

Standard Reports 1993

Office of Research and Statistics

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Fairfax
Virginia

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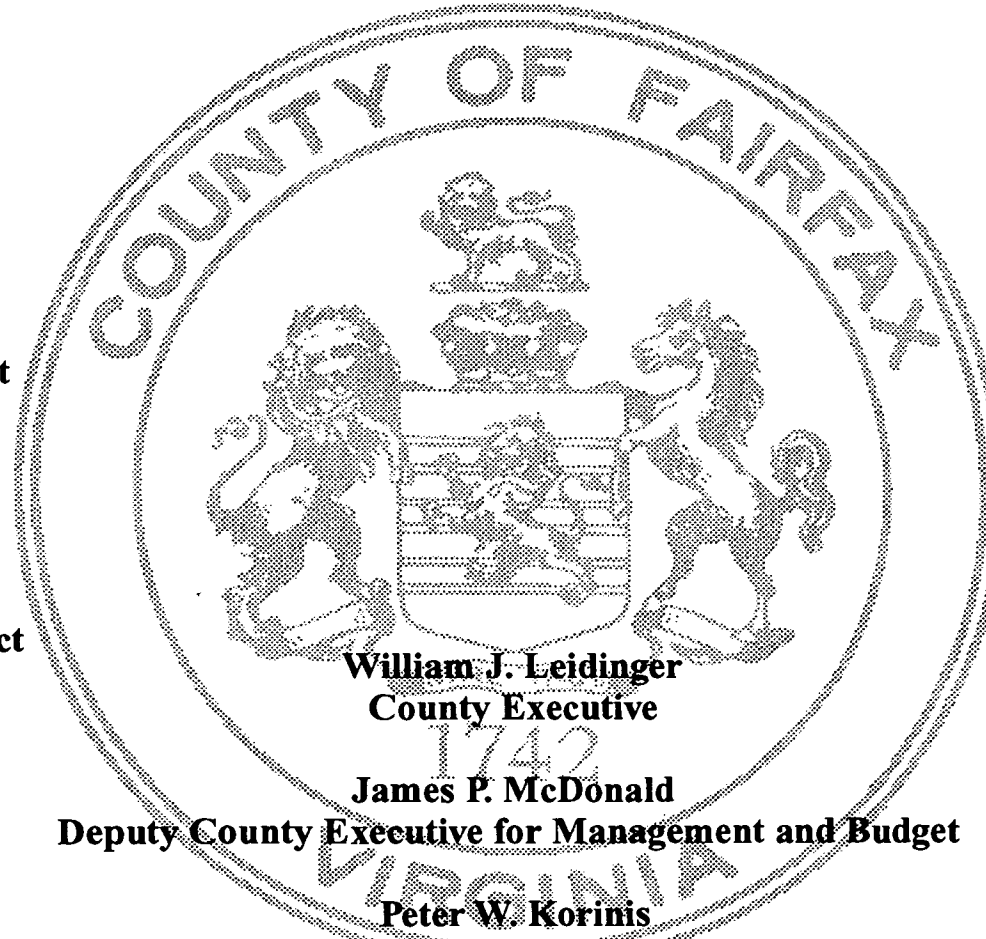
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STANDARD REPORTS®

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

1993



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FOREWORD

The Standard Reports is a compilation of population, housing development activity, nonresidential gross floor area, and land use information. Specifically, within the Standard Reports are tables showing the following: a demographic profile of Fairfax County; population estimates, densities, and forecasts; 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; nonresidential structures; and existing and planned land use data. Various geographic arrangements are used to present the data, such as supervisor districts, planning districts, sewersheds, and census/subcensus tracts. Also, within each section of the Standard Reports is a narrative that highlights significant changes in the data, major trends/occurrences, and methodologies, where appropriate. All information, except the historical and forecast data, is as of January 1, 1993.

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

A list of the economic and demographic information published by the Office of Research and Statistics can be obtained from:

The Maps and Publications Desk
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Telephone: (703) 324-2974

Inquiries concerning the Standard Reports and UDIS-related information should be directed to:

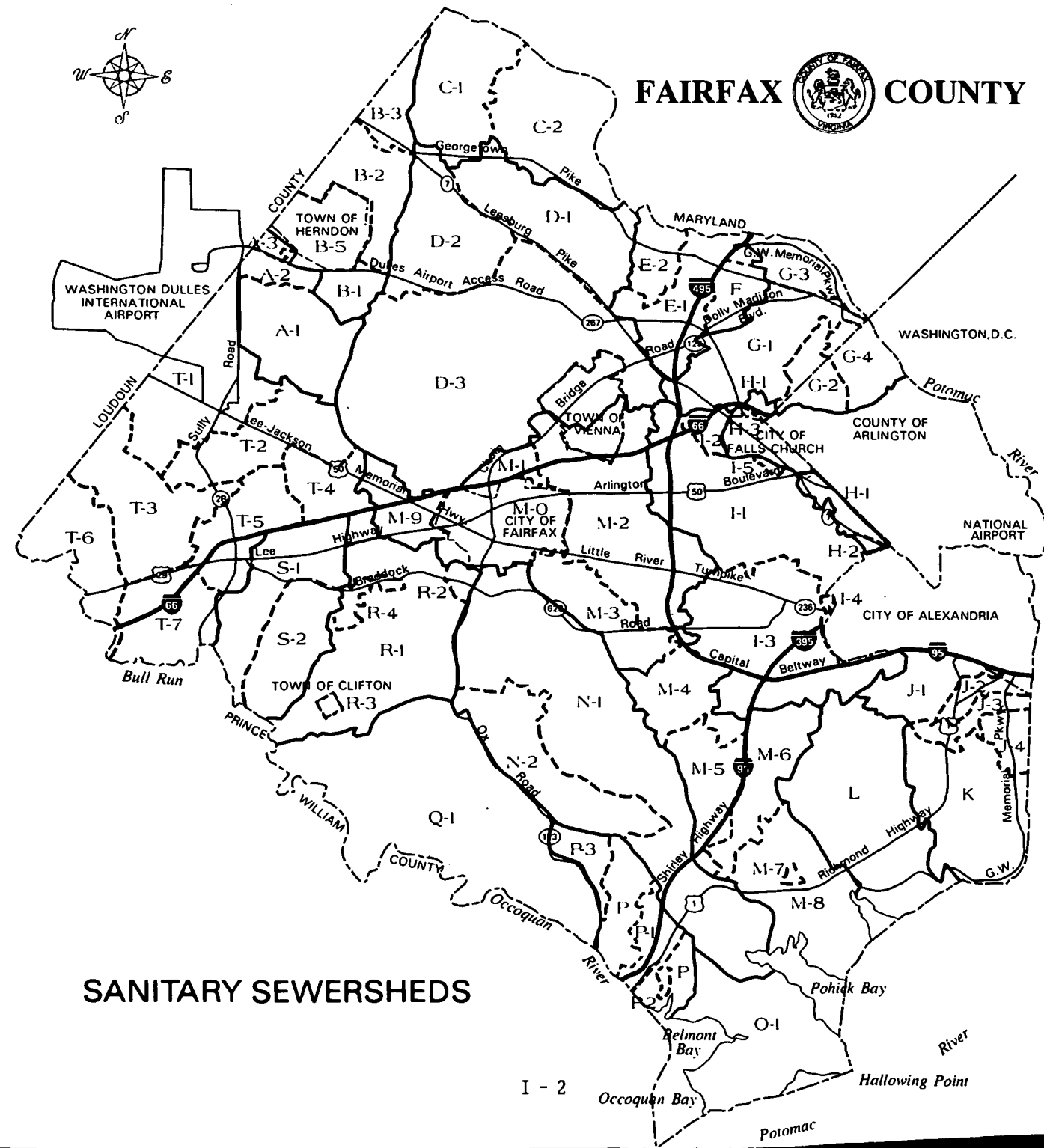
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12000 Government Center Parkway, Suite 527
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I. MAPS

The information contained in the Standard Reports is presented in several geographic arrangements -- supervisor district, planning district, sanitary sewershed, census tract and subcensus tract. The large scale map (4,000 feet = 1 inch) included with the Standard Reports displays supervisor districts, planning districts and census and subcensus tracts. Smaller scale maps of sanitary sewersheds and the Metrorail System are displayed on the following pages. Additional copies of the larger scale map are available at the Maps and Publications counter (see address on page ii).



FAIRFAX COUNTY

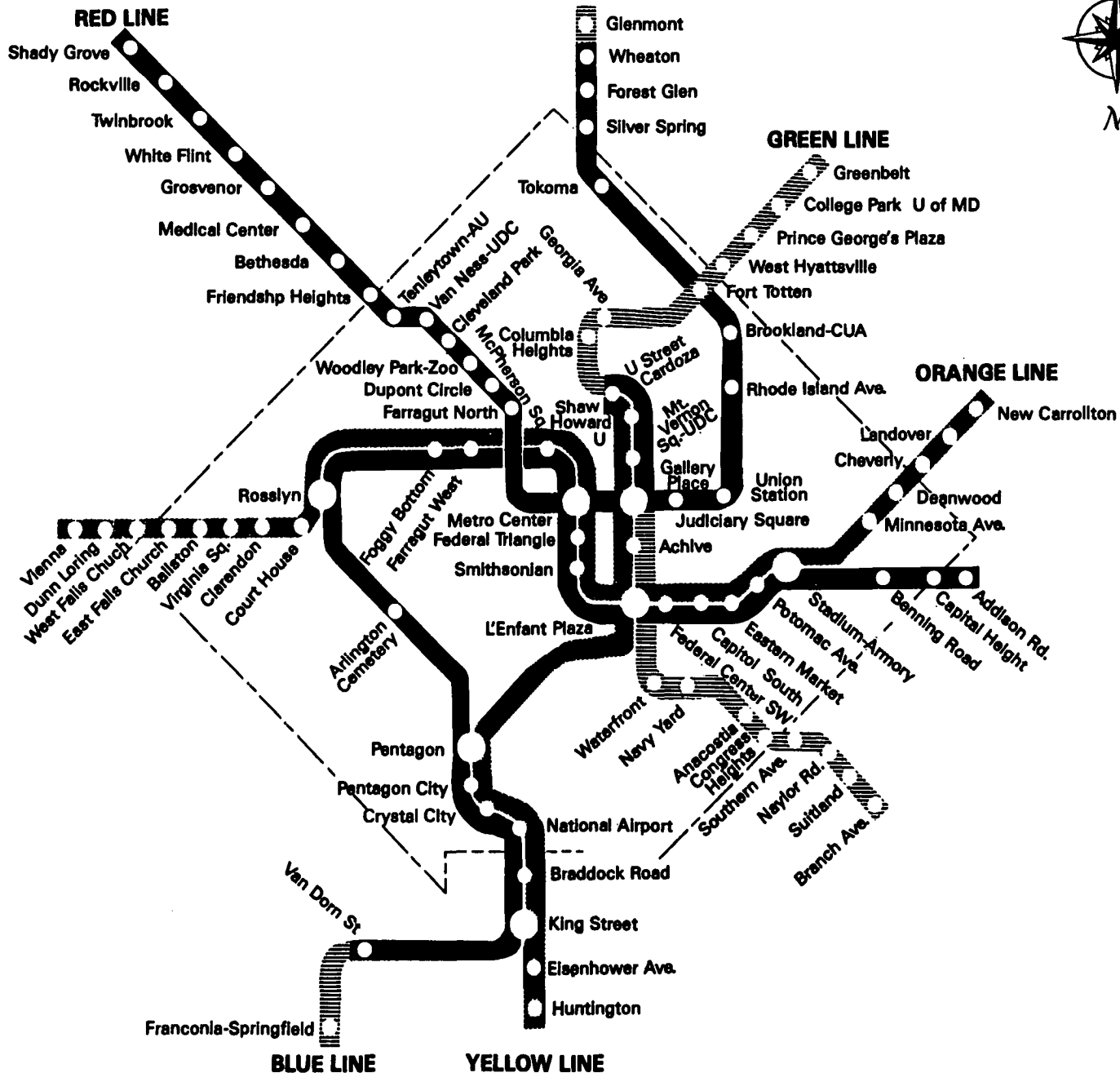


SANITARY SEWERSHEDS

Fairfax County Sewershed Codes

Code	Sewershed	Servicing Treatment Plant
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
K	Little Hunting Creek	Lower Potomac
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	Mill Branch	None
P-1	Mill Branch (Lorton South)	Lower Potomac
P-2	Mill Branch (Harbor View)	Harbor View
P-3	Mill Branch (Giles Run)	Lower Potomac
Q-1	Occoquan	None
R-1	Popes Head Creek	None
R-2	Upper Popes Head Creek	Lower Potomac
R-3	Popes Head Creek (Clifton)	Pump and Haul
R-4	Popes Head Creek	UOSA
S-1	Little Rocky Run	UOSA
S-2	Johnny Moore Creek	None
T-1	Cub Run	UOSA
T-2	Cub Run	UOSA
T-3	Cub Run	UOSA
T-4	Cub Run	UOSA
T-5	Cub Run	UOSA
T-6	Bull Run	None
T-7	Cub Run	UOSA

Metrorail System



II. DEMOGRAPHIC PROFILE

TABLE 2.1
Actual and Projected Population, Housing Units and Occupied Housing Units
Fairfax County, 1970 to 2020

Year	Population			Total Housing Units ^a	Occupied Housing Units ^b (Households)		
	Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	454,275	---	---	130,800	126,500	---	---
1975	537,200	16,600	3.4%	173,000	166,400	7,980	5.6%
1980	596,901	11,940	2.1%	215,600	205,200	7,760	4.3%
1985	668,300	14,300	2.3%	247,800	238,500	6,660	3.1%
1990	818,584	30,057	4.1%	302,500	292,300	10,760	4.2%
1991	827,100	8,500	1.0%	308,200	296,300	4,000	1.4%
1992	837,100	10,000	1.2%	312,200	301,900	5,600	1.9%
1993	851,900	14,800	1.8%	316,700	307,000	5,100	1.7%
1995	878,400	13,300	1.5%	326,700	316,600	4,800	1.6%
2000	942,000	12,700	1.4%	351,700	340,800	4,840	1.5%
2005	1,002,100	12,000	1.2%	374,300	362,700	4,380	1.3%
2010	1,065,800	12,600	1.2%	398,400	386,000	4,660	1.3%
2015	1,133,000	13,400	1.2%	424,000	410,800	4,960	1.3%
2020	1,204,500	14,300	1.2%	451,200	437,200	5,280	1.3%

Sources: U.S. Bureau of the Census, 1970, 1980 and 1990 (figures as of April 1).
1991 through 2020, Research and Analysis Branch, Fairfax County Office of Research and Statistics (figures as of January 1).

^a 1970 and 1980 figures are Census counts and include Fort Belvoir.

^b 1970, 1980 and 1990 figures are Census counts and include Fort Belvoir.

TABLE 2.2
Historical, Estimated and Projected Population by Supervisor District
Fairfax County, 1990 to 2020

Supervisor District	1990	1993	1995	2000	2005	2010	2015	2020
Braddock	90,767	90,008	88,903	89,591	91,546	94,856	100,753	107,029
Dranesville ^a	92,296	93,831	97,411	107,296	116,202	124,989	133,009	141,543
Hunter Mill ^b	90,714	94,811	97,566	111,836	115,150	119,991	127,677	135,857
Lee	90,049	89,779	93,218	101,921	108,267	115,089	122,483	130,353
Mason	90,725	89,559	89,343	90,554	93,584	97,752	104,006	110,662
Mount Vernon	87,124	93,212	96,509	101,659	110,864	119,445	126,230	133,450
Providence	90,778	92,720	95,080	100,650	108,999	117,214	124,663	132,591
Springfield ^c	92,626	96,876	100,109	102,642	107,103	112,575	119,801	127,490
Sully	93,505	111,062	120,272	135,815	150,382	163,883	174,391	185,574
Total	818,584	851,858	878,411	941,964	1,002,096	1,065,794	1,133,011	1,204,549

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990. (Figures as of April 1, 1990.)

