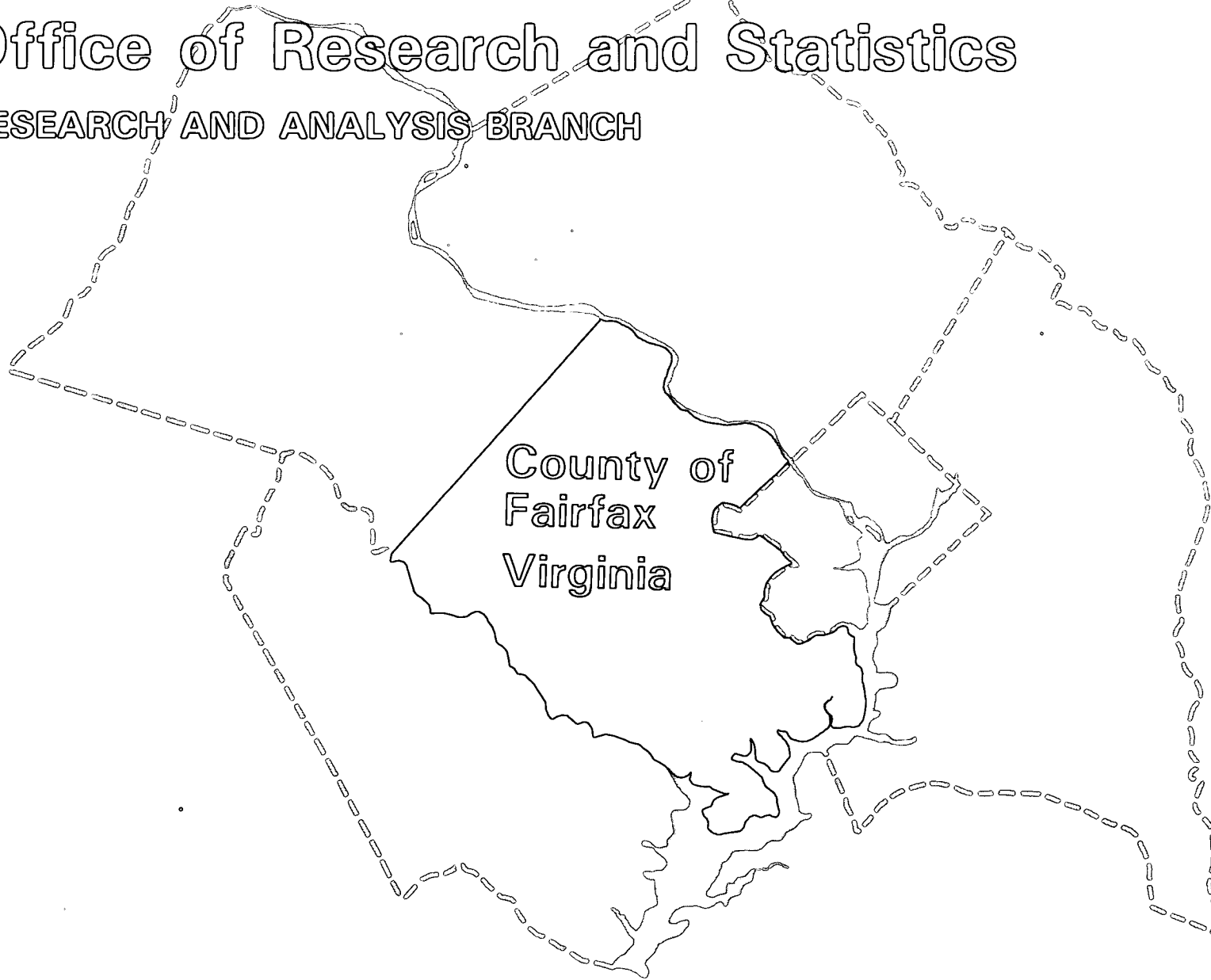


Standard Reports 1990

Office of Research and Statistics

RESEARCH AND ANALYSIS BRANCH



COUNTY OF FAIRFAX

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Comparability of 1990 Standard Reports
Population Data And 1990 Census Data

The Standard Reports is an annual publication produced by the Office of Research and Statistics. The population estimates contained in this volume were prepared over a nine month period (March through November) of 1990 prior to the release of Census data. The 1990 Standard Reports population estimates and forecasts were made with the best information available at the time of production. However, differences will occur between the 1990 Standard Reports population estimates shown in this volume and 1990 Census population. These differences occur due to differences in methodology and timing.

The 1990 Census attempts to count every person residing in Fairfax County as of April 1, 1990, including homeless, group quarters and institutional populations. The 1990 Standard Reports estimates the Fairfax County population as of January 1, 1990 using a sample of approximately 4,000 households to estimate average household size and countywide information on occupied housing units. By using a survey of this size, the Office of Research and Statistics can estimate the total population of Fairfax County within 5 percent of the actual population. However, the estimates for smaller areas of the County may vary by more than 5 percent from the actual population of the area as indicated by the Census. In addition, special populations such as homeless persons and certain group quarters or institutional populations are not included in the Standard Reports estimates.

1990 Census population data for Fairfax County are scheduled to be released beginning with Public Law 94-171 data in the first quarter of 1991. These data will contain population information by race. More detailed 1990 Census data providing information on sex, age, household composition, household income and special populations will be released in 1992 or 1993. As these data are released, the Census information will be incorporated into future editions of the Standard Reports.

Standard Reports

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

1990



Prepared by:

Office of Research and Statistics

Price: \$8.00

For Sale By:

Communications Division
(Maps and Publications)

The Massey Building

4100 Chain Bridge Road

Fairfax, Virginia 22030

(703) 246-2974

Price: \$8.00

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FORWARD

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 and forecast data, is as of January 1, 1990.

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 computergenerated 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, VA 22030
(703) 246-4519

	<u>Description</u>
<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 District: 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 the 1988 Household Survey and 1989 estimates.

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

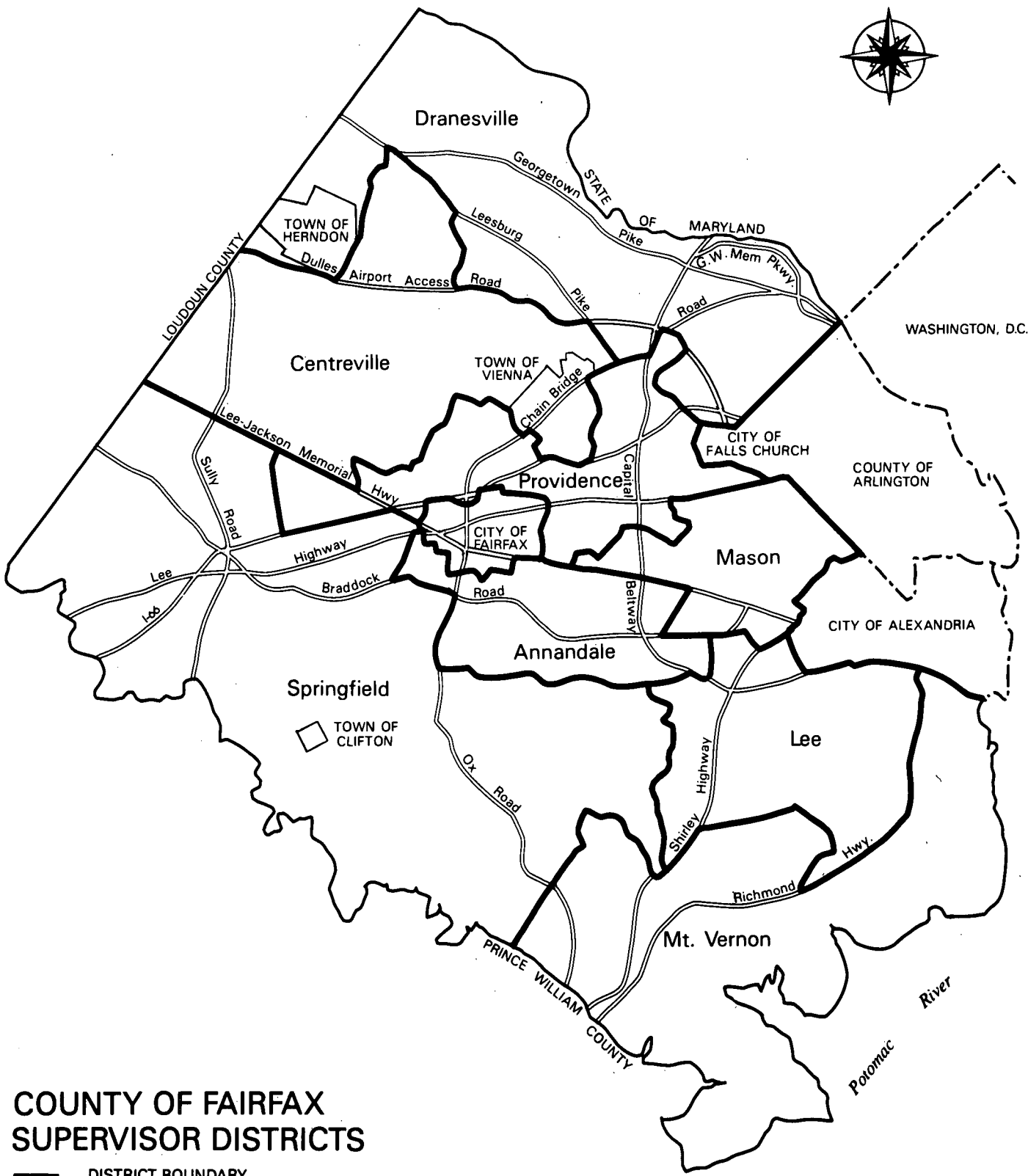
	<u>Description</u>
Household Survey Special Reports	A series of special reports documenting the results of the 1986 Household Survey. Special reports are available for each of the following types of demographic data: income, employment, household size, mobility, age, rental housing, and households with children. A special report on the elderly is based on the 1988 Household Survey.
Rental Housing Survey	Two reports documenting the results of the 1990 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 structure categories.
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.

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

	<u>Description</u>
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.
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.

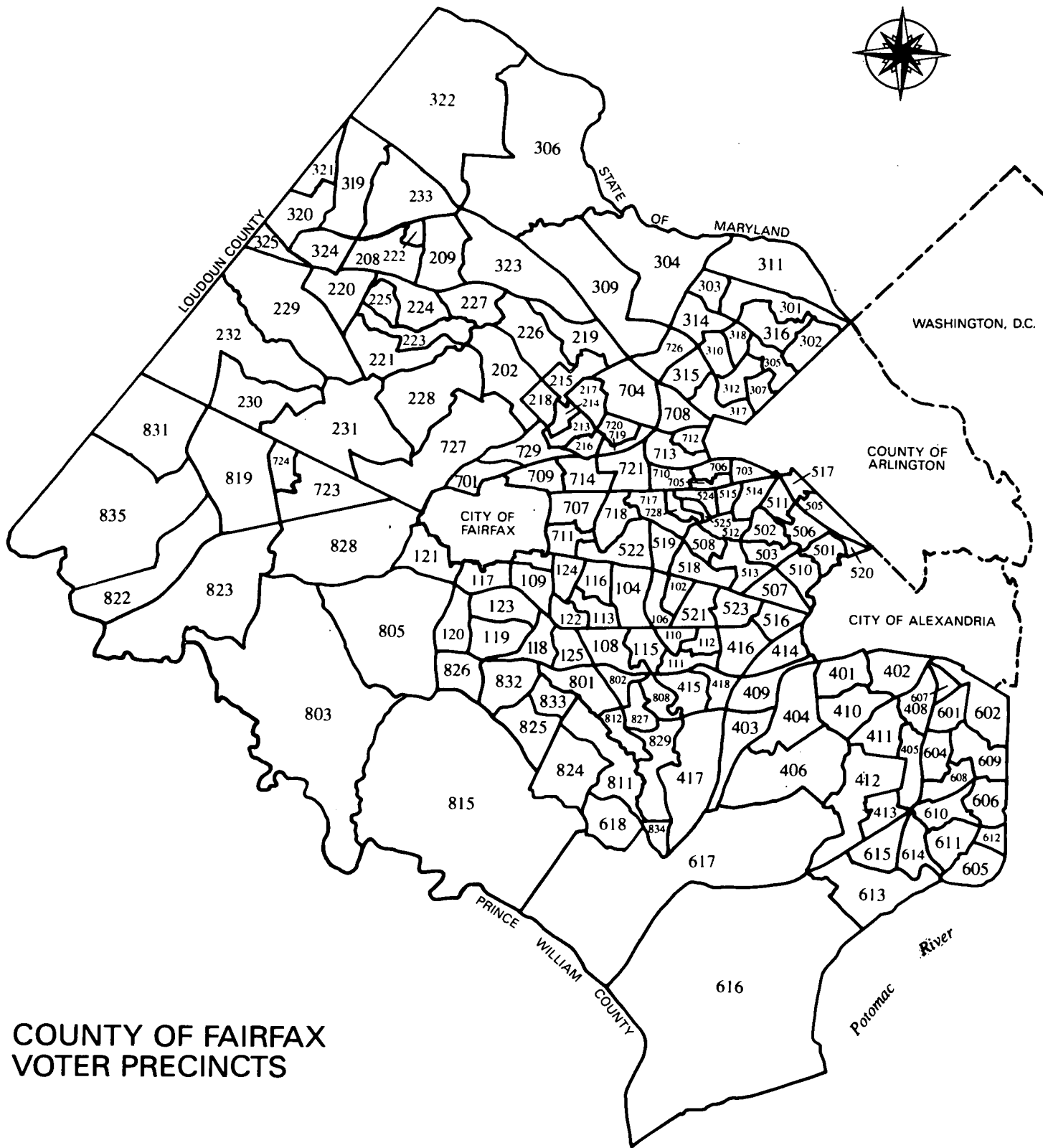
I. MAPS

The information contained in the Standard Reports is presented in several geographic arrangements -- Supervisor District, Planning District, Sanitary Sewershed, Voter 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

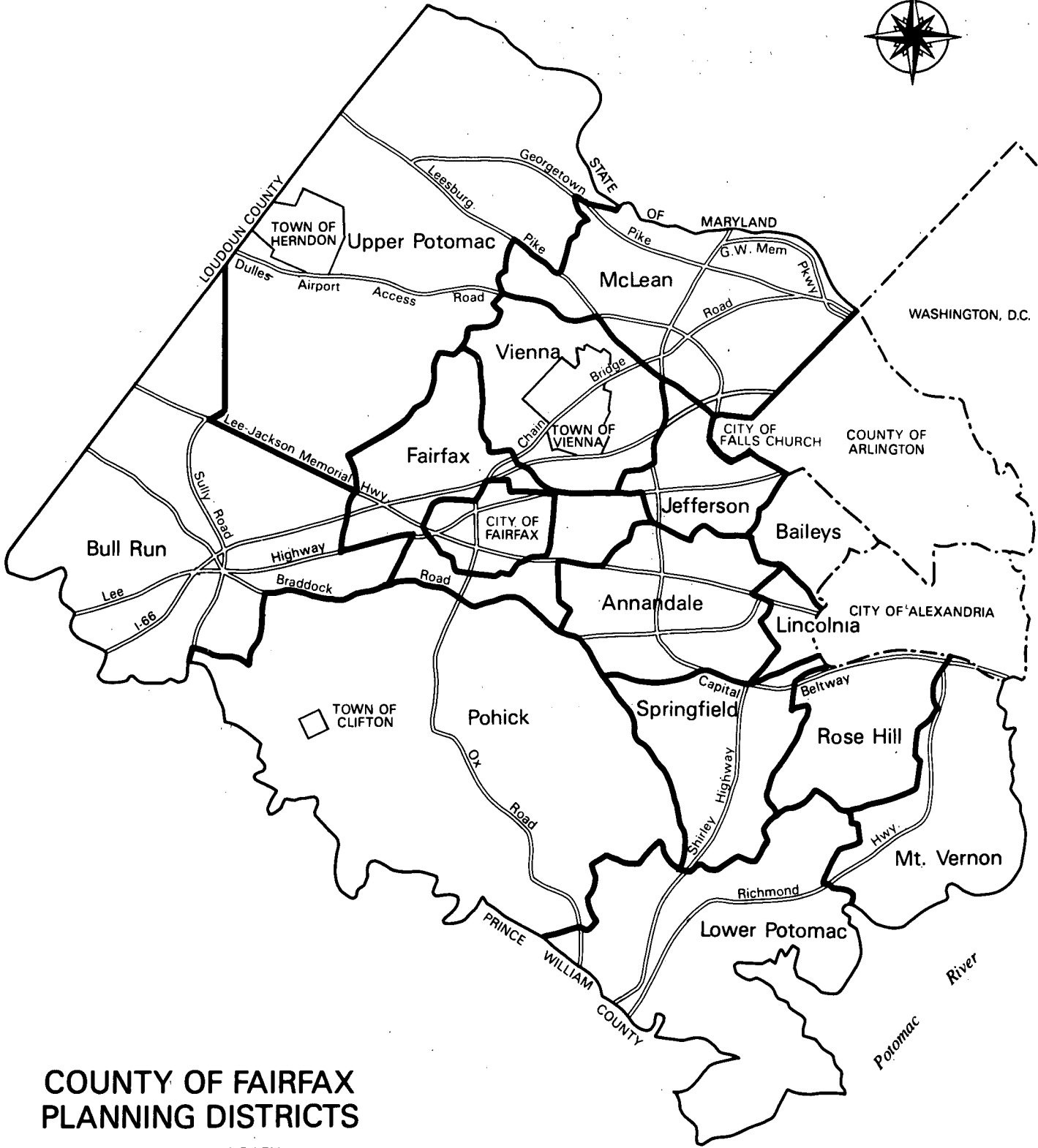


**COUNTY OF FAIRFAX
VOTER PRECINCTS**

FAIRFAX COUNTY VOTER PRECINCTS

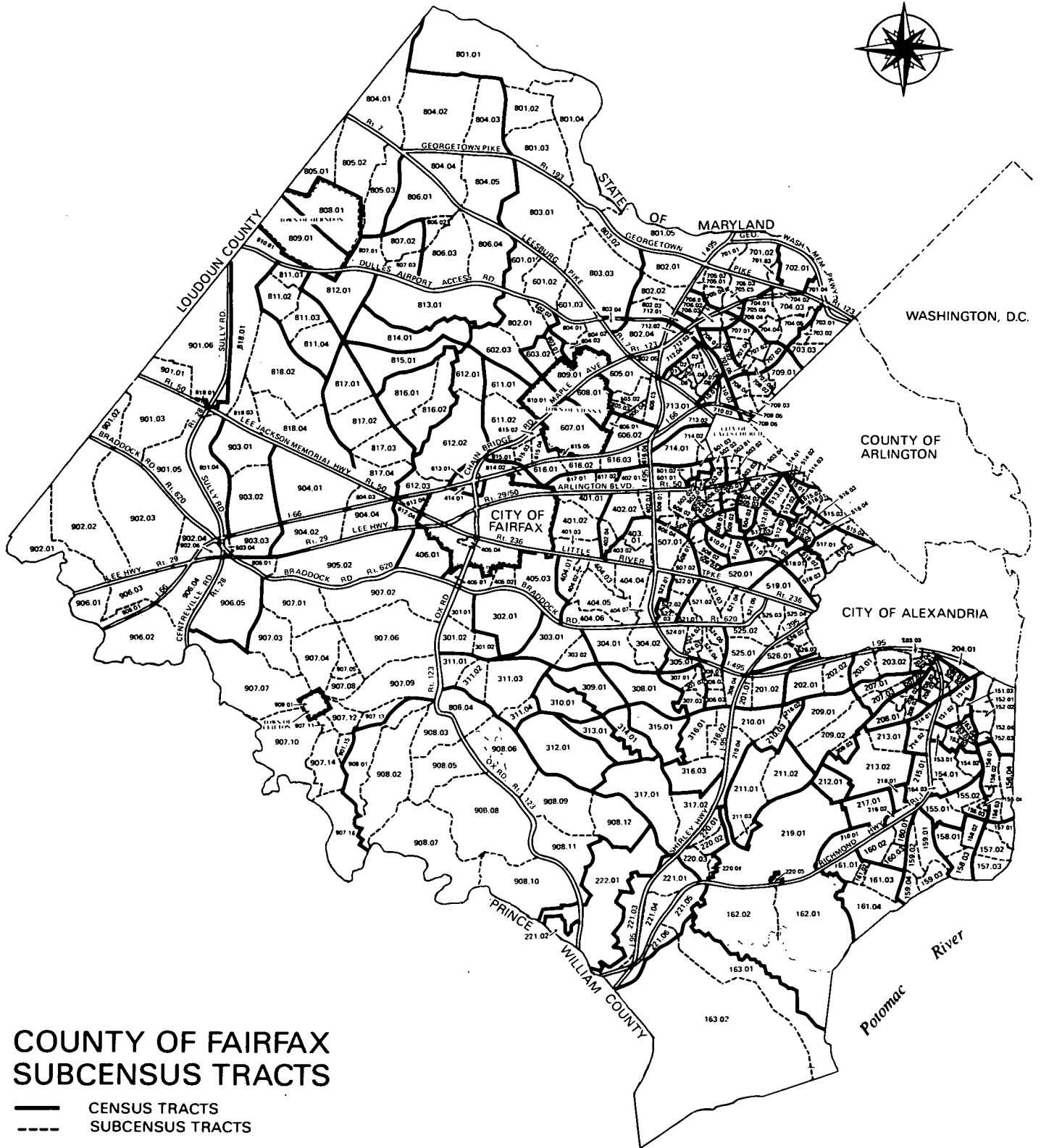
<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>
102	Bristow	223	Glade	325	Hutchison
104	Chapel	224	South Lakes	401	Bush Hill
106	Heritage	225	Terraset	402	Cameron
108	Kings Park	226	Wolftrap	403	Forest
109	Little Run	227	Sunrise Valley	404	Franconia
110	N. Springfield 1	228	Vale	405	Groveton
111	N. Springfield 2	229	Fox Mill	406	Hayfield
112	N. Springfield 3	230	Franklin	408	Mt. Eagle
113	Oak Hill	231	Navy	409	Pioneer
115	Ravensworth	232	Kinross	410	Rose Hill
116	Wakefield	233	North Point	411	Virginia Hills
117	Woodson	301	Chain Bridge	412	Woodlawn
118	Lake Braddock	302	Chesterbrook	413	Fairfield
119	Laurel	303	Churchill	414	Bren Mar
120	Sideburn	304	Cooper	415	Crestwood
121	Villa	305	El Nido	416	Edsall
122	Long Branch	306	Great Falls	417	Garfield
123	Robinson	307	Haycock	418	Lynbrook
124	Olley	309	Kenmore	501	Baileys
125	Signal Hill	310	Kirby	502	Barcroft
202	Flint Hill	311	Langley	503	Belvedere
208	Reston 1	312	Longfellow	505	Glen Forest
209	Reston 2	314	McLean	506	Holmes
213	Vienna 1	315	Pimmit	507	Lincolnia
214	Vienna 2	316	Salona	508	Masonville
215	Vienna 3	317	Westhampton	510	Parklawn
216	Vienna 4	318	Westmoreland	511	Ravenwood
217	Vienna 5	319	Herndon 1	512	Sleepy Hollow
218	Vienna 6	320	Herndon 2	513	St. Albans
219	Westbriar	321	Clearview	514	Tripps
220	Dogwood	322	Forestville	515	Westlawn
221	Hunters Woods	323	Shouse	516	Weyanoke
222	Reston 3	324	Herndon #3	517	Willston

<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>	<u>Precinct Number</u>	<u>Precinct Name</u>
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		
616	Gunston	728	Walnut Hill 2		
617	Lorton	729	Nottoway		
618	Newington	801	Burke		



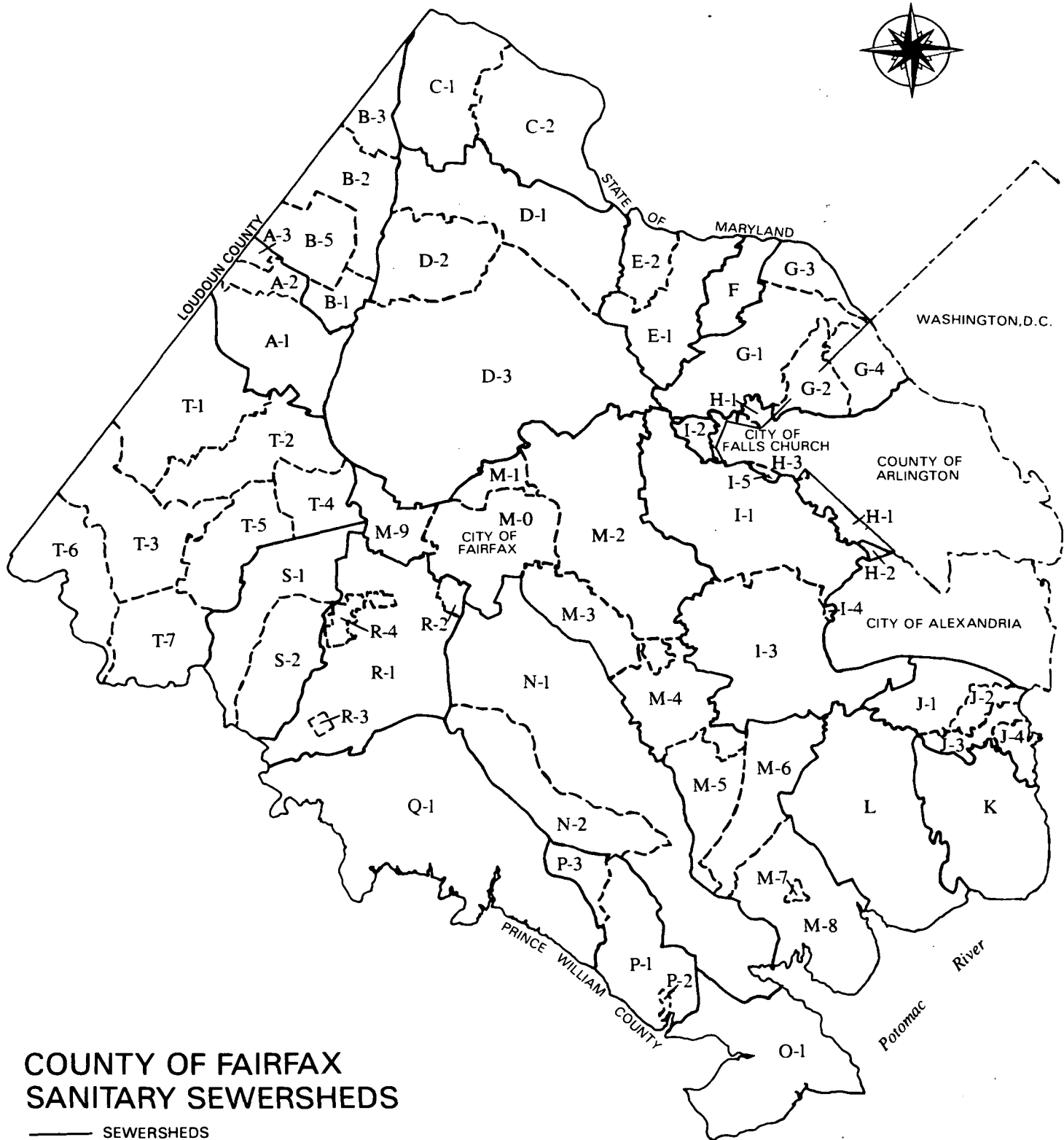
COUNTY OF FAIRFAX PLANNING DISTRICTS

— DISTRICT BOUNDARY



COUNTY OF FAIRFAX SUBCENSUS TRACTS

- CENSUS TRACTS
- - - SUBCENSUS TRACTS



I-8

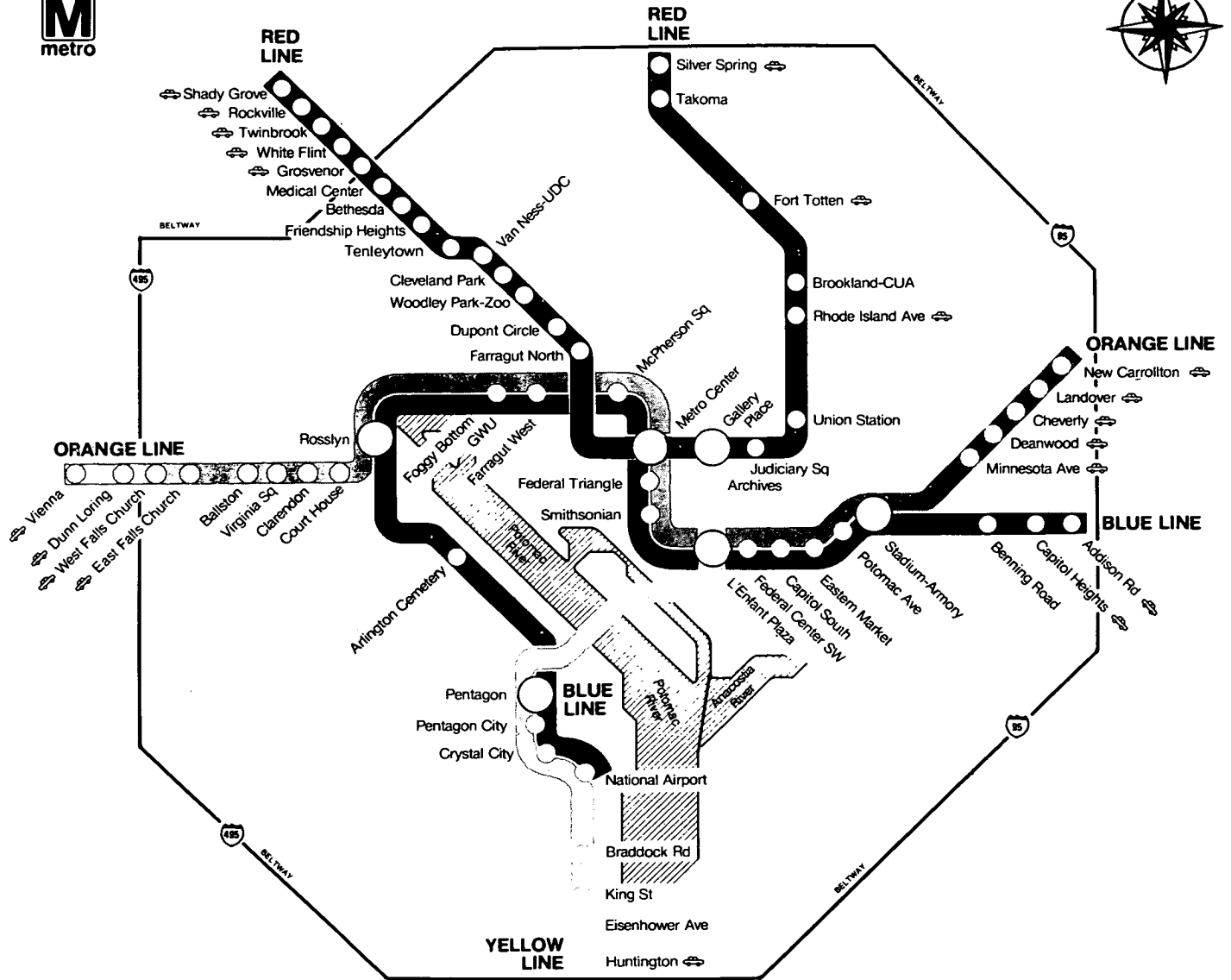
COUNTY OF FAIRFAX SANITARY SEWERSHEDS

—— 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



I - 11

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 1990, there were 302,464 dwelling units in Fairfax County, an increase of 8,782 units, or 3.0 percent, over the 1989 inventory of 293,682 units. Single-family detached units continue to account for a majority of the housing units (53.1 percent), followed by townhouses (19.4 percent), garden apartments (18.4 percent), and high-rise apartments (4.4 percent). Multiplex units comprise 2.1 percent of the total housing inventory, and mid-rise, mobile home, and duplex units account for the remaining 2.6 percent.

Nearly 70% of the County's increase in dwelling units occurred in the Bull Run, McLean, and Upper Potomac Planning Districts. During 1989, 3,346 units were added to the housing inventory in the Bull Run District, 1,140 units were added to the McLean District, and 1,389 units were added to the Upper Potomac District. The Upper Potomac Planning District contains the planned community of Reston.

The supervisor district with the largest dwelling unit inventory is Springfield, with 54,288 units. Among the eight supervisor districts, Mount Vernon has the smallest number of single-family units (14,904). The Springfield District has the largest number of single-family units (30,810). Nearly 40 percent of the County's high-rise and mid-rise apartment units are located in the Mason District, over 26 percent of the County's garden apartment units are located in the Providence District, and nearly 28 percent of the County's townhouse units are located in the Springfield District. The Annandale District has the smallest dwelling unit inventory with 28,004 units. Table 1 shows the total number of housing units by year since 1977, the number change, and the percent change.

As of January 1990, the median market value of individually owned housing units was \$194,700. This represents an increase of 8.5 percent from the 1989 estimated median housing value of \$179,500. Thus, half of all owned housing units in the County have values exceeding \$194,700 and half have values below this level.

TABLE 1
TOTAL HOUSING UNITS

Year	Housing Units	Change	
		Number	Percent
1977	185,879	---	---
1978	192,776	6,897	3.7%
1979	201,667	8,891	4.6
1980	215,646	13,979	6.9
1981	220,086	4,440	2.1
1982	223,853	3,767	1.7
1983	230,046	6,193	2.8
1984	237,850	7,804	3.4
1985	247,777	9,927	4.2
1986	258,712	10,935	4.4
1987	270,744	12,032	4.7
1988	281,192	10,448	3.9
1989	293,682	12,490	4.4
1990	302,464	8,782	3.0

Table 2 shows, by planning district, the median market value of housing units and the percent change between 1989 and 1990.

TABLE 2
MEDIAN MARKET VALUE OF HOUSING UNITS
BY PLANNING DISTRICT
1989 - 1990

Planning District	Median Value		Percent Change
	1990	1989	
Annandale	\$195,300	\$183,200	6.6%
Baileys	159,100	147,500	7.9
Bull Run	179,100	164,000	9.2
Fairfax	223,700	207,400	7.9
Jefferson	178,600	161,500	10.6
Lincolnia	176,000	168,100	4.7
Lower Potomac	135,000	120,000	12.3
McLean	294,100	270,200	8.8
Mount Vernon	174,200	157,100	10.9
Pohick	202,600	186,500	8.6
Rose Hill	177,500	164,000	8.2
Springfield	167,500	156,900	6.8
Upper Potomac	201,100	183,100	9.8
Vienna	224,800	205,300	9.5
Total County	\$194,700	\$179,500	8.5%

NOTE: Median market value calculated on ungrouped data.

The planning district in the County with the greatest percentage of dwelling units with values above \$350,000 is the McLean Planning District with 37.7 percent. Baileys Planning District has the greatest percentage of dwelling units with values below \$100,000 with 31.5 percent. McLean Planning District also has the highest median market value of housing units (\$294,100), while Lower Potomac Planning District has the lowest median market value of housing units in the County (\$135,000).

The supervisor district in the County with the greatest percentage of dwelling units with values above \$350,000 is the Dranesville Supervisor District with 40.9 percent. The supervisor district with the greatest percentage of dwelling unit values below \$100,000 is the Mason Supervisor District with 15.4 percent. The Dranesville Supervisor District also has the highest median market value of housing units (\$275,700), while the Lee Supervisor District has the lowest median market value of housing units in the County (\$161,800).

DWELLING UNIT INVENTORY
SUPERVISOR DISTRICT
(JANUARY 1990)

SUPERVISOR DISTRICT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
CENTREVILLE ¹	23,483	19	9,009	1,254	7,007	815	285		41,872
DRANESVILLE ²	26,252	68	4,125	7	2,733	496	1,668		35,349
ANNANDALE	18,408	56	5,242		3,775	267		256	28,004
LEE	16,599	577	8,179	1,419	9,496			971	37,241
MASON	15,010	36	3,532	546	8,572	1,006	5,557		34,259
MOUNT VERNON	14,904	1,187	4,096	429	4,901	130	3,546	555	29,748
PROVIDENCE	15,281	8	8,194	871	14,499	534	2,316		41,703
SPRINGFIELD ³	30,810	322	16,250	1,880	4,524	2		500	54,288
TOTAL	160,747	2,273	58,627	6,406	55,507	3,250	13,372	2,282	302,464

TOWN	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
TOWN OF CLIFTON	69								69
TOWN OF HERNDON	2,504	63	1,626	7	1,504				5,704
TOWN OF VIENNA	4,406	7	370	26	524				5,333
TOTAL	6,979	70	1,996	33	2,028				11,106

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

¹ Includes the Town of Vienna.

² Includes the Town of Herndon.

³ Includes the Town of Clifton.

DWELLING UNIT INVENTORY
PLANNING DISTRICT
(JANUARY 1990)

PLANNING DISTRICT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
ANNANDALE	15,767	12	3,034	255	4,849	513	471		24,901
BAILEYS	5,032	18	698	81	4,898	760	5,086		16,573
BULL RUN	11,999	2	6,601	1,326	4,131			500	24,559
FAIRFAX	8,027	4	2,599	289	5,472	534		256	17,181
JEFFERSON	8,363	8	2,181	117	5,467		1,229		17,365
LINCOLNIA	1,471	6	1,536	210	2,241				5,464
LOWER POTOMAC	1,380	8	1,206	280	1,062				3,936
MCLEAN	15,971	5	1,525	332	3,070	496	2,202		23,601
MOUNT VERNON	14,777	1,702	2,405	1,568	9,684	130	3,546	1,526	35,338
POHICK ¹	25,328	416	13,430	522	1,336				41,032
ROSE HILL	7,640	6	3,632		2,246				13,524
SPRINGFIELD	7,932		4,948	160	1,548	2			14,590
UPPER POTOMAC ²	24,391	75	11,176	960	7,470	541	285		44,898
VIENNA ³	12,669	11	3,656	306	2,033	274	553		19,502
TOTAL	160,747	2,273	58,627	6,406	55,507	3,250	13,372	2,282	302,464

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

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

DWELLING UNIT INVENTORY
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
A1	4,935		446						5,381
A2	17		232						249
A3	207		565						772
B1	776	2	368		250				1,396
B2	3,581		1,093	168	274				5,116
B3	528								528
B5 ¹	2,504	63	1,627	7	1,504				5,705
C1	771								771
C2	957		1						958
D1	2,302	2							2,304
D2	1,502		2,177	186	3,014	407	61		7,347
D3 ²	15,875	20	4,024	625	2,882	408	1,392		25,226
E1	1,906		241	332	2,842	144	534		5,999
E2	466								466
F	1,792		324				500		2,616
G1	7,566	2	1,799		1,380	112	1,229		12,088
G2	879					240			1,119
G3	653		35						688
G4	338								338
H1	1,181	1	328		2,363	359	1,370		5,602
H2							3,297		3,297
H3	151								151
I1	13,343	27	1,872	198	7,775	401	419		24,035
I2	1,186		36						1,222
I3	9,382	18	4,686	465	3,084	246	219		18,100
I4	45								45
I5	236		35						271
J1	3,656	1,134	332		1,320		1,590		8,032
J2	819	12	74		296		1,432	91	2,724
J3	1,111	200	154		508				1,973
J4	722	5	20		931		524		2,202
K	8,091	342	1,078	931	4,560	130		1,316	16,448
L	6,132	11	3,067	637	4,271			119	14,237
M0	829	2	123		921			256	2,131
M1	631		1,407	128	1,603	252			4,021
M2 ²	10,810	2	4,461	441	6,567	549	805		23,635
M3	6,109	2	227						6,338
M4	4,823		1,742		1,161	2			7,728
M5	1,320		1,194	160					2,674
M6	1,322		2,186						3,508
M7	30	2			194				226
M8	21								21
M9	242		461		976				1,679

(CONTINUED)

DWELLING UNIT INVENTORY
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
N1	18,313	370	12,839	802	2,203				34,527
N2	2,616	46	1,635						4,297
O1	408	2							410
P1	173	2			1				176
P2	175								175
P3	442								442
Q1	1,979								1,979
R1	2,458	4							2,462
R2	236								236
R3 ³	69								69
R4	198								198
S1	2,358		2,116		1,209				5,683
S2	205								205
T1	987						500		1,487
T2	3,060		1,460	580	229				5,329
T3	2,643		1,480						4,123
T4	2,398	2	1,050	128	2,265				5,843
T5	1,855		1,247	618	708				4,428
T6	55								55
T7	372		385		216				973
TOTAL	160,747	2,273	58,627	6,406	55,507	3,250	13,372	2,282	302,464

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

¹ Town of Herndon.

² Comprises part of the Town of Vienna.

³ Includes the Town of Clifton.

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
151	151.01	400		74		1				475
	151.02	307	2			75			91	475
	151.03	305								305
	CENSUS TOTAL	1,012	2	74		76			91	1,255
152	152.01	197	2	131						330
	152.02	18		20		931		524		1,493
	152.03	117								117
	152.04									
	CENSUS TOTAL	332	2	151		931		524		1,940
153	153.01	220	37	23						280
	153.02	256	204			147				607
	153.03	180	291							471
	153.04	100								100
	CENSUS TOTAL	756	532	23		147				1,458
154	154.01	601		156		1,556			345	2,658
	154.02	407								407
	154.03	125		70		13				208
	CENSUS TOTAL	1,133		226		1,569			345	3,273
155	155.01	367		400		209	130			1,106
	155.02	688								688
	155.03	261								261
	155.04	90								90
	CENSUS TOTAL	1,406		400		209	130			2,145
156	156.01	535								535

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
156	156.02	76								76
	156.03	289	2							291
	156.04	115								115
	CENSUS TOTAL	1,015	2							1,017
157	157.01	432								432
	157.02	747								747
	157.03	189	2							191
	CENSUS TOTAL	1,368	2							1,370
158	158.01	667								667
	158.02	495								495
	158.03	462								462
	CENSUS TOTAL	1,624								1,624
159	159.01	842								842
	159.02	181	5							186
	159.03									
	159.04	101								101
	CENSUS TOTAL	1,124	5							1,129
160	160.01	112	2			169				283
	160.02	484	2		149	242			119	996
	160.03	293								293
	CENSUS TOTAL	889	4		149	411			119	1,572
161	161.01	142				45				187
	161.02	97								97
	161.03	620								620

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HDUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
161	161.04	448								448
	CENSUS TOTAL	1,307				45				1,352
162	162.01									
	162.02									
	CENSUS TOTAL									
163	163.01	232								232
	163.02	452	4							456
	CENSUS TOTAL	684	4							688
201	201.01	436								436
	201.02	466		140						606
	CENSUS TOTAL	902		140						1,042
202	202.01	458		719						1,177
	202.02	507		309						816
	CENSUS TOTAL	965		1,028						1,993
203	203.01	637								637
	203.02	368	2	284						654
	203.03	242								242
	203.04	211		80						291
	CENSUS TOTAL	1,458	2	364						1,824
204	204.01	25	273			66		1,222		1,586
	CENSUS TOTAL	25	273			66		1,222		1,586
205	205.01	83	303	114		385		1,800		2,685
	205.02	171	8							179
	CENSUS TOTAL	254	311	114		385		1,800		2,864

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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		360			67				427
	206.03	321	78	67		556				1,022
	CENSUS TOTAL	381	558	67		623				1,629
207	207.01	625								625
	207.02	129								129
	207.03	548								548
	CENSUS TOTAL	1,302								1,302
208	208.01	333								333
	208.02	265								265
	208.03	477	2	71						550
	CENSUS TOTAL	1,075	2	71						1,148
209	209.01	367	2	243		1,386				1,998
	209.02	255		1,279		490				2,024
	209.03	325		144						469
	CENSUS TOTAL	947	2	1,666		1,876				4,491
210	210.01	252								252
	210.02	67		496						563
	210.03	178		64						242
	210.04	287								287
	CENSUS TOTAL	784		560						1,344
211	211.01	449		1,398						1,847
	211.02	247		86		370				703
	211.03	13		182						195

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
211	CENSUS TOTAL	709		1,666		370				2,745
212	212.01	691								691
	CENSUS TOTAL	691								691
213	213.01	913		355						1,268
	213.02	42		62						104
	CENSUS TOTAL	955		417						1,372
214	214.01	198	2			727				927
	214.02	288	7	25		1,186				1,506
	CENSUS TOTAL	486	9	25		1,913				2,433
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		112		340				539
	CENSUS TOTAL	182		184	931	663				1,960
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	1,188				2,062
	CENSUS TOTAL	187	2	328	357	1,188				2,062
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 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
220	220.05	30	2			194				226
	CENSUS TOTAL	314	2	182		194				692
221	221.01	204		558		608				1,370
	221.02	1								1
	221.03	92								92
	221.04	32	2	466	280	6				786
	221.05	15				253				268
	221.06	39				1				40
	CENSUS TOTAL	383	2	1,024	280	868				2,557
222	222.01									
	CENSUS TOTAL									
301	301.01	465								465
	301.02	1,055								1,055
	301.03	304		652						956
	CENSUS TOTAL	1,824		652						2,476
302	302.01	2,399	2	1,307						3,708
	CENSUS TOTAL	2,399	2	1,307						3,708
303	303.01	790	52	1,668						2,510
	303.02	1,047		1						1,048
	CENSUS TOTAL	1,837	52	1,669						3,558
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 1990)

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	836		1,183		242				2,261
	CENSUS TOTAL	836		1,183		242				2,261
310	310.01	744		1,318	237					2,299
	CENSUS TOTAL	744		1,318	237					2,299
311	311.01	490		567						1,057
	311.02	501	128	231	186	448				1,494
	311.03	1,247	184	1,649		468				3,548
	311.04	251		69		100				420
	CENSUS TOTAL	2,489	312	2,516	186	1,016				6,519
312	312.01	3,359		814						4,173
	CENSUS TOTAL	3,359		814						4,173
313	313.01	1,091		242						1,333

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
313	CENSUS TOTAL	1,091		242						1,333
314	314.01	889		333	99					1,321
	CENSUS TOTAL	889		333	99					1,321
315	315.01	1,040		676	160					1,876
	CENSUS TOTAL	1,040		676	160					1,876
316	316.D1	323		46		242				611
	316.D2	553		205		99				857
	316.03	3								3
	CENSUS TOTAL	879		251		341				1,471
317	317.01	1,997	2	1,757		78				3,834
	317.02	264		482						746
	CENSUS TOTAL	2,261	2	2,239		78				4,580
401	401.01	251		150			282			683
	401.D2	1,020								1,020
	401.03	438			161	388				987
	CENSUS TOTAL	1,709		150	161	388	282			2,690
402	402.D1	1				296				297
	402.02	416		579		1,088				2,083
	402.03									
	402.04	129								129
	CENSUS TOTAL	546		579		1,384				2,509
403	403.D1	471								471
	403.D2	447								447
	CENSUS TOTAL	918								918

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
404	404.01	697	2	33						732
	404.02	96								96
	404.03	493								493
	404.04	649								649
	404.05	1,596		137						1,733
	404.06	1,043								1,043
	404.07									
	CENSUS TOTAL	4,574	2	170						4,746
405	405.01	63		66						129
	405.02	419								419
	405.03	1,494								1,494
	405.04									
	CENSUS TOTAL	1,976		66						2,042
406	406.01	697							256	953
	CENSUS TOTAL	697							256	953
501	501.01	93		231	117	1,032				1,473
	501.02	200				150				350
	501.03	350				64				414
	CENSUS TOTAL	643		231	117	1,246				2,237
502	502.01			510						510
	502.02	243								243
	502.03	149				25				174
	502.04	392								392
	CENSUS TOTAL	784		510		25				1,319

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
503	503.01	302								302
	503.02	293								293
	503.03	189	2	99		556				846
	503.04	226								226
	CENSUS TOTAL	1,010	2	99		556				1,667
504	504.01	274	2	94						370
	504.02	338								338
	504.03	230								230
	CENSUS TOTAL	842	2	94						938
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	250								250
	506.06	375								375
	506.07	173	2							175
	CENSUS TOTAL	1,866	4	96		1,190				3,156
507	507.01	514		436						950
	507.02	287	2			890		252		1,431
	CENSUS TOTAL	801	2	436		890		252		2,381

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
508	508.01	292								292
	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	358								358
	511.02	452								452
	CENSUS TOTAL	810								810
512	512.01	226								226
	512.02	308								308
	512.03	101								101
	CENSUS TOTAL	635								635
513	513.01	402	2	23						427
	513.02	303	2	14		108				427
	CENSUS TOTAL	705	4	37		108				854
514	514.01					204				204
	514.02					504		220		724
	514.03			76		225				301
	CENSUS TOTAL			76		933		220		1,229

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
515	515.01	46		36		588	310			980
	515.02	322		38	81			830		1,271
	515.03	249		186		284	49			768
	515.04	63		30		450		320		863
	CENSUS TOTAL	680		290	81	1,322	359	1,150		3,882
516	516.01	12					400	419		831
	516.02	80								80
	516.03	96		36		656				788
	516.04	165	2			444				611
	516.05	214				196				410
	CENSUS TOTAL	567	2	36		1,296	400	419		2,720
517	517.01	271	12	250		1,148	1			1,682
	517.02	349				90		3,297		3,736
	CENSUS TOTAL	620	12	250		1,238	1	3,297		5,418
518	518.01	416		9						425
	518.02	173								173
	518.03	426				1				427
	CENSUS TOTAL	1,015		9		1				1,025
519	519.01	437	4	1,030	210	499				2,180
	CENSUS TOTAL	437	4	1,030	210	499				2,180
520	520.01	510		354			246			1,110
	CENSUS TOTAL	510		354			246			1,110
521	521.01	118								118
	521.02	374	2	332				219		927

