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC 2	VIENNA 3	TOTAL
STRUCTURES IN OTHER RETAIL USE	CONDOMINIUM RETAIL		23,436													23,436
	SUBTOTAL	427,392	979,258	109,877	442,664	1,031,343	533,561	57,122	1,255,068	1,409,608	174,776	147,812	1,376,969	924,978	2,118,453	10,988,881
STRUCTURES IN OFFICE USE	GENERAL LOW RISE OFFICE	1,840,195	420,574	2,501,592	2,133,360	1,366,642	209,505	3,440	3,201,952	554,193	157,675	100,492	439,249	9,595,036	4,072,680	26,596,585
	CONDOMINIUM OFFICE	607,590	113,288	104,926	36,420	81,831	68,888		237,693	143,476	280,539	128,243	207,227	410,666	374,857	2,795,644
	CLUSTER OFFICE	13,962			8,410	46,749	24,796		27,684					78,436	112,307	312,344
	GENERAL MEDIUM/HIGH RISE OFFICE	522,506	3,179,925	153,087	2,111,313	3,652,951			10,365,555	232,790			600,556	5,273,829	4,373,141	30,465,653
	FINANCE-INSURANCE-REAL ESTATE	67,319	57,870	8,930	2,500	95,021	31,008	9,470	51,255	34,152	61,010	2,151	107,106	36,299	47,143	611,234
	OTHER OFFICE		3,104	134,605					212,881					87,416	6,300	444,306
	SUBTOTAL	3,051,572	3,774,761	2,903,140	4,292,003	5,243,194	334,197	12,910	14,097,020	964,611	499,224	230,886	1,354,138	15,481,682	8,986,428	61,225,766
	STRUCTURES IN INDUSTRIAL USE	OTHER INDUSTRIAL	483,988					66,979		20,820	38,347		12,000	415,002	197,170	
	MANUFACTURING	144,795		93,918		27,449	33,280	92,170		11,713	1,304	5,600	547,360	908,843	22,156	1,888,588
	PRINTING AND PUBLISHING	535,463										14,478			23,338	573,279
	RESEARCH AND TESTING	539,113		35,422	11,752	446,583			443,807				81,546	594,117	126,868	2,279,208
	WHOLESALE-WAREHOUSE & STORAGE	2,384,491	425,542	4,399,595	158,520	401,442	1,823,988	1,637,655	1,054,243	52,240	338,146	136,853	9,115,748	1,984,360	2,325,931	26,238,754
	UTILITY RELATED	1,903		181,684	289			5,882	2,995	27,976	5,098		29,561	114,852		370,240
	COMMUNICATION RELATED		7,530		675	25,396	11,250		6,814	2,308	6,248				792	61,013
	CONTRACT CONSTRUCTION			10,129		7,500	28,920	4,150	3,120		2,952	4,592	10,959	7,916	25,792	106,030
	TRANSPORTATION RELATED			300,000				5,496	152,491	3,206			8,460		10,217	479,870
	QUARRIES			14,835				16,822				5,154				36,811
	SUBTOTAL	4,089,753	433,072	5,035,583	171,236	908,370	1,964,417	1,762,175	1,684,290	135,790	353,748	164,199	10,223,114	3,807,258	2,535,094	33,268,099
STRUCTURES IN INSTITUTIONAL USE	NURSING HOMES	149,640							60,308	77,002					41,575	328,525
	CEMETERIES	1,100			2,560	7,143						3,872				14,675
	HOSPITAL & HEALTH FACILITIES	24,384			690,600	71,089				363,125	226,803			297,051		1,673,052

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY 1989)

ACTIVITY TYPE	ANNANDALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER POTOMAC	VIENNA	TOTAL	
STRUCTURES IN INSTITUTIONAL USE	POST OFFICE	14,509				631,846	3,498	22,068	1,008	19,352	18,372		31,737	17,898	760,288	
	FIRE STATIONS	27,968	19,803	19,226	16,754	12,640	17,902	35,357	26,299	37,000		30,720	67,327	40,924	351,920	
	CORRECTIONAL INSTITUTIONS	1,651		38,152	7,968										47,771	
	OTHER PUBLIC LAND USES	3,348	8,308	141,177	16,689		90,700		10,750				84,997		355,969	
	HOUSE OF WORSHIP	453,001	197,610	107,230	178,016	210,430	42,512	22,998	411,979	287,398	241,677	216,420	310,141	322,635	296,341	3,298,388
	CIVIC, SOCIAL, FR-ATERNAL USES	10,425	12,700		51,313	7,968		17,510	10,309	19,875	23,269	4,050	6,400	24,790	21,774	190,383
	LIBRARIES	24,062	12,284				10,250		32,800	30,054	28,995	12,215	9,375	30,946	10,230	201,211
	NURSERY SCHOOLS	14,079		5,720	11,754					12,337	51,112	10,478	14,800	51,537	23,522	193,339
	PUBLIC SCHOOLS	1,560,589	654,413	995,425	685,394	1,185,613	192,470	103,057	1,453,048	2,437,580	2,460,533	1,266,310	1,000,163	1,838,775	1,311,188	17,144,558
	PRIVATE SCHOOLS	43,225	66,942		6,033	18,456	6,362		193,434	13,809	27,594	16,189		21,115	42,069	455,228
	COLLEGES & UNIVERSITIES	339,028			801,761											1,140,789
	PLACES OF PUBLIC ASSEMBLY	10,143			28,602	54,377			2,508	53,073		20,000	18,233		16,738	203,674
	PARKS	152,233	1,158	9,674	105,747	144,504	14,939	19,437	9,848	14,600	155,745	5,460	4,558	81,379	22,080	741,362
	INDOOR RECREATION FACILITY	51,856		29,546	4,000		49,060		233,338	119,308	37,950			134,856	22,775	682,689
	SWIMMING POOLS	25,404		5,681	11,811	1,323			23,493	7,453	8,126	600	6,788	3,396	10,241	104,316
	HORTICULTURAL ACTIVITIES	10,887		7,529					4,800	4,568	5,120			17,428	1,600	51,932
	PERMANENT EXHIBITIONS			4,105				2,400		130,584				2,578	2,400	142,067
	GOLF COURSES			15,427						16,290	25,767	2,215	15,728	95,742	23,039	194,208
	SPECIAL TRAINING SCHOOLS					48,562					6,544				3,508	58,614
	MILITARY INSTITUTIONS											27,120		10,200		37,320
POLICE STATIONS									9,536						9,536	
OTHER INSTITUTIONAL USE									1,368						1,368	
SUBTOTAL	2,917,532	973,218	1,376,892	2,599,002	2,404,201	396,043	186,802	2,493,290	3,636,017	3,355,587	1,603,301	1,416,906	3,116,489	1,907,902	28,383,182	
TOTAL	11,539,478	8,448,536	10,173,730	9,217,557	10,480,824	3,940,508	2,044,574	23,000,314	8,318,313	5,941,374	2,470,623	16,785,848	24,791,538	16,575,593	153,728,810	

* All data in square feet.

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

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
SEWERSHED
(JANUARY 1989)

SEWERSHED CODE	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
A1	121,522	808,666	1,047,470	218,937	2,196,595
A2	86,425	942,721		1,772	1,030,918
A3				72,634	72,634
B1		3,765,686	378,277	85,064	4,229,027
B2	172,361	738,885	105,150	579,154	1,595,550
B3	3,470	1,817		8,302	13,589
B5 ¹	888,588	2,914,900	689,569	410,123	4,903,180
C1	11,596	396		5,924	17,916
C2	9,212	40,826	14,732	130,352	195,122
D1	196,521	19,872	381,172	139,863	737,428
D2	192,789	3,542,256	968,603	493,075	5,196,723
D3 ²	3,722,862	12,480,755	1,569,255	1,717,583	19,490,455
E1	3,348,954	7,403,624	230,027	242,942	11,225,547
E2	9,422	6,151		13,167	28,740
F	213,371	1,007,251	21,711	293,571	1,535,904
G1	669,297	1,963,005	158,389	1,332,008	4,122,699
G2	80,698	11,825		50,895	143,418
G3		1,472,000		216,095	1,688,095
H1	2,614,483	873,737	381,776	284,553	4,154,549
H2	325,504	2,506,774			2,832,278
H3				3,336	3,336

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
SEWERSHED
(JANUARY 1989)

SEWERSHED CODE	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
I1	2,116,754	4,234,576	972,012	2,976,733	10,300,075
I2	14,888	72,685	23,623	458,539	569,735
I3	2,986,019	2,678,512	5,412,808	3,121,709	14,199,048
I4	460,687			1,676	462,363
J1	470,864	368,643	41,683	246,656	1,127,846
J2	719,787	67,924	11,713	136,096	935,520
J3	378,231	95,249		245,477	718,957
J4	238,062	12,585	1,044	544,606	796,297
K	1,180,773	152,320	73,358	1,785,564	3,192,015
L	904,394	347,937	13,146	1,574,276	2,839,753
M0	89,636	101,408	179,711	112,707	483,462
M1	62,428	1,382,240		96,456	1,541,124
M2 ²	935,687	4,197,323	2,193,242	2,866,768	10,193,020
M3	218,067	410,411	551,904	795,882	1,976,264
M4	695,630	302,124	1,558,829	1,063,612	3,620,195
M5	236,519	126,359	3,354,815	11,984	3,729,677
M6	1,848,778	632,883	6,792,711	88,211	9,362,583
M7	16,706	1,380		3,250	21,336
M8		8,090		20,757	28,847
M9	1,864,747	1,820,026		44,090	3,728,863
N1	1,536,359	237,915	490,980	3,285,094	5,550,348

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY^{*}
SEWERSHEO
(JANUARY 1989)

SEWERSHEO CODE	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
N2	3,840		2,376	175,529	181,745
O1			132	17,429	17,561
P1	25,856	2,360	336,027	6,000	370,243
P3			2,952	48,169	51,121
Q1	7,000		22,572	23,753	53,325
R1	4,320		26,146	100,362	130,828
R2				12,970	12,970
R3 ³	18,966	16,784		24,153	59,903
R4		3,360		8,956	12,316
S1	32,558			504,002	536,560
S2				3,377	3,377
T1	104,375	752,352	3,892,926	158,401	4,908,054
T2	427,357	664,938	1,148,521	541,437	2,782,253
T3		9,484		184,968	194,452
T4	194,239	1,820,012	12,200	582,459	2,608,910
T5	391,161	204,739	56,125	198,156	850,181
T6			14,835	1,560	16,395
T7			135,577	12,008	147,585
TOTAL	30,851,763	61,225,766	33,268,099	28,383,182	153,728,810

* All data in square feet.

¹Town of Herndon.

²Comprises part of the Town of Vienna.

³Includes Town of Clifton.

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
CENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
151	353,138	32,912		452,173	838,223
152	329,490	152,049	1,044	157,770	640,353
153	25,811	44,474		114,636	184,921
154	91,156	40,643	1,680	241,954	375,433
155	137,120	80,217	1,100	710,947	929,384
156				28,327	28,327
157				100,760	100,760
158	8,890	16,960	2,610	448,310	476,770
159				571,863	571,863
160	130,117	93,038		143,059	366,214
161	156,807	84,284	6,784	101,103	348,978
162		8,090		0	8,090
163			132	105,163	105,295
201	184,328	43,912	345,661	530,093	1,103,994
202	162,021	150,839	90,095	91,300	494,255
203	13,518		12,000	223,173	248,691
204	96,229	137,479	38,347	1,560	273,615
205	126,738	13,570	3,206		143,514
206	216,413	131,957		81,099	429,469
207	16,688			111,238	127,926
208				65,640	65,640

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY *
CENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
209	233,265	3,896		475,491	712,652
210	1,796,267	493,287	2,670,381	76,880	5,036,815
211	57,525	45,988	755,287	479,033	1,337,833
212				40,033	40,033
213	41,348	74,000		117,393	232,741
214	586,764	35,568	12,761	32,969	668,062
215	789,454		67,050	152,715	1,009,219
216	145,876	23,499	1,208	210,804	381,387
217	10,031				10,031
218	377,861	77,961		85,968	541,790
219				2,075	2,075
220	36,036	100,222	3,372,197	3,250	3,511,705
221	58,877	3,440	527,305	76,314	665,936
301	282,368	2,640	41,500	175,265	501,773
302	110,850			811,946	922,796
303		194,527	35,176	598,535	828,238
304	218,067	276,708	1,089,555	187,896	1,772,226
305				450	450
306	897,999	282,878	43,100	92,639	1,316,616
307		10,842	575,076	108,420	694,338
308	93,307	156,851	399,992	417,090	1,067,240

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY *
CENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
309	218,431	93,751		323,365	635,547
310	362,384	35,346		101,968	499,698
311	522,122	91,813	245,598	293,793	1,153,326
312				251,160	251,160
313	4,200	56,153		51,586	111,939
314	1,920	4,850		52,250	59,020
315	32,776			59,693	92,469
316	486,140	97,330	51,597	122,241	757,308
317	341,311	126,359	3,306,665	22,904	3,797,239
401	53,351	26,940		131,642	211,933
402	505,687	3,412,671	347,718	1,649,599	5,915,675
403	4,430	228,483		166,619	399,532
404		1,991		669,593	671,584
405		99,176		1,317,613	1,416,789
406	75,510		289	42,860	118,659
501	157,695	241,016	440,440	64,799	903,950
502	54,964	51,357		210,721	317,042
503	289,398	467,681	32,414	40,760	830,253
504	182,211	246,550		74,689	503,450
505	138,285			72,486	210,771
506	276,777	718,125		504,126	1,499,028

(CONTINUED)

NONRESIDENTIAL STRUCTURE GRDSS FLOOR AREA BY GENERAL ACTIVITY
 CENSUS TRACT
 (JANUARY 1989)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
507	221,666	283,919		56,946	562,531
508	134,540	208,535		211,666	554,741
509				68,000	68,000
510				97,586	97,586
511				44,140	44,140
512				101,302	101,302
513	184,733	324,245		23,666	532,644
514	468,229	34,070		33,526	535,825
515	1,624,920	720,662	162,777	178,308	2,686,667
516	385,758	59,588		365,825	811,171
517	489,306	2,636,196	270,295	62,926	3,458,723
518	114,539			163,525	278,064
519	630,923	95,832		148,882	875,637
520	254,188	378,546	2,208	117,822	752,764
521	375,227	320,143	59,403	652,057	1,406,830
522	85,361	259,510	36,971	437,895	819,737
523	67,778	110,592		61,519	239,889
524	13,856	118,736	545,615	102,755	780,962
525	320,187	1,071,766	2,356,001	302,788	4,050,742
526	400,249	31,008	1,964,417	99,101	2,494,775
601			225,370	21,431	246,801

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
 CENSUS TRACT
 (JANUARY 1989)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
602		2,542		3,508	6,050
603				60,505	60,505
604	1,513,229	2,090,253		65,548	3,669,030
605	179,998	3,967,531	792	238,849	4,387,170
606	6,345			246,952	253,297
607	323,018	190,446	6,520	241,534	761,518
608	267,834	976,665		16,727	1,261,226
609	130,256	204,371	226,268	60,330	621,225
610	194,333	388,966	66,167	78,867	728,333
611	138,010	72,265		428,163	638,438
612	156,292	1,478,504	73,770	105,655	1,814,221
613		1,329,937		9,293	1,339,230
614	5,376		88,177	56,627	150,180
615	17,649	17,280		451,881	486,810
616	70,802	933,115	1,994,326	17,322	3,015,565
617	314,052	153,904	241,021	78,352	787,329
701				219,425	219,425
702		1,472,000			1,472,000
703	4,470			1,701	6,171
704	216,990	101,656	1,588	261,313	581,547
705	78,204	1,131,461	576	213,745	1,423,986

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY *
CENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
706	173,430	172,453	21,135	118,559	485,577
707	176,326	369,194	300	129,213	675,033
708				297,586	297,586
709	4,760	11,825	4,714	201,579	222,878
710			152,491	442,010	594,501
711	49,622	357,257		126,773	533,652
712	71,959	3,484,689	140,446	158,496	3,855,590
713	274,452	628,164	22,975	310,592	1,236,183
714	57,937	7,870	64,823	127,727	258,357
801	2,598	23,892	14,732	226,266	267,488
802	3,701,773	6,609,211	2,100	136,618	10,449,702
803	379,138	387,274	1,219,339	63,018	2,048,769
804	141,765	95,467	88,730	127,141	453,103
805	164,560		90,700	412,843	668,103
806	83,722	1,508,692	261,647	309,737	2,163,798
807	62,346	1,907,628	933,546	294,569	3,198,089
808 ²	489,053	922,245	96,605	129,939	1,637,842
809 ²	399,535	1,807,695	592,964	280,184	3,080,378
810	86,425	210,005		72,634	369,064
811	115,054			98,777	213,831
812		3,796,246	378,277	85,064	4,259,587

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
CENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
813	364,944	3,334,745	1,702	462,810	4,164,201
814	118,133			160,145	278,278
816				28,886	28,886
817				15,096	15,096
818	227,016	1,875,067	1,264,586	541,501	3,908,170
901	190,681	1,162,104	4,139,478	97,013	5,589,276
902	82,885	13,852		126,156	222,893
903	152,607	103,987	684,853	294,594	1,236,041
904	1,944,045	2,282,290	12,200	768,141	5,006,676
905	40,717		1,515	58,465	100,697
906	290,263	157,203	206,537	140,621	794,624
907	95,942	3,360	26,146	473,341	598,789
908	10,840		5,328	185,171	201,339
909 ³	18,966	16,784		24,153	59,903
TOTAL	30,851,763	61,225,766	33,268,099	28,383,182	153,728,810

▪ All data in square feet.