1993 through 2010, Research and Analysis Branch, Office of Research and Statistics. (Figures as of January 1.)

Note: Figures may not sum to total due to rounding.

^aIncludes the Town of Herndon.

^bIncludes the Town of Vienna.

^cIncludes the Town of Clifton

TABLE 2.3
Historical, Estimated and Projected Population by Planning District
Fairfax County, 1990 to 2020

Planning District	1990	1993	1995	2000	2005	2010	2015	2020
Annandale	66,329	66,696	65,540	66,052	67,478	69,950	74,422	79,180
Baileys	38,392	37,401	37,801	38,299	39,404	41,043	43,680	46,486
Bull Run	66,234	80,194	87,974	99,821	111,494	122,115	129,939	138,266
Fairfax	45,244	48,995	49,730	53,612	57,262	60,990	64,655	68,556
Jefferson	42,859	44,332	44,318	45,242	48,638	52,085	55,432	58,993
Lincolnia	14,010	13,289	13,242	13,757	14,501	15,340	16,322	17,367
Lower Potomac	24,371	24,884	26,860	29,524	34,030	37,636	39,179	40,822
McLean	58,747	60,179	61,156	63,363	69,443	75,224	80,045	85,177
Mount Vernon	82,483	83,490	84,753	87,258	91,543	96,549	102,737	109,323
Pohick ^a	127,040	131,456	135,022	138,115	143,705	150,766	160,427	170,710
Rose Hill	34,520	37,174	40,165	44,908	47,989	51,201	54,490	57,991
Springfield	39,919	40,820	40,592	44,201	47,526	50,898	54,168	57,649
Upper Potomac ^b	125,169	131,706	137,761	161,091	168,015	176,545	187,866	199,914
Vienna ^c	53,267	51,242	53,498	56,720	61,068	65,452	69,648	74,115
Total	818,584	851,858	878,411	941,965	1,002,096	1,065,794	1,133,011	1,204,549

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990. (Figures as of April 1, 1990.)
1993 through 2020, Research and Analysis Branch, Office of Research and Statistics. (Figures as of January 1.)

Note: Figures may not sum to total due to rounding.

^aIncludes the Town of Herndon.

^bIncludes the Town of Vienna.

^cIncludes the Town of Clifton

TABLE 2.4
Population Age Distribution
Fairfax County 1960 - 1990

Age Group	1960		1970		1980		1990	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5	34,475	13.9%	40,726	9.0%	38,326	6.4%	57,892	7.1%
5 - 9	33,902	13.6%	52,113	11.5%	45,307	7.6%	55,698	6.8%
10 - 14	27,034	10.9%	56,178	12.3%	54,936	9.2%	53,112	6.5%
15 - 19	15,881	6.4%	42,934	9.4%	54,754	9.2%	54,207	6.6%
20 - 24	13,136	5.3%	34,269	7.5%	47,646	8.0%	59,425	7.3%
25 - 34	36,708	14.7%	64,926	14.3%	112,191	18.8%	158,602	19.4%
35 - 44	47,981	19.3%	67,648	14.9%	98,037	16.4%	158,119	19.3%
45 - 54	22,834	9.2%	59,141	13.0%	70,151	11.8%	107,709	13.2%
55 - 64	9,686	3.9%	23,412	5.1%	48,564	8.1%	60,276	7.4%
65 +	7,260	2.9%	13,674	3.0%	26,989	4.5%	53,544	6.5%
TOTAL	248,897	100.0%	455,021	100.0%	596,901	100.0%	818,584	100.0%
Median Age	25.0 Years		25.2 Years		30.1 Years		33.1 Years	

Sources: U.S. Bureau of the Census, U.S. Census of Population.

Notes: Percentages may not sum to total due to rounding.

The 1970 Fairfax County population total was revised to 454,275 in September 1975 by the Census Bureau. However, population age distributions were not available based on the revised total.

TABLE 2.5
Estimated and Projected Population Age Distribution
Fairfax County, 1992 to 2010

Age Group	1992		1995		2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5	56,572	6.8%	54,039	6.2%	52,257	5.5%	50,838	5.1%	52,844	5.0%
5 - 9	56,118	6.7%	61,106	7.0%	58,638	6.2%	58,094	5.8%	57,626	5.4%
10 - 14	57,463	6.9%	58,382	6.6%	65,154	6.9%	63,396	6.3%	63,686	6.0%
15 - 19	51,411	6.1%	58,978	6.7%	61,812	6.6%	71,890	7.2%	70,881	6.7%
20 - 24	47,758	5.7%	47,115	5.4%	60,671	6.4%	63,686	6.4%	73,971	6.9%
25 - 34	147,947	17.7%	137,987	15.7%	120,144	12.8%	124,431	12.4%	139,778	13.1%
35 - 44	166,540	19.9%	166,961	19.0%	169,093	18.0%	152,410	15.2%	134,940	12.7%
45 - 54	123,268	14.7%	149,571	17.0%	166,904	17.7%	168,569	16.8%	169,889	15.9%
55 - 64	65,254	7.8%	72,635	8.3%	97,928	10.4%	142,948	14.3%	161,020	15.1%
65 +	64,810	7.7%	71,638	8.2%	89,363	9.5%	106,372	10.6%	141,159	13.2%
TOTAL	837,141	100.0%	878,411	100.0%	941,965	100.0%	1,002,634	100.0%	1,065,794	100.0%

Source: Research and Analysis Branch, Office of Research and Statistics.

Notes: Includes the population in Fort Belvoir and the D.C. Correctional Complex at Lorton.
 Percentages may not sum to total due to rounding.

TABLE 2.6
Population of Towns in Fairfax County
1982 to 1993

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
1982	229	12,524	14,999	27,752
1983	225	12,530	14,942	27,697
1984	240	13,011	15,717	28,968
1985	241	13,040	15,582	28,863
1986	226	13,318	13,829	27,373
1987	210	14,391	13,642	28,243
1988	215	15,150	14,429	29,794
1989	216	16,127	14,674	31,017
1990	176	16,143	14,852	31,171
1991	196	16,521	14,704	31,421
1992	224	15,750	14,911	30,885
1993	226	15,792	15,128	31,146

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990.

Fairfax County Office of Research and Statistics, 1982-1989 and 1991-1993.

TABLE 2.7
Percentage Distribution of Population by Race
Fairfax County, 1980 and 1990

Race	1980		1990	
	Number	Percent	Number	Percent
White	532,204	89.2%	665,399	81.3%
Black	35,050	5.9%	63,325	7.7%
Asian and Pacific Islander	23,184	3.9%	69,338	8.5%
American Indian, Eskimo and Aleut	1,380	0.2%	2,038	0.2%
Other	5,083	0.9%	18,484	2.3%
Total	596,901	100.0%	818,584	100.0%
Spanish Origin^a	19,983	3.3%	51,874	6.3%

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing.

Note: Percentages may not sum to total due to rounding.

^aPersons of Spanish origin may be of any race.

TABLE 2.8
Household and Family Income Distribution
Fairfax County, 1991

Income Level	Percent of Households	Percent of Families
Under \$15,000	3.2%	1.4%
\$15,000 - \$29,999	10.6	7.4
\$30,000 - \$44,999	16.3	12.8
\$45,000 - \$59,999	16.9	15.0
\$60,000 - \$74,999	16.9	18.3
\$75,000 - \$89,999	11.3	13.3
\$90,000 or More	<u>24.9</u>	<u>31.7</u>
	100.0%	100.0%

Median Household Income	= \$61,000
Total Number of Households	= 301,904
Median Family Income	= \$70,000
Total Number of Families	= 218,553

Source: 1992 Household Survey, Research and Analysis Branch, Office of Research and Statistics.

Notes: Percentages may not sum to total due to rounding. Data pertain to calendar year 1991.

TABLE 2.9
Estimates of Median Household and Family Incomes
Fairfax County, 1979 to 1991

Year	Median Household Income	Median Family Income
1979	\$30,000	\$33,200
1981	N/A	41,600
1983	42,600	47,100
1985	49,700	54,200
1987	55,100	62,000
1989	59,300	65,200
1991	61,000	70,000

Sources: Research and Analysis Branch, Office of Research and Statistics.

U. S. Bureau of the Census, U. S. Census of Population and Housing: 1980, 1990; Summary Tape File 3, Virginia

Note: Figures are rounded to the nearest \$100.

TABLE 2.10
Historical and Forecasted Housing Units by Planning District
Fairfax County, 1970 to 2020

Planning District	1970	1980	1990	1993	1995	2000	2005	2010	2015	2020
Annandale	17,413	23,600	24,901	25,076	25,200	25,409	25,942	26,884	28,611	30,450
Baileys	10,770	13,963	16,573	16,752	16,856	17,078	17,554	18,272	19,446	20,696
Bull Run	3,927	7,705	24,559	29,620	32,076	37,363	41,849	45,912	48,862	52,002
Fairfax	6,783	11,838	17,181	18,580	18,839	20,440	21,881	23,371	24,872	26,470
Jefferson	12,587	15,033	17,365	18,279	18,323	18,736	20,246	21,749	23,146	24,633
Lincolnia	3,592	4,128	5,464	5,564	5,647	5,878	6,205	6,571	6,993	7,443
Lower Potomac ^a	3,350	3,968	3,936	4,598	5,179	6,144	7,832	9,187	9,777	10,406
McLean	13,307	19,874	23,601	23,807	24,242	25,150	27,357	29,503	31,399	33,416
Mount Vernon	23,565	31,491	35,338	35,823	36,234	37,320	39,070	41,154	43,798	46,612
Pohick ^b	3,884	22,547	41,032	42,479	44,073	45,053	46,835	49,111	52,266	55,625
Rose Hill	5,979	7,591	13,524	15,128	16,270	18,233	19,520	20,851	22,190	23,616
Springfield	8,914	11,432	14,590	14,889	15,079	16,471	17,738	19,015	20,237	21,537
Upper Potomac ^c	6,239	25,702	44,898	47,074	49,010	57,503	59,758	62,650	66,675	70,959
Vienna ^d	10,507	16,774	19,502	19,054	19,697	20,945	22,534	24,141	25,692	27,343
TOTAL	130,817	215,646	302,464	316,723	326,723	351,723	374,321	398,371	423,966	451,206

Sources: 1970 and 1980, U.S. Bureau of the Census.

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

Note: Figures do not sum to total due to rounding.

^a1970 and 1980 figures include units at Fort Belvoir; 1990 through 2020 do not. As of April 1990, there were 2,106 units in Fort Belvoir.

^bIncludes the Town of Clifton.

^cIncludes the Town of Herndon.

^dIncludes the Town of Vienna.

TABLE 2.11
Housing Characteristics
Fairfax County, 1980, 1990, and 1993

	1980		1990		1993		Percent Change 1980 - 1993
	Number	Percent	Number	Percent	Number	Percent	
Single-Family	156,413	73.9%	230,335	76.1%	239,611	75.7%	53.2%
• Detached	125,580	59.3%	163,029	53.9%	167,459	52.9%	33.3%
• Attached	30,833	14.6	67,306	22.3	72,152	22.8	134.0
Multifamily	55,333	26.1	72,129	23.8	77,112	24.3	39.4
Total	211,746	100.0%	302,464	100.0%	316,723	100.0%	49.6%

Sources: Fairfax County Office of Research and Statistics.

Note: Percentages may not sum to total due to rounding.

TABLE 2.12
Rental Housing Complex Census:
Total and Participating Units,
Vacancy Rate and Average Monthly Rent
Fairfax County, 1975 to 1993

Year	Total Units	Participating Units	Vacancy Rate	Average Monthly Rent
1975	43,190	43,005	4.4%	\$236
1976	43,783	43,598	3.6	251
1977	43,739	43,554	3.9	266
1978	44,338	44,153	4.1	281
1979	44,872	44,555	4.1	310
1980	44,130	43,813	4.1	334
1981	43,114	42,653	2.6	367
1982	42,238	41,641	2.6	403
1983	41,600	40,918	3.0	430
1984	40,813	39,676	2.1	466
1985	40,186	38,950	2.2	517
1986	40,762	39,236	2.5	566
1987	41,745	40,003	4.4	615
1988	42,802	40,522	3.1	662
1989	45,578	45,474	7.4	705
1990	48,510	48,406	6.6	734
1991	49,196	49,097	7.6	747
1992	50,091	50,071	6.2	739
1993	49,754	49,754	5.2	753

Source: 1993 Fairfax County Rental Housing Complex Census Analysis, Research and Analysis Branch, Office of Research and Statistics.

Note: Vacancy rate and average monthly rent figures are calculated based on information provided by those rental housing complexes participating in the census of units located in major rental housing projects having five or more units.

TABLE 2.13
Estimated Median Market Value of Owned Housing Units
Fairfax County, 1975 to 1993

Year	Estimated Median Market Value	Percent Change
1975	\$59,100	--
1976	62,600	5.9%
1977	64,600	3.2
1978	68,200	5.6
1979	75,200	10.3
1980	87,200	16.0
1981	97,700	12.0
1982	104,100	6.6
1983	103,600	-0.5
1984	108,100	4.3
1985	110,500	2.2
1986	118,400	7.1
1987	133,400	12.7
1988	152,800	14.5
1989	179,500	17.5
1990	194,700	8.5
1991	190,100	-2.4
1992	183,700	-3.4
1993	183,500	-0.1

Source: Fairfax County Office of Research and Statistics.

TABLE 2.14
Estimated Median and Average Market Values
Owned Housing Units by Housing Type and Planning District
Fairfax County, 1993

Planning District	Median Market Value				Average Market Value			
	Single-Family	Townhouse	Condominium	Total	Single-Family	Townhouse	Condominium	Total
Annandale	\$200,614	\$163,000	\$76,434	\$186,172	\$214,133	\$163,233	\$84,200	\$193,203
Baileys	229,122	173,433	86,329	152,796	259,671	177,953	93,990	174,448
Bull Run	210,152	128,038	105,894	163,730	221,866	131,341	106,542	178,905
Fairfax	250,000	157,244	104,302	205,094	274,543	167,833	102,457	223,792
Jefferson	176,733	164,139	83,977	163,000	193,664	170,363	91,339	168,722
Lincolnia	180,896	174,450	75,600	172,038	198,418	186,234	75,868	183,764
Lower Potomac	166,818	118,428	---	130,895	213,369	116,942	---	158,233
McLean	306,588	240,594	127,412	273,344	366,907	258,928	128,823	326,690
Mount Vernon	218,650	114,847	87,000	165,094	237,047	121,190	97,923	187,688
Pohick	222,269	139,384	103,217	191,775	248,571	141,664	102,548	209,445
Rose Hill	182,111	170,344	115,266	170,894	192,712	173,324	114,943	178,345
Springfield	176,441	142,527	76,190	162,977	187,378	148,427	73,769	165,783
Upper Potomac	235,926	139,533	78,478	190,606	272,606	145,429	80,624	219,475
Vienna	229,750	167,683	56,896	212,094	248,349	180,461	67,882	226,798
FAIRFAX COUNTY	\$219,272	\$143,274	\$89,802	\$183,538	\$249,865	\$150,645	\$96,374	\$207,479

Source: Fairfax County Office of Research and Statistics.