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	OUPLX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
521	521.03	314	2	228						544
	521.04	292	2	69	255					618
	521.05	256		67						323
	CENSUS TOTAL	1,354	6	696	255			219		2,530
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	385	2							387
	525.03	338		10						348
	525.04	254	2	153		1,065				1,474
	CENSUS TOTAL	1,263	4	163		1,065				2,495
526	526.01	365				366				731
	526.02	2		148		311				461
	526.03	75		195						270

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
526	CENSUS TOTAL	442		343		677				1,462
601	601.01	312								312
	601.02	629								629
	601.03	260								260
	CENSUS TOTAL	1,201								1,201
602	602.01	442								442
	602.02	61								61
	602.03	665								665
	CENSUS TOTAL	1,168								1,168
603	603.01	257								257
	603.02	651								651
	CENSUS TOTAL	908								908
604	604.01	235								235
	604.02	432		102		217	274			1,025
	604.03	138								138
	CENSUS TOTAL	805		102		217	274			1,398
605	605.01	504	2							506
	605.02	216		205		13				434
	605.03	291	1							292
	605.04	66		142						208
	605.05	216	1	243						460
	CENSUS TOTAL	1,293	4	590		13				1,900
606	606.01	147								147
	606.02	1,106								1,106

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
606	CENSUS TOTAL	1,253								1,253
607 ¹	607.01	2,166	2	194		303				2,665
	CENSUS TOTAL	2,166	2	194		303				2,665
608 ¹	608.01	852		21	26	185				1,084
	CENSUS TOTAL	852		21	26	185				1,084
609 ¹	609.01	736		84						820
	CENSUS TOTAL	736		84						820
610 ¹	610.01	652	5	71		36				764
	CENSUS TOTAL	652	5	71		36				764
611	611.01	637								637
	611.02	1,023		43	275	300				1,641
	CENSUS TOTAL	1,660		43	275	300				2,278
612	612.01	181								181
	612.02	855		39						894
	612.03	68								68
	612.04	33	2							35
	CENSUS TOTAL	1,137	2	39						1,178
613	613.01	66				313				379
	613.02	19		1,105	128	690	252			2,194
	CENSUS TOTAL	85		1,105	128	1,003	252			2,573
614	614.01	72								72
	614.02	201		176		1,521				1,898
	CENSUS TOTAL	273		176		1,521				1,970
615	615.01	128		23						151

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
615	615.02	206								206
	615.03	170		240						410
	615.04	21		390						411
	615.05	89								89
	CENSUS TOTAL	614		653						1,267
616	616.01	132		510	5					647
	616.02	310		46						356
	616.03	53		312						365
	616.04	9				783				792
	CENSUS TOTAL	504		868	5	783				2,160
617	617.01	30		1,053		196		553		1,832
	617.02	156								156
	CENSUS TOTAL	186		1,053		196		553		1,988
701	701.01	281								281
	701.02	445								445
	701.03	53								53
	701.04	131		35						166
	CENSUS TOTAL	910		35						945
702	702.01	1								1
	CENSUS TOTAL	1								1
703	703.01	658								658
	703.02	97								97
	703.03	289								289
	CENSUS TOTAL	1,044								1,044

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
704	704.01	293		227						520
	704.02	43								43
	704.03	353								353
	704.04	259								259
	704.05	494								494
	CENSUS TOTAL	1,442		227						1,669
705	705.01	109								109
	705.02	328								328
	705.03	424		274						698
	705.04	290								290
	705.05	151								151
	705.06	4						500		504
	CENSUS TOTAL	1,306		274				500		2,080
706	706.01	179								179
	706.02	125		48						173
	706.03	244		23			144			411
	706.04	151		13						164
	CENSUS TOTAL	699		84			144			927
707	707.01	269		7						276
	707.02	388								388
	707.03	266	1							267
	707.04	378								378
	707.05	196								196
	707.06	253								253

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
707	CENSUS TOTAL	1,750	1	7						1,758
708	708.01	236		27						263
	708.02	608	1	174						783
	CENSUS TOTAL	844	1	201						1,046
709	709.01	466					240			706
	709.02	495		206						701
	709.03	253								253
	709.04	77		251						328
	709.05	315	1	22						338
	709.06	111								111
	CENSUS TOTAL	1,717	1	479			240			2,437
710	710.01	58								58
	710.02	218								218
	710.03	179								179
	CENSUS TOTAL	455								455
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	358								358
	CENSUS TOTAL	2,062				228	112			2,402

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
712	712.01									
	712.02									
	712.03	40		174						214
	712.04	43		44	332	1,841		534		2,794
	CENSUS TOTAL	83		218	332	1,841		534		3,008
713	713.01	259		638		1,152		1,229		3,278
	713.02	554		49						603
	CENSUS TOTAL	813		687		1,152		1,229		3,881
714	714.01	680		464		363				1,507
	714.02	255				639				894
	CENSUS TOTAL	935		464		1,002				2,401
801	801.01	302								302
	801.02	203		1						204
	801.03	191								191
	801.04	235								235
	801.05	196								196
	CENSUS TOTAL	1,127		1						1,128
802	802.01	279								279
	802.02	445								445
	802.03	510								510
	802.04					1,001		1,168		2,169
	802.05									
	CENSUS TOTAL	1,234				1,001		1,168		3,403
803	803.01	815								815

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
803	803.02	248								248
	803.03	778	2							780
	803.04	1								1
	CENSUS TOTAL	1,842	2							1,844
804	804.01	519								519
	804.02	541								541
	804.03	343								343
	804.04	320								320
	804.05	697								697
	CENSUS TOTAL	2,420								2,420
805	805.01	1,627								1,627
	805.02	1,351		219						1,570
	805.03	615		874	168	274				1,931
	CENSUS TOTAL	3,593		1,093	168	274				5,128
806	806.01	530		131	140					801
	806.02	154		320		198				672
	806.03	154		325		724	119			1,322
	806.04	449								449
	CENSUS TOTAL	1,287		776	140	922	119			3,244
807	807.01									
	807.02	164		880	46	2,092	288	61		3,531
	807.03	51		319						370
	CENSUS TOTAL	215		1,199	46	2,092	288	61		3,901
808 ²	808.01	1,120	3	935		494			2,552	

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
808 ²	CENSUS TOTAL	1,120	3	935		494				2,552
809 ²	809.01	1,384	60	691	7	1,010				3,152
	CENSUS TOTAL	1,384	60	691	7	1,010				3,152
810	810.01	207		798						1,005
	CENSUS TOTAL	207		798						1,005
811	811.01	30								30
	811.02	92								92
	811.03	945								945
	811.04	1,266								1,266
	CENSUS TOTAL	2,333								2,333
812	812.01	945	2	546		694				2,187
	CENSUS TOTAL	945	2	546		694				2,187
813	813.01	1,162	10	2,512	514	1,762	134			6,094
	CENSUS TOTAL	1,162	10	2,512	514	1,762	134			6,094
814	814.01	1,093		1,042	85	222		224		2,666
	CENSUS TOTAL	1,093		1,042	85	222		224		2,666
815	815.01	748								748
	CENSUS TOTAL	748								748
816	816.01	431								431
	816.02	551								551
	CENSUS TOTAL	982								982
817	817.01	514								514
	817.02	413								413
	817.03	596								596

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
817	817.04	213		288		976				1,477
	CENSUS TOTAL	1,736		288		976				3,000
818	818.01	203								203
	818.02	2,766		446						3,212
	818.03	526								526
	818.04	1,285		1,137						2,422
	CENSUS TOTAL	4,780		1,583						6,363
901	901.01	4								4
	901.02	12								12
	901.03	528							500	1,028
	901.04	1								1
	901.05	1,344		409		228				1,981
	901.06									
	CENSUS TOTAL	1,889		409		228			500	3,026
902	902.01	9								9
	902.02	340								340
	902.03	1,604		1,339						2,943
	902.04	325		1,216		252				1,793
	902.05	2								2
	CENSUS TOTAL	2,280		2,555		252				5,087
903	903.01	1,289		505	580	1				2,375
	903.02	1,054								1,054
	903.03	110		36						146
	903.04	8				22				30

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
903	CENSUS TOTAL	2,461		541	580	23				3,605
904	904.01	1,936		585	128	1,769				4,418
	904.02	70				13				83
	904.03	6				490				496
	904.04	111	2	173		6				292
	CENSUS TOTAL	2,123	2	758	128	2,278				5,289
905	905.01	79				748				827
	905.02	1,273	2							1,275
	CENSUS TOTAL	1,352	2			748				2,102
906	906.01	22								22
	906.02	39								39
	906.03	203				216				419
	906.04	197		475	618	434				1,724
	906.05	1,550		2,036		448				4,034
	CENSUS TOTAL	2,011		2,511	618	1,098				6,238
907	907.01	65								65
	907.02	628								628
	907.03	119								119
	907.04	133								133
	907.05	47								47
	907.06	640	2							642
	907.07	91								91
	907.08	38								38
	907.09	603								603

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	SINGLE FAMILY	DUPLEX	TOWN HOUSE	MULTI PLEX	GARDEN APTS	MIDRISE APTS	HIRISE APTS	MOBILE HOMES	TOTAL UNITS
907	907.10	74								74
	907.11	14								14
	907.12	76								76
	907.13	55								55
	907.14	107								107
	907.15	42								42
	907.16	54								54
	CENSUS TOTAL	2,786	2							2,788
908	908.01	158								158
	908.02	299								299
	908.03	218								218
	908.04	209								209
	908.05	315								315
	908.06	727								727
	908.07	110								110
	908.08	410								410
	908.09	1,021		69						1,090
	908.10	142								142
	908.11	502								502
	908.12	897	46	1,570						2,513
	CENSUS TOTAL	5,008	46	1,639						6,693

(CONTINUED)

DWELLING UNIT INVENTORY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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	69								69
	CENSUS TOTAL	69								69
FINAL TOTALS		160,747	2,273	58,627	6,406	55,507	3,250	13,372	2,282	302,464

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

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

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

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

1,5,6
 MARKET VALUE OF DWELLING UNITS
 SUPERVISOR DISTRICT
 (JANUARY 1990)

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	15	10	42	225	378	649	1,174	1,485	2,047	2,451	2,339	1,875	3,130	3,271	19,091
	TOWNHOUSE	20	261	1,085	2,035	2,517	1,725	894	373	307	130	134	106	123	86	9,796
	CONDOMINIUM APT	1,170	1,326	297	62	33	10	1	11	18	6					2,934
	TOTAL	1,205	1,597	1,424	2,322	2,928	2,384	2,069	1,869	2,372	2,587	2,473	1,981	3,253	3,357	31,821
DRANESVILLE ³	SINGLE FAMILY	5	9	28	348	1,003	1,299	1,482	1,243	936	1,131	1,553	1,271	2,560	10,814	23,682
	TOWNHOUSE		1	244	445	94	9	93	35	120	272	206	178	200	403	2,300
	CONDOMINIUM APT	3	43	311	107	458	231	60	40	91	9	37		29		1,419
	TOTAL	8	53	583	900	1,555	1,539	1,635	1,318	1,147	1,412	1,796	1,449	2,789	11,217	27,401
ANNANDALE	SINGLE FAMILY	8	38	41	86	578	1,574	4,047	3,323	2,880	2,221	1,255	831	964	543	18,389
	TOWNHOUSE		14	323	1,073	2,018	1,059	490	140	54	36	11	1	16	4	5,239
	CONDOMINIUM APT	1,095	395	238	138	42										1,908
	TOTAL	1,103	447	602	1,297	2,638	2,633	4,537	3,463	2,934	2,257	1,266	832	980	547	25,536
LEE	SINGLE FAMILY	41	103	183	1,023	3,210	4,350	2,778	1,860	1,115	597	347	275	378	198	16,458
	TOWNHOUSE	983	438	884	1,930	2,803	1,139	757	385	340	134	52	11	28	130	10,014
	CONDOMINIUM APT	712	690	538	245	51	15									2,251
	TOTAL	1,736	1,231	1,605	3,198	6,064	5,504	3,535	2,245	1,455	731	399	286	406	328	28,723
MASON	SINGLE FAMILY	87	69	111	348	1,228	1,637	1,881	1,530	1,622	1,090	891	933	1,805	1,699	14,931
	TOWNHOUSE	65	1	232	94	503	811	966	393	212	146	128	48	51	13	3,663
	CONDOMINIUM APT	2,230	1,277	769	521	477	218	55	61	17	17	2				5,644
	TOTAL	2,382	1,347	1,112	963	2,208	2,666	2,902	1,984	1,851	1,253	1,021	981	1,856	1,712	24,238

(CONTINUED)

MARKET VALUE OF DWELLING UNITS ^{1,5,6}
 SUPERVISOR DISTRICT
 (JANUARY 1990)

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	206	200	284	645	1,040	1,098	1,078	1,687	1,830	1,265	1,025	742	1,423	2,222	14,745
	TOWNHOUSE	414	320	1,450	1,844	682	271	264	64	4	30	22	63	83	1	5,512
	CONDOMINIUM APT	742	1,108	249	291	120	221	100	22	119	90	18	7			3,087
	TOTAL	1,362	1,628	1,983	2,780	1,842	1,590	1,442	1,773	1,953	1,385	1,065	812	1,506	2,223	23,344
PROVIDENCE	SINGLE FAMILY	48	51	90	152	888	1,896	2,432	1,680	1,428	1,108	905	759	1,960	1,799	15,196
	TOWNHOUSE	72	181	429	599	1,416	1,560	1,322	1,061	629	322	165	123	163	8	8,050
	CONDOMINIUM APT	1,041	1,666	1,625	871	510	130	33	16	35	9		1	1	5	5,943
	TOTAL	1,161	1,898	2,144	1,622	2,814	3,586	3,787	2,757	2,092	1,439	1,070	883	2,124	1,812	29,189
SPRINGFIELD ⁴	SINGLE FAMILY	141	102	138	269	823	2,424	3,470	4,038	4,246	3,572	2,430	1,608	2,617	4,930	30,808
	TOWNHOUSE	24	976	2,495	4,904	5,088	2,563	1,057	800	242	65	36	17	1	2	18,270
	CONDOMINIUM APT	518	555	353	60	8									1	1,495
	TOTAL	683	1,633	2,986	5,233	5,919	4,987	4,527	4,838	4,488	3,637	2,466	1,625	2,618	4,933	50,573
TOWN OF CLIFTON	SINGLE FAMILY	6	2	3	5	5	4	4	9	4	5	4	4	4	5	64
	TOTAL	6	2	3	5	5	4	4	9	4	5	4	4	4	5	64
TOWN OF HERNDON	SINGLE FAMILY	1	8	21	97	421	638	469	249	187	104	100	60	67	65	2,487
	TOWNHOUSE	1	164	759	257	221	197	69	23	2			1			1,694
	CONDOMINIUM APT	303	104	1												408
	TOTAL	305	276	781	354	642	835	538	272	189	104	100	61	67	65	4,589
TOWN OF VIENNA	SINGLE FAMILY	5	23	42	78	153	598	1,092	787	449	338	270	240	195	112	4,382
	TOWNHOUSE				8	30	71	36	73	62	52	21	13	42	4	412

(CONTINUED)

MARKET VALUE OF DWELLING UNITS^{1,5,6}
 SUPERVISOR DISTRICT
 (JANUARY 1990)

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	305	143	68	5											521
	TOTAL	310	166	110	91	183	669	1,128	860	511	390	291	253	237	116	5,315
COUNTY	SINGLE FAMILY	563	615	983	3,276	9,727	16,167	19,907	17,891	16,744	13,882	11,119	8,598	15,103	25,658	160,233
	TOWNHOUSE	1,579	2,356	7,901	13,189	15,372	9,405	5,948	3,347	1,972	1,187	775	561	707	651	64,950
	CONDOMINIUM APT	8,119	7,307	4,449	2,300	1,699	825	249	150	280	131	57	8	30	6	25,610
	TOTAL	10,261	10,278	13,333	18,765	26,798	26,397	26,104	21,388	18,996	15,200	11,951	9,167	15,840	26,315	250,793

NOTE: Estimated dwelling unit market values are calculated for single-family, duplex, townhouse, multiplex, and condominium apartment units. The townhouse category includes townhouses, duplex units, and multiplex units. Condominium apartments include both new and converted condominium multifamily units.

¹ Expressed in thousands of dollars.

² Excludes the Town of Vienna.

³ Excludes the Town of Herndon.

⁴ Excludes the Town of Clifton.

⁵ Market value in this report refers to the estimated market value as of January 1990. Market value for each dwelling unit is derived from the 1990 tax assessment, adjusted to reflect the unit's market value, or sales price if the unit sold during 1989.

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

1,5,6
 MARKET VALUE OF OWELLING UNITS
 PLANNING OISTRICT
 (JANUARY 1990)

PLANNING OISTRICT	UNIT TYPE	UNOER \$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
ANNANOALE	SINGLE FAMILY	3	15	54	198	883	1,868	3,488	2,273	1,832	1,365	1,119	933	1,239	449	15,719
	TOWNHOUSE	24	3	432	47	471	897	989	292	111	12		2			3,280
	CONDOMINIUM APT	1,234	398	238	149	61	10	1	1							2,092
	TOTAL	1,261	416	724	394	1,415	2,775	4,478	2,566	1,943	1,377	1,119	935	1,239	449	21,091
BAILEYS	SINGLE FAMILY	61	28	35	72	176	474	461	515	583	363	246	276	679	1,028	4,997
	TOWNHOUSE	41	1		34	212	144	136	37	4	26	102	25	25	6	793
	CONDOMINIUM APT	2,091	1,255	697	438	425	208	54	60	17	17	2				5,264
	TOTAL	2,193	1,284	732	544	813	826	651	612	604	406	350	301	704	1,034	11,054
BULL RUN	SINGLE FAMILY	63	52	80	176	864	1,696	1,895	1,231	1,025	1,004	966	806	1,182	981	12,021
	TOWNHOUSE	21	744	1,197	2,694	1,578	761	452	302	88	71	24	4			7,936
	CONDOMINIUM APT		92	267	64	8									1	432
	TOTAL	84	888	1,544	2,934	2,450	2,457	2,347	1,533	1,113	1,075	990	810	1,182	982	20,389
FAIRFAX	SINGLE FAMILY	11	18	36	62	102	379	640	660	677	727	530	532	1,408	2,206	7,988
	TOWNHOUSE		10	152	208	682	480	286	374	113	101	86	37	19	4	2,552
	CONDOMINIUM APT	18	703	624	455	245	3									2,048
	TOTAL	29	731	812	725	1,029	862	926	1,034	790	828	616	569	1,427	2,210	12,588
JEFFERSON	SINGLE FAMILY	33	28	34	149	1,080	1,591	1,611	1,132	864	530	385	236	353	315	8,341
	TOWNHOUSE	64	99	20	155	344	244	91	209	202	150	61	64	83	6	1,792
	CONDOMINIUM APT	992	703	433	396	151	4									2,679
	TOTAL	1,089	830	487	700	1,575	1,839	1,702	1,341	1,066	680	446	300	436	321	12,812
LINCOLNIA	SINGLE FAMILY	23	29	30	45	281	270	136	111	104	78	63	61	165	65	1,461
	TOWNHOUSE			1	62	353	239	193	144	99	63	7	1	18	131	1,311
	CONDOMINIUM APT	76	141	14												231
	TOTAL	99	170	45	107	634	509	329	255	203	141	70	62	183	196	3,003

(CONTINUED)

MARKET VALUE OF DWELLING UNITS^{1,5,6}
 PLANNING DISTRICT
 (JANUARY 1990)

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	102	82	71	83	217	208	116	79	50	45	39	24	63	133	1,312
	TOWNHOUSE	247	151	294	533	231	37	1								1,494
	TOTAL	349	233	365	616	448	245	117	79	50	45	39	24	63	133	2,806
MCLEAN	SINGLE FAMILY	2	6	22	335	868	707	553	574	584	843	1,265	998	1,879	7,288	15,924
	TOWNHOUSE	1	52	231	51	13	9	93	35	120	271	206	178	200	402	1,862
	CONDOMINIUM APT	34	277	796	192	605	354	93	56	126	18	37	1	30	5	2,624
	TOTAL	37	335	1,049	578	1,486	1,070	739	665	830	1,132	1,508	1,177	2,109	7,695	20,410
MOUNT VERNON	SINGLE FAMILY	91	125	237	819	1,297	1,298	1,098	1,663	1,727	1,148	933	733	1,385	2,073	14,627
	TOWNHOUSE	1,125	520	1,629	662	864	142	198	64	4	30	22	63	83	1	5,407
	CONDOMINIUM APT	1,261	1,467	320	291	120	221	100	22	119	90	18	7			4,036
	TOTAL	2,477	2,112	2,186	1,772	2,281	1,661	1,396	1,749	1,850	1,268	973	803	1,468	2,074	24,070
POHICK ²	SINGLE FAMILY	117	106	116	147	443	1,365	3,215	3,943	4,202	3,203	1,757	1,094	1,626	4,034	25,368
	TOWNHOUSE	17	211	1,210	4,204	5,032	2,108	655	433	205	62	12	2		2	14,153
	CONDOMINIUM APT	2	202	241	3											448
	TOTAL	136	519	1,567	4,354	5,475	3,473	3,870	4,376	4,407	3,265	1,769	1,096	1,626	4,036	39,969
ROSE HILL	SINGLE FAMILY	12	40	35	470	1,117	1,608	1,321	1,026	631	404	266	216	277	167	7,590
	TOWNHOUSE	10	9	38	447	815	847	667	367	325	115	37	9	7		3,693
	CONDOMINIUM APT	66	142	453	245	51	15									972
	TOTAL	88	191	526	1,162	1,983	2,470	1,988	1,393	956	519	303	225	284	167	12,255
SPRINGFIELD	SINGLE FAMILY	12	30	82	240	1,187	2,061	1,348	899	809	580	281	80	173	124	7,906
	TOWNHOUSE	1	110	604	1,238	1,484	682	483	299	23	19	36	14	5		4,998
	CONDOMINIUM APT	567	354													921
	TOTAL	580	494	686	1,478	2,671	2,743	1,831	1,198	832	599	317	94	178	124	13,825
UPPER POTOMAC ³	SINGLE FAMILY	19	18	63	327	916	1,825	2,474	2,259	2,205	2,325	2,140	1,583	3,046	5,204	24,404

(CONTINUED)

MARKET VALUE OF DWELLING UNITS ^{1,5,6}
 PLANNING DISTRICT
 (JANUARY 1990)

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	21	426	1,887	2,663	2,832	1,918	934	372	266	126	132	107	123	87	11,894
	CONDOMINIUM APT	1,473	1,430	298	62	33	10	1	11	18	6					3,342
	TOTAL	1,513	1,874	2,248	3,052	3,781	3,753	3,409	2,642	2,489	2,457	2,272	1,690	3,169	5,291	39,640
VIENNA ⁴	SINGLE FAMILY	14	38	88	153	296	817	1,551	1,526	1,451	1,267	1,129	1,026	1,628	1,591	12,575
	TOWNHOUSE	7	20	206	191	461	897	770	419	412	141	50	55	144	12	3,785
	CONDOMINIUM APT	305	143	68	5											521
	TOTAL	326	201	362	349	757	1,714	2,321	1,945	1,863	1,408	1,179	1,081	1,772	1,603	16,881
COUNTY	SINGLE FAMILY	563	615	983	3,276	9,727	16,167	19,907	17,891	16,744	13,882	11,119	8,598	15,103	25,658	160,233
	TOWNHOUSE	1,579	2,356	7,901	13,189	15,372	9,405	5,948	3,347	1,972	1,187	775	561	707	651	64,950
	CONDOMINIUM APT	8,119	7,307	4,449	2,300	1,699	825	249	150	280	131	57	8	30	6	25,610
	TOTAL	10,261	10,278	13,333	18,765	26,798	26,397	26,104	21,388	18,996	15,200	11,951	9,167	15,840	26,315	250,793

NOTE: Estimated dwelling unit market values are calculated for single-family, duplex, townhouse, multiplex, and condominium apartment units. The townhouse category includes townhouses, duplex units, and multiplex units. Condominium apartments include both new and converted condominium multifamily units.

¹ Expressed in thousands of dollars.

² Includes the Town of Clifton.

³ Includes the Town of Herndon.

⁴ Includes the Town of Vienna.

⁵ Market value in this report refers to the estimated market value as of January 1990. Market value for each dwelling unit is derived from the 1990 tax assessment, adjusted to reflect the unit's market value, or sales price if the unit sold during 1989.

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

III. HOUSING UNIT FORECASTS

HOUSING UNIT FORECASTS

Fairfax County's long-range 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 (1983-1990); 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 1990 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.

1995 - 2000

The sum of the housing units forecasts for areas within Fairfax County is controlled by the County's overall forecasts. However, between 1995 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 has increased by 86,818 units, from 215,646 in 1980 to 302,464 in 1990. By the year 2000, the County is expected to have 382,603 units, an increase of 80,139 over the County's 1990 housing inventory. By 2010, the County's housing inventory will have increased by 130,883 units over the 1990 inventory, representing a 43.3 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 the largest increases in their housing inventories, while the planning districts in the inner part of the County (Lincolnia and Baileys) will have the smallest 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 1990.

As shown in Table 3, between 1990 and 2010, the Springfield Supervisor District is expected to add over 32,926 units to its inventory, the Providence District will add more than 25,600 units, and the Centreville District will add over 16,400 units. Together, the Springfield, Providence, and Centreville Districts will account for over 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 45,292 units to the County's inventory, while the Annandale and Mason Districts, together, will add 10,630 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>
Centreville	16,428	12.6%
Dranesville	14,719	11.3
Annandale	4,355	3.3
Lee	16,427	12.6
Mason	6,275	4.8
Mount Vernon	14,146	10.8
Providence	25,607	19.6
Springfield	<u>32,926</u>	<u>25.2</u>
TOTAL	130,883	100.0%

HISTORICAL AND FORECASTED HOUSING UNITS
SUPERVISOR DISTRICT
(JANUARY 1990)

SUPERVISOR DISTRICT	1980	1990	1995	2000	2005	2010
CENTREVILLE ¹	27,010	41,872	45,356	52,047	54,783	58,300
DRANESVILLE ²	26,234	35,349	37,538	43,719	47,052	50,068
ANNANDALE	23,836	28,004	28,284	29,289	30,409	32,359
LEE	26,677	37,241	40,403	47,167	50,431	53,668
MASON	29,607	34,259	34,774	36,298	38,092	40,534
MOUNT VERNON	26,093	29,748	32,133	37,765	41,242	43,894
PROVIDENCE	31,218	41,703	45,140	59,296	63,231	67,310
SPRINGFIELD ³	24,971	54,288	64,290	77,022	81,945	87,214
TOTAL	215,646	302,464	327,918	382,603	407,185	433,347

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

1990 through 2010, Fairfax County Office of Research and Statistics.

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

HISTORICAL AND FORECASTED HOUSING UNITS
PLANNING DISTRICT
(JANUARY 1990)

PLANNING DISTRICT	1970	1980	1990	1995	2000	2005	2010
ANNANDALE	17,413	23,600	24,901	25,205	26,006	27,019	28,750
BAILEYS	10,770	13,963	16,573	16,754	17,594	18,456	19,640
BULL RUN	3,927	7,705	24,559	32,284	44,147	47,437	50,521
FAIRFAX	6,783	11,838	17,181	19,528	27,321	28,595	30,429
JEFFERSON	12,587	15,033	17,365	17,595	18,634	19,763	21,033
LINCOLNIA	3,592	4,128	5,464	5,614	6,413	7,059	7,512
LOWER POTOMAC	3,350	3,968	3,936	4,820	8,207	9,585	10,200
MCLEAN	13,307	19,874	23,601	24,601	27,288	29,332	31,212
MOUNT VERNON	23,565	31,491	35,338	36,616	38,931	41,391	44,049
POHICK ¹	3,884	22,547	41,032	43,922	47,344	49,506	52,679
ROSE HILL	5,979	7,591	13,524	16,013	19,535	20,714	22,042
SPRINGFIELD	8,914	11,432	14,590	15,224	17,605	18,898	20,116
UPPER POTOMAC ²	6,239	25,702	44,898	49,239	58,618	62,139	66,124
VIENNA ³	10,507	16,774	19,502	20,503	24,960	27,291	29,040
TOTAL	130,817	215,646	302,464	327,918	382,603	407,185	433,347

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.

1990 through 2010, Fairfax County Office of Research and Statistics.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
151	151.01			475	481	523	556	592
	151.02			475	484	573	632	673
	151.03			305	307	340	365	388
	CENSUS TOTAL	1,144	1,157	1,255	1,272	1,436	1,553	1,653
152	152.01			330	342	373	398	424
	152.02			1,493	1,493	1,493	1,542	1,641
	152.03			117	117	117	140	149
	152.04						2	5
	CENSUS TOTAL	1,887	1,929	1,940	1,952	1,983	2,082	2,219
153	153.01			280	282	354	400	426
	153.02			607	623	634	655	697
	153.03			471	471	471	488	519
	153.04			100	100	100	104	111
	CENSUS TOTAL	1,354	1,297	1,458	1,476	1,559	1,647	1,753
154	154.01			2,658	2,778	2,782	2,853	3,036
	154.02			407	407	407	458	487
	154.03			208	209	265	300	319
	CENSUS TOTAL	2,145	3,335	3,273	3,394	3,454	3,611	3,842
155	155.01			1,106	1,170	1,351	1,469	1,563
	155.02			688	688	688	720	766
	155.03			261	267	290	310	330
	155.04			90	90	90	98	104
	CENSUS TOTAL	1,450	1,707	2,145	2,215	2,419	2,597	2,763
156	156.01			535	551	566	588	626

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
156	156.02			76	76	76	79	84
	156.03			291	292	343	377	401
	156.04			115	133	311	408	434
	CENSUS TOTAL	949	995	1,017	1,052	1,296	1,452	1,545
157	157.01			432	432	432	460	489
	157.02			747	750	771	800	851
	157.03			191	192	195	202	215
	CENSUS TOTAL	1,332	1,365	1,370	1,374	1,398	1,462	1,555
158	158.01			667	669	737	788	839
	158.02			495	526	566	599	637
	158.03			462	462	462	555	591
	CENSUS TOTAL	1,316	1,579	1,624	1,657	1,765	1,942	2,067
159	159.01			842	851	925	981	1,044
	159.02			186	190	248	283	301
	159.03							
	159.04			101	125	157	171	182
	CENSUS TOTAL	912	1,085	1,129	1,166	1,330	1,435	1,527
160	160.01			283	305	420	476	507
	160.02			996	1,003	1,084	1,152	1,226
	160.03			293	293	293	341	363
	CENSUS TOTAL	1,415	1,603	1,572	1,601	1,797	1,969	2,096
161	161.01			187	187	187	359	382
	161.02			97	98	105	111	118
	161.03			620	630	696	746	794

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
161	161.04			448	472	581	651	693
	CENSUS TOTAL	1,015	1,181	1,352	1,387	1,569	1,867	1,987
162 1	162.01							
	162.02							
	CENSUS TOTAL	1,674	1,202					
163	163.01			232	363	871	1,135	1,214
	163.02			456	592	1,107	1,393	1,482
	CENSUS TOTAL	486	630	688	955	1,978	2,528	2,696
201	201.01			436	436	436	448	477
	201.02			606	628	719	749	797
	CENSUS TOTAL	879	1,040	1,042	1,064	1,155	1,197	1,274
202	202.01			1,177	1,213	1,365	1,447	1,540
	202.02			816	842	1,272	1,481	1,576
	CENSUS TOTAL	733	920	1,993	2,055	2,637	2,928	3,116
203	203.01			637	645	673	699	744
	203.02			654	665	763	826	879
	203.03			242	254	290	297	316
	203.04			291	291	691	708	753
	CENSUS TOTAL	1,294	1,440	1,824	1,855	2,417	2,530	2,692
204	204.01			1,586	1,593	1,611	1,659	1,765
	CENSUS TOTAL	478	1,586	1,586	1,593	1,611	1,659	1,765
205	205.01			2,685	3,449	3,449	3,535	3,762
	205.02			179	179	179	191	203
	CENSUS TOTAL	1,598	1,862	2,864	3,628	3,628	3,726	3,965

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
206	206.01			180	180	180	189	201
	206.02			427	427	427	442	470
	206.03			1,022	1,055	1,165	1,207	1,284
	CENSUS TOTAL	1,302	1,489	1,629	1,662	1,772	1,838	1,955
207	207.01			625	625	625	684	728
	207.02			129	147	201	206	219
	207.03			548	552	594	623	663
	CENSUS TOTAL	1,080	1,246	1,302	1,324	1,420	1,513	1,610
208	208.01			333	340	373	391	416
	208.02			265	268	289	303	322
	208.03			550	554	610	653	695
	CENSUS TOTAL	896	1,000	1,148	1,162	1,272	1,347	1,433
209	209.01			1,998	2,471	3,102	3,179	3,383
	209.02			2,024	3,100	3,951	4,221	4,492
	209.03			469	470	482	500	532
	CENSUS TOTAL	1,077	1,364	4,491	6,041	7,535	7,900	8,407
210	210.01			252	277	363	414	441
	210.02			563	652	798	884	941
	210.03			242	245	456	573	610
	210.04			287	287	287	296	315
	CENSUS TOTAL	888	1,141	1,344	1,461	1,904	2,167	2,307
211	211.01			1,847	2,200	3,270	3,493	3,717
	211.02			703	1,427	2,094	2,266	2,411
	211.03			195	195	462	603	642

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
211	CENSUS TOTAL	277	884	2,745	3,822	5,826	6,362	6,770
212	212.01			691	691	691	710	756
	CENSUS TOTAL	473	692	691	691	691	710	756
213	213.01			1,268	1,354	1,365	1,404	1,494
	213.02			104	104	104	116	123
	CENSUS TOTAL	108	786	1,372	1,458	1,469	1,520	1,617
214	214.01			927	927	927	995	1,059
	214.02			1,506	1,518	1,591	1,667	1,774
	CENSUS TOTAL	2,016	2,456	2,433	2,445	2,518	2,662	2,833
215	215.01			1,989	2,006	2,443	2,571	2,736
	CENSUS TOTAL	663	1,988	1,989	2,006	2,443	2,571	2,736
216	216.01			1,421	1,421	1,421	1,476	1,571
	216.02			539	540	600	615	654
	CENSUS TOTAL	747	1,880	1,960	1,961	2,021	2,091	2,225
217	217.01			2,680	2,680	2,680	2,864	3,048
	CENSUS TOTAL	1,528	2,167	2,680	2,680	2,680	2,864	3,048
218	218.01			2,062	2,095	2,252	2,363	2,515
	CENSUS TOTAL	396	830	2,062	2,095	2,252	2,363	2,515
219 ¹	219.01							
	CENSUS TOTAL	466	449					
220	220.01			1	1	1	2	5
	220.02							
	220.03			453	558	1,038	1,065	1,136
	220.04			12	12	12	67	71

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
220	220.05			226	226	226	232	247
	CENSUS TOTAL	553	644	692	797	1,277	1,366	1,459
221	221.01			1,370	1,452	1,550	1,637	1,742
	221.02			1	1	1	18	21
	221.03			92	254	944	1,096	1,166
	221.04			786	1,039	1,755	1,799	1,914
	221.05			268	284	664	830	883
	221.06			40	40	40	317	337
	CENSUS TOTAL	343	1,259	2,557	3,070	4,954	5,697	6,063
222 ²	222.01							
	CENSUS TOTAL	18	12					
301	301.01			465	468	489	511	544
	301.02			1,055	1,055	1,097	1,145	1,218
	301.03			956	976	1,036	1,085	1,155
	CENSUS TOTAL	375	1,485	2,476	2,499	2,622	2,741	2,917
302	302.01			3,708	3,728	3,852	4,004	4,261
	CENSUS TOTAL	637	2,895	3,708	3,728	3,852	4,004	4,261
303	303.01			2,510	2,523	2,609	2,698	2,871
	303.02			1,048	1,049	1,054	1,081	1,150
	CENSUS TOTAL	87	2,311	3,558	3,572	3,663	3,779	4,021
304	304.01			1,468	1,468	1,468	1,505	1,602
	304.02			855	855	855	877	933
	CENSUS TOTAL	1,979	2,327	2,323	2,323	2,323	2,382	2,535
305	305.01			564	567	574	591	629

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
305	CENSUS TOTAL	431	494	564	567	574	591	629
306	306.01			551	551	551	595	633
	306.02			350	350	350	361	384
	306.03			477	477	477	490	521
	306.04			436	436	436	449	478
	CENSUS TOTAL	1,783	1,814	1,814	1,814	1,814	1,895	2,016
307	307.01			217	217	217	237	252
	307.02			338	338	338	347	369
	307.03			373	373	373	389	414
	CENSUS TOTAL	914	941	928	928	928	973	1,035
308	308.01			3,326	3,326	3,326	3,411	3,630
	CENSUS TOTAL	2,405	3,338	3,326	3,326	3,326	3,411	3,630
309	309.01			2,261	2,300	2,485	2,632	2,801
	CENSUS TOTAL	89	1,855	2,261	2,300	2,485	2,632	2,801
310	310.01			2,299	2,312	2,364	2,435	2,591
	CENSUS TOTAL	60	1,602	2,299	2,312	2,364	2,435	2,591
311	311.01			1,057	1,059	1,065	1,095	1,165
	311.02			1,494	1,496	1,515	1,561	1,661
	311.03			3,548	3,567	3,630	3,748	3,988
	311.04			420	475	596	611	650
	CENSUS TOTAL	64	2,365	6,519	6,597	6,806	7,015	7,464
312	312.01			4,173	4,288	4,639	4,919	5,234
	CENSUS TOTAL	108	2,553	4,173	4,288	4,639	4,919	5,234
313	313.01			1,333	1,392	1,429	1,477	1,572

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
313	CENSUS TOTAL	671	1,154	1,333	1,392	1,429	1,477	1,572
314	314.01			1,321	1,379	1,426	1,467	1,561
	CENSUS TOTAL	448	927	1,321	1,379	1,426	1,467	1,561
315	315.01			1,876	1,877	1,956	2,045	2,176
	CENSUS TOTAL	1,137	925	1,876	1,877	1,956	2,045	2,176
316	316.01			611	706	1,116	1,331	1,416
	316.02			857	903	924	958	1,019
	316.03			3	3	3	4	7
	CENSUS TOTAL	649	1,239	1,471	1,612	2,043	2,293	2,442
317	317.01			3,834	4,079	4,370	4,549	4,841
	317.02			746	746	746	819	872
	CENSUS TOTAL	96	1,984	4,580	4,825	5,116	5,368	5,713
401	401.01			683	688	730	769	818
	401.02			1,020	1,021	1,088	1,149	1,223
	401.03			987	993	1,044	1,094	1,164
	CENSUS TOTAL	2,030	2,254	2,690	2,702	2,862	3,012	3,205
402	402.01			297	298	862	1,166	1,241
	402.02			2,083	2,092	2,641	2,707	2,881
	402.03							
	402.04			129	138	194	226	240
	CENSUS TOTAL	2,001	2,364	2,509	2,528	3,697	4,099	4,362
403	403.01			471	471	471	514	547
	403.02			447	461	525	569	605
	CENSUS TOTAL	717	877	918	932	996	1,083	1,152

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
404	404.01			732	737	861	882	939
	404.02			96	103	110	113	120
	404.03			493	508	523	543	578
	404.04			649	678	772	828	881
	404.05			1,733	1,746	1,776	1,832	1,949
	404.06			1,043	1,051	1,083	1,121	1,193
	404.07							
	CENSUS TOTAL	3,195	4,521	4,746	4,823	5,125	5,319	5,660
405	405.01			129	145	155	164	175
	405.02			419	433	452	472	502
	405.03			1,494	1,504	1,655	1,768	1,881
	405.04							
	CENSUS TOTAL	1,019	1,606	2,042	2,082	2,262	2,404	2,558
406	406.01			953	1,016	1,101	1,171	1,246
	CENSUS TOTAL	721	784	953	1,016	1,101	1,171	1,246
501	501.01			1,473	1,473	1,473	1,511	1,608
	501.02			350	350	350	362	385
	501.03			414	414	414	432	460
	CENSUS TOTAL	1,600	1,627	2,237	2,237	2,237	2,305	2,453
502	502.01			510	510	510	523	557
	502.02			243	243	243	250	266
	502.03			174	187	200	209	222
	502.04			392	395	410	428	455
	CENSUS TOTAL	1,382	1,310	1,319	1,335	1,363	1,410	1,500

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
503	503.01			302	312	315	325	346
	503.02			293	293	293	301	320
	503.03			846	884	925	967	1,029
	503.04			226	256	263	273	291
	CENSUS TOTAL	1,546	1,604	1,667	1,745	1,796	1,866	1,986
504	504.01			370	374	396	417	444
	504.02			338	340	344	355	378
	504.03			230	233	242	253	269
	CENSUS TOTAL	817	873	938	947	982	1,025	1,091
505	505.01			360	360	360	371	395
	505.02			303	303	303	316	336
	505.03			224	224	224	232	247
	CENSUS TOTAL	819	886	887	887	887	919	978
506	506.01			191	191	191	270	287
	506.02			1,677	1,677	1,677	1,743	1,855
	506.03			298	298	298	311	331
	506.04			190	190	190	195	208
	506.05			250	259	272	285	303
	506.06			375	375	375	400	426
	506.07			175	175	175	196	209
	CENSUS TOTAL	2,371	2,629	3,156	3,165	3,178	3,400	3,619
507	507.01			950	968	994	1,032	1,098
	507.02			1,431	1,446	1,491	1,549	1,648
	CENSUS TOTAL	963	1,907	2,381	2,414	2,485	2,581	2,746

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
508	508.01			292	294	313	331	352
	508.02			432	437	453	468	498
	508.03			398	409	446	476	507
	CENSUS TOTAL	1,090	1,081	1,122	1,140	1,212	1,275	1,357
509	509.01			286	286	286	320	341
	509.02			296	297	303	314	334
	CENSUS TOTAL	578	576	582	583	589	634	675
510	510.01			410	410	410	421	448
	510.02			490	493	505	519	552
	CENSUS TOTAL	871	891	900	903	915	940	1,000
511	511.01			358	363	366	377	401
	511.02			452	454	457	469	499
	CENSUS TOTAL	772	811	810	817	823	846	900
512	512.01			226	228	230	237	252
	512.02			308	310	313	322	343
	512.03			101	103	122	133	142
	CENSUS TOTAL	609	613	635	641	665	692	737
513	513.01			427	449	483	512	545
	513.02			427	427	537	550	585
	CENSUS TOTAL	823	838	854	876	1,020	1,062	1,130
514	514.01			204	204	204	209	222
	514.02			724	724	724	744	792
	514.03			301	313	332	340	362
	CENSUS TOTAL	1,265	1,065	1,229	1,241	1,260	1,293	1,376

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
515	515.01			980	983	985	1,009	1,074
	515.02			1,271	1,274	1,359	1,436	1,528
	515.03			768	778	841	894	951
	515.04			863	867	890	924	983
	CENSUS TOTAL	2,403	3,377	3,882	3,902	4,075	4,263	4,536
516	516.01			831	831	831	898	956
	516.02			80	80	82	84	89
	516.03			788	790	790	810	862
	516.04			611	630	637	656	698
	516.05			410	413	418	431	459
	CENSUS TOTAL	2,691	2,714	2,720	2,744	2,758	2,879	3,064
517	517.01			1,682	1,731	1,877	1,943	2,068
	517.02			3,736	3,737	3,998	4,227	4,498
	CENSUS TOTAL	1,328	3,565	5,418	5,468	5,875	6,170	6,566
518	518.01			425	464	474	490	521
	518.02			173	174	217	243	259
	518.03			427	427	427	518	551
	CENSUS TOTAL	882	980	1,025	1,065	1,118	1,251	1,331
519	519.01			2,180	2,196	2,308	2,416	2,571
	CENSUS TOTAL	1,214	1,344	2,180	2,196	2,308	2,416	2,571
520	520.01			1,110	1,136	1,193	1,249	1,329
	CENSUS TOTAL	469	1,060	1,110	1,136	1,193	1,249	1,329
521	521.01			118	119	122	126	134
	521.02			927	930	958	996	1,060

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
521	521.03			544	546	580	609	648
	521.04			618	618	618	660	702
	521.05			323	396	421	441	469
	CENSUS TOTAL	1,321	2,384	2,530	2,609	2,699	2,832	3,013
522	522.01			1,438	1,438	1,438	1,488	1,583
	522.02			383	383	383	407	433
	522.03			352	352	352	363	386
	CENSUS TOTAL	2,287	2,188	2,173	2,173	2,173	2,258	2,402
523	523.01			3,139	3,159	3,219	3,299	3,511
	CENSUS TOTAL	1,289	2,925	3,139	3,159	3,219	3,299	3,511
524	524.01			506	507	507	520	553
	524.02			345	345	345	354	377
	524.03			283	283	283	291	310
	524.04			738	738	738	766	815
	524.05			450	469	502	530	564
	CENSUS TOTAL	2,025	2,300	2,322	2,342	2,375	2,461	2,619
525	525.01			286	287	290	297	316
	525.02			387	397	427	452	481
	525.03			348	356	365	379	403
	525.04			1,474	1,597	1,727	1,834	1,952
	CENSUS TOTAL	2,161	2,445	2,495	2,637	2,809	2,962	3,152
526	526.01			731	732	742	760	809
	526.02			461	463	1,001	1,295	1,378
	526.03			270	270	270	375	399

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
526	CENSUS TOTAL	995	984	1,462	1,465	2,013	2,430	2,586
601	601.01			312	337	359	379	403
	601.02			629	658	699	735	782
	601.03			260	262	376	441	469
	CENSUS TOTAL	194	828	1,201	1,257	1,434	1,555	1,654
602	602.01			442	478	531	544	579
	602.02			61	73	114	135	144
	602.03			665	682	712	734	781
	CENSUS TOTAL	328	819	1,168	1,233	1,357	1,413	1,504
603	603.01			257	274	363	417	444
	603.02			651	668	742	775	825
	CENSUS TOTAL	295	789	908	942	1,105	1,192	1,269
604	604.01			235	238	298	333	354
	604.02			1,025	1,078	1,230	1,268	1,349
	604.03			138	149	187	211	225
	CENSUS TOTAL	494	1,233	1,398	1,465	1,715	1,812	1,928
605	605.01			506	631	891	932	992
	605.02			434	535	722	784	834
	605.03			292	330	369	382	406
	605.04			208	211	238	255	271
	605.05			460	511	771	889	946
	CENSUS TOTAL	744	1,038	1,900	2,218	2,991	3,242	3,449
606	606.01			147	150	170	182	194
	606.02			1,106	1,109	1,289	1,409	1,499

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
606	CENSUS TOTAL	1,325	1,218	1,253	1,259	1,459	1,591	1,693
607 ³	607.01			2,665	2,666	2,731	2,832	3,014
	CENSUS TOTAL	2,226	2,611	2,665	2,666	2,731	2,832	3,014
608 ³	608.01			1,084	1,097	1,135	1,183	1,259
	CENSUS TOTAL	982	1,021	1,084	1,097	1,135	1,183	1,259
609 ³	609.01			820	821	854	892	949
	CENSUS TOTAL	634	766	820	821	854	892	949
610 ³	610.01			764	776	822	865	920
	CENSUS TOTAL	652	758	764	776	822	865	920
611	611.01			637	657	709	752	800
	611.02			1,641	1,865	1,959	2,030	2,160
	CENSUS TOTAL	1,219	2,093	2,278	2,522	2,668	2,782	2,960
612	612.01			181	205	239	261	278
	612.02			894	1,000	1,255	1,377	1,465
	612.03			68	74	128	158	168
	612.04			35	296	1,613	1,653	1,759
	CENSUS TOTAL	366	825	1,178	1,575	3,235	3,449	3,670
613	613.01			379	396	569	669	712
	613.02			2,194	2,196	2,278	2,374	2,526
	CENSUS TOTAL	119	982	2,573	2,592	2,847	3,043	3,238
614	614.01			72	77	92	102	109
	614.02			1,898	1,917	1,969	2,020	2,150
	CENSUS TOTAL	394	2,229	1,970	1,994	2,061	2,122	2,259
615	615.01			151	192	401	483	514

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
615	615.02			206	233	317	364	387
	615.03			410	511	809	829	882
	615.04			411	458	1,089	1,356	1,443
	615.05			89	89	89	91	97
	CENSUS TOTAL	309	903	1,267	1,483	2,705	3,123	3,323
616	616.01			647	647	999	1,200	1,277
	616.02			356	367	428	469	499
	616.03			365	365	365	520	553
	616.04			792	821	1,512	1,854	1,973
	CENSUS TOTAL	1,295	1,845	2,160	2,200	3,304	4,043	4,302
617	617.01			1,832	1,836	2,133	2,309	2,457
	617.02			156	177	382	495	527
	CENSUS TOTAL	160	1,780	1,988	2,013	2,515	2,804	2,984
701	701.01			281	292	306	317	337
	701.02			445	462	481	501	533
	701.03			53	56	92	111	118
	701.04			166	179	315	386	411
	CENSUS TOTAL	365	780	945	989	1,194	1,315	1,399
702	702.01			1	2	2	3	6
	CENSUS TOTAL	4		1	2	2	3	6
703	703.01			658	686	746	795	846
	703.02			97	136	159	175	186
	703.03			289	318	364	397	422
	CENSUS TOTAL	611	949	1,044	1,140	1,269	1,367	1,454