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

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

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

IX EXISTING LAND USE

EXISTING LAND USE

Zoned Land

Fairfax County, including the Towns of Herndon, Clifton, and Vienna, comprises approximately 262,400 acres. Of this total, 31,184 acres are in roads, water, and small areas of land that cannot be developed, while 231,216 acres are classified into various zoning categories -- 226,495 acres in County zoning categories and 4,721 acres in zoning categories associated with the Towns of Herndon, Vienna, and Clifton.

A list of zoning codes that are used by the County and the towns within the County follows the narrative in this section. The County 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. Zoning ordinances for the Towns of Herndon, Vienna, and Clifton contain descriptions of town zoning districts.

Most of the land in Fairfax County is zoned for residential development as is shown in Table 10. Of the 231,216 acres under the County's and the towns' zoning ordinances, 212,139 acres or 91.8 percent is zoned for residential or residential-related use. Industrial zoned acreage accounts for 11,167 acres or 4.8 percent of the County's zoned acreage. The smallest zoned acreage is commercial-related, accounting for 7,910 acres or 3.4 percent of the County's zoned acreage.

The Pohick Planning District contains the largest percentage of residential zoned acreage at 21.6 percent or 45,880 acres. The Bull Run Planning District contains the largest percentage of industrial zoned acreage at 31.2 percent or 3,483 acres. Finally, the Upper Potomac Planning District contains the largest percentage of commercial zoned acreage at 17.4 percent or 1,375 acres.

Zoned Vacant Land

Table 11 shows planning districts and their vacant acreage by major zoning categories.

Approximately 20.4 percent or 47,118 acres of land zoned under the County's Zoning Ordinance is vacant, a decline of 5.7 percent since 1988. Approximately 85 percent of the currently vacant land is zoned for residential development. Vacant land that is zoned for commercial use totals 2,319 acres while vacant land that is zoned for industrial use totals 4,757 acres. The Pohick, Upper Potomac, and Bull Run Planning Districts have 68.9 percent (32,444 acres) of zoned vacant land in the County while the Lincolnia and Baileys Planning Districts have only 1.0 percent (462 acres) of the County's zoned vacant land.

Land Use

Table 12 shows acres of land by existing general land use category for all areas of the County including the towns. As is shown, 49.6 percent of the County's land is currently used for residential purposes, and 21.0 percent of the County's land is still vacant or in natural uses.

TABLE 10

TOTAL ACRES BY MAJOR ZONING CLASS
FAIRFAX COUNTY, JANUARY 1989 *

PLANNING DISTRICT	RESIDENTIAL		COMMERCIAL		INDUSTRIAL		TOTAL	
	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
ANNANDALE	9,233	4.4	303	3.8	580	5.2	10,116	4.4
BAILEYS	2,997	1.4	406	5.1	20	0.2	3,423	1.5
BULL RUN	25,001	11.8	1,092	13.8	3,483	31.2	29,576	12.8
FAIRFAX	10,481	4.9	875	11.1	232	2.1	11,588	5.0
JEFFERSON	3,969	1.9	712	9.0	200	1.8	4,881	2.1
LINCOLNIA	1,378	0.6	160	2.0	190	1.7	1,728	0.7
LOWER POTOMAC	22,643	10.7	226	2.9	750	6.7	23,619	10.2
MCLEAN	15,402	7.3	615	7.8	498	4.5	16,515	7.1
MOUNT VERNON	11,025	5.2	828	10.5	10	0.1	11,863	5.1
POHICK	45,880	21.6	214	2.7	110	1.0	46,204	20.0
ROSE HILL	7,700	3.6	153	1.9	328	2.9	8,181	3.5
SPRINGFIELD	6,946	3.3	367	4.6	1,672	15.0	8,985	3.9
UPPER POTOMAC	39,798	18.8	1,375	17.4	2,689	24.1	43,862	19.0
VIENNA	9,686	4.6	584	7.4	405	3.6	10,675	4.6
TOTAL	212,139	100.0	7,910	100.0	11,167	100.0	231,216	100.0

* LAND IN THE TOWNS OF VIENNA, HERNDON, AND CLIFTON IS INCLUDED IN THIS TABLE.

TABLE 11

ACRES OF VACANT LAND BY MAJOR ZONING CLASS
FAIRFAX COUNTY, JANUARY 1989 *

PLANNING DISTRICT	RESIDENTIAL		COMMERCIAL		INDUSTRIAL		TOTAL	
	VACANT LAND		VACANT LAND		VACANT LAND		VACANT LAND	
	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
ANNANDALE	334	0.8	11	0.5	35	0.7	380	0.8
BAILEYS	171	0.4	36	1.6	1	0.0	208	0.4
BULL RUN	8,561	21.4	372	16.0	2,387	50.2	11,320	24.0
FAIRFAX	1,544	3.9	411	17.7	105	2.2	2,060	4.4
JEFFERSON	124	0.3	162	7.0	5	0.1	291	0.6
LINCOLNIA	207	0.5	17	0.7	30	0.6	254	0.5
LOWER POTOMAC	3,311	8.3	135	5.8	186	3.9	3,632	7.7
MCLEAN	1,918	4.8	115	5.0	93	2.0	2,126	4.5
MOUNT VERNON	829	2.1	100	4.3			929	2.0
POHICK	10,628	26.5	37	1.6	10	0.2	10,675	22.7
ROSE HILL	1,705	4.3	82	3.5	147	3.1	1,934	4.1
SPRINGFIELD	1,226	3.1	56	2.4	576	12.1	1,858	3.9
UPPER POTOMAC	8,621	21.5	695	30.0	1,133	23.8	10,449	22.2
VIENNA	863	2.2	90	3.9	49	1.0	1,002	2.1
TOTAL	40,042	100.0	2,319	100.0	4,757	100.0	47,118	100.0

* LAND IN THE TOWNS OF VIENNA, HERNDON, AND CLIFTON IS INCLUDED IN THIS TABLE.

TABLE 12

Acres of Land by Land Use
Fairfax County, 1989*

Land Use	Acres	Percent of Total
Residential	114,658	49.6%
Industrial	8,997	3.9
Commercial Retail	8,224	3.6
Parks and Recreation	24,136	10.4
Public	26,634	11.5
Vacant and Natural Uses	<u>48,567</u>	<u>21.0</u>
TOTAL	231,216	100.0%

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

ZONING CODES

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>AGRICULTURAL - CONSERVATION</u>
010	R-P	(Residential Preservation)
020	R-A	(Rural Agricultural)
030	R-C	(Residential Conservation)
096	P AG	Predominately agricultural or conservation but contains a mixture of other agricultural or conservation zonings.
097	P AG-R	Predominately agricultural or conservation but contains a mixture of other residential zonings including apartments.
098	P AG-C	Predominately agricultural or conservation but contains a mixture of commercial and/or industrial zonings.
099	P AG-N	Predominately agricultural or conservation but contains a mixture of zoning categories.

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>RESIDENTIAL</u>
		<u>Attached and Detached</u>
100	R-E	(Residential Estate)
101	R-EC	(Residential Estate Cluster Development ¹)
110	R-1	(Residential - 1 Dwelling Unit Per Acre)
111	R-1C	(R-1 with cluster development)
120	R-2	(Residential - 2 Dwelling Units Per Acre)
121	R-2C	(R-2 with cluster development)
130	R-3	(Residential - 3 Dwelling Units Per Acre)
131	R-3C	(R-3 with cluster development)
140	R-4	(Residential - 4 Dwelling Units Per Acre)
141	R-4C	(R-4 with cluster development)

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

<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.

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

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

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>COMMERCIAL - OFFICE - RETAIL</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.

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>CLIFTON</u>
700	CL-AGRI	General Agriculture
710	CL-RESID	General Residential (Minimum Lot Size 10,000 Square Feet)
740	CL-COML	General Commercial (Retail and Office Use)
750	CL-IND	General Industrial (Manufacturing and Storage Use)

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>HERNDON</u>
800	H-RPC	(Residential Planned Community)
801	H-PDH	(Planned Development Housing)
802	H-SF.SAC	(Single Family - 21,780 Square Feet/Lot) 2 Dwelling Units
803	H-SF15	(Single Family - 15,000 Square Feet/Lot) 2-Plus Dwelling Units
804	H-SF10	(Single Family - 10,000 Square Feet/Lot) 3-Plus Dwelling Units
805	H-RTH5	(Residential Townhouse - 5 Units/Acre)
806	H-RGC	(Residential Garden Court - 6 Units/Acre)
810	H-RTH10	(Residential Townhouse - 10 Units/Acre)
820	H-RMF20	(Multifamily - 20 Units/Acre)
821	H-MF20	(Multifamily - 20 Units/Acre with Some Offices and Shops)
850	H-PD-SC	(Planned Development - Shopping Center)
851	H-COMRET	(General Commercial - Retail Shopping and Personal Service - 2,500 Square Feet Limit on any Specific Shop)
852	H-COMVAR	(General Commercial - Variety Business Commercial and Miscellaneous Services)
853	H-CENCOM	(Central Commercial - Shopping and Office Core of Central Business District Similar to C-2 but with Altered Side Yard and Parking Requirements)
858	H-COMOFC	(Commercial Office - Office Uses Ordinarily Between Residential and Commercial Areas)
860	H-PD-IP	(Planned Development - Industrial Park)
862	H-IR	(Industrial Research - Light Industrial, Office, and Commercial Activities)
863	H-I-P	(Industrial Park)
866	H-I-G	(Industrial General - Heavy Industrial)
890	H-PRES	Predominately residential but contains other zone classes or combinations of residential zone classes.
892	H-PMF	Predominately multifamily but contains other zone classes or combinations of multifamily zone classes.
895	H-PCOML	Predominately commercial but contains other zone classes or combinations of commercial zone classes.
896	H-PIND	Predominately industrial but contains other zone classes or combinations of industrial zone classes.

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>VIENNA</u>
902	V-SF16	(16,000 Square Feet/Lot) 2 Dwelling Units
903	V-SF12.5	(12,000 Square Feet/Lot) 2.6 Dwelling Units
904	V-SF10	(10,000 Square Feet/Lot) 3.2 Dwelling Units
908	V-RTH5/8	(Under 5 Acres - 8 Units/Acre)
910	V-RTH5/10	(5 Acres and Over - 10 Units/Acre)
920	V-MFAPT	(Multifamily Apartments)
950	V-LOCCOM	(Local Commercial)
951	V-SPCCOM	(Special Commercial)
953	V-GENCOM	(General Commercial)
960	V-INDPK	(Industrial Park)
961	V-LTDIND	(Limited Industrial)
990	V-TRANS	(Transitional)
991	V-PRES	Predominately residential but contains other zone classes or combinations of residential zones.
992	V-PMF	Predominately multifamily but contains other zone classes or combinations of multifamily zones.
995	V-PCOML	Predominately commercial but contains other zone classes or combinations of commercial zones.
996	V-PIND	Predominately industrial but contains other zone classes or combinations of industrial zones.

ACRES OF LAND BY ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1989)

ZONING CLASS	CENTREVILLE ¹		DRANESVILLE ²		ANNANDALE		LEE		MASON		MOUNT VERNON		PROVIDENCE		SPRINGFIELD ³		COUNTY TOTAL	
	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES
P MH											4						4	
P MF			15						30								45	
P MF-R							6				38	2	23		13		80	2
P MF-C			31						11								42	
POH-1	32		228	134	1										505	275	766	409
POH-2	754	83	14		2	2					18	18	8		1,632	805	2,428	908
POH-3	354	128	10		561	2					873	6	80	46	1,613	220	3,491	402
POH-4			4	1	46		756	424			50	15	128	35	513	367	1,497	842
POH-5	131	5	47		9		71	1	20		69	20	14		120	92	481	118
POH-8	11	11					191	129	105	1			348	73	121	41	776	255
POH-12			13				38						81		268	43	400	43
POH-16	216	193					15		19		29		25	3	14		318	196
POH-20					9		5	5	8				225	86	77	38	324	129
PDH-30															4	2	4	2
POH-40			10								9	9					19	9
PRC-GC	2,986	54			35		166	3							1,206	80	4,393	137
PRC-OS	362														4		366	
PRC-R	1,458	588	59	6	5				3						646	30	2,171	624
PRC-C/I	586	207			6										24		616	207
PRC-CF	65																65	
P POH															203	197	203	197
P POH-R					2										132	132	134	132
P POH-C	18	18					436	432									454	450
PDC	249	198	187	148			33	33	45	16			285	173	273	272	1,072	840
PDC-R									49				449	71	2	2	500	73
POC-C/I									7				486	122	101	52	594	174
POC-CF									11								11	
C-1									2				2		5		9	

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1989)

ZONING CLASS	CENTREVILLE 1		DRANESVILLE 2		ANNANDALE		LEE		MASON		MOUNT VERNON		PROVIDENCE		SPRINGFIELD 3		COUNTY TOTAL	
	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES
R-A	28	5	138	22							23						189	27
R-C	5		54	54	281	224					11,187	16			38,659	12,518	50,186	12,812
P AG-R															319	193	319	193
P AG-C																		
R-E	2,923	478	15,129	3,716	5						8,995	2,152	75	14	417	139	27,544	6,499
R-EC	420	8	479	19													899	27
R-1	10,226	1,445	9,901	2,236	2,004	158	4,410	850	812	44	3,472	1,685	5,025	840	7,657	2,341	43,507	9,599
R-1C	2,152	268	1,969	146									500	7	413	41	5,034	462
R-2	909	184	1,998	239	1,317	69	1,292	273	3,683	209	4,239	293	907	92	537	211	14,882	1,570
R-2C	1,320	6	807	28	1,884	4	48		245	1	319	7	362	1	1,176	78	6,161	125
R-3	876	305	2,131	117	2,459	47	3,766	559	2,494	188	2,893	249	1,535	73	1,994	281	18,148	1,819
R-3C	625	76	635	33	1,015	9	571	6	141		52		753	4	2,839	102	6,631	230
R-4	3		944	37	129	3	1,322	128	828	8	775	66	1,121	56	1		5,123	298
R-4C							11	8			7		34	3	23		75	11
R-5	216	26	25	4	76		630	30	91	1	173	20	151	41	605	98	1,967	220
R-5C			6		83		119	7	5				61		429	3	703	10
R-8	17	1	51	3	89	1	333	40	49	5	294	41	79	26	591	94	1,503	211
R-8C	4		134		148	1	104		20		59		147		162	7	778	8
P RES	199		32	17	395	15	60	34	10	1	3		109	7	374	204	1,182	278
P RES-MF															3	3	3	3
P RES-C	48	6	1				2		2	1	151	1			612		816	8
P RES-N					3												3	
R-MHP							84										84	
R-12			10	1	45		108	45	68	23	91	71	116	26	39	16	477	182
R-12C			11		20				70				129		11		241	
R-16							5		6				9		1	1	21	1
R-20	60		25		319	5	477	8	363	1	262		719	15	145	7	2,370	36
R-30			66	8			19		96	1	82	1	22				285	10

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1989)

ZONING CLASS	CENTREVILLE ¹		DRANESVILLE ²		ANNANDALE		LEE		MASON		MOUNT VERNON		PROVIDENCE		SPRINGFIELD ³		COUNTY TOTAL	
	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES
C-2			52	6	20		53	16	55	9	63	55	54	7	20	13	317	106
C-3	32		15	2	17	1	30	22	58	2	3		195	67	2	1	352	95
C-4			104	17			16	11	7	5			75	8	9	7	211	48
C-5	9	3	19		2		45	7	63	4	36	8	44		57	10	275	32
C-6	108	86	75	1	62	13	290	5	212	6	46	1	152	10	159	52	1,104	174
C-7	75		75	19			132	15	55				181	1	58	3	576	38
C-8	122	96	63	3	72	5	279	57	148	9	315	66	93	15	94	27	1,186	278
P COM	145	145	13		4		20	3	38		36	9	103	14	22	1	381	172
P COM-R	68	1	306	20	28	7	58	2	31	2	155	64	66	26	130	68	842	190
P COM-I	1						12		1		30	12			19	17	63	29
P COM-N	15				39								8	8			62	8
I-I			43				61	35									104	35
I-1			8				15	15									23	15
I-2	22		3				32	19									57	19
I-3	364	183	153	24	6		73	57	11		1	1	175	4	797	585	1,580	854
I-4	673	214	55	20	43	1	309	79			117	23	208	22	255	210	1,660	569
I-5	1,478	734	59	13	72	5	805	251	1	1	81	26	344	47	1,052	637	3,892	1,714
I-6	57	26			28		246	23			651	119	1		42		1,025	168
P IND	159	147			17		115	35			20	20	19	3	228	130	558	335
P IND-R	19	8	37	31	41		381	76			385	177			346	123	1,209	415
P IND-C	152	152					12	12	8								172	164
P IND-N	11	6					17						4		420	403	452	409
TOTAL	30,763	6,094	36,244	7,125	11,399	572	18,079	3,755	9,981	538	36,106	5,253	15,730	2,046	68,193	21,272	226,495	46,655

¹Excludes the Town of Vienna.