TABLE 2.15
Population, Median Household Income and Median Family Income by Jurisdiction
Washington Metropolitan Statistical Area, Virginia and the United States

Jurisdiction	1990 Population	1989 Median Household Income	1989 Median Family Income
Fairfax County VA	818,584	\$59,284	\$65,201
Arlington County VA	170,936	\$44,600	\$55,346
Loudoun County VA	86,129	\$52,064	\$56,006
Prince William County VA	215,686	\$49,370	\$52,078
Stafford County VA	61,236	\$44,661	\$47,526
Alexandria City VA	111,183	\$41,472	\$50,812
Fairfax City VA	19,622	\$50,913	\$56,419
Falls Church City VA	9,578	\$51,011	\$62,187
Manassas City VA	27,957	\$46,674	\$51,045
Manassas Park City VA	6,734	\$39,076	\$40,213
Calvert County MD	51,372	\$47,608	\$50,845
Charles County MD	101,154	\$46,415	\$49,724
Frederick County MD	150,208	\$41,382	\$45,847
Montgomery County MD	757,027	\$54,089	\$61,988
Prince Georges County MD	729,268	\$43,127	\$48,471
District of Columbia	606,900	\$30,727	\$36,256
Washington D.C. MSA	3,923,574	\$46,884	\$54,094
State of Virginia	6,187,358	\$33,328	\$38,213
United States of America	249,632,692	\$30,056	\$35,225

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990.

III. CURRENT POPULATION

CURRENT POPULATION

As of January 1993, there were an estimated 851,858 persons residing in Fairfax County. The County's population has increased by 14,717, or 1.8 percent, over the 1992 population estimate of 837,141.

Among the nine supervisor districts, the Sully District is the largest in terms of total population (111,062 persons), while the Springfield District is largest in terms of total acreage (41,068 acres). The Springfield District also has the lowest population density -- 2.4 persons per acre. The Mason and Braddock Districts have the highest population densities, 7.9 persons per acre in Mason and 7.5 persons per acre in Braddock. The Mason and Lee Districts have the lowest total population with 89,559 persons and 89,779 persons respectively. The population density for the whole County is approximately 3.7 persons per acre, or 2,372 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, and planning district, and is presented by sewershed, and 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 / condominium, and rental multifamily 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 particular geographical entity.

The 1993 vacancy rates for each planning district were obtained from a combination of the analysis of 1992 water accounts from the Fairfax County Water Authority and from localities serving Fairfax County dwelling units, and the 1993 Rental Housing Census. The rental complex and non-rental complex vacancy rates are shown in Table 3.1.

The household size factors used for the population estimates were obtained using regression analysis based on the results of the 1992 Household Survey. The household size factors used for each planning district and dwelling unit type are presented in Table 3.1. Figure 3.1 depicts the relationship between Fairfax County, the United States and the United States South region average household sizes from 1967 to 1993.

Table 3.2 shows the special institutional population from 1982 to 1993. The population of special institutions, such as Fort Belvoir and the District of Columbia Correctional Complex at Lorton, is obtained directly from these institutions. Additionally, "Other" special populations identified include the Fairfax County Adult Detention Center, George Mason University dormitories, and various nursing homes throughout the County. As of January 1993, the total population of all special institutions in Fairfax County was 19,593.

Population density by census tract is presented in Figure 3.2. This map shows highest population densities in the Falls Church, Baileys Crossroads, Seven Corners, Huntington and Route 1 areas. Lighter shaded areas on the map correspond to lower population density.

TABLE 3.1

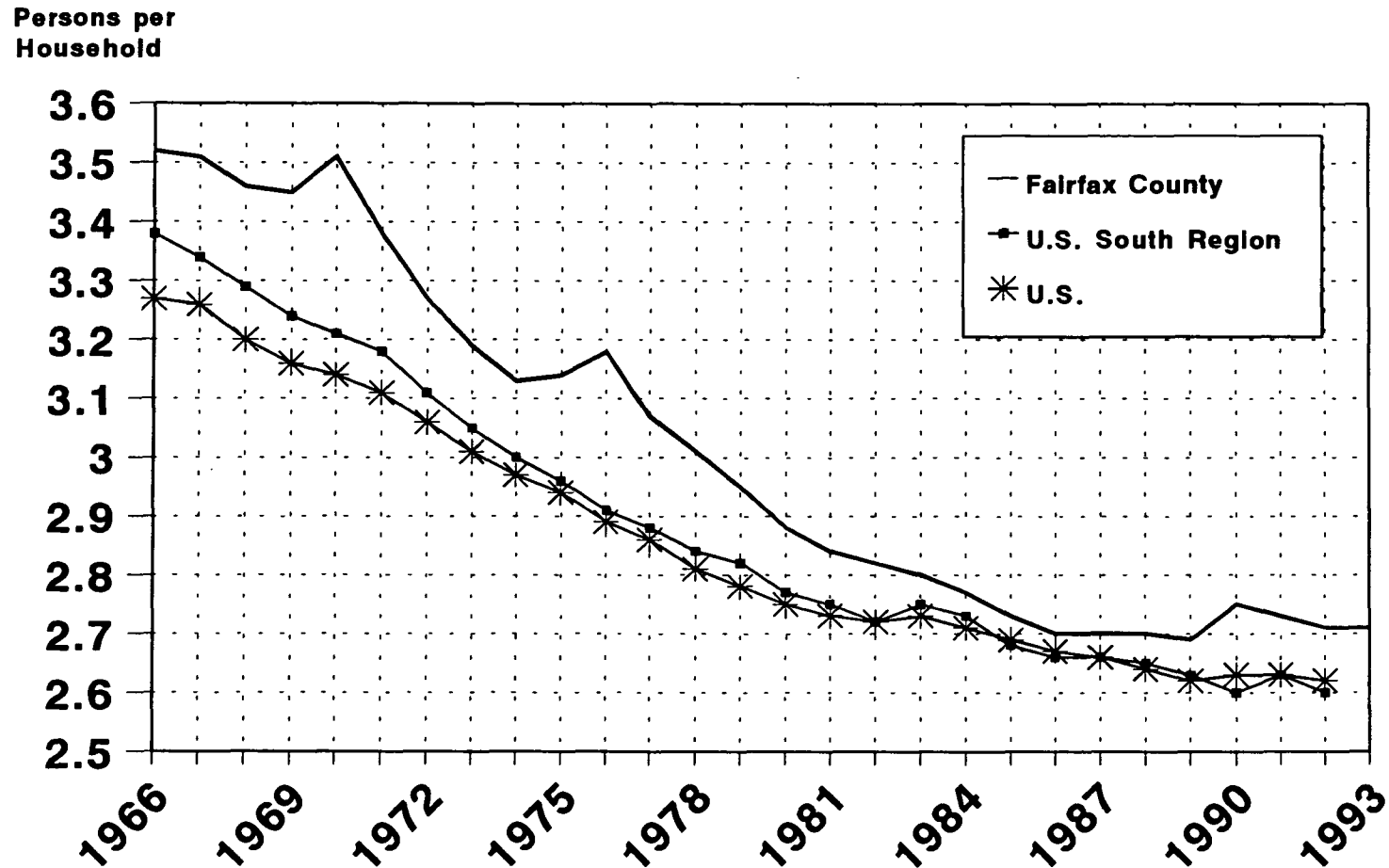
**Average Household Size and Vacancy Rate By Planning District
Fairfax County, 1993**

Planning District	Average Household Size					Vacancy Rate			
	Single Family	Town-house	Multi-Family	Mobile Home	Overall	Non-Rental Complex Units		Rental Complex Units	Overall
						Single Family	Townhouse/Condominium		
Annandale	2.93	2.63	2.00		2.67	0.8	0.3	1.8	0.9
Baileys	2.84	2.37	2.06		2.32	1.5	3.9	5.3	3.6
Bull Run	3.39	2.55	1.97	2.24	2.82	3.4	5.4	5.1	4.4
Fairfax	3.10	2.39	1.89	2.06	2.51	2.5	2.8	5.3	3.4
Jefferson	2.87	2.55	2.06		2.50	1.5	3.8	4.6	3.0
Lincolnia	2.88	2.14	2.33		2.41	1.9	0.2	1.8	1.4
Lower Potomac	2.92	2.85	2.02		2.62	4.6	5.2	9.9	6.5
McLean	2.96	2.08	1.73		2.60	2.0	2.9	8.7	3.1
Mount Vernon	2.78	2.67	1.89	2.30	2.41	1.5	4.3	6.4	3.5
Pohick	3.41	2.79	1.94		3.14	2.1	1.4	3.8	1.9
Rose Hill	2.96	2.35	1.85		2.57	2.2	6.0	9.9	4.5
Springfield	3.03	2.53	2.31		2.78	1.1	1.5	2.1	1.3
Upper Potomac	3.30	2.58	2.12		2.89	3.8	2.0	5.0	3.4
Vienna	3.02	2.46	2.12		2.80	4.2	4.4	2.2	4.1
Fairfax County	3.10	2.58	1.99	2.26	2.71	2.4	2.9	5.2	3.1

Figure 3.1

Average Household Size

Fairfax County, U.S. South Region, and U.S.
1966 to 1993



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

TABLE 3.2

**Special Institutional Population
Fairfax County, 1982 – 1993**

Year	D.C. Correctional Complex at Lorton		Fort Belvoir		Other		Total	
	Population	Percent Change	Population	Percent Change	Population	Percent Change	Population	Percent Change
1982	2,525	---	9,563	---			12,088	---
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	5,548	8.5%	8,590	-14.3%	5,372	---	19,510	(a) 21.2%
1991	6,225	12.2%	7,575	-11.8%	5,643	5.0%	19,443	-3.4%
1992	6,904	10.9%	6,634	-12.4%	5,574	-1.2%	19,112	-1.7%
1993	7,025	1.8%	6,426	-3.1%	6,142	10.2%	19,593	2.5%

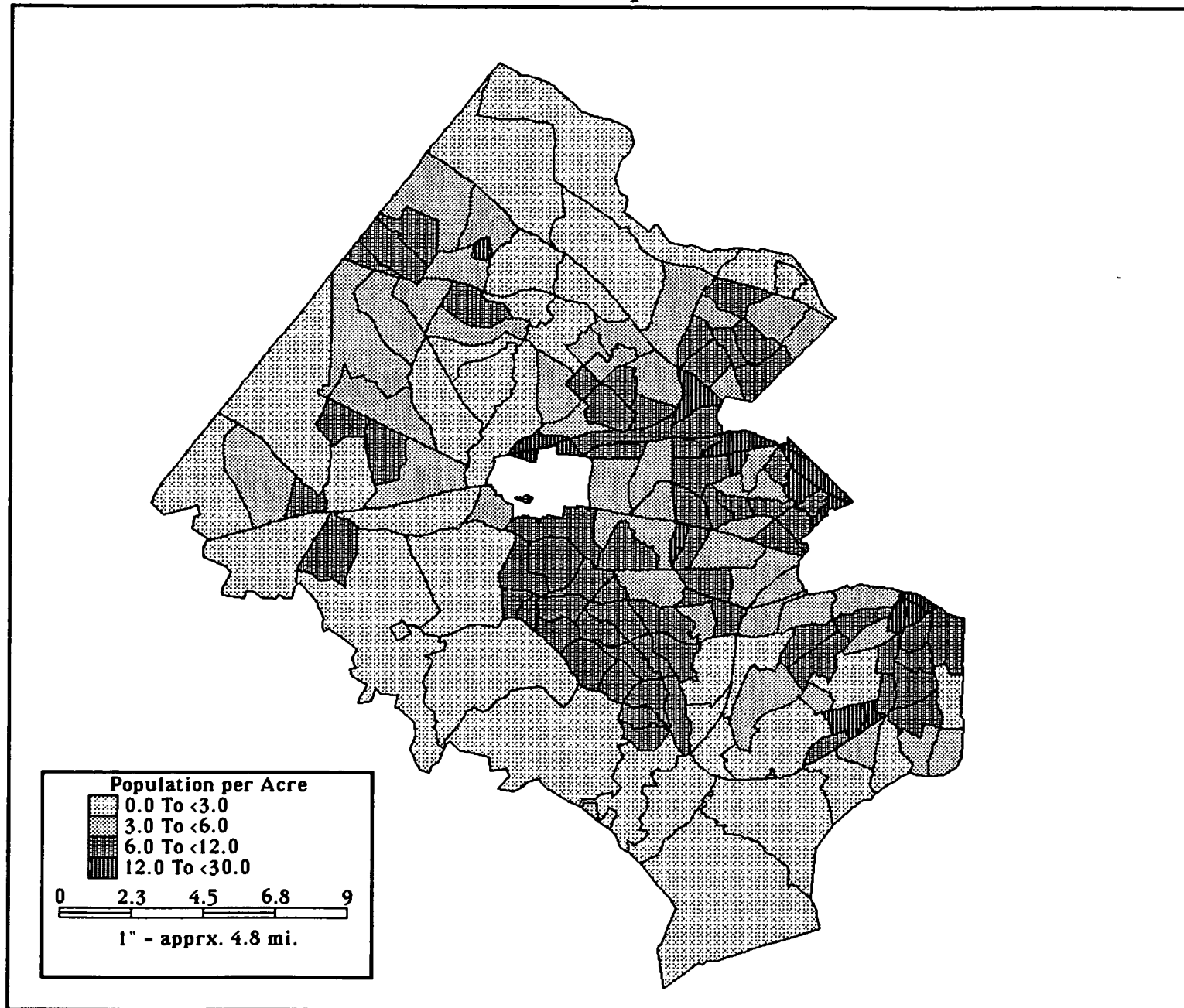
Sources: District of Columbia Department of Corrections;
 U.S. Department of the Army;
 U.S. Bureau of the Census, U.S. Census of Population and Housing 1990;
 Fairfax County Office of the Sheriff.

Note: "Other" includes the Fairfax County Adult Detention, Juvenile Detention,
 Pre-Release Centers, Nursing Homes and George Mason University dormitories.

(a) Percent change includes "Other" population not previously enumerated.

Figure 3.2

Population Density by Census Tract January 1993



Population
Supervisor District
(January 1993)

Supervisor District	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Braddock	90,008	12,035	7.5	18.81	4,786
Dranesville 1/	93,831	36,094	2.6	56.40	1,664
Hunter Mill 2/	94,811	21,878	4.3	34.18	2,774
Lee	89,779	16,627	5.4	25.98	3,456
Mason	89,559	11,371	7.9	17.77	5,041
Mount Vernon	93,212	36,614	2.5	57.21	1,629
Providence	92,720	14,409	6.4	22.51	4,118
Springfield 3/	96,876	41,068	2.4	64.17	1,510
Sully	111,062	39,777	2.8	62.15	1,787
FAIRFAX COUNTY	851,858	229,874	3.7	359.18	2,372

Population
Towns
(January 1993)

Town	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Town of Clifton	226	140	1.6	0.22	1,031
Town of Herndon	15,793	2,339	6.8	3.65	4,322
Town of Vienna	15,129	2,392	6.3	3.74	4,049
TOWNS TOTAL	31,147	4,870	6.4	7.61	4,093

Note: The 1990 Census population for the City of Falls Church and the City of Fairfax is 9,578 and 19,622, respectively.

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

Population
Planning District
(January 1993)

Planning District	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Annandale	66,696	10,090	6.6	15.77	4,229
Baileys	37,401	3,437	10.9	5.37	6,965
Bull Run	80,194	29,247	2.7	45.70	1,755
Fairfax	48,995	11,518	4.3	18.00	2,722
Jefferson	44,332	5,188	8.5	8.11	5,466
Lincolnia	13,289	1,731	7.7	2.70	4,922
Lower Potomac	24,884	23,610	1.1	36.89	675
McLean	60,179	16,492	3.6	25.77	2,335
Mount Vernon	83,490	11,861	7.0	18.53	4,506
Pohick 1/	131,456	45,855	2.9	71.65	1,835
Rose Hill	37,174	8,184	4.5	12.79	2,906
Springfield	40,820	8,914	4.6	13.93	2,930
Upper Potomac 2/	131,706	43,417	3.0	67.84	1,941
Vienna 3/	51,242	10,329	5.0	16.14	3,175
FAIRFAX COUNTY	851,858	229,874	3.7	359.18	2,372

Note: The 1990 Census population for the City of Falls Church and the City of Fairfax is 9,578 and 19,622, respectively.