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
704	704.01			520	546	624	678	721
	704.02			43	45	50	53	56
	704.03			353	367	461	509	542
	704.04			259	260	283	302	321
	704.05			494	496	548	587	625
	CENSUS TOTAL	1,034	1,340	1,669	1,714	1,966	2,129	2,265
705	705.01			109	110	147	169	180
	705.02			328	328	328	341	363
	705.03			698	795	877	938	998
	705.04			290	290	290	314	334
	705.05			151	234	247	257	273
	705.06			504	504	504	517	550
	CENSUS TOTAL	1,194	1,708	2,080	2,261	2,393	2,536	2,698
706	706.01			179	183	264	312	332
	706.02			173	175	183	191	203
	706.03			411	411	411	495	527
	706.04			164	172	188	199	212
	CENSUS TOTAL	432	635	927	941	1,046	1,197	1,274
707	707.01			276	294	307	316	336
	707.02			388	397	425	449	478
	707.03			267	278	313	337	359
	707.04			378	378	378	389	414
	707.05			196	196	196	203	216
	707.06			253	258	259	265	282

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
707	CENSUS TOTAL	1,661	1,739	1,758	1,801	1,878	1,959	2,085
708	708.01			263	276	277	284	302
	708.02			783	783	783	847	901
	CENSUS TOTAL	731	991	1,046	1,059	1,060	1,131	1,203
709	709.01			706	750	805	845	899
	709.02			701	729	747	771	820
	709.03			253	265	274	281	299
	709.04			328	329	410	460	489
	709.05			338	343	371	394	419
	709.06			111	112	122	130	138
	CENSUS TOTAL	1,831	2,077	2,437	2,528	2,729	2,881	3,064
710	710.01			58	58	58	84	89
	710.02			218	221	248	267	284
	710.03			179	312	598	613	652
	CENSUS TOTAL	414	429	455	591	904	964	1,025
711	711.01			155	172	173	177	188
	711.02			208	208	208	213	227
	711.03			265	265	265	286	304
	711.04			306	306	306	317	337
	711.05			245	245	245	253	269
	711.06			675	675	675	692	736
	711.07			190	190	190	201	214
	711.08			358	363	412	443	471
	CENSUS TOTAL	1,953	2,448	2,402	2,424	2,474	2,582	2,746

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
712	712.01							
	712.02							
	712.03			214	229	236	245	261
	712.04			2,794	2,832	2,917	3,031	3,225
	CENSUS TOTAL	1,604	2,693	3,008	3,061	3,153	3,276	3,486
713	713.01			3,278	3,296	3,466	3,628	3,861
	713.02			603	610	696	754	802
	CENSUS TOTAL	1,329	3,106	3,881	3,906	4,162	4,382	4,663
714	714.01			1,507	1,588	1,671	1,724	1,835
	714.02			894	904	907	932	992
	CENSUS TOTAL	1,683	2,119	2,401	2,492	2,578	2,656	2,827
801	801.01			302	440	520	558	594
	801.02			204	219	256	281	299
	801.03			191	238	331	385	410
	801.04			235	282	328	356	379
	801.05			196	215	282	323	344
	CENSUS TOTAL	360	771	1,128	1,394	1,717	1,903	2,026
802	802.01			279	328	699	896	953
	802.02			445	455	538	591	629
	802.03			510	510	510	589	627
	802.04			2,169	2,188	2,188	2,242	2,386
	802.05							
	CENSUS TOTAL	701	1,987	3,403	3,481	3,935	4,318	4,595
803	803.01			815	908	1,064	1,126	1,198

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
803	803.02			248	250	290	315	335
	803.03			780	886	1,278	1,479	1,574
	803.04			1	1	1	2	5
	CENSUS TOTAL	725	1,386	1,844	2,045	2,633	2,922	3,112
804	804.01			519	659	726	754	802
	804.02			541	656	794	871	927
	804.03			343	373	444	489	520
	804.04			320	355	514	596	634
	804.05			697	799	933	1,003	1,067
	CENSUS TOTAL	550	1,705	2,420	2,842	3,411	3,713	3,950
805	805.01			1,627	1,696	1,874	1,966	2,092
	805.02			1,570	1,767	2,042	2,170	2,309
	805.03			1,931	2,066	2,420	2,600	2,767
	CENSUS TOTAL	81	1,010	5,128	5,529	6,336	6,736	7,168
806	806.01			801	1,974	3,016	3,482	3,705
	806.02			672	673	673	690	734
	806.03			1,322	1,341	1,390	1,433	1,525
	806.04			449	488	551	592	630
	CENSUS TOTAL	837	1,963	3,244	4,476	5,630	6,197	6,594
807	807.01				30	455	608	647
	807.02			3,531	3,540	3,574	3,673	3,909
	807.03			370	447	670	687	731
	CENSUS TOTAL	1,617	3,431	3,901	4,017	4,699	4,968	5,287
808 ⁴	808.01			2,552	2,632	3,085	3,351	3,566

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
808 ⁴	CENSUS TOTAL	435	1,774	2,552	2,632	3,085	3,351	3,566
809 ⁴	809.01			3,152	3,232	3,746	4,060	4,320
	CENSUS TOTAL	796	2,614	3,152	3,232	3,746	4,060	4,320
810	810.01			1,005	1,005	2,119	2,172	2,311
	CENSUS TOTAL	9	757	1,005	1,005	2,119	2,172	2,311
811	811.01			30	30	30	34	36
	811.02			92	453	1,560	1,599	1,702
	811.03			945	1,090	1,373	1,407	1,497
	811.04			1,266	1,274	1,389	1,472	1,566
	CENSUS TOTAL	118	1,261	2,333	2,847	4,352	4,512	4,801
812	812.01			2,187	2,278	2,440	2,547	2,710
	CENSUS TOTAL	57	1,920	2,187	2,278	2,440	2,547	2,710
813	813.01			6,094	6,154	6,341	6,580	7,002
	CENSUS TOTAL	329	4,350	6,094	6,154	6,341	6,580	7,002
814	814.01			2,666	2,684	2,697	2,770	2,948
	CENSUS TOTAL	219	1,758	2,666	2,684	2,697	2,770	2,948
815	815.01			748	781	815	835	889
	CENSUS TOTAL	50	684	748	781	815	835	889
816	816.01			431	484	487	500	532
	816.02			551	562	571	589	627
	CENSUS TOTAL	138	716	982	1,046	1,058	1,089	1,159
817	817.01			514	533	669	741	789
	817.02			413	535	712	730	777
	817.03			596	617	651	683	727

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
817	817.04			1,477	2,026	4,837	4,957	5,275
	CENSUS TOTAL	358	1,240	3,000	3,711	6,869	7,111	7,568
818	818.01			203	234	246	258	275
	818.02			3,212	3,514	3,973	4,193	4,462
	818.03			526	603	1,004	1,029	1,095
	818.04			2,422	2,772	3,357	3,541	3,768
	CENSUS TOTAL	368	488	6,363	7,123	8,580	9,021	9,600
901	901.01			4	4	4	5	8
	901.02			12	12	12	75	80
	901.03			1,028	1,042	1,081	1,126	1,198
	901.04			1	5	23	27	30
	901.05			1,981	2,244	2,374	2,433	2,589
	901.06							
	CENSUS TOTAL	194	875	3,026	3,307	3,494	3,666	3,905
902	902.01			9	10	105	156	166
	902.02			340	483	772	937	997
	902.03			2,943	4,055	4,235	4,340	4,618
	902.04			1,793	2,277	2,513	2,623	2,791
	902.05			2	110	1,327	1,579	1,680
	CENSUS TOTAL	926	1,465	5,087	6,935	8,952	9,635	10,252
903	903.01			2,375	2,468	2,679	2,810	2,990
	903.02			1,054	1,331	1,963	2,230	2,373
	903.03			146	440	919	1,036	1,102
	903.04			30	79	112	131	139

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
903	CENSUS TOTAL	854	1,509	3,605	4,318	5,673	6,207	6,604
904	904.01			4,418	5,427	8,534	8,746	9,330
	904.02			83	100	864	1,255	1,335
	904.03			496	912	1,528	1,566	1,666
	904.04			292	1,028	2,130	2,183	2,323
	CENSUS TOTAL	1,513	2,329	5,289	7,467	13,056	13,750	14,654
905	905.01			827	1,047	1,617	1,657	1,763
	905.02			1,275	1,632	2,343	2,692	2,865
	CENSUS TOTAL	427	636	2,102	2,679	3,960	4,349	4,628
906	906.01			22	24	62	82	87
	906.02			39	65	113	116	123
	906.03			419	546	674	691	735
	906.04			1,724	3,547	5,659	6,145	6,539
	906.05			4,034	5,336	6,162	6,545	6,983
	CENSUS TOTAL	201	1,032	6,238	9,518	12,670	13,579	14,467
907	907.01			65	136	164	181	193
	907.02			628	750	869	951	1,012
	907.03			119	130	240	301	320
	907.04			133	155	198	224	238
	907.05			47	55	62	68	72
	907.06			642	669	722	754	802
	907.07			91	300	383	417	444
	907.08			38	51	56	60	64
	907.09			603	722	767	809	861

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
907	907.10			74	123	157	178	189
	907.11			14	15	18	19	20
	907.12			76	81	87	92	98
	907.13			55	56	63	69	73
	907.14			107	116	125	133	142
	907.15			42	45	45	46	49
	907.16			54	58	63	67	71
	CENSUS TOTAL		641	1,402	2,788	3,462	4,019	4,369
908	908.01			158	170	198	217	231
	908.02			299	353	377	399	425
	908.03			218	239	239	245	261
	908.04			209	274	406	416	443
	908.05			315	340	363	382	406
	908.06			727	747	751	770	819
	908.07			110	136	142	149	159
	908.08			410	460	553	614	653
	908.09			1,090	1,584	1,806	1,851	1,970
	908.10			142	193	288	317	337
	908.11			502	1,146	1,665	1,706	1,815
	908.12			2,513	2,602	2,749	2,888	3,076
	CENSUS TOTAL		588	1,972	6,693	8,244	9,537	9,954

(CONTINUED)

HISTORICAL AND FORECASTED HOUSING UNITS
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
909 ⁵	909.01			69	70	132	166	177
	CENSUS TOTAL	64	67	69	70	132	166	177
FINAL TOTALS		130,817	215,646	302,464	327,918	382,603	407,185	433,347

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.

1990 through 2010, Fairfax County Office of Research and Statistics.

- ¹ Fort Belvoir Military Reservation (Fairfax County does not forecast dwelling units in this Census Tract).
² Department of Corrections, District of Columbia (Fairfax County does not forecast dwelling units in this Census Tract).
³ Comprises part of the Town of Vienna (the Town of Vienna is composed of Census Tracts 607 through 610).
⁴ Comprises part of the Town of Herndon (the Town of Herndon is composed of Census Tracts 808 and 809).
⁵ Town 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 1990), and does not reflect cumulative activity occurring throughout the preceding year. Therefore, similar data from January 1989 are compared to the current January 1990 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 1990, there were 54,360 units in the residential development process (Table 4). This total represents a decrease from the 1989 total of 68,357. The difference between these totals is 13,997 units, or 20.5 percent.

The Under Construction stage of the development process showed increased activity, from 1,471 units in 1989 to 1,842 units in 1990. This was an increase of 371 units or 25.2 percent. Units Authorized But Not Started decreased 26.6 percent from 4,879 units in 1989 to 3,580 units in 1990.

The Site Plan Approved stage showed a decrease of 2,834 units or 16.5 percent, from the 1989 total of 17,207 to the 1990 total of 14,373. Units in the Site Plan Submitted stage decreased from 25,640 units in 1989 to 22,194 units in 1990. This was a decrease of 3,446 units, or 13.4 percent.

The Rezoning Granted stage of the development process showed a decrease in activity between 1989 and 1990. The number of units in this stage decreased from 10,174 units in 1989 to 5,924 units in 1990, a difference of 4,250 units, or 41.8 percent. Meanwhile, the Rezoning Pending stage decreased from 8,986 units in 1989 to 6,447 units in 1990, a 28.3 percent decrease. 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
	1990	1989	
Under Construction	1,842	1,471	25.2%
Authorized but Not Started	3,580	4,879	-26.6
Site Plan Approved	14,373	17,207	-16.5
Site Plan Submitted	22,194	25,640	-13.4
Rezoning Granted	5,924	10,174	-41.8
Rezoning Pending	<u>6,447</u>	<u>8,986</u>	-28.3
Total Process	54,360	68,357	-20.5%

TABLE 5

Housing Units in the Development
Process by Unit Type

Unit Type	Number of Units		Percent Change
	1990	1989	
Single-Family	18,958	24,534	-22.7%
Townhouse	12,030	19,611	-38.7
Multifamily	<u>23,372</u>	<u>24,212</u>	-3.5
Total Process	54,360	68,357	-20.5%

* * * *

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 5,576 units between 1989 and 1990, or 22.7 percent, and townhouses in the development process decreased 7,581 units, or 38.7 percent. During the same time period, the number of multifamily units decreased by 3.5 percent, a total of 840 units. The shift toward fewer single-family and townhouse units continues, while the number of multifamily units, which has been increasing since 1985, is now decreasing.

The majority of development in Fairfax County is occurring in the northwest quadrant of the County. The three planning districts located in the northern and western areas of the County accounted for 62.4 percent of the housing development activity. Bull Run Planning District had the largest number of units in the development process, with a total of 15,365 units. Upper Potomac Planning District was second with 9,618 units and the Fairfax Planning District, which includes the Fairfax Center and Oakton areas, is third with 8,952 units. Furthermore, the Rose Hill Planning District which includes the Kingstowne and Manchester Lakes projects, showed considerable activity with a total of 4,735 units. Significant activity is also occurring in the Pohick Planning District. The Pohick Planning District had 4,351 units in the development process of which 92.3 percent were single-family dwellings. Residential development activity is less evident in other areas of the County, with the least activity occurring in the Lincolnia, Jefferson, Baileys and Annandale Planning Districts.

Among the supervisor districts, the Springfield District had the largest number of units in the development process. The 18,547 units of the Springfield District represent 34.1 percent of the County's total residential development activity. The Providence District ranked second with 11,669 units under development, accounting for 21.5 percent of the County total. The Annandale District showed the least activity with only 585 units under development.

Among the Towns of Herndon, Clifton, and Vienna, the most development activity occurred in the Town of Herndon where 308 units were under development. The Town of Vienna had 27 units under development and the Town of Clifton had the least amount of development activity with only one unit in the development process.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1990)

SUPERVISOR DISTRICT	UNDER CONSTRUCTION				BLDG PERMIT ISSUED, NOT UNDER CONSTRUCTN				SITE PLAN AND/OR SUBDIVISION PLAT APPRVD				SITE PLAN AND/OR SUBDIVISION PLAT SUBMTD			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE ¹	181	68	9	258	92	6	251	349	1,151	396	250	1,797	1,703	957	1,144	3,804
DRANESVILLE ²	238	80		318	117	4	18	139	1,356	5		1,361	1,203		286	1,489
ANNANDALE	31	4		35	10		1	11	174		2	176	142	9	81	232
LEE	16	195	8	219	14	3	55	72	481	424	1,070	1,975	900	1,749	850	3,499
MASON	26	10		36	5			5	232	184		416	144	26	62	232
MOUNT VERNON	54	31	5	90	28	26	415	469	916	148	301	1,365	222	737	996	1,955
PROVIDENCE	50	66	22	138	35	16	674	725	690	252	566	1,508	701	1,261	1,417	3,379
SPRINGFIELD ³	425	283	40	748	368	199	1,243	1,810	3,757	1,302	716	5,775	2,998	3,313	1,293	7,604
TOTAL	1,021	737	84	1,842	669	254	2,657	3,580	8,757	2,711	2,905	14,373	8,013	8,052	6,129	22,194

TOWN	UNDER CONSTRUCTION				BLDG PERMIT ISSUED, NOT UNDER CONSTRUCTN				SITE PLAN AND/OR SUBDIVISION PLAT APPRVD				SITE PLAN AND/OR SUBDIVISION PLAT SUBMTD			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
TOWN OF CLIFTON	1			1												
TOWN OF HERNDON	63	29		92					11	5		16	200			200
TOWN OF VIENNA	9	3	3	15	1		2	3		9		9				
TOTAL	73	32	3	108	1		2	3	11	14		25	200			200

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1990)

SUPERVISOR DISTRICT	REZONING GRANTED				REZONING PENDING				TOTAL CONSTRUCTION ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE ¹	153	3		156	21		769	790	3,301	1,430	2,423	7,154
DRANESVILLE ²	16	4		20	8		1,114	1,122	2,938	93	1,418	4,449
ANNANDALE	6		120	126	5			5	368	13	204	585
LEE	2	12	264	278	19	32	710	761	1,432	2,415	2,957	6,804
MASON	8	20	108	136					415	240	170	825
MOUNT VERNON	1	11		12	55	15	366	436	1,276	968	2,083	4,327
PROVIDENCE	22	48	2,574	2,644	82	64	3,129	3,275	1,580	1,707	8,382	11,669
SPRINGFIELD ³	43	66	2,443	2,552	57	1		58	7,648	5,164	5,735	18,547
TOTAL	251	164	5,509	5,924	247	112	6,088	6,447	18,958	12,030	23,372	54,360

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									274	34		308
TOWN OF VIENNA									10	12	5	27
TOTAL									285	46	5	336

NOTE: 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.

¹ Includes the Town of Vienna.

² Includes the Town of Herndon.

³ Includes the Town of Clifton.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
PLANNING DISTRICT
(JANUARY 1990)

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	21			21	9		1	10	140	82		222	118		80	198
BAILEYS	13	10		23	3			3	79	29		108	87	26	62	175
BULL RUN	236	257	39	532	252	174	893	1,319	2,106	1,299	1,006	4,411	1,201	2,627	1,943	5,771
FAIRFAX	39	39	21	99	30	6	972	1,008	307	181	194	682	582	1,267	338	2,187
JEFFERSON	12		2	14	2		52	54	125	4	3	132	57	56		113
LINCOLNIA	4			4	1			1	69	73		142	13			13
LOWER POTOMAC	4	22	1	27	2		5	7	275	122	1	398	40	737	996	1,773
MCLEAN	82	51		133	36	4	18	58	646			646	345		286	631
MOUNT VERNON	40		4	44	22	26	410	458	363	26	300	689	137	168	28	333
POHICK ¹	212	50		262	123	25		148	2,002	3	2	2,007	1,632	228		1,860
ROSE HILL	10	168	8	186	4	1	25	30	360	313	1,070	1,743	616	988	472	2,076
SPRINGFIELD	6	27		33	9	2	30	41	151	111		262	230	593	350	1,173
UPPER POTOMAC ²	315	94	6	415	160	6	249	415	1,768	392	250	2,410	2,387	778	1,144	4,309
VIENNA ³	27	19	3	49	16	10	2	28	366	76	79	521	568	584	430	1,582
TOTAL	1,021	737	84	1,842	669	254	2,657	3,580	8,757	2,711	2,905	14,373	8,013	8,052	6,129	22,194

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
PLANNING DISTRICT
(JANUARY 1990)

PLANNING DISTRICT	REZONING GRANTED				REZONING PENDING				TOTAL CONSTRUCTION ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
ANNANOALE	3	7	120	130					291	89	201	581
BAILEYS	2	13	108	123					184	78	170	432
BULL RUN	11	27	2,781	2,819	68	11	434	513	3,874	4,395	7,096	15,365
FAIRFAX	4	35	2,236	2,275	4	2	2,695	2,701	966	1,530	6,456	8,952
JEFFERSON					9			9	205	60	57	322
LINCOLNIA	6			6		7		7	93	80		173
LOWER POTOMAC		11		11	45	1	366	412	366	893	1,369	2,628
MCLEAN	4	4		8					1,113	59	304	1,476
MOUNT VERNON						6	310	316	562	226	1,052	1,840
POHICK ¹	32	28		60	14			14	4,015	334	2	4,351
ROSE HILL			264	264	13	23	400	436	1,003	1,493	2,239	4,735
SPRINGFIELD	2	12		14	16	10		26	414	755	380	1,549
UPPER POTOMAC ²	162	3		165	21		1,883	1,904	4,813	1,273	3,532	9,618
VIENNA ³	25	24		49	57	52		109	1,059	765	514	2,338
TOTAL	251	164	5,509	5,924	247	112	6,088	6,447	18,958	12,030	23,372	54,360

NOTE: 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.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	UNDER CONSTRUCTION				BLDG PERMIT ISSUED, NOT UNDER CONSTRUCTN				SITE PLAN AND/OR SUBDIVISION PLAT APPRVD				SITE PLAN AND/OR SUBDIVISION PLAT SUBMTD			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	55			55	31			31	332			332	777	99	783	1,659
A3																
B1	2			2	4			4	63			63	85			85
B2	32	41		73	43	6		49	191	44		235	267		1	268
B3	4			4	6			6	115			115	64			64
B5 ¹	63	29		92					11	5		16	200			200
C1	20			20	16			16	113			113	58			58
C2	24			24	9			9	176			176	21			21
D1	18			18	7			7	254	202	250	706	274	369	60	703
D2	37	14	6	57	10		249	259	118	141		259	60	18	300	378
D3 ²	80	3	3	86	58	5	2	65	642	40	78	760	961	368		1,329
E1	23	13		36	3	4	18	25	65			65	77			77
E2	3			3	7			7	30			30	13			13
F	3			3					172			172	15			15
G1	12	42	1	55	8			8	148	27		175	159		286	445
G2	12			12	5			5	92			92	12			12
G3	6			6	2			2	20			20	44			44
G4									17			17				
H1	1			1					43	5		48	2	26		28
H3									9			9				
I1	25	22	1	48	4	5	52	61	93	24	3	120	151	74	174	399
I2	1			1	2			2	40			40	30			30
I3	18			18	9			9	143	146		289	263	70		333
I5									57	4		61				
J1	3			3	1		2	3	10			10	149	101		250
J2	8		4	12	1	26	408	435	6	26	300	332		33		33
J3	3			3	1			1	5			5				
J4	2			2					12			12				
K	22			22	12			12	250	86		336	35	68		103
L	9	168	8	185	9	1	25	35	401	227	1,070	1,698	396	884	500	1,780
M0	1			1					11			11				
M1	9			9	2			2	41		1	42	121	35	1	157
M2 ²	11			11	4		1	5	181	18	2	201	123	217	397	737
M3	1			1					13			13	23		1	24
M4	3	13		16			30	30	33	35		68				
M5	1			1					22			22	40	151		191
M6	3	14		17	9	2		11	113	142		255	143	593	350	1,086
M8																
M9	8	35	20	63	15	6	414	435	51	181	192	424	326	750	337	1,413
N1	49	66	1	116	18	25	5	48	435	59	2	496	175	805	414	1,394
N2	62	10		72	35			35	586			586	1,134			1,134
O1	4			4	1			1	219			219	35			35
P1									40		1	41			582	582

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	UNDER CONSTRUCTION				BLDG PERMIT ISSUED, NOT UNDER CONSTRUCTN				SITE PLAN AND/OR SUBDIVISION PLAT APPRVD				SITE PLAN AND/OR SUBDIVISION PLAT SUBMTD			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
P3	26			26	22			22	204			204	179			179
Q1	42			42	24			24	285			285	71			71
R1	18			18	6			6	244			244	42			42
R2	1			1					12			12				
R3 ³	1			1												
R4	12			12	3			3	101			101				
S1	73	64	39	176	87	41	64	192	760	563	68	1,391	368	820		1,188
S2	3			3	1			1	124			124				
T1	38			38					36			36	51		1	52
T2	36	34		70	31	23		54	242	27		269	275	315		590
T3	111	76		187	122	66		188	858	92		950	18	395	424	837
T4		15	1	16			941	941	118		290	408	10	623	650	1,283
T5	21	78		99	38	44	446	528	261	419	648	1,328	289	580	318	1,187
T6									1			1				
T7	1			1	3			3	138	198		336	477	658	550	1,685
COUNTY TOTAL	1,021	737	84	1,842	669	254	2,657	3,580	8,757	2,711	2,905	14,373	8,013	8,052	6,129	22,194

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	REZONING GRANTED				REZONING PENDING				TOTAL CONSTRUCTION ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	7			7	8		369	377	1,210	99	1,152	2,461
A3							1,114	1,114			1,114	1,114
B1	3			3	5			5	162			162
B2	152	3		155	8			8	693	94	1	788
B3									189			189
B5 1									274	34		308
C1									207			207
C2									230			230
O1									553	571	310	1,434
O2									225	173	555	953
O3 2	21	4	733	758	51			51	1,813	420	816	3,049
E1									168	17	18	203
E2									53			53
F		1		1					190	1		191
G1	1	3		4	3			3	331	72	287	690
G2									121			121
G3									72			72
G4									17			17
H1		2	108	110					46	33	108	187
H3									9			9
I1	2	12	549	563	11			11	286	137	779	1,202
I2									73			73
I3	6	7		13		10		10	439	233		672
I5									57	4		61
J1							400	400	163	101	402	666
J2									15	85	712	812
J3									9			9
J4									14			14
K						6	250	256	319	160	250	729
L			264	264		10	60	70	815	1,290	1,927	4,032
M0									12			12
M1	3	4		7	4	2		6	180	41	2	223
M2 2	6	18	120	144	1	52		53	326	305	520	1,151
M3	1			1					38		1	39
M4	13			13					49	48	30	127
M5					7		366	373	70	151	366	587
M6		12		12	24	10		34	292	773	350	1,415
M8						10		10		10		10
M9		19	1,323	1,342	1		2,695	2,696	401	991	4,981	6,373
N1	20	39		59	54	1		55	751	995	422	2,168
N2	1			1	3			3	1,821	10		1,831
O1									259			259
P1									40		583	623
P3									431			431

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	REZONING GRANTED				REZONING PENDING				TOTAL CONSTRUCTION ACTIVITY			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Q1									422			422
R1	4			4					314			314
R2									13			13
R3 ³									1			1
R4									116			116
S1	3	6		9	39			39	1,330	1,494	171	2,995
S2									128			128
T1							400	400	125		401	526
T2									584	399		983
T3									1,109	629	424	2,162
T4		34	1,656	1,690	1	10	434	445	129	682	3,972	4,783
T5	6		756	762	23			23	638	1,121	2,168	3,927
T6									1			1
T7	2			2	4	1		5	625	857	550	2,032
COUNTY TOTAL	251	164	5,509	5,924	247	112	6,088	6,447	18,958	12,030	23,372	54,360

NOTE: 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.

¹ Town of Herndon.

² Comprises part of the Town of Vienna.

³ Town of Clifton.

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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			6				6
	151.02	8	1					9
	151.03		1	1				2
	CENSUS TOTAL	8	2	7				17
152	152.01	1		11				12
	CENSUS TOTAL	1		11				12
153	153.01	2						2
	153.02			16				16
	CENSUS TOTAL	2		16				18
154	154.D1			119	2			121
	154.D3	1						1
	CENSUS TOTAL	1		119	2			122
155	155.D1	9	10	42	12		4	77
	155.03	4		2				6
	CENSUS TOTAL	13	10	44	12		4	83
156	156.01	1		15				16
	156.03			1				1
	156.D4	1		17				18
	CENSUS TOTAL	2		33				35
157	157.02			3				3
	157.D3	1						1
	CENSUS TOTAL	1		3				4
158	158.D1			1	4			5
	158.D2	5	2	23	3			33

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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
158	CENSUS TOTAL	5	2	24	7			38
159	159.01	1		5	12			18
	159.02		2	1	2			5
	159.04	1		18	18			37
	CENSUS TOTAL	2	2	24	32			60
160	160.01			14	32			46
	160.02			7				7
	CENSUS TOTAL			21	32			53
161	161.02				2			2
	161.03			10				10
	161.04	4	5	15				24
	CENSUS TOTAL	4	5	25	2			36
163	163.01		1	120	37			158
	163.02	4	1	131				136
	CENSUS TOTAL	4	2	251	37			294
201	201.02				88			88
	CENSUS TOTAL				88			88
202	202.01			17	74			91
	202.02				100		3	103
	CENSUS TOTAL			17	174		3	194
203	203.01			5	13			18
	203.02	3	2	2	15			22
	203.03				48			48
	203.04						400	400

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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
203	CENSUS TOTAL	3	2	7	76		400	488
204	204.01		2	4	4			10
	CENSUS TOTAL		2	4	4			10
205	205.01	4	434	326				764
	CENSUS TOTAL	4	434	326				764
206	206.03			4	112			116
	CENSUS TOTAL			4	112			116
207	207.02				72			72
	207.03				17			17
	CENSUS TOTAL				89			89
208	208.01	2			20			22
	208.02				10			10
	208.03	1	1	2				4
	CENSUS TOTAL	3	1	2	30			36
209	209.01	55		300	462	264	23	1,104
	209.02	71	3	831	669		10	1,584
	209.03			1				1
	CENSUS TOTAL	126	3	1,132	1,131	264	33	2,689
210	210.01	3	9	13			1	26
	210.02	4	2	83		12		101
	210.03			3				3
	CENSUS TOTAL	7	11	99		12	1	130
211	211.01	10		77	1,045		10	1,142
	211.02	54	24	499	576			1,153

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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
211	211.03						10	10
	CENSUS TOTAL	64	24	576	1,621		20	2,305
213	213.01			86				86
	CENSUS TOTAL			86				86
214	214.02	1		11				12
	CENSUS TOTAL	1		11				12
215	215.01				68		252	320
	CENSUS TOTAL				68		252	320
216	216.02			1			60	61
	CENSUS TOTAL			1			60	61
218	218.01		1	16	62			79
	CENSUS TOTAL		1	16	62			79
220	220.03			66	151		368	585
	CENSUS TOTAL			66	151		368	585
221	221.01	22	4	55	3		1	85
	221.03			14	582			596
	221.04			12	946	11		969
	221.05	1	1		54		43	99
	CENSUS TOTAL	23	5	81	1,585	11	44	1,749
301	301.01			3				3
	301.02						1	1
	301.03	2		14	17		1	34
	CENSUS TOTAL	2		17	17		2	38
302	302.01	10	2	6	9	1	3	31

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
302	CENSUS TOTAL	10	2	6	9	1	3	31
303	303.01	1			47	2		50
	303.02				4			4
	CENSUS TOTAL	1			51	2		54
305	305.01			3				3
	CENSUS TOTAL			3				3
309	309.01		2	37		11	6	56
	CENSUS TOTAL		2	37		11	6	56
310	310.01			3	39			42
	CENSUS TOTAL			3	39			42
311	311.01	2						2
	311.02				6			6
	311.03	7		11	4	4		26
	311.04	12	2		162			176
	CENSUS TOTAL	21	2	11	172	4		210
312	312.01	15	19	78	13	12		137
	CENSUS TOTAL	15	19	78	13	12		137
313	313.01	3		56		12		71
	CENSUS TOTAL	3		56		12		71
314	314.01	28	13	5	48			94
	CENSUS TOTAL	28	13	5	48			94
315	315.01	1						1
	CENSUS TOTAL	1						1
316	316.01	13		72	40	2	5	132

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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	316.02	2	30	14				46
	CENSUS TOTAL	15	30	86	40	2	5	178
317	317.01	12	4	183	180	17		396
	CENSUS TOTAL	12	4	183	180	17		396
401	401.01			5				5
	401.02			1				1
	401.03	1		4	5			10
	CENSUS TOTAL	1		10	5			16
402	402.01			1				1
	402.02			9		549		558
	402.04			9				9
	CENSUS TOTAL			19		549		568
403	403.02			13	4			17
	CENSUS TOTAL			13	4			17
404	404.01		1	3	3	122		129
	404.02			5	9			14
	404.03			15				15
	404.04		3	18	30			51
	404.05	4		7	9			20
	404.06			5	12	1		18
	CENSUS TOTAL	4	4	53	63	123		247
405	405.01	4		12				16
	405.02	4		10				14
	405.03	1		7	9			17

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	UNOER CONSTRUCTION	BP ISSUED, NOT UNOER CONSTRUCTN	SITE PLAN &/OR SUBO PLAT APPR	SITE PLAN &/OR SUBO PLAT SUBM	REZONING GRANTEO	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
405	CENSUS TOTAL	9		29	9			47
406	406.01	1		62				63
	CENSUS TOTAL	1		62				63
502	502.03			11	6			17
	502.04			3				3
	CENSUS TOTAL			14	6			20
503	503.01			10				10
	503.03	1	1	35	4			41
	503.04			30				30
	CENSUS TOTAL	1	1	75	4			81
504	504.01			4				4
	504.02			2				2
	504.03			3				3
	CENSUS TOTAL			9				9
506	506.05	9						9
	CENSUS TOTAL	9						9
507	507.01	2		16				18
	507.02	1		12	7			20
	CENSUS TOTAL	3		28	7			38
508	508.01			2				2
	508.02	1		2	9			12
	508.03	1		9	2			12
	CENSUS TOTAL	2		13	11			26
509	509.02			1				1

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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
509	CENSUS TOTAL			1				1
510	510.02				12			12
	CENSUS TOTAL				12			12
511	511.01			5				5
	511.02			2				2
	CENSUS TOTAL			7				7
512	512.01			1	2			3
	512.02			2				2
	512.03				6			6
	CENSUS TOTAL			3	8			11
513	513.01	1	2	19				22
	513.02					110		110
	CENSUS TOTAL	1	2	19		110		132
514	514.03			5	26			31
	CENSUS TOTAL			5	26			31
515	515.01	1		1	3			5
	515.02			3				3
	515.03			10				10
	515.04			4				4
	CENSUS TOTAL	1		18	3			22
516	516.02					2		2
	516.03			2				2
	516.04			19				19
	516.05			3				3

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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
516	CENSUS TOTAL			24		2		26
517	517.01	11	1	4	128	11		155
	517.02				4			4
	CENSUS TOTAL	11	1	4	132	11		159
518	518.01	10		28	3			41
	518.02				3			3
	CENSUS TOTAL	10		28	6			44
519	519.01	2		12	9	6		29
	CENSUS TOTAL	2		12	9	6		29
520	520.01	2		22	6			30
	CENSUS TOTAL	2		22	6			30
521	521.01	1						1
	521.02	1	1	1				3
	521.03				8			8
	521.05			73		7		80
	CENSUS TOTAL	2	1	74	8	7		92
523	523.01				80			80
	CENSUS TOTAL				80			80
524	524.01	1						1
	524.05	7	5	6	3			21
	CENSUS TOTAL	8	5	6	3			22
525	525.01				4			4
	525.02			10				10
	525.03			8				8

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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
525	525.04	2	1	120				123
	CENSUS TOTAL	2	1	138	4			145
526	526.01				4		7	11
	526.02			2				2
	CENSUS TOTAL			2	4		7	13
601	601.01	3	4	18				25
	601.02	15	4	10		3		32
	601.03				7			7
	CENSUS TOTAL	18	8	28	7	3		64
602	602.D1	4	1	13	70			88
	602.02			11	4			15
	602.D3		1	9	29			39
	CENSUS TOTAL	4	2	33	103			142
603	603.D1	2		15				17
	603.02			2	58	2		62
	CENSUS TOTAL	2		17	58	2		79
604	604.01			3		1	5	9
	604.02			7	182		2	191
	604.03			11				11
	CENSUS TOTAL			21	182	1	7	211
605	605.D1		6	61	228	9	43	347
	605.02	14	6	50	121	10		201
	605.03	2	1	25	41			69
	605.04	1	1		5			7

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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
605	605.D5	4		27	77	1	5	114
	CENSUS TOTAL	21	14	163	472	20	48	738
606	606.01			2	5			7
	606.02			1	6			7
	CENSUS TOTAL			3	11			14
607 ¹	607.01	1						1
	CENSUS TOTAL	1						1
608 ¹	608.01	11	2					13
	CENSUS TOTAL	11	2					13
609 ¹	609.01		1					1
	CENSUS TOTAL		1					1
610 ¹	610.01	3		9				12
	CENSUS TOTAL	3		9				12
611	611.01	1	1	18				20
	611.02	5	8	195	63		2	273
	CENSUS TOTAL	6	9	213	63		2	293
612	612.D1			23	3			26
	612.02	16	4	60	100			180
	612.03			6				6
	612.04			25	926	627		1,578
	CENSUS TOTAL	16	4	114	1,029	627		1,790
613	613.01			17				17
	613.02			2		3		5
	CENSUS TOTAL			19		3		22

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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
614	614.01	2		3				5
	614.02			2	66			68
	CENSUS TOTAL	2		5	66			73
615	615.01	1	2	17	82		6	108
	615.02			27	1	4		32
	615.03				395	4		399
	615.04				185	16		201
	CENSUS TOTAL	1	2	44	663	24	6	740
616	616.01					2		2
	616.02			11				11
	616.04				112			112
	CENSUS TOTAL			11	112	2		125
617	617.01			4			52	56
	617.02	1		20				21
	CENSUS TOTAL	1		24			52	77
701	701.01	1		7	10			18
	701.02	2	1	13	5			21
	701.03	2			5			7
	701.04	2	1	6	14			23
	CENSUS TOTAL	7	2	26	34			69
702	702.01	1						1
	CENSUS TOTAL	1						1
703	703.01		1	27				28
	703.02	2	1	36				39

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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
703	703.03	5	2	22				29
	CENSUS TOTAL	7	4	85				96
704	704.01	2		24				26
	704.02			2				2
	704.03	2		5	28			35
	704.04			1				1
	704.05	2						2
	CENSUS TOTAL	6		32	28			66
705	705.01			1				1
	705.03	9		87	4	1		101
	705.05			81	6			87
	CENSUS TOTAL	9		169	10	1		189
706	706.01			4				4
	706.02	1			2			3
	706.04	1		6	4			11
	CENSUS TOTAL	2		10	6			18
707	707.01			14	14			28
	707.02	3	4	2				9
	707.03			11		1		12
	707.06	1	1	3				5
	CENSUS TOTAL	4	5	30	14	1		54
708	708.01	5		8				13
	CENSUS TOTAL	5		8				13
709	709.01	5	2	32	19			58

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
709	709.02	26		1	5	3		35
	709.03			9	12			21
	709.04			1				1
	709.05			4	2			6
	709.06			1				1
	CENSUS TOTAL	31	2	48	38	3		122
710	710.02		1	1	2			4
	710.03		1	34	384			419
	CENSUS TOTAL		2	35	386			423
711	711.01	13	4					17
	711.08			3	9			12
	CENSUS TOTAL	13	4	3	9			29
712	712.03		1	14				15
	712.04			38				38
	CENSUS TOTAL		1	52				53
713	713.01	1		10	27			38
	713.02			5	6			11
	CENSUS TOTAL	1		15	33			49
714	714.01	3	53	7	70		9	142
	714.02			10				10
	CENSUS TOTAL	3	53	17	70		9	152
801	801.01	14	8	106	40			168
	801.02	3	3	9				15
	801.03	2	1	44				47

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	UNDER CONSTRUCTION	BP ISSUED, NOT UNDER CONSTRUCTN	SITE PLAN &/OR SUBD PLAT APPR	SITE PLAN &/OR SUBD PLAT SUBM	REZONING GRANTED	REZONING PENDING	TOTAL DEVELOPMENT ACTIVITY
801	801.04	7	1	37	9			54
	801.05	2	2	15				19
	CENSUS TOTAL	28	15	211	49			303
802	802.01	13	2	30	17			62
	802.02	4	1	4	3			12
	802.04		18	1				19
	CENSUS TOTAL	17	21	35	20			93
803	803.01	5	3	56	114			178
	803.02		1		5			6
	803.03	11	6	70	74			161
	CENSUS TOTAL	16	10	126	193			345
804	804.01	4	6	114	64			188
	804.02	19	13	75	32			139
	804.03	1		27	7			35
	804.04	1	2	25	27			55
	804.05	8	2	78	54			142
	CENSUS TOTAL	33	23	319	184			559
805	805.01	6	19	13	120			158
	805.02	22	21	120	135	12	8	318
	805.03	15	9	72	154			250
	CENSUS TOTAL	43	49	205	409	12	8	726
806	806.01	53	254	777	350			1,434
	806.02			1				1
	806.03			8	44			52

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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	1	2	33	12			48
	CENSUS TOTAL	54	256	819	406			1,535
807	807.01	30			1	143		174
	807.02		1	3	18			22
	807.03				300			300
	CENSUS TOTAL	30	1	3	319	143		496
808 ²	808.01	47		7	100			154
	CENSUS TOTAL	47		7	100			154
809 ²	809.01	45		9	100			154
	CENSUS TOTAL	45		9	100			154
810	810.01						1,114	1,114
	CENSUS TOTAL						1,114	1,114
811	811.02	7	12	89	991		369	1,468
	811.03	8	4	36	380			428
	811.04	2			25			27
	CENSUS TOTAL	17	16	125	1,396		369	1,923
812	812.01	2	4	63	85	3	5	162
	CENSUS TOTAL	2	4	63	85	3	5	162
813	813.01	9		42	35			86
	CENSUS TOTAL	9		42	35			86
814	814.01	4	5	9				18
	CENSUS TOTAL	4	5	9				18
815	815.01	2	2	17	46			67
	CENSUS TOTAL	2	2	17	46			67

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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
816	816.01	2	4	46	2			54
	816.02	2	1	8				11
	CENSUS TOTAL	4	5	54	2			65
817	817.01			10	34			44
	817.02	6	10	46	237			299
	817.03	3	8	9	5			25
	817.04	62	56	391	156		2,695	3,360
	CENSUS TOTAL	71	74	456	432		2,695	3,728
818	818.01		3	28				31
	818.02	38	12	182	274	7	8	521
	818.03	24		52	2		400	478
	818.04	28	14	176	517			735
	CENSUS TOTAL	90	29	438	793	7	408	1,765
901	901.03	14			1			15
	901.04				17			17
	901.05	58	55	106	174			393
	CENSUS TOTAL	72	55	106	192			425
902	902.01			1				1
	902.02	21	47	75				143
	902.03	143	110	798	241			1,292
	902.04	11	39	385	191		1	627
	902.05				424	464		888
	CENSUS TOTAL	175	196	1,259	856	464	1	2,951
903	903.01	16	8	40	112			176

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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
903	903.02	2	23	187	253	6	3	474
	903.03	30	9	157	386	1	1	584
	903.04		49					49
	CENSUS TOTAL	48	89	384	751	7	4	1,283
904	904.01	15	383	409	793	2,046	464	4,110
	904.02	1		16			27	44
	904.03	1	204		827			1,032
	904.04	1	733		8	1,096		1,838
	CENSUS TOTAL	18	1,320	425	1,628	3,142	491	7,024
905	905.01	2	11	13	762	2		790
	905.02	25	25	265	163		9	487
	CENSUS TOTAL	27	36	278	925	2	9	1,277
906	906.01			2				2
	906.02			9	65			74
	906.03		3	80	172			255
	906.04	49	409	974	1,533	278	5	3,248
	906.05	145	148	894	484	22	3	1,696
	CENSUS TOTAL	194	560	1,959	2,254	300	8	5,275
907	907.01	8	4	59				71
	907.02	6		116				122
	907.03	3		8				11
	907.04		3	19				22
	907.05			8				8
	907.06	7	1	10	34			52

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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	3	15	180	44			242
	907.08	2		11				13
	907.09	3	1	115				119
	907.10	6	1	42				49
	907.11	1						1
	907.12			5				5
	907.13			1				1
	907.14	2		7				9
	907.15			3				3
	907.16			1	3			4
		CENSUS TOTAL	41	26	587	78		
908	908.01			12				12
	908.02	9	9	36				54
	908.03	5	8	8				21
	908.04		1	19	177			197
	908.05	8		16	3			27
	908.06			19	5			24
	908.07	3		23				26
	908.08	9	4	37				50
	908.09	43	25	351	294		3	716
	908.10	2	1	31	68			102
	908.11	34	31	402	696			1,163
	908.12	15	1	70	10	1		97
		CENSUS TOTAL	128	80	1,024	1,253	1	3

(CONTINUED)

SUMMARY OF RESIDENTIAL DEVELOPMENT ACTIVITY
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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
909 ³	909.01	1						1
	CENSUS TOTAL	1						1
TOTAL		1,842	3,580	14,373	22,194	5,924	6,447	54,360

NOTE: 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.

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

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

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

V. CURRENT POPULATION

CURRENT POPULATION

As of January 1990, there were an estimated 808,675 persons residing in Fairfax County. This population total represents an increase of 37,822 persons, or 4.9 percent, over the 1989 population estimate of 770,853. Since the 1980 Census was taken, the County's population has increased by 211,774 persons, or 35.5 percent, from 596,901 in 1980 to 808,675 in 1990.

Among the eight supervisor districts, the Springfield District is the largest both in terms of population (159,123 persons) and total acreage (68,060 acres). Furthermore, the Springfield District has the lowest population density -- 2.3 persons per acre. The Mason and Annandale Districts have the highest population densities, 7.6 persons per acre in Mason and 6.8 persons per acre in Annandale. However, these two districts have the lowest total populations, Annandale with 74,995 and Mason with 73,004. The population density for the whole County is estimated to be 3.5 persons per acre, or 2,244 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 summarized by supervisor district, voter precinct within each supervisor district, and planning district, and is presented by census and subcensus tract. Population estimates are developed for these specific geographical areas by applying vacancy rates and household size factors by dwelling unit type for the applicable planning district to the current housing inventory of the geographical area. Specifically, the housing unit type categories of single family, townhouse, multifamily, and mobile home are multiplied by their 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 1990 vacancy rates for each planning district were obtained from a combination of regression analysis of inactive water accounts from 1980 to 1990, 1990 inactive water accounts from localities serving Fairfax County dwelling units, and the 1990 Rental Housing Census. 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 1990.

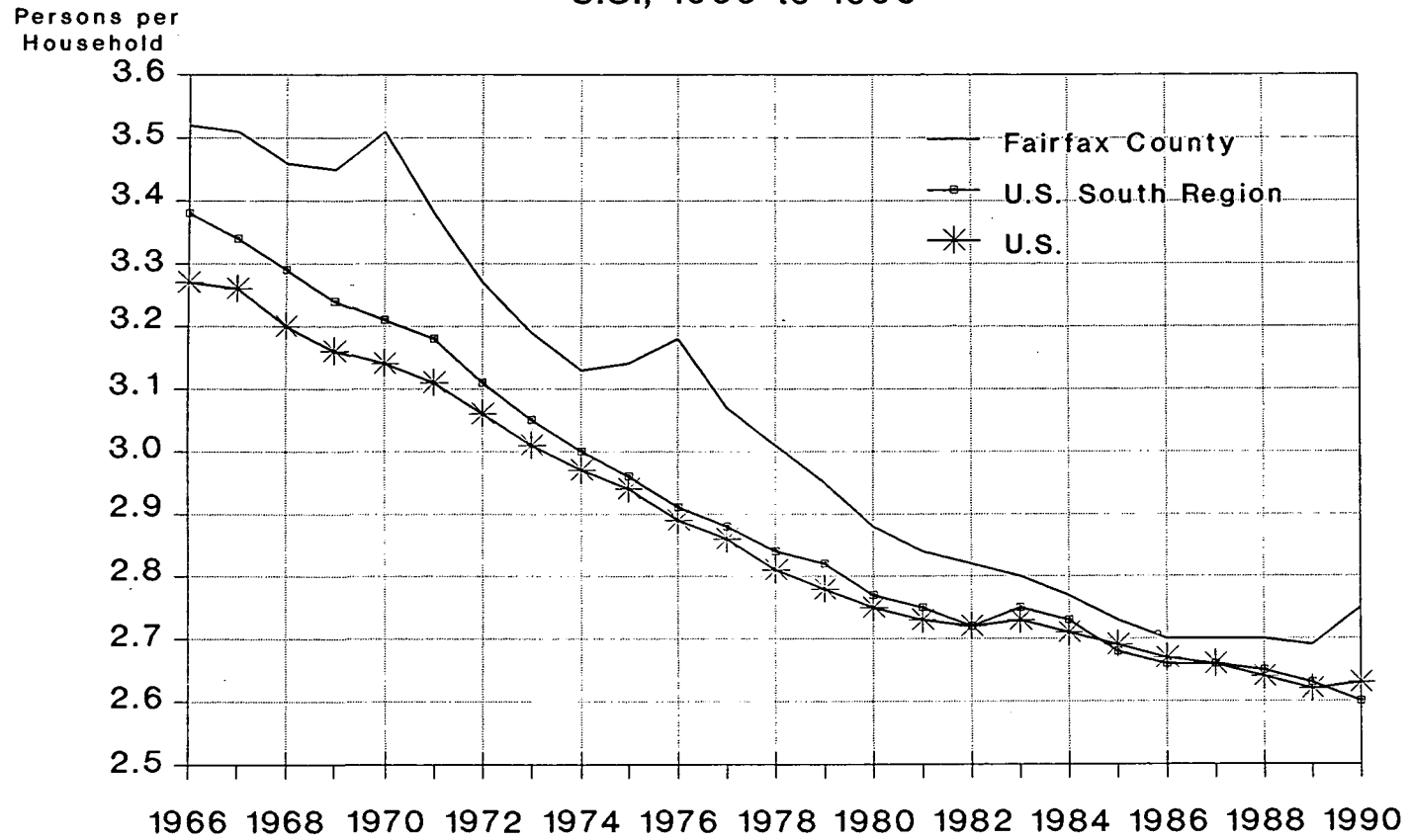
Table 7 shows the special institutional population from 1981 to 1990. The population of special institutions, such as Lorton Reformatory and Fort Belvoir, is obtained directly from these institutions. In January 1990, the total population of special institutions was 15,313.