²Excludes the Town of Herndon.

³Excludes the Town of Clifton.

ACRES OF LAND BY ZONING CLASS WITHIN THE TOWNS IN FAIRFAX COUNTY
(JANUARY 1989)

ZONING CLASS	TOWN OF CLIFTON	
	TOTAL ACRES	VACANT ACRES
CL-AGRI	22	14
CK-RESID	119	50
CL-COML	5	
CL-IND		
TOTAL	146	64

ZONING CLASS	TOWN OF HERNDON	
	TOTAL ACRES	VACANT ACRES
H-RPC	109	49
H-PDH	144	
H-SF5AC	58	23
H-SF15	119	29
H-SF10	980	83
H-RTH5	13	4
H-RGC	31	
H-RTH10	91	7
H-RMF20	133	16
H-MF20	1	
H-PD-SC	25	
H-COMVAR	91	15
H-CENCOM	20	6
H-COMOFC	33	5
H-PD-IP	27	4
H-I-R	109	7
H-I-P	111	2
H-I-G	78	27
H-PRES	21	2
H-PMF	9	7
H-PCOML	58	35
H-PIND	2	2
TOTAL	2,263	323

ZONING CLASS	TOWN OF VIENNA	
	TOTAL ACRES	VACANT ACRES
V-SF16	526	24
V-SF12.5	557	21
V-SF10	851	12
V-RTH5/8	10	
V-RTH5/10	52	
V-MFAPT	21	
V-LOCCOM	39	
V-SPCCM	31	
V-GENCOM	23	
V-INDPK	74	16
V-LTDIND	26	2
V-TRANS	3	
V-PRES	53	
V-PMF	8	
V-PCOML	30	1
V-PIND	8	
TOTAL	2,312	76

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1989)

ZONING CLASS	ANNANDALE		BAILEYS		BULL RUN		FAIRFAX		JEFFERSON		LINCOLNIA		LOWER POTOMAC		MCLEAN		MOUNT VERNON	
	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES
R-A													23		67	12		
R-C					11,620	5,111	281	224					11,171					
P AG-R					114	39												
P AG-C																		
R-E					200		834	124					8,994	2,151	1,902	342	1	1
R-EC							164								33	8		
R-1	783	58			5,573	1,356	5,040	799	615	28	63	1	1,777	1,050	6,404	1,002	403	7
R-1C					93	1	969	46							802	35		
R-2	2,942	182	1,038	16	239	157	864	98	260	3	841	181	2	1	1,934	232	4,660	350
R-2C	755	3			458	63	626	1	23						787	28	319	7
R-3	2,904	68	1,486	139	766	188	335	13	889	35	11	2	105	4	1,787	74	3,151	241
R-3C	388		99		1,452	90	131		58						40		88	
R-4	358	9	4				4	4	1,619	37	129		1		944	37	1,045	142
R-4C																		7
R-5	92	1			276	86	84	26	14	1	20		108	4	25	4	29	
R-5C	46				49		41		7						6			
R-8	24		20	5	506	81	7		22	5	5		101	30	51	3	300	9
R-8C	49	1			54	6	1		29				44		61		30	
P RES	286		1		124	82	149	15	18	1			2		32	17	1	
P RES-MF					3	3												
P RES-C	2	1			611								150		1		1	1
P RES-N																		
R-MHP																		84
R-12	31	4	32	9	19	16	5		36	3	61	22	75	71	10	1	53	27
R-12C	73		4				53		2		13							
R-16			6		1	1			9									
R-20	318	5	198	1	148	7	225	8	302		111		61		150	7	604	7
R-30	6		90	1							6				88	8	79	1
P MH																		4

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1989)

ZONING CLASS	POHICK ¹		ROSE HILL		SPRINGFIELD		UPPER POTOMAC ²		VIENNA ³		TOTAL	
	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES
R-A							99	15			189	27
R-C	27,055	7,423					54	54	5		39,015	12,812
P AG-R	205	154									319	193
P AG-C												
R-E	222	139					14,952	3,689	439	53	27,544	6,499
R-EC							610	19	92		899	27
R-1	5,858	1,456	2,252	150	2,576	858	8,903	2,338	3,260	496	54,678	9,599
R-1C	308	39					2,232	334	630	7	5,034	462
R-2	395	74	206	6	386	75	669	151	446	44	14,882	1,570
R-2C	1,564	17	35				852		742	6	6,161	125
R-3	1,149	138	2,306	481	1,479	53	1,035	343	745	40	18,148	1,819
R-3C	2,510	21	426	6	140		1,178	108	121	5	6,631	230
R-4	6		482	45	443	7			88	17	5,123	298
R-4C	23				11	8			34	3	75	11
R-5	374	19	443	30	222	16	211	26	69	7	1,967	220
R-5C	422	3	85	7	34				13		703	10
R-8	158	12	122	36	119	8	12		56	22	1,503	211
R-8C	227	1	33		56		73		121		778	8
P RES	273	122	11	5	49	29	42		194	7	1,182	278
P RES-MF											3	3
P RES-C	1				2		6	6	42		816	8
P RES-N	3										3	
R-MHP											84	
R-12	50				17	3			88	26	477	182
R-12C	11						11		74		241	
R-16			5								21	1
R-20	76		13		41	1	22		101		2,370	36
R-30			13		3						285	10
P MH											4	

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1989)

ZONING CLASS	ANNANDALE		BAILEYS		BULL RUN		FAIRFAX		JEFFERSON		LINCOLNIA		LOWER POTOMAC		MCLEAN		MOUNT VERNON	
	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES
P MF	30														15			
P MF-R					13		13								10		42	2
P MF-C			11												31			
PDH-1															124	107		
PDH-2	2	2			718	289	8								14			
PDH-3	116				593	140	7	1	19	8					10			
PDH-4					505	367	93	11							4	1		
PDH-5							103	80			20				47		69	20
PDH-8	7				165	50	304	64			98	1						
PDH-12					240	33	13	10	2						13		26	
PDH-16	19				14				25	3			29				15	
PDH-20			8		108	64	127	20	17								5	5
PDH-30					4	2												
PDH-40															10		9	9
PRC-GC																		
PRC-OS																		
PRC-R									3									
PRC-C/I																		
PRC-CF																		
P PDH					203	197												
P PDH-R	2				132	132												
P PDH-C																		
PDC			45	16	168	164	310	238	6	4					118	67		
PDC-R	3		27		396	73			62		12							
PDC-C/I			3		137		114	65	340	109								
PDC-CF			11															
C-1	2				1													
C-2	51	1	15	7	12	12	12	4	7	1	7		54	54	48	2	11	1
C-3	43	3	22		2	1	58	32	95	31	9	1			14	1	4	1

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1989)

ZONING CLASS	POHICK ¹		ROSE HILL		SPRINGFIELD		UPPER POTOMAC ²		VIENNA ³		TOTAL	
	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES
P MF											45	
P MF-R					2						80	2
P MF-C											42	
PDH-1	506	275					136	27			766	409
PDH-2	932	534					754	83			2,428	908
PDH-3	2,004	80			358	38	346	126	38	9	3,491	402
PDH-4	8		656	394	150	45			81	24	1,497	842
PDH-5	40	12			71	1	131	5			481	118
PDH-8			164	113	27	16	11	11			776	255
PDH-12	18		12						76		400	43
PDH-16							216	193			318	196
PDH-2D	9								50	40	324	129
PDH-30											4	2
PDH-40											19	9
PRC-GC	777	15			630	68	2,986	54			4,393	137
PRC-OS	4						362				366	
PRC-R	535	30			116		1,517	594			2,171	624
PRC-C/I	16				14		586	207			616	207
PRC-CF							65				65	
P PDH											203	197
P PDH-R											134	132
P PDH-C			436	432			18	18			454	450
PDC			33	33			321	277	71	41	1,072	840
PDC-R											500	73
PDC-C/I											594	174
PDC-CF											11	
C-1	4								2		9	
C-2	22	1	14	3	20	13	5	4	39	3	317	106
C-3			13	10	12	10	24	1	56	4	352	95

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1989)

ZONING CLASS	ANNANDALE		BAILEYS		BULL RUN		FAIRFAX		JEFFERSON		LINCOLNIA		LOWER POTOMAC		MCLEAN		MOUNT VERNON	
	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES
C-4			2				9	7	25		5	5			131	22		
C-5	7	1	29	1	42	8	13		32	2	8		8	4	19		37	5
C-6	134	4	41	2	72	21	45	18	48	5	68		3		65		165	1
C-7			55		58	3	133		8						98	20		
C-8	29	2	120	8	68	17	92	19	65	9	20	11	64	16	31	2	443	67
P COM	15		12		16		9	1	3		29		17		77		20	9
P COM-R	7		23	2	102	57	34	18	21	1	2		50	49	14	1	148	16
P COM-I	12		1		18	16	1	1					30	12				
P COM-N							45	8										
I-I															43			
I-1											15	15			8			
I-2																		
I-3			11		939	721	33		53		14		1	1	207	28		
I-4	43	1			227	210	17		5		18		90	15	160	32		
I-5	75	5	1	1	1,298	800	171	102	139	5	109	15	50	23	43	2	10	
I-6	219	10			42				1				380	83				
P IND	55	7			228	130	6	3	2		34		20	20				
P IND-R	159				329	123	5						209	44	37	31		
P IND-C	12	12	8															
P IND-N	17				420	403												
TOTAL	10,116	380	3,423	208	29,576	11,320	11,588	2,060	4,881	291	1,728	254	23,619	3,632	16,515	2,126	11,863	929

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1989)

ZONING CLASS	POHICK ¹		ROSE HILL		SPRINGFIELD		UPPER POTOMAC ²		VIENNA ³		TOTAL	
	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES	TOTAL ACRES	VACANT ACRES
C-4			13	11	3				23	3	211	48
C-5	18	3	13	2	19	3	12	3	18		275	32
C-6	118	26	36	3	125	2	126	87	58	5	1,104	174
C-7					132	15			92		576	38
C-8	1		29	20	39	9	157	97	28	1	1,186	278
P COM					5	3	154	145	24	14	381	172
P COM-R	44	7	2		12	1	348	20	35	18	842	190
P COM-I							1				63	29
P COM-N	2								15		62	8
I-1			36	10	25	25					104	35
I-1											23	15
I-2					32	19	25				57	19
I-3	12		51	50	8	7	216	47	35		1,580	854
I-4			3		343	87	639	212	115	12	1,660	569
I-5	86	10	26	11	668	228	1,092	493	124	19	3,892	1,714
I-6					326	49	57	26			1,025	168
P IND					43	28	159	147	11		558	335
P IND-R	12		212	76	227	133	16	8	3		1,209	415
P IND-C							152	152			172	164
P IND-N							6	6	9		452	409
TOTAL	46,058	10,611	8,181	1,934	8,985	1,858	41,599	10,126	8,363	926	226,495	46,655

¹Excludes the Town of Clifton.

²Excludes the Town of Herndon

³Excludes the Town of Vienna.

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1989)

LAND USE	CENTRE- VILLE ¹	DRANES ² - VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING ³ - FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
SINGLE FAMILY DETACHED	11,183	18,757	5,932	5,428	6,077	6,963	6,943	24,907	62	813	1,501	88,566
SINGLE FAMILY SEMI-DETACHED	18											18
TWO OR MORE SGL FAM-SGL LOT	644	1,216	30	115	33	1,239	130	1,867		9	12	5,295
OTHER SGL FAMILY STRUCTURE				4				13			1	19
SGL FAM INFLUENCED BY BUSINESS	315	33	5	78	12	65	59	268	2	14	1	852
DUPLEX	1		3	49		109	2	31		7		202
OTHER TWO FAMILY		7	2	7	12	8	1	22		1	2	62
TOWNHOUSE-OWNERSHIP	349	108	207	311	117	152	280	621		71	26	2,242
TOWNHOUSE-CONDOMINIUM	12	23	21	21	24	3	17	91		1	1	214
TOWNHOUSE-RENTAL		13	7	37	22	20	62	23		1		185
MULTIPLY-CONDOMINIUM	69			101	38	29	40	128		1	1	407
COMBIN OF RENTAL-PREDOM TOWNHSE												
OTHER TOWNHOUSE / MULTIPLY	7	3					4					14
GARDEN APTS-RENTAL	241	41	112	410	313	185	432	180		64		1,978
GARDEN APTS-CONDOMINIUM	230		113	99	75	86	243	111		20	23	1,000
MEDIUM RISE APTS-RENTAL	19	18			22		13					72
MEDIUM RISE APTS-CONDOMINIUM	4		9		17							30
HI RISE APTS-RENT W/O COMM PROP					29	43	35					107
HI RISE APTS-CONDO W/O COMM PROP		34			41	35	33					143
HI RISE APTS-RENT W/COMM PROP	3	4			19		17					43
HI RISE APTS-CONDO W/COMM PROP	3	6			19	27	6					61
COMBIN OF RENTAL-PREDOM APTS												
OTHER APARTMENTS				8	3	3	34	18			1	67
MOBILE HOMES IN PRK OR CT			37	102		69		82				290
ROOMING & BOARDING HOUSES							1	5				6
MEMBERSHIP LODGINGS			51									51
RETIREMENT HOMES-ORPHANAGES		4			8	2	36					50
RELIGIOUS QUARTERS		32	2		8	7						49
NURSING HOMES		8			15	45	6					74
OTHER GROUP QUARTERS							1	9				10
MOTEL W/O COMM AMENITIES				18	1	26		7		10	2	64
MOTEL W/COMM AMENITIES	4			9	7	6	12			4		42
HOTEL W/O COMM AMENITIES				3	4	3						10
HOTEL W/COMM AMENITIES	37	18		11		5	27	28				126
TOURIST HOME					1	3						4
GARAGE, SHED ETC-SEP PARCEL	47	179	1	11	8	44	12	154			1	457
PRIVATE OPEN SPACE-SUBDIVISION	3,149	1,355	759	959	369	589	845	3,527		127	27	11,706
PRIVATE OPEN SPACE-NOT SUBDIV	17	4	4		13	14	10	4		3		69
OTHER RESIDENTIAL	37	76	10	7	33	30	33	91			2	319
PLANNED INDUSTRIAL PARK	10		4	24								38
INDUSTRIAL CONGLOMERATION	3			23				120				146
DURABLE MANUFACTURING	28	1		158		6	1	22		8	4	228
NON-DURABLE MANUFACTURING	7		10	3	1	7	3	23		2		56

(CONTINUED)

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1989)