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

Population
Sewershed
(January 1993)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
A1	18,864	4,164	4.5	6.51	2,898
A2	614	674	0.9	1.05	585
A3	2,083	261	8.0	0.41	5,080
B1	4,084	960	4.3	1.50	2,723
B2	15,998	3,107	5.1	4.85	3,298
B3	1,799	1,540	1.2	2.41	746
B5 1/	15,795	2,330	6.8	3.64	4,339
C1	2,677	4,831	0.6	7.55	355
C2	3,161	5,644	0.6	8.82	358
D1	7,377	6,186	1.2	9.67	763
D2	19,258	4,818	4.0	7.53	2,558
D3 2/	69,539	20,763	3.3	32.44	2,144
E1	12,462	3,223	3.9	5.04	2,473
E2	1,384	1,346	1.0	2.10	659
F	6,692	1,073	6.2	1.68	3,983
G1	31,487	4,641	6.8	7.25	4,343
G2	3,080	650	4.7	1.02	3,020
G3	1,983	1,966	1.0	3.07	646
G4	975	155	6.3	0.24	4,062
H1	12,390	967	12.8	1.51	8,206
H2	6,472	100	64.9	0.16	40,449
H3	441	43	10.2	0.07	6,300
I1	60,573	7,601	8.0	11.88	5,099
I2	3,452	509	6.8	0.79	4,370
I3	47,927	7,702	6.2	12.03	3,984
I4	126	48	2.6	0.08	1,574

(CONTINUED)

Note: The 1990 Census population for the City of Falls Church and the City of Fairfax is 9,578 and 19,622, respectively.

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

Population
Sewershed
(January 1993)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
I5	752	62	12.1	0.10	7,521
J1	19,495	2,128	9.2	3.32	5,872
J2	6,642	487	13.6	0.76	8,740
J3	4,852	637	7.6	1.00	4,852
J4	4,680	702	6.7	1.10	4,255
K	39,578	6,357	6.2	9.93	3,986
L	36,808	7,858	4.7	12.28	2,997
M0	5,882	570	10.3	0.89	6,609
M1	8,769	758	11.6	1.18	7,431
M2 2/	59,405	8,709	6.8	13.61	4,365
M3	18,569	2,766	6.7	4.32	4,298
M4	21,535	3,626	5.9	5.67	3,798
M5	7,350	2,223	3.3	3.47	2,118
M6	9,870	3,422	2.9	5.35	1,845
M7	442	28	15.8	0.04	11,051
M8	6,489	8,427	0.8	13.17	493
M9	4,965	1,364	3.6	2.13	2,331
N1	109,656	14,518	7.6	22.68	4,835
N2	15,277	4,628	3.3	7.23	2,113
O1	1,187	7,001	0.2	10.94	108
P	310	1,153	0.3	1.80	172
P1	200	843	0.2	1.32	151
P2	490	100	4.9	0.16	3,065
P3	2,123	854	2.5	1.33	1,597
Q1	13,910	19,171	0.7	29.96	464
R1	8,363	9,416	0.9	14.71	569

(CONTINUED)

Note: The 1990 Census population for the City of Falls Church and the City of Fairfax is 9,578 and 19,622, respectively.

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

Population
Sewershed
(January 1993)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
R2	779	348	2.2	0.54	1,442
R3 3/	226	150	1.5	0.23	981
R4	730	565	1.3	0.88	830
S1	18,755	4,639	4.0	7.25	2,587
S2	701	3,181	0.2	4.97	141
T1	4,399	6,374	0.7	9.96	442
T2	16,543	3,945	4.2	6.16	2,686
T3	15,645	5,102	3.1	7.97	1,963
T4	16,504	2,343	7.0	3.66	4,509
T5	15,943	2,479	6.4	3.87	4,120
T6	175	4,110	0.0	6.42	27
T7	3,166	3,525	0.9	5.51	575
FAIRFAX COUNTY	851,858	229,874	3.7	359.18	2,372

Note: The 1990 Census population for the City of Falls Church and the City of Fairfax is 9,578 and 19,622, respectively.

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

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
151	151.01	1,290	163	7.9	0.25	5,159
	151.02	1,268	239	5.3	0.37	3,428
	151.03	840	89	9.4	0.14	5,998
	Tract Total	3,398	491	6.9	0.77	4,413
152	152.01	882	291	3.0	0.45	1,960
	152.02	2,731	171	16.0	0.27	10,116
	152.03	320	65	4.9	0.10	3,204
	152.04		72		0.11	
	Tract Total	3,934	599	6.6	0.94	4,185
153	153.01	764	91	8.4	0.14	5,458
	153.02	1,511	178	8.5	0.28	5,398
	153.03	1,258	67	18.8	0.10	12,582
	153.04	274	109	2.5	0.17	1,611
	Tract Total	3,808	446	8.5	0.70	5,439
154	154.01	5,066	525	9.6	0.82	6,178
	154.02	1,114	237	4.7	0.37	3,012
	154.03	773	102	7.6	0.16	4,830
	Tract Total	6,953	864	8.0	1.35	5,151
155	155.01	2,922	424	6.9	0.66	4,427
	155.02	1,884	266	7.1	0.42	4,486
	155.03	826	120	6.9	0.19	4,349
	155.04	246	27	9.1	0.04	6,161
	Tract Total	5,879	837	7.0	1.31	4,487
156	156.01	1,481	351	4.2	0.55	2,693
	156.02	207	43	4.8	0.07	2,960
	156.03	804	216	3.7	0.34	2,364
	156.04	316	558	0.6	0.87	363
	Tract Total	2,808	1,169	2.4	1.83	1,535
157	157.01	1,183	224	5.3	0.35	3,380

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
157	157.02	2,047	355	5.8	0.56	3,656
	157.03	528	342	1.5	0.53	997
	Tract Total	3,759	921	4.1	1.44	2,610
158	158.01	1,829	259	7.1	0.40	4,573
	158.02	1,403	244	5.8	0.38	3,692
	158.03	1,261	266	4.7	0.42	3,003
	Tract Total	4,493	769	5.8	1.20	3,745
159	159.01	2,307	577	4.0	0.90	2,564
	159.02	513	233	2.2	0.36	1,426
	159.03		119		0.19	
	159.04	312	194	1.6	0.30	1,041
	Tract Total	3,133	1,124	2.8	1.76	1,780
160	160.01	613	196	3.1	0.31	1,977
	160.02	2,406	328	7.3	0.51	4,718
	160.03	801	208	3.8	0.33	2,428
	Tract Total	3,821	733	5.2	1.15	3,322
161	161.01	464	415	1.1	0.65	714
	161.02	265	61	4.4	0.09	2,941
	161.03	1,699	460	3.7	0.72	2,359
	161.04	1,260	343	3.7	0.54	2,333
	Tract Total	3,687	1,278	2.9	2.00	1,843
162	162.01	5,334	2,766	1.9	4.32	1,235
	162.02		2,005		3.13	
	Tract Total	5,334	4,771	1.1	7.45	716
163	163.01	679	2,354	0.3	3.68	185
	163.02	1,287	6,680	0.2	10.44	123
	Tract Total	1,966	9,034	0.2	14.12	139
201	201.01	1,306	132	9.9	0.21	6,220
	201.02	1,743	534	3.3	0.83	2,100

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
201	Tract Total	3,049	666	4.6	1.04	2,932
202	202.01	2,956	489	6.0	0.76	3,889
	202.02	2,171	430	5.0	0.67	3,240
	Tract Total	5,126	919	5.6	1.44	3,560
203	203.01	1,842	282	6.5	0.44	4,187
	203.02	1,729	368	4.7	0.57	3,033
	203.03	700	91	7.7	0.14	5,002
	203.04	782	150	5.2	0.23	3,398
	Tract Total	5,053	890	5.7	1.39	3,635
204	204.01	3,066	126	24.4	0.20	15,330
	Tract Total	3,066	126	24.4	0.20	15,330
205	205.01	6,023	200	30.1	0.31	19,429
	205.02	489	35	13.8	0.06	8,155
	Tract Total	6,512	235	27.7	0.37	17,601
206	206.01	480	39	12.4	0.06	7,998
	206.02	1,065	40	26.9	0.06	17,756
	206.03	2,242	212	10.6	0.33	6,794
	Tract Total	3,787	291	13.0	0.45	8,416
207	207.01	1,809	262	6.9	0.41	4,412
	207.02	373	95	3.9	0.15	2,489
	207.03	1,586	245	6.5	0.38	4,173
	Tract Total	3,768	602	6.3	0.94	4,008
208	208.01	968	248	3.9	0.39	2,483
	208.02	767	81	9.5	0.13	5,899
	208.03	1,553	233	6.7	0.36	4,315
	Tract Total	3,289	562	5.8	0.88	3,737
210	210.01	815	474	1.7	0.74	1,101
	210.02	1,509	137	11.1	0.21	7,186
	210.03	693	222	3.1	0.35	1,979

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
210	210.04	860	506	1.7	0.79	1,088
	Tract Total	3,877	1,338	2.9	2.09	1,855
211	211.01	5,007	1,136	4.4	1.78	2,813
	211.02	2,323	891	2.6	1.39	1,671
	211.03	492	127	3.9	0.20	2,462
	Tract Total	7,822	2,154	3.6	3.37	2,321
212	212.01	1,999	486	4.1	0.76	2,630
	Tract Total	1,999	486	4.1	0.76	2,630
213	213.01	3,422	384	8.9	0.60	5,703
	213.02	258	1,545	0.2	2.41	107
	Tract Total	3,680	1,929	1.9	3.01	1,223
214	214.01	1,834	192	9.5	0.30	6,114
	214.02	2,961	231	12.8	0.36	8,224
	Tract Total	4,795	424	11.3	0.66	7,265
215	215.01	4,200	402	10.5	0.63	6,667
	Tract Total	4,200	402	10.5	0.63	6,667
216	216.01	3,393	130	26.1	0.20	16,966
	216.02	1,123	135	8.3	0.21	5,349
	Tract Total	4,517	265	17.0	0.41	11,016
217	217.01	6,538	515	12.7	0.80	8,173
	Tract Total	6,538	515	12.7	0.80	8,173
218	218.01	4,403	373	11.8	0.58	7,592
	Tract Total	4,403	373	11.8	0.58	7,592
219	219.01	1,092	3,416	0.3	5.34	204
	Tract Total	1,092	3,416	0.3	5.34	204
220	220.01	3	236	0.0	0.37	8
	220.02	2	261	0.0	0.41	6
	220.03	1,300	277	4.7	0.43	3,022
	220.04	28	76	0.4	0.12	232

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
220	220.05	442	28	15.7	0.04	11,051
	Tract Total	1,775	878	2.0	1.37	1,295
221	221.01	4,189	643	6.5	1.00	4,189
	221.02	3	216	0.0	0.34	8
	221.03	358	741	0.5	1.16	308
	221.04	2,506	457	5.5	0.71	3,529
	221.05	534	517	1.0	0.81	659
	221.06	109	444	0.2	0.69	157
	Tract Total	7,698	3,019	2.5	4.72	1,631
222	222.01	7,025	2,988	2.4	4.67	1,504
	Tract Total	7,025	2,988	2.4	4.67	1,504
223	223.01	4,297	671	6.4	1.05	4,092
	Tract Total	4,297	671	6.4	1.05	4,092
224	224.01	6,381	1,077	5.9	1.68	3,798
	224.02	1,259	157	8.0	0.25	5,034
	Tract Total	7,639	1,234	6.2	1.93	3,958
301	301.01	1,553	286	5.4	0.45	3,450
	301.02	3,526	429	8.2	0.67	5,262
	301.03	2,853	214	13.3	0.33	8,645
	Tract Total	7,931	929	8.5	1.45	5,470
302	302.01	12,210	1,395	8.8	2.18	5,601
	Tract Total	12,210	1,395	8.8	2.18	5,601
304	304.01	4,172	964	4.3	1.51	2,763
	304.02	2,484	373	6.7	0.58	4,283
	Tract Total	6,656	1,338	5.0	2.09	3,185
305	305.01	1,648	211	7.8	0.33	4,992
	Tract Total	1,648	211	7.8	0.33	4,992
306	306.01	1,475	90	16.4	0.14	10,534
	306.02	1,049	75	13.9	0.12	8,739

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Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
306	306.03	1,268	123	10.3	0.19	6,672
	306.04	1,303	172	7.6	0.27	4,824
	Tract Total	5,094	460	11.1	0.72	7,075
307	307.01	650	185	3.5	0.29	2,242
	307.02	1,013	207	4.9	0.32	3,165
	307.03	1,117	210	5.3	0.33	3,384
	Tract Total	2,780	603	4.6	0.94	2,957
308	308.01	8,788	890	9.9	1.39	6,322
	Tract Total	8,788	890	9.9	1.39	6,322
309	309.01	6,515	864	7.5	1.35	4,826
	Tract Total	6,515	864	7.5	1.35	4,826
310	310.01	6,780	669	10.1	1.04	6,519
	Tract Total	6,780	669	10.1	1.04	6,519
313	313.01	4,447	533	8.3	0.83	5,358
	Tract Total	4,447	533	8.3	0.83	5,358
314	314.01	3,923	469	8.4	0.73	5,374
	Tract Total	3,923	469	8.4	0.73	5,374
315	315.01	5,540	849	6.5	1.33	4,165
	Tract Total	5,540	849	6.5	1.33	4,165
316	316.01	1,796	521	3.4	0.81	2,218
	316.02	2,393	332	7.2	0.52	4,601
	316.03	9	807	0.0	1.26	7
	Tract Total	4,198	1,659	2.5	2.59	1,621
318	318.01	7,090	738	9.6	1.15	6,165
	Tract Total	7,090	738	9.6	1.15	6,165
319	319.01	3,502	333	10.5	0.52	6,734
	Tract Total	3,502	333	10.5	0.52	6,734
320	320.01	3,334	328	10.2	0.51	6,537
	Tract Total	3,334	328	10.2	0.51	6,537

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Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
321	321.01	3,890	392	9.9	0.61	6,377
	Tract Total	3,890	392	9.9	0.61	6,377
322	322.01	6,984	713	9.8	1.11	6,292
	Tract Total	6,984	713	9.8	1.11	6,292
323	323.01	3,464	362	9.6	0.57	6,077
	323.02	1,274	292	4.4	0.46	2,770
	Tract Total	4,738	654	7.2	1.02	4,645
324	324.01	8,324	956	8.7	1.49	5,587
	Tract Total	8,324	956	8.7	1.49	5,587
325	325.01	5,536	729	7.6	1.14	4,856
	Tract Total	5,536	729	7.6	1.14	4,856
326	326.01	4,699	638	7.4	1.00	4,699
	Tract Total	4,699	638	7.4	1.00	4,699
327	327.01	7,436	881	8.4	1.38	5,389
	Tract Total	7,436	881	8.4	1.38	5,389
328	328.01	1,990	689	2.9	1.08	1,843
	Tract Total	1,990	689	2.9	1.08	1,843
401	401.01	1,781	422	4.2	0.66	2,699
	401.02	3,084	598	5.2	0.94	3,280
	401.03	2,390	286	8.4	0.45	5,312
	Tract Total	7,255	1,306	5.6	2.04	3,556
402	402.01	589	296	2.0	0.46	1,281
	402.02	4,555	553	8.2	0.86	5,297
	402.03		118		0.18	
	402.04	396	214	1.9	0.33	1,200
	Tract Total	5,540	1,181	4.7	1.85	2,995
403	403.01	1,369	345	4.0	0.54	2,534
	403.02	1,298	303	4.3	0.47	2,762
	Tract Total	2,667	648	4.1	1.01	2,640