TABLE 6

Average Household Size and Vacancy Rate By Planning District
Fairfax County, 1990

Planning District	Average Household Size					Vacancy Rate		
	Single-Family	Townhouse	Multifamily	Mobile Home	Overall	Non-Rental Complex Units	Rental Complex Units	Overall
Annandale	2.98	2.72	1.51		2.60	3.0	2.0	2.8
Baileys	2.80	1.94	1.85		2.14	4.1	2.6	3.6
Bull Run	3.32	2.43	1.82	1.86	2.79	5.4	23.7	8.2
Fairfax	3.25	2.44	1.81	2.00	2.59	4.3	4.8	4.4
Jefferson	2.79	2.55	1.82		2.38	5.0	5.3	5.1
Lincolnia	2.67	2.18	1.82		2.14	4.1	2.7	3.5
Lower Potomac	2.99	2.76	2.12		2.67	5.2	8.9	6.2
McLean	2.84	2.41	1.60		2.51	5.2	11.4	6.0
Mount Vernon	2.83	2.49	1.94	1.84	2.40	3.7	5.4	4.1
Pohick	3.65	2.86	2.55		3.34	3.5	4.1	3.5
Rose Hill	2.99	2.59	1.72		2.68	3.4	10.6	4.1
Springfield	3.29	2.56	1.67		2.86	3.5	5.1	3.6
Upper Potomac	3.57	2.70	2.20		3.08	3.9	5.5	4.1
Vienna	3.10	2.31	2.84		2.90	4.2	6.1	4.5
Fairfax County	3.19	2.60	1.90	1.86	2.75	4.0	6.6	4.5

Figure 1
Average Household Size
Fairfax County, U.S. South Region, and
U.S., 1966 to 1990



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

TABLE 7

SPECIAL INSTITUTIONAL POPULATION

Population of Lorton and Fort Belvoir, 1981-1990

Year	Lorton		Fort Belvoir		Total	
	Population	Percent Change	Population	Percent Change	Population	Percent 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
1990	6,473	6.7	8,840	- 11.8	15,313	- 4.8

Sources: District of Columbia Department of Corrections.
U.S. Department of the Army.

POPULATION
SUPERVISOR DISTRICT
(JANUARY 1990)

SUPERVISOR DISTRICT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
CENTREVILLE ¹	121,261	32,917	3.7	51.43	2,358
DRANESVILLE ²	92,146	38,426	2.4	60.04	1,535
ANNANDALE	77,321	11,372	6.8	17.77	4,351
LEE	92,937	18,023	5.2	28.16	3,300
MASON	75,803	9,975	7.6	15.59	4,862
MOUNT VERNON	87,492	36,214	2.4	56.58	1,546
PROVIDENCE	102,592	15,690	6.5	24.52	4,184
SPRINGFIELD ³	159,123	68,060	2.3	106.34	1,496
TOTAL	808,675	230,677	3.5	360.43	2,244

TOWN	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
TOWN OF CLIFTON	221	147	1.5	0.23	961
TOWN OF HERNDON	16,829	2,339	7.2	3.65	4,611
TOWN OF VIENNA	14,821	2,307	6.4	3.60	4,117
TOTAL	31,871	4,793	6.6	7.49	4,255

NOTE: 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.

¹ Includes the Town of Vienna.

² Includes the Town of Herndon.

³ Includes the Town of Clifton.

POPULATION
VOTER PRECINCTS WITHIN THE
ANNANDALE SUPERVISOR DISTRICT
(JANUARY 1990)

PRECINCT		POPULATION
102	BRISTOW	4,498
104	CHAPEL	2,665
106	HERITAGE	8,944
108	KINGS PARK	3,700
109	LITTLE RUN	2,698
110	N. SPRINGFIELD 1	1,892
111	N. SPRINGFIELD 2	2,904
112	N. SPRINGFIELD 3	2,489
113	OAK HILL	2,509
115	RAVENSWORTH	2,156
116	WAKEFIELD	2,678
117	WOODSON	1,886
118	LAKE BRADDOCK	6,734
119	LAUREL	9,173
120	SIDEBURN	4,821
121	VILLA	2,526
122	LONG BRANCH	2,373
123	ROBINSON	6,280
124	OLLEY	2,008
125	SIGNAL HILL	4,387
TOTAL		77,321

POPULATION
VOTER PRECINCTS WITHIN THE
CENTREVILLE SUPERVISOR DISTRICT
(JANUARY 1990)

PRECINCT		POPULATION
202	FLINT HILL	5,646
208	RESTON 1	7,162
209	RESTON 2	5,799
213	VIENNA 1	2,531
214	VIENNA 2	1,770
215	VIENNA 3	2,287
216	VIENNA 4	2,661
217	VIENNA 5	3,018
218	VIENNA 6	2,554
219	WESTBRIAR	4,028
220	DOGWOOD	6,444
221	HUNTERS WOODS	3,439
222	RESTON 3	4,364
223	GLADE	6,508
224	SOUTH LAKES	7,454
225	TERRASET	8,749
226	WOLFTRAP	3,764
227	SUNRISE VALLEY	1,793
228	VALE	3,104
229	FOX MILL	8,895
230	FRANKLIN	6,113
231	NAVY	8,158
232	KINROSS	6,994
233	NORTH POINT	8,026
TOTAL		121,261

POPULATION
VOTER PRECINCTS WITHIN THE
DRANESVILLE SUPERVISOR DISTRICT
(JANUARY 1990)

PRECINCT		POPULATION
301	CHAIN BRIDGE	4,417
302	CHESTERBROOK	2,791
303	CHURCHILL	1,735
304	COOPER	3,952
305	EL NIDO	2,287
306	GREAT FALLS	5,210
307	HAYCOCK	2,516
309	KENMORE	8,310
310	KIRBY	2,553
311	LANGLEY	2,278
312	LONGFELLOW	2,788
314	MCLEAN	2,620
315	PIMMIT	4,747
316	SALONA	3,014
317	WESTHAMPTON	2,116
318	WESTMORELAND	1,561
319	HERNOON 1	8,717
320	HERNDON 2	7,640
321	CLEARVIEW	4,815
322	FORESTVILLE	5,747
323	SHOUSE	4,254
324	HERNOON 3	5,115
325	HUTCHISON	2,963
TOTAL		92,146

POPULATION
VOTER PRECINCTS WITHIN THE
LEE SUPERVISOR DISTRICT
(JANUARY 1990)

PRECINCT		POPULATION
401	BUSH HILL	3,758
402	CAMERON	4,354
403	FOREST	1,488
404	FRANCONIA	8,853
405	GROVETON	7,962
406	HAYFIELD	13,333
408	MT. EAGLE	6,716
409	PIONEER	2,871
410	ROSE HILL	4,261
411	VIRGINIA HILLS	5,368
412	WOOLAWN	6,475
413	FAIRFIELD	9,133
414	BREN MAR	3,013
415	CRESTMOOD	4,231
416	EDSALL	1,700
417	GARFIELD	6,105
418	LYNBROOK	3,316
TOTAL		92,937

POPULATION
VOTER PRECINCTS WITHIN THE
MASON SUPERVISOR DISTRICT
(JANUARY 1990)

PRECINCT		POPULATION
501	BAILEYS	4,383
502	BARCROFT	1,301
503	BELVEDERE	1,668
505	GLEN FOREST	5,885
506	HOLMES	5,612
507	LINCOLNIA	4,578
508	MASONVILLE	2,433
510	PARKLAWN	2,093
511	RAVENWOOD	1,751
512	SLEEPY HOLLOW	1,572
513	ST. ALBANS	2,935
514	TRIPPS	1,880
515	WESTLAWN	1,998
516	WEYANOKE	3,774
517	WILLSTON	4,672
518	COLUMBIA	6,099
519	HUMMER	2,395
520	SKYLINE	6,796
521	BROOK HILL	3,485
522	CAMELOT	2,936
523	POE	2,893
524	WHITTIER	3,658
525	WALNUT HILL 1	1,006
TOTAL		75,803

POPULATION
VOTER PRECINCTS WITHIN THE
MOUNT VERNON SUPERVISOR DISTRICT
(JANUARY 1990)

PRECINCT		POPULATION
601	BELLE HAVEN	2,882
602	BELLEVIEW	7,884
604	BUCKNELL	6,977
605	FORT HUNT	2,342
606	HOLLIN HALL	2,219
607	HUNTINGTON	6,678
608	KIRKSIDE	2,036
609	MARLAN	3,047
610	SHERWOOD	3,654
611	STRATFORD	3,412
612	WAYNEWOOD	1,650
613	WESTGATE	3,443
614	WHITMAN	2,402
615	WOODLEY	3,549
616	GUNSTON	9,834
617	LORTON	17,384
618	NEWINGTON	8,099
TOTAL		87,492

POPULATION
VOTER PRECINCTS WITHIN THE
PROVIDENCE SUPERVISOR DISTRICT
(JANUARY 1990)

PRECINCT		POPULATION
701	BLAKE	7,502
703	FORT BUFFALO	2,782
704	FREEDOM HILL	6,024
705	GRAHAM	2,304
706	GREENWAY	2,212
707	MANTUA	2,719
708	MARSHALL	7,541
709	MOSBY	7,565
710	PINE SPRING	4,499
711	PRICE	3,039
712	SHREVE	1,461
713	TIMBER LANE	4,415
714	WALKER	3,961
717	WOODBURN	3,303
718	PINE RIDGE	3,581
719	STENWOOD	1,374
720	THOREAU	2,108
721	MERRIFIELD	3,842
723	GREENBRIAR EAST	8,014
724	GREENBRIAR WEST	4,122
726	MAGARITY	6,487
727	OAKTON	8,586
728	WALNUT HILL 2	1,035
729	NOTTOWAY	4,116
TOTAL		102,592

POPULATION
VOTER PRECINCTS WITHIN THE
SPRINGFIELD SUPERVISOR DISTRICT
(JANUARY 1990)

PRECINCT		POPULATION
801	BURKE	7,310
802	CARDINAL	5,536
803	CLIFTON	3,704
805	FAIRFAX STATION	5,878
808	KEENE MILL	2,635
811	POHICK	11,042
812	VALLEY	4,263
815	WOODYARD	10,395
819	CHANTILLY	9,060
822	LONDON TOWNE	9,975
823	NEWGATE	17,273
824	ORANGE	10,248
825	CHERRY RUN	6,648
826	FAIRVIEW	8,275
827	IRVING	2,217
828	LEEHIGH	4,340
829	SARATOGA	9,794
831	SULLY	2,343
832	TERRA CENTRE	11,517
833	WHITE OAKS	4,985
834	DELONG	2,169
835	CUB RUN	9,516
TOTAL		159,123

POPULATION
PLANNING DISTRICT
(JANUARY 1990)

PLANNING DISTRICT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
ANNANDALE	62,874	10,112	6.2	15.80	3,979
BAILEYS	34,169	3,421	10.0	5.35	6,387
BULL RUN	62,656	29,455	2.1	46.02	1,361
FAIRFAX	42,460	11,577	3.7	18.09	2,347
JEFFERSON	39,234	4,878	8.0	7.62	5,149
LINCOLNIA	11,288	1,727	6.5	2.70	4,181
LOWER POTOMAC	25,174	23,659	1.1	36.97	681
MCLEAN	55,665	16,488	3.4	25.76	2,161
MOUNT VERNON	81,308	11,851	6.9	18.52	4,390
POHICK ¹	132,193	46,145	2.9	72.10	1,833
ROSE HILL	34,762	8,159	4.3	12.75	2,726
SPRINGFIELD	40,229	8,916	4.5	13.93	2,888
UPPER POTOMAC ²	132,631	43,652	3.0	68.21	1,944
VIENNA ³	54,032	10,637	5.1	16.62	3,251
TOTAL	808,675	230,677	3.5	360.43	2,244

NOTE: 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.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

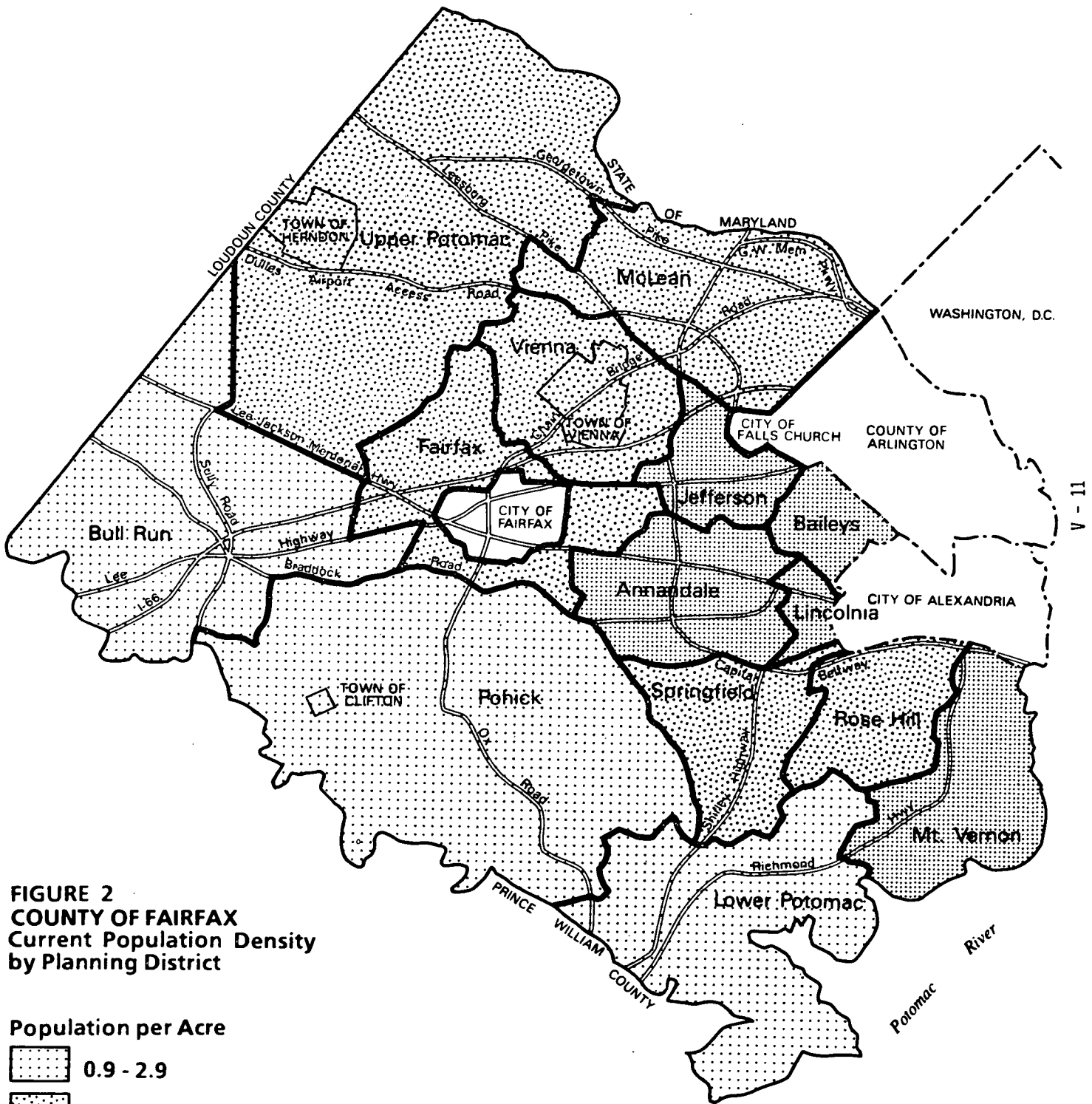





FIGURE 2
COUNTY OF FAIRFAX
Current Population Density
by Planning District

Population per Acre

-  0.9 - 2.9
-  3.0 - 5.9
-  6.0 - and Over

POPULATION
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
A1	15,930	4,280	3.7	6.69	2,381
A2	726	786	0.9	1.23	590
A3	2,285	261	8.8	0.41	5,573
B1	4,120	938	4.4	1.47	2,803
B2	15,130	3,097	4.9	4.84	3,126
B3	1,562	1,524	1.0	2.38	656
B5 ¹	16,832	2,320	7.3	3.63	4,637
C1	2,283	4,787	0.5	7.48	305
C2	2,833	5,717	0.5	8.93	317
D1	6,506	6,197	1.0	9.68	672
D2	21,629	4,854	4.5	7.58	2,853
D3 ²	70,514	20,787	3.4	32.48	2,171
E1	13,772	3,271	4.2	5.11	2,695
E2	1,113	1,315	0.8	2.05	543
F	6,205	1,041	6.0	1.63	3,807
G1	28,505	4,633	6.2	7.24	3,937
G2	2,632	646	4.1	1.01	2,606
G3	1,646	1,964	0.8	3.07	536
G4	808	155	5.2	0.24	3,367
H1	11,738	954	12.3	1.49	7,878
H2	6,796	100	68.0	0.16	42,475
H3	361	42	8.6	0.07	5,157
I1	53,764	7,579	7.1	11.84	4,541
I2	2,772	506	5.5	0.79	3,509
I3	43,916	7,698	5.7	12.03	3,651
I4	92	47	2.0	0.07	1,314
I5	613	61	10.0	0.10	6,130
J1	19,576	2,115	9.3	3.30	5,932
J2	6,291	483	13.0	0.75	8,388
J3	4,601	637	7.2	1.00	4,601
J4	5,154	700	7.4	1.09	4,728
K	37,596	6,357	5.9	9.93	3,786
L	34,460	7,842	4.4	12.25	2,813
M0	5,218	576	9.1	0.90	5,798
M1	10,169	808	12.6	1.26	8,071
M2 ²	61,293	8,706	7.0	13.60	4,507
M3	16,004	2,766	5.8	4.32	3,705
M4	21,092	3,610	5.8	5.64	3,740
M5	7,286	2,260	3.2	3.53	2,064
M6	9,656	3,438	2.8	5.37	1,798
M7	555	28	19.8	0.04	13,875
M8	8,898	8,426	1.1	13.17	676
M9	4,214	1,401	3.0	2.19	1,924

(CONTINUED)

POPULATION
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
N1	109,121	14,744	7.4	23.04	4,736
N2	13,847	4,684	3.0	7.32	1,892
O1	1,038	6,997	0.1	10.93	95
P1	6,918	1,831	3.8	2.86	2,419
P2	443	102	4.3	0.16	2,769
P3	1,425	862	1.7	1.35	1,056
Q1	6,366	19,260	0.3	30.09	212
R1	7,591	9,549	0.8	14.92	509
R2	718	347	2.1	0.54	1,330
R3 ³	221	159	1.4	0.25	884
R4	614	583	1.1	0.91	675
S1	14,513	4,788	3.0	7.48	1,940
S2	660	2,983	0.2	4.66	142
T1	3,666	6,573	0.6	10.27	357
T2	14,646	3,756	3.9	5.87	2,495
T3	10,922	5,107	2.1	7.98	1,369
T4	14,854	2,467	6.0	3.85	3,858
T5	11,349	2,389	4.8	3.73	3,043
T6	145	4,112	0.0	6.42	23
T7	2,472	3,671	0.7	5.74	431
TOTAL	808,675	230,677	3.5	360.43	2,244

NOTE: 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.

¹ Town of Herndon.

² Comprises part of the Town of Vienna.

³ Town of Clifton.

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
151	151.01	1,110	165	6.7	0.26	4,269
	151.02	1,061	239	4.4	0.37	2,868
	151.03	713	89	8.0	0.14	5,093
	CENSUS TOTAL	2,884	493	5.8	0.77	3,745
152	152.01	774	290	2.7	0.45	1,720
	152.02	3,494	169	20.7	0.26	13,438
	152.03	274	66	4.2	0.10	2,740
	152.04		73		0.11	
	CENSUS TOTAL	4,542	598	7.6	0.93	4,884
153	153.01	655	92	7.1	0.14	4,679
	153.02	1,416	178	8.0	0.28	5,057
	153.03	1,100	67	16.4	0.10	11,000
	153.04	234	109	2.1	0.17	1,376
	CENSUS TOTAL	3,405	446	7.6	0.70	4,864
154	154.01	5,972	526	11.4	0.82	7,283
	154.02	952	237	4.0	0.37	2,573
	154.03	486	103	4.7	0.16	3,038
	CENSUS TOTAL	7,410	866	8.6	1.35	5,489
155	155.01	2,392	424	5.6	0.66	3,624
	155.02	1,610	266	6.1	0.42	3,833
	155.03	611	121	5.0	0.19	3,216
	155.04	211	27	7.8	0.04	5,275
	CENSUS TOTAL	4,824	838	5.8	1.31	3,682
156	156.01	1,252	354	3.5	0.55	2,276
	156.02	178	41	4.3	0.06	2,967

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
156	156.03	681	215	3.2	0.34	2,003
	156.04	267	560	0.5	0.88	303
	CENSUS TOTAL	2,378	1,170	2.0	1.83	1,299
157	157.01	1,011	225	4.5	0.35	2,889
	157.02	1,748	356	4.9	0.56	3,121
	157.03	447	342	1.3	0.53	843
	CENSUS TOTAL	3,206	923	3.5	1.44	2,226
158	158.01	1,561	260	6.0	0.41	3,807
	158.02	1,158	246	4.7	0.38	3,047
	158.03	1,081	267	4.0	0.42	2,574
	CENSUS TOTAL	3,800	773	4.9	1.21	3,140
159	159.01	1,970	544	3.6	0.85	2,318
	159.02	434	229	1.9	0.36	1,206
	159.03		136		0.21	
	159.04	236	208	1.1	0.32	715
	CENSUS TOTAL	2,640	1,117	2.4	1.75	1,509
160	160.01	655	194	3.4	0.30	2,183
	160.02	2,258	328	6.9	0.51	4,427
	160.03	685	208	3.3	0.32	2,076
	CENSUS TOTAL	3,598	730	4.9	1.14	3,156
161	161.01	434	414	1.0	0.65	668
	161.02	227	61	3.7	0.10	2,270
	161.03	1,449	461	3.1	0.72	2,013
	161.04	1,048	341	3.1	0.53	1,977
	CENSUS TOTAL	3,158	1,277	2.5	2.00	1,579

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
162	162.01	7,337	2,766	2.7	4.32	1,698
	162.02		2,005		3.13	
	CENSUS TOTAL	7,337	4,771	1.5	7.45	985
163	163.01	587	2,353	0.2	3.68	160
	163.02	1,155	6,683	0.2	10.44	111
	CENSUS TOTAL	1,742	9,036	0.2	14.12	123
201	201.01	1,203	132	9.1	0.21	5,729
	201.02	1,668	534	3.1	0.83	2,010
	CENSUS TOTAL	2,871	666	4.3	1.04	2,761
202	202.01	3,047	489	6.2	0.76	4,009
	202.02	2,112	433	4.9	0.68	3,106
	CENSUS TOTAL	5,159	922	5.6	1.44	3,583
203	203.01	1,649	283	5.8	0.44	3,748
	203.02	1,692	368	4.6	0.57	2,917
	203.03	627	90	7.0	0.14	4,479
	203.04	754	151	5.0	0.24	3,142
	CENSUS TOTAL	4,722	892	5.3	1.39	3,397
204	204.01	3,658	123	29.7	0.19	19,253
	CENSUS TOTAL	3,658	123	29.7	0.19	19,253
205	205.01	6,257	199	31.4	0.31	20,184
	205.02	419	34	12.3	0.05	8,380
	CENSUS TOTAL	6,676	233	28.7	0.36	18,544
206	206.01	420	37	11.4	0.06	7,000
	206.02	996	39	25.5	0.06	16,600
	206.03	2,369	212	11.2	0.33	7,179

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
206	CENSUS TOTAL	3,785	288	13.1	0.45	8,411
207	207.01	1,617	260	6.2	0.41	3,944
	207.02	334	94	3.6	0.15	2,227
	207.03	1,418	244	5.8	0.38	3,732
	CENSUS TOTAL	3,369	598	5.6	0.93	3,623
208	208.01	863	248	3.5	0.39	2,213
	208.02	686	81	8.5	0.13	5,277
	208.03	1,423	232	6.1	0.36	3,953
	CENSUS TOTAL	2,972	561	5.3	0.88	3,377
209	209.01	5,076	624	8.1	0.97	5,180
	209.02	5,146	1,101	4.7	1.72	2,992
	209.03	1,214	158	7.7	0.25	4,856
	CENSUS TOTAL	11,436	1,883	6.1	2.94	3,890
210	210.01	696	471	1.5	0.74	941
	210.02	1,556	136	11.4	0.21	7,410
	210.03	668	222	3.0	0.35	1,909
	210.04	792	510	1.6	0.80	990
	CENSUS TOTAL	3,712	1,339	2.8	2.09	1,776
211	211.01	5,099	1,145	4.5	1.79	2,849
	211.02	1,763	889	2.0	1.39	1,268
	211.03	538	127	4.2	0.20	2,690
	CENSUS TOTAL	7,400	2,161	3.4	3.38	2,189
212	212.01	1,788	485	3.7	0.76	2,353
	CENSUS TOTAL	1,788	485	3.7	0.76	2,353
213	213.01	3,283	384	8.5	0.60	5,472

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
213	213.D2	270	1,545	0.2	2.41	112
	CENSUS TOTAL	3,553	1,929	1.8	3.01	1,180
214	214.01	2,139	191	11.2	0.30	7,130
	214.02	3,472	231	15.0	0.36	9,644
	CENSUS TOTAL	5,611	422	13.3	0.66	8,502
215	215.01	4,125	397	10.4	0.62	6,653
	CENSUS TOTAL	4,125	397	10.4	0.62	6,653
216	216.01	3,313	130	25.5	0.20	16,565
	216.02	1,247	133	9.4	0.21	5,938
	CENSUS TOTAL	4,560	263	17.3	0.41	11,122
217	217.01	6,255	517	12.1	0.81	7,722
	CENSUS TOTAL	6,255	517	12.1	0.81	7,722
218	218.01	4,793	377	12.7	0.59	8,124
	CENSUS TOTAL	4,793	377	12.7	0.59	8,124
219	219.01	1,503	3,415	0.4	5.34	281
	CENSUS TOTAL	1,503	3,415	0.4	5.34	281
220	220.01	3	240	0.0	0.38	8
	220.02		263		0.41	
	220.03	1,146	281	4.1	0.44	2,605
	220.04	31	76	0.4	0.12	258
	220.05	555	28	19.8	0.04	13,875
	CENSUS TOTAL	1,735	888	2.0	1.39	1,248
221	221.01	3,408	654	5.2	1.02	3,341
	221.02	3	217	0.0	0.34	9
	221.03	233	754	0.3	1.18	197

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
221	221.04	1,990	474	4.2	0.74	2,689
	221.05	653	519	1.3	0.81	806
	221.06	100	446	0.2	0.70	143
	CENSUS TOTAL	6,387	3,064	2.1	4.79	1,333
222	222.01	6,473	2,988	2.2	4.67	1,386
	CENSUS TOTAL	6,473	2,988	2.2	4.67	1,386
301	301.01	1,498	285	5.3	0.45	3,329
	301.02	3,401	430	7.9	0.67	5,076
	301.03	3,080	214	14.4	0.33	9,333
	CENSUS TOTAL	7,979	929	8.6	1.45	5,503
302	302.01	11,950	1,381	8.7	2.16	5,532
	CENSUS TOTAL	11,950	1,381	8.7	2.16	5,532
303	303.01	8,089	755	10.7	1.18	6,855
	303.02	3,377	332	10.2	0.52	6,494
	CENSUS TOTAL	11,466	1,087	10.5	1.70	6,745
304	304.01	3,700	965	3.8	1.51	2,450
	304.02	2,156	374	5.8	0.58	3,717
	CENSUS TOTAL	5,856	1,339	4.4	2.09	2,802
305	305.01	1,422	211	6.7	0.33	4,309
	CENSUS TOTAL	1,422	211	6.7	0.33	4,309
306	306.01	1,513	89	17.0	0.14	10,807
	306.02	966	75	12.9	0.12	8,050
	306.03	1,306	124	10.5	0.19	6,874
	306.04	1,202	168	7.2	0.26	4,623
	CENSUS TOTAL	4,987	456	10.9	0.71	7,024

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
307	307.01	599	187	3.2	0.29	2,066
	307.02	933	210	4.4	0.33	2,827
	307.03	1,028	209	4.9	0.33	3,115
	CENSUS TOTAL	2,560	606	4.2	0.95	2,695
308	308.01	9,176	893	10.3	1.40	6,554
	CENSUS TOTAL	9,176	893	10.3	1.40	6,554
309	309.01	7,281	862	8.4	1.35	5,393
	CENSUS TOTAL	7,281	862	8.4	1.35	5,393
310	310.01	7,409	670	11.1	1.05	7,056
	CENSUS TOTAL	7,409	670	11.1	1.05	7,056
311	311.01	3,405	326	10.4	0.51	6,676
	311.02	4,815	403	11.9	0.63	7,643
	311.03	11,423	1,070	10.7	1.67	6,840
	311.04	1,350	301	4.5	0.47	2,872
	CENSUS TOTAL	20,993	2,100	10.0	3.28	6,400
312	312.01	13,449	1,907	7.1	2.98	4,513
	CENSUS TOTAL	13,449	1,907	7.1	2.98	4,513
313	313.01	4,294	533	8.1	0.83	5,173
	CENSUS TOTAL	4,294	533	8.1	0.83	5,173
314	314.01	4,257	502	8.5	0.78	5,458
	CENSUS TOTAL	4,257	502	8.5	0.78	5,458
315	315.01	5,178	817	6.3	1.28	4,045
	CENSUS TOTAL	5,178	817	6.3	1.28	4,045
316	316.01	1,676	523	3.2	0.82	2,044
	316.02	2,367	331	7.2	0.52	4,552

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
316	316.03	8	807	0.0	1.26	6
	CENSUS TOTAL	4,051	1,661	2.4	2.60	1,558
317	317.01	12,353	1,519	8.1	2.37	5,212
	317.02	2,054	703	2.9	1.10	1,867
	CENSUS TOTAL	14,407	2,222	6.5	3.47	4,152
401	401.01	1,274	421	3.0	0.66	1,930
	401.02	2,558	596	4.3	0.93	2,751
	401.03	2,468	287	8.6	0.45	5,484
	CENSUS TOTAL	6,300	1,304	4.8	2.04	3,088
402	402.01	671	377	1.8	0.59	1,137
	402.02	5,213	548	9.5	0.86	6,062
	402.03		118		0.18	
	402.04	325	213	1.5	0.33	985
	CENSUS TOTAL	6,209	1,256	4.9	1.96	3,168
403	403.01	1,188	346	3.4	0.54	2,200
	403.02	1,125	304	3.7	0.47	2,344
	CENSUS TOTAL	2,313	650	3.6	1.02	2,268
404	404.01	1,846	354	5.2	0.55	3,356
	404.02	242	63	3.8	0.10	2,420
	404.03	1,243	250	5.0	0.39	3,187
	404.04	1,636	477	3.4	0.75	2,181
	404.05	4,371	716	6.1	1.12	3,903
	404.06	2,629	407	6.5	0.64	4,108
	404.07		229		0.36	
	CENSUS TOTAL	11,967	2,496	4.8	3.90	3,068

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
405	405.01	324	553	0.6	0.86	377
	405.02	1,050	220	4.8	0.34	3,088
	405.03	3,744	928	4.0	1.45	2,582
	405.04		0		0.00	
	CENSUS TOTAL	5,118	1,701	3.0	2.66	1,924
406	406.01	2,258	786	2.9	1.23	1,836
	CENSUS TOTAL	2,258	786	2.9	1.23	1,836
501	501.01	3,326	178	18.7	0.28	11,879
	501.02	791	66	12.0	0.10	7,910
	501.03	936	99	9.5	0.15	6,240
	CENSUS TOTAL	5,053	343	14.7	0.54	9,357
502	502.01	1,149	43	26.7	0.07	16,414
	502.02	548	57	9.6	0.09	6,089
	502.03	393	62	6.3	0.10	3,930
	502.04	887	100	8.9	0.16	5,544
	CENSUS TOTAL	2,977	262	11.4	0.41	7,261
503	503.01	683	57	12.0	0.09	7,589
	503.02	662	64	10.3	0.10	6,620
	503.03	1,911	160	11.9	0.25	7,644
	503.04	511	62	8.2	0.10	5,110
	CENSUS TOTAL	3,767	343	11.0	0.54	6,976
504	504.01	837	207	4.0	0.32	2,616
	504.02	764	141	5.4	0.22	3,473
	504.03	521	169	3.1	0.26	2,004
	CENSUS TOTAL	2,122	517	4.1	0.81	2,620

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
505	505.01	814	80	10.2	0.13	6,262
	505.02	685	72	9.5	0.11	6,227
	505.03	507	52	9.8	0.08	6,338
	CENSUS TOTAL	2,006	204	9.8	0.32	6,269
506	506.01	432	182	2.4	0.28	1,543
	506.02	3,786	340	11.1	0.53	7,143
	506.03	673	82	8.2	0.13	5,177
	506.04	430	69	6.2	0.11	3,909
	506.05	565	115	4.9	0.18	3,139
	506.06	848	112	7.6	0.17	4,711
	506.07	396	62	6.4	0.10	3,960
	CENSUS TOTAL	7,130	962	7.4	1.50	4,753
507	507.01	2,395	440	5.4	0.69	3,471
	507.02	3,639	263	13.8	0.41	8,876
	CENSUS TOTAL	6,034	703	8.6	1.10	5,485
508	508.01	736	118	6.2	0.18	4,089
	508.02	1,087	163	6.7	0.25	4,348
	508.03	1,001	133	7.5	0.21	4,767
	CENSUS TOTAL	2,824	414	6.8	0.65	4,345
509	509.01	646	165	3.9	0.26	2,485
	509.02	670	165	4.1	0.26	2,577
	CENSUS TOTAL	1,316	330	4.0	0.52	2,531
510	510.01	1,035	127	8.1	0.20	5,175
	510.02	1,234	216	5.7	0.34	3,629
	CENSUS TOTAL	2,269	343	6.6	0.54	4,202

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
511	511.01	735	168	4.4	0.26	2,827
	511.02	927	201	4.6	0.31	2,990
	CENSUS TOTAL	1,662	369	4.5	0.58	2,866
512	512.01	464	176	2.6	0.27	1,657
	512.02	632	226	2.8	0.35	1,806
	512.03	207	101	2.0	0.16	1,294
	CENSUS TOTAL	1,303	503	2.6	0.79	1,649
513	513.01	875	205	4.3	0.32	2,734
	513.02	880	146	6.0	0.23	3,826
	CENSUS TOTAL	1,755	351	5.0	0.55	3,191
514	514.01	418	14	29.9	0.02	20,900
	514.02	1,508	32	47.1	0.05	30,160
	514.03	625	54	11.6	0.08	7,813
	CENSUS TOTAL	2,551	100	25.5	0.16	15,944
515	515.01	2,016	92	21.9	0.14	14,400
	515.02	2,608	165	15.8	0.26	10,031
	515.03	1,586	238	6.7	0.37	4,286
	515.04	1,796	134	13.4	0.21	8,552
	CENSUS TOTAL	8,006	629	12.7	0.98	8,169
516	516.01	1,715	66	26.0	0.10	17,150
	516.02	164	30	5.5	0.05	3,280
	516.03	1,626	71	22.9	0.11	14,782
	516.04	1,267	108	11.7	0.17	7,453
	516.05	848	146	5.8	0.23	3,687
	CENSUS TOTAL	5,620	421	13.3	0.66	8,515

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
517	517.01	3,473	324	10.7	0.51	6,810
	517.02	7,700	259	29.7	0.40	19,250
	CENSUS TOTAL	11,173	583	19.2	0.91	12,278
518	518.01	871	164	5.3	0.26	3,350
	518.02	355	97	3.7	0.15	2,367
	518.03	873	204	4.3	0.32	2,728
	CENSUS TOTAL	2,099	465	4.5	0.73	2,875
519	519.01	4,501	619	7.3	0.97	4,640
	CENSUS TOTAL	4,501	619	7.3	0.97	4,640
520	520.01	2,803	488	5.7	0.76	3,688
	CENSUS TOTAL	2,803	488	5.7	0.76	3,688
521	521.01	297	134	2.2	0.21	1,414
	521.02	2,343	375	6.2	0.59	3,971
	521.03	1,370	229	6.0	0.36	3,806
	521.04	1,557	268	5.8	0.42	3,707
	521.05	814	252	3.2	0.39	2,087
	CENSUS TOTAL	6,381	1,258	5.1	1.97	3,239
522	522.01	3,644	208	17.5	0.32	11,042
	522.02	965	162	6.0	0.25	3,860
	522.03	888	114	7.8	0.18	4,933
	CENSUS TOTAL	5,497	484	11.4	0.76	7,233
523	523.01	7,945	235	33.8	0.37	21,473
	CENSUS TOTAL	7,945	235	33.8	0.37	21,473
524	524.01	1,276	165	7.7	0.26	4,908
	524.02	870	90	9.7	0.14	6,214

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
524	524.03	714	83	8.6	0.13	5,492
	524.04	1,872	207	9.0	0.32	5,850
	524.05	1,131	178	6.4	0.28	4,039
	CENSUS TOTAL	5,863	723	8.1	1.13	5,188
525	525.01	722	452	1.6	0.71	1,017
	525.02	978	316	3.1	0.49	1,996
	525.03	714	256	2.8	0.40	1,785
	525.04	3,060	246	12.4	0.38	8,053
	CENSUS TOTAL	5,474	1,270	4.3	1.98	2,765
526	526.01	1,504	295	5.1	0.46	3,270
	526.02	955	189	5.1	0.30	3,183
	526.03	554	122	4.5	0.19	2,916
	CENSUS TOTAL	3,013	606	5.0	0.95	3,172
601	601.01	745	488	1.5	0.76	980
	601.02	1,504	519	2.9	0.81	1,857
	601.03	619	427	1.4	0.67	924
	CENSUS TOTAL	2,868	1,434	2.0	2.24	1,280
602	602.01	1,229	825	1.5	1.29	953
	602.02	169	168	1.0	0.26	650
	602.03	1,848	932	2.0	1.46	1,266
	CENSUS TOTAL	3,246	1,925	1.7	3.01	1,078
603	603.01	714	196	3.6	0.31	2,303
	603.02	1,810	318	5.7	0.50	3,620
	CENSUS TOTAL	2,524	514	4.9	0.80	3,155
604	604.01	653	237	2.8	0.37	1,765

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
604	604.02	2,822	509	5.5	0.80	3,528
	604.03	384	92	4.2	0.14	2,743
	CENSUS TOTAL	3,859	838	4.6	1.31	2,946
605	605.01	1,406	461	3.0	0.72	1,953
	605.02	1,174	240	4.9	0.38	3,089
	605.03	811	114	7.1	0.18	4,506
	605.04	578	97	6.0	0.15	3,853
	605.05	1,279	271	4.7	0.42	3,045
	CENSUS TOTAL	5,248	1,183	4.4	1.85	2,837
606	606.01	408	89	4.6	0.14	2,914
	606.02	3,074	455	6.8	0.71	4,330
	CENSUS TOTAL	3,482	544	6.4	0.85	4,096
607 ¹	607.01	7,405	939	7.9	1.47	5,037
	CENSUS TOTAL	7,405	939	7.9	1.47	5,037
608 ¹	608.01	3,013	491	6.1	0.77	3,913
	CENSUS TOTAL	3,013	491	6.1	0.77	3,913
609 ¹	609.01	2,279	550	4.1	0.86	2,650
	CENSUS TOTAL	2,279	550	4.1	0.86	2,650
610 ¹	610.01	2,124	328	6.5	0.51	4,165
	CENSUS TOTAL	2,124	328	6.5	0.51	4,165
611	611.01	1,769	558	3.2	0.87	2,033
	611.02	4,544	875	5.2	1.37	3,317
	CENSUS TOTAL	6,313	1,433	4.4	2.24	2,818
612	612.01	454	603	0.8	0.94	483
	612.02	2,243	1,735	1.3	2.71	828

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
612	612.03	170	327	0.5	0.51	333
	612.04	88	313	0.3	0.49	180
	CENSUS TOTAL	2,955	2,978	1.0	4.65	635
613	613.01	946	122	7.8	0.19	4,979
	613.02	5,496	250	22.0	0.39	14,092
	CENSUS TOTAL	6,442	372	17.3	0.58	11,107
614	614.01	181	43	4.2	0.07	2,586
	614.02	4,746	224	21.2	0.35	13,560
	CENSUS TOTAL	4,927	267	18.5	0.42	11,731
615	615.01	380	166	2.3	0.26	1,462
	615.02	571	116	4.9	0.18	3,172
	615.03	1,138	147	7.7	0.23	4,948
	615.04	1,143	236	4.8	0.37	3,089
	615.05	247	35	7.1	0.05	4,940
	CENSUS TOTAL	3,479	700	5.0	1.09	3,192
616	616.01	1,798	246	7.3	0.38	4,732
	616.02	989	221	4.5	0.35	2,826
	616.03	1,015	277	3.7	0.43	2,360
	616.04	2,157	93	23.2	0.15	14,380
	CENSUS TOTAL	5,959	837	7.1	1.31	4,549
617	617.01	5,047	350	14.4	0.55	9,176
	617.02	434	171	2.5	0.27	1,607
	CENSUS TOTAL	5,481	521	10.5	0.81	6,767
701	701.01	671	268	2.5	0.42	1,598
	701.02	1,063	771	1.4	1.20	886

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
701	701.03	127	94	1.4	0.15	847
	701.04	398	302	1.3	0.47	847
	CENSUS TOTAL	2,259	1,435	1.6	2.24	1,008
702	702.01	2	813	0.0	1.27	2
	CENSUS TOTAL	2	813	0.0	1.27	2
703	703.01	1,572	376	4.2	0.59	2,664
	703.02	229	104	2.2	0.16	1,431
	703.03	691	183	3.8	0.29	2,383
	CENSUS TOTAL	2,492	663	3.8	1.04	2,396
704	704.01	1,242	403	3.1	0.63	1,971
	704.02	102	44	2.3	0.07	1,457
	704.03	840	388	2.2	0.61	1,377
	704.04	616	197	3.1	0.31	1,987
	704.05	1,178	260	4.5	0.41	2,873
	CENSUS TOTAL	3,978	1,292	3.1	2.02	1,969
705	705.01	261	77	3.4	0.12	2,175
	705.02	783	187	4.2	0.29	2,700
	705.03	1,665	327	5.1	0.51	3,265
	705.04	691	139	5.0	0.22	3,141
	705.05	360	70	5.1	0.11	3,273
	705.06	1,164	61	19.1	0.10	11,640
	CENSUS TOTAL	4,924	861	5.7	1.35	3,647
706	706.01	427	213	2.0	0.33	1,294
	706.02	414	89	4.7	0.14	2,957
	706.03	765	102	7.5	0.16	4,781

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
706	706.04	392	70	5.6	0.11	3,564
	CENSUS TOTAL	1,998	474	4.2	0.74	2,700
707	707.01	660	154	4.3	0.24	2,750
	707.02	926	142	6.5	0.22	4,209
	707.03	638	147	4.3	0.23	2,774
	707.04	903	143	6.3	0.22	4,105
	707.05	468	78	6.0	0.12	3,900
	707.06	604	78	7.7	0.12	5,033
	CENSUS TOTAL	4,199	742	5.7	1.16	3,620
708	708.01	628	141	4.5	0.22	2,855
	708.02	1,870	277	6.8	0.43	4,349
	CENSUS TOTAL	2,498	418	6.0	0.65	3,843
709	709.01	1,648	312	5.3	0.49	3,363
	709.02	1,675	216	7.8	0.34	4,926
	709.03	605	72	8.4	0.11	5,500
	709.04	782	175	4.5	0.27	2,896
	709.05	808	105	7.7	0.16	5,050
	709.06	265	32	8.3	0.05	5,300
	CENSUS TOTAL	5,783	912	6.3	1.42	4,044
710	710.01	137	84	1.6	0.13	1,054
	710.02	520	114	4.6	0.18	2,889
	710.03	428	152	2.8	0.24	1,783
	CENSUS TOTAL	1,085	350	3.1	0.55	1,973
711	711.01	371	42	8.8	0.07	5,300
	711.02	497	62	8.0	0.10	4,970

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
711	711.03	633	79	8.0	0.12	5,275
	711.04	731	79	9.3	0.12	6,092
	711.05	585	65	9.0	0.10	5,850
	711.06	1,558	151	10.3	0.24	6,492
	711.07	454	77	5.9	0.12	3,783
	711.08	856	184	4.7	0.29	2,952
	CENSUS TOTAL	5,685	739	7.7	1.15	4,943
712	712.01		75		0.12	
	712.02		61		0.10	
	712.03	510	31	16.5	0.05	10,200
	712.04	6,487	317	20.5	0.50	12,974
	CENSUS TOTAL	6,997	484	14.5	0.76	9,207
713	713.01	7,400	443	16.7	0.69	10,725
	713.02	1,365	248	5.5	0.39	3,500
	CENSUS TOTAL	8,765	691	12.7	1.08	8,116
714	714.01	3,406	624	5.5	0.97	3,476
	714.02	2,021	107	18.9	0.17	11,888
	CENSUS TOTAL	5,427	731	7.4	1.14	4,761
801	801.01	895	3,219	0.3	5.03	178
	801.02	604	790	0.8	1.23	491
	801.03	565	1,210	0.5	1.89	299
	801.04	693	2,020	0.3	3.16	219
	801.05	468	1,353	0.3	2.11	222
	CENSUS TOTAL	3,225	8,592	0.4	13.42	240
802	802.01	667	708	0.9	1.11	601

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
802	802.02	1,064	454	2.3	0.71	1,499
	802.03	1,219	255	4.8	0.40	3,048
	802.04	5,025	538	9.3	0.84	5,982
	802.05		134		0.21	
	CENSUS TOTAL	7,975	2,089	3.8	3.26	2,446
803	803.01	2,411	2,463	1.0	3.85	626
	803.02	592	542	1.1	0.85	696
	803.03	1,860	1,794	1.0	2.80	664
	803.04	2	93	0.0	0.15	13
	CENSUS TOTAL	4,865	4,892	1.0	7.64	637
804	804.01	1,536	1,474	1.0	2.30	668
	804.02	1,601	2,431	0.7	3.80	421
	804.03	1,015	1,105	0.9	1.73	587
	804.04	946	734	1.3	1.15	823
	804.05	2,063	1,257	1.6	1.96	1,053
	CENSUS TOTAL	7,161	7,001	1.0	10.94	655
805	805.01	4,815	618	7.8	0.97	4,964
	805.02	4,646	1,321	3.5	2.06	2,255
	805.03	5,704	880	6.5	1.38	4,133
	CENSUS TOTAL	15,165	2,819	5.4	4.40	3,447
806	806.01	2,369	1,200	2.0	1.88	1,260
	806.02	1,979	207	9.6	0.32	6,184
	806.03	3,891	1,362	2.9	2.13	1,827
	806.04	1,330	1,075	1.2	1.68	792
	CENSUS TOTAL	9,569	3,844	2.5	6.01	1,592

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
807	807.01		457		0.71	
	807.02	10,374	526	19.7	0.82	12,651
	807.03	1,090	327	3.3	0.51	2,137
	CENSUS TOTAL	11,464	1,310	8.8	2.05	5,592
808 ²	808.01	7,529	1,048	7.2	1.64	4,591
	CENSUS TOTAL	7,529	1,048	7.2	1.64	4,591
809 ²	809.01	9,300	1,291	7.2	2.02	4,604
	CENSUS TOTAL	9,300	1,291	7.2	2.02	4,604
810	810.01	2,963	298	9.9	0.47	6,304
	CENSUS TOTAL	2,963	298	9.9	0.47	6,304
811	811.01	89	264	0.3	0.41	217
	811.02	273	623	0.4	0.97	281
	811.03	2,798	498	5.6	0.78	3,587
	811.04	3,748	733	5.1	1.15	3,259
	CENSUS TOTAL	6,908	2,118	3.3	3.31	2,087
812	812.01	6,450	1,060	6.1	1.66	3,886
	CENSUS TOTAL	6,450	1,060	6.1	1.66	3,886
813	813.01	18,006	2,199	8.2	3.44	5,234
	CENSUS TOTAL	18,006	2,199	8.2	3.44	5,234
814	814.01	7,880	1,213	6.5	1.90	4,147
	CENSUS TOTAL	7,880	1,213	6.5	1.90	4,147
815	815.01	2,214	1,111	2.0	1.74	1,272
	CENSUS TOTAL	2,214	1,111	2.0	1.74	1,272
816	816.01	1,275	987	1.3	1.54	828
	816.02	1,381	1,118	1.2	1.75	789

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
816	CENSUS TOTAL	2,656	2,105	1.3	3.29	807
817	817.01	1,522	885	1.7	1.38	1,103
	817.02	1,223	906	1.3	1.42	861
	817.03	1,493	634	2.4	0.99	1,508
	817.04	3,697	603	6.1	0.94	3,933
	CENSUS TOTAL	7,935	3,028	2.6	4.73	1,678
818	818.01	602	1,834	0.3	2.87	210
	818.02	9,506	1,885	5.0	2.95	3,222
	818.03	1,557	398	3.9	0.62	2,511
	818.04	7,169	1,743	4.1	2.72	2,636
	CENSUS TOTAL	18,834	5,860	3.2	9.16	2,056
901	901.01	11	550	0.0	0.86	13
	901.02	32	437	0.1	0.68	47
	901.03	2,308	1,758	1.3	2.75	839
	901.04	3	960	0.0	1.50	2
	901.05	5,132	1,589	3.2	2.48	2,069
	901.06		2,497		3.90	
	CENSUS TOTAL	7,486	7,791	1.0	12.17	615
902	902.01	23	1,596	0.0	2.49	9
	902.02	900	3,132	0.3	4.89	184
	902.03	7,796	2,717	2.9	4.25	1,834
	902.04	4,588	436	10.5	0.68	6,747
	902.05	6	150	0.0	0.23	26
	CENSUS TOTAL	13,313	8,031	1.7	12.55	1,061
903	903.01	6,265	890	7.0	1.39	4,507

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
903	903.02	2,792	1,288	2.2	2.01	1,389
	903.03	387	491	0.8	0.77	503
	903.04	79	36	2.2	0.06	1,317
	CENSUS TOTAL	9,523	2,705	3.5	4.23	2,251
904	904.01	10,899	1,669	6.5	2.61	4,176
	904.02	199	847	0.2	1.32	151
	904.03	1,237	240	5.2	0.38	3,255
	904.04	734	647	1.1	1.01	727
	CENSUS TOTAL	13,069	3,403	3.8	5.32	2,457
905	905.01	1,807	261	6.9	0.41	4,407
	905.02	3,375	2,234	1.5	3.49	967
	CENSUS TOTAL	5,182	2,495	2.1	3.90	1,329
906	906.01	58	804	0.1	1.26	46
	906.02	103	1,577	0.1	2.46	42
	906.03	1,000	844	1.2	1.32	758
	906.04	4,346	1,008	4.3	1.57	2,751
	906.05	10,547	1,684	6.3	2.63	4,010
	CENSUS TOTAL	16,054	5,917	2.7	9.25	1,736
907	907.01	209	1,217	0.2	1.90	110
	907.02	2,024	1,988	1.0	3.11	651
	907.03	383	984	0.4	1.54	249
	907.04	428	1,109	0.4	1.73	247
	907.05	151	274	0.6	0.43	351
	907.06	2,069	2,272	0.9	3.55	583
	907.07	293	2,480	0.1	3.88	76

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
907	907.08	122	334	0.4	0.52	235
	907.09	1,943	1,359	1.4	2.12	917
	907.10	238	1,814	0.1	2.83	84
	907.11	45	103	0.4	0.16	281
	907.12	244	423	0.6	0.66	370
	907.13	177	308	0.6	0.48	369
	907.14	343	705	0.5	1.10	312
	907.15	135	194	0.7	0.30	450
	907.16	174	1,363	0.1	2.13	82
		CENSUS TOTAL	8,978	16,927	0.5	26.45
908	908.01	509	1,016	0.5	1.59	320
	908.02	963	1,971	0.5	3.08	313
	908.03	702	669	1.0	1.05	669
	908.04	673	703	1.0	1.10	612
	908.05	1,015	1,172	0.9	1.83	555
	908.06	2,344	1,460	1.6	2.28	1,028
	908.07	353	2,651	0.1	4.14	85
	908.08	1,320	2,980	0.4	4.66	283
	908.09	3,513	1,094	3.2	1.71	2,054
	908.10	454	1,750	0.3	2.73	166
	908.11	1,618	1,074	1.5	1.68	963
	908.12	8,099	1,029	7.9	1.61	5,030
		CENSUS TOTAL	21,563	17,569	1.2	27.45
909 ³	909.01	221	159	1.4	0.25	884
		CENSUS TOTAL	221	159	1.4	0.25

(CONTINUED)

POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	POPULATION	ACRES	POPULATION PER ACRE	SQUARE MILES	POPULATION PER SQ. MILE
TOTAL		808,675	230,677	3.5	360.43	2,244

NOTE: 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.