LAND USE	CENTRE- VILLE ¹	DRANES- VILLE ²	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING- ³ FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
PRINTING AND PUBLISHING			13	13							1	26
RESEARCH & TESTING	45	69		41			11					167
RESEARCH & TESTING-CONDO								2				2
WHOLESALE-WAREHOUSE & STORAGE	153	18	90	553	6	344	152	351		32	14	1,713
MINI-WAREHOUSES-RENTED NON-COMM	11	10	4	16	5	5	11	24		6		92
WHOLESALE-WAREHSE & STR-CONDO		10		17			11	22		3		65
CONTRACT CONSTRUCTION		2					4	2			3	13
OTHER INDUSTRIAL	28	4		119	16	20	42	17			4	250
RAILROAD-INCL RIGHT OF WAY			99	202		339		143	9			792
RAIL RAPID TRANSIT		37				57	53					147
MOTOR FREIGHT TRANSPORTATION				3								3
STREET & HIGHWAY RIGHT OF WAY			15			3	13	1				32
AUTO PARKING		1			1		2				1	5
AIRPORT USAGE	2,461											2,461
MARINE TERMINALS						3						3
ELECTRIC RELATED	63	7	21	48	12	22	21	207		9	3	413
GAS RELATED	8	10	41	44		4		27		3		137
WATER RELATED	10	116	3	3	3	77	7	777		2	11	1,009
SEWAGE RELATED		4			1	196	13	312				526
SOLID WASTE DISPOSAL										3		3
PIPELINE RELATED						65						65
OTHER UTILITIES												
TELEPHONE & TELEGRAPH	6	19	2	9	3	13	6	7		8		73
RADIO & TELEVISION	16	14		20			3	7				60
OTHER COMMUNICATIONS		3		1		35	1					40
NEIGHBORHOOD SHOPPING CENTER	23	22	1	26	22	34	34	50		11	14	203
SPECIALTY SHOPPING CENTER	2	39	19	94	65	38	13	73		1	11	355
COMMUNITY SHOPPING CENTER	53	13	64	122	80	1	78	95		40	16	562
REGIONAL SHOPPING CENTER					32							32
SUPER REGIONAL CENTER		27		80			201					308
PROMOTIONAL CENTER	13			29	55	13	34					144
CONDOMINIUM CENTER	3	7										10
BUILDING MATERIAL-HARDWARE		7	1	18	1	13	19			1	4	64
DEPARTMENT STORES		1		1	21							23
DISCOUNT STORES	31			28	8		1	27			1	96
VARIETY OR JR DEPT STORE				3								3
APPAREL & ACCESSORIES		1		3	2		4			1	1	12
FURNITURE	5	3	1	15		8	13					45
DRUG STORES		2			1							3
CONDOMINIUM RETAIL					1							1
SUPERMARKET				6	11	2	2				2	23
SUPERMARKET & GENERAL MERCH					3	3						6
CONVENIENCE GROCERY	4	1		3		5	1	2				16

(CONTINUED)

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1989)

LAND USE	CENTRE- VILLE ¹	DRANES- VILLE ²	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING ³ - FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
OTHER FOOD	1	1			1	1		1				5
RESTAURANT WITH ALCOHOL		24		20	12	15	9	11		1	3	95
RESTAURANT WITHOUT ALCOHOL	1		1	2	5	5	1				1	16
CARRY OUT KITCHEN					2	1	1			1		5
CARRY OUT WITH SEATING	5	2	2	11	12	7	10	7		1	2	59
OTHER EATING & DRINKING						1	2			1		4
MOTOR VEHICLE SALES	49	23	2	32	21	26	8	12		4		177
GAS & SERVICE STATIONS	11	16	5	21	21	12	19	12	1	3	2	123
GAS SALES ONLY	1			4	3	1	4	3			1	17
GAS SALES & CAR WASH	2	1	1	2	1	1	3	2				13
SERVICE STATN-OUT OF OPERATION				1	2	3	1					7
OTHER AUTOMOTIVE	2	9		13	4	5	3	1		1	2	40
OTHER RETAIL	10	8	1	38	18	24	43	47		2	3	194
OFFICE PARK		10						10		7		27
GENERAL LOW RISE OFFICE	807	112	62	86	37	48	770	141	1	227	76	2,367
MED/DENTAL LOW RISE OFFICE	2	5		3	19	3	2			1	4	39
GOVT LEASED LOW RISE OFFICE	10				1							11
GOVT OWNED LOW RISE OFFICE	12	6		21	9	8	4	18		1	3	82
CONDO OFFICE-LOW RISE	11	28	17	18	39	8	22	26		8	7	184
CONDO OFFICE MED/DENT LOW RISE								1			1	2
CLUSTER OFFICE-LOW RISE	2						3				5	10
CONVERTED RESIDENTIAL OFFICE	2	6	9	7	14	6	9	9		6		68
GENERAL-MEDIUM OR HIGH RISE	272	266	9	29	54	10	437	8		15	1	1,101
MED/DENTAL-MEDIUM OR HIGH RISE							2					2
GOVT LEASED-MEDIUM OR HIGH RISE	104				2							106
GOVT OWNED-MEDIUM OR HIGH RISE		941	48		1						11	1,000
CONDO OFFICE-MED OR HIGH RISE					1							1
CONDO OFFICE-MEDICAL MED-HIGH R	8		1			2						11
OTHER OFFICES		3	1	12	1	1	46			1		65
FINANCE,INSURANCE,REAL ESTATE	1	13	3	13	5	4	9	5		3	1	57
PERSONAL SERVICE		1	1	1	3					1	2	9
MOTOR VEHICLE REPAIR	1	8	1	24	14	31	6	17		3	1	106
OTHER REPAIR SERVICE		7		2		1						10
VETERINARY HOSPITALS		4	1				1	4		1		11
OTHER BUSINESS SERVICES	10	9		2	4	2	4	16	1			48
CEMETERIES	3	13	90	54	17	6	215	22		24	2	446
HOSPITAL & HEALTH FACILITIES	50		93		3	39	55					240
POST OFFICE	4	1		2	3	17	29	5			4	65
POLICE STATIONS				2								2
FIRE STATIONS	12	8		6	6	8	6	7	1		1	55
CORRECTIONAL INSTITUTIONS			2			2,988	8	22				3,020
MILITARY INSTITUTIONS		12		1,003		8,183						9,198
WELFARE & CHARITABLE SERVICES	2			1	7							10

(CONTINUED)

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1989)

LAND USE	CENTRE- ¹ VILLE	DRANES- ² VILLE	ANNAN- DALE	LEE	MASON	MOUNT VERNON	PROVI- DENCE	SPRING- ³ FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
OTHER PUBLIC LAND USES	365	700	196	347	97	1,374	149	1,869	1	107	32	5,237
HOUSE OF WORSHIP	164	236	103	150	200	169	132	233	4	48	38	1,477
CIVIC, SOCIAL, FRATERNAL USES	56	20	6	10	15	7	47				11	172
LIBRARIES	5	7	3	4	10	6					1	36
PERMANENT EXHIBITIONS	36					2,107		1			1	2,145
NURSERY SCHOOLS	6	4	1	6	4	2	5	15		2	4	49
PUBLIC SCHOOLS	312	358	440	382	278	308	429	335		51	47	2,940
PRIVATE SCHOOLS	11	468	6	55	56	15	40	5			5	661
COLLEGES & UNIVERSITIES			633									633
SPECIAL TRAINING SCHOOLS	31						4	33				68
OTHER EDUCATIONAL USES				3		4		28		1	1	37
PLACES OF PUBLIC ASSEMBLY	17	117		5	3			1				143
PARKS-PRIVATE	13	28	24	15	42	42	29	142			1	336
PARKS-COMMERCIAL	6				1		4	3				14
PARKS-GOVT	2,194	3,054	1,314	2,093	670	2,445	960	8,026		30	107	20,893
INDOOR REC FACIL-PRIVATE				1		1	4	7				13
INDOOR REC FACIL-COMMERCIAL	111	12	3	3	3		2	3				137
INDOOR REC FACIL-GOVT			2	4		10	56	9			3	84
GOLF COURSE-PRIVATE	391	152				248		890			157	1,838
GOLF COURSE-COMMERCIAL	166											166
GOLF COURSE-GOVT				149				187		106		442
SWIMMING POOLS-OUTDOOR	18	26	53	18	23	21	14	29			11	213
BOAT SLIPS PRIVATE-CONDO												
HORTICULTURAL ACTIVITIES		5			10			13				28
QUARRIES				136				199				432
CONSERVATION AREAS						1,371						1,371
WATER AREAS		8										8
VACANT LAND	5,821	6,971	561	3,643	523	4,985	1,990	20,215	59	299	75	45,142
VACANT LAND W/DILAP STRUCTURE	273	154	11	112	15	268	56	1,057	5	24	1	1,976
OTHER NATURAL USES						42						42
TOTAL	30,763	36,244	11,399	18,079	9,981	36,106	15,730	68,193	146	2,263	2,312	231,216

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

ACRES OF LAND BY LAND USE CATEGORY
PLANNING DISTRICT
(JANUARY 1989)

LAND USE	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOLN-IA	LOWER POTOMAC	MCCLEAN	MOUNT VERNON	POHICK ¹	ROSE HILL	SPRING-FIELD	UPPER POTOMAC ²	VIENNA ³	TOTAL ACRES
SINGLE FAMILY DETACHED	5,811	1,902	6,484	5,587	2,509	665	1,695	8,638	5,328	20,477	2,561	2,669	18,244	5,996	88,566
SINGLE FAMILY SEMI-DETACHED				1									17		18
TWO OR MORE SGL FAM-SGL LOT	25	12	1,119	116	24	4	1,040	365	121	806	87	52	1,412	112	5,295
OTHER SGL FAMILY STRUCTURE									14	1	3			1	19
SGL FAM INFLUENCED BY BUSINESS DUPLEX	10	7	331	60	3	3	47	9	34	18	27	29	210	64	852
OTHER TWO FAMILY	6	2	3	2	1				150	42			8	1	202
TOWNHOUSE-OWNERSHIP	120	19	251	81	57	40	43	77	9	18	3		1	3	62
TOWNHOUSE-CONDOMINIUM	22	23	7	7	9	16		23	8	28		179	446	161	2,242
TOWNHOUSE-RENTAL	1		9	23	35	22		2	17	21		33	14	8	185
MULTIPLEX-CONDOMINIUM	13	6	89	12	2	19	19	16	111	45		4	54	17	407
COMBIN OF RENTAL-PREDOM TOWNHSE															
OTHER TOWNHOUSE / MULTIPLEX													10	4	14
GARDEN APTS-RENTAL	153	151	207	138	153	97	61	101	408	49	69	36	280	75	1,978
GARDEN APTS-CONDOMINIUM	124	54	5	102	109	12		37	138	40	30	76	250	23	1,000
MEDIUM RISE APTS-RENTAL	8	14	13					18					8	11	72
MEDIUM RISE APTS-CONDOMINIUM	9	17											4		30
HI RISE APTS-RENT W/O COMM PRDP	16	13			21				43					14	107
HI RISE APTS-CONDO W/O COMM PRDP		41			22			45	35						143
HI RISE APTS-RENT W/COMM PRDP		19			17			4					3		43
HI RISE APTS-CONDO W/COMM PRDP		19						12	27				3		61
COMBIN OF RENTAL-PREDOM APTS													3		
OTHER APARTMENTS	2	1		25	20				.11	7				1	67
MOBILE HOMES IN PRK OR CT			82	37					171						290
ROOMING & BOARDING HOUSES			5	1											6
MEMBERSHIP LODGINGS				51											51
RETIREMENT HOMES-ORPHANAGES		8		36				4	2						50
RELIGIOUS QUARTERS	2	8						32	7						49
NURSING HOMES	10					5	40	8	5					6	74
OTHER GROUP QUARTERS			9		1									1	10
MOTEL W/O COMM AMENITIES			4	3	1				38			6	10	2	64
MOTEL W/COMM AMENITIES		4		4	11	5			6			4	4	4	42
HOTEL W/O COMM AMENITIES		4							3		3				10
HOTEL W/COMM AMENITIES			36	5	10			14	5			11	29	16	126
TOURIST HOME		1													4
GARAGE, SHED ETC-SEP PARCEL	1	6	34	11	3		3	23	8	123	8	3	180	24	457
PRIVATE OPEN SPACE-SUBDIVISION	299	182	1,210	671	122	59	105	495	181	3,053	578	455	3,813	483	11,706
PRIVATE OPEN SPACE-NOT SUBDIV	2	11	4	12				2	14	8			11	5	69
OTHER RESIDENTIAL	10	1	69	15		22	22	56	11	47	4	1	38	23	319
PLANNED INDUSTRIAL PARK	4					3							10		38
INDUSTRIAL CONGLOMERATION	23		120										3		146
DURABLE MANUFACTURING	117		8		1	2	6					39	37	4	228
NON-DURABLE MANUFACTURING	10	1					7		1			25	9	3	56
PRINTING AND PUBLISHING	24											2			26
RESEARCH & TESTING	35			1	1			67				6	48	9	167
RESEARCH & TESTING-CONDO			2												2
WHOLESALE-WAREHOUSE & STORAGE	103	6	376	10	24	108	182	26	2	15	2	586	144	129	1,713
MINI-WAREHOUSES-RENTED NON-COMM	4	3	8	6	8	3	2	7		13		14	20	2	92
WHOLESALE-WAREHOUSE & STR-CONDO			22			11	5	10				12	3	2	65
CONTRACT CONSTRUCTION			1				2	2				2	3	2	13
OTHER INDUSTRIAL	13	16	61		3	14		4	3	1	6	103	18	9	250
RAILROAD-INCL RIGHT OF WAY	78					20	324			179	25	166			792
RAIL RAPID TRANSIT								37	57					53	147
MOTOR FREIGHT TRANSPORTATION															3
STREET & HIGHWAY RIGHT OF WAY			1		2			3		15					32
AUTO PARKING	1				2			1							5
AIRPORT USAGE			2,461												2,461
MARINE TERMINALS							3								3
ELECTRIC RELATED	17	3	15	10	13		9	7	5	214	35	10	72	3	413

(CONTINUED)

ACRES OF LAND BY LAND USE CATEGORY
PLANNING DISTRICT
(JANUARY 1989)

LAND USE	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER ² POTOMAC	VIENNA ³	TOTAL ACRES
GAS RELATED	82		27				1		3			3	21		137
WATER RELATED	5		16	3	2		63	8	14	761		3	120	14	1,009
SEWAGE RELATED		1	325				157	3	39				1		526
SOLID WASTE DISPOSAL													3		3
PIPELINE RELATED												65			65
OTHER UTILITIES															
TELEPHONE & TELEGRAPH		1	5		5	2	2	4	10	4	7	3	29	1	73
RADIO & TELEVISION					3	9		14	11	7			16		60
OTHER COMMUNICATIONS						1		3	35					1	40
NEIGHBORHOOD SHOPPING CENTER	5	11	27		24			28	14	34		12	34	14	203
SPECIALTY SHOPPING CENTER	10	33	50	9	29	3	8	18	62	32	13	52	23	13	355
COMMUNITY SHOPPING CENTER	58	29	64	4	8	28		9	99	81	11	22	97	52	562
REGIONAL SHOPPING CENTER		32													32
SUPER REGIONAL CENTER				119				109				80			308
PROMOTIONAL CENTER	20	29			32	20		2	25		3			13	144
CONDOMINIUM CENTER													10		10
BUILDING MATERIAL-HARDWARE	10	1			7			7	19		3		1	16	64
DEPARTMENT STORES		21						1			1				23
DISCOUNT STORES				16		8			16	11		12	12	21	96
VARIETY OR JR DEPT STORE												3			3
APPAREL & ACCESSORIES	1	1		1	2			1	2			1	2	1	12
FURNITURE	1				10	9		3	11			3	2	6	45
DRUG STORES	1							2							3
CONDOMINIUM RETAIL		1													1
SUPERMARKET		11			2				4				4	2	23
SUPERMARKET & GENERAL MERCH					3				3						6
CONVENIENCE GROCERY			2				3		4			1	5	1	16
OTHER FOOD	1							1		2			1		5
RESTAURANT WITH ALCOHOL	4	7	11	1	4		7	21	14		3	11	7	5	95
RESTAURANT WITHOUT ALCOHOL	2	2		1	1		1		5	1		1	1	1	16
CARRY OUT KITCHEN						2			1				1	1	5
CARRY OUT WITH SEATING	7	4	3	2	4	2		4	11	2	1	7	6	6	59
OTHER EATING & DRINKING							1						1	2	4
MOTOR VEHICLE SALES	2	3	10	2	7	14	2	23	36			20	4	54	177
GAS & SERVICE STATIONS	16	7	5	1	10	3	2	11	13	8	5	10	19	13	123
GAS SALES ONLY	1	2	3		1		1	2	3		1		1	2	17
GAS SALES & CAR WASH	2				1			2	2	1	1	1	2	1	13
SERVICE STATN-OUT OF OPERATION	1	1					2		2					1	7
OTHER AUTOMOTIVE	1	3			2		1	7	6			12	5	3	40
OTHER RETAIL	27	12	10	29	5	1	6	3	24	29	1	9	19	19	194
OFFICE PARK			10					10					7		27
GENERAL LOW RISE OFFICE	81	10	458	185	100	12	3	174	54	31	3	28	1,015	213	2,367
MED/DENTAL LOW RISE OFFICE	9	10			1			5	4			2	4	4	39
GOVT LEASED LOW RISE OFFICE		1											10		11
GOVT OWNED LOW RISE OFFICE	9				2			6		18	20	9	13	5	82
CONDO OFFICE-LOW RISE	40	5	10	2	7	5		13	8	19	6	12	34	23	184
CONDO OFFICE MED/DENT LOW RISE										1				1	2
CLUSTER OFFICE-LOW RISE					1								2	7	10
CONVERTED RESIDENTIAL OFFICE	20	3	7	3	5	1	1	5	6		3	2	7	5	68
GENERAL-MEDIUM OR HIGH RISE	26	38	13	72	192			348	10			21	265	116	1,101
MED/DENTAL-MEDIUM OR HIGH RISE				2											2
GOVT LEASED-MEDIUM OR HIGH RISE		2											104		106
GOVT OWNED-MEDIUM OR HIGH RISE				48					941					11	1,000
CONDO OFFICE-MED OR HIGH RISE		1													1
CONDO OFFICE-MEDICAL MED-HIGH R	1	1							2				8		11
OTHER OFFICES	1	1			46	4			7		1	1	4		65
FINANCE, INSURANCE, REAL ESTATE	5	2	1	1	6	3		6	7	6	1	5	12	2	57
PERSONAL SERVICE	1	2		1				1	1				1	2	9
MOTOR VEHICLE REPAIR	3	11	17		4			4	3		2	50	8	4	106