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
405	405.01	3,153	442	7.1	0.69	4,570
	405.02	1,297	219	5.9	0.34	3,814
	405.03	4,741	947	5.0	1.48	3,203
	405.04	950	48	19.7	0.08	11,875
	Tract Total	10,141	1,657	6.1	2.59	3,916
406	406.01	2,585	849	3.0	1.33	1,944
	Tract Total	2,585	849	3.0	1.33	1,944
407	407.01	5,171	727	7.1	1.14	4,536
	407.02	2,817	389	7.2	0.61	4,618
	Tract Total	7,988	1,116	7.2	1.74	4,591
408	408.01	2,349	353	6.7	0.55	4,271
	408.02	279	63	4.4	0.10	2,789
	408.03	1,269	226	5.6	0.35	3,625
	408.04	1,897	486	3.9	0.76	2,497
	408.05		229		0.36	
	Tract Total	5,794	1,356	4.3	2.12	2,733
501	501.01	3,152	265	11.9	0.41	7,688
	501.02	869	66	13.2	0.10	8,687
	501.03	1,116	100	11.2	0.16	6,976
	Tract Total	5,137	431	11.9	0.67	7,667
502	502.01	1,246	43	28.8	0.07	17,801
	502.02	685	58	11.9	0.09	7,613
	502.03	473	63	7.5	0.10	4,732
	502.04	1,105	101	11.0	0.16	6,908
	Tract Total	3,510	265	13.2	0.41	8,560
503	503.01	859	60	14.4	0.09	9,548
	503.02	828	63	13.1	0.10	8,282
	503.03	1,888	164	11.5	0.26	7,263
	503.04	638	63	10.2	0.10	6,380

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
503	Tract Total	4,214	350	12.0	0.55	7,662
504	504.01	1,010	206	4.9	0.32	3,157
	504.02	955	141	6.8	0.22	4,343
	504.03	650	169	3.9	0.26	2,501
	Tract Total	2,616	515	5.1	0.80	3,270
505	505.01	1,017	80	12.6	0.13	7,821
	505.02	856	72	11.8	0.11	7,786
	505.03	633	52	12.2	0.08	7,915
	Tract Total	2,506	205	12.2	0.32	7,833
506	506.01	540	177	3.1	0.28	1,928
	506.02	3,686	338	10.9	0.53	6,954
	506.03	842	82	10.2	0.13	6,480
	506.04	536	69	7.8	0.11	4,877
	506.05	726	116	6.3	0.18	4,036
	506.06	1,060	112	9.4	0.18	5,889
	506.07	493	61	8.1	0.10	4,932
	Tract Total	7,884	955	8.3	1.49	5,291
507	507.01	2,668	443	6.0	0.69	3,866
	507.02	3,099	260	11.9	0.41	7,559
	Tract Total	5,767	703	8.2	1.10	5,243
508	508.01	848	118	7.2	0.18	4,714
	508.02	1,267	172	7.3	0.27	4,693
	508.03	1,006	126	8.0	0.20	5,031
	Tract Total	3,122	416	7.5	0.65	4,803
509	509.01	808	165	4.9	0.26	3,109
	509.02	837	166	5.0	0.26	3,218
	Tract Total	1,645	331	5.0	0.52	3,164
510	510.01	1,191	127	9.4	0.20	5,957
	510.02	1,647	217	7.6	0.34	4,844

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
510	Tract Total	2,838	344	8.2	0.54	5,256
511	511.01	1,007	168	6.0	0.26	3,875
	511.02	1,264	202	6.3	0.31	4,078
	Tract Total	2,272	369	6.1	0.58	3,917
512	512.01	632	176	3.6	0.28	2,256
	512.02	862	225	3.8	0.35	2,463
	512.03	283	101	2.8	0.16	1,767
	Tract Total	1,776	502	3.5	0.78	2,277
513	513.01	1,190	207	5.8	0.32	3,720
	513.02	1,098	146	7.5	0.23	4,776
	Tract Total	2,289	352	6.5	0.55	4,162
514	514.01	404	15	26.2	0.02	20,197
	514.02	1,414	32	44.1	0.05	28,283
	514.03	630	52	12.1	0.08	7,881
	Tract Total	2,449	99	24.6	0.16	15,303
515	515.01	1,981	93	21.2	0.15	13,207
	515.02	2,816	166	16.9	0.26	10,833
	515.03	1,772	236	7.5	0.37	4,788
	515.04	1,977	141	14.0	0.22	8,986
	Tract Total	8,546	637	13.4	0.99	8,632
516	516.01	1,647	66	25.1	0.10	16,473
	516.02	224	30	7.6	0.05	4,478
	516.03	1,650	72	22.9	0.11	15,002
	516.04	1,331	110	12.1	0.17	7,830
	516.05	984	146	6.8	0.23	4,279
	Tract Total	5,837	423	13.8	0.66	8,844
518	518.01	1,278	164	7.8	0.26	4,917
	518.02	484	98	5.0	0.15	3,228
	518.03	1,189	205	5.8	0.32	3,715

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
518	Tract Total	2,951	467	6.3	0.73	4,043
519	519.01	5,140	619	8.3	0.97	5,299
	Tract Total	5,140	619	8.3	0.97	5,299
520	520.01	2,903	492	5.9	0.77	3,770
	Tract Total	2,903	492	5.9	0.77	3,770
521	521.01	346	135	2.6	0.21	1,647
	521.02	2,526	375	6.7	0.59	4,282
	521.03	1,513	232	6.5	0.36	4,204
	521.04	1,704	267	6.4	0.42	4,057
	521.05	1,083	253	4.3	0.39	2,778
	Tract Total	7,173	1,261	5.7	1.97	3,641
522	522.01	3,255	206	15.8	0.32	10,172
	522.02	1,112	164	6.8	0.26	4,277
	522.03	1,023	113	9.1	0.18	5,682
	Tract Total	5,390	483	11.2	0.75	7,187
523	523.01	6,471	235	27.5	0.37	17,489
	Tract Total	6,471	235	27.5	0.37	17,489
524	524.01	1,473	165	8.9	0.26	5,666
	524.02	1,002	89	11.2	0.14	7,160
	524.03	825	83	9.9	0.13	6,348
	524.04	1,756	207	8.5	0.32	5,489
	524.05	1,272	178	7.1	0.28	4,542
	Tract Total	6,329	723	8.8	1.13	5,601
525	525.01	831	449	1.9	0.70	1,187
	525.02	1,121	313	3.6	0.49	2,288
	525.03	971	259	3.8	0.40	2,426
	525.04	3,638	245	14.8	0.38	9,574
	Tract Total	6,561	1,266	5.2	1.98	3,314
526	526.01	1,879	295	6.4	0.46	4,086

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
526	526.02	1,033	191	5.4	0.30	3,444
	526.03	628	122	5.1	0.19	3,307
	Tract Total	3,541	608	5.8	0.95	3,727
527	527.01	3,658	327	11.2	0.51	7,172
	Tract Total	3,658	327	11.2	0.51	7,172
528	528.01	7,624	261	29.2	0.41	18,596
	Tract Total	7,624	261	29.2	0.41	18,596
601	601.01	982	485	2.0	0.76	1,292
	601.02	1,886	518	3.6	0.81	2,328
	601.03	752	426	1.8	0.67	1,122
	Tract Total	3,620	1,430	2.5	2.23	1,623
602	602.01	1,323	819	1.6	1.28	1,034
	602.02	179	168	1.1	0.26	690
	602.03	1,854	918	2.0	1.43	1,296
	Tract Total	3,357	1,905	1.8	2.98	1,126
603	603.01	692	189	3.7	0.30	2,305
	603.02	1,881	294	6.4	0.46	4,089
	Tract Total	2,572	484	5.3	0.76	3,385
604	604.01	681	237	2.9	0.37	1,841
	604.02	2,456	506	4.9	0.79	3,109
	604.03	431	92	4.7	0.14	3,079
	Tract Total	3,568	834	4.3	1.30	2,745
605	605.01	1,585	458	3.5	0.72	2,202
	605.02	1,272	235	5.4	0.37	3,438
	605.03	847	113	7.5	0.18	4,707
	605.04	528	97	5.5	0.15	3,518
	605.05	1,258	272	4.6	0.43	2,925
	Tract Total	5,490	1,175	4.7	1.84	2,984
606	606.01	425	89	4.8	0.14	3,038

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
606	606.02	3,319	452	7.3	0.71	4,675
	Tract Total	3,745	541	6.9	0.84	4,458
607 /1	607.01	7,361	966	7.6	1.51	4,875
	Tract Total	7,361	966	7.6	1.51	4,875
608 /1	608.01	3,021	494	6.1	0.77	3,924
	Tract Total	3,021	494	6.1	0.77	3,924
609 /1	609.01	2,427	587	4.1	0.92	2,639
	Tract Total	2,427	587	4.1	0.92	2,639
610 /1	610.01	2,319	345	6.7	0.54	4,295
	Tract Total	2,319	345	6.7	0.54	4,295
611	611.01	1,839	552	3.3	0.86	2,139
	611.02	4,538	873	5.2	1.36	3,337
	Tract Total	6,378	1,426	4.5	2.23	2,860
612	612.01	556	599	0.9	0.94	592
	612.02	2,876	1,741	1.7	2.72	1,057
	612.03	207	327	0.6	0.51	407
	612.04	39	311	0.1	0.49	80
	Tract Total	3,679	2,978	1.2	4.65	791
615	615.01	490	166	3.0	0.26	1,886
	615.02	606	105	5.8	0.16	3,787
	615.03	1,087	147	7.4	0.23	4,725
	615.04	996	217	4.6	0.34	2,931
	615.05	258	35	7.3	0.06	4,292
	Tract Total	3,437	670	5.1	1.05	3,273
616	616.01	1,602	246	6.5	0.38	4,215
	616.02	999	224	4.5	0.35	2,855
	616.04	1,562	96	16.3	0.15	10,414
	616.05	878	80	11.0	0.13	6,755
	616.06	6	196	0.0	0.31	18

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
616	Tract Total	5,047	842	6.0	1.32	3,823
617	617.01	4,124	348	11.9	0.54	7,637
	617.02	454	172	2.6	0.27	1,682
	Tract Total	4,578	519	8.8	0.81	5,652
618	618.01	760	120	6.4	0.19	3,999
	618.02	4,629	249	18.6	0.39	11,870
	Tract Total	5,389	369	14.6	0.58	9,292
619	619.02	3,740	223	16.7	0.35	10,686
	Tract Total	3,740	223	16.7	0.35	10,686
701	701.01	815	269	3.0	0.42	1,941
	701.02	1,300	771	1.7	1.20	1,083
	701.03	160	96	1.7	0.15	1,064
	701.04	454	302	1.5	0.47	965
	Tract Total	2,728	1,438	1.9	2.25	1,212
702	702.01	6	814	0.0	1.27	5
	Tract Total	6	814	0.0	1.27	5
703	703.01	1,911	378	5.1	0.59	3,238
	703.02	327	104	3.1	0.16	2,041
	703.03	862	197	4.4	0.31	2,779
	Tract Total	3,099	679	4.6	1.06	2,923
704	704.01	1,311	401	3.3	0.63	2,082
	704.02	122	44	2.8	0.07	1,741
	704.03	1,028	385	2.7	0.60	1,713
	704.04	743	195	3.8	0.31	2,396
	704.05	1,439	252	5.7	0.39	3,690
	Tract Total	4,643	1,278	3.6	2.00	2,321
705	705.01	319	77	4.1	0.12	2,659
	705.02	952	188	5.1	0.29	3,282
	705.03	1,799	327	5.5	0.51	3,528

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
705	705.04	837	140	6.0	0.22	3,805
	705.05	444	71	6.3	0.11	4,035
	705.06	824	62	13.3	0.10	8,236
	Tract Total	5,175	865	6.0	1.35	3,833
706	706.01	516	214	2.4	0.33	1,565
	706.02	466	90	5.2	0.14	3,326
	706.03	981	102	9.6	0.16	6,129
	706.04	473	71	6.7	0.11	4,300
	Tract Total	2,436	477	5.1	0.75	3,247
707	707.01	792	155	5.1	0.24	3,298
	707.02	1,146	143	8.0	0.22	5,209
	707.03	771	146	5.3	0.23	3,351
	707.04	1,097	142	7.7	0.22	4,985
	707.05	569	78	7.3	0.12	4,738
	707.06	746	78	9.5	0.12	6,213
	Tract Total	5,119	744	6.9	1.16	4,413
708	708.01	756	143	5.3	0.22	3,434
	708.02	2,117	278	7.6	0.43	4,924
	Tract Total	2,873	421	6.8	0.66	4,353
709	709.01	1,818	313	5.8	0.49	3,710
	709.02	1,982	217	9.1	0.34	5,830
	709.03	737	72	10.3	0.11	6,699
	709.04	729	175	4.2	0.27	2,700
	709.05	981	111	8.9	0.17	5,768
	709.06	305	27	11.2	0.04	7,615
	Tract Total	6,552	914	7.2	1.43	4,582
710	710.01	167	85	2.0	0.13	1,285
	710.02	632	115	5.5	0.18	3,514
	710.03	516	152	3.4	0.24	2,152

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
710	Tract Total	1,316	352	3.7	0.55	2,393
711	711.01	474	44	10.7	0.07	6,766
	711.02	598	61	9.8	0.10	5,976
	711.03	772	79	9.8	0.12	6,431
	711.04	888	80	11.1	0.12	7,398
	711.05	711	65	10.9	0.10	7,108
	711.06	1,508	150	10.0	0.23	6,555
	711.07	551	77	7.1	0.12	4,593
	711.08	1,059	185	5.7	0.29	3,651
	Tract Total	6,559	741	8.9	1.16	5,655
712	712.01		75		0.12	
	712.02		61		0.10	
	712.03	473	31	15.3	0.05	9,465
	712.04	4,741	316	15.0	0.49	9,675
	Tract Total	5,214	484	10.8	0.76	6,861
713	713.01	6,994	444	15.8	0.69	10,136
	713.02	1,689	250	6.8	0.39	4,331
	Tract Total	8,683	694	12.5	1.08	8,039
714	714.01	3,998	629	6.4	0.98	4,080
	714.02	1,982	108	18.3	0.17	11,658
	Tract Total	5,980	737	8.1	1.15	5,200
801	801.01	1,058	3,218	0.3	5.03	210
	801.02	676	788	0.9	1.23	549
	801.03	615	1,210	0.5	1.89	325
	801.04	785	2,011	0.4	3.14	250
	801.05	577	1,352	0.4	2.11	274
	Tract Total	3,711	8,578	0.4	13.40	277
802	802.01	882	709	1.2	1.11	795
	802.02	1,300	450	2.9	0.70	1,857

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
802	802.03	1,480	255	5.8	0.40	3,699
	802.04	3,545	536	6.6	0.84	4,220
	802.05		128		0.20	
	Tract Total	7,206	2,078	3.5	3.25	2,217
803	803.01	2,624	2,460	1.1	3.84	683
	803.02	722	541	1.3	0.84	860
	803.03	2,331	1,793	1.3	2.80	833
	803.04	3	92	0.0	0.14	21
	Tract Total	5,681	4,886	1.2	7.64	744
804	804.01	1,714	1,460	1.2	2.28	752
	804.02	1,915	2,428	0.8	3.79	505
	804.03	1,091	1,099	1.0	1.72	635
	804.04	1,069	733	1.5	1.14	938
	804.05	2,357	1,251	1.9	1.96	1,202
	Tract Total	8,146	6,971	1.2	10.89	748
805	805.01	5,358	616	8.7	0.96	5,581
	805.02	5,217	1,308	4.0	2.04	2,558
	805.03	5,230	884	5.9	1.38	3,790
	Tract Total	15,805	2,807	5.6	4.39	3,600
808 /2	808.01	6,824	1,038	6.6	1.62	4,213
	Tract Total	6,824	1,038	6.6	1.62	4,213
809 /2	809.01	8,968	1,301	6.9	2.03	4,418
	Tract Total	8,968	1,301	6.9	2.03	4,418
810	810.01	2,652	299	8.9	0.47	5,642
	Tract Total	2,652	299	8.9	0.47	5,642
811	811.01	95	250	0.4	0.39	244
	811.02	1,255	585	2.1	0.91	1,379
	811.03	2,998	480	6.3	0.75	3,997
	811.04	4,023	731	5.5	1.14	3,529