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

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

³ Town 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 1990 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 1990 Fairfax County Profile.

TABLE 8

Forecasted Average Household Size by Planning District

Planning District	Average Household Size				
	1990	1995	2000	2005	2010
Annandale	2.60	2.67	2.61	2.48	2.37
Baileys	2.14	2.15	2.11	2.00	1.91
Bull Run	2.79	2.91	2.84	2.69	2.57
Fairfax	2.59	2.60	2.54	2.41	2.31
Jefferson	2.38	2.41	2.37	2.24	2.14
Lincolnia	2.14	2.11	2.07	1.96	1.88
Lower Potomac	2.67	2.59	2.53	2.40	2.30
McLean	2.51	2.62	2.56	2.43	2.33
Mount Vernon	2.40	2.41	2.37	2.22	2.14
Pohick	3.34	3.17	3.11	2.95	2.82
Rose Hill	2.68	2.66	2.60	2.47	2.36
Springfield	2.86	2.73	2.67	2.53	2.42
Upper Potomac	3.08	2.94	2.88	2.73	2.61
Vienna	2.90	2.76	2.70	2.57	2.45
County	2.75	2.72	2.67	2.53	2.42

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 1990 and 2000, the County's population is expected to increase by 124,429 persons, from 808,675 in 1990 to 995,988 in 2000. By the year 2010, the County's population is expected to be 1,022,051, an increase of 213,376 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 1990.

The area comprising the Springfield Supervisor District, which as of January 1990 has the largest population among the eight supervisor districts, is expected to remain the area of the County with the largest population through the year 2010. The Centreville District is currently the second largest supervisor district in terms of population. However, by the year 2000, it will fall to third place as the population of Providence District is expected to increase considerably. The populations of Centreville and Mason Supervisor Districts are expected to decrease between 2000 and 2005. The Annandale Supervisor District population is expected to decrease between 1990 and 1995, increase between 1995 and 2000, and decrease again between 2000 and 2005.

HISTORICAL AND FORECASTED POPULATION
SUPERVISOR DISTRICT
(JANUARY 1990)

SUPERVISOR DISTRICT	1980	1990	1995	2000	2005	2010
CENTREVILLE ¹	76,523	121,261	125,565	141,492	141,346	143,804
DRANESVILLE ²	74,717	92,143	99,176	113,483	115,715	117,973
ANNANDALE	71,734	77,321	76,990	78,065	76,838	78,214
LEE	73,911	92,937	99,929	114,496	115,801	117,848
MASON	72,395	75,803	77,484	79,196	78,788	80,173
MOUNT VERNON	72,271	87,492	92,838	105,034	108,075	109,754
PROVIDENCE	79,635	102,592	113,448	146,973	148,518	151,223
SPRINGFIELD ³	75,715	159,123	186,129	217,249	219,191	223,062
TOTAL	596,901	808,675	871,559	995,988	1,004,272	1,022,051

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

1990 through 2010, Fairfax County Office of Research and Statistics.

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

HISTORICAL AND FORECASTED POPULATION
PLANNING DISTRICT
(JANUARY 1990)

PLANNING DISTRICT	1970	1980	1990	1995	2000	2005	2010
ANNANDALE	62,635	66,466	62,874	64,568	65,249	64,229	65,349
BAILEYS	30,112	30,290	34,169	34,651	35,648	35,488	36,087
BULL RUN	14,006	23,566	62,656	90,061	120,376	122,669	124,872
FAIRFAX	22,889	32,332	42,460	48,723	66,736	66,086	67,437
JEFFERSON	40,989	38,152	39,234	40,732	42,340	42,493	43,227
LINCOLNIA	11,123	9,978	11,288	11,397	12,750	13,306	13,589
LOWER POTOMAC	21,497	16,305	25,174	27,285	35,267	37,359	37,807
MCLEAN	46,866	54,669	55,665	61,864	67,177	68,334	69,765
MOUNT VERNON	76,730	79,533	81,308	84,763	88,459	88,991	90,523
POHICK ¹	14,902	71,543	132,193	133,764	141,189	140,204	142,677
ROSE HILL	21,859	23,262	34,762	40,862	48,822	49,051	49,889
SPRINGFIELD	32,970	31,667	40,229	39,868	45,173	45,821	46,673
UPPER POTOMAC ²	20,062	70,795	132,631	138,746	162,052	163,034	165,950
VIENNA ³	38,381	48,343	54,032	54,275	64,750	67,207	68,206
TOTAL	455,021	596,901	808,675	871,559	995,988	1,004,272	1,022,051

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.

1990 through 2010, Fairfax County Office of Research and Statistics.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

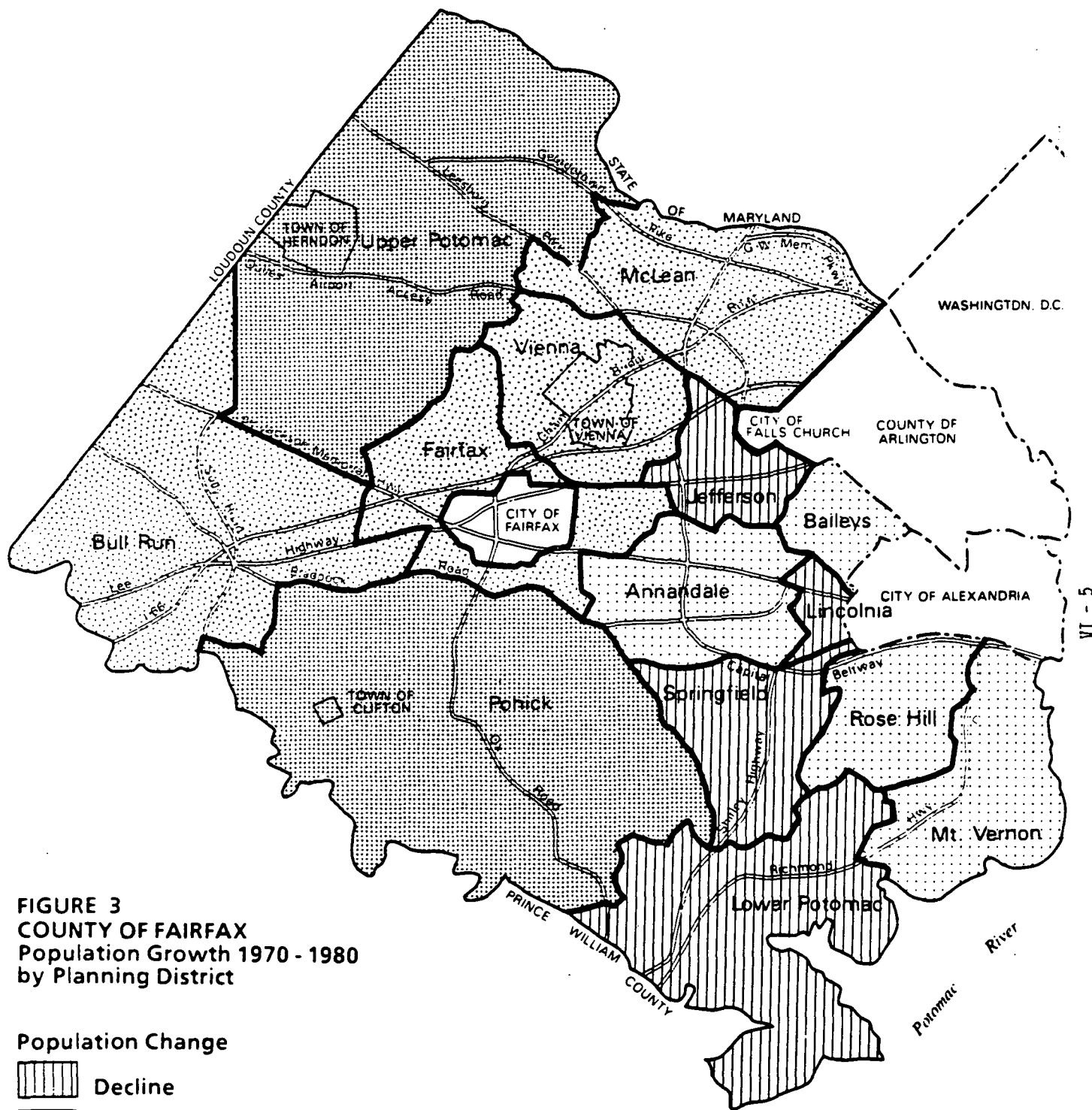






FIGURE 3
COUNTY OF FAIRFAX
Population Growth 1970 - 1980
by Planning District

- Population Change**
-  Decline
 -  0 to 4,999
 -  5,000 to 9,999
 -  10,000 and Over

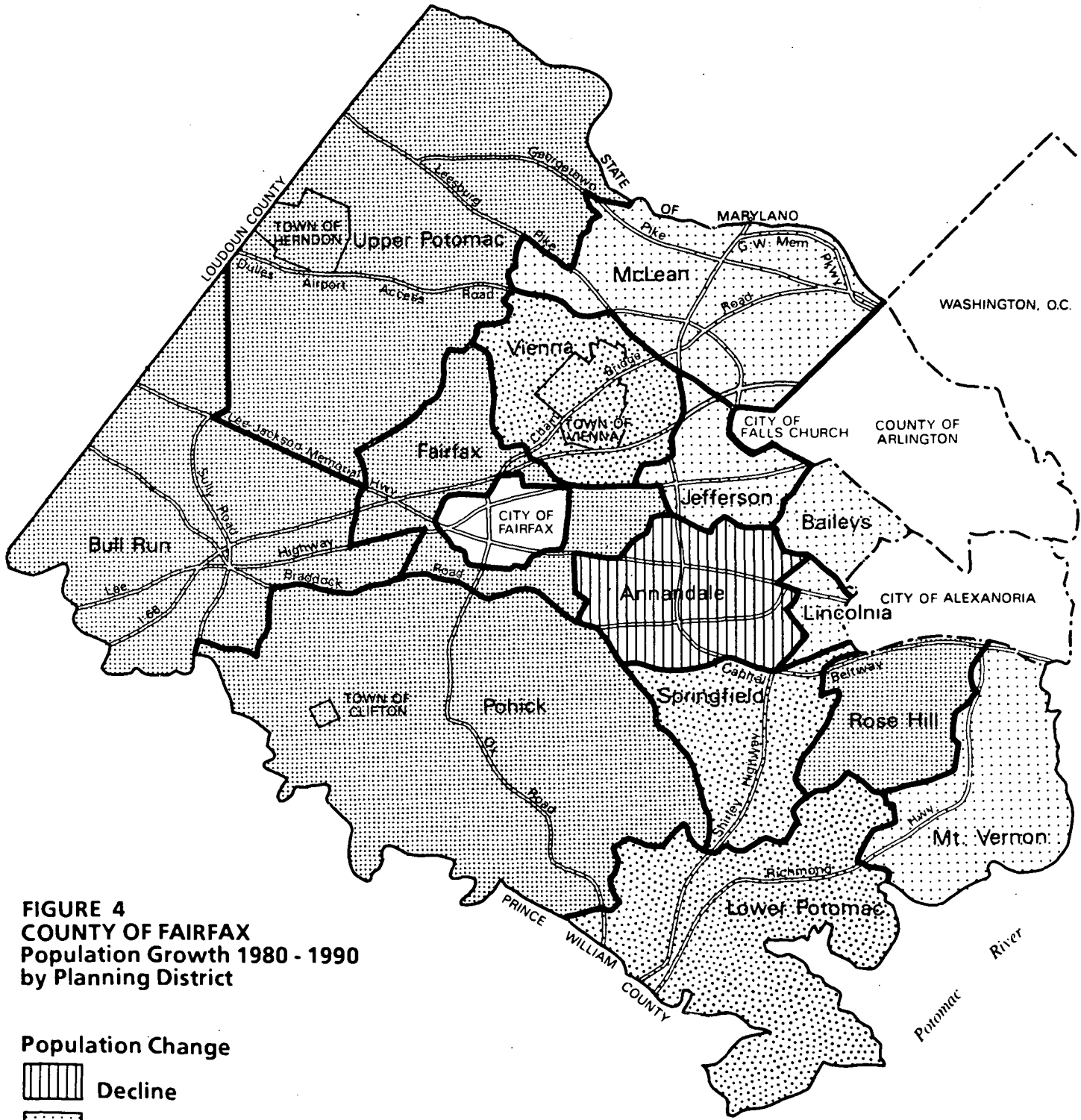


FIGURE 4
COUNTY OF FAIRFAX
Population Growth 1980 - 1990
by Planning District

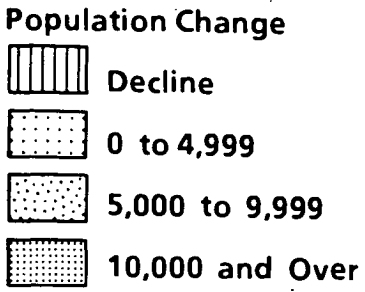








FIGURE 5
COUNTY OF FAIRFAX
Population Growth 1990 - 2000
by Planning District

- Population Change**
-  Decline
 -  0 to 4,999
 -  5,000 to 9,999
 -  10,000 and Over

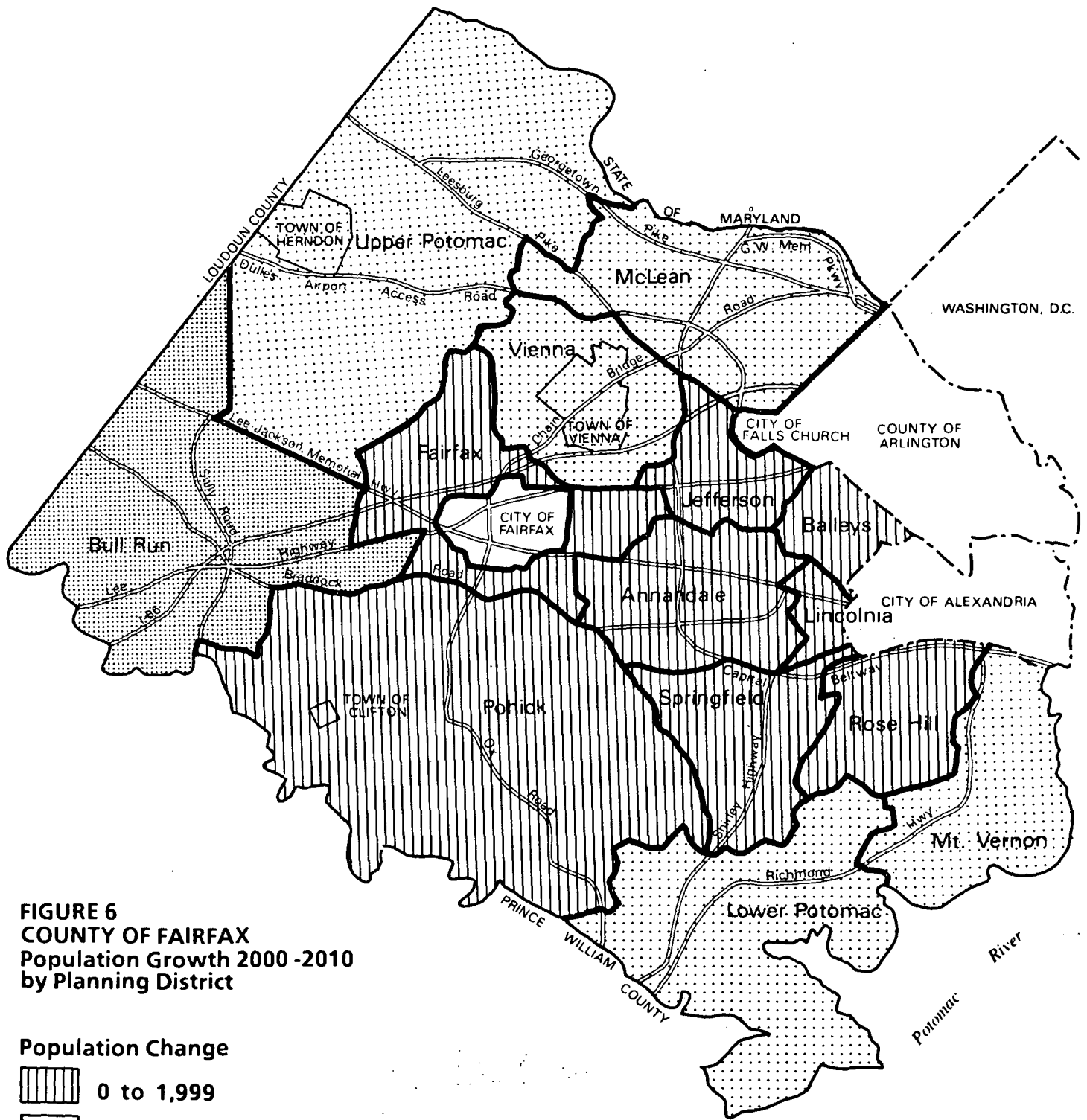
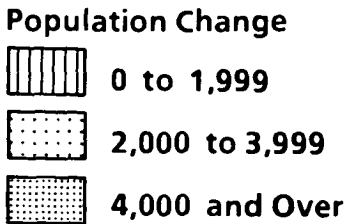


FIGURE 6
COUNTY OF FAIRFAX
Population Growth 2000 -2010
by Planning District



HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
151	151.01			1,110	1,114	1,188	1,196	1,216
	151.02			1,061	1,121	1,302	1,359	1,383
	151.03			713	711	772	784	796
	CENSUS TOTAL	3,677	3,062	2,884	2,946	3,262	3,339	3,395
152	152.01			774	791	847	856	871
	152.02			3,494	3,456	3,392	3,315	3,372
	152.03			274	270	265	300	306
	152.04						4	11
	CENSUS TOTAL	4,622	3,458	4,542	4,517	4,504	4,475	4,560
153	153.01			655	653	805	860	876
	153.02			1,416	1,442	1,441	1,409	1,432
	153.03			1,100	1,090	1,070	1,048	1,066
	153.04			234	231	227	224	229
	CENSUS TOTAL	4,958	3,938	3,405	3,416	3,543	3,541	3,603
154	154.01			5,972	6,431	6,322	6,134	6,240
	154.02			952	943	925	985	1,002
	154.03			486	485	601	645	655
	CENSUS TOTAL	6,792	8,096	7,410	7,859	7,848	7,764	7,897
155	155.01			2,392	2,708	3,070	3,158	3,211
	155.02			1,610	1,592	1,562	1,548	1,573
	155.03			611	617	658	667	679
	155.04			211	207	204	211	214
	CENSUS TOTAL	5,435	4,985	4,824	5,124	5,494	5,584	5,677
156	156.01			1,252	1,276	1,285	1,263	1,287
	156.02			178	176	173	170	173

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
156	156.03			681	675	779	811	824
	156.04			267	309	708	878	893
	CENSUS TOTAL	3,012	2,561	2,378	2,436	2,945	3,122	3,177
157	157.01			1,011	1,001	982	990	1,004
	157.02			1,748	1,736	1,752	1,720	1,749
	157.03			447	444	443	434	441
	CENSUS TOTAL	5,086	4,128	3,206	3,181	3,177	3,144	3,194
158	158.01			1,561	1,548	1,676	1,693	1,723
	158.02			1,158	1,218	1,285	1,288	1,310
	158.03			1,081	1,071	1,051	1,194	1,214
	CENSUS TOTAL	5,329	5,173	3,800	3,837	4,012	4,175	4,247
159	159.01			1,970	1,970	2,102	2,110	2,145
	159.02			434	439	563	609	619
	159.03							
	159.04			236	289	357	367	375
	CENSUS TOTAL	3,721	3,526	2,640	2,698	3,022	3,086	3,139
160	160.01			655	707	954	1,024	1,043
	160.02			2,258	2,322	2,464	2,477	2,520
	160.03			685	678	665	732	745
	CENSUS TOTAL	4,560	3,951	3,598	3,707	4,083	4,233	4,308
161	161.01			434	434	426	773	786
	161.02			227	227	239	240	242
	161.03			1,449	1,459	1,581	1,604	1,631
	161.04			1,048	1,092	1,321	1,400	1,424
	CENSUS TOTAL	3,634	3,518	3,158	3,212	3,567	4,017	4,083

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
162	162.01			7,337	7,327	7,327	7,327	7,327
	162.02							
	CENSUS TOTAL	9,070	5,609	7,337	7,327	7,327	7,327	7,327
163	163.01			587	901	2,116	2,606	2,659
	163.02			1,155	1,471	2,694	3,205	3,271
	CENSUS TOTAL	1,658	1,876	1,742	2,372	4,810	5,811	5,930
201	201.01			1,203	1,143	1,120	1,086	1,107
	201.02			1,668	1,645	1,844	1,816	1,849
	CENSUS TOTAL	3,734	3,282	2,871	2,788	2,964	2,902	2,956
202	202.01			3,047	3,094	3,411	3,426	3,485
	202.02			2,112	2,148	3,179	3,507	3,567
	CENSUS TOTAL	2,689	2,848	5,159	5,242	6,590	6,933	7,052
203	203.01			1,649	1,646	1,682	1,655	1,683
	203.02			1,692	1,696	1,906	1,956	1,990
	203.03			627	649	724	703	714
	203.04			754	742	1,726	1,677	1,705
	CENSUS TOTAL	4,941	4,445	4,722	4,733	6,038	5,991	6,092
204	204.01			3,658	3,687	3,662	3,568	3,626
	CENSUS TOTAL	1,361	2,321	3,658	3,687	3,662	3,568	3,626
205	205.01			6,257	7,984	7,837	7,601	7,732
	205.02			419	415	407	410	417
	CENSUS TOTAL	4,198	3,492	6,676	8,399	8,244	8,011	8,149
206	206.01			420	417	409	405	413
	206.02			996	989	970	950	965
	206.03			2,369	2,443	2,646	2,596	2,639

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
206	CENSUS TOTAL	4,127	3,899	3,785	3,849	4,025	3,951	4,017
207	207.01			1,617	1,595	1,562	1,621	1,648
	207.02			334	375	503	488	495
	207.03			1,418	1,409	1,484	1,475	1,500
	CENSUS TOTAL	4,274	3,881	3,369	3,379	3,549	3,584	3,643
208	208.01			863	867	932	925	941
	208.02			686	683	721	718	729
	208.03			1,423	1,414	1,526	1,547	1,573
	CENSUS TOTAL	3,358	3,039	2,972	2,964	3,179	3,190	3,243
209	209.01			5,076	6,306	7,754	7,528	7,658
	209.02			5,146	7,912	9,876	9,995	10,167
	209.03			1,214	1,199	1,206	1,184	1,205
	CENSUS TOTAL	3,394	3,493	11,436	15,417	18,836	18,707	19,030
210	210.01			696	726	930	1,003	1,022
	210.02			1,556	1,708	2,047	2,144	2,182
	210.03			668	641	1,171	1,389	1,416
	210.04			792	753	738	717	730
	CENSUS TOTAL	3,187	3,152	3,712	3,828	4,886	5,253	5,350
211	211.01			5,099	5,761	8,390	8,469	8,626
	211.02			1,763	3,642	5,233	5,365	5,458
	211.03			538	510	1,187	1,462	1,489
	CENSUS TOTAL	1,424	2,392	7,400	9,913	14,810	15,296	15,573
212	212.01			1,788	1,763	1,726	1,682	1,712
	CENSUS TOTAL	2,039	2,549	1,788	1,763	1,726	1,682	1,712
213	213.01			3,283	3,456	3,411	3,325	3,381

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
213	213.02			270	266	260	274	278
	CENSUS TOTAL	2,321	2,570	3,553	3,722	3,671	3,599	3,659
214	214.01			2,139	2,146	2,107	2,139	2,177
	214.02			3,472	3,513	3,614	3,583	3,646
	CENSUS TOTAL	3,570	5,478	5,611	5,659	5,721	5,722	5,823
215	215.01			4,125	4,644	5,551	5,527	5,624
	CENSUS TOTAL	2,092	4,884	4,125	4,644	5,551	5,527	5,624
216	216.01			3,313	3,289	3,229	3,174	3,228
	216.02			1,247	1,249	1,363	1,321	1,344
	CENSUS TOTAL	2,174	4,495	4,560	4,538	4,592	4,495	4,572
217	217.01			6,255	6,205	6,090	6,157	6,264
	CENSUS TOTAL	5,233	6,611	6,255	6,205	6,090	6,157	6,264
218	218.01			4,793	4,849	5,117	5,080	5,168
	CENSUS TOTAL	1,345	1,957	4,793	4,849	5,117	5,080	5,168
219	219.01			1,503	1,501	1,501	1,501	1,501
	CENSUS TOTAL	5,521	2,117	1,503	1,501	1,501	1,501	1,501
220	220.01			3	3	3	5	12
	220.02							
	220.03			1,146	1,388	2,524	2,448	2,499
	220.04			31	31	30	153	156
	220.05			555	562	550	535	545
	CENSUS TOTAL	1,415	1,795	1,735	1,984	3,107	3,141	3,212
221	221.01			3,408	3,610	3,772	3,769	3,843
	221.02			3	3	3	41	46
	221.03			233	632	2,296	2,522	2,572

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
221	221.04			1,990	2,582	4,271	4,140	4,222
	221.05			653	707	1,615	1,911	1,949
	221.06			100	98	96	729	745
	CENSUS TOTAL	1,067	2,877	6,387	7,632	12,053	13,112	13,377
222	222.01			6,473	6,472	6,472	6,472	6,472
	CENSUS TOTAL	2,816	2,452	6,473	6,472	6,472	6,472	6,472
301	301.01			1,498	1,424	1,457	1,448	1,473
	301.02			3,401	3,214	3,271	3,242	3,298
	301.03			3,080	2,973	3,091	3,074	3,129
	CENSUS TOTAL	1,387	4,942	7,979	7,611	7,819	7,764	7,900
302	302.01			11,950	11,354	11,488	11,340	11,542
	CENSUS TOTAL	2,444	9,860	11,950	11,354	11,488	11,340	11,542
303	303.01			8,089	7,684	7,782	7,641	7,776
	303.02			3,377	3,195	3,144	3,062	3,115
	CENSUS TOTAL	336	6,991	11,466	10,879	10,926	10,703	10,891
304	304.01			3,700	3,760	3,682	3,578	3,641
	304.02			2,156	2,191	2,146	2,085	2,121
	CENSUS TOTAL	8,486	7,849	5,856	5,951	5,828	5,663	5,762
305	305.01			1,422	1,452	1,440	1,404	1,430
	CENSUS TOTAL	1,675	1,528	1,422	1,452	1,440	1,404	1,430
306	306.01			1,513	1,443	1,414	1,442	1,469
	306.02			966	916	898	876	892
	306.03			1,306	1,249	1,224	1,187	1,208
	306.04			1,202	1,143	1,120	1,089	1,109
	CENSUS TOTAL	6,181	5,005	4,987	4,751	4,656	4,594	4,678

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
307	307.01			599	567	556	576	585
	307.02			933	884	866	841	856
	307.03			1,028	977	957	942	960
	CENSUS TOTAL	3,381	2,768	2,560	2,428	2,379	2,359	2,401
308	308.01			9,176	8,709	8,534	8,272	8,423
	CENSUS TOTAL	8,600	8,710	9,176	8,709	8,534	8,272	8,423
309	309.01			7,281	7,005	7,412	7,455	7,587
	CENSUS TOTAL	432	4,990	7,281	7,005	7,412	7,455	7,587
310	310.01			7,409	7,043	7,049	6,897	7,017
	CENSUS TOTAL	108	4,600	7,409	7,043	7,049	6,897	7,017
311	311.01			3,405	3,226	3,175	3,100	3,154
	311.02			4,815	4,556	4,517	4,422	4,500
	311.03			11,423	10,862	10,827	10,614	10,800
	311.04			1,350	1,447	1,777	1,732	1,761
	CENSUS TOTAL	225	7,036	20,993	20,091	20,296	19,868	20,215
312	312.01			13,449	13,058	13,834	13,930	14,177
	CENSUS TOTAL	436	8,847	13,449	13,058	13,834	13,930	14,177
313	313.01			4,294	4,238	4,262	4,183	4,257
	CENSUS TOTAL	1,765	4,224	4,294	4,238	4,262	4,183	4,257
314	314.01			4,257	4,200	4,253	4,154	4,229
	CENSUS TOTAL	2,647	3,156	4,257	4,200	4,253	4,154	4,229
315	315.01			5,178	4,915	5,019	4,958	5,049
	CENSUS TOTAL	4,677	2,394	5,178	4,915	5,019	4,958	5,049
316	316.01			1,676	1,849	2,862	3,228	3,285
	316.02			2,367	2,365	2,371	2,324	2,364

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
316	316.03			8	8	8	10	17
	CENSUS TOTAL	2,275	3,394	4,051	4,222	5,241	5,562	5,666
317	317.01			12,353	12,423	13,032	12,883	13,111
	317.02			2,054	1,953	1,914	1,985	2,023
	CENSUS TOTAL	335	6,159	14,407	14,376	14,946	14,868	15,134
401	401.01			1,274	1,715	1,784	1,777	1,812
	401.02			2,558	2,547	2,656	2,655	2,710
	401.03			2,468	2,477	2,550	2,528	2,581
	CENSUS TOTAL	6,911	6,523	6,300	6,739	6,990	6,960	7,103
402	402.01			671	690	1,960	2,506	2,550
	402.02			5,213	5,219	6,450	6,257	6,385
	402.03							
	402.04			325	346	474	522	533
	CENSUS TOTAL	5,101	5,090	6,209	6,255	8,884	9,285	9,468
403	403.01			1,188	1,206	1,181	1,221	1,243
	403.02			1,125	1,182	1,317	1,352	1,376
	CENSUS TOTAL	2,736	2,851	2,313	2,388	2,498	2,573	2,619
404	404.01			1,846	1,889	2,161	2,098	2,133
	404.02			242	264	277	267	272
	404.03			1,243	1,302	1,312	1,290	1,314
	404.04			1,636	1,737	1,937	1,969	2,003
	404.05			4,371	4,472	4,456	4,356	4,430
	404.06			2,629	2,692	2,718	2,665	2,711
	404.07							
	CENSUS TOTAL	13,148	15,757	11,967	12,356	12,861	12,645	12,863

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
405	405.01			324	361	379	378	388
	405.02			1,050	1,081	1,104	1,091	1,113
	405.03			3,744	3,753	4,043	4,085	4,169
	405.04							
	CENSUS TOTAL	4,298	5,865	5,118	5,195	5,526	5,554	5,670
406	406.01			2,258	2,534	2,690	2,706	2,761
	CENSUS TOTAL	2,825	2,280	2,258	2,534	2,690	2,706	2,761
501	501.01			3,326	3,410	3,347	3,250	3,305
	501.02			791	810	795	779	792
	501.03			936	957	940	929	946
	CENSUS TOTAL	4,558	3,856	5,053	5,177	5,082	4,958	5,043
502	502.01			1,149	1,182	1,160	1,124	1,145
	502.02			548	562	552	538	546
	502.03			393	434	454	450	456
	502.04			887	914	933	920	935
	CENSUS TOTAL	5,254	4,286	2,977	3,092	3,099	3,032	3,082
503	503.01			683	723	715	699	711
	503.02			662	678	665	647	657
	503.03			1,911	2,047	2,102	2,078	2,115
	503.04			511	593	596	587	597
	CENSUS TOTAL	5,048	4,151	3,767	4,041	4,078	4,011	4,080
504	504.01			837	866	899	896	912
	504.02			764	786	781	764	777
	504.03			521	540	549	544	552
	CENSUS TOTAL	2,873	2,505	2,122	2,192	2,229	2,204	2,241

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
505	505.01			814	834	819	797	811
	505.02			685	702	689	679	691
	505.03			507	518	509	499	507
	CENSUS TOTAL	3,066	2,658	2,006	2,054	2,017	1,975	2,009
506	506.01			432	441	433	580	591
	506.02			3,786	3,882	3,811	3,747	3,812
	506.03			673	690	677	670	681
	506.04			430	439	431	419	428
	506.05			565	600	618	614	623
	506.06			848	868	852	860	876
	506.07			396	405	398	421	430
	CENSUS TOTAL	7,506	6,714	7,130	7,325	7,220	7,311	7,441
507	507.01			2,395	2,479	2,493	2,454	2,495
	507.02			3,639	3,704	3,740	3,682	3,746
	CENSUS TOTAL	3,218	4,706	6,034	6,183	6,233	6,136	6,241
508	508.01			736	752	784	788	800
	508.02			1,087	1,121	1,137	1,112	1,132
	508.03			1,001	1,049	1,119	1,132	1,153
	CENSUS TOTAL	3,796	3,096	2,824	2,922	3,040	3,032	3,085
509	509.01			646	663	651	688	700
	509.02			670	687	689	674	687
	CENSUS TOTAL	2,108	1,745	1,316	1,350	1,340	1,362	1,387
510	510.01			1,035	1,051	1,030	1,000	1,018
	510.02			1,234	1,262	1,268	1,233	1,255
	CENSUS TOTAL	3,435	2,898	2,269	2,313	2,298	2,233	2,273

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
511	511.01			735	750	741	725	737
	511.02			927	939	927	901	917
	CENSUS TOTAL	2,790	2,355	1,662	1,689	1,668	1,626	1,654
512	512.01			464	472	466	457	463
	512.02			632	642	633	619	630
	512.03			207	213	247	256	260
	CENSUS TOTAL	2,223	1,770	1,303	1,327	1,346	1,332	1,353
513	513.01			875	929	979	985	1,001
	513.02			880	883	1,089	1,058	1,076
	CENSUS TOTAL	2,548	2,084	1,755	1,812	2,068	2,043	2,077
514	514.01			418	422	414	403	408
	514.02			1,508	1,497	1,467	1,430	1,454
	514.03			625	646	673	653	666
	CENSUS TOTAL	2,492	2,027	2,551	2,565	2,554	2,486	2,528
515	515.01			2,016	2,034	1,997	1,941	1,973
	515.02			2,608	2,635	2,754	2,762	2,808
	515.03			1,586	1,609	1,703	1,718	1,747
	515.04			1,796	1,793	1,802	1,777	1,807
	CENSUS TOTAL	6,095	7,031	8,006	8,071	8,256	8,198	8,335
516	516.01			1,715	1,719	1,684	1,726	1,757
	516.02			164	166	167	162	163
	516.03			1,626	1,633	1,600	1,558	1,585
	516.04			1,267	1,303	1,292	1,262	1,282
	516.05			848	853	846	829	844
	CENSUS TOTAL	6,592	5,926	5,620	5,674	5,589	5,537	5,631

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
517	517.01			3,473	3,581	3,803	3,735	3,799
	517.02			7,700	7,730	8,100	8,128	8,264
	CENSUS TOTAL	4,298	6,154	11,173	11,311	11,903	11,863	12,063
518	518.01			871	959	960	941	957
	518.02			355	360	439	467	477
	518.03			873	883	865	995	1,012
	CENSUS TOTAL	3,074	2,943	2,099	2,202	2,264	2,403	2,446
519	519.01			4,501	4,458	4,590	4,553	4,650
	CENSUS TOTAL	3,314	3,081	4,501	4,458	4,590	4,553	4,650
520	520.01			2,803	2,911	2,993	2,969	3,021
	CENSUS TOTAL	1,666	2,670	2,803	2,911	2,993	2,969	3,021
521	521.01			297	304	306	300	305
	521.02			2,343	2,383	2,404	2,367	2,410
	521.03			1,370	1,398	1,456	1,449	1,473
	521.04			1,557	1,582	1,550	1,570	1,596
	521.05			814	1,014	1,056	1,048	1,065
	CENSUS TOTAL	4,974	6,560	6,381	6,681	6,772	6,734	6,849
522	522.01			3,644	3,682	3,607	3,536	3,599
	522.02			965	982	962	968	985
	522.03			888	902	883	862	878
	CENSUS TOTAL	7,020	5,454	5,497	5,566	5,452	5,366	5,462
523	523.01			7,945	8,093	8,076	7,843	7,981
	CENSUS TOTAL	3,319	5,131	7,945	8,093	8,076	7,843	7,981
524	524.01			1,276	1,300	1,273	1,236	1,257
	524.02			870	883	865	842	857

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
524	524.03			714	726	711	691	706
	524.04			1,872	1,889	1,850	1,820	1,851
	524.05			1,131	1,201	1,260	1,261	1,281
	CENSUS TOTAL	6,956	6,077	5,863	5,999	5,959	5,850	5,952
525	525.01			722	736	727	706	717
	525.02			978	1,017	1,072	1,075	1,094
	525.03			714	723	725	715	729
	525.04			3,060	3,242	3,434	3,458	3,531
	CENSUS TOTAL	6,511	6,215	5,474	5,718	5,958	5,954	6,071
526	526.01			1,504	1,487	1,475	1,433	1,464
	526.02			955	939	1,990	2,440	2,493
	526.03			554	548	536	707	722
	CENSUS TOTAL	3,396	2,571	3,013	2,974	4,001	4,580	4,679
601	601.01			745	849	885	883	901
	601.02			1,504	1,655	1,721	1,714	1,748
	601.03			619	660	926	1,027	1,048
	CENSUS TOTAL	669	2,809	2,868	3,164	3,532	3,624	3,697
602	602.01			1,229	1,266	1,378	1,339	1,360
	602.02			169	193	295	333	338
	602.03			1,848	1,806	1,848	1,808	1,835
	CENSUS TOTAL	1,138	2,487	3,246	3,265	3,521	3,480	3,533
603	603.01			714	725	940	1,026	1,042
	603.02			1,810	1,767	1,924	1,909	1,938
	CENSUS TOTAL	1,119	2,784	2,524	2,492	2,864	2,935	2,980
604	604.01			653	629	773	821	832

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
604	604.02			2,822	2,854	3,191	3,122	3,168
	604.03			384	394	486	521	528
	CENSUS TOTAL	1,641	3,205	3,859	3,877	4,450	4,464	4,528
605	605.01			1,406	1,671	2,310	2,296	2,329
	605.02			1,174	1,417	1,873	1,932	1,960
	605.03			811	874	957	941	954
	605.04			578	560	616	628	636
	605.05			1,279	1,354	2,000	2,188	2,221
	CENSUS TOTAL	2,376	3,146	5,248	5,876	7,756	7,985	8,100
606	606.01			408	397	440	449	455
	606.02			3,074	2,937	3,343	3,471	3,521
	CENSUS TOTAL	5,437	4,281	3,482	3,334	3,783	3,920	3,976
607 ¹	607.01			7,405	7,056	7,085	6,975	7,078
	CENSUS TOTAL	8,699	7,655	7,405	7,056	7,085	6,975	7,078
608 ¹	608.01			3,013	2,903	2,946	2,914	2,958
	CENSUS TOTAL	3,487	2,990	3,013	2,903	2,946	2,914	2,958
609 ¹	609.01			2,279	2,173	2,216	2,196	2,229
	CENSUS TOTAL	2,558	2,525	2,279	2,173	2,216	2,196	2,229
610 ¹	610.01			2,124	2,054	2,132	2,129	2,160
	CENSUS TOTAL	2,408	2,299	2,124	2,054	2,132	2,129	2,160
611	611.01			1,769	1,740	1,840	1,852	1,879
	611.02			4,544	4,935	5,083	4,997	5,074
	CENSUS TOTAL	4,351	6,273	6,313	6,675	6,923	6,849	6,953
612	612.01			454	512	583	604	616
	612.02			2,243	2,495	3,066	3,183	3,246

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
612	612.03			170	185	313	366	372
	612.04			88	738	3,939	3,821	3,899
	CENSUS TOTAL	1,290	2,680	2,955	3,930	7,901	7,974	8,133
613	613.01			946	988	1,389	1,546	1,579
	613.02			5,496	5,479	5,565	5,486	5,598
	CENSUS TOTAL	507	2,088	6,442	6,467	6,954	7,032	7,177
614	614.01			181	192	224	236	242
	614.02			4,746	4,783	4,809	4,668	4,765
	CENSUS TOTAL	1,316	4,685	4,927	4,975	5,033	4,904	5,007
615	615.01			380	478	980	1,117	1,138
	615.02			571	618	821	895	910
	615.03			1,138	1,354	2,100	2,042	2,072
	615.04			1,143	1,213	2,824	3,340	3,388
	615.05			247	234	230	223	228
	CENSUS TOTAL	1,046	2,606	3,479	3,897	6,955	7,617	7,736
616	616.01			1,798	1,712	2,592	2,955	2,999
	616.02			989	971	1,111	1,154	1,172
	616.03			1,015	965	946	1,280	1,299
	616.04			2,157	2,173	3,924	4,566	4,634
	CENSUS TOTAL	3,984	4,380	5,959	5,821	8,573	9,955	10,104
617	617.01			5,047	4,861	5,534	5,687	5,771
	617.02			434	469	992	1,218	1,238
	CENSUS TOTAL	550	3,963	5,481	5,330	6,526	6,905	7,009
701	701.01			671	733	754	738	754
	701.02			1,063	1,163	1,185	1,167	1,192

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
701	701.03			127	141	226	260	263
	701.04			398	450	774	900	920
	CENSUS TOTAL	1,216	2,432	2,259	2,487	2,939	3,065	3,129
702	702.01			2	5	5	7	14
	CENSUS TOTAL	12		2	5	5	7	14
703	703.01			1,572	1,726	1,836	1,852	1,890
	703.02			229	343	392	408	417
	703.03			691	799	895	925	943
	CENSUS TOTAL	2,043	2,888	2,492	2,868	3,123	3,185	3,250
704	704.01			1,242	1,372	1,536	1,580	1,611
	704.02			102	113	123	124	126
	704.03			840	922	1,136	1,187	1,211
	704.04			616	655	697	704	717
	704.05			1,178	1,247	1,349	1,369	1,397
	CENSUS TOTAL	3,784	3,956	3,978	4,309	4,841	4,964	5,062
705	705.01			261	278	362	393	403
	705.02			783	825	808	794	810
	705.03			1,665	1,998	2,159	2,184	2,230
	705.04			691	728	713	731	747
	705.05			360	589	608	599	610
	705.06			1,164	1,268	1,241	1,204	1,229
	CENSUS TOTAL	4,240	4,509	4,924	5,686	5,891	5,905	6,029
706	706.01			427	461	649	728	743
	706.02			414	440	451	444	454
	706.03			765	1,034	1,013	1,153	1,178

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
706	706.04			392	432	462	464	475
	CENSUS TOTAL	1,220	1,754	1,998	2,367	2,575	2,789	2,850
707	707.01			660	739	756	735	752
	707.02			926	998	1,046	1,046	1,069
	707.03			638	699	769	786	803
	707.04			903	951	931	905	924
	707.05			468	492	482	473	482
	707.06			604	650	638	616	631
	CENSUS TOTAL	6,367	5,250	4,199	4,529	4,622	4,561	4,661
708	708.01			628	694	682	663	675
	708.02			1,870	1,969	1,928	1,973	2,014
	CENSUS TOTAL	2,895	3,087	2,498	2,663	2,610	2,636	2,689
709	709.01			1,648	1,886	1,982	1,968	2,009
	709.02			1,675	1,833	1,839	1,796	1,832
	709.03			605	665	674	655	668
	709.04			782	828	1,010	1,073	1,092
	709.05			808	862	913	917	936
	709.06			265	283	300	303	307
	CENSUS TOTAL	5,733	5,977	5,783	6,357	6,718	6,712	6,844
710	710.01			137	147	144	197	198
	710.02			520	555	610	621	636
	710.03			428	786	1,472	1,427	1,457
	CENSUS TOTAL	1,444	1,219	1,085	1,488	2,226	2,245	2,291
711	711.01			371	432	426	413	419
	711.02			497	524	513	495	508

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
711	711.03			633	665	651	667	680
	711.04			731	770	754	738	754
	711.05			585	615	603	590	601
	711.06			1,558	1,697	1,662	1,612	1,646
	711.07			454	477	467	468	477
	711.08			856	911	1,015	1,032	1,052
	CENSUS TOTAL	7,738	7,099	5,685	6,091	6,091	6,015	6,137
712	712.01							
	712.02							
	712.03			510	576	582	570	584
	712.04			6,487	7,121	7,180	7,063	7,208
	CENSUS TOTAL	4,324	5,022	6,997	7,697	7,762	7,633	7,792
713	713.01			7,400	7,630	7,875	7,801	7,936
	713.02			1,365	1,413	1,581	1,622	1,648
	CENSUS TOTAL	4,140	6,470	8,765	9,043	9,456	9,423	9,584
714	714.01			3,406	3,675	3,797	3,707	3,772
	714.02			2,021	2,093	2,062	2,004	2,038
	CENSUS TOTAL	5,550	5,507	5,427	5,768	5,859	5,711	5,810
801	801.01			895	1,239	1,437	1,465	1,490
	801.02			604	616	708	738	750
	801.03			565	669	916	1,011	1,030
	801.04			693	795	907	935	952
	801.05			468	540	695	752	768
	CENSUS TOTAL	1,398	2,252	3,225	3,859	4,663	4,901	4,990
802	802.01			667	825	1,721	2,087	2,130

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
802	802.02			1,064	1,144	1,323	1,376	1,406
	802.03			1,219	1,283	1,256	1,371	1,402
	802.04			5,025	5,500	5,385	5,223	5,334
	802.05							
	CENSUS TOTAL	2,765	4,779	7,975	8,752	9,685	10,057	10,272
803	803.01			2,411	2,560	2,940	2,954	3,006
	803.02			592	629	713	733	750
	803.03			1,860	2,229	3,146	3,446	3,518
	803.04			2	3	3	5	12
	CENSUS TOTAL	2,623	4,298	4,865	5,421	6,802	7,138	7,286
804	804.01			1,536	1,858	2,007	1,979	2,013
	804.02			1,601	1,849	2,194	2,285	2,327
	804.03			1,015	1,051	1,227	1,282	1,304
	804.04			946	1,001	1,420	1,563	1,592
	804.05			2,063	2,251	2,580	2,632	2,677
	CENSUS TOTAL	2,126	5,291	7,161	8,010	9,428	9,741	9,913
805	805.01			4,815	4,779	5,181	5,157	5,249
	805.02			4,646	4,978	5,644	5,693	5,796
	805.03			5,704	5,821	6,690	6,821	6,943
	CENSUS TOTAL	319	2,980	15,165	15,578	17,515	17,671	17,988
806	806.01			2,369	5,562	8,337	9,136	9,299
	806.02			1,979	1,896	1,860	1,809	1,843
	806.03			3,891	3,778	3,842	3,761	3,828
	806.04			1,330	1,374	1,523	1,552	1,582
	CENSUS TOTAL	372	5,181	9,569	12,610	15,562	16,258	16,552

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
807	807.01				85	1,258	1,596	1,623
	807.02			10,374	9,974	9,881	9,636	9,811
	807.03			1,090	1,259	1,852	1,804	1,835
	CENSUS TOTAL	6,156	7,634	11,464	11,318	12,991	13,036	13,269
808 ²	808.01			7,529	7,417	8,530	8,792	8,948
	CENSUS TOTAL	1,585	4,473	7,529	7,417	8,530	8,792	8,948
809 ²	809.01			9,300	9,108	10,356	10,653	10,841
	CENSUS TOTAL	2,716	6,976	9,300	9,108	10,356	10,653	10,841
810	810.01			2,963	2,832	5,858	5,698	5,801
	CENSUS TOTAL	35	1,899	2,963	2,832	5,858	5,698	5,801
811	811.01			89	85	84	90	91
	811.02			273	1,277	4,314	4,195	4,272
	811.03			2,798	3,070	3,796	3,692	3,757
	811.04			3,748	3,590	3,839	3,862	3,929
	CENSUS TOTAL	454	4,118	6,908	8,022	12,033	11,839	12,049
812	812.01			6,450	6,419	6,745	6,682	6,802
	CENSUS TOTAL	232	5,671	6,450	6,419	6,745	6,682	6,802
813	813.01			18,006	17,341	17,529	17,264	17,573
	CENSUS TOTAL	311	10,800	18,006	17,341	17,529	17,264	17,573
814	814.01			7,880	7,564	7,456	7,267	7,398
	CENSUS TOTAL	1,244	5,483	7,880	7,564	7,456	7,267	7,398
815	815.01			2,214	2,201	2,252	2,192	2,230
	CENSUS TOTAL	224	2,357	2,214	2,201	2,252	2,192	2,230
816	816.01			1,275	1,365	1,348	1,312	1,336
	816.02			1,381	1,404	1,394	1,360	1,390

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
816	CENSUS TOTAL	557	2,384	2,656	2,769	2,742	2,672	2,726
817	817.01			1,522	1,503	1,849	1,943	1,979
	817.02			1,223	1,509	1,970	1,916	1,950
	817.03			1,493	1,539	1,590	1,579	1,611
	817.04			3,697	5,055	11,817	11,457	11,690
	CENSUS TOTAL	1,204	4,125	7,935	9,606	17,226	16,895	17,230
818	818.01			602	660	680	678	690
	818.02			9,506	9,900	10,984	11,000	11,199
	818.03			1,557	1,699	2,776	2,700	2,748
	818.04			7,169	7,811	9,282	9,289	9,456
	CENSUS TOTAL	1,517	1,360	18,834	20,070	23,722	23,667	24,093
901	901.01			11	12	11	13	21
	901.02			32	35	34	194	198
	901.03			2,308	2,906	2,948	2,912	2,961
	901.04			3	15	62	70	75
	901.05			5,132	6,259	6,473	6,292	6,398
	901.06							
	CENSUS TOTAL	708	2,321	7,486	9,227	9,528	9,481	9,653
902	902.01			23	29	287	404	409
	902.02			900	1,348	2,105	2,424	2,464
	902.03			7,796	11,311	11,549	11,221	11,414
	902.04			4,588	6,352	6,851	6,782	6,898
	902.05			6	308	3,619	4,083	4,153
	CENSUS TOTAL	3,083	4,675	13,313	19,348	24,411	24,914	25,338
903	903.01			6,265	6,883	7,305	7,267	7,390

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
903	903.02			2,792	3,713	5,351	5,767	5,865
	903.03			387	1,226	2,505	2,680	2,724
	903.04			79	221	307	339	342
	CENSUS TOTAL	3,036	4,826	9,523	12,043	15,468	16,053	16,321
904	904.01			10,899	15,143	23,267	22,615	23,061
	904.02			199	279	2,355	3,246	3,301
	904.03			1,237	2,277	3,733	3,618	3,691
	904.04			734	2,565	5,204	5,046	5,148
	CENSUS TOTAL	5,517	8,086	13,069	20,264	34,559	34,525	35,201
905	905.01			1,807	2,920	4,408	4,285	4,356
	905.02			3,375	4,553	6,388	6,960	7,081
	CENSUS TOTAL	1,637	1,781	5,182	7,473	10,796	11,245	11,437
906	906.01			58	67	170	213	216
	906.02			103	180	307	304	304
	906.03			1,000	1,523	1,838	1,786	1,818
	906.04			4,346	9,893	15,432	15,889	16,162
	906.05			10,547	14,885	16,804	16,923	17,261
	CENSUS TOTAL	707	2,408	16,054	26,548	34,551	35,115	35,761
907	907.01			209	416	488	513	522
	907.02			2,024	2,284	2,591	2,693	2,742
	907.03			383	397	715	853	866
	907.04			428	473	590	634	643
	907.05			151	168	186	192	195
	907.06			2,069	2,037	2,153	2,136	2,172
	907.07			293	914	1,143	1,180	1,202

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
907	907.08			122	155	168	171	172
	907.09			1,943	2,198	2,286	2,292	2,333
	907.10			238	374	469	504	511
	907.11			45	44	53	53	54
	907.12			244	247	261	260	265
	907.13			177	171	186	195	197
	907.14			343	352	373	378	384
	907.15			135	136	134	130	133
	907.16			174	178	186	189	192
		CENSUS TOTAL	2,499	4,562	8,978	10,544	11,982	12,373
908	908.01			509	517	590	614	626
	908.02			963	1,075	1,125	1,130	1,151
	908.03			702	726	711	693	708
	908.04			673	834	1,212	1,177	1,199
	908.05			1,015	1,034	1,081	1,083	1,100
	908.06			2,344	2,275	2,240	2,180	2,218
	908.07			353	416	423	422	432
	908.08			1,320	1,402	1,650	1,738	1,769
	908.09			3,513	4,825	5,387	5,242	5,335
	908.10			454	587	860	897	912
	908.11			1,618	3,489	4,964	4,832	4,918
	908.12			8,099	7,925	8,198	8,177	8,320
		CENSUS TOTAL	2,163	6,092	21,563	25,105	28,441	28,185

(CONTINUED)

HISTORICAL AND FORECASTED POPULATION
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	1970	1980	1990	1995	2000	2005	2010
909 ³	909.01			221	213	395	469	480
	CENSUS TOTAL	178	170	221	213	395	469	480
FINAL TOTALS		455,021	596,901	808,675	871,559	995,988	1,004,272	1,022,051

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.