(CONTINUED)

ACRES OF LAND BY LAND USE CATEGORY
PLANNING DISTRICT
(JANUARY 1989)

LAND USE	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOLN-IA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRING-FIELD	UPPER ² POTOMAC	VIENNA ³	TOTAL ACRES
OTHER REPAIR SERVICE								7	1			2			10
VETERINARY HOSPITALS	1		2	1				2		2			3		11
OTHER BUSINESS SERVICES	4		12		2				3	5	1		19	2	48
CEMETERIES	14		4	91	210	4	1	6	5	19	54		34	4	446
HOSPITAL & HEALTH FACILITIES	2			55	3				39	91			50		240
POST OFFICE	3				29			17	1	5	2		4	4	65
POLICE STATIONS										2					2
FIRE STATIONS	2	2	2	4	1			6	6	2		5	14	5	55
CORRECTIONAL INSTITUTIONS	2		22	8											3,020
MILITARY INSTITUTIONS							2,988				200	803	12		9,198
WELFARE & CHARITABLE SERVICES		1				6			1				2		10
OTHER PUBLIC LAND USES	135	7	500	37	29	33	898	598	422	1,532	150	231	395	270	5,237
HOUSE OF WORSHIP	201	51	55	83	55	13	57	147	118	157	87	68	250	135	1,477
CIVIC, SOCIAL, FRATERNAL USES	10	5		84	1		5	11	4	6	6	2	18	20	172
LIBRARIES	5	2			3			7		3	2		5	1	36
PERMANENT EXHIBITIONS			37				556		1,551					1	2,145
NURSERY SCHOOLS	4		2	2					2	14	3	2	12	8	49
PUBLIC SCHOOLS	277	108	134	158	208	38	14	263	329	378	221	154	411	247	2,940
PRIVATE SCHOOLS	15	43		21	2	3		468	34	5	35		11	24	661
COLLEGES & UNIVERSITIES	76			557											633
SPECIAL TRAINING SCHOOLS					4					33				31	68
OTHER EDUCATIONAL USES									4	28	3		1	1	37
PLACES OF PUBLIC ASSEMBLY	3							117		1	2	3		17	143
PARKS-PRIVATE	31	15	108		29	12	19	28	26	40	8	6	13	1	336
PARKS-COMMERCIAL	1				4					3			6		14
PARKS-GOVT	1,365	127	2,526	805	291	104	1,819	738	435	5,936	1,519	605	3,837	786	20,893
INDOOR REC FACIL-PRIVATE	1		3	1					1	7					13
INDOOR REC FACIL-COMMERCIAL	3		5					7	3	3			116		137
INDOOR REC FACIL-GOVT				56					10	11	4			3	84
GOLF COURSE-PRIVATE			526						248	207		157	543	157	1,838
GOLF COURSE-COMMERCIAL													166		166
GOLF COURSE-GOVT										187	149		106		442
SWIMMING POOLS-OUTDOOR	47		12	23	8			20	22	27	6	12	10	26	213
BOAT SLIPS PRIVATE-CONDO		2	7					4							28
HORTICULTURAL ACTIVITIES	8		199							6			1		432
QUARRIES							97				136				1,371
CONSERVATION AREAS							1,371						8		8
WATER AREAS															
VACANT LAND	369	206	10,366	2,029	283	246	3,530	2,101	895	10,532	1,895	1,663	10,045	982	45,142
VACANT LAND W/DILAP STRUCTURE	11	2	954	31	8	8	102	25	34	143	39	195	404	20	1,976
OTHER NATURAL USES							42								42
TOTAL	10,116	3,423	29,576	11,588	4,881	1,728	23,619	16,515	11,863	46,204	8,181	8,985	43,862	10,675	231,216

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes 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 1988 are reflected in the 1989 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 1989, the County had 148,343 acres planned for residential sites. This represents approximately 64.2 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 6.5 percent of the County's total developable land, or more than 15,000 acres. Over 10,400 acres are planned for industrial uses while commercial-office planned uses and commercial-retail planned uses total 1,728 acres and 2,941 acres, respectively. Over 31,300 acres, or 13.6 percent, are planned for public parks and open space, and over 24,300 acres, or 10.5 percent, are planned for public facilities, governmental areas, and institutional uses. Land primarily planned for private recreation and open space (floodplain) accounts for 11,119 acres, or 4.8 percent. A total of 981 acres, or 0.4 percent, are planned for mixed use.

Underutilized Land Methodology

Beginning in 1989, the Standard Reports will only report underutilized land that is planned for residential uses. Acres of vacant and underutilized residential land and acres of vacant commercial/industrial and other nonresidential land totaled 60,385 as of January 1989, representing 26.1 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 47,118 acres (see the "Existing Land Use" section of the Standard Reports), measuring underutilized residential land, which totals 13,267 acres, is much more difficult. To estimate underutilized land, a formula was developed that first determines existing utilization of parcel acreage, according to allowable development by the Comprehensive Plan. If current land usage is less than total parcel acreage, and the difference between currently utilized acreage and total acreage is sufficiently large to provide for development of additional housing units, this difference between currently utilized acreage and total acreage is classified as underutilized acreage.

For example, a ten acre parcel that is planned for 1-2 dwelling units per acre but which currently has one dwelling unit on it would yield, via the underutilized land formula, 1 acre of existing utilization and 9 acres of underutilized land.

Based on this formula, as of January 1989, 48,897 acres were vacant or underutilized and planned for residential use. Vacant land planned for commercial uses totaled 936 acres, vacant land planned for industrial uses totaled 5,034 acres, and vacant land planned for other nonresidential uses totaled 5,518 acres.

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. Consequently, the Fairfax Center area is assumed to be builtout at the high end of the residential planned densities and buildout for the rest of the County is calculated at the midpoint of the planned densities. Beginning this year, land in the Occoquan Basin which was previously planned at .2 du/ac is now categorized

in the .1-.2 du/ac density range. Thus for the calculation of additionally planned units, the midpoint of this density range is used.

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 377,891 housing units at planned buildout. Since there are currently 293,682 units in the County 84,209 additional units may be seen at buildout. The additional units represent a 28.7 percent increase in the County's total housing stock. The majority (66.4 percent) of the planned units is expected to be single-family homes, while townhouses and multifamily units are expected to comprise 16.5 percent and 17.1 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 20,317 additional units while the Upper Potomac Planning District is planned to accommodate 15,560 additional units. These two Planning Districts, together with the planned units for the Pohick Planning District (6,962 units) account for 50.9 percent of all the planned units in the County.

Among the Supervisor Districts, Springfield has the largest number of additionally planned units, with 25,280. There are 11,770 additional units planned for the Centreville District which has the second largest number of additionally planned units. The Annandale District has the smallest number of additionally planned units, with 1,538.

ACRES OF LAND BY PLANNED LAND USE
SUPERVISOR DISTRICT
(JANUARY 1989)

PLANNED LAND USE	CENTRE-VILLE	DRANES-VILLE ²	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING-FIELD ³	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES	
RESIDENTIAL	.1-.2 DU/AC	218	3,040	369		357	32	30,814				34,830	
	.2-.5 DU/AC	2,510	10,899			3,263	678	1,826	1			19,177	
	.5-1 DU/AC	4,873	2,790	22		353	427	821	146			10,772	
	1-2 DU/AC	2,437	5,461	1,357	873	2,198	1,111	1,465	4,717		10	19,629	
	2-3 DU/AC	2,863	3,719	4,682	4,574	3,316	5,531	3,433	5,791		76	876	34,861
	3-4 DU/AC	407	935	247	3,247	797	525	1,813	896		1,001	755	10,623
	4-5 DU/AC	73	120	75	269	119	402	184	443		95	1	1,781
	5-8 DU/AC	142	64	219	615	201	453	753	973		46	14	3,480
	8-12 DU/AC	2	77	195	333	88	320	390	340		134	15	1,894
	12-16 DU/AC		40		23	166	22	120	39				410
	16-20 DU/AC	109	23	174	521	351	352	842	330		124	11	2,837
	20+ DU/AC	6	70	11	11	72	37	123	24			14	368
	MOBILE HOME				34				82				116
	RES PLANNED COMM	5,451	61	46	196	3			1,808				7,565
SUBTOTAL	19,091	27,299	7,397	10,696	7,664	12,800	10,654	49,423	147	1,486	1,686	148,343	
COMMERCIAL/ INDUSTRIAL	COMM-OFFICE	83	138	46	383	173	164	606	112		18	5	1,728
	COMM-RETAIL	176	350	94	568	459	186	591	280		133	104	2,941
	INDUSTRIAL	3,729	465	229	1,539	12	972	326	2,788		264	87	10,411
	SUBTOTAL	3,988	953	369	2,490	644	1,322	1,523	3,180		415	196	15,080
OTHER NONRESIDENTIAL	PUBLIC PARKS	3,592	4,489	1,434	2,641	659	7,056	1,489	9,769		114	113	31,356
	PRIVATE REC	913	1,267	463	139	259	2,406	485	3,119		80	206	9,337
	FLOODPLAIN	116	253	150	132	47	386	191	415		73	19	1,782
	PUBLIC FACIL	3,060	1,994	1,577	1,976	704	12,137	912	1,751	10	99	95	24,315
	MIXED USE					4		471	506				981
	SUBTOTAL	7,681	8,003	3,624	4,888	1,673	21,985	3,548	15,560	10	366	433	67,771
TOTAL	30,760	36,255	11,390	18,074	9,981	36,107	15,725	68,163	157	2,267	2,315	231,194	

¹Excludes land in the Town of Vienna.

²Excludes land in the Town of Herndon.

³Excludes land in the Town of Clifton.

ACRES OF LAND BY PLANNED LAND USE
PLANNING DISTRICT
(JANUARY 1989)

PLANNED LAND USE		ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK ¹	ROSE HILL	SPRING-FIELD	UPPER ² POTOMAC	VIENNA ³	TOTAL ACRES	
RESIDENTIAL	.1-.2 DU/AC			9,499	412	2					21,676			3,241		34,830	
	.2-.5 DU/AC			11	1,472			3,082	1,419	1	1,980			10,899	313	19,177	
	.5-1 DU/AC	303		146	1,485	66		279	488		1,491			5,838	676	10,772	
	1-2 DU/AC	1,455	209	3,305	761	451	610	826	5,338		2,198	274	650	1,764	1,788	19,629	
	2-3 DU/AC	4,153	1,866	2,650	1,874	938	2	108	2,719	5,407	4,831	2,561	1,889	3,120	2,743	34,861	
	3-4 DU/AC	302	31	868	418	1,499	114		878	665	151	1,973	1,026	1,440	1,258	10,623	
	4-5 DU/AC	51	61	173	52	26	25	120	120	175	312	89	288	165	124	1,781	
	5-8 DU/AC	73	23	963	401	110	322	229	64	325	331	255	72	153	159	3,480	
	8-12 DU/AC	151	26	248	53	108	4	155	48	363	170	5	140	163	260	1,894	
	12-16 DU/AC	77	70	48	4	100	31	22	46	6		5		1		410	
	16-20 DU/AC	172	236	280	398	263	82	53	154	741	39	27	39	197	156	2,837	
	20+ DU/AC	17	66	61					85	48					6	85	368
	MOBILE HOME			82							34						116
	RES PLANNED COMM						3					1,292		758	5,512		7,565
SUBTOTAL	6,754	2,588	18,334	7,330	3,566	1,190	4,874	11,359	7,765	34,471	5,189	4,862	32,499	7,562	148,343		
COMMERCIAL/ INDUSTRIAL	COMM-OFFICE	114	80	209	212	120	33	41	131	166	16	178	122	102	204	1,728	
	COMM-RETAIL	182	214	199	162	152	95	52	408	330	150	40	306	278	373	2,941	
	INDUSTRIAL	557	12	3,011	26	63	175	624	531	3	120	29	1,333	3,656	271	10,411	
	SUBTOTAL	853	306	3,419	400	335	303	717	1,070	499	286	247	1,761	4,036	848	15,080	
OTHER NON-RESIDENTIAL	PUBLIC PARKS	1,327	156	2,858	1,721	305	104	5,822	1,936	1,196	7,634	2,099	521	4,690	987	31,356	
	PRIVATE REC	196	140	992	436	49	25	427	279	1,805	2,477	36	221	1,664	590	9,337	
	FLOODPLAIN	168	14	357	148	24	27	183	142	37	75	7	262	233	105	1,782	
	PUBLIC FACIL	815	215	3,125	1,171	492	77	11,605	1,727	555	1,243	604	1,350	766	570	24,315	
	MIXED USE		4	487	378	111									1	981	
SUBTOTAL	2,506	529	7,819	3,854	981	233	18,037	4,084	3,593	11,429	2,746	2,354	7,353	2,253	67,771		
TOTAL		10,113	3,423	29,572	11,584	4,882	1,726	23,628	16,513	11,857	46,186	8,182	8,977	43,888	10,663	231,194	

¹Includes land in the Town of Clifton.

²Includes land in the Town of Herndon.

³Includes land in the Town of Vienna.

ACRES OF VACANT AND UNDERUTILIZED RESIDENTIAL LAND
 ACRES OF VACANT NONRESIDENTIAL LAND
 BY PLANNED LAND USE
 SUPERVISOR DISTRICT
 (JANUARY 1989)

PLANNED LAND USE	CENTRE-VILLE ¹	DRANES-VILLE ²	ANNAN-DALE	LEE	MASON	MOUNT VERNON	PROVI-DENCE	SPRING-FIELD ³	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES	
RESIDENTIAL	.1-.2 DU/AC	60	1,474	240			282	15,482				17,538	
	.2-.5 DU/AC	765	3,613				2,366	211	1,074			8,029	
	.5-1 DU/AC	1,845	1,111	6		33	282	408	504	92		4,281	
	1-2 DU/AC	566	1,757	131	190	231	649	285	2,467			6,276	
	2-3 DU/AC	1,029	568	342	840	320	808	574	1,248		17	60	5,806
	3-4 DU/AC	93	94	23	1,443	66	111	480	674		238	23	3,245
	4-5 DU/AC		27	22	162	48	212	83	103		49		706
	5-8 DU/AC	32	13	2	286	17	97	280	514				1,241
	8-12 DU/AC		1	1	71	14	107	87	20		6		307
	12-16 DU/AC		3		1			5					9
	16-20 DU/AC	65	6	1	9	13	48	84	173		24		423
	20+ DU/AC		8			6	9	53	23				99
	MOBILE HOME				1								1
	RES PLANNED COMM	844	7		3				82				936
SUBTOTAL	5,299	8,682	768	3,006	748	4,971	2,550	22,364	92	334	83	48,897	
COMMERCIAL/ INDUSTRIAL	COMM-OFFICE	15	23	5	197	14	54	180	66		4	558	
	COMM-RETAIL	8	100	9	29	10	53	54	92		22	1	378
	INDUSTRIAL	2,126	164	20	392	1	285	12	1,938		78	18	5,034
	SUBTOTAL	2,149	287	34	618	25	392	246	2,096		104	19	5,970
OTHER NONRESIDENTIAL	PUBLIC PARKS	352	345	26	424	42	579	148	438		8		2,362
	PRIVATE REC	98	299		37	6	464	24	649		1	2	1,580
	FLOODPLAIN	25	112	8	95	6	222	37	193				698
	PUBLIC FACIL	9	75	13	91	8	59	17	209		1	2	484
	MIXED USE					4		50	340				394
	SUBTOTAL	484	831	47	647	66	1,324	276	1,829		10	4	5,518
TOTAL	7,932	9,800	849	4,271	839	6,687	3,072	26,289	92	448	106	60,385	

¹Excludes land in the Town of Vienna.