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
811	Tract Total	8,371	2,046	4.1	3.20	2,616
812	812.01	5,971	1,059	5.6	1.65	3,619
	Tract Total	5,971	1,059	5.6	1.65	3,619
814	814.01	7,262	1,226	5.9	1.91	3,802
	Tract Total	7,262	1,226	5.9	1.91	3,802
815	815.01	2,401	1,124	2.1	1.76	1,364
	Tract Total	2,401	1,124	2.1	1.76	1,364
816	816.01	1,399	973	1.4	1.52	921
	816.02	1,677	1,099	1.5	1.72	975
	Tract Total	3,076	2,072	1.5	3.24	949
817	817.01	1,664	876	1.9	1.37	1,215
	817.02	1,407	897	1.6	1.40	1,005
	817.03	1,837	633	2.9	0.99	1,855
	817.04	3,617	610	5.9	0.95	3,807
	Tract Total	8,525	3,016	2.8	4.71	1,810
819	819.01	3,325	1,394	2.4	2.18	1,525
	819.02	1,445	1,077	1.3	1.68	860
	Tract Total	4,770	2,471	1.9	3.86	1,236
820	820.01	3,779	1,188	3.2	1.86	2,031
	820.02	1,298	173	7.5	0.27	4,807
	Tract Total	5,076	1,361	3.7	2.13	2,383
821	821.01	3,413	207	16.5	0.32	10,665
	Tract Total	3,413	207	16.5	0.32	10,665
822	822.01	284	427	0.7	0.67	423
	822.02	957	330	2.9	0.52	1,841
	822.03	4,440	328	13.5	0.51	8,707
	Tract Total	5,681	1,085	5.2	1.69	3,362
823	823.01	13,372	1,277	10.5	2.00	6,686
	Tract Total	13,372	1,277	10.5	2.00	6,686

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
824	824.01	1,937	913	2.1	1.43	1,355
	Tract Total	1,937	913	2.1	1.43	1,355
825	825.01	651	1,810	0.4	2.83	230
	825.02	11,049	1,870	5.9	2.92	3,784
	Tract Total	11,700	3,680	3.2	5.75	2,035
826	826.01	1,902	400	4.8	0.63	3,020
	826.02	7,225	1,720	4.2	2.69	2,686
	Tract Total	9,127	2,120	4.3	3.31	2,758
901	901.01	13	564	0.0	0.88	15
	901.02	39	438	0.1	0.68	58
	901.03	2,855	1,756	1.6	2.74	1,042
	901.04	3	965	0.0	1.51	2
	901.05	6,528	1,557	4.2	2.43	2,686
	901.06		2,501		3.91	
	Tract Total	9,438	7,781	1.2	12.16	776
905	905.01	2,432	245	9.9	0.38	6,401
	905.02	4,596	2,139	2.1	3.34	1,376
	Tract Total	7,028	2,384	2.9	3.72	1,889
909 /3	909.01	226	140	1.6	0.22	1,025
	Tract Total	226	140	1.6	0.22	1,025
910	910.01	25	1,597	0.0	2.49	10
	910.02	1,545	2,784	0.6	4.35	355
	Tract Total	1,570	4,381	0.4	6.84	230
911	911.01	11,079	3,056	3.6	4.77	2,323
	Tract Total	11,079	3,056	3.6	4.77	2,323
912	912.01	4,767	437	10.9	0.68	7,010
	912.02		124		0.19	
	Tract Total	4,767	561	8.5	0.88	5,417
913	913.01	72	803	0.1	1.25	58

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
913	913.02	121	1,576	0.1	2.46	49
	913.03	1,206	839	1.4	1.31	920
	913.04	6,032	984	6.1	1.54	3,917
	Tract Total	7,430	4,202	1.8	6.57	1,131
914	914.01	13,401	1,671	8.0	2.61	5,135
	Tract Total	13,401	1,671	8.0	2.61	5,135
915	915.01	3,955	1,270	3.1	1.98	1,997
	915.02	778	494	1.6	0.77	1,011
	915.03	258	36	7.1	0.06	4,294
	Tract Total	4,991	1,800	2.8	2.81	1,776
916	916.01	7,022	888	7.9	1.39	5,052
	Tract Total	7,022	888	7.9	1.39	5,052
917	917.01	3,137	497	6.3	0.78	4,021
	917.02	1,338	239	5.6	0.37	3,615
	917.03	474	846	0.6	1.32	359
	917.04	2,296	622	3.7	0.97	2,367
	Tract Total	7,245	2,203	3.3	3.44	2,106
918	918.01	9,857	1,181	8.3	1.84	5,357
	Tract Total	9,857	1,181	8.3	1.84	5,357
919	919.01	344	1,235	0.3	1.93	178
	919.02	407	984	0.4	1.54	264
	919.03	454	1,111	0.4	1.74	261
	919.04	157	274	0.6	0.43	365
	919.05	364	2,490	0.1	3.89	94
	919.06	134	334	0.4	0.52	257
	919.07	290	1,767	0.2	2.76	105
	919.08	53	106	0.5	0.17	314
	919.09	369	677	0.5	1.06	348
	919.10	140	193	0.7	0.30	467

(CONTINUED)

Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
919	919.11	150	1,315	0.1	2.06	73
	919.12	302	496	0.6	0.78	388
	Tract Total	3,166	10,982	0.3	17.16	184
920	920.01	2,139	1,943	1.1	3.04	704
	920.02	2,179	2,235	1.0	3.49	624
	920.03	2,117	1,332	1.6	2.08	1,018
	Tract Total	6,434	5,510	1.2	8.61	747
921	921.01	267	491	0.5	0.77	347
	921.02	414	763	0.5	1.19	348
	921.03	1,072	2,019	0.5	3.15	340
	921.04	721	639	1.1	1.00	721
	921.05	708	684	1.0	1.07	662
	921.06	1,159	1,196	1.0	1.87	620
	921.07	2,484	1,454	1.7	2.27	1,094
	Tract Total	6,824	7,246	0.9	11.32	603
922	922.01	379	2,649	0.1	4.14	92
	922.02	1,408	2,983	0.5	4.66	302
	922.03	4,800	1,294	3.7	2.02	2,376
	922.04	516	1,737	0.3	2.71	190
	922.05	2,681	1,065	2.5	1.66	1,615
	Tract Total	9,784	9,728	1.0	15.20	644
923	923.01	3,341	534	6.3	0.83	4,025
	Tract Total	3,341	534	6.3	0.83	4,025
924	924.01	4,341	496	8.8	0.77	5,637
	Tract Total	4,341	496	8.8	0.77	5,637
FAIRFAX COUNTY		851,858	229,874	3.7	359.18	2,372

Note: The 1990 Census population for the City of Falls Church and the City of Fairfax is 9,578 and 19,622, respectively.

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

IV. 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 forwarded to the Metropolitan Washington Council of Governments (COG), for publication with the forecasts of other surrounding jurisdictions. The COG cooperative forecasts are published every three to four years. The forecasts contained on the following tables are forecasts submitted for inclusion in the 1993 Round V COG regional forecast. The tables also present, for the first time, forecasts of population extended to 2020.

Methodology

The population forecasts by census and subcensus tract are calculated similarly to the current population estimates. The key factors are the number of housing units, the vacancy rates, and the average household sizes. Specifically, the forecasted number of housing 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 subcensus tract. The households 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 VI of the 1993 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 3.1 percent (an occupancy rate of 96.9 percent) has been assumed for all areas 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 20 years.

An analysis of average household size, conducted by the Fairfax County Office of Research and Statistics, has revealed two significant factors that will influence projected average household size: average household size differences by race; and the increasingly diverse racial composition of Fairfax County.

Between 1980 and 1990, the population of Fairfax County increased by 221,683 persons. Of this increase, nearly 46 percent of the persons added were non-white. It is important to note that the average household size for each non-white racial group is still higher than the current County-wide average household size (See Table 4.1). The addition of an increasing number of non-white households in the future, with above average household sizes, will have the effect of providing an upward pressure on Fairfax County's overall average household size as racial and ethnic minorities become a larger percentage of the County's total population. This, offset by the long term trend toward smaller household size, will result in relatively stable average household sizes for Fairfax County through 2020. Forecasted average household size by planning district is presented in Table 4.2.

TABLE 4.1

Average Household Size by Race

Racial Group	<u>Average Household Size</u>	
	1990	1980
White	2.65	2.84
Black	2.86	2.99
Asian	3.69	3.74
Hispanic	3.66	3.34
Fairfax County	2.75	2.88

Source: U.S. Bureau of the Census; 1980 and 1990.

TABLE 4.2

Forecasted Average Household Size by Planning District

Planning District	Average Household Size				
	1993	1995	2000	2005	2010
Annandale	2.67	2.67	2.67	2.67	2.67
Baileys	2.32	2.32	2.32	2.32	2.32
Bull Run	2.82	2.82	2.82	2.82	2.82
Fairfax	2.51	2.51	2.51	2.51	2.51
Jefferson	2.50	2.50	2.50	2.50	2.50
Lincolnia	2.41	2.41	2.41	2.41	2.41
Lower Potomac	2.62	2.62	2.62	2.62	2.62
McLean	2.60	2.60	2.60	2.60	2.60
Mount Vernon	2.41	2.41	2.41	2.41	2.41
Pohick	3.14	3.14	3.14	3.14	3.14
Rose Hill	2.57	2.57	2.57	2.57	2.57
Springfield	2.78	2.78	2.78	2.78	2.78
Upper Potomac	2.89	2.89	2.89	2.89	2.89
Vienna	2.80	2.80	2.80	2.80	2.80
Fairfax County	2.71	2.71	2.71	2.71	2.71

The population age distribution 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 age forecasts methodology and assumptions were reviewed by the Age Forecasting Committee, comprised of representatives from selected County agencies.

Tables

The tables that follow show Fairfax County's population increasing from 455,021 in 1970 to 596,901 in 1980 and to 818,584 in 1990, based on 1970, 1980 and 1990 Census information, respectively. Between 1993 and 2000, the County's population is expected to increase by 90,107 persons, from an estimate of 851,858 in 1993 to 941,965 projected in 2000. By the year 2010, the County's population is projected to be 1,065,794, an increase of 213,936 persons over the County's 1993 population, and by the year 2020 the County's population is projected to be 1,204,549

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 July 1991.

The area comprising the Sully Supervisor District, which as of January 1993 had the largest population among the nine supervisor districts, is expected to remain the area of the County with the largest population through the year 2020. The Springfield District is currently the second largest supervisor district in terms of population. However, by the year 2000, it will fall to fourth place as the population of Hunter Mill and Dranesville Districts are expected to increase considerably. The Braddock Supervisor District population is expected to decrease slightly between 1993 and 1995, and then increase between 1995 and 2020.

FIGURE 4.1
COUNTY OF FAIRFAX
Population Growth 1970 - 1980
by Planning District

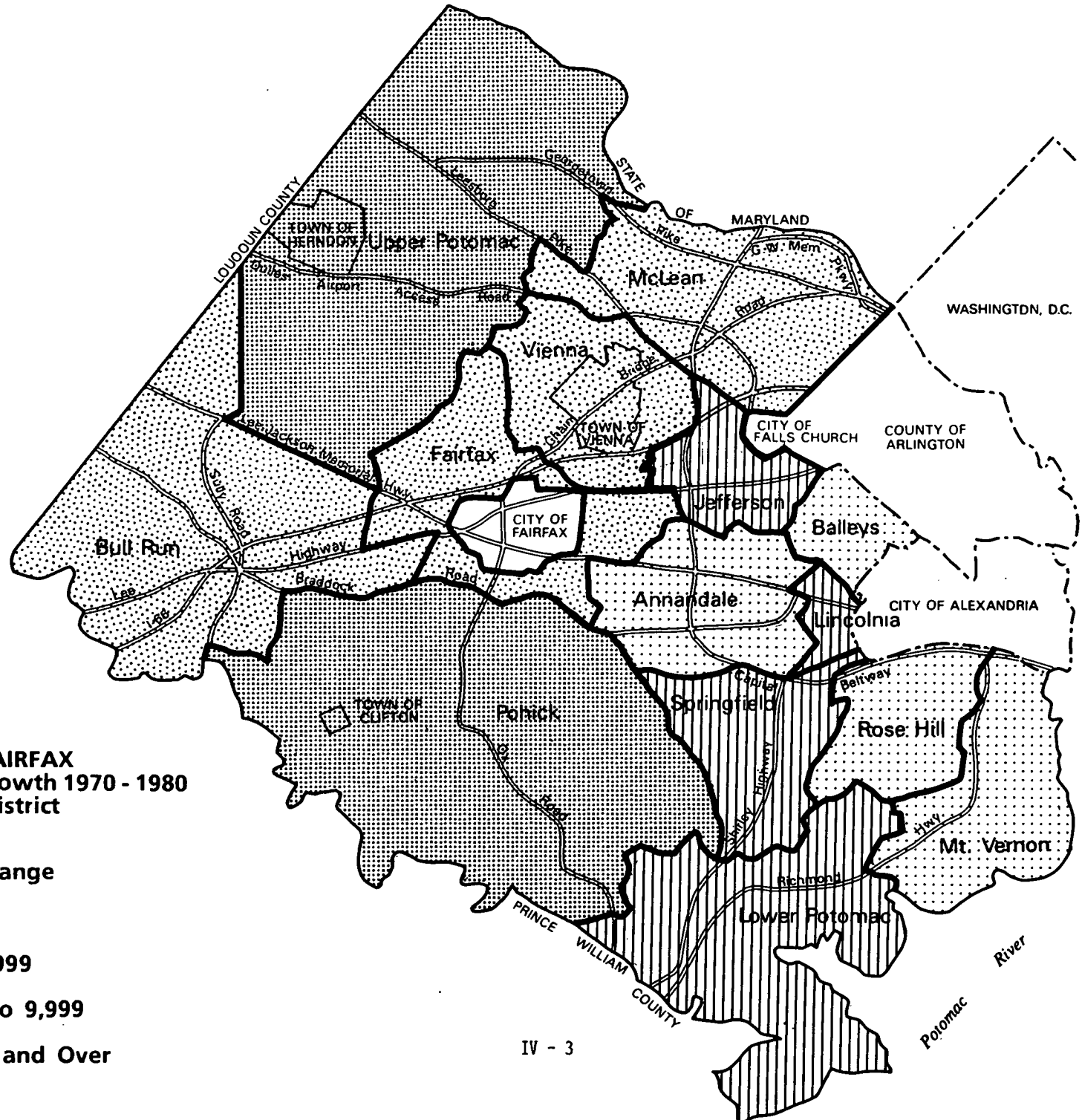
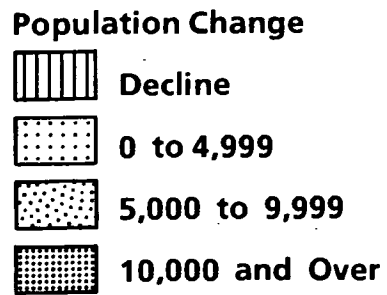