1990 through 2010, Fairfax County Office of Research and Statistics.

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

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

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

VII. INCOME

INCOME

In an effort to provide the most recent information, the Fairfax County Office of Research and Statistics (ORS) has developed a methodology to estimate income information on a biennial basis. Specifically, data are provided pertaining to household income earned in 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. 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). Data from the 1990 Household Survey were not available in time for this publication.

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 - \$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 planning 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

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 ¹	1,350	1,380	3,649	6,147	13,246	12,536	38,307	\$61,900
DRANESVILLE ²	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 ³	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 ⁴	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.

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

¹ Includes the Town of Vienna.

² Includes the Town of Herndon.

³ Data excludes households at Fort Belvoir and Lorton Reformatory.

⁴ Includes the Town of Clifton.

1987 HOUSEHOLD INCOME DISTRIBUTION

BY PLANNING DISTRICT

PLANNING DISTRICT	UNDER \$15,000	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000 OR MORE	TOTAL HOUSEHOLDS	MEDIAN 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 ¹	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 ²	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 ³	1,034	1,719	4,235	7,001	13,890	12,250	40,128	\$60,100
VIENNA ⁴	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.

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

¹ Data excludes households at Fort Belvoir and Lorton Reformatory.

² Includes the Town of Clifton.

³ Includes the Town of Herndon.

⁴ Includes 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	295	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
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

(CONTINUED)

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
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	2,497	\$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
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

(CONTINUED)

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
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
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	1,556	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

(CONTINUED)

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
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
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

(CONTINUED)

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
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
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	697	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

(CONTINUED)

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
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
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 ¹	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.

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

¹ Those Census Tracts containing Lorton Reformatory and the Port Belvoir Military Reservation (162, 219, and 222) are not included in this table.

VIII. NONRESIDENTIAL STRUCTURES INVENTORY

NONRESIDENTIAL STRUCTURES INVENTORY

As of January 1990, there was a total of 162,686,115 square feet of nonresidential structure gross floor area in Fairfax County. This figure represents an increase of 6,641,410 square feet, or 4.3 percent over the January 1989 total gross floor area of 156,044,705 square feet. The number of structures that the gross floor area figure represents is 4,650, an increase of 8 structures or 0.1 percent over the January 1989 structure total in the County.

As shown in Table 9, of the 162,686,115 square feet of nonresidential gross floor area in the County, Office use accounts for 66,779,451 square feet, or 41.0 percent of the total. This is an increase of 3,902,200, or 6.2 percent over the January 1989 Office use total of 62,877,251 square feet. Industrial structures account for 33,894,932 square feet, or 20.8 percent of the County total. Retail structures comprise 32,649,622 square feet, or 20.1 percent of the gross floor area in the County. With a total of 29,362,110 square feet, Institutional structures make up 18.1 percent of the square footage in the County.

TABLE 9

Nonresidential Structures by General Activity
(January 1990)

General Activity	Gross Floor Area	Percent of Total	Structures	Percent of Total
Retail	32,649,622	20.1%	1,477	31.8%
Office	66,779,451	41.0	1,367	29.4
Industrial	33,894,932	20.8	798	17.1
Institutional	<u>29,362,110</u>	<u>18.1</u>	<u>1,008</u>	<u>21.7</u>
TOTAL	162,686,115	100.0%	4,650	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 1990, the largest share of the County's gross floor area is in office structures, with 66,779,451 square feet. The smallest share in 1990 is now in Institutional structures, with 29,362,110 square feet. Since 1980, the County has added more than 49 million square feet of office space, more than 17.5 million square feet of industrial space, more than 10.0 million square feet of retail space, and more than 3.5 million square feet of institutional space.

It should be noted that these data are continuously updated and represent the latest information available on the gross floor area of nonresidential structures by year built. Yearly totals may change due to newly available information, structure demolitions or use modifications.

Nonresidential Gross Floor Area by Activity

Of the individual nonresidential structure types in the County, General Medium/High Rise Offices represent the largest gross floor area by structure type. General Medium/High-Rise Offices account for 33,504,229 square feet or 20.6 percent of the total; General Low-Rise Offices are the second most predominant type of structure with a total gross floor area of 28,890,591, or 17.8 percent; Wholesale Warehouse and Storage structures are the third most predominant structure type with 27,280,472 square feet, or 16.8 percent. Public Schools also account for a large amount of the County's total gross floor area, with 17,887,349 square feet, or 11.0 percent. Combined, these four structure types account for more than 66 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 35,646,557 square feet. This district includes eastern Tysons Corner and much of the Merrifield and Fairfax Center areas. The Centreville Supervisor District has the second largest gross floor area total, 27,554,469 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 8,173,554 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 25,905,226 square feet, or 15.9 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 24,882,202 square feet, Vienna with a gross floor area of 17,614,130 square feet, and Springfield with a total gross floor area of 17,346,486 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 2,039,534 square feet and Rose Hill with 2,611,514 square feet.

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY ACTIVITY
CALENDAR YEAR TOTALS

YEAR	INDUSTRIAL	OFFICE	RETAIL	INSTITUTIONAL	TOTAL
1949 AND EARLIER	150,065	156,032	20,367	2,099,446	2,425,910
1955	2,331,150	749,593	1,653,342	5,227,052	9,961,137
1960	3,394,270	966,974	4,241,400	8,625,070	17,227,714
1965	5,572,277	4,128,765	7,176,629	15,380,335	32,258,006
1970	8,569,202	6,300,786	12,888,699	20,352,734	48,111,421
1975	12,948,389	12,810,488	18,708,160	23,896,279	68,363,316
1976	13,289,376	13,615,138	19,767,889	24,053,172	70,725,575
1977	14,105,261	14,695,178	19,849,846	24,563,053	73,213,338
1978	14,678,734	15,563,058	20,594,644	24,821,630	75,658,066
1979	15,463,403	16,299,663	21,363,919	25,226,678	78,353,663
1980	16,365,822	17,772,046	22,422,567	25,726,991	82,287,426
1981	18,077,810	23,400,004	23,886,033	26,036,640	91,400,487
1982	19,430,266	27,325,288	25,528,218	26,202,045	98,485,817
1983	20,655,786	29,726,683	25,678,863	26,333,396	102,394,728
1984	21,775,398	31,469,673	25,903,521	26,849,446	105,998,038
1985	23,081,357	35,662,771	27,088,776	26,976,891	112,809,795
1986	27,003,538	42,657,980	27,709,984	27,216,062	124,587,564
1987	28,518,645	48,538,445	28,926,204	27,826,762	133,810,056
1988	30,806,930	57,063,999	29,911,896	28,160,611	145,943,436
1989	32,710,175	62,877,251	31,292,200	29,165,079	156,044,705
1990	33,894,932	66,779,451	32,649,622	29,362,110	162,686,115

NOTES: Totals as of January of each year.

All data in square feet.

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1990)

ACTIVITY TYPE		CENTRE-VILLE 1	DRANES-VILLE 2	ANNANDALE	LEE	MASON	MOUNT VERNON	PROVIDENCE	SPRING-FIELD 3	TOTAL
STRUCTURES IN SHOPPING CENTERS	NEIGHBORHOOD SHOPPING CENTER	306,637	408,390		261,680	481,497	7,706	286,169	571,706	2,323,785
	COMMUNITY SHOPPING CENTER	608,867	515,316	505,440	1,297,895	1,351,631		553,398	1,019,631	5,852,178
	PROMOTIONAL CENTER	154,170			262,043	744,557	147,986	125,529		1,434,285
	CONDOMINIUM CENTER	68,182	68,705							136,887
	SPECIALTY SHOPPING CENTER	205,453	412,040	235,983	1,190,488	920,457	480,608	188,821	616,752	4,250,602
	SUPER REGIONAL CENTER		748,900		1,398,309			3,403,480		5,550,689
	REGIONAL SHOPPING CENTER					600,895				600,895
	SUBTOTAL	1,343,309	2,153,351	741,423	4,410,415	4,099,037	636,300	4,557,397	2,208,089	20,149,321
STRUCTURES IN OTHER RETAIL USE	MOTELS, HOTELS, TOURIST HOMES	1,250,103	877,709		804,648	236,195	353,770	1,437,863	339,653	5,299,941
	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	47,592	34,299	318,337	108,549	24,276	235,945	5,692	837,684
	FOOD STORE	50,962	25,831	6,175	79,119	70,990	92,682	40,802	37,608	404,169
	RESTAURANT	67,973	119,185	9,865	176,176	214,322	112,927	115,897	34,903	851,248
	MOTOR VEHICLE SALES	386,461	233,112	17,642	274,615	166,285	119,082	57,145	38,209	1,292,551
	GAS STATION	54,618	76,375	16,314	70,236	88,255	49,252	73,473	44,217	472,740
	PERSONAL AND REPAIR SERVICE	55,895	36,378	9,266	25,166	35,603	4,337	19,778	6,848	193,271
	OTHER AUTO RETAIL AND REPAIR	73,218	126,872	5,150	170,181	165,519	127,829	98,013	23,596	790,378
	VETERINARY HOSPITALS	13,239	45,104	10,008	11,025	10,023	14,003	33,445	7,710	144,557

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1990)

ACTIVITY TYPE		CENTRE-VILLE ¹	DRANES-VILLE ²	ANNANDALE	LEE	MASON	MOUNT VERNON	PROVIDENCE	SPRING-FIELD ³	TOTAL
STRUCTURES IN OTHER RETAIL USE	BUILDING MATERIAL-HARDWARE	80,097	70,247	11,448	191,217	11,980	48,400	139,796		553,185
	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	54,793	5,875	82,225	1,072	181,665
	CONDOMINIUM RETAIL					23,436				23,436
	SUBTOTAL	2,422,722	1,720,480	124,914	2,452,461	1,691,832	964,053	2,392,578	731,261	12,500,301
STRUCTURES IN OFFICE USE	GENERAL LOW RISE OFFICE	9,090,256	4,918,939	448,347	1,778,241	1,375,972	346,414	9,088,936	1,843,486	28,890,591
	CONDOMINIUM OFFICE	345,544	558,783	252,268	335,439	649,795	177,403	327,743	383,485	3,030,460
	CLUSTER OFFICE	114,798	27,684			38,758		125,223		306,463
	GENERAL MEDIUM/HIGH RISE OFFICE	7,653,906	9,797,280	314,910	806,895	3,632,846	232,790	10,515,027	550,575	33,504,229
	FINANCE, INSURANCE, REAL ESTATE	57,307	66,547	50,034	127,942	109,942	60,854	103,665	27,111	603,402
	OTHER OFFICE	6,300	300,297			3,104			134,605	444,306
	SUBTOTAL	17,268,111	15,669,530	1,065,559	3,048,517	5,810,417	817,461	20,160,594	2,939,262	66,779,451
STRUCTURES IN INDUSTRIAL USE	OTHER INDUSTRIAL	197,170	20,820	55,880	925,711		39,435	3,200	39,275	1,281,491
	MANUFACTURING	327,524	95,639	53,764	356,141		141,121	49,605	361,339	1,385,133
	RESEARCH AND TESTING	508,208	516,616		620,659			582,343	29,540	2,257,366
	WHOLESALE-WAREHOUSE & STORAGE	2,014,184	1,466,381	1,310,561	10,160,993	498,283	3,940,400	2,734,354	5,155,316	27,280,472
	TRANSPORTATION RELATED	300,000	152,491		8,460		8,702	10,217		479,870

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1990)

ACTIVITY TYPE		CENTRE-VILLE ¹	DRANES-VILLE ²	ANNANDALE	LEE	MASON	MOUNT VERNON	PROVIDENCE	SPRING-FIELD ³	TOTAL
STRUCTURES IN INDUSTRIAL USE	UTILITY RELATED	1,702	116,145	1,211	19,927	981	43,360		186,782	370,108
	CONTRACT CONSTRUCTION	6,520	11,036		36,959		11,662	49,194	13,081	128,452
	COMMUNICATION RELATED		6,814		12,458	7,530	8,584	60,316	6,248	101,950
	PRINTING AND PUBLISHING			327,690	222,251			23,338		573,279
	QUARRIES				5,154		16,822		14,835	36,811
	SUBTOTAL	3,355,308	2,385,942	1,749,106	12,368,713	506,794	4,210,086	3,512,567	5,806,416	33,894,932
STRUCTURES IN INSTITUTIONAL USE	HOSPITAL & HEALTH FACILITIES	370,968		251,187		71,089	363,125	690,600		1,746,969
	POST OFFICE	28,691	41,206		18,372	14,509	4,506	633,652	40,313	781,249
	FIRE STATIONS	71,712	48,984		40,955	58,837	46,401	34,205	67,168	368,262
	OTHER PUBLIC LAND USES	65,339	59,389	16,689	10,750	100,236			141,177	393,580
	HOUSE OF WORSHIP	394,002	556,250	225,002	456,177	507,482	286,727	401,097	520,609	3,347,346
	CIVIC, SOCIAL, FR-ATERNAL USES	13,070	34,570	21,389	20,325	22,545	27,510	51,049	1,880	192,338
	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	60,848	205,371
	PUBLIC SCHOOLS	1,818,285	2,366,162	2,673,915	2,486,236	1,680,294	2,232,722	2,550,705	2,079,030	17,887,349
	PRIVATE SCHOOLS	33,191	203,434	4,122	27,614	118,108	4,331	46,834	27,594	465,228
	SPECIAL TRAINING SCHOOLS	3,508						48,562	6,544	58,614
	PLACES OF PUBLIC ASSEMBLY	19,798	2,508		91,306			82,979		196,591
PARKS	57,753	52,439	78,287	20,052	86,184	31,259	249,830	170,566	746,370	

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
SUPERVISOR DISTRICT
(JANUARY 1990)

ACTIVITY TYPE		CENTRE-VILLE ¹	DRANES-VILLE ²	ANNANDALE	LEE	MASON	MDUNT VERNDN	PROVI-DENCE	SPRING-FIELD ³	TOTAL
STRUCTURES IN INSTITUTIONAL USE	INDOOR RECREATION FACILITY	115,378	129,598	28,350	111,594	41,226	67,404	152,913	35,952	682,415
	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	22,817	116,119
	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			3,552	3,872	1,100		11,058		19,582
	CORRECTIONAL INSTITUTIONS			1,651				7,968	38,152	47,771
	COLLEGES & UNIVERSITIES			1,140,789						1,140,789
	POLICE STATIONS				9,536					9,536
	OTHER INSTITUTIONAL USE						1,368			1,368
SUBTOTAL		3,165,019	3,722,998	4,492,552	3,384,329	2,928,634	3,345,912	5,023,421	3,299,245	29,362,110
TOTAL		27,554,469	25,652,301	8,173,554	25,664,435	15,036,714	9,973,812	35,646,557	14,984,273	162,686,115

NOTE: All data in square feet.

¹ Includes the Town of Vienna.

² Includes the Town of Herndon.

³ Includes the Town of Clifton.

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
AND TOWNS WITHIN FAIRFAX COUNTY
(JANUARY 1990)

ACTIVITY TYPE		TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL
STRUCTURES IN SHOPPING CENTERS	NEIGHBORHOOD SHOPPING CENTER		203,522	133,655	337,177
	SPECIALTY SHOPPING CENTER		20,028	205,453	225,481
	COMMUNITY SHOPPING CENTER		378,034	186,041	564,075
	SUBTOTAL		601,584	525,149	1,126,733
STRUCTURES IN OTHER RETAIL USE	MOTELS, HOTELS, TOURIST HOMES		166,357	39,312	205,669
	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	27,703	43,831	80,222
	MOTOR VEHICLE SALES		30,545		30,545
	GAS STATION	6,980	9,969	19,034	35,983
	OTHER AUTO RETAIL AND REPAIR		42,077	58,403	100,480
	OTHER RETAIL			23,460	23,460
	PERSONAL AND REPAIR SERVICE		19,085	54,455	73,540

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
AND TOWNS WITHIN FAIRFAX COUNTY
(JANUARY 1990)

ACTIVITY TYPE		TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL
STRUCTURES IN OTHER RETAIL USE	VETERINARY HOSPITALS		25,260	7,000	32,260
	SUBTOTAL	18,966	365,431	388,960	773,357
STRUCTURES IN OFFICE USE	OTHER OFFICE		87,416	6,300	93,716
	GENERAL LOW RISE OFFICE	19,004	2,527,690	1,295,896	3,842,590
	CONDOMINIUM OFFICE		206,667	125,195	331,862
	CLUSTER OFFICE			36,362	36,362
	GENERAL MEDIUM/HIGH RISE OFFICE		87,416	248,564	335,980
	FINANCE, INSURANCE, REAL ESTATE		21,208	39,916	61,124
	SUBTOTAL	19,004	2,930,397	1,752,233	4,701,634
STRUCTURES IN INDUSTRIAL USE	MANUFACTURING		88,279		88,279
	WHOLESALE-WAREHOUSE & STORAGE		483,508	315,022	798,530
	CONTRACT CONSTRUCTION		7,916	6,520	14,436
	UTILITY RELATED		22,450		22,450
	SUBTOTAL		602,153	321,542	923,695
STRUCTURES IN INSTITUTIONAL USE	NURSING HOMES			4,756	4,756
	POST OFFICE		19,138	16,092	35,230
	FIRE STATIONS	11,856	6,627	16,012	34,495
	OTHER PUBLIC LAND USES		20,158		20,158

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
AND TOWNS WITHIN FAIRFAX COUNTY
(JANUARY 1990)

ACTIVITY TYPE		TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL
STRUCTURES IN INSTITUTIONAL USE	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	157,418	366,944
	PRIVATE SCHOOLS			12,076	12,076
	PLACES OF PUBLIC ASSEMBLY			10,612	10,612
	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	407,760	842,036
TOTAL		62,123	4,909,688	3,395,644	8,367,455

NOTE: All data in square feet.

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY 1990)

ACTIVITY TYPE		ANNANDALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON
STRUCTURES IN SHOPPING CENTERS	NEIGHBORHOOD SHOPPING CENTER	111,328	260,565	197,880		308,631			275,018	159,882
	SPECIALTY SHOPPING CENTER	157,968	441,452	340,782	122,560	423,585	31,172	25,565	247,077	818,699
	COMMUNITY SHOPPING CENTER	538,582	554,729	484,319	43,700	84,334	529,288		115,619	1,041,005
	PROMOTIONAL CENTER	252,178	430,586			92,054	151,830		33,475	151,361
	REGIONAL SHOPPING CENTER		600,895							
	SUPER REGIONAL CENTER				1,546,392				2,605,988	
	CONDOMINIUM CENTER									
	SUBTOTAL	1,060,056	2,288,227	1,022,981	1,712,652	908,604	712,290	25,565	3,277,177	2,170,947
STRUCTURES IN OTHER RETAIL USE	BUILDING MATERIAL-HARDWARE	97,428	11,980			46,953			59,347	108,243
	DEPARTMENT AND VARIETY STORES	5,515	365,568		88,728		103,791			138,193
	APPAREL & ACCESSORIES	10,043	7,000		7,240	21,958			16,770	16,388
	FURNITURE	47,329	95,519	1,476		183,713	207,379		39,200	92,915
	DRUG STORES	15,000							29,950	
	FOOD STORE	20,705	13,891	19,582	7,836	64,152	3,488	10,004	17,932	115,149
	RESTAURANT	79,299	108,021	17,823	14,369	62,032	12,700	17,293	112,596	146,537
	MOTOR VEHICLE SALES	27,049	30,605	29,459	8,750	74,211	83,574	10,400	202,567	180,805
	GAS STATION	54,661	23,790	14,514	7,178	40,112	13,495	4,297	64,646	58,541
	OTHER AUTO RETAIL AND REPAIR	29,825	127,533	23,596		58,390	5,264	2,524	65,947	106,031

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY 1990)

ACTIVITY TYPE		POHICK ¹	ROSE HILL	SPRING-FIELD	UPPER ² POTOMAC	VIENNA ³	TOTAL
STRUCTURES IN SHOPPING CENTERS	NEIGHBORHOOD SHOPPING CENTER	390,818		109,504	376,504	133,655	2,323,785
	SPECIALTY SHOPPING CENTER	404,144	149,254	703,004	172,887	212,453	4,250,602
	COMMUNITY SHOPPING CENTER	763,077	137,801	203,904	822,523	533,297	5,852,178
	PROMOTIONAL CENTER		168,631			154,170	1,434,285
	REGIONAL SHOPPING CENTER						600,895
	SUPER REGIONAL CENTER			1,398,309			5,550,689
	CONDOMINIUM CENTER				136,887		136,887
	SUBTOTAL	1,558,039	455,686	2,414,721	1,508,801	1,033,575	20,149,321
STRUCTURES IN OTHER RETAIL USE	BUILDING MATERIAL-HARDWARE		16,688	28,706	10,900	172,940	553,185
	DEPARTMENT AND VARIETY STORES	103,025	9,755	163,339	119,867	188,447	1,286,228
	APPAREL & ACCESSORIES			5,158	16,467	16,674	117,698
	FURNITURE	4,216		42,319	14,860	108,758	837,684
	DRUG STORES					6,600	51,550
	FOOD STORE	17,362	5,328	41,984	24,931	41,825	404,169
	RESTAURANT	15,014	8,168	120,395	66,371	70,630	851,248
	MOTOR VEHICLE SALES		320	192,765	30,545	421,501	1,292,551
	GAS STATION	28,678	17,395	39,022	56,229	50,182	472,740
	OTHER AUTO RETAIL AND REPAIR		6,979	182,476	75,740	106,073	790,378

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY 1990)

ACTIVITY TYPE		ANNANDALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOMER POTOMAC	MCLEAN	MOUNT VERNON
STRUCTURES IN OTHER RETAIL USE	OTHER RETAIL	15,492	38,597	1,072	1,780	14,166	4,416		24,190	7,025
	PERSONAL AND REPAIR SERVICE	20,969	22,100	6,848	1,800	19,778			11,200	26,196
	VETERINARY HOSPITALS	18,293	1,738	2,702	19,453	9,361		2,424	11,726	11,579
	MOTELS, HOTELS, TOURIST HOMES		155,617	575,186	310,046	677,933	102,833	8,904	924,446	421,147
	CONDOMINIUM RETAIL		23,436							
	SUBTOTAL	441,608	1,025,395	692,258	467,180	1,272,759	536,940	55,846	1,580,517	1,428,749
STRUCTURES IN OFFICE USE	GENERAL LOW RISE OFFICE	1,838,693	420,574	3,269,015	2,350,736	1,366,465	366,002	3,440	3,821,711	528,552
	CONDOMINIUM OFFICE	646,150	113,470	121,877	36,430	81,831	68,888		234,793	177,403
	CLUSTER OFFICE	13,962			8,410	46,749	24,796		27,684	
	GENERAL MEDIUM/HIGH RISE OFFICE	671,324	3,179,925	153,087	2,498,826	3,628,490			11,380,872	232,790
	FINANCE, INSURANCE, REAL ESTATE	67,319	57,870	8,930	2,500	95,021	31,008	9,470	42,443	34,152
	OTHER OFFICE		3,104	134,605					212,881	
	SUBTOTAL	3,237,448	3,774,943	3,687,514	4,896,902	5,218,556	490,694	12,910	15,720,384	972,897
STRUCTURES IN INDUSTRIAL USE	OTHER INDUSTRIAL	488,698		42,475			66,979		20,820	38,347
	MANUFACTURING	144,795		93,918		27,449	33,280	92,170		11,713
	PRINTING AND PUBLISHING	535,463								
	RESEARCH AND TESTING	539,113		29,540	11,752	446,583			443,807	
	WHOLESALE-WAREHOUSE & STORAGE	2,394,233	433,653	4,982,221	158,520	499,562	1,875,276	1,637,655	1,016,257	52,240

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY 1990)

ACTIVITY TYPE		POHICK ¹	ROSE HILL	SPRING-FIELD	UPPER ² POTOMAC	VIENNA ³	TOTAL
STRUCTURES IN OTHER RETAIL USE	OTHER RETAIL		9,378			65,549	181,665
	PERSONAL AND REPAIR SERVICE		919	2,388	25,178	55,895	193,271
	VETERINARY HOSPITALS	5,008	2,709	8,316	39,617	11,631	144,557
	MOTELS, HOTELS, TOURIST HOMES		75,696	549,838	709,974	788,321	5,299,941
	CONDOMINIUM RETAIL						23,436
	SUBTOTAL	173,303	153,335	1,376,706	1,190,679	2,105,026	12,500,301
STRUCTURES IN OFFICE USE	GENERAL LOW RISE OFFICE	164,895	100,492	685,356	9,513,850	4,460,810	28,890,591
	CONDOMINIUM OFFICE	273,003	128,918	225,801	544,339	377,557	3,030,460
	CLUSTER OFFICE				78,436	106,426	306,463
	GENERAL MEDIUM/HIGH RISE OFFICE			600,556	6,143,804	5,014,555	33,504,229
	FINANCE, INSURANCE, REAL ESTATE	57,877	2,151	107,106	36,299	51,256	603,402
	OTHER OFFICE				87,416	6,300	444,306
	SUBTOTAL	495,775	231,561	1,618,819	16,404,144	10,016,904	66,779,451
STRUCTURES IN INDUSTRIAL USE	OTHER INDUSTRIAL		12,000	415,002	197,170		1,281,491
	MANUFACTURING	1,304	5,600	529,585	423,163	22,156	1,385,133
	PRINTING AND PUBLISHING			14,478		23,338	573,279
	RESEARCH AND TESTING			81,546	594,117	110,908	2,257,366
	WHOLESALE-WAREHOUSE & STORAGE	348,485	136,853	9,419,751	1,979,048	2,346,718	27,280,472

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY, 1990)

ACTIVITY TYPE		ANNANDALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON
STRUCTURES IN INDUSTRIAL USE	UTILITY RELATED	1,903		181,684	289			5,750	2,995	27,976
	COMMUNICATION RELATED		7,530		34,128	25,396	11,250		6,814	9,792
	CONTRACT CONSTRUCTION			10,129		29,922	28,920	4,150	3,120	
	TRANSPORTATION RELATED			300,000				5,496	152,491	3,206
	QUARRIES			14,835				16,822		
	SUBTOTAL	4,104,205	441,183	5,654,802	204,689	1,028,912	2,015,705	1,762,043	1,646,304	143,274
STRUCTURES IN INSTITUTIONAL USE	NURSING HOMES	149,640							60,308	77,002
	CEMETERIES	1,100			3,552	11,058				
	HOSPITAL & HEALTH FACILITIES	24,384			690,600	71,089				363,125
	POST OFFICE	14,509				631,846		3,498	22,068	1,008
	FIRE STATIONS	29,168	19,803	30,168	16,754	12,640		17,902	35,357	28,499
	CORRECTIONAL INSTITUTIONS	1,651		38,152	7,968					
	OTHER PUBLIC LAND USES	3,348	6,188	141,177	16,689		90,700		39,231	10,750
	HOUSE OF WORSHIP	453,001	197,610	105,281	178,016	210,430	42,512	22,998	413,059	287,398
	CIVIC, SOCIAL, FR-ATERNAL USES	9,845	12,700		31,313	7,968		17,510	12,844	19,875
	LIBRARIES	24,062	12,284			10,250			32,800	30,054
	NURSERY SCHOOLS	14,079		9,736	11,754					12,337
	PUBLIC SCHOOLS	1,646,130	664,404	995,825	694,153	1,227,095	227,765	99,425	1,544,972	2,449,269
	PRIVATE SCHOOLS	43,225	66,942		6,033	18,456	6,362		193,434	13,809
COLLEGES & UNIVERSITIES	339,028			801,761						

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY 1990)

ACTIVITY TYPE		POHICK ¹	ROSE HILL	SPRING-FIELD	UPPER ² POTOMAC	VIENNA	TOTAL
STRUCTURES IN INDUSTRIAL USE	UTILITY RELATED	5,098		29,561	114,852		370,108
	COMMUNICATION RELATED	6,248				792	101,950
	CONTRACT CONSTRUCTION	2,952	4,592	10,959	7,916	25,792	128,452
	TRANSPORTATION RELATED			8,460		10,217	479,870
	QUARRIES		5,154				36,811
	SUBTOTAL	364,087	164,199	10,509,342	3,316,266	2,539,921	33,894,932
STRUCTURES IN INSTITUTIONAL USE	NURSING HOMES					41,575	328,525
	CEMETERIES		3,872				19,582
	HOSPITAL & HEALTH FACILITIES	226,803			370,968		1,746,969
	POST OFFICE	40,313	18,372		31,737	17,898	781,249
	FIRE STATIONS	37,000		30,720	69,327	40,924	368,262
	CORRECTIONAL INSTITUTIONS						47,771
	OTHER PUBLIC LAND USES				84,997	500	393,580
	HOUSE OF WORSHIP	241,677	216,420	310,141	372,462	296,341	3,347,346
	CIVIC, SOCIAL, FR-ATERNAL USES	23,269	4,050	6,400	24,790	21,774	192,338
	LIBRARIES	28,995	12,215	9,375	30,946	10,230	201,211
	NURSERY SCHOOLS	57,128	10,478	14,800	51,537	23,522	205,371
	PUBLIC SCHOOLS	2,640,956	1,266,310	1,009,383	2,103,232	1,318,430	17,887,349
	PRIVATE SCHOOLS	27,594	16,189		31,115	42,069	465,228
	COLLEGES & UNIVERSITIES						1,140,789

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY 1990)

ACTIVITY TYPE		ANNANDALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON
STRUCTURES IN INSTITUTIONAL USE	PARKS	144,707	3,755	9,674	105,747	144,504	14,939	19,437	9,848	17,278
	INDOOR RECREATION FACILITY	51,856		29,546	4,000		49,060		263,098	119,308
	SWIMMING POOLS	25,404		16,559	11,811	1,323			23,493	7,453
	HORTICULTURAL ACTIVITIES	10,887		7,529					4,800	4,568
	PERMANENT EXHIBITIONS			4,105				2,400		130,584
	GOLF COURSES			15,427						16,290
	PLACES OF PUBLIC ASSEMBLY				28,602	54,377			2,508	53,073
	SPECIAL TRAINING SCHOOLS					48,562				
	MILITARY INSTITUTIONS							0		
	POLICE STATIONS									9,536
	OTHER INSTITUTIONAL USE									1,368
	SUBTOTAL	2,986,024	983,686	1,403,179	2,608,753	2,449,598	431,338	183,170	2,657,820	3,652,584
TOTAL	11,829,341	8,513,434	12,460,734	9,890,176	10,878,429	4,186,967	2,039,534	24,882,202	8,368,451	

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA INVENTORY BY ACTIVITY
PLANNING DISTRICT
(JANUARY 1990)

ACTIVITY TYPE		POHICK ¹	ROSE HILL	SPRING-FIELD	UPPER ² POTOMAC	VIENNA ³	TOTAL
STRUCTURES IN INSTITUTIONAL USE	PARKS	160,120	8,892	5,330	80,059	22,080	746,370
	INDOOR RECREATION FACILITY	37,950			104,822	22,775	682,415
	SWIMMING POOLS	9,051	600	6,788	3,396	10,241	116,119
	HORTICULTURAL ACTIVITIES	5,120			17,428	1,600	51,932
	PERMANENT EXHIBITIONS				2,578	2,400	142,067
	GOLF COURSES	25,767	2,215	15,728	95,742	23,039	194,208
	PLACES OF PUBLIC ASSEMBLY		20,000	18,233		19,798	196,591
	SPECIAL TRAINING SCHOOLS	6,544				3,508	58,614
	MILITARY INSTITUTIONS		27,120		10,200		37,320
	POLICE STATIONS						9,536
	OTHER INSTITUTIONAL USE						1,368
SUBTOTAL		3,568,287	1,606,733	1,426,898	3,485,336	1,918,704	29,362,110
TOTAL		6,159,491	2,611,514	17,346,486	25,905,226	17,614,130	162,686,115

NOTE: All data in square feet.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
A1	121,522	727,288	1,198,867	226,257	2,273,934
A2	326,377	1,098,110		3,187	1,427,674
A3		173,160		72,634	245,794
B1		4,250,496	378,277	85,064	4,713,837
B2	172,361	528,885	105,150	795,191	1,601,587
B3	3,470	1,817		8,302	13,589
B5 ¹	967,015	3,121,531	602,153	410,123	5,100,822
C1	11,596	396		5,924	17,916
C2	9,212	40,826	14,732	130,352	195,122
D1	190,671	37,072	381,172	139,863	748,778
D2	192,789	3,718,906	466,644	503,179	4,881,518
D3	3,741,352	13,578,272	1,500,842	1,790,516	20,610,982
E1	3,452,315	8,418,159	230,027	313,013	12,413,514
E2	9,422	6,151		15,702	31,275
F	216,352	1,053,571	21,711	326,428	1,618,062
G1	673,374	1,993,801	158,389	1,371,249	4,196,813
G2	83,279	11,825		50,895	145,999
G3		1,472,000		235,921	1,707,921
H1	2,661,400	873,919	389,887	294,544	4,219,750
H2	325,504	2,506,774			2,832,278
H3				3,336	3,336
I1	2,374,938	4,384,986	1,090,754	3,022,607	10,873,285

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
I2	14,888	72,685	23,623	458,539	569,735
I3	3,004,254	3,041,837	5,478,548	3,210,290	14,734,929
I4	460,687			1,676	462,363
J1	470,864	368,643	41,683	248,838	1,130,028
J2	719,787	67,924	11,713	136,096	935,520
J3	378,231	95,249		245,477	718,957
J4	238,062	31,459	1,044	544,606	815,171
K	1,199,849	167,373	72,258	1,799,931	3,239,411
L	903,119	322,296	21,730	1,577,726	2,824,871
M0	89,636	101,408	197,204	112,707	500,955
M1	62,428	1,430,480		96,456	1,589,364
M2 ²	938,238	4,535,404	2,193,242	2,875,466	10,542,350
M3	218,067	402,875	551,904	819,341	1,992,187
M4	695,630	546,068	1,615,740	1,065,632	3,923,070
M5	236,519	125,903	3,444,598	12,756	3,819,776
M6	1,980,039	633,558	6,932,245	88,211	9,634,053
M7	16,706	1,380		3,250	21,336
M8		8,090		20,757	28,847
M9	1,890,159	2,328,469		44,090	4,262,718
N1	1,533,610	239,782	501,319	3,459,242	5,733,953
N2	3,840		2,376	175,529	181,745
O1				17,429	17,429

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
P1	25,856	2,360	336,027	6,000	370,243
P3			2,952	82,675	85,627
Q1	7,000		22,572	24,167	53,739
R1	4,320		26,146	100,362	130,828
R2				12,970	12,970
R3 ³	18,966	19,004		24,153	62,123
R4		3,360		8,956	12,316
S1	121,636			504,002	625,638
S2				3,377	3,377
T1	434,943	900,240	4,247,950	171,355	5,754,488
T2	553,963	1,076,151	1,412,716	617,281	3,660,111
T3		9,484		189,424	198,908
T4	438,974	2,045,285	12,200	586,932	3,083,391
T5	456,402	204,739	56,125	198,556	915,822
T6			14,835	1,560	16,395
T7			135,577	12,008	147,585
TOTAL	32,649,622	66,779,451	33,894,932	29,362,110	162,686,115

NOTE: All data in square feet.

¹ Town of Herndon.

² Comprises part of the Town of Vienna.

³ Includes the Town of Clifton.

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
CENSUS TRACT
(JANUARY 1990)

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	170,923	1,044	157,770	659,227
153	25,811	44,474		114,636	184,921
154	110,232	40,599	1,680	241,474	393,985
155	137,120	95,314		710,947	943,381
156				28,327	28,327
157				103,260	103,260
158	8,890	16,960	2,610	448,968	477,428
159				571,863	571,863
160	130,117	69,194	8,584	145,259	353,154
161	155,532	83,084	6,784	101,103	346,503
162		8,090		0	8,090
163				101,531	101,531
201	184,328	43,912	345,661	537,293	1,111,194
202	167,544	151,514	90,095	91,300	500,453
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				67,822	67,822
209	364,526	3,896		475,491	843,913

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
CENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
210	1,796,267	514,480	2,670,381	76,880	5,058,008
211	57,525	45,988	895,029	479,033	1,477,575
212				41,283	41,283
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	164,404	1,020,908
216	145,876	23,499	1,208	210,804	381,387
217	10,031				10,031
218	377,861	77,364		85,968	541,193
219				2,075	2,075
220	36,036	100,222	3,371,989	3,250	3,511,497
221	57,601	3,440	527,305	76,314	664,660
301	282,368	2,640	41,500	230,629	557,137
302	110,850			811,946	922,796
303		191,991	35,176	598,535	825,702
304	218,067	276,708	1,089,555	185,644	1,769,974
305				450	450
306	897,999	282,878	43,100	92,639	1,316,616
307		10,842	649,762	108,420	769,024
308	93,307	168,305	382,217	417,090	1,060,919
309	218,431	90,618		324,720	633,769
310	363,734	35,346		101,968	501,048

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
CENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
311	523,499	91,813	255,937	314,754	1,186,003
312				342,381	342,381
313		56,153		53,877	110,030
314	1,920	4,850		52,250	59,020
315	32,776			62,485	95,261
316	485,877	329,820	51,597	122,241	989,535
317	341,311	125,903	3,396,448	29,492	3,893,154
401	53,351	26,940		133,775	214,066
402	499,725	3,551,464	370,140	1,649,599	6,070,928
403	4,430	228,483		166,619	399,532
404		1,991		688,436	690,427
405		99,176		1,325,231	1,424,407
406	75,510		289	42,860	118,659
501	157,695	241,016	440,440	90,106	929,257
502	54,964	51,357		210,721	317,042
503	292,742	469,049	32,414	40,760	834,965
504	182,211	246,550		74,689	503,450
505	138,285			72,486	210,771
506	535,699	750,545		520,301	1,806,545
507	224,546	283,919		56,109	564,574
508	146,952	206,279		211,086	564,317
509				68,000	68,000

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
CENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
510				97,586	97,586
511				44,140	44,140
512				101,302	101,302
513	183,137	324,245		23,666	531,048
514	471,877	34,070		33,526	539,473
515	1,668,189	720,844	162,777	188,299	2,740,109
516	385,758	59,588		365,825	811,171
517	490,122	2,636,196	278,406	63,403	3,468,127
518	114,539			163,525	278,064
519	634,302	95,832		184,177	914,311
520	247,392	414,767	2,208	128,031	792,398
521	375,227	319,021	63,403	687,314	1,444,965
522	96,808	267,572	36,971	444,547	845,898
523	67,778	110,592		61,519	239,889
524	14,956	114,889	545,615	102,755	778,215
525	320,187	1,223,220	2,366,453	303,988	4,213,848
526	400,249	184,869	2,015,705	99,101	2,699,924
601			225,370	21,431	246,801
602		2,542		4,008	6,550
603				60,505	60,505
604	1,513,229	2,417,599		65,548	3,996,376
605	179,998	4,437,028	792	238,849	4,856,667

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
CENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
606	6,345			246,952	253,297
607 ¹	325,217	190,446	6,520	248,776	770,959
608 ¹	272,094	976,533		16,727	1,265,354
609 ¹	115,136	198,490	244,338	63,390	621,354
610 ¹	201,662	386,764	70,684	78,867	737,977
611	138,010	74,965		428,163	641,138
612	156,292	1,837,954	73,770	105,655	2,173,671
613		1,378,167		9,293	1,387,460
614	5,376		121,630	56,627	183,633
615	17,649	17,280		451,881	486,810
616	73,462	1,172,263	1,992,526	17,322	3,255,573
617	305,156	153,904	225,061	78,352	762,473
701				239,251	239,251
702		1,472,000			1,472,000
703	7,051			1,701	8,752
704	218,366	102,376	1,588	261,313	583,643
705	81,185	1,215,211	576	246,602	1,543,574
706	173,430	173,559	21,135	118,559	486,683
707	179,027	360,734	300	154,018	694,079
708				297,586	297,586
709	4,760	11,825	4,714	216,015	237,314
710			152,491	442,010	594,501

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
CENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
711	49,622	357,257		126,773	533,652
712	71,959	3,505,303	140,446	188,256	3,905,964
713	274,452	628,164	22,975	310,592	1,236,183
714	57,937	7,870	162,943	131,642	360,392
801	2,598	23,892	14,732	226,266	267,488
802	3,822,134	8,128,338	2,100	178,384	12,130,956
803	381,118	393,781	1,181,353	64,098	2,020,350
804	135,915	112,667	88,730	127,141	464,453
805	164,560	6,174	90,700	554,963	816,397
806	83,722	1,508,692	219,498	289,703	2,101,615
807	62,346	2,149,348	420,722	398,624	3,031,040
808 ²	549,800	942,362	96,605	129,939	1,718,706
809 ²	417,215	1,988,035	505,548	280,184	3,190,982
810	86,425	383,165		72,634	542,224
811	115,054	129,167		98,777	342,998
812		3,855,986	378,277	85,064	4,319,327
813	364,944	3,484,745	1,702	462,810	4,314,201
814	118,975			160,145	279,120
815				62,131	62,131
816				28,886	28,886
817				22,416	22,416
818	466,968	1,819,911	1,415,983	614,756	4,317,618

(CONTINUED)

NONRESIDENTIAL STRUCTURE GROSS FLOOR AREA BY GENERAL ACTIVITY
CENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	ACTIVITY TYPE				TOTAL GROSS FLOOR AREA
	COMMERCIAL RETAIL	COMMERCIAL OFFICE	INDUSTRIAL	INSTITUTIONAL	
901	647,855	1,594,649	4,764,579	103,029	7,110,112
902	82,885	13,852		130,612	227,349
903	152,607	230,543	678,971	305,936	1,368,057
904	2,213,296	2,507,563	12,200	772,614	5,505,673
905	77,777		1,515	58,465	137,757
906	408,418	157,203	206,537	140,621	912,779
907	95,942	3,360	26,146	473,341	598,789
908	10,840		5,328	220,091	236,259
909 ³	18,966	19,004		24,153	62,123
TOTAL	32,649,622	66,779,451	33,894,932	29,362,110	162,686,115

NOTE: All data in square feet.