²Excludes land in the Town of Herndon.

³Excludes land in the Town of Clifton.

ACRES OF VACANT AND UNDERUTILIZED RESIDENTIAL LAND
 ACRES OF VACANT NONRESIDENTIAL LAND
 BY PLANNED LAND USE
 PLANNING DISTRICT
 (JANUARY 1989)

PLANNED LAND USE	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOL-NIA	LOWER POTOMAC	MCLEAN	MDUNT VERNON	POHICK ¹	ROSE HILL	SPRING-FIELD	UPPER ² POTOMAC	VIENNA ³	TOTAL ACRES	
RESIDENTIAL	.1-.2 DU/AC			6,772	246					8,996			1,524		17,538	
	.2-.5 DU/AC			5	332			2,269	468	1	1,165		3,781	8	8,029	
	.5-1 DU/AC	23		58	492	13		171	110		649		2,547	218	4,281	
	1-2 DU/AC	161	19	2,080	169	18	93	501	1,732		477	64	212	435	315	6,276
	2-3 DU/AC	262	173	643	250	131		11	308	724	843	530	284	1,163	484	5,806
	3-4 DU/AC	30	16	711	142	71	9		37	89	11	1,040	424	387	278	3,245
	4-5 DU/AC	12	29	41	33	2	7	69	27	97	72	43	165	49	60	706
	5-8 DU/AC	1	4	509	144	93	149	39	13	72	28	100	34	17	38	1,241
	8-12 DU/AC	10	3	20	3	6		98	1	48			32	6	80	307
	12-16 DU/AC					5			3	1						9
	16-20 DU/AC	1	13	159	52	8		44	12	12			1	89	32	423
	20+ DU/AC		6	39					8	9					37	99
	MOBILE HOME									1						1
	RES PLANNED COMM										17		68	851		936
SUBTOTAL	500	263	11,037	1,863	347	258	3,202	2,719	1,054	12,258	1,777	1,220	10,849	1,550	48,897	
COMMERCIAL/ INDUSTRIAL	COMM-OFFICE	15	5	115	86	25	6	33	13	32	119	53	29	27	558	
	COMM-RETAIL	7	2	78	7	18		21	105	30	22	6	24	28	378	
	INDUSTRIAL	23	1	2,200	12		15	228	91		21	15	402	2,004	22	5,034
	SUBTOTAL	45	8	2,393	105	43	21	282	209	62	43	140	479	2,063	77	5,970
OTHER NON-RESIDENTIAL	PUBLIC PARKS	52	4	443	169	1		481	205	89	138	324	107	277	72	2,362
	PRIVATE REC	5	1	156	99			402	11	81	459	7	11	304	44	1,580
	FLOODPLAIN	11	2	143	20		26	55	70	10	63	7	216	53	22	698
	PUBLIC FACIL	8	3	20	198	3	2	54	35	6	4	9	82	46	14	484
	MIXED USE		4	127	250	12									1	394
	SUBTOTAL	76	14	889	736	16	28	992	321	186	664	347	416	680	153	5,518
TOTAL	621	285	14,319	2,704	406	307	4,476	3,249	1,302	12,965	2,264	2,115	13,592	1,780	60,385	

¹Includes land in the Town of Clifton.

²Includes land in the Town of Herndon.

³Includes land in the Town of Vienna.

HOUSING UNITS AT PLANNED BUILDOUT
SUPERVISOR DISTRICT
(JANUARY 1989)

SUPERVISOR DISTRICT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE ¹	22,968	9,994	7,987	40,949	7,835	2,071	1,864	11,770	30,803	12,065	9,851	52,719
DRANESVILLE ²	25,690	4,087	3,896	33,673	8,966	271	834	10,071	34,656	4,358	4,730	43,744
ANNANDALE	18,622	5,277	4,042	27,941	1,440	78	20	1,538	20,062	5,355	4,062	29,479
LEE	17,480	9,585	8,658	35,723	8,473	2,607	517	11,597	25,953	12,192	9,175	47,320
MASON	14,989	4,054	15,331	34,374	1,953	306	490	2,749	16,942	4,360	15,821	37,123
MOUNT VERNON	15,414	5,527	8,602	29,543	6,434	1,679	1,679	9,792	21,848	7,206	10,281	39,335
PROVIDENCE	15,165	8,778	17,027	40,970	4,784	2,782	3,846	11,412	19,949	11,560	20,873	52,382
SPRINGFIELD ³	29,858	17,359	3,292	50,509	16,017	4,118	5,145	25,280	45,875	21,477	8,437	75,789
TOTAL	160,186	64,661	68,835	293,682	55,902	13,912	14,395	84,209	216,088	78,573	83,230	377,891

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	91			91	159			159
TOWN OF HERNDON	2,379	1,594	1,504	5,477	1,137	101	421	1,659	3,516	1,695	1,925	7,136
TOWN OF VIENNA	4,386	386	524	5,296	285	11		296	4,671	397	524	5,592
TOTAL	6,833	1,980	2,028	10,841	1,513	112	421	2,046	8,346	2,092	2,449	12,887

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

HOUSING UNITS AT PLANNED BUILDOUT
PLANNING DISTRICT
(JANUARY 1989)

PLANNING DISTRICT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
ANNANDALE	15,755	3,293	5,833	24,881	1,174	80	64	1,318	16,929	3,373	5,897	26,199
BAILEYS	5,027	788	10,861	16,676	746	112	438	1,296	5,773	900	11,299	17,972
BULL RUN	11,509	7,047	2,657	21,213	10,778	3,998	5,541	20,317	22,287	11,045	8,198	41,530
FAIRFAX	8,199	2,737	5,936	16,872	2,251	1,323	991	4,565	10,450	4,060	6,927	21,437
JEFFERSON	8,321	2,261	6,685	17,267	816	655	501	1,972	9,137	2,916	7,186	19,239
LINCOLNIA	1,467	1,752	2,320	5,539	370	987		1,357	1,837	2,739	2,320	6,896
LOWER POTOMAC	1,383	1,393	1,062	3,838	2,722	958	1,275	4,955	4,105	2,351	2,337	8,793
MCLEAN	15,843	1,851	4,767	22,461	4,358	170	534	5,062	20,201	2,021	5,301	27,523
MOUNT VERNON	16,256	5,671	13,089	35,016	2,804	918	751	4,473	19,060	6,589	13,840	39,489
POHICK ¹	24,711	14,036	1,336	40,083	6,616	346		6,962	31,327	14,382	1,336	47,045
ROSE HILL	7,620	3,189	1,703	12,512	5,655	766	5	6,426	13,275	3,955	1,708	18,938
SPRINGFIELD	7,991	4,954	1,550	14,495	3,020	745	165	3,930	11,011	5,699	1,715	18,425
UPPER POTOMAC ²	23,495	11,838	8,176	43,509	11,217	2,066	2,277	15,560	34,712	13,904	10,453	59,069
VIENNA ³	12,609	3,851	2,860	19,320	3,375	788	1,853	6,016	15,984	4,639	4,713	25,336
TOTAL	160,186	64,661	68,835	293,682	55,902	13,912	14,395	84,209	216,088	78,573	83,230	377,891

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

HOUSING UNITS AT PLANNED BUILDOUT
SEWERSHEO
(JANUARY 1989)

SEWERSHED CODE	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	4,659	446		5,105	2,031		1,163	3,194	6,690	446	1,163	8,299
A2	16	232		248				0	16	232		248
A3	207	565		772	223			223	430	565		995
B1	756	370	250	1,376	292		2	294	1,048	370	252	1,670
B2	3,381	1,200	273	4,854	1,299	579	330	2,208	4,680	1,779	603	7,062
B3	516			516	237			237	753			753
B5 ¹	2,379	1,595	1,504	5,478	1,327	101	421	1,849	3,706	1,696	1,925	7,327
C1	734			734	461			461	1,195			1,195
C2	935	1		936	561			561	1,496	1		1,497
D1	2,265	2		2,267	1,215			1,215	3,480	2		3,482
D2	1,439	2,268	3,363	7,070	1,759	1,153	234	3,146	3,198	3,421	3,597	10,216
D3 ²	15,708	4,624	4,682	25,014	3,716	311	195	4,222	19,424	4,935	4,877	29,236
E1	1,880	573	2,519	4,972	826	8	121	955	2,706	581	2,640	5,927
E2	453			453	621			621	1,074			1,074
F	1,787	323	500	2,610	335	46	30	411	2,122	369	530	3,021
G1	7,554	1,700	2,721	11,975	1,266	116	440	1,822	8,820	1,816	3,161	13,797
G2	865		240	1,105	344			344	1,209		240	1,449
G3	655	35		690	289			289	944	35		979
G4	336			336	48			48	384			384
H1	1,184	330	4,210	5,724	240	97	44	381	1,424	427	4,254	6,105
H2			3,297	3,297			347	347			3,644	3,644
H3	151			151	14			14	165			165
I1	13,298	2,045	8,583	23,926	1,533	691	1,225	3,449	14,831	2,736	9,808	27,375
I2	1,189	36		1,225	195		90	285	1,384	36	90	1,510
I3	9,363	5,145	3,628	18,136	1,274	1,673	55	3,002	10,637	6,818	3,683	21,138
I4	44			44	25			25	69			69
I5	236	35		271	72	6		78	308	41		349
J1	3,653	1,469	2,910	8,032	680	37	38	755	4,333	1,506	2,948	8,787
J2	898	84	1,728	2,710	66	51	280	397	964	135	2,008	3,107
J3	1,110	354	508	1,972	215	6	24	245	1,325	360	532	2,217
J4	722	25	1,480	2,227	101	16	7	124	823	41	1,487	2,351
K	9,398	2,350	4,690	16,438	1,470	661	212	2,343	10,868	3,011	4,902	18,781
L	6,207	3,278	3,432	12,917	5,221	218	195	5,634	11,428	3,496	3,627	18,551
M0	1,085	125	921	2,131	139		3	142	1,224	125	924	2,273
M1	626	1,503	1,905	4,034	490	75	425	990	1,116	1,578	2,330	5,024
M2 ²	10,808	4,904	7,897	23,609	1,967	616	961	3,544	12,775	5,520	8,858	27,153
M3	6,108	229		6,337	235			235	6,343	229		6,572
M4	4,820	1,710	1,163	7,693	554	34	9	597	5,374	1,744	1,172	8,290
M5	1,320	1,354		2,674	402	58		460	1,722	1,412		3,134
M6	1,254	2,064		3,318	2,078	612	145	2,835	3,332	2,676	145	6,153
M7	29	3	194	226				0	29	3	194	226
M8	21			21	233	189		422	254	189		443

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
SEWERSHED
(JANUARY 1989)

SEWERSHED CODE	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
M9	192	356	880	1,428	184	985		1,169	376	1,341	880	2,597
N1	18,209	13,663	2,203	34,075	3,167	1,162	490	4,819	21,376	14,825	2,693	38,894
N2	2,447	1,579		4,026	1,300	79		1,379	3,747	1,658		5,405
O1	404	2		406	1,330			1,330	1,734	2		1,736
P1	178		1	179	675		785	1,460	853		786	1,639
P2	175			175	10			10	185			185
P3	363			363	565			565	928			928
Q1	1,904			1,904	944			944	2,848			2,848
R1	2,413	4		2,417	910			910	3,323	4		3,327
R2	236			236	31			31	267			267
R3 ³	68			68	90			90	158			158
R4	179			179	193			193	372			372
S1	1,931	1,632	481	4,044	3,782	890	488	5,160	5,713	2,522	969	9,204
S2	199			199	353			353	552			552
T1	1,428			1,428	309			309	1,737			1,737
T2	2,989	1,900	229	5,118	1,814	18	20	1,852	4,803	1,918	249	6,970
T3	2,246	1,388		3,634	2,464	23		2,487	4,710	1,411		6,121
T4	2,404	1,129	2,025	5,558	469	1,075	1,562	3,106	2,873	2,204	3,587	8,664
T5	1,800	1,760	202	3,762	1,357	1,175	4,054	6,586	3,157	2,935	4,256	10,348
T6	55			55	486			486	541			541
T7	317	271	216	804	1,415	1,151		2,566	1,732	1,422	216	3,370
TOTAL	160,186	64,661	68,835	293,682	55,902	13,912	14,395	84,209	216,088	78,573	83,230	377,891

¹Town of Herndon.

²Comprises part of the Town of Vienna.

³Includes Town of Clifton.

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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	398	72	1	471	59	1		60	457	73	1	531
	151.02	390	2	75	467	54	50	24	128	444	52	99	595
	151.03	303			303	50			50	353			353
	CENSUS TOTAL	1,091	74	76	1,241	163	51	24	238	1,254	125	100	1,479
152	152.01	196	133		329	40	18		58	236	151		387
	152.02	18	20	1,480	1,518	5		7	12	23	20	1,487	1,530
	152.03	117			117	20			20	137			137
	152.04					1			1	1			1
	CENSUS TOTAL	331	153	1,480	1,964	66	18	7	91	397	171	1,487	2,055
153	153.01	221	60		281	100	4		104	321	64		385
	153.02	256	204	147	607	27			27	283	204	147	634
	153.03	180	291		471	5			5	185	291		476
	153.04	100			100	1			1	101			101
	CENSUS TOTAL	757	555	147	1,459	133	4		137	890	559	147	1,596
154	154.01	946	156	1,556	2,658	98	30		128	1,044	186	1,556	2,786
	154.02	407			407	40			40	447			447
	154.03	154	70	13	237	15	110		125	169	180	13	362
	CENSUS TOTAL	1,507	226	1,569	3,302	153	140		293	1,660	366	1,569	3,595
155	155.01	356	400	339	1,095	115	188		303	471	588	339	1,398
	155.02	686			686	15			15	701			701
	155.03	256			256	44			44	300			300

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
155	155.04	90			90	6			6	96			96
	CENSUS TOTAL	1,388	400	339	2,127	180	188		368	1,568	588	339	2,495
156	156.01	534			534	40			40	574			574
	156.02	75			75	2			2	77			77
	156.03	289	2		291	77			77	366	2		368
	156.04	112			112	288			288	400			400
	CENSUS TOTAL	1,010	2		1,012	407			407	1,417	2		1,419
157	157.01	432			432	17			17	449			449
	157.02	746			746	33			33	779			779
	157.03	188	2		190	7			7	195	2		197
	CENSUS TOTAL	1,366	2		1,368	57			57	1,423	2		1,425
158	158.01	667			667	102			102	769			769
	158.02	485			485	99	1		100	584	1		585
	158.03	461			461	80			80	541			541
	CENSUS TOTAL	1,613			1,613	281	1		282	1,894	1		1,895
159	159.01	840			840	117			117	957			957
	159.02	180	5		185	90			90	270	5		275
	159.03												
	159.04	93			93	73			73	166			166
	CENSUS TOTAL	1,113	5		1,118	280			280	1,393	5		1,398
160	160.01	112	2	169	283	130		51	181	242	2	220	464

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
160	160.02	605	152	242	999	41	68	33	142	646	220	275	1,141
	160.03	295			295	37			37	332			332
	CENSUS TOTAL	1,012	154	411	1,577	208	68	84	360	1,220	222	495	1,937
161	161.01	142		45	187	120			120	262		45	307
	161.02	97			97	11			11	108			108
	161.03	617			617	95			95	712			712
	161.04	433			433	194			194	627			627
	CENSUS TOTAL	1,289		45	1,334	420			420	1,709		45	1,754
162	162.01												
	162.02												
	CENSUS TOTAL												
163	163.01	231			231	886			886	1,117			1,117
	163.02	451	2		453	907			907	1,358	2		1,360
	CENSUS TOTAL	682	2		684	1,793			1,793	2,475	2		2,477
201	201.01	436			436	1			1	437			437
	201.02	466	140		606	111	6	6	123	577	146	6	729
	CENSUS TOTAL	902	140		1,042	112	6	6	124	1,014	146	6	1,166
202	202.01	463	703		1,166	187	35		222	650	738		1,388
	202.02	513	309		822	36	564		600	549	873		1,422
	CENSUS TOTAL	976	1,012		1,988	223	599		822	1,199	1,611		2,810
203	203.01	637			637	44			44	681			681

(CONTINUED)

HDUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
203	203.02	359	286		645	163			163	522	286		808
	203.03	242			242	7			7	249			249
	203.04	214	81		295	125			125	339	81		420
	CENSUS TOTAL	1,452	367		1,819	339			339	1,791	367		2,158
204	204.01	25	274	1,288	1,587	19	6	2	27	44	280	1,290	1,614
	CENSUS TOTAL	25	274	1,288	1,587	19	6	2	27	44	280	1,290	1,614
205	205.01	82	417	2,185	2,684		10	287	297	82	427	2,472	2,981
	205.02	171	8		179	7			7	178	8		186
	CENSUS TOTAL	253	425	2,185	2,863	7	10	287	304	260	435	2,472	3,167
206	206.01	60	120		180	4			4	64	120		184
	206.02		361	67	428			4	4		361	71	432
	206.03	321	145	556	1,022	110	21	20	151	431	166	576	1,173
	CENSUS TOTAL	381	626	623	1,630	114	21	24	159	495	647	647	1,789
207	207.01	623			623	43			43	666			666
	207.02	128			128	75			75	203			203
	207.03	547			547	61			61	608			608
	CENSUS TOTAL	1,298			1,298	179			179	1,477			1,477
208	208.01	333			333	50			50	383			383
	208.02	265			265	31			31	296			296
	208.03	476	73		549	78			78	554	73		627
	CENSUS TOTAL	1,074	73		1,147	159			159	1,233	73		1,306

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
209	209.01	367	185	1,385	1,937	801	38	5	844	1,168	223	1,390	2,781
	209.02	255	979	24	1,258	2,316	71		2,387	2,571	1,050	24	3,645
	209.03	325	144		469	19			19	344	144		488
	CENSUS TOTAL	947	1,308	1,409	3,664	3,136	109	5	3,250	4,083	1,417	1,414	6,914
210	210.01	212			212	87	45	41	173	299	45	41	385
	210.02	85	485		570	8	123	109	240	93	608	109	810
	210.03	178	64		242	69	235		304	247	299		546
	210.04	287			287	1			1	288			288
	CENSUS TOTAL	762	549		1,311	165	403	150	718	927	952	150	2,029
211	211.01	407	1,304		1,711	1,594	55		1,649	2,001	1,359		3,360
	211.02	226	13	294	533	1,558	58		1,616	1,784	71	294	2,149
	211.03	13	165		178	215	189		404	228	354		582
	CENSUS TOTAL	646	1,482	294	2,422	3,367	302		3,669	4,013	1,784	294	6,091
212	212.01	691			691	2			2	693			693
	CENSUS TOTAL	691			691	2			2	693			693
213	213.01	914	354		1,268	50			50	964	354		1,318
	213.02	42	62		104	9			9	51	62		113
	CENSUS TOTAL	956	416		1,372	59			59	1,015	416		1,431
214	214.01	198	2	727	927	31			31	229	2	727	958
	214.02	286	32	1,186	1,504	42	64	17	123	328	96	1,203	1,627
	CENSUS TOTAL	484	34	1,913	2,431	73	64	17	154	557	98	1,930	2,585

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
215	215.01	1,188		801	1,989	138	259	123	520	1,326	259	924	2,509
	CENSUS TOTAL	1,188		801	1,989	138	259	123	520	1,326	259	924	2,509
216	216.01	95	1,003	323	1,421	10	9		19	105	1,012	323	1,440
	216.02	87	107	340	534	6	11	44	61	93	118	384	595
	CENSUS TOTAL	182	1,110	663	1,955	16	20	44	80	198	1,130	707	2,035
217	217.01	1,079	944	657	2,680	22	43	48	113	1,101	987	705	2,793
	CENSUS TOTAL	1,079	944	657	2,680	22	43	48	113	1,101	987	705	2,793
218	218.01	187	687	892	1,766	67	25	91	183	254	712	983	1,949
	CENSUS TOTAL	187	687	892	1,766	67	25	91	183	254	712	983	1,949
219	219.01												
	CENSUS TOTAL												
220	220.01	1			1					1			1
	220.02												
	220.03	271	182		453	14	17		31	285	199		484
	220.04	12			12		46		46	12	46		58
	220.05	29	3	194	226					29	3	194	226
	CENSUS TOTAL	313	185	194	692	14	63		77	327	248	194	769
221	221.01	206	506	608	1,320	45	242		287	251	748	608	1,607
	221.02	1			1	16			16	17			17
	221.03	94			94	184		785	969	278		785	1,063
	221.04	32	700	6	738	11	509	490	1,010	43	1,209	496	1,748

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
221	221.05	16		253	269	390	144		534	406	144	253	803
	221.06	40		1	41	269			269	309		1	310
	CENSUS TOTAL	389	1,206	868	2,463	915	895	1,275	3,085	1,304	2,101	2,143	5,548
222	222.01												
	CENSUS TOTAL												
301	301.01	464			464	35			35	499			499
	301.02	1,051			1,051	66			66	1,117			1,117
	301.03	306	650		956	88	18		106	394	668		1,062
	CENSUS TOTAL	1,821	650		2,471	189	18		207	2,010	668		2,678
302	302.01	2,382	1,308		3,690	194	15		209	2,576	1,323		3,899
	CENSUS TOTAL	2,382	1,308		3,690	194	15		209	2,576	1,323		3,899
303	303.01	788	1,720		2,508	112	7		119	900	1,727		2,627
	303.02	1,039	1		1,040	15			15	1,054	1		1,055
	CENSUS TOTAL	1,827	1,721		3,548	127	7		134	1,954	1,728		3,682
304	304.01	1,142	326		1,468	1			1	1,143	326		1,469
	304.02	855			855	1			1	856			856
	CENSUS TOTAL	1,997	326		2,323	2			2	1,999	326		2,325
305	305.01	564			564	13			13	577			577
	CENSUS TOTAL	564			564	13			13	577			577
306	306.01	279	106	166	551	18			18	297	106	166	569
	306.02	350			350	2			2	352			352

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
306	306.03	257		220	477	1			1	258		220	478
	306.04	435		1	436	2			2	437		1	438
	CENSUS TOTAL	1,321	106	387	1,814	23			23	1,344	106	387	1,837
307	307.01	217			217	2	12		14	219	12		231
	307.02	338			338	1			1	339			339
	307.03	373			373	7			7	380			380
	CENSUS TOTAL	928			928	10	12		22	938	12		950
308	308.01	1,351	1,153	822	3,326	2			2	1,353	1,153	822	3,328
	CENSUS TOTAL	1,351	1,153	822	3,326	2			2	1,353	1,153	822	3,328
309	309.01	834	1,183	242	2,259	271	29		300	1,105	1,212	242	2,559
	CENSUS TOTAL	834	1,183	242	2,259	271	29		300	1,105	1,212	242	2,559
310	310.01	742	1,555		2,297	32	45		77	774	1,600		2,374
	CENSUS TOTAL	742	1,555		2,297	32	45		77	774	1,600		2,374
311	311.01	491	565		1,056	9	2		11	500	567		1,067
	311.02	501	545	448	1,494	23	6		29	524	551	448	1,523
	311.03	1,215	1,832	468	3,515	111	5		116	1,326	1,837	468	3,631
	311.04	239	14	100	353	193			193	432	14	100	546
	CENSUS TOTAL	2,446	2,956	1,016	6,418	336	13		349	2,782	2,969	1,016	6,767
312	312.01	3,355	773		4,128	490	99		589	3,845	872		4,717
	CENSUS TOTAL	3,355	773		4,128	490	99		589	3,845	872		4,717
313	313.01	1,085	175		1,260	146			146	1,231	175		1,406

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
313	CENSUS TOTAL	1,085	175		1,260	146			146	1,231	175		1,406
314	314.01	764	412		1,176	32	80		112	796	492		1,288
	CENSUS TOTAL	764	412		1,176	32	80		112	796	492		1,288
315	315.01	1,166	836		2,002	152			152	1,318	836		2,154
	CENSUS TOTAL	1,166	836		2,002	152			152	1,318	836		2,154
316	316.01	320	14	242	576	619	64	9	692	939	78	251	1,268
	316.02	553	205	99	857	75	16		91	628	221	99	948
	316.03	3			3					3			3
	CENSUS TOTAL	876	219	341	1,436	694	80	9	783	1,570	299	350	2,219
317	317.01	1,957	1,718	78	3,753	675	40		715	2,632	1,758	78	4,468
	317.02	264	482		746	53			53	317	482		799
	CENSUS TOTAL	2,221	2,200	78	4,499	728	40		768	2,949	2,240	78	5,267
401	401.01	250	150	258	658	69			69	319	150	258	727
	401.02	1,020			1,020	102			102	1,122			1,122
	401.03	439	161	388	988	89			89	528	161	388	1,077
	CENSUS TOTAL	1,709	311	646	2,666	260			260	1,969	311	646	2,926
402	402.01	1		296	297		529	327	856	1	529	623	1,153
	402.02	416	579	1,088	2,083	73	28		101	489	607	1,088	2,184
	402.03												
	402.04	130			130	92			92	222			222
	CENSUS TOTAL	547	579	1,384	2,510	165	557	327	1,049	712	1,136	1,711	3,559

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
403	403.01	471			471	31			31	502			502
	403.02	447			447	112			112	559			559
	CENSUS TOTAL	918			918	143			143	1,061			1,061
404	404.01	698	35		733	33			33	731	35		766
	404.02	94			94	11			11	105			105
	404.03	495			495	37			37	532			532
	404.04	648			648	161			161	809			809
	404.05	1,568	137		1,705	60			60	1,628	137		1,765
	404.06	1,071			1,071	51			51	1,122			1,122
	404.07												
	CENSUS TOTAL	4,574	172		4,746	353			353	4,927	172		5,099
405	405.01	63	48		111	46			46	109	48		157
	405.02	409			409	42			42	451			451
	405.03	1,492			1,492	194	27		221	1,686	27		1,713
	CENSUS TOTAL	1,964	48		2,012	282	27		309	2,246	75		2,321
406	406.01	953			953	179			179	1,132			1,132
	CENSUS TOTAL	953			953	179			179	1,132			1,132
501	501.01	93	348	1,032	1,473	1			1	94	348	1,032	1,474
	501.02	203		150	353	2			2	205		150	355
	501.03	350		64	414	6			6	356		64	420
	CENSUS TOTAL	646	348	1,246	2,240	9			9	655	348	1,246	2,249

(CONTINUED)

HOUSING UNITS AT PLANNED BUILOOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILOOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
502	502.01		510		510						510		510
	502.02	243			243	1			1	244			244
	502.03	148		25	173	17	2		19	165	2	25	192
	502.04	392			392	13			13	405			405
	CENSUS TOTAL	783	510	25	1,318	31	2		33	814	512	25	1,351
503	503.01	302			302	15			15	317			317
	503.02	292			292	2			2	294			294
	503.03	188	101	556	845	90	6		96	278	107	556	941
	503.04	226			226	40			40	266			266
	CENSUS TOTAL	1,008	101	556	1,665	147	6		153	1,155	107	556	1,818
504	504.01	272	53	1	326	27	28		55	299	81	1	381
	504.02	338			338	8			8	346			346
	504.03	230			230	17			17	247			247
	CENSUS TOTAL	840	53	1	894	52	28		80	892	81	1	974
505	505.01	360			360	2			2	362			362
	505.02	303			303	5			5	308			308
	505.03	224			224	2			2	226			226
	CENSUS TOTAL	887			887	9			9	896			896
506	506.01	191			191	72			72	263			263
	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

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
506	506.04	188	2		190					188	2		190
	506.05	208			208	79			79	287			287
	506.06	375			375	10			10	385			385
	506.07	173	2		175	14			14	187	2		189
	CENSUS TOTAL	1,824	100	1,190	3,114	186	9	8	203	2,010	109	1,198	3,317
507	507.01	517	436		953	53			53	570	436		1,006
	507.02	287	2	1,142	1,431	70			70	357	2	1,142	1,501
	CENSUS TOTAL	804	438	1,142	2,384	123			123	927	438	1,142	2,507
508	508.01	292			292	30			30	322			322
	508.02	432			432	25			25	457			457
	508.03	214		184	398	61			61	275		184	459
	CENSUS TOTAL	938		184	1,122	116			116	1,054		184	1,238
509	509.01	286			286	26			26	312			312
	509.02	296			296	10			10	306			306
	CENSUS TOTAL	582			582	36			36	618			618
510	510.01	410			410	1			1	411			411
	510.02	490			490	16			16	506			506
	CENSUS TOTAL	900			900	17			17	917			917
511	511.01	359			359	10			10	369			369
	511.02	452			452	6			6	458			458
	CENSUS TOTAL	811			811	16			16	827			827

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
512	512.01	226			226	5			5	231			231
	512.02	308			308	6			6	314			314
	512.03	101			101	27			27	128			128
	CENSUS TOTAL	635			635	38			38	673			673
513	513.01	400	35		435	77			77	477	35		512
	513.02	303	6	108	417	6			6	309	6	108	423
	CENSUS TOTAL	703	41	108	852	83			83	786	41	108	935
514	514.01			204	204							204	204
	514.02			724	724	2			2	2		724	726
	514.03		76	225	301	1	13	8	22	1	89	233	323
	CENSUS TOTAL		76	1,153	1,229	3	13	8	24	3	89	1,161	1,253
515	515.01	46	36	898	980	5			5	51	36	898	985
	515.02	322	119	830	1,271	54	14		68	376	133	830	1,339
	515.03	252	186	333	771	88	35		123	340	221	333	894
	515.04	65	30	888	983	23	28	36	87	88	58	924	1,070
	CENSUS TOTAL	685	371	2,949	4,005	170	77	36	283	855	448	2,985	4,288
516	516.01	12		819	831	1		44	45	13		863	876
	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	11			11	226		196	422

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
516	CENSUS TOTAL	567	38	2,115	2,720	44		44	88	611	38	2,159	2,808
517	517.01	269	262	1,148	1,679	132	22	3	157	401	284	1,151	1,836
	517.02	349		3,387	3,736	43		347	390	392		3,734	4,126
	CENSUS TOTAL	618	262	4,535	5,415	175	22	350	547	793	284	4,885	5,962
518	518.01	416			416	68			68	484			484
	518.02	173			173	64			64	237			237
	518.03	419		1	420	85			85	504		1	505
	CENSUS TOTAL	1,008		1	1,009	217			217	1,225		1	1,226
519	519.01	435	1,244	577	2,256	148	14		162	583	1,258	577	2,418
	CENSUS TOTAL	435	1,244	577	2,256	148	14		162	583	1,258	577	2,418
520	520.01	500	354	246	1,100	122			122	622	354	246	1,222
	CENSUS TOTAL	500	354	246	1,100	122			122	622	354	246	1,222
521	521.01	118			118	6			6	124			124
	521.02	374	334	219	927	44	21		65	418	355	219	992
	521.03	314	230		544	26	4		30	340	234		574
	521.04	287	326		613	25			25	312	326		638
	521.05	257	59		316	31	44	44	119	288	103	44	435
	CENSUS TOTAL	1,350	949	219	2,518	132	69	44	245	1,482	1,018	263	2,763
522	522.01	221	336	881	1,438	14			14	235	336	881	1,452
	522.02	383			383	14			14	397			397
	522.03	352			352	2			2	354			354

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
522	CENSUS TOTAL	956	336	881	2,173	30			30	986	336	881	2,203
523	523.01	1	389	2,749	3,139	3	4	20	27	4	393	2,769	3,166
	CENSUS TOTAL	1	389	2,749	3,139	3	4	20	27	4	393	2,769	3,166
524	524.01	506			506	2			2	508			508
	524.02	345			345					345			345
	524.03	283			283	1			1	284			284
	524.04	326		412	738	9			9	335		412	747
	524.05	123	327		450	56	7		63	179	334		513
	CENSUS TOTAL	1,583	327	412	2,322	68	7		75	1,651	334	412	2,397
525	525.01	286			286					286			286
	525.02	384	2		386	52			52	436	2		438
	525.03	337	10		347	22			22	359	10		369
	525.04	253	155	1,065	1,473	200	74		274	453	229	1,065	1,747
	CENSUS TOTAL	1,260	167	1,065	2,492	274	74		348	1,534	241	1,065	2,840
526	526.01	365		367	732					365		367	732
	526.02	2	148	311	461		803		803	2	951	311	1,264
	526.03	75	195		270		96		96	75	291		366
	CENSUS TOTAL	442	343	678	1,463		899		899	442	1,242	678	2,362
601	601.01	274			274	91			91	365			365
	601.02	625			625	92			92	717			717
	601.03	260			260	170			170	430			430