FIGURE 4.2
COUNTY OF FAIRFAX
Population Growth 1980 - 1990
by Planning District

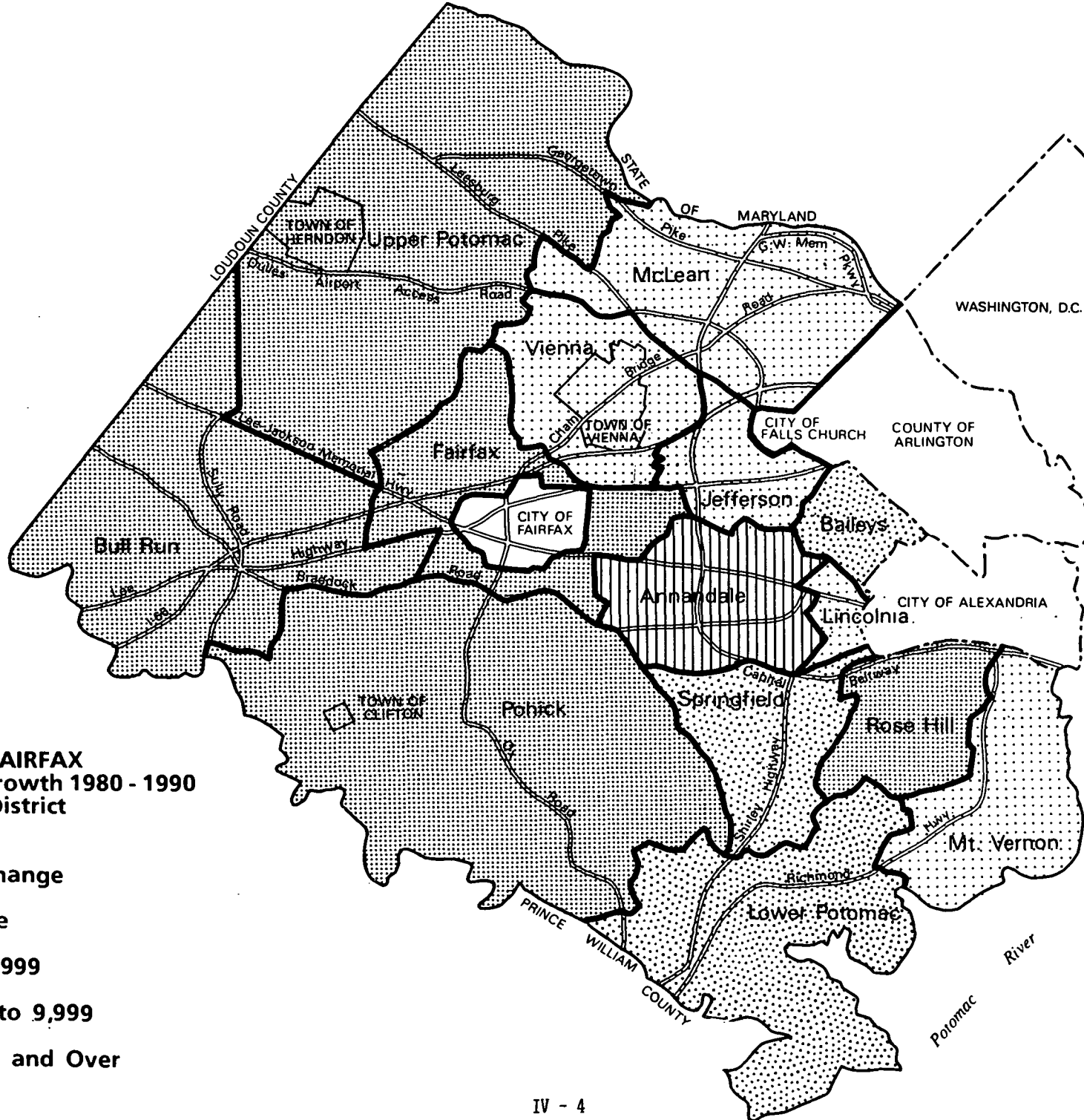
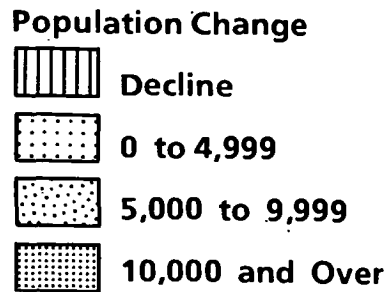


FIGURE 4.3
COUNTY OF FAIRFAX
Population Growth 1990 - 2000
by Planning District

Population Change

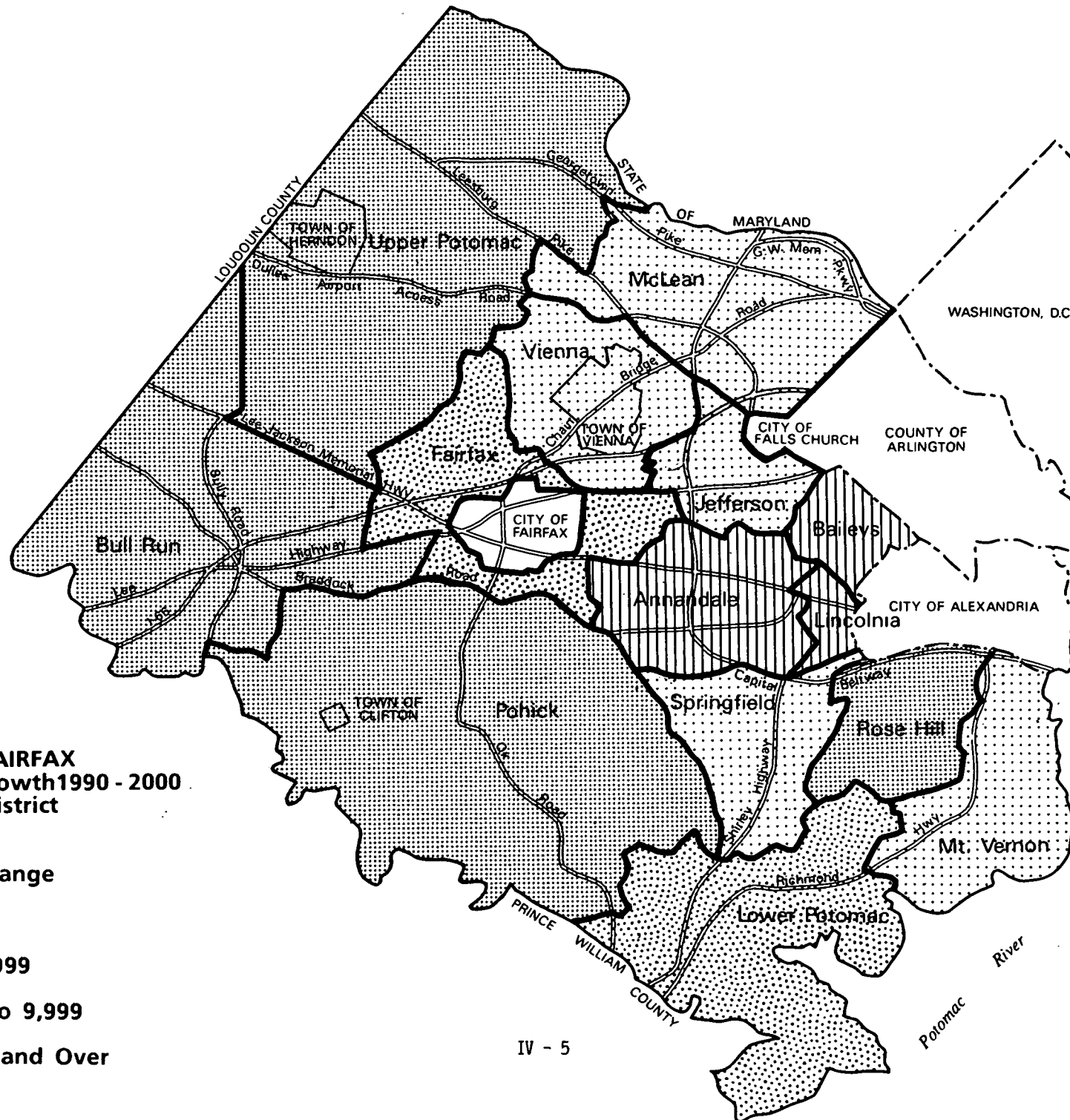
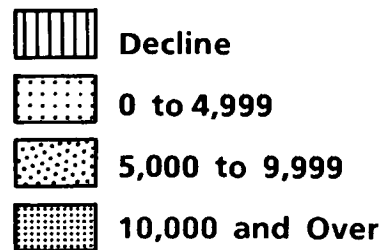
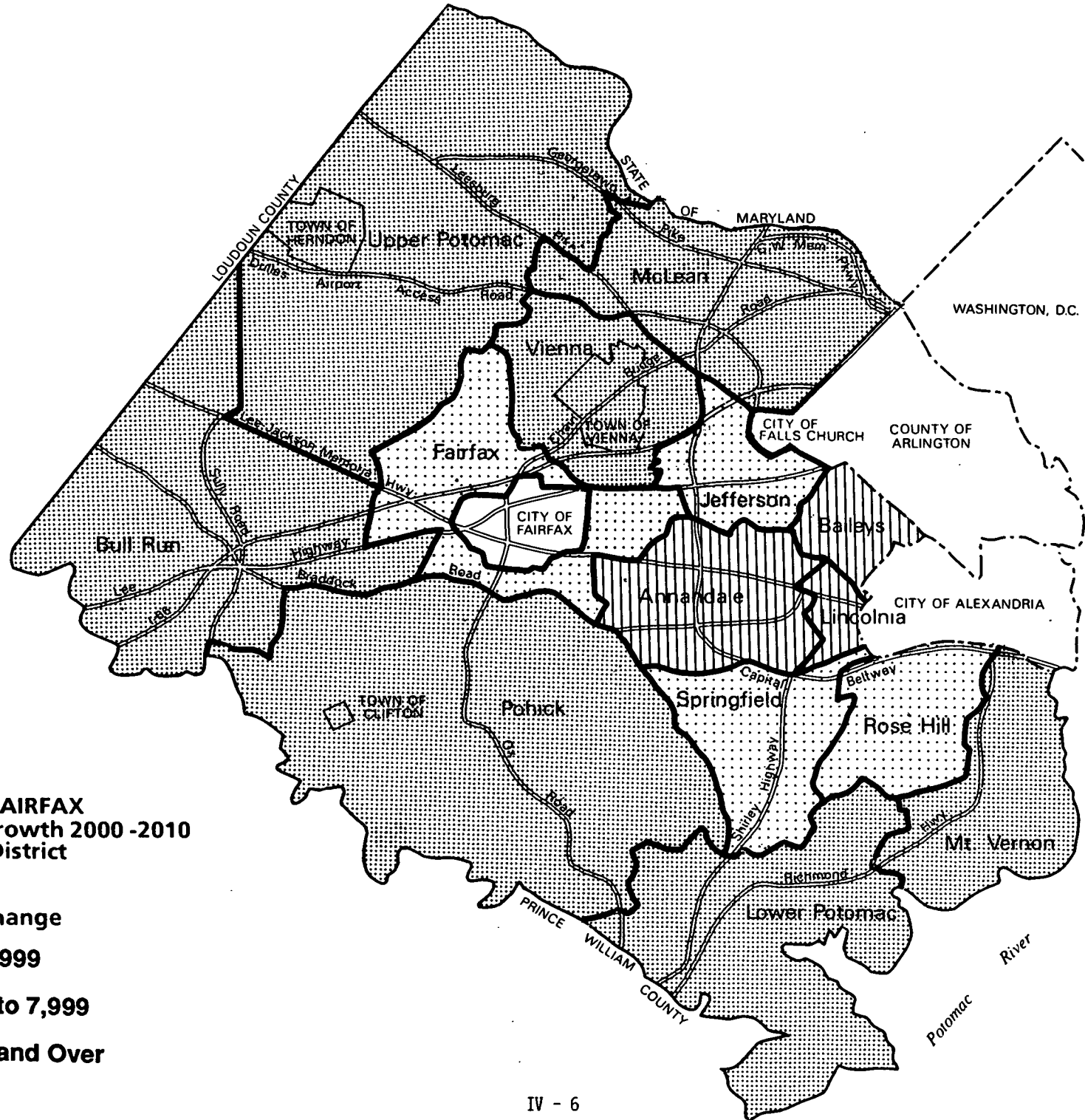
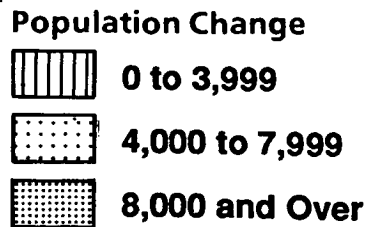


FIGURE 4.4
COUNTY OF FAIRFAX
Population Growth 2000 -2010
by Planning District



**Historical, Estimated and Forecasted Population
Supervisor District
(January 1993)**

Supervisor District	1990	1993	1995	2000	2005	2010	2015	2020
Braddock	90,767	90,008	88,903	89,591	91,546	94,856	100,753	107,029
Dranesville 1/	92,296	93,831	97,411	107,296	116,202	124,989	133,009	141,543
Hunter Mill 2/	90,714	94,811	97,566	111,836	115,150	119,991	127,677	135,857
Lee	90,049	89,779	93,218	101,921	108,267	115,089	122,483	130,353
Mason	90,725	89,559	89,343	90,554	93,584	97,752	104,006	110,662
Mount Vernon	87,124	93,212	96,509	101,659	110,864	119,445	126,230	133,450
Providence	90,778	92,720	95,080	100,650	108,999	117,214	124,663	132,591
Springfield 3/	92,626	96,876	100,109	102,642	107,103	112,575	119,801	127,490
Sully	93,505	111,062	120,272	135,815	150,382	163,883	174,391	185,574
Fairfax County	818,584	851,858	878,411	941,965	1,002,096	1,065,794	1,133,011	1,204,549

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990.

1993 through 2020, Fairfax County Office of Research and Statistics.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Historical, Estimated and Forecasted Population
 Planning District
 (January 1993)

Planning District	1970	1980	1990	1993	1995	2000	2005	2010	2015	2020
Annandale	62,635	66,466	66,329	66,696	65,540	66,052	67,478	69,950	74,422	79,180
Baileys	30,112	30,290	38,392	37,401	37,801	38,299	39,404	41,043	43,680	46,486
Bull Run	14,006	23,566	66,234	80,194	87,974	99,821	111,494	122,115	129,939	138,266
Fairfax	22,889	32,332	45,244	48,995	49,730	53,612	57,262	60,990	64,655	68,556
Jefferson	40,989	38,152	42,859	44,332	44,318	45,242	48,638	52,085	55,432	58,993
Lincolnia	11,123	9,978	14,010	13,289	13,242	13,757	14,501	15,340	16,322	17,367
Lower Potomac	21,497	16,305	24,371	24,884	26,860	29,524	34,030	37,636	39,179	40,822
McLean	46,866	54,669	58,747	60,179	61,156	63,363	69,443	75,224	80,045	85,177
Mount Vernon	76,730	79,533	82,483	83,490	84,753	87,258	91,543	96,549	102,737	109,323
Pohick 1/	14,902	71,543	127,040	131,456	135,022	138,115	143,705	150,766	160,427	170,710
Rose Hill	21,859	23,262	34,520	37,174	40,165	44,908	47,989	51,201	54,490	57,991
Springfield	32,970	31,667	39,919	40,820	40,592	44,201	47,526	50,898	54,168	57,649
Upper Potomac 2/	20,062	70,795	125,169	131,706	137,761	161,091	168,015	176,545	187,866	199,914
Vienna 3/	38,381	48,343	53,267	51,242	53,498	56,720	61,068	65,452	69,648	74,115
Fairfax County	455,021	596,901	818,584	851,858	878,411	941,965	1,002,096	1,065,794	1,133,011	1,204,549

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1970, 1980, 1990.

1993 through 2020, 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 Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
151	151.01		1,290	1,312	1,327	1,401	1,484	1,579	1,681
	151.02		1,268	1,255	1,272	1,418	1,552	1,652	1,758
	151.03		840	834	843	914	983	1,046	1,113
	CENSUS TOTAL	3,262	3,398	3,401	3,442	3,733	4,019	4,277	4,552
152	152.01		882	911	923	985	1,050	1,118	1,189
	152.02		2,731	2,763	2,765	2,777	2,847	3,029	3,224
	152.03		320	315	319	349	377	401	427
	152.04								
	CENSUS TOTAL	3,165	3,934	3,989	4,006	4,111	4,274	4,548	4,841
153	153.01		764	848	875	970	1,058	1,126	1,198
	153.02		1,511	1,535	1,540	1,555	1,600	1,702	1,812
	153.03		1,258	1,237	1,238	1,245	1,277	1,359	1,447
	153.04		274	269	270	271	278	296	315
	CENSUS TOTAL	3,610	3,808	3,890	3,922	4,041	4,213	4,484	4,772
154	154.01		5,066	5,169	5,187	5,337	5,558	5,915	6,294
	154.02		1,114	1,101	1,109	1,167	1,233	1,313	1,397
	154.03		773	1,060	1,608	1,608	1,643	1,748	1,861
	CENSUS TOTAL	7,163	6,953	7,330	7,903	8,111	8,434	8,975	9,551
155	155.01		2,922	2,967	3,015	3,411	3,761	3,995	4,244
	155.02		1,884	1,856	1,859	1,881	1,938	2,063	2,195
	155.03		826	820	826	880	935	989	1,046
	155.04		246	242	243	252	264	281	299
	CENSUS TOTAL	5,644	5,879	5,884	5,943	6,425	6,899	7,328	7,784
156	156.01		1,481	1,485	1,491	1,525	1,583	1,685	1,793
	156.02		207	209	210	213	219	234	249
	156.03		804	861	880	945	1,010	1,075	1,144
	156.04		316	352	465	810	1,069	1,138	1,211
	CENSUS TOTAL	2,438	2,808	2,907	3,046	3,492	3,882	4,131	4,397
157	157.01		1,183	1,164	1,167	1,192	1,236	1,315	1,400
	157.02		2,047	2,024	2,031	2,076	2,153	2,291	2,438

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
157	157.03		528	525	526	530	545	580	617
	CENSUS TOTAL	3,606	3,759	3,712	3,723	3,798	3,934	4,187	4,456
158	158.01		1,829	1,823	1,842	1,975	2,111	2,247	2,392
	158.02		1,403	1,427	1,440	1,526	1,619	1,723	1,833
	158.03		1,261	1,246	1,261	1,381	1,495	1,591	1,693
	CENSUS TOTAL	4,622	4,493	4,496	4,543	4,881	5,225	5,561	5,918
159	159.01		2,307	2,287	2,307	2,460	2,621	2,789	2,968
	159.02		513	577	598	683	757	806	857
	159.03								
	159.04		312	377	387	407	429	457	486
	CENSUS TOTAL	3,094	3,133	3,242	3,293	3,549	3,807	4,052	4,312
160	160.01		613	631	727	900	1,041	1,108	1,179
	160.02		2,406	2,421	2,443	2,622	2,805	2,985	3,177
	160.03		801	800	806	853	906	964	1,026
	CENSUS TOTAL	3,705	3,821	3,852	3,976	4,375	4,751	5,057	5,381
161	161.01		464	464	490	714	887	944	1,005
	161.02		265	260	267	281	296	315	336
	161.03		1,699	1,687	1,706	1,856	2,001	2,130	2,267
	161.04		1,260	1,288	1,322	1,551	1,745	1,857	1,977
	CENSUS TOTAL	3,751	3,687	3,699	3,786	4,402	4,930	5,247	5,584
162	162.01		5,334	5,334	5,334	5,334	5,334	5,334	5,334
	162.02								
	CENSUS TOTAL	5,621	5,334	5,334	5,334	5,334	5,334	5,334	5,334
163	163.01		679	822	987	2,248	3,181	3,385	3,603
	163.02		1,287	1,566	1,749	2,976	3,901	4,151	4,418
	CENSUS TOTAL	1,778	1,966	2,388	2,736	5,223	7,081	7,536	8,021
201	201.01		1,306	1,280	1,280	1,282	1,311	1,395	1,485
	201.02		1,743	1,709	1,758	1,940	2,109	2,245	2,389
	CENSUS TOTAL	3,098	3,049	2,989	3,038	3,222	3,421	3,640	3,874
202	202.01		2,956	3,084	5,124	5,124	5,237	5,573	5,931

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
202	202.02		2,171	2,196	2,347	3,100	3,696	3,933	4,186
	CENSUS TOTAL	5,113	5,126	5,280	7,471	8,224	8,932	9,506	10,117
203	203.01		1,842	1,849	1,860	1,917	1,999	2,127	2,264
	203.02		1,729	1,766	1,791	1,986	2,166	2,305	2,453
	203.03		700	694	695	707	730	777	827
	203.04		782	784	1,101	1,124	1,165	1,239	1,319
	CENSUS TOTAL	4,903	5,053	5,094	5,448	5,733	6,059	6,448	6,863
204	204.01		3,066	3,139	3,143	3,177	3,271	3,481	3,704
	CENSUS TOTAL	2,368	3,066	3,139	3,143	3,177	3,271	3,481	3,704
205	205.01		6,023	6,129	6,134	6,172	6,334	6,741	7,174
	205.02		489	482	483	494	512	545	580
	CENSUS TOTAL	5,121	6,512	6,612	6,617	6,666	6,846	7,286	7,754
206	206.01		480	475	476	480	494	526	559
	206.02		1,065	1,055	1,055	1,058	1,083	1,153	1,227
	206.03		2,242	2,280	2,446	2,548	2,676	2,848	3,031
	CENSUS TOTAL	4,049	3,787	3,810	3,977	4,087	4,253	4,526	4,817
207	207.01		1,809	1,793	1,800	1,867	1,955	2,081	2,214
	207.02		373	370	565	569	583	621	661
	207.03		1,586	1,572	1,611	1,678	1,762	1,875	1,995
	CENSUS TOTAL	3,833	3,768	3,734	3,977	4,114	4,300	4,576	4,870
208	208.01		968	961	1,015	1,065	1,123	1,195	1,272
	208.02		767	760	766	815	868	923	983
	208.03		1,553	1,551	1,566	1,693	1,820	1,936	2,061
	CENSUS TOTAL	3,295	3,289	3,272	3,348	3,573	3,810	4,055	4,315
210	210.01		815	828	840	916	990	1,054	1,121
	210.02		1,509	1,595	1,729	1,956	2,159	2,298	2,445
	210.03		693	685	986	1,325	1,591	1,693	1,802
	210.04		860	843	843	846	867	923	982
	CENSUS TOTAL	3,657	3,877	3,951	4,398	5,044	5,607	5,967	6,351
211	211.01		5,007	4,937	7,696	8,340	8,975	9,551	10,165

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
211	211.02		2,323	3,445	4,690	5,121	5,536	5,891	6,270
	211.03		492	484	547	1,088	1,491	1,586	1,688
	CENSUS TOTAL	6,597	7,822	8,866	12,933	14,549	16,001	17,029	18,123
212	212.01		1,999	1,982	1,982	1,986	2,031	2,162	2,301
	CENSUS TOTAL	2,181	1,999	1,982	1,982	1,986	2,031	2,162	2,301
213	213.01		3,422	3,638	3,673	3,690	3,782	4,025	4,284
	213.02		258	262	263	276	291	310	330
	CENSUS TOTAL	3,950	3,680	3,900	3,937	3,966	4,073	4,335	4,613
214	214.01		1,834	1,883	1,889	1,932	2,005	2,134	2,271
	214.02		2,961	3,056	3,092	3,235	3,407	3,626	3,859
	CENSUS TOTAL	5,178	4,795	4,938	4,981	5,168	5,412	5,760	6,130
215	215.01		4,200	4,206	4,829	5,114	5,426	5,775	6,146
	CENSUS TOTAL	5,007	4,200	4,206	4,829	5,114	5,426	5,775	6,146
216	216.01		3,393	3,442	3,445	3,471	3,565	3,794	4,038
	216.02		1,123	1,147	1,155	1,225	1,301	1,384	1,473
	CENSUS TOTAL	4,982	4,517	4,589	4,600	4,696	4,866	5,178	5,511
217	217.01		6,538	6,570	6,588	6,743	7,000	7,450	7,928
	CENSUS TOTAL	7,425	6,538	6,570	6,588	6,743	7,000	7,450	7,928
218	218.01		4,403	4,487	4,937	4,973	5,108	5,436	5,785
	CENSUS TOTAL	4,528	4,403	4,487	4,937	4,973	5,108	5,436	5,785
219	219.01		1,092	1,092	1,092	1,092	1,092	1,092	1,092
	CENSUS TOTAL	2,969	1,092	1,092	1,092	1,092	1,092	1,092	1,092
220	220.01		3	3	3	3	3	3	3
	220.02		2	2	2	2	2	2	3
	220.03		1,300	1,440	1,577	1,577	1,611	1,715	1,825
	220.04		28	28	38	121	182	194	206
	220.05		442	471	471	471	481	512	545
	CENSUS TOTAL	2,239	1,775	1,945	2,091	2,174	2,280	2,426	2,582
221	221.01		4,189	4,403	4,427	4,621	4,856	5,162	5,487
	221.02		3	3	6	31	49	52	56

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
221	221.03		358	874	2,439	2,439	2,493	2,653	2,823
	221.04		2,506	3,034	3,483	4,241	4,865	5,173	5,501
	221.05		534	658	739	1,282	1,691	1,799	1,915
	221.06		109	110	158	573	876	932	992
	CENSUS TOTAL	6,274	7,698	9,082	11,252	13,187	14,829	15,771	16,774
222	222.01		7,025	7,025	7,025	7,025	7,025	7,025	7,025
	CENSUS TOTAL	5,548	7,025	7,025	7,025	7,025	7,025	7,025	7,025
223	223.01		4,297	5,140	5,573	5,615	5,768	6,139	6,533
	CENSUS TOTAL	3,844	4,297	5,140	5,573	5,615	5,768	6,139	6,533
224	224.01		6,381	7,054	7,217	8,362	9,347	9,948	10,587
	224.02		1,259	1,263	1,267	1,295	1,343	1,430	1,522
	CENSUS TOTAL	5,838	7,639	8,317	8,483	9,657	10,691	11,378	12,109
301	301.01		1,553	1,545	1,553	1,606	1,678	1,786	1,901
	301.02		3,526	3,489	3,502	3,614	3,772	4,014	4,272
	301.03		2,853	2,807	2,865	2,982	3,130	3,331	3,545
	CENSUS TOTAL	7,794	7,931	7,842	7,919	8,202	8,580	9,131	9,718
302	302.01		12,210	12,086	12,182	12,464	12,929	13,742	14,608
	CENSUS TOTAL	12,357	12,210	12,086	12,182	12,464	12,929	13,742	14,608
304	304.01		4,172	4,068	4,069	4,070	4,160	4,428	4,712
	304.02		2,484	2,427	2,428	2,429	2,484	2,643	2,813
	CENSUS TOTAL	6,727	6,656	6,496	6,496	6,499	6,644	7,071	7,525
305	305.01		1,648	1,615	1,617	1,628	1,671	1,779	1,893
	CENSUS TOTAL	1,681	1,648	1,615	1,617	1,628	1,671	1,779	1,893
306	306.01		1,475	1,452	1,457	1,501	1,565	1,665	1,772
	306.02		1,049	1,028	1,028	1,029	1,053	1,121	1,193
	306.03		1,268	1,248	1,248	1,250	1,278	1,360	1,448
	306.04		1,303	1,277	1,278	1,281	1,311	1,395	1,485
	CENSUS TOTAL	5,282	5,094	5,005	5,011	5,061	5,207	5,542	5,898
307	307.01		650	637	640	663	693	738	785
	307.02		1,013	992	993	994	1,017	1,083	1,152

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
307	307.03		1,117	1,095	1,096	1,108	1,140	1,213	1,291
	CENSUS TOTAL	2,412	2,780	2,725	2,729	2,765	2,850	3,034	3,228
308	308.01		8,788	8,637	8,638	8,641	8,832	9,400	10,003
	CENSUS TOTAL	8,372	8,788	8,637	8,638	8,641	8,832	9,400	10,003
309	309.01		6,515	6,502	6,616	7,009	7,439	7,917	8,426
	CENSUS TOTAL	6,478	6,515	6,502	6,616	7,009	7,439	7,917	8,426
310	310.01		6,780	6,731	6,747	6,813	7,008	7,459	7,938
	CENSUS TOTAL	6,813	6,780	6,731	6,747	6,813	7,008	7,459	7,938
313	313.01		4,447	4,446	4,481	4,534	4,671	4,971	5,290
	CENSUS TOTAL	4,353	4,447	4,446	4,481	4,534	4,671	4,971	5,290
314	314.01		3,923	3,978	4,002	4,051	4,175	4,443	4,729
	CENSUS TOTAL	4,048	3,923	3,978	4,002	4,051	4,175	4,443	4,729
315	315.01		5,540	5,443	5,464	5,643	5,892	6,271	6,674
	CENSUS TOTAL	5,091	5,540	5,443	5,464	5,643	5,892	6,271	6,674
316	316.01		1,796	2,070	2,294	3,170	3,853	4,100	4,364
	316.02		2,393	2,376	2,402	2,497	2,617	2,786	2,965
	316.03		9	9	9	9	9	10	10
	CENSUS TOTAL	4,407	4,198	4,455	4,705	5,675	6,479	6,896	7,339
318	318.01		7,090	7,040	7,075	7,227	7,491	7,972	8,484
	CENSUS TOTAL	7,397	7,090	7,040	7,075	7,227	7,491	7,972	8,484
319	319.01		3,502	3,466	3,480	3,484	3,562	3,791	4,035
	CENSUS TOTAL	3,743	3,502	3,466	3,480	3,484	3,562	3,791	4,035
320	320.01		3,334	3,288	3,290	3,301	3,382	3,599	3,830
	CENSUS TOTAL	3,601	3,334	3,288	3,290	3,301	3,382	3,599	3,830
321	321.01		3,890	3,834	3,839	3,882	3,997	4,253	4,527
	CENSUS TOTAL	3,797	3,890	3,834	3,839	3,882	3,997	4,253	4,527
322	322.01		6,984	6,924	6,931	6,996	7,193	7,647	8,131
	CENSUS TOTAL	6,574	6,984	6,924	6,931	6,996	7,193	7,647	8,131
323	323.01		3,464	3,442	3,445	3,447	3,524	3,750	3,991
	323.02		1,274	1,286	1,384	1,628	1,835	1,953	2,079

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
323	CENSUS TOTAL	4,719	4,738	4,728	4,829	5,075	5,359	5,703	6,070
324	324.01		8,324	8,354	8,385	8,476	8,725	9,285	9,882
	CENSUS TOTAL	9,301	8,324	8,354	8,385	8,476	8,725	9,285	9,882
325	325.01		5,536	5,595	6,160	6,160	6,295	6,699	7,130
	CENSUS TOTAL	5,607	5,536	5,595	6,160	6,160	6,295	6,699	7,130
326	326.01		4,699	4,720	4,771	5,114	5,467	5,818	6,192
	CENSUS TOTAL	4,580	4,699	4,720	4,771	5,114	5,467	5,818	6,192
327	327.01		7,436	7,438	7,744	7,905	8,191	8,717	9,278
	CENSUS TOTAL	7,456	7,436	7,438	7,744	7,905	8,191	8,717	9,278
328	328.01		1,990	1,961	1,970	2,043	2,139	2,276	2,422
	CENSUS TOTAL