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

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

³ Town of Clifton (the Town of Clifton is comprised 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, 31,722 acres are in roads, water, and small areas of land that cannot be developed, while 230,678 acres are classified into various zoning categories -- 225,885 acres in County zoning categories and 4,793 acres in zoning categories associated with the Towns of Herndon, Clifton, and Vienna.

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, Clifton, and Vienna 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 230,678 acres under the County's and the towns' zoning ordinances, 211,904 acres or 91.9 percent is zoned for residential or residential-related use. Industrial zoned acreage accounts for 11,122 acres or 4.8 percent of the County's zoned acreage. The smallest zoned acreage is commercial related, accounting for 7,652 acres or 3.3 percent of the County's zoned acreage.

The Pohick Planning District contains the largest percentage of residential zoned acreage at 21.6 percent or 45,835 acres. The Bull Run Planning District contains the largest percentage of industrial zoned acreage at 30.7 percent or 3,415 acres. Finally, the Bull Run Planning District contains the largest percentage of commercial zoned acreage at 14.6 percent or 1,115 acres.

Zoned Vacant Land

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

Approximately 19.5 percent or 45,042 acres of land zoned under the County's Zoning Ordinance is vacant, a decline of 0.9 percent since 1989. Approximately 85 percent of the currently vacant land is zoned for residential development. Vacant land that is zoned for commercial use totals 2,051 acres while vacant land that is zoned for industrial use totals 4,589 acres. The Pohick, Upper Potomac, and Bull Run Planning Districts have 68.1 percent (30,662 acres) of zoned vacant land in the County while the Lincolnia and Baileys Planning Districts have only 1.0 percent (456 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, 50.1 percent of the County's land is currently used for residential purposes, and 20.2 percent of the County's land is still vacant or in natural uses.

TABLE 10

TOTAL ACRES BY MAJOR ZONING CLASS
FAIRFAX COUNTY, JANUARY 1990

PLANNING DISTRICT	RESIDENTIAL		COMMERCIAL		INDUSTRIAL		TOTAL	
	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
ANNANDALE	9,229	4.4	304	4.0	579	5.2	10,112	4.4
BAILEYS	2,994	1.4	415	5.4	12	0.1	3,421	1.5
BULL RUN	24,926	11.8	1,115	14.6	3,415	30.7	29,456	12.8
FAIRFAX	10,463	4.9	884	11.6	230	2.1	11,577	5.0
JEFFERSON	3,968	1.9	702	9.2	208	1.9	4,878	2.1
LINCOLNIA	1,378	0.7	159	2.1	190	1.7	1,727	0.7
LOWER POTOMAC	22,689	10.7	222	2.9	748	6.7	23,659	10.3
MCLEAN	15,388	7.3	601	7.9	499	4.5	16,488	7.1
MOUNT VERNON	11,009	5.2	832	10.9	10	0.1	11,851	5.1
POHICK	45,835	21.6	200	2.6	110	1.0	46,145	20.0
ROSE HILL	7,678	3.6	153	2.0	328	2.9	8,159	3.5
SPRINGFIELD	6,872	3.2	364	4.8	1,680	15.1	8,916	3.9
UPPER POTOMAC	39,837	18.8	1,106	14.5	2,709	24.4	43,652	18.9
VIENNA	9,638	4.5	595	7.8	404	3.6	10,637	4.6
TOTAL	211,904	100.0	7,652	100.0	11,122	100.0	230,678	100.0

NOTE: 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 1990

PLANNING DISTRICT	RESIDENTIAL		COMMERCIAL		INDUSTRIAL		TOTAL	
	VACANT LAND		VACANT LAND		VACANT LAND		VACANT LAND	
	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
ANNANDALE	326	0.8	13	0.6	35	0.8	374	0.8
BAILEYS	169	0.4	27	1.3	1	0.0	197	0.4
BULL RUN	8,183	21.3	421	20.5	2,139	46.6	10,743	23.9
FAIRFAX	1,465	3.8	411	20.0	104	2.3	1,980	4.4
JEFFERSON	118	0.3	156	7.6	6	0.1	280	0.6
LINCOLNIA	206	0.5	17	0.8	36	0.8	259	0.6
LOWER POTOMAC	3,357	8.7	132	6.4	190	4.1	3,679	8.2
MCLEAN	1,836	4.8	99	4.8	104	2.3	2,039	4.5
MOUNT VERNON	832	2.2	107	5.2			939	2.1
POHICK	9,837	25.6	26	1.3	10	0.2	9,873	21.9
ROSE HILL	1,571	4.1	67	3.3	147	3.2	1,785	4.0
SPRINGFIELD	1,156	3.0	58	2.8	581	12.7	1,795	4.0
UPPER POTOMAC	8,445	22.0	413	20.1	1,188	25.9	10,046	22.3
VIENNA	901	2.3	104	5.1	48	1.0	1,053	2.3
TOTAL	38,402	100.0	2,051	100.0	4,589	100.0	45,042	100.0

NOTE: Land in the towns of Vienna, Herndon, and Clifton is included in this table.

TABLE 12

Acres of Land by Land Use
Fairfax County, 1990

Land Use	Acres	Percent of Total
Residential	115,624	50.1%
Industrial	8,992	3.9
Commercial Retail	8,391	3.6
Parks and Recreation	25,661	11.1
Public	25,526	11.1
Vacant and Natural Uses	<u>46,484</u>	<u>20.2</u>
TOTAL	230,678	100.0%

NOTE: Figures include 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) 1
101	R-EC	(Residential Estate Cluster Development)
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)

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

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

Multi-Family

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

<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.

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>HERNDON</u>
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 1990)

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	21	5	132	16							23						176	21
R-C	5		54	54	274	217					11,187	16			38,718	12,199	50,238	12,486
P AG-R															287	193	287	193
P AG-C																		
R-E	2,920	502	15,064	3,891	5						8,995	2,153	75	14	417	111	27,476	6,671
R-EC	420	3	479	11													899	14
R-1	9,984	1,348	9,745	2,045	1,971	138	4,258	579	806	40	3,579	1,819	4,902	865	7,169	2,151	42,414	8,985
R-1C	2,150	263	2,041	182									500	7	412	39	5,103	491
R-2	922	177	1,996	224	1,314	62	1,297	281	3,679	203	4,234	290	917	88	559	175	14,918	1,500
R-2C	1,320	6	805	27	1,884	4	48		245	1	319	7	362	1	1,191	34	6,174	80
R-3	899	292	2,205	143	2,479	47	3,633	562	2,482	181	2,894	264	1,600	78	2,036	315	18,228	1,882
R-3C	668	61	656	29	1,019	7	571	6	141		52		753	4	2,871	57	6,731	164
R-4	3		942	36	129	3	1,325	131	827	7	766	61	1,131	61	1		5,124	299
R-4C							11	1			7		34	3	23		75	4
R-5	211	10	25	1	76		631	30	100	9	173	20	149	53	598	61	1,963	184
R-5C			6		83		119	7	5				61		430		704	7
R-8	39	6	51	2	91	1	334	33	50	5	292	19	80	27	642	78	1,579	171
R-8C	4		134		148	1	104		20		59		147		161	6	777	7
P RES	199		32	17	395	15	60	33	12	1	3		109	8	290	144	1,100	218
P RES-MF															3	3	3	3
P RES-C	48	6	1				2		2	1	145	1			630		828	8
R-MHP							84										84	
R-12			12	2	45		105	46	68	22	97	73	121	33	36	7	484	183
R-12C			11		20				70				129		11		241	
R-16			5	4			5		6				9		1	1	26	5
R-20	60		25		322	5	476	8	362		263	1	718	7	145		2,371	21
R-30			66	8			19		95	1	82	1	22				284	10
P MH											8						8	
P MF			15						30								45	

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1990)

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 MF-R							6				36		23		13			78
P MF-C			31						11									42
PDH-1	28	18	229	94	1						3			474	114	735	226	
PDH-2	773	66	14		2	2					18	18	8	1,688	747	2,503	833	
PDH-3	377	117	10		560	2					873	4	91	28	1,667	149	3,578	300
PDH-4			4		46		1,028	600			50	14	127	39	524	191	1,779	844
PDH-5	130	4	47		9		71	1	20		68	20	14		119	83	478	108
PDH-8	11	11					163	85	105	1			342	49	133	33	754	179
PDH-12			13				39						82		312	66	446	66
PDH-16	76	76					14	3	19		29		25	2	57	29	220	110
PDH-20					9		5	5	15	1			205	71	97	58	331	135
PDH-30															5	3	5	3
PDH-40			10								9		5	5			24	5
PRC-GC	2,979	49			35		166	3							1,206	80	4,386	132
PRC-OS	362														4		366	
PRC-R	1,439	511	60	3	5				3						646	20	2,153	534
PRC-C/I	745	349			6										24		775	349
PRC-CF	65																65	
P PDH															176	161	176	161
P PDH-R					2										88	88	90	88
P PDH-C	230	18					423	411									653	429
PDC	271	200	87	54			33	33	58	16			312	196	280	278	1,041	777
PDC-R									49				451	71			500	71
PDC-C/I									7				486	136	101	52	594	188
PDC-CF									11								11	
C-1									2				2		5		9	
C-2			50	4	20		55	20	50	3	63	55	55	7	19	12	312	101
C-3	32		16	1	17	1	32	22	65	4	10	7	189	66	6	5	367	106
C-4			104	15			16	11	7	5	1	1	71	8	9		208	40

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
SUPERVISOR DISTRICT
(JANUARY 1990)

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-5	9	3	19		3		44	6	63	4	38	6	43		39	9	258	28
C-6	31	9	75	3	62	13	289	5	207	7	48	3	152	8	229	116	1,093	164
C-7	75		75	19			132	15	55				179	1	58	3	574	38
C-8	132	101	63	3	72	5	275	41	144	5	345	74	90	18	91	24	1,212	271
P COM	25	25	13		4		20	3	41		19	9	103	14	22	1	247	52
P COM-R	64	1	306	20	21		56	2	30	2	143	64	51	11	101	41	772	141
P COM-I	13	12					12		1		18				19	17	63	29
P COM-N	15				37								8	8			60	8
I-I			43	15			61	35									104	50
I-1			8				15	15									23	15
I-2	22		3				32	19									57	19
I-3	379	184	153	56	6		73	57	11		1	1	175	4	891	584	1,689	886
I-4	665	220	56	15	43	1	307	83			128	25	206	21	257	158	1,662	523
I-5	1,443	738	59	13	71	5	803	241	1	1	93	37	349	48	1,018	570	3,837	1,653
I-6	32	32			28		246	23			654	122	1		42		1,003	177
P IND	110	98			17		115	35			20	20	22	2	203	90	487	245
P IND-R	12	5	37		41		381	76			369	176			310	87	1,150	344
P IND-C	181	181					12	12							296	296	489	489
P IND-N	11	6					17						4		54	37	86	43
TOTAL	30,610	5,713	36,087	7,007	11,372	529	18,023	3,579	9,975	520	36,214	5,381	15,690	2,062	67,914	19,776	225,885	44,567

¹ Excludes the Town of Vienna.

² Excludes the Town of Herndon.

³ Excludes the Town of Clifton.

ACRES OF LAND BY ZONING CLASS WITHIN THE TOWNS IN FAIRFAX COUNTY
(JANUARY 1990)

ZONING CLASS	TOWN OF CLIFTON	
	TOTAL ACRES	VACANT ACRES
CL-AGRI	22	14
CK-RESID	120	48
CL-COML	5	
CL-IND		
TOTAL	147	62

ZONING CLASS	TOWN OF HERNDON	
	TOTAL ACRES	VACANT ACRES
H-RPC	109	37
H-PDH	144	
H-SF5AC	59	19
H-SF15	119	17
H-SF10	982	78
H-RTH5	14	4
H-RGC	31	
H-RTH10	90	4
H-RMF20	133	15
H-MF20	1	
H-PD-SC	25	
H-CDMVAR	91	15
H-CENCDM	19	6
H-COMOFC	34	5
H-PD-IP	27	4
H-I-R	109	7
H-I-P	215	89
H-I-G	74	25
H-PRES	21	2
H-PMF	7	7
H-PCOML	33	10
H-PIND	2	2
TOTAL	2,339	346

ZONING CLASS	TOWN OF VIENNA	
	TOTAL ACRES	VACANT ACRES
V-SF16	523	20
V-SF12.5	556	17
V-SF10	850	11
V-RTH5/8	10	
V-RTH5/10	52	
V-MFAPT	20	
V-LDCCOM	40	
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	2,307	67

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1990)

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		61	6		
R-C					11,592	5,212	274	217					11,171					
P AG-R					114	39												
P AG-C																		
R-E					200		854	132					8,994	2,152	1,901	341	1	1
R-EC							164								33			
R-1	762	43			5,378	1,229	4,939	737	612	30	64	4	1,823	1,113	6,399	976	403	7
R-1C					93	1	969	44							802	29		
R-2	2,951	184	1,038	16	226	126	865	95	260	3	839	180	2	1	1,931	218	4,655	347
R-2C	755	3			473	33	626	1	23						785	27	319	7
R-3	2,908	66	1,469	130	767	191	337	7	893	36	11	2	105	4	1,785	74	3,149	261
R-3C	394	4	99		1,483	46	131		58						40		88	
R-4	357	8	4				4	4	1,617	36	129		1		942	36	1,036	137
R-4C																	7	
R-5	92	1	8	8	275	62	83	25	14	1	21		108	4	25	1	30	
R-5C	46				49		41		7						6			
R-8	24	1	21	4	556	66	9	2	22	5	5		100	9	51	2	300	8
R-8C	49	1			53	5	1		29				44		61		30	
P RES	286		1		110	92	150	15	18	1			2		32	17	1	
P RES-MF					3	3												
P RES-C	2	1			611		18						144		1		1	1
R-MHP																	84	
R-12	30	7	32	9	16	7	5		37	2	61	19	81	73	12	2	53	27
R-12C	73		4				53		2		13							
R-16			6		1	1			9						5	4		
R-20	318	5	197		148		225		301		111		62	1	150	7	603	7
R-30	6		89	1							6				88	8	79	1
P MH																	8	
P MF	30														15			

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1990)

ZONING CLASS	POHICK ¹		ROSE HILL		SPRINGFIELD		UPPER POTOMAC ²		VIENNA 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
R-A							92	15			176	21
R-C	27,142	7,003					54	54	5		50,238	12,486
P AG-R	173	154									287	193
P AG-C												
R-E	222	111					14,866	3,884	438	50	27,476	6,671
R-EC							610	14	92		899	14
R-1	5,714	1,516	2,263	143	2,400	577	8,564	2,091	3,093	519	42,414	8,985
R-1C	307	37					2,302	373	630	7	5,103	491
R-2	418	56	204	10	391	78	666	141	472	45	14,918	1,500
R-2C	1,564	3	35				852		742	6	6,174	80
R-3	1,207	173	2,300	484	1,352	53	1,134	356	811	45	18,228	1,882
R-3C	2,509	14	426	6	140		1,243	90	120	4	6,731	164
R-4	6		482	45	446	10			100	23	5,124	299
R-4C	23				11	1			34	3	75	4
R-5	367	14	443	30	222	16	206	10	69	12	1,963	184
R-5C	423		85	7	34				13		704	7
R-8	159	9	122	29	119	8	12		79	28	1,579	171
R-8C	227	1	33		56		73		121		777	7
P RES	203	52	11	5	49	28	42		195	8	1,100	218
P RES-MF											3	3
P RES-C	1				2		6	6	42		828	8
R-MHP											84	
R-12	50				14	4			93	33	484	183
R-12C	11						11		74		241	
R-16			5								26	5
R-20	79		13		41	1	22		101		2,371	21
R-30			13		3						284	10
P MH											8	
P MF											45	

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1990)

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-R					13		13								10		40	
P MF-C			11												31			
PDH-1														124	88			
PDH-2	2	2			774	349	8								14			
PDH-3	116				611	92	7		19	2					10			
PDH-4					505	191	105	6							4			
PDH-5							103	80			20				47		68	20
PDH-8	7				177	38	298	44			98	1						
PDH-12					284	56	14	10	2						13		26	
PDH-16	19				14		43	29	25	2			29				14	3
PDH-20			15	1	131	92	124	17	17								5	5
PDH-30					5	3												
PDH-40															10		9	
PRC-GC																		
PRC-OS																		
PRC-R									3									
PRC-C/I																		
PRC-CF																		
P PDH					176	161												
P PDH-R	2				88	88												
P PDH-C																		
PDC			58	16	166	163	312	239	6	4					105	54		
PDC-R	3		27		396	71			62		12							
PDC-C/I			3		137	14	114	65	340	109								
PDC-CF			11															
C-1	2				1													
C-2	51	1	10	1	12	12	12	4	7	1	7		54	54	46		11	1
C-3	43	3	30	2	2	1	66	40	85	27	8	1			15		11	8
C-4			2				9		25		5	5	1	1	131	20		

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
 PLANNING DISTRICT
 (JANUARY 1990)

ZONING CLASS	POHICK ¹		ROSE HILL		SPRINGFIELD		UPPER POTOMAC ²		VIENNA 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
P MF-R					2						78	
P MF-C											42	
PDH-1	478	114					133	24			735	226
PDH-2	932	416					773	66			2,503	833
PDH-3	2,072	64			325	13	369	117	49	12	3,578	300
PDH-4	8		670	332	408	282			79	33	1,779	844
PDH-5	39	3			71	1	130	4			478	108
PDH-8			137	69	26	16	11	11			754	179
PDH-12	18		13						76		446	66
PDH-16							76	76			220	110
PDH-20	9								30	20	331	135
PDH-30											5	3
PDH-40									5	5	24	5
PRC-GC	777	15			630	68	2,979	49			4,386	132
PRC-OS	4						362				366	
PRC-R	535	20			116		1,499	514			2,153	534
PRC-C/I	16				14		745	349			775	349
PRC-CF							65				65	
P PDH											176	161
P PDH-R											90	88
P PDH-C			423	411			230	18			653	429
PDC			33	33			256	200	105	68	1,041	777
PDC-R											500	71
PDC-C/I											594	188
PDC-CF											11	
C-1	4								2		9	
C-2	21		16	5	20	15	5	4	40	3	312	101
C-3			13	10	14	10	24	1	56	3	367	106
C-4			13	11	3				19	3	208	40

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1990)

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-5	8	1	29	1	25	8	13		32	2	8		8	4	19		39	3
C-6	134	6	36	1	142	87	46	18	48	5	68		5	2	65	2	164	1
C-7			55		58	3	133		8						98	20		
C-8	29	2	116	4	67	16	90	17	65	7	20	11	86	22	31	2	451	69
P COM	15		15		16		9	1	3		29				77		20	9
P COM-R	7		22	2	75	30	34	18	21	1	2		50	49	14	1	136	16
P COM-I	12		1		18	16	1	1					18					
P COM-N							45	8										
I-I															43	15		
I-1											15	15			8			
I-2																		
I-3			11		1,033	720	33		53		14		1	1	207	60		
I-4	43	1			229	152	17		5		18	6	101	17	161	27		
I-5	74	5	1	1	1,265	757	170	102	147	6	109	15	50	23	43	2	10	
I-6	219	10			42				1				383	86				
P IND	55	7			203	90	5	2	2		34		20	20				
P IND-R	159				293	87	5						193	43	37			
P IND-C	12	12			296	296												
P IND-N	17				54	37												
TOTAL	10,112	374	3,421	197	29,456	10,743	11,577	1,980	4,878	280	1,727	259	23,659	3,679	16,488	2,039	11,851	939

(CONTINUED)

ACRES OF LAND BY ZONING CLASS
PLANNING DISTRICT
(JANUARY 1990)

ZONING CLASS	POHICK 1		ROSE HILL		SPRINGFIELD		UPPER POTOMAC ²		VIENNA 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
C-5	17	2	12	1	19	3	12	3	17		258	28
C-6	117	24	36	3	125	2	49	10	58	3	1,093	164
C-7					132	15			90		574	38
C-8	1		28	4	36	9	167	102	25	6	1,212	271
P COM					5	3	34	25	24	14	247	52
P COM-R	35		2		10	1	344	20	20	3	772	141
P COM-I							13	12			63	29
P COM-N									15		60	8
I-I			36	10	25	25					104	50
I-1											23	15
I-2					32	19	25				57	19
I-3	12		51	50	8	7	231	48	35		1,689	886
I-4			3		341	91	631	218	113	11	1,662	523
I-5	86	10	26	11	678	229	1,057	473	121	19	3,837	1,653
I-6					326	49	32	32			1,003	177
P IND					43	28	110	98	15		487	245
P IND-R	12		212	76	227	133	9	5	3		1,150	344
P IND-C							181	181			489	489
P IND-N							6	6	9		86	43
TOTAL	45,998	9,811	8,159	1,785	8,916	1,795	41,313	9,700	8,330	986	225,885	44,567

¹ Excludes the Town of Clifton.

² Excludes the Town of Herndon.

³ Excludes the Town of Vienna.

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1990)

LAND USE	CENTRE ¹ VILLE	DRANES ² VILLE	ANNAN- DALE	LEE	MASON	MDUNT VERNON	PROVI- DENCE	SPRING ³ FIELD	TOWN OF CLIFTON	TOWN OF HERNDON	TOWN OF VIENNA	TOTAL ACRES
SINGLE FAMILY DETACHED	11,259	18,888	5,936	5,424	6,066	6,923	6,854	25,008	65	841	1,505	88,769
SINGLE FAMILY SEMI-DETACHED	18											18
TWO OR MORE SGL FAM-SGL LOT	624	1,009	28	114	34	1,236	129	1,976		9	12	5,171
OTHER SGL FAMILY STRUCTURE				5		9		1			1	16
SGL FAM INFLUENCED BY BUSINESS	452	30	5	75	10	69	42	295	2	11	1	992
DUPLEX	1		3	49		111	2	31		7		204
OTHER TWO FAMILY		7	2	7	12	8	1	20		1	2	60
TOWNHOUSE-OWNERSHIP	360	111	208	336	121	160	295	663		75	27	2,356
TOWNHOUSE-CONDOMINIUM	12	23	21	21	24	3	19	91		1	1	216
TOWNHOUSE-RENTAL	3	13	7	37	22	20	60	23		1		186
MULTIPLY-CONDOMINIUM	68			101	38	29	40	128		1	1	406
COMBIN OF RENTAL-PREDOM TOWNHSE												
OTHER TOWNHOUSE / MULTIPLEX	7	3					4					14
GARDEN APTS-RENTAL	241	41	119	382	312	185	467	183		66		1,996
GARDEN APTS-CONDOMINIUM	222		113	95	75	86	245	159		20	23	1,038
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					37	43	35					115
HI RISE APTS-CONDO W/O COMM PROP		34			41	35	33					143
HI RISE APTS-RENT W/COMM PROP	3	4			19	9	17					52
HI RISE APTS-CONDO W/COMM PROP	3	6			19	27	6					61
COMBIN OF RENTAL-PREDOM APTS												
OTHER APARTMENTS				8	3	3	33	18			1	66
MOBILE HOMES IN PRK OR CT			37	102		74		82				295
ROOMING & BOARDING HOUSES								5				5
MEMBERSHIP LODGINGS			51									51
RETIREMENT HOMES-ORPHANAGES		4				2	35					41
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	23		7		10	2	61
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	32		5		135
TOURIST HOME					1	3						4
GARAGE, SHED ETC-SEP PARCEL	33	183	1	11	10	30	14	110			1	393
PRIVATE OPEN SPACE-SUBDIVISION	3,241	1,366	762	1,028	376	613	890	3,960		127	27	12,390
PRIVATE OPEN SPACE-NOT SUBDIV	17	4	4		13	14	6	4		3		65
OTHER RESIDENTIAL	32	75	10	7	34	23	33	55			1	270
PLANNED INDUSTRIAL PARK	10		4	24								38
INDUSTRIAL CONGLOMERATION	3			23				120				146
DURABLE MANUFACTURING	23	1		158		6	1	22		8	4	223
NON-DURABLE MANUFACTURING			10	3	1	7	1	17		2		41
PRINTING AND PUBLISHING			13	13								26
RESEARCH & TESTING	45	69		41			10				1	166

(CONTINUED)

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1990)

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
RESEARCH & TESTING-CONDO								2				2
WHOLESALE-WAREHOUSE & STORAGE	129	18	90	538	6	337	150	394		31	14	1,707
MINI-WAREHOUSES-RENTED NON-COMM	11	10	4	16	5	5	11	24		6		92
WHOLESALE-WAREHSE & STR-CONDO		10		22		11	2	24		3		72
CONTRACT CONSTRUCTION		2				4	2	1		2		11
OTHER INDUSTRIAL	14	4		121	16	20	46	31		11		263
RAILROAD-INCL RIGHT OF WAY			99	201		384		143	9			836
RAIL RAPID TRANSIT		43				57	52					152
MOTOR FREIGHT TRANSPORTATION				3								3
STREET & HIGHWAY RIGHT OF WAY			15				13	1				29
AUTO PARKING		1			1		2				1	5
AIRPORT USAGE	2,461											2,461
MARINE TERMINALS						3						3
ELECTRIC RELATED	63	7	21	42	12	22	21	207		9	3	407
GAS RELATED	8	10	41	41		4		27		3		134
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	18	19	2	12	3	13	6	7		8		88
RADIO & TELEVISION	3	14		20			3	7				47
OTHER COMMUNICATIONS		3		1			1					5
NEIGHBORHOOD SHOPPING CENTER	28	21	1	26	22		31	50		16	14	209
SPECIALTY SHOPPING CENTER	2	39	19	94	65	33	13	76		1	11	353
COMMUNITY SHOPPING CENTER	53	13	64	122	80	18	78	95		47	16	586
REGIONAL SHOPPING CENTER					32							32
SUPER REGIONAL CENTER		27		80			201					308
PROMOTIONAL CENTER	13			45	55	13	34					160
CONDOMINIUM CENTER	3	7										10
BUILDING MATERIAL-HARDWARE		7	1	18	1	13	12			1	4	57
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				5	11	2	2				2	22
SUPERMARKET & GENERAL MERCH					3	3						6
CONVENIENCE GROCERY	4	1		3		5	1	2				16
OTHER FOOD	1	1			1	1		1				5
RESTAURANT WITH ALCOHOL		24		20	13	15	9	11		1	3	96
RESTAURANT WITHOUT ALCOHOL	1		1	2	4	5	1				1	15
CARRY OUT KITCHEN					2	1	1			1		5

(CONTINUED)

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1990)

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
CARRY OUT WITH SEATING	6	2	2	11	12	7	10	7		1	2	60
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	20	20	12	19	12	1	3	2	121
GAS SALES ONLY	1			4	3	1	3	3			1	16
GAS SALES & CAR WASH	2	1	1	2	2	1	4	2				15
SERVICE STATN-OUT OF OPERATION				1	2	2	1					6
OTHER AUTOMOTIVE	2	9		13	4	4	4	1		1	2	40
OTHER RETAIL	10	8	1	36	19	30	43	43	1	2	3	196
OFFICE PARK		10										10
GENERAL LOW RISE OFFICE	816	129	61	100	38	48	735	192		220	77	2,416
MED/DENTAL LOW RISE OFFICE	2	5		3	19	2	2			1	3	37
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	29	18	20	39	8	22	26		16	7	196
CONDO OFFICE MED/OENT LOW RISE								1			1	2
CLUSTER OFFICE-LOW RISE	2						2				5	9
CONVERTED RESIDENTIAL OFFICE	3	8	9	5	14	6	7	9		6		67
GENERAL-MEDIUM OR HIGH RISE	275	234	9	29	54	10	445	100		21	1	1,178
MED/DENTAL-MEDIUM OR HIGH RISE							2					2
GOVT LEASED-MEDIUM OR HIGH RISE	104				2							106
GOVT OWNED-MEDIUM OR HIGH RISE		941	48								11	1,000
CONDO OFFICE-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	12	3	13	13	4	9	5		3	1	64
PERSONAL SERVICE		1	1	1	3					1	2	9
MOTOR VEHICLE REPAIR	1	8	1	24	15	31	5	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	5	2	3	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			3		29	5			4	46
POLICE STATIONS				1								1
FIRE STATIONS	12	8		6	6	8	6	6	1		1	54
CORRECTIONAL INSTITUTIONS			2			2,988	7	22				3,019
MILITARY INSTITUTIONS		12		1,003		8,183						9,198
WELFARE & CHARITABLE SERVICES	2			1	7							10
OTHER PUBLIC LAND USES	318	628	196	346	97	1,374	148	849	1	107	32	4,096
HOUSE OF WORSHIP	178	236	103	150	200	169	137	229	4	48	38	1,492
CIVIC, SOCIAL, FRATERNAL USES	56	21	6	9	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		4	15		2	4	48

(CONTINUED)

ACRES OF LAND BY LAND USE CATEGORY
SUPERVISOR DISTRICT
(JANUARY 1990)

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
PUBLIC SCHOOLS	312	363	440	382	284	308	429	349		51	47	2,965
PRIVATE SCHOOLS	11	488	6	55	56	15	40	4			5	680
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				1				140
PARKS-PRIVATE		28	24	15	42	42	29	142			1	323
PARKS-COMMERCIAL	6				1		4	3				14
PARKS-GOVT	2,241	3,131	1,317	2,152	666	2,446	902	9,391		30	107	22,383
INDOOR REC FACIL-PRIVATE				1		1	4	7				13
INDOOR REC FACIL-COMMERCIAL	104	12	3	3	3		2	3				130
INDOOR REC FACIL-GOVT			2	4		10	56	9			3	84
GOLF COURSE-PRIVATE	386	152				248		890			157	1,833
GOLF COURSE-COMMERCIAL	166											166
GOLF COURSE-GOVT				149			58	187		106		500
SWIMMING POOLS-OUTDOOR	18	26	53	18	23	21	14	31			11	215
BOAT SLIPS PRIVATE-CONDO												
HORTICULTURAL ACTIVITIES		5			10			6				21
QUARRIES				136		97		199				432
CONSERVATION AREAS						1,371						1,371
WATER AREAS		8										8
VACANT LAND	5,359	6,845	518	3,466	515	5,121	2,001	18,431	57	323	66	42,702
VACANT LAND W/DILAP STRUCTURE	354	162	11	113	5	260	61	1,345	5	23	1	2,340
OTHER NATURAL USES						42						42
TOTAL	30,610	36,087	11,372	18,023	9,975	36,214	15,690	67,914	147	2,339	2,307	230,678

¹ Excludes the Town of Vienna.

² Excludes the Town of Herndon.

³ Excludes the Town of Clifton.

ACRES OF LAND BY LAND USE CATEGORY
PLANNING DISTRICT
(JANUARY 1990)

LAND USE	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK ¹	ROSE HILL	SPRING-FIELD	UPPER ² POTOMAC	VIENNA ³	TOTAL ACRES
GAS RELATED	82		27				1					3	21		134
WATER RELATED	5		16	3	2		63	8	14			3	120	14	1,009
SEWAGE RELATED		1	325				157	3	39	761			1		526
SOLID WASTE DISPOSAL													3		3
PIPELINE RELATED												65			65
OTHER UTILITIES															
TELEPHONE & TELEGRAPH		1	5		5	2	2	4	13	4	7	3	41	1	88
RADIO & TELEVISION					3	9		14	11	7			3		47
OTHER COMMUNICATIONS						1		3						1	5
NEIGHBORHOOD SHOPPING CENTER	5	11	21		27			27	14	34		12	44	14	209
SPECIALTY SHOPPING CENTER	10	33	53	9	29	3	2	18	63	32	13	52	23	13	353
COMMUNITY SHOPPING CENTER	58	29	64	4	8	28	17	9	99	81	11	22	104	52	586
REGIONAL SHOPPING CENTER		32													32
SUPER REGIONAL CENTER				119				109				80			308
PROMOTIONAL CENTER	20	29			32	20		2	25		19			13	160
CONDOMINIUM CENTER													10		10
BUILDING MATERIAL-HARDWARE	10	1			6			7	19		3		1	10	57
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				3			4		2	22
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	8	11	1	4		7	21	14		3	11	7	5	96
RESTAURANT WITHOUT ALCOHOL	2	2		1			1		5	1		1	1	1	15
CARRY OUT KITCHEN						2			1				1		5
CARRY OUT WITH SEATING	7	4	3	2	4	2		4	11	2	1	7	7	6	60
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	9	3	2	11	13	8	4	10	19	13	121
GAS SALES ONLY	1	2	3				1	2	3		1		1	2	16
GAS SALES & CAR WASH	2		1		2			2	2	1	1	1	2	1	15
SERVICE STATN-OUT OF OPERATION	1	1					2		1					1	6
OTHER AUTOMOTIVE	1	3			3			7	6			12	5	3	40
OTHER RETAIL	27	12	10	29	6	1	12	3	24	26	1	7	19	19	196
OFFICE PARK								10							10
GENERAL LOW RISE OFFICE	80	11	480	185	102	24	3	192	56	29	3	30	1,005	216	2,416
MED/DENTAL LOW RISE OFFICE	9	10			1			5	3			2	4	3	37
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	41	5	10	2	7	5		13	8	19	6	14	43	23	196
CONDO OFFICE MED/DENT LOW RISE										1				1	2
CLUSTER OFFICE-LOW RISE					1								2	6	9
CONVERTED RESIDENTIAL OFFICE	20	3	7	3	3	1	1	7	6		3		7	6	67
GENERAL-MEDIUM OR HIGH RISE	26	38	98	79	199			322	10			21	266	119	1,178
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								2				8		11
OTHER OFFICES	1	1			46	4			7		1	1	4		65
FINANCE,INSURANCE,REAL ESTATE	5	10	1	1	6	3		5	7	6	1	5	12	2	64
PERSONAL SERVICE	1	2		1				1	1				1	2	9
MOTOR VEHICLE REPAIR	3	12	17		5			4	3		2	50	8	4	106

(CONTINUED)

ACRES OF LAND BY LAND USE CATEGORY
PLANNING DISTRICT
(JANUARY 1990)

LAND USE	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFER-SON	LINCOLN-IA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK ¹	ROSE HILL	SPRING-FIELD	UPPER ² POTOMAC	VIENNA ³	TOTAL ACRES
SINGLE FAMILY DETACHED	5,797	1,902	6,281	5,600	2,516	663	1,653	8,700	5,339	20,822	2,551	2,650	18,397	5,898	88,769
SINGLE FAMILY SEMI-DETACHED				1									17		18
TWO OR MORE SGL FAM-SGL LOT	24	12	1,194	120	21	4	1,038	362	120	840	88	50	1,183	115	5,171
OTHER SGL FAMILY STRUCTURE									10	1	4			1	16
SGL FAM INFLUENCED BY BUSINESS	11	4	324	81	1	3	45	6	35	22	27	27	345	61	992
DUPLEX					1		2		150	42			8	1	204
OTHER TWO FAMILY	6	2	1	2	2	4	2	7	9	18	3		1	3	60
TOWNHOUSE-OWNERSHIP	120	21	288	88	59	40	47	80	103	547	151	84	461	167	2,356
TOWNHOUSE-CONDOMINIUM	22	23		9	9	16		23	8	28		63	13	2	216
TOWNHOUSE-RENTAL	1		9	23	35	22			17	21		33	17	8	186
MULTIPLEX-CONDOMINIUM	13	6	89	12	2	19	19	16	111	45		4	53	17	406
COMBIN OF RENTAL-PREDOM TWHSE															
OTHER TOWNHOUSE / MULTIPLEX													10	4	14
GARDEN APTS-RENTAL	160	150	235	146	153	97	61	103	376	49	73	36	282	75	1,996
GARDEN APTS-CONDOMINIUM	124	54	53	102	111	12		37	138	40	26	76	242	23	1,038
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 PROP	16	21			21				43					14	115
HI RISE APTS-CONDO W/O COM PROP		41			22			45	35						143
HI RISE APTS-RENT W/COMM PROP		19			17			4	9					3	52
HI RISE APTS-CONDO W/COMM PROP		19						12	27					3	61
COMBIN OF RENTAL-PREDOM APTS															
OTHER APARTMENTS	2	1		25	19				11	7				1	66
MOBILE HOMES IN PRK OR CT			82	37					176						295
ROOMING & BOARDING HOUSES			5												5
MEMBERSHIP LODGINGS				51											51
RETIREMENT HOMES-ORPHANAGES				35				4	2						41
RELIGIOUS QUARTERS	2	8						32	7						49
NURSING HOMES	10					5	40	8		5				6	74
OTHER GROUP QUARTERS			9											1	10
MOTEL W/O COMM AMENITIES			4	3	1				35			6	10	2	61
MOTEL W/COMM AMENITIES		4	4	4	11	5			6			4	4	4	42
HOTEL W/O COMM AMENITIES		4							3		3				10
HOTEL W/COMM AMENITIES			40	5	10			14	5			11	34	16	135
TOURIST HOME		1						3							4
GARAGE, SHED ETC-SEP PARCEL	3	6	34	14	3		19	27	8	79	8	3	180	9	393
PRIVATE OPEN SPACE-SUBDIVISION	303	182	1,410	676	122	62	126	501	181	3,297	640	470	3,910	510	12,390
PRIVATE OPEN SPACE-NOT SUBDIV	2	11	4	12				2	14	8			11	1	65
OTHER RESIDENTIAL	10	1	33	17		21	15	56	11	47	4	1	32	22	270
PLANNED INDUSTRIAL PARK	4					3						21	10		38
INDUSTRIAL CONGLOMERATION	23		120										3		146
DURABLE MANUFACTURING	117		8		1	2	6			14		39	32	4	223
NON-DURABLE MANUFACTURING	10	1					7		1	2		17	2	1	41
PRINTING AND PUBLISHING	24											2			26
RESEARCH & TESTING	35			1	1			67				6	48	8	166
RESEARCH & TESTING-CONDO			2												2
WHOLESALE-WAREHOUSE & STORAGE	103	6	397	10	20	90	174	26	2	16	2	590	140	131	1,707
MINI-WAREHOUSES-RENTED NON-COMM	4	3	8	6	8	3	2	7		13		14	20	2	92
WHOLESALE-WAREHOUSE & STR-CONDO			24			11	5	10				17	3	2	72
CONTRACT CONSTRUCTION			1				2	2				2	2	2	11
OTHER INDUSTRIAL	13	16	65		3	14		4	3		8	103	25	9	263
RAILROAD-INCL RIGHT OF WAY	78					20	369			179	36	154			836
RAIL RAPID TRANSIT								43	57					52	152
MOTOR FREIGHT TRANSPORTATION															3
STREET & HIGHWAY RIGHT OF WAY			1		2			11		15		3			29
AUTO PARKING	1				2			1						1	5
AIRPORT USAGE			2,461												2,461
MARINE TERMINALS								3							3
ELECTRIC RELATED	17	3	15	10	13			9	7	5	214	29	10	72	407

(CONTINUED)

ACRES OF LAND BY LAND USE CATEGORY
PLANNING DISTRICT
(JANUARY 1990)

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
OTHER REPAIR SERVICE								7	1			2			10
VETERINARY HOSPITALS	1		2	1				2		2			3		11
OTHER BUSINESS SERVICES	5		12		1					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			1		5			4	4	46
POLICE STATIONS									1						1
FIRE STATIONS	2	2	2	4	1		6	6	2	5		5	14	5	54
CORRECTIONAL INSTITUTIONS	2		22	7			2,988								3,019
MILITARY INSTITUTIONS							8,183				200	803	12		9,198
WELFARE & CHARITABLE SERVICES		1				6			1				2		10
OTHER PUBLIC LAND USES	135	7	295	37	29	33	898	597	422	716	150	230	324	223	4,096
HOUSE OF WORSHIP	201	51	58	83	55	13	57	147	118	155	87	68	264	135	1,492
CIVIC, SOCIAL, FRATERNAL USES	10	5		84	1		5	12	4	6	6	1	18	20	172
LIBRARIES	5	2			3			7	6	3	2		5	1	36
PERMANENT EXHIBITIONS			37				556		1,551					1	2,145
NURSERY SCHOOLS	4		2	2					2	14	3	2	12	7	48
PUBLIC SCHOOLS	283	108	148	158	208	38	14	263	329	378	221	154	416	247	2,965
PRIVATE SCHOOLS	15	43		21	2	3		468	34	4	35		31	24	680
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								117		1	2	3		17	140
PARKS-PRIVATE	31	15	108		29	12	19	28	26	40	8	6		1	323
PARKS-COMMERCIAL	1				4					3			6		14
PARKS-GOVT	1,364	127	2,904	805	233	104	1,819	731	463	6,913	1,551	615	3,921	833	22,383
INDOOR REC FACIL-PRIVATE	1		3	1					1	7					13
INDOOR REC FACIL-COMMERCIAL	3		5					7	3	3			109		130
INDOOR REC FACIL-GOVT				56					10	11	4			3	84
GOLF COURSE-PRIVATE			526						248	207		157	538	157	1,833
GOLF COURSE-COMMERCIAL													166		166
GOLF COURSE-GOVT					58					187	149		106		500
SWIMMING POOLS-OUTDOOR	47		14	23	8			20	22	27	6	12	10	26	215
BOAT SLIPS PRIVATE-CONDO															
HORTICULTURAL ACTIVITIES	8	2	6					4							21
QUARRIES			199				97				136		1		432
CONSERVATION AREAS							1,371								1,371
WATER AREAS													8		8
VACANT LAND	366	195	9,682	1,956	273	258	3,583	2,009	907	9,549	1,749	1,596	9,549	1,030	42,702
VACANT LAND W/DILAP STRUCTURE	8	2	1,061	24	7	1	96	30	32	324	36	199	497	23	2,340
OTHER NATURAL USES							42								42
TOTAL	10,112	3,421	29,456	11,577	4,878	1,727	23,659	16,488	11,851	46,145	8,159	8,916	43,652	10,637	230,678

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

X. PLANNED LAND USE

PLANNED LAND USE

The inclusion of planned land use data in the Standard Reports reflects the demand within the County's residential and nonresidential development community for planning information. The information contained in this section is taken from the Fairfax County Comprehensive Plan, adopted in 1975, and the plan amendments adopted in the Annual Plan Reviews. The plan amendments which were adopted during 1989 are reflected in the 1990 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 1990, the County had 148,043 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 less than 15,000 acres. Over 10,158 acres are planned for industrial uses while commercial-office planned uses and commercial-retail planned uses total 1,783 acres and 2,928 acres, respectively. Over 31,300 acres, or 13.6 percent, are planned for public parks and open space, and over 24,200 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 11,085 acres, or 4.8 percent. A total of 970 acres, or 0.4 percent, are planned for mixed use.

Underutilized Land Methodology

In 1989, the Standard Reports began reporting only 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 56,914 as of January 1990, representing 24.7 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 45,042 acres (see the "Existing Land Use" section of the Standard Reports), measuring underutilized residential land, which totals 11,872 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 1990, 45,763 acres were vacant or underutilized and planned for residential use. Vacant land planned for commercial uses totaled 1,034 acres, vacant land planned for industrial uses totaled 4,680 acres, and vacant land planned for other nonresidential uses totaled 5,437 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, buildout for the Fairfax Center area is assumed to be 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.

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 382,094 housing units at planned buildout. Since there are currently 302,464 units in the County, 79,630 additional units may be seen at buildout. The additional units represent a 26.3 percent increase in the County's total housing stock. The majority (66.3 percent) of the planned units is expected to be single-family homes, while townhouses and multifamily units are expected to comprise 16.8 percent and 16.9 percent, respectively, of the additionally planned units.

The outer areas of the County are expected to receive the largest proportions of the additionally planned units. The Bull Run Planning District is planned to accommodate 18,688 additional units while the Upper Potomac Planning District is planned to accommodate 13,142 additional units. These two planning districts, together with the planned units for the Pohick Planning District (6,783 units) account for 48.5 percent of all the planned units in the County.

Among the supervisor districts, Springfield has the largest number of additionally planned units, with 23,531. There are 11,797 additional units planned for the Providence District which has the second largest number of additionally planned units. The Annandale District has the smallest number of additionally planned units, with 1,507.

ACRES OF LAND BY PLANNED LAND USE
SUPERVISOR DISTRICT
(JANUARY 1990)

PLANNED 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	
RESIDENTIAL	.1-.2 DU/AC	217	3,032	362			453	32	30,639				34,735	
	.2-.5 DU/AC	2,494	10,888				3,249	680	1,817	1			19,129	
	.5-1 DU/AC	4,858	2,760	22		352	429	821	1,304	146			10,692	
	1-2 DU/AC	2,436	5,463	1,357	874	2,202	1,116	1,457	4,658		10		19,573	
	2-3 DU/AC	2,851	3,717	4,678	4,566	3,311	5,523	3,428	5,797		76	872	34,819	
	3-4 DU/AC	404	935	245	3,230	796	523	1,806	858		1,004	756	10,557	
	4-5 DU/AC	73	119	75	263	112	403	183	456		95	1	1,780	
	5-8 DU/AC	143	63	218	613	200	453	743	967		46	14	3,460	
	8-12 DU/AC	2	76	197	334	87	320	384	342		134	14	1,890	
	12-16 DU/AC		39		23	167	22	120	39				410	
	16-20 DU/AC	256	23	174	517	350	350	851	328		122	10	2,981	
	20+ DU/AC	6	70	11	11	72	37	126	24			14	371	
	MOBILE HOME					34				82				116
	RES PLANNED COMM	5,419	60	46	196	3			1,806					7,530
SUBTOTAL	19,159	27,245	7,385	10,661	7,652	12,878	10,631	49,117	147	1,487	1,681		148,043	
COMMERCIAL/ INDUSTRIAL	COMM-OFFICE	77	138	46	373	174	161	643	148		18	5	1,783	
	COMM-RETAIL	176	336	87	564	467	191	588	281		133	105	2,928	
	INDUSTRIAL	3,519	379	229	1,538	12	963	327	2,765		339	87	10,158	
	SUBTOTAL	3,772	853	362	2,475	653	1,315	1,558	3,194		490	197	14,869	
OTHER NONRESIDENTIAL	PUBLIC PARKS	3,578	4,482	1,433	2,642	660	7,055	1,492	9,819		115	114	31,390	
	PRIVATE REC	911	1,268	462	138	259	2,406	454	3,104		81	206	9,289	
	FLOODPLAIN	115	253	150	132	46	380	201	427		73	19	1,796	
	PUBLIC FACIL	3,058	1,991	1,575	1,974	704	12,174	899	1,709	10	99	95	24,288	
	MIXED USE	13						448	509				970	
	SUBTOTAL	7,675	7,994	3,620	4,886	1,669	22,015	3,494	15,568	10	368	434	67,733	
TOTAL		30,606	36,092	11,367	18,022	9,974	36,208	15,683	67,879	157	2,345	2,312	230,645	

¹ Excludes land in the Town of Vienna.

² Excludes land in the Town of Herndon.

³ Excludes land in the Town of Clifton.

ACRES OF LAND BY PLANNED LAND USE
PLANNING DISTRICT
(JANUARY 1990)

PLANNED LAND USE	ANNAN-DALE	BAILEYS	BULL RUN	FAIRFAX	JEFFERSON	LINCOLNIA	LOWER POTOMAC	MCLEAN	MOUNT VERNON	POHICK ¹	ROSE HILL	SPRING-FIELD	UPPER ² POTOMAC	VIENNA ³	TOTAL ACRES	
RESIDENTIAL	.1-.2 DU/AC			9,472	405	2				21,624			3,232		34,735	
	.2-.5 DU/AC			11	1,472			3,085	1,418	1	1,954		10,875	313	19,129	
	.5-1 DU/AC	302		145	1,486	66		278	486		1,459		5,799	671	10,692	
	1-2 DU/AC	1,457	209	3,255	756	452	611	829	5,340		2,193	275	650	1,762	1,784	19,573
	2-3 DU/AC	4,152	1,865	2,664	1,873	936	2	108	2,720	5,402	4,847	2,550	1,862	3,104	2,734	34,819
	3-4 DU/AC	300	30	828	417	1,498	115		878	664	152	1,957	1,023	1,440	1,255	10,557
	4-5 DU/AC	52	53	187	52	26	25	120	119	176	311	85	286	165	123	1,780
	5-8 DU/AC	72	24	956	395	109	321	229	63	326	330	254	71	153	157	3,460
	8-12 DU/AC	150	26	250	53	106	4	156	47	361	172	5	142	163	255	1,890
	12-16 DU/AC	78	70	48	4	100	31	22	45	6		5		1		410
	16-20 DU/AC	172	235	278	399	262	82	53	155	735	38	27	39	342	164	2,981
	20+ DU/AC	17	66	61					85	48				6	88	371
	MOBILE HOME			82						34						116
	RES PLANNED COMM					3					1,289		759	5,479		7,530
SUBTOTAL	6,752	2,578	18,237	7,312	3,560	1,191	4,880	11,356	7,753	34,369	5,158	4,832	32,521	7,544	148,043	
COMMERCIAL/ INDUSTRIAL	COMM-OFFICE	114	81	246	250	120	33	41	131	163	16	178	112	96	202	1,783
	COMM-RETAIL	182	222	202	163	152	95	58	394	328	141	39	304	278	370	2,928
	INDUSTRIAL	557	12	2,988	26	64	175	615	532	3	120	29	1,332	3,434	271	10,158
	SUBTOTAL	853	315	3,436	439	336	303	714	1,057	494	277	246	1,748	3,808	843	14,869
OTHER NON- RESIDENTIAL	PUBLIC PARKS	1,328	155	2,851	1,736	305	104	5,822	1,929	1,197	7,693	2,098	518	4,666	988	31,390
	PRIVATE REC	196	140	959	435	49	25	427	279	1,805	2,469	36	215	1,665	589	9,289
	FLOODPLAIN	168	14	366	148	24	27	177	142	37	87	7	262	232	105	1,796
	PUBLIC FACIL	815	215	3,125	1,126	491	77	11,646	1,725	551	1,242	615	1,337	764	559	24,288
	MIXED USE			470	379	108								13		970
SUBTOTAL	2,507	524	7,771	3,824	977	233	18,072	4,075	3,590	11,491	2,756	2,332	7,340	2,241	67,733	
TOTAL	10,112	3,417	29,444	11,575	4,873	1,727	23,666	16,488	11,837	46,137	8,160	8,912	43,669	10,628	230,645	

¹ Includes land in the Town of Clifton.