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
601	CENSUS TOTAL	1,159			1,159	353			353	1,512			1,512
602	602.01	436			436	83			83	519			519
	602.02	66			66	69			69	135			135
	602.03	662			662	51			51	713			713
	CENSUS TOTAL	1,164			1,164	203			203	1,367			1,367
603	603.01	240			240	163			163	403			403
	603.02	649			649	108			108	757			757
	CENSUS TOTAL	889			889	271			271	1,160			1,160
604	604.01	235			235	90			90	325			325
	604.02	433	102	491	1,026	53	95		148	486	197	491	1,174
	604.03	138			138	68			68	206			206
	CENSUS TOTAL	806	102	491	1,399	211	95		306	1,017	197	491	1,705
605	605.01	512	2		514	254	33	31	318	766	35	31	832
	605.02	215	188	13	416	244	45	37	326	459	233	50	742
	605.03	289	1		290	82			82	371	1		372
	605.04	66	142		208	35	4		39	101	146		247
	605.05	218	156		374	457	27		484	675	183		858
	CENSUS TOTAL	1,300	489	13	1,802	1,072	109	68	1,249	2,372	598	81	3,051
606	606.01	145			145	31			31	176			176
	606.02	1,105			1,105	161			161	1,266			1,266
	CENSUS TOTAL	1,250			1,250	192			192	1,442			1,442

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
607 ¹	607.01	2,165	196	303	2,664	74			74	2,239	196	303	2,738
	CENSUS TOTAL	2,165	196	303	2,664	74			74	2,239	196	303	2,738
608 ¹	608.01	851	31	185	1,067	78			78	929	31	185	1,145
	CENSUS TOTAL	851	31	185	1,067	78			78	929	31	185	1,145
609 ¹	609.01	727	84		811	53			53	780	84		864
	CENSUS TOTAL	727	84		811	53			53	780	84		864
610 ¹	610.01	643	75	36	754	80	11		91	723	86	36	845
	CENSUS TOTAL	643	75	36	754	80	11		91	723	86	36	845
611	611.01	636			636	99			99	735			735
	611.02	1,002	318	300	1,620	333	11	8	352	1,335	329	308	1,972
	CENSUS TOTAL	1,638	318	300	2,256	432	11	8	451	2,070	329	308	2,707
612	612.01	178			178	79			79	257			257
	612.02	839	39		878	429	37		466	1,268	76		1,344
	612.03	68			68	85			85	153			153
	612.04	33	2		35	30	178		208	63	180		243
	CENSUS TOTAL	1,118	41		1,159	623	215		838	1,741	256		1,997
613	613.01	66		313	379	40		356	396	106		669	775
	613.02	21	1,201	942	2,164		39	20	59	21	1,240	962	2,223
	CENSUS TOTAL	87	1,201	1,255	2,543	40	39	376	455	127	1,240	1,631	2,998
614	614.01	72			72	29			29	101			101
	614.02	201	176	1,521	1,898	70		32	102	271	176	1,553	2,000

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
614	CENSUS TOTAL	273	176	1,521	1,970	99		32	131	372	176	1,553	2,101
615	615.01	129	23	50	202	281	7		288	410	30	50	490
	615.02	208			208	141			141	349			349
	615.03	170	240		410	42	22	22	86	212	262	22	496
	615.04	22	390		412	48	158	532	738	70	548	532	1,150
	615.05	89			89					89			89
	CENSUS TOTAL	618	653	50	1,321	512	187	554	1,253	1,130	840	604	2,574
616	616.01	133	515		648	61	256	206	523	194	771	206	1,171
	616.02	305	46		351	85	13		98	390	59		449
	616.03	53	312		365	14	9	110	133	67	321	110	498
	616.04	9		783	792			756	756	9		1,539	1,548
	CENSUS TOTAL	500	873	783	2,156	160	278	1,072	1,510	660	1,151	1,855	3,666
617	617.01	31	1,053	749	1,833	215	104	103	422	246	1,157	852	2,255
	617.02	156			156	103		48	151	259		48	307
	CENSUS TOTAL	187	1,053	749	1,989	318	104	151	573	505	1,157	900	2,562
701	701.01	283			283	28			28	311			311
	701.02	448			448	41			41	489			489
	701.03	52			52	57			57	109			109
	701.04	130	35		165	214			214	344	35		379
	CENSUS TOTAL	913	35		948	340			340	1,253	35		1,288
702	702.01	1			1					1			1

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
702	CENSUS TOTAL	1			1					1			1
703	703.01	655			655	107			107	762			762
	703.02	95			95	85			85	180			180
	703.03	282			282	106			106	388			388
	CENSUS TOTAL	1,032			1,032	298			298	1,330			1,330
704	704.01	288	227		515	144			144	432	227		659
	704.02	43			43	9			9	52			52
	704.03	351			351	140			140	491			491
	704.04	262			262	35			35	297			297
	704.05	497			497	82			82	579			579
	CENSUS TOTAL	1,441	227		1,668	410			410	1,851	227		2,078
705	705.01	110			110	55			55	165			165
	705.02	328			328	5			5	333			333
	705.03	424	263		687	186	4	30	220	610	267	30	907
	705.04	289			289	16			16	305			305
	705.05	151			151	99			99	250			250
	705.06	4		500	504	1			1	5		500	505
	CENSUS TOTAL	1,306	263	500	2,069	362	4	30	396	1,668	267	530	2,465
706	706.01	179			179	125			125	304			304
	706.02	125	48		173	12			12	137	48		185
	706.03	243	23	144	410	8	57		65	251	80	144	475

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
706	706.04	149	12		161	13	11		24	162	23		185
	CENSUS TOTAL	696	83	144	923	158	68		226	854	151	144	1,149
707	707.01	268	7		275	17	9	6	32	285	16	6	307
	707.02	385			385	57			57	442			442
	707.03	265	1		266	61			61	326	1		327
	707.04	378			378	2			2	380			380
	707.05	196			196	2			2	198			198
	707.06	253			253	5			5	258			258
	CENSUS TOTAL	1,745	8		1,753	144	9	6	159	1,889	17	6	1,912
708	708.01	236	27		263	19			19	255	27		282
	708.02	608	175		783	10		27	37	618	175	27	820
	CENSUS TOTAL	844	202		1,046	29		27	56	873	202	27	1,102
709	709.01	460		240	700	130			130	590		240	830
	709.02	495	206		701	26	37		63	521	243		764
	709.03	253			253	14			14	267			267
	709.04	77	251		328	79	42		121	156	293		449
	709.05	315	24		339	37			37	352	24		376
	709.06	111			111	12			12	123			123
	CENSUS TOTAL	1,711	481	240	2,432	298	79		377	2,009	560	240	2,809
710	710.01	58			58	24			24	82			82
	710.02	217			217	40	2		42	257	2		259

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

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	178			178	43		350	393	221		350	571
	CENSUS TOTAL	453			453	107	2	350	459	560	2	350	912
711	711.01	155			155	9	8		17	164	8		172
	711.02	208			208					208			208
	711.03	265			265	8			8	273			273
	711.04	306			306	3			3	309			309
	711.05	245			245	2			2	247			247
	711.06	335		340	675					335		340	675
	711.07	190			190	6			6	196			196
	711.08	356			356	76			76	432			432
	CENSUS TOTAL	2,060		340	2,400	104	8		112	2,164	8	340	2,512
712	712.01												
	712.02												
	712.03	39	174		213	20			20	59	174		233
	712.04	43	376	2,375	2,794	43		121	164	86	376	2,496	2,958
	CENSUS TOTAL	82	550	2,375	3,007	63		121	184	145	550	2,496	3,191
713	713.01	259	636	2,381	3,276	175		87	262	434	636	2,468	3,538
	713.02	556	49		605	58		60	118	614	49	60	723
	CENSUS TOTAL	815	685	2,381	3,881	233		147	380	1,048	685	2,528	4,261
714	714.01	680	464	351	1,495	98	81	19	198	778	545	370	1,693
	714.02	255		639	894	15			15	270		639	909

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
714	CENSUS TOTAL	935	464	990	2,389	113	81	19	213	1,048	545	1,009	2,602
801	801.01	276			276	246			246	522			522
	801.02	201	1		202	73			73	274	1		275
	801.03	193			193	185			185	378			378
	801.04	228			228	124			124	352			352
	801.05	193			193	121			121	314			314
	CENSUS TOTAL	1,091	1		1,092	749			749	1,840	1		1,841
802	802.01	255			255	617			617	872			872
	802.02	442			442	134			134	576			576
	802.03	510			510	65			65	575			575
	802.04			1,168	1,168							1,168	1,168
	802.05												
	CENSUS TOTAL	1,207		1,168	2,375	816			816	2,023		1,168	3,191
803	803.01	808			808	279			279	1,087			1,087
	803.02	246			246	64			64	310			310
	803.03	753	2		755	691			691	1,444	2		1,446
	803.04	1			1					1			1
	CENSUS TOTAL	1,808	2		1,810	1,034			1,034	2,842	2		2,844
804	804.01	506			506	220			220	726			726
	804.02	516			516	333			333	849			849
	804.03	339			339	141			141	480			480

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
804	804.04	305			305	278			278	583			583
	804.05	681			681	291			291	972			972
	CENSUS TOTAL	2,347			2,347	1,263			1,263	3,610			3,610
805	805.01	1,532			1,532	345			345	1,877			1,877
	805.02	1,252	219		1,471	649			649	1,901	219		2,120
	805.03	609	981	273	1,863	343	233	90	666	952	1,214	363	2,529
	CENSUS TOTAL	3,393	1,200	273	4,866	1,337	233	90	1,660	4,730	1,433	363	6,526
806	806.01	488	176		664	1,469	1,121	234	2,824	1,957	1,297	234	3,488
	806.02	154	320	198	672	1			1	155	320	198	673
	806.03	153	325	724	1,202	79			79	232	325	724	1,281
	806.04	447			447	128			128	575			575
	CENSUS TOTAL	1,242	821	922	2,985	1,677	1,121	234	3,032	2,919	1,942	1,156	6,017
807	807.01	1			1	171	346	240	757	172	346	240	758
	807.02	164	926	2,441	3,531	19	32		51	183	958	2,441	3,582
	807.03	51	319		370	1			1	52	319		371
	CENSUS TOTAL	216	1,245	2,441	3,902	191	378	240	809	407	1,623	2,681	4,711
808 ²	808.01	1,063	777	494	2,334	681	96	18	795	1,744	873	512	3,129
	CENSUS TOTAL	1,063	777	494	2,334	681	96	18	795	1,744	873	512	3,129
809 ²	809.01	1,316	817	1,010	3,143	456	5	403	864	1,772	822	1,413	4,007
	CENSUS TOTAL	1,316	817	1,010	3,143	456	5	403	864	1,772	822	1,413	4,007
810	810.01	207	798		1,005	217			217	424	798		1,222

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
810	CENSUS TOTAL	207	798		1,005	217			217	424	798		1,222
811	811.01	30			30	3			3	33			33
	811.02	28			28	443		1,163	1,606	471		1,163	1,634
	811.03	909			909	421			421	1,330			1,330
	811.04	1,264			1,264	171			171	1,435			1,435
	CENSUS TOTAL	2,231			2,231	1,038		1,163	2,201	3,269		1,163	4,432
812	812.01	924	548	694	2,166	321		2	323	1,245	548	696	2,489
	CENSUS TOTAL	924	548	694	2,166	321		2	323	1,245	548	696	2,489
813	813.01	1,152	3,025	1,896	6,073	145	98	127	370	1,297	3,123	2,023	6,443
	CENSUS TOTAL	1,152	3,025	1,896	6,073	145	98	127	370	1,297	3,123	2,023	6,443
814	814.01	1,076	1,127	446	2,649	52			52	1,128	1,127	446	2,701
	CENSUS TOTAL	1,076	1,127	446	2,649	52			52	1,128	1,127	446	2,701
815	815.01	744			744	49			49	793			793
	CENSUS TOTAL	744			744	49			49	793			793
816	816.01	511			511	58			58	569			569
	816.02	546			546	31			31	577			577
	CENSUS TOTAL	1,057			1,057	89			89	1,146			1,146
817	817.01	431			431	218			218	649			649
	817.02	400			400	217			217	617			617
	817.03	594			594	68			68	662			662
	817.04	162	183	880	1,225	98	719		817	260	902	880	2,042

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
817	CENSUS TOTAL	1,587	183	880	2,650	601	719		1,320	2,188	902	880	3,970
818	818.01	203			203	49			49	252			252
	818.02	2,591	446		3,037	1,014			1,014	3,605	446		4,051
	818.03	465			465	345			345	810			810
	818.04	1,277	1,033		2,310	982	135		1,117	2,259	1,168		3,427
	CENSUS TOTAL	4,536	1,479		6,015	2,390	135		2,525	6,926	1,614		8,540
901	901.01	4			4					4			4
	901.02	12			12	61			61	73			73
	901.03	1,022			1,022	71			71	1,093			1,093
	901.04	1			1	60			60	61			61
	901.05	1,250	302	228	1,780	511			511	1,761	302	228	2,291
	901.06												
	CENSUS TOTAL	2,289	302	228	2,819	703			703	2,992	302	228	3,522
902	902.01	9			9	143			143	152			152
	902.02	218			218	672			672	890			890
	902.03	1,422	1,318		2,740	1,699	23		1,722	3,121	1,341		4,462
	902.04	318	1,157	58	1,533	132	534	60	726	450	1,691	118	2,259
	902.05	2			2	19		1,520	1,539	21		1,520	1,541
	CENSUS TOTAL	1,969	2,475	58	4,502	2,665	557	1,580	4,802	4,634	3,032	1,638	9,304
903	903.01	1,258	1,085	1	2,344	290	18	20	328	1,548	1,103	21	2,672
	903.02	1,006			1,006	1,047	69	22	1,138	2,053	69	22	2,144

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
903	903.03	110	3		113	600	294		894	710	297		1,007
	903.04	8			8	2	93	38	133	10	93	38	141
	CENSUS TOTAL	2,382	1,088	1	3,471	1,939	474	80	2,493	4,321	1,562	81	5,964
904	904.01	1,940	662	1,529	4,131	308	652	979	1,939	2,248	1,314	2,508	6,070
	904.02	72		13	85	1,143			1,143	1,215		13	1,228
	904.03	7		490	497	60			60	67		490	557
	904.04	111	175	6	292	65	288	583	936	176	463	589	1,228
	CENSUS TOTAL	2,130	837	2,038	5,005	1,576	940	1,562	4,078	3,706	1,777	3,600	9,083
905	905.01	57		216	273	135		130	265	192		346	538
	905.02	1,127	2		1,129	1,404	89		1,493	2,531	91		2,622
	CENSUS TOTAL	1,184	2	216	1,402	1,539	89	130	1,758	2,723	91	346	3,160
906	906.01	22			22	58			58	80			80
	906.02	41			41	45			45	86			86
	906.03	173		216	389	105	143		248	278	143	216	637
	906.04	145	968	144	1,257	887	1,104	2,379	4,370	1,032	2,072	2,523	5,627
	906.05	1,292	1,550	252	3,094	1,386	979	393	2,758	2,678	2,529	645	5,852
	CENSUS TOTAL	1,673	2,518	612	4,803	2,481	2,226	2,772	7,479	4,154	4,744	3,384	12,282
907	907.01	55			55	127			127	182			182
	907.02	613			613	315			315	928			928
	907.03	117			117	177			177	294			294
	907.04	131			131	87			87	218			218

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
907	907.05	46			46	19			19	65			65
	907.06	614	2		616	112			112	726	2		728
	907.07	88			88	316			316	404			404
	907.08	35			35	26			26	61			61
	907.09	602			602	114			114	716			716
	907.10	61			61	116			116	177			177
	907.11	14			14	7			7	21			21
	907.12	77			77	14			14	91			91
	907.13	54			54	13			13	67			67
	907.14	105			105	28			28	133			133
	907.15	42			42	3			3	45			45
	907.16	51			51	16			16	67			67
		CENSUS TOTAL	2,705	2		2,707	1,490			1,490	4,195	2	
908	908.01	175			175	57			57	232			232
	908.02	265			265	101			101	366			366
	908.03	213			213	20			20	233			233
	908.04	194			194	204			204	398			398
	908.05	272			272	104			104	376			376
	908.06	726			726	19			19	745			745
	908.07	105			105	41			41	146			146
	908.08	409			409	193			193	602			602

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS & SUBCENSUS TRACT
(JANUARY 1989)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
908	908.09	917	34		951	440			440	1,357	34		1,391
	908.10	147			147	169			169	316			316
	908.11	409			409	828			828	1,237			1,237
	908.12	893	1,549		2,442	367			367	1,260	1,549		2,809
	CENSUS TOTAL	4,725	1,583		6,308	2,543			2,543	7,268	1,583		8,851
909 ³	909.01	68			68	91			91	159			159
	CENSUS TOTAL	68			68	91			91	159			159
TOTAL		160,186	64,661	68,835	293,682	55,902	13,912	14,395	84,209	216,088	78,573	83,230	377,891

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

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

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