² Includes land in the Town of Herndon.

³ Includes 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 1990)

PLANNED 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
RESIDENTIAL	.1-.2 DU/AC	49	1,392	233			372		14,448				16,494
	.2-.5 DU/AC	730	3,488				2,345	204	963				7,730
	.5-1 DU/AC	1,765	994	5		31	279	407	293	90			3,864
	1-2 DU/AC	534	1,697	120	187	233	658	242	2,273		1		5,945
	2-3 DU/AC	926	534	327	807	308	784	582	1,063		16	54	5,401
	3-4 DU/AC	75	102	26	1,322	72	114	467	408		241	29	2,856
	4-5 DU/AC		24	21	144	40	219	86	96		37		667
	5-8 DU/AC	43	14	4	296	15	87	254	444				1,157
	8-12 DU/AC		2	2	78	16	100	90	26		6		320
	12-16 DU/AC		4		1			7					12
	16-20 DU/AC		6	2	13	16	50	103	166		21		377
	20+ DU/AC		8				6	57	24				95
	MOBILE HOME					1							1
	RES PLANNED COMM	756	3		3				82				844
SUBTOTAL	4,878	8,268	740	2,852	737	5,008	2,499	20,286	90	322	83	45,763	
COMMERCIAL/ INDUSTRIAL	COMM-OFFICE	20	18	5	195	15	53	190	100		4		600
	COMM-RETAIL	37	88	2	29	12	57	56	130		22	1	434
	INDUSTRIAL	1,980	94	20	390	1	280	12	1,748		137	18	4,680
	SUBTOTAL	2,037	200	27	614	28	390	258	1,978		163	19	5,714
OTHER NONRESIDENTIAL	PUBLIC PARKS	388	332	20	422	40	582	151	409		4		2,348
	PRIVATE REC	101	296		37	6	464	22	598		1	2	1,527
	FLOODPLAIN	23	109	10	95	5	274	33	143				692
	PUBLIC FACIL	8	66	7	89	6	85	7	167		1	2	438
	MIXED USE	13						83	336				432
	SUBTOTAL	533	803	37	643	57	1,405	296	1,653		6	4	5,437
TOTAL		7,448	9,271	804	4,109	822	6,803	3,053	23,917	90	491	106	56,914

¹ Excludes land in the Town of Vienna.

² Excludes land in the Town of Herndon.

³ Excludes land in the Town of Clifton.

ACRES OF VACANT AND UNDERUTILIZED RESIDENTIAL LAND
ACRES OF VACANT NONRESIDENTIAL LAND
BY PLANNED LAND USE
PLANNING DISTRICT
(JANUARY 1990)

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		6,598	239						8,226			1,431		16,494	
	.2-.5 DU/AC		5	309			2,255	443	1	1,047			3,662	8	7,730	
	.5-1 DU/AC	20		51	482	13		171	94				2,378	215	3,864	
	1-2 DU/AC	155	19	1,886	161	18	95	506	1,675		456	63	210	403	298	5,945
	2-3 DU/AC	255	169	556	245	129		11	304	706	740	499	269	1,036	482	5,401
	3-4 DU/AC	34	16	426	155	75	9		45	92	13	936	405	372	278	2,856
	4-5 DU/AC	9	23	38	33	2	8	72	24	103	67	25	163	37	63	667
	5-8 DU/AC	1	3	433	127	91	148	31	14	70	30	108	36	18	47	1,157
	8-12 DU/AC	5	9	26	7	4	1	90	2	50	1	3	35	6	81	320
	12-16 DU/AC					7				3	1			1		12
	16-20 DU/AC	1	16	151	45	9		44	13	17			2	21	58	377
	20+ DU/AC		6	43						8					38	95
	MOBILE HOME										1					1
RES PLANNED COMM										17		68	759		844	
SUBTOTAL	480	261	10,213	1,803	348	261	3,180	2,625	1,041	11,037	1,634	1,188	10,124	1,568	45,763	
COMMERCIAL/INDUSTRIAL	COMM-OFFICE	15	6	115	133	22	6	33	8	31		121	49	34	27	600
	COMM-RETAIL	9	2	118	7	18		27	93	28	13	5	25	61	28	434
	INDUSTRIAL	23	1	2,028	12		21	225	102		21	15	398	1,812	22	4,680
	SUBTOTAL	47	9	2,261	152	40	27	285	203	59	34	141	472	1,907	77	5,714
OTHER NON-RESIDENTIAL	PUBLIC PARKS	46	4	436	192	1		481	198	92	114	323	106	286	69	2,348
	PRIVATE REC	5	1	152	96			402	11	81	412	7	11	306	43	1,527
	FLOODPLAIN	13	2	136	15		26	107	67	10	33	7	203	51	22	692
	PUBLIC FACIL	8	1	20	150	3	2	55	35	31	4	9	80	36	4	438
	MIXED USE			164	243	12								13		432
	SUBTOTAL	72	8	908	696	16	28	1,045	311	214	563	346	400	692	138	5,437
TOTAL	599	278	13,382	2,651	404	316	4,510	3,139	1,314	11,634	2,121	2,060	12,723	1,783	56,914	

¹ Includes land in the Town of Clifton.

² Includes land in the Town of Herndon.

³ Includes land in the Town of Vienna.

HOUSING UNITS AT PLANNED BUILDOUT
SUPERVISOR DISTRICT
(JANUARY 1990)

SUPERVISOR DISTRICT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
CENTREVILLE ¹	23,483	10,282	8,107	41,872	7,273	1,997	474	9,744	30,756	12,279	8,581	51,616
DRANESVILLE ²	26,252	4,200	4,897	35,349	8,556	219	862	9,637	34,808	4,419	5,759	44,986
ANNANDALE	18,664	5,298	4,042	28,004	1,375	95	37	1,507	20,039	5,393	4,079	29,511
LEE	17,570	10,175	9,496	37,241	7,901	2,712	594	11,207	25,471	12,887	10,090	48,448
MASON	15,010	4,114	15,135	34,259	1,920	361	522	2,803	16,930	4,475	15,657	37,062
MOUNT VERNON	15,459	5,712	8,577	29,748	6,356	1,645	1,403	9,404	21,815	7,357	9,980	39,152
PROVIDENCE	15,281	9,073	17,349	41,703	4,724	2,538	4,535	11,797	20,005	11,611	21,884	53,500
SPRINGFIELD ³	31,310	18,452	4,526	54,288	14,694	3,801	5,036	23,531	46,004	22,253	9,562	77,819
TOTAL	163,029	67,306	72,129	302,464	52,799	13,368	13,463	79,630	215,828	80,674	85,592	382,094

TOWN	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
TOWN OF CLIFTON	69			69	93			93	162			162
TOWN OF HERNDON	2,504	1,696	1,504	5,704	1,052	62	414	1,528	3,556	1,758	1,918	7,232
TOWN OF VIENNA	4,406	403	524	5,333	286	12		298	4,692	415	524	5,631
TOTAL	6,979	2,099	2,028	11,106	1,431	74	414	1,919	8,410	2,173	2,442	13,025

¹ Includes the Town of Vienna.

² Includes the Town of Herndon.

³ Includes the Town of Clifton.

HOUSING UNITS AT PLANNED BUILDOUT
PLANNING DISTRICT
(JANUARY 1990)

PLANNING DISTRICT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
ANNANDALE	15,767	3,301	5,833	24,901	1,166	104	26	1,296	16,933	3,405	5,859	26,197
BAILEYS	5,032	797	10,744	16,573	707	110	505	1,322	5,739	907	11,249	17,895
BULL RUN	12,499	7,929	4,131	24,559	9,570	3,570	5,548	18,688	22,069	11,499	9,679	43,247
FAIRFAX	8,283	2,892	6,006	17,181	2,230	1,160	859	4,249	10,513	4,052	6,865	21,430
JEFFERSON	8,363	2,306	6,696	17,365	791	621	504	1,916	9,154	2,927	7,200	19,281
LINCOLNIA	1,471	1,752	2,241	5,464	371	1,040	3	1,414	1,842	2,792	2,244	6,878
LOWER POTOMAC	1,380	1,494	1,062	3,936	2,722	919	1,217	4,858	4,102	2,413	2,279	8,794
MCLEAN	15,971	1,862	5,768	23,601	4,260	157	559	4,976	20,231	2,019	6,327	28,577
MOUNT VERNON	16,303	5,675	13,360	35,338	2,799	925	595	4,319	19,102	6,600	13,955	39,657
POHICK ¹	25,328	14,368	1,336	41,032	6,418	362	3	6,783	31,746	14,730	1,339	47,815
ROSE HILL	7,640	3,638	2,246	13,524	5,193	782	20	5,995	12,833	4,420	2,266	19,519
SPRINGFIELD	7,932	5,108	1,550	14,590	2,851	832	165	3,848	10,783	5,940	1,715	18,438
UPPER POTOMAC ²	24,391	12,211	8,296	44,898	10,362	1,890	890	13,142	34,753	14,101	9,186	58,040
VIENNA ³	12,669	3,973	2,860	19,502	3,359	896	2,569	6,824	16,028	4,869	5,429	26,326
TOTAL	163,029	67,306	72,129	302,464	52,799	13,368	13,463	79,630	215,828	80,674	85,592	382,094

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

HOUSING UNITS AT PLANNED BUILDOUT
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	4,935	446		5,381	1,801			1,801	6,736	446		7,182
A2	17	232		249				0	17	232		249
A3	207	565		772	223		10	233	430	565	10	1,005
B1	776	370	250	1,396	272		2	274	1,048	370	252	1,670
B2	3,581	1,261	274	5,116	1,095	518	212	1,825	4,676	1,779	486	6,941
B3	528			528	234			234	762			762
B5 ¹	2,504	1,697	1,504	5,705	1,242	62	414	1,718	3,746	1,759	1,918	7,423
C1	771			771	437			437	1,208			1,208
C2	957	1		958	540			540	1,497	1		1,498
D1	2,302	2		2,304	1,186			1,186	3,488	2		3,490
D2	1,502	2,363	3,482	7,347	1,668	1,094	141	2,903	3,170	3,457	3,623	10,250
D3 ²	15,875	4,669	4,682	25,226	3,681	392	164	4,237	19,556	5,061	4,846	29,463
E1	1,906	573	3,520	5,999	803	3	123	929	2,709	576	3,643	6,928
E2	466			466	612			612	1,078			1,078
F	1,792	324	500	2,616	337	51	42	430	2,129	375	542	3,046
G1	7,566	1,801	2,721	12,088	1,151	103	458	1,712	8,717	1,904	3,179	13,800
G2	879		240	1,119	326			326	1,205		240	1,445
G3	653	35		688	287			287	940	35		975
G4	338			338	47			47	385			385
H1	1,181	329	4,092	5,602	236	66	85	387	1,417	395	4,177	5,989
H2			3,297	3,297			347	347			3,644	3,644
H3	151			151	17			17	168			168
I1	13,343	2,097	8,595	24,035	1,511	682	1,504	3,697	14,854	2,779	10,099	27,732
I2	1,186	36		1,222	201	4	102	307	1,387	40	102	1,529
I3	9,382	5,169	3,549	18,100	1,257	1,825	67	3,149	10,639	6,994	3,616	21,249
I4	45			45	24			24	69			69
I5	236	35		271	71	6		77	307	41		348
J1	3,656	1,466	2,910	8,032	689	44	52	785	4,345	1,510	2,962	8,817
J2	910	86	1,728	2,724	92	69	1	162	1,002	155	1,729	2,886
J3	1,111	354	508	1,973	228	7	28	263	1,339	361	536	2,236
J4	722	25	1,455	2,202	79	17	7	103	801	42	1,462	2,305
K	9,407	2,351	4,690	16,448	1,508	640	212	2,360	10,915	2,991	4,902	18,808
L	6,251	3,715	4,271	14,237	4,776	272	300	5,348	11,027	3,987	4,571	19,585
M0	1,085	125	921	2,131	150	2	3	155	1,235	127	924	2,286
M1	631	1,535	1,855	4,021	511	125	297	933	1,142	1,660	2,152	4,954
M2 ²	10,810	4,904	7,921	23,635	1,982	615	1,420	4,017	12,792	5,519	9,341	27,652
M3	6,109	229		6,338	231		14	245	6,340	229	14	6,583
M4	4,823	1,742	1,163	7,728	541	29	9	579	5,364	1,771	1,172	8,307
M5	1,320	1,354		2,674	369	58		427	1,689	1,412		3,101
M6	1,322	2,186		3,508	1,871	595	113	2,579	3,193	2,781	113	6,087
M7	30	2	194	226				0	30	2	194	226
M8	21			21	237	191		428	258	191		449
M9	242	461	976	1,679	184	774		958	426	1,235	976	2,637
N1	18,313	14,011	2,203	34,527	2,969	1,132	435	4,536	21,282	15,143	2,638	39,063

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
SEWERSHED
(JANUARY 1990)

SEWERSHED CODE	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
N2	2,616	1,681		4,297	1,367	79		1,446	3,983	1,760		5,743
O1	408	2		410	1,312			1,312	1,720	2		1,722
P1	173	2	1	176	684		785	1,469	857	2	786	1,645
P2	175			175	10			10	185			185
P3	442			442	583			583	1,025			1,025
Q1	1,979			1,979	846			846	2,825			2,825
R1	2,458	4		2,462	940			940	3,398	4		3,402
R2	236			236	30			30	266			266
R3 ³	69			69	92			92	161			161
R4	198			198	166			166	364			364
S1	2,358	2,116	1,209	5,683	3,530	569	385	4,484	5,888	2,685	1,594	10,167
S2	205			205	348			348	553			553
T1	1,487			1,487	272			272	1,759			1,759
T2	3,060	2,040	229	5,329	1,615	44	34	1,693	4,675	2,084	263	7,022
T3	2,643	1,480		4,123	1,767	13		1,780	4,410	1,493		5,903
T4	2,398	1,180	2,265	5,843	412	977	1,648	3,037	2,810	2,157	3,913	8,880
T5	1,855	1,865	708	4,428	1,490	1,176	4,049	6,715	3,345	3,041	4,757	11,143
T6	55			55	484			484	539			539
T7	372	385	216	973	1,175	1,134		2,309	1,547	1,519	216	3,282
TOTAL	163,029	67,306	72,129	302,464	52,799	13,368	13,463	79,630	215,828	80,674	85,592	382,094

¹ Town of Herndon.

² Comprises part of the Town of Vienna.

³ Includes the Town of Clifton.

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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	400	74	1	475	64	4		68	464	78	1	543
	151.02	398	2	75	475	53	61	28	142	451	63	103	617
	151.03	305			305	51			51	356			356
	CENSUS TOTAL	1,103	76	76	1,255	168	65	28	261	1,271	141	104	1,516
152	152.01	197	133		330	39	19		58	236	152		388
	152.02	18	20	1,455	1,493	5		7	12	23	20	1,462	1,505
	152.03	117			117	20			20	137			137
	152.04					1			1	1			1
	CENSUS TOTAL	332	153	1,455	1,940	65	19	7	91	397	172	1,462	2,031
153	153.01	220	60		280	105	5		110	325	65		390
	153.02	256	204	147	607	32			32	288	204	147	639
	153.03	180	291		471	5			5	185	291		476
	153.04	100			100	1			1	101			101
	CENSUS TOTAL	756	555	147	1,458	143	5		148	899	560	147	1,606
154	154.01	946	156	1,556	2,658	96	30		126	1,042	186	1,556	2,784
	154.02	407			407	40			40	447			447
	154.03	125	70	13	208	16	69		85	141	139	13	293
	CENSUS TOTAL	1,478	226	1,569	3,273	152	99		251	1,630	325	1,569	3,524
155	155.01	367	400	339	1,106	119	208		327	486	608	339	1,433
	155.02	688			688	15			15	703			703
	155.03	261			261	41			41	302			302
	155.04	90			90	6			6	96			96

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
155	CENSUS TOTAL	1,406	400	339	2,145	181	208		389	1,587	608	339	2,534
156	156.01	535			535	39			39	574			574
	156.02	76			76	1			1	77			77
	156.03	289	2		291	77			77	366	2		368
	156.04	115			115	283			283	398			398
	CENSUS TOTAL	1,015	2		1,017	400			400	1,415	2		1,417
157	157.01	432			432	17			17	449			449
	157.02	747			747	34			34	781			781
	157.03	189	2		191	6			6	195	2		197
	CENSUS TOTAL	1,368	2		1,370	57			57	1,425	2		1,427
158	158.01	667			667	102			102	769			769
	158.02	495			495	88	1		89	583	1		584
	158.03	462			462	80			80	542			542
	CENSUS TOTAL	1,624			1,624	270	1		271	1,894	1		1,895
159	159.01	842			842	115			115	957			957
	159.02	181	5		186	90			90	271	5		276
	159.03												
	159.04	101			101	66			66	167			167
	CENSUS TOTAL	1,124	5		1,129	271			271	1,395	5		1,400
160	160.01	112	2	169	283	130		51	181	242	2	220	464
	160.02	603	151	242	996	27	68	33	128	630	219	275	1,124
	160.03	293			293	40			40	333			333

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
160	CENSUS TOTAL	1,008	153	411	1,572	197	68	84	349	1,205	221	495	1,921
161	161.01	142		45	187	120		43	163	262		88	350
	161.02	97			97	11			11	108			108
	161.03	620			620	108			108	728			728
	161.04	448			448	187			187	635			635
	CENSUS TOTAL	1,307		45	1,352	426		43	469	1,733		88	1,821
162	162.01												
	162.02												
	CENSUS TOTAL												
163	163.01	232			232	873			873	1,105			1,105
	163.02	452	4		456	903			903	1,355	4		1,359
	CENSUS TOTAL	684	4		688	1,776			1,776	2,460	4		2,464
201	201.01	436			436	1			1	437			437
	201.02	466	140		606	113	6	6	125	579	146	6	731
	CENSUS TOTAL	902	140		1,042	114	6	6	126	1,016	146	6	1,168
202	202.01	458	719		1,177	186	48	1	235	644	767	1	1,412
	202.02	507	309		816	38	591		629	545	900		1,445
	CENSUS TOTAL	965	1,028		1,993	224	639	1	864	1,189	1,667	1	2,857
203	203.01	637			637	45			45	682			682
	203.02	368	286		654	152			152	520	286		806
	203.03	242			242	7			7	249			249
	203.04	211	80		291	129			129	340	80		420

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
203	CENSUS TOTAL	1,458	366		1,824	333			333	1,791	366		2,157
204	204.01	25	273	1,288	1,586	20	9	4	33	45	282	1,292	1,619
	CENSUS TOTAL	25	273	1,288	1,586	20	9	4	33	45	282	1,292	1,619
205	205.01	83	417	2,185	2,685		14	20	34	83	431	2,205	2,719
	205.02	171	8		179	7			7	178	8		186
	CENSUS TOTAL	254	425	2,185	2,864	7	14	20	41	261	439	2,205	2,905
206	206.01	60	120		180	4			4	64	120		184
	206.02		360	67	427			4	4		360	71	431
	206.03	321	145	556	1,022	115	21	20	156	436	166	576	1,178
	CENSUS TOTAL	381	625	623	1,629	119	21	24	164	500	646	647	1,793
207	207.01	625			625	42			42	667			667
	207.02	129			129	69			69	198			198
	207.03	548			548	60			60	608			608
	CENSUS TOTAL	1,302			1,302	171			171	1,473			1,473
208	208.01	333			333	49			49	382			382
	208.02	265			265	31			31	296			296
	208.03	477	73		550	87			87	564	73		637
	CENSUS TOTAL	1,075	73		1,148	167			167	1,242	73		1,315
209	209.01	367	245	1,386	1,998	687	19	19	725	1,054	264	1,405	2,723
	209.02	255	1,279	490	2,024	2,022	73		2,095	2,277	1,352	490	4,119
	209.03	325	144		469	19			19	344	144		488
	CENSUS TOTAL	947	1,668	1,876	4,491	2,728	92	19	2,839	3,675	1,760	1,895	7,330

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
210	210.01	252			252	64	47	41	152	316	47	41	404
	210.02	67	496		563	8	195	97	300	75	691	97	863
	210.03	178	64		242	68	249		317	246	313		559
	210.04	287			287	2			2	289			289
	CENSUS TOTAL	784	560		1,344	142	491	138	771	926	1,051	138	2,115
211	211.01	449	1,398		1,847	1,504	57		1,561	1,953	1,455		3,408
	211.02	247	86	370	703	1,457	51		1,508	1,704	137	370	2,211
	211.03	13	182		195	202	191		393	215	373		588
	CENSUS TOTAL	709	1,666	370	2,745	3,163	299		3,462	3,872	1,965	370	6,207
212	212.01	691			691	2			2	693			693
	CENSUS TOTAL	691			691	2			2	693			693
213	213.01	913	355		1,268	102			102	1,015	355		1,370
	213.02	42	62		104	9			9	51	62		113
	CENSUS TOTAL	955	417		1,372	111			111	1,066	417		1,483
214	214.01	198	2	727	927	40	4		44	238	6	727	971
	214.02	288	32	1,186	1,506	40	64	17	121	328	96	1,203	1,627
	CENSUS TOTAL	486	34	1,913	2,433	80	68	17	165	566	102	1,930	2,598
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	112	340	539	6	11	44	61	93	123	384	600
	CENSUS TOTAL	182	1,115	663	1,960	16	20	44	80	198	1,135	707	2,040

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
217	217.01	1,079	944	657	2,680	22	44	49	115	1,101	988	706	2,795
	CENSUS TOTAL	1,079	944	657	2,680	22	44	49	115	1,101	988	706	2,795
218	218.01	187	687	1,188	2,062	67	25	152	244	254	712	1,340	2,306
	CENSUS TOTAL	187	687	1,188	2,062	67	25	152	244	254	712	1,340	2,306
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		53		53	12	53		65
	220.05	30	2	194	226					30	2	194	226
	CENSUS TOTAL	314	184	194	692	14	70		84	328	254	194	776
221	221.01	204	558	608	1,370	45	182		227	249	740	608	1,597
	221.02	1			1	16			16	17			17
	221.03	92			92	192		785	977	284		785	1,069
	221.04	32	748	6	786	20	515	432	967	52	1,263	438	1,753
	221.05	15		253	268	390	152		542	405	152	253	810
	221.06	39		1	40	269			269	308		1	309
	CENSUS TOTAL	383	1,306	868	2,557	932	849	1,217	2,998	1,315	2,155	2,085	5,555
222	222.01												
	CENSUS TOTAL												
301	301.01	465			465	34			34	499			499

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
301	301.02	1,055			1,055	62			62	1,117			1,117
	301.03	304	652		956	87	16		103	391	668		1,059
	CENSUS TOTAL	1,824	652		2,476	183	16		199	2,007	668		2,675
302	302.01	2,399	1,309		3,708	171	28		199	2,570	1,337		3,907
	CENSUS TOTAL	2,399	1,309		3,708	171	28		199	2,570	1,337		3,907
303	303.01	790	1,720		2,510	109	11	3	123	899	1,731	3	2,633
	303.02	1,047	1		1,048	7			7	1,054	1		1,055
	CENSUS TOTAL	1,837	1,721		3,558	116	11	3	130	1,953	1,732	3	3,688
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		12	30	297	106	178	581
	306.02	350			350	2			2	352			352
	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		12	35	1,344	106	399	1,849
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

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
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	836	1,183	242	2,261	268	39		307	1,104	1,222	242	2,568
	CENSUS TOTAL	836	1,183	242	2,261	268	39		307	1,104	1,222	242	2,568
310	310.01	744	1,555		2,299	32	45		77	776	1,600		2,376
	CENSUS TOTAL	744	1,555		2,299	32	45		77	776	1,600		2,376
311	311.01	490	567		1,057	9	2		11	499	569		1,068
	311.02	501	545	448	1,494	23	6		29	524	551	448	1,523
	311.03	1,247	1,833	468	3,548	104	5		109	1,351	1,838	468	3,657
	311.04	251	69	100	420	132			132	383	69	100	552
	CENSUS TOTAL	2,489	3,014	1,016	6,519	268	13		281	2,757	3,027	1,016	6,800
312	312.01	3,359	814		4,173	543	84		627	3,902	898		4,800
	CENSUS TOTAL	3,359	814		4,173	543	84		627	3,902	898		4,800
313	313.01	1,091	242		1,333	108			108	1,199	242		1,441
	CENSUS TOTAL	1,091	242		1,333	108			108	1,199	242		1,441
314	314.01	889	432		1,321	32	78		110	921	510		1,431
	CENSUS TOTAL	889	432		1,321	32	78		110	921	510		1,431
315	315.01	1,040	836		1,876	119			119	1,159	836		1,995
	CENSUS TOTAL	1,040	836		1,876	119			119	1,159	836		1,995
316	316.01	323	46	242	611	615	64	9	688	938	110	251	1,299
	316.02	553	205	99	857	67	11		78	620	216	99	935
	316.03	3			3					3			3

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
316	CENSUS TOTAL	879	251	341	1,471	682	75	9	766	1,561	326	350	2,237
317	317.01	1,997	1,759	78	3,834	557	48		605	2,554	1,807	78	4,439
	317.02	264	482		746	53			53	317	482		799
	CENSUS TOTAL	2,261	2,241	78	4,580	610	48		658	2,871	2,289	78	5,238
401	401.01	251	150	282	683	67			67	318	150	282	750
	401.02	1,020			1,020	101			101	1,121			1,121
	401.03	438	161	388	987	80			80	518	161	388	1,067
	CENSUS TOTAL	1,709	311	670	2,690	248			248	1,957	311	670	2,938
402	402.01	1		296	297		529	312	841	1	529	608	1,138
	402.02	416	579	1,088	2,083	74	30	2	106	490	609	1,090	2,189
	402.03												
	402.04	129			129	92			92	221			221
	CENSUS TOTAL	546	579	1,384	2,509	166	559	314	1,039	712	1,138	1,698	3,548
403	403.01	471			471	31			31	502			502
	403.02	447			447	108			108	555			555
	CENSUS TOTAL	918			918	139			139	1,057			1,057
404	404.01	697	35		732	24			24	721	35		756
	404.02	96			96	9			9	105			105
	404.03	493			493	37			37	530			530
	404.04	649			649	159			159	808			808
	404.05	1,596	137		1,733	55			55	1,651	137		1,788
	404.06	1,043			1,043	51			51	1,094			1,094

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
404	404.07												
	CENSUS TOTAL	4,574	172		4,746	335			335	4,909	172		5,081
405	405.01	63	66		129	31			31	94	66		160
	405.02	419			419	42			42	461			461
	405.03	1,494			1,494	190	27	14	231	1,684	27	14	1,725
	405.04												
	CENSUS TOTAL	1,976	66		2,042	263	27	14	304	2,239	93	14	2,346
406	406.01	953			953	190			190	1,143			1,143
	CENSUS TOTAL	953			953	190			190	1,143			1,143
501	501.01	93	348	1,032	1,473	1			1	94	348	1,032	1,474
	501.02	200		150	350	3			3	203		150	353
	501.03	350		64	414	7	1		8	357	1	64	422
	CENSUS TOTAL	643	348	1,246	2,237	11	1		12	654	349	1,246	2,249
502	502.01		510		510						510		510
	502.02	243			243	1			1	244			244
	502.03	149		25	174	28	2		30	177	2	25	204
	502.04	392			392	26			26	418			418
	CENSUS TOTAL	784	510	25	1,319	55	2		57	839	512	25	1,376
503	503.01	302			302	15			15	317			317
	503.02	293			293	1			1	294			294
	503.03	189	101	556	846	92	6		98	281	107	556	944
	503.04	226			226	40			40	266			266

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
503	CENSUS TOTAL	1,010	101	556	1,667	148	6		154	1,158	107	556	1,821
504	504.01	274	96		370	27	10		37	301	106		407
	504.02	338			338	8			8	346			346
	504.03	230			230	17			17	247			247
	CENSUS TOTAL	842	96		938	52	10		62	894	106		1,000
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	7	9	8	24	398	105	1,198	1,701
	506.03	298			298	5			5	303			303
	506.04	188	2		190					188	2		190
	506.05	250			250	28			28	278			278
	506.06	375			375	15			15	390			390
	506.07	173	2		175	16			16	189	2		191
	CENSUS TOTAL	1,866	100	1,190	3,156	143	9	8	160	2,009	109	1,198	3,316
507	507.01	514	436		950	55	2		57	569	438		1,007
	507.02	287	2	1,142	1,431	80			80	367	2	1,142	1,511
	CENSUS TOTAL	801	438	1,142	2,381	135	2		137	936	440	1,142	2,518
508	508.01	292			292	31			31	323			323
	508.02	432			432	25			25	457			457

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
508	508.03	214		184	398	66			66	280		184	464
	CENSUS TOTAL	938		184	1,122	122			122	1,060		184	1,244
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	358			358	10			10	368			368
	511.02	452			452	6			6	458			458
	CENSUS TOTAL	810			810	16			16	826			826
512	512.01	226			226	5			5	231			231
	512.02	308			308	6			6	314			314
	512.03	101			101	29			29	130			130
	CENSUS TOTAL	635			635	40			40	675			675
513	513.01	402	25		427	73			73	475	25		500
	513.02	303	16	108	427	6			6	309	16	108	433
	CENSUS TOTAL	705	41	108	854	79			79	784	41	108	933
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

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
515	515.01	46	36	898	980	4			4	50	36	898	984
	515.02	322	119	830	1,271	55	14	61	130	377	133	891	1,401
	515.03	249	186	333	768	72	32		104	321	218	333	872
	515.04	63	30	770	863	23		16	39	86	30	786	902
	CENSUS TOTAL	680	371	2,831	3,882	154	46	77	277	834	417	2,908	4,159
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	165	2	444	611	29			29	194	2	444	640
	516.05	214		196	410	11			11	225		196	421
	CENSUS TOTAL	567	38	2,115	2,720	44		44	88	611	38	2,159	2,808
517	517.01	271	262	1,149	1,682	134	51	29	214	405	313	1,178	1,896
	517.02	349		3,387	3,736	42		347	389	391		3,734	4,125
	CENSUS TOTAL	620	262	4,536	5,418	176	51	376	603	796	313	4,912	6,021
518	518.01	416	9		425	53			53	469	9		478
	518.02	173			173	64			64	237			237
	518.03	426		1	427	78			78	504		1	505
	CENSUS TOTAL	1,015	9	1	1,025	195			195	1,210	9	1	1,220
519	519.01	437	1,244	499	2,180	147	30		177	584	1,274	499	2,357
	CENSUS TOTAL	437	1,244	499	2,180	147	30		177	584	1,274	499	2,357
520	520.01	510	354	246	1,110	109			109	619	354	246	1,219
	CENSUS TOTAL	510	354	246	1,110	109			109	619	354	246	1,219

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
521	521.01	118			118	5			5	123			123
	521.02	374	334	219	927	33	12		45	407	346	219	972
	521.03	314	230		544	43	7		50	357	237		594
	521.04	292	326		618	26			26	318	326		644
	521.05	256	67		323	31	70	6	107	287	137	6	430
	CENSUS TOTAL	1,354	957	219	2,530	138	89	6	233	1,492	1,046	225	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
	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	1			1	507			507
	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	58	9		67	181	336		517
	CENSUS TOTAL	1,583	327	412	2,322	69	9		78	1,652	336	412	2,400
525	525.01	286			286					286			286
	525.02	385	2		387	54			54	439	2		441
	525.03	338	10		348	22			22	360	10		370
	525.04	254	155	1,065	1,474	202	111	3	316	456	266	1,068	1,790

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
525	CENSUS TOTAL	1,263	167	1,065	2,495	278	111	3	392	1,541	278	1,068	2,887
526	526.01	365		366	731					365		366	731
	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	677	1,462		899		899	442	1,242	677	2,361
601	601.01	312			312	58			58	370			370
	601.02	629			629	88			88	717			717
	601.03	260			260	170			170	430			430
	CENSUS TOTAL	1,201			1,201	316			316	1,517			1,517
602	602.01	442			442	89			89	531			531
	602.02	61			61	71			71	132			132
	602.03	665			665	51			51	716			716
	CENSUS TOTAL	1,168			1,168	211			211	1,379			1,379
603	603.01	257			257	150			150	407			407
	603.02	651			651	105			105	756			756
	CENSUS TOTAL	908			908	255			255	1,163			1,163
604	604.01	235			235	90			90	325			325
	604.02	432	102	491	1,025	55	157		212	487	259	491	1,237
	604.03	138			138	68			68	206			206
	CENSUS TOTAL	805	102	491	1,398	213	157		370	1,018	259	491	1,768
605	605.01	504	2		506	333	59	11	403	837	61	11	909
	605.02	216	205	13	434	235	54	42	331	451	259	55	765

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
605	605.03	291	1		292	81			81	372	1		373
	605.04	66	142		208	36	5		41	102	147		249
	605.05	216	244		460	380	27		407	596	271		867
	CENSUS TOTAL	1,293	594	13	1,900	1,065	145	53	1,263	2,358	739	66	3,163
606	606.01	147			147	31			31	178			178
	606.02	1,106			1,106	169		100	269	1,275		100	1,375
	CENSUS TOTAL	1,253			1,253	200		100	300	1,453		100	1,553
607 ¹	607.01	2,166	196	303	2,665	97	1		98	2,263	197	303	2,763
	CENSUS TOTAL	2,166	196	303	2,665	97	1		98	2,263	197	303	2,763
608 ¹	608.01	852	47	185	1,084	70			70	922	47	185	1,154
	CENSUS TOTAL	852	47	185	1,084	70			70	922	47	185	1,154
609 ¹	609.01	736	84		820	50			50	786	84		870
	CENSUS TOTAL	736	84		820	50			50	786	84		870
610 ¹	610.01	652	76	36	764	69	11		80	721	87	36	844
	CENSUS TOTAL	652	76	36	764	69	11		80	721	87	36	844
611	611.01	637			637	97			97	734			734
	611.02	1,023	318	300	1,641	310	22	8	340	1,333	340	308	1,981
	CENSUS TOTAL	1,660	318	300	2,278	407	22	8	437	2,067	340	308	2,715
612	612.01	181			181	74			74	255			255
	612.02	855	39		894	413	37		450	1,268	76		1,344
	612.03	68			68	86			86	154			154
	612.04	33	2		35	30	178		208	63	180		243

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
612	CENSUS TOTAL	1,137	41		1,178	603	215		818	1,740	256		1,996
613	613.01	66		313	379	40		234	274	106		547	653
	613.02	19	1,233	942	2,194		84	38	122	19	1,317	980	2,316
	CENSUS TOTAL	85	1,233	1,255	2,573	40	84	272	396	125	1,317	1,527	2,969
614	614.01	72			72	28			28	100			100
	614.02	201	176	1,521	1,898	70		3	73	271	176	1,524	1,971
	CENSUS TOTAL	273	176	1,521	1,970	98		3	101	371	176	1,524	2,071
615	615.01	128	23		151	313	7		320	441	30		471
	615.02	206			206	149			149	355			355
	615.03	170	240		410	42	27	27	96	212	267	27	506
	615.04	21	390		411	50	150	712	912	71	540	712	1,323
	615.05	89			89					89			89
	CENSUS TOTAL	614	653		1,267	554	184	739	1,477	1,168	837	739	2,744
616	616.01	132	515		647	62	256	206	524	194	771	206	1,171
	616.02	310	46		356	88	14		102	398	60		458
	616.03	53	312		365	15	9	118	142	68	321	118	507
	616.04	9		783	792			1,017	1,017	9		1,800	1,809
	CENSUS TOTAL	504	873	783	2,160	165	279	1,341	1,785	669	1,152	2,124	3,945
617	617.01	30	1,053	749	1,832	214	104	103	421	244	1,157	852	2,253
	617.02	156			156	102		225	327	258		225	483
	CENSUS TOTAL	186	1,053	749	1,988	316	104	328	748	502	1,157	1,077	2,736
701	701.01	281			281	28			28	309			309

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
701	701.02	445			445	44			44	489			489
	701.03	53			53	55			55	108			108
	701.04	131	35		166	211			211	342	35		377
	CENSUS TOTAL	910	35		945	338			338	1,248	35		1,283
702	702.01	1			1					1			1
	CENSUS TOTAL	1			1					1			1
703	703.01	658			658	118			118	776			776
	703.02	97			97	74			74	171			171
	703.03	289			289	98			98	387			387
	CENSUS TOTAL	1,044			1,044	290			290	1,334			1,334
704	704.01	293	227		520	142			142	435	227		662
	704.02	43			43	9			9	52			52
	704.03	353			353	144			144	497			497
	704.04	259			259	36			36	295			295
	704.05	494			494	79			79	573			573
	CENSUS TOTAL	1,442	227		1,669	410			410	1,852	227		2,079
705	705.01	109			109	56			56	165			165
	705.02	328			328	5			5	333			333
	705.03	424	274		698	172	4	41	217	596	278	41	915
	705.04	290			290	16			16	306			306
	705.05	151			151	100			100	251			251
	705.06	4		500	504					4		500	504

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
705	CENSUS TOTAL	1,306	274	500	2,080	349	4	41	394	1,655	278	541	2,474
706	706.01	179			179	125			125	304			304
	706.02	125	48		173	13			13	138	48		186
	706.03	244	23	144	411	11	61		72	255	84	144	483
	706.04	151	13		164	13	16	1	30	164	29	1	194
	CENSUS TOTAL	699	84	144	927	162	77	1	240	861	161	145	1,167
707	707.01	269	7		276	17	9	6	32	286	16	6	308
	707.02	388			388	50			50	438			438
	707.03	266	1		267	62			62	328	1		329
	707.04	378			378	2			2	380			380
	707.05	196			196	2			2	198			198
	707.06	253			253	6			6	259			259
	CENSUS TOTAL	1,750	8		1,758	139	9	6	154	1,889	17	6	1,912
708	708.01	236	27		263	14			14	250	27		277
	708.02	608	175		783	10		33	43	618	175	33	826
	CENSUS TOTAL	844	202		1,046	24		33	57	868	202	33	1,103
709	709.01	466		240	706	119			119	585		240	825
	709.02	495	206		701	31	20		51	526	226		752
	709.03	253			253	16			16	269			269
	709.04	77	251		328	79	42		121	156	293		449
	709.05	315	23		338	46			46	361	23		384
	709.06	111			111	16			16	127			127

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
709	CENSUS TOTAL	1,717	480	240	2,437	307	62		369	2,024	542	240	2,806
710	710.01	58			58	24			24	82			82
	710.02	218			218	41	2		43	259	2		261
	710.03	179			179	47		355	402	226		355	581
	CENSUS TOTAL	455			455	112	2	355	469	567	2	355	924
711	711.01	155			155	18			18	173			173
	711.02	208			208					208			208
	711.03	265			265	14			14	279			279
	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	358			358	74			74	432			432
	CENSUS TOTAL	2,062		340	2,402	117			117	2,179		340	2,519
712	712.01												
	712.02												
	712.03	40	174		214	20	3	2	25	60	177	2	239
	712.04	43	376	2,375	2,794	43		121	164	86	376	2,496	2,958
	CENSUS TOTAL	83	550	2,375	3,008	63	3	123	189	146	553	2,498	3,197
713	713.01	259	638	2,381	3,278	168		94	262	427	638	2,475	3,540
	713.02	554	49		603	57	4	72	133	611	53	72	736
	CENSUS TOTAL	813	687	2,381	3,881	225	4	166	395	1,038	691	2,547	4,276

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
714	714.01	680	464	363	1,507	97	60	18	175	777	524	381	1,682
	714.02	255		639	894	15			15	270		639	909
	CENSUS TOTAL	935	464	1,002	2,401	112	60	18	190	1,047	524	1,020	2,591
801	801.01	302			302	242			242	544			544
	801.02	203	1		204	70			70	273	1		274
	801.03	191			191	185			185	376			376
	801.04	235			235	112			112	347			347
	801.05	196			196	119			119	315			315
	CENSUS TOTAL	1,127	1		1,128	728			728	1,855	1		1,856
802	802.01	279			279	595			595	874			874
	802.02	445			445	132			132	577			577
	802.03	510			510	65			65	575			575
	802.04			2,169	2,169							2,169	2,169
	802.05												
	CENSUS TOTAL	1,234		2,169	3,403	792			792	2,026		2,169	4,195
803	803.01	815			815	284			284	1,099			1,099
	803.02	248			248	59			59	307			307
	803.03	778	2		780	663			663	1,441	2		1,443
	803.04	1			1					1			1
	CENSUS TOTAL	1,842	2		1,844	1,006			1,006	2,848	2		2,850
804	804.01	519			519	217			217	736			736
	804.02	541			541	309			309	850			850

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
804	804.03	343			343	134			134	477			477
	804.04	320			320	262			262	582			582
	804.05	697			697	282			282	979			979
	CENSUS TOTAL	2,420			2,420	1,204			1,204	3,624			3,624
805	805.01	1,627			1,627	291			291	1,918			1,918
	805.02	1,351	219		1,570	547			547	1,898	219		2,117
	805.03	615	1,042	274	1,931	349	225	32	606	964	1,267	306	2,537
	CENSUS TOTAL	3,593	1,261	274	5,128	1,187	225	32	1,444	4,780	1,486	306	6,572
806	806.01	530	271		801	1,396	1,061	140	2,597	1,926	1,332	140	3,398
	806.02	154	320	198	672	1			1	155	320	198	673
	806.03	154	325	843	1,322	76			76	230	325	843	1,398
	806.04	449			449	129			129	578			578
	CENSUS TOTAL	1,287	916	1,041	3,244	1,602	1,061	140	2,803	2,889	1,977	1,181	6,047
807	807.01					120	293	180	593	120	293	180	593
	807.02	164	926	2,441	3,531	19	33	1	53	183	959	2,442	3,584
	807.03	51	319		370	1			1	52	319		371
	CENSUS TOTAL	215	1,245	2,441	3,901	140	326	181	647	355	1,571	2,622	4,548
808 ²	808.01	1,120	938	494	2,552	636	58	24	718	1,756	996	518	3,270
	CENSUS TOTAL	1,120	938	494	2,552	636	58	24	718	1,756	996	518	3,270
809 ²	809.01	1,384	758	1,010	3,152	416	4	390	810	1,800	762	1,400	3,962
	CENSUS TOTAL	1,384	758	1,010	3,152	416	4	390	810	1,800	762	1,400	3,962
810	810.01	207	798		1,005	217		10	227	424	798	10	1,232

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

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		10	227	424	798	10	1,232
811	811.01	30			30	3			3	33			33
	811.02	92			92	390			390	482			482
	811.03	945			945	385			385	1,330			1,330
	811.04	1,266			1,266	170			170	1,436			1,436
	CENSUS TOTAL	2,333			2,333	948			948	3,281			3,281
812	812.01	945	548	694	2,187	296		2	298	1,241	548	696	2,485
	CENSUS TOTAL	945	548	694	2,187	296		2	298	1,241	548	696	2,485
813	813.01	1,162	3,036	1,896	6,094	144	71	111	326	1,306	3,107	2,007	6,420
	CENSUS TOTAL	1,162	3,036	1,896	6,094	144	71	111	326	1,306	3,107	2,007	6,420
814	814.01	1,093	1,127	446	2,666	37			37	1,130	1,127	446	2,703
	CENSUS TOTAL	1,093	1,127	446	2,666	37			37	1,130	1,127	446	2,703
815	815.01	748			748	44			44	792			792
	CENSUS TOTAL	748			748	44			44	792			792
816	816.01	431			431	57			57	488			488
	816.02	551			551	24			24	575			575
	CENSUS TOTAL	982			982	81			81	1,063			1,063
817	817.01	514			514	209			209	723			723
	817.02	413			413	217			217	630			630
	817.03	596			596	70			70	666			666
	817.04	213	288	976	1,477	97	508		605	310	796	976	2,082
	CENSUS TOTAL	1,736	288	976	3,000	593	508		1,101	2,329	796	976	4,101

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
818	818.01	203			203	49			49	252			252
	818.02	2,766	446		3,212	879			879	3,645	446		4,091
	818.03	526			526	299			299	825			825
	818.04	1,285	1,137		2,422	888	145		1,033	2,173	1,282		3,455
	CENSUS TOTAL	4,780	1,583		6,363	2,115	145		2,260	6,895	1,728		8,623
901	901.01	4			4					4			4
	901.02	12			12	61			61	73			73
	901.03	1,028			1,028	71			71	1,099			1,099
	901.04	1			1	25			25	26			26
	901.05	1,344	409	228	1,981	320			320	1,664	409	228	2,301
	901.06												
	CENSUS TOTAL	2,389	409	228	3,026	477			477	2,866	409	228	3,503
902	902.01	9			9	143			143	152			152
	902.02	340			340	574			574	914			914
	902.03	1,604	1,339		2,943	1,270	13		1,283	2,874	1,352		4,226
	902.04	325	1,216	252	1,793	134	567	65	766	459	1,783	317	2,559
	902.05	2			2	19		1,520	1,539	21		1,520	1,541
	CENSUS TOTAL	2,280	2,555	252	5,087	2,140	580	1,585	4,305	4,420	3,135	1,837	9,392
903	903.01	1,289	1,085	1	2,375	289	44	34	367	1,578	1,129	35	2,742
	903.02	1,054			1,054	1,031	69	22	1,122	2,085	69	22	2,176
	903.03	110	36		146	603	262		865	713	298		1,011
	903.04	8		22	30	2	58	38	98	10	58	60	128

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
903	CENSUS TOTAL	2,461	1,121	23	3,605	1,925	433	94	2,452	4,386	1,554	117	6,057
904	904.01	1,936	713	1,769	4,418	284	543	1,080	1,907	2,220	1,256	2,849	6,325
	904.02	70		13	83	1,142			1,142	1,212		13	1,225
	904.03	6		490	496	50			50	56		490	546
	904.04	111	175	6	292	68	289	568	925	179	464	574	1,217
	CENSUS TOTAL	2,123	888	2,278	5,289	1,544	832	1,648	4,024	3,667	1,720	3,926	9,313
905	905.01	79		748	827	116			116	195		748	943
	905.02	1,273	2		1,275	1,261	91		1,352	2,534	93		2,627
	CENSUS TOTAL	1,352	2	748	2,102	1,377	91		1,468	2,729	93	748	3,570
906	906.01	22			22	58			58	80			80
	906.02	39			39	47			47	86			86
	906.03	203		216	419	77	143		220	280	143	216	639
	906.04	197	1,093	434	1,724	755	1,164	2,353	4,272	952	2,257	2,787	5,996
	906.05	1,550	2,036	448	4,034	1,288	616	436	2,340	2,838	2,652	884	6,374
	CENSUS TOTAL	2,011	3,129	1,098	6,238	2,225	1,923	2,789	6,937	4,236	5,052	3,887	13,175
907	907.01	65			65	112			112	177			177
	907.02	628			628	300			300	928			928
	907.03	119			119	175			175	294			294
	907.04	133			133	86			86	219			219
	907.05	47			47	19			19	66			66
	907.06	640	2		642	94			94	734	2		736
	907.07	91			91	316			316	407			407

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
907	907.08	38			38	21			21	59			59
	907.09	603			603	186			186	789			789
	907.10	74			74	100			100	174			174
	907.11	14			14	5			5	19			19
	907.12	76			76	14			14	90			90
	907.13	55			55	12			12	67			67
	907.14	107			107	23			23	130			130
	907.15	42			42	3			3	45			45
	907.16	54			54	11			11	65			65
	CENSUS TOTAL	2,786	2		2,788	1,477			1,477	4,263	2		4,265
908	908.01	158			158	54			54	212			212
	908.02	299			299	90			90	389			389
	908.03	218			218	14			14	232			232
	908.04	209			209	192			192	401			401
	908.05	315			315	58			58	373			373
	908.06	727			727	19			19	746			746
	908.07	110			110	35			35	145			145
	908.08	410			410	189			189	599			599
	908.09	1,021	69		1,090	574			574	1,595	69		1,664
	908.10	142			142	167			167	309			309
	908.11	502			502	874			874	1,376			1,376
	908.12	897	1,616		2,513	304			304	1,201	1,616		2,817

(CONTINUED)

HOUSING UNITS AT PLANNED BUILDOUT
CENSUS AND SUBCENSUS TRACT
(JANUARY 1990)

CENSUS TRACT	SUBCENSUS TRACT	EXISTING UNITS				ADDITIONALLY PLANNED UNITS				BUILDOUT UNITS			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
908	CENSUS TOTAL	5,008	1,685		6,693	2,570			2,570	7,578	1,685		9,263
909 ³	909.01	69			69	93			93	162			162
	CENSUS TOTAL	69			69	93			93	162			162
TOTAL		163,029	67,306	72,129	302,464	52,799	13,368	13,463	79,630	215,828	80,674	85,592	382,094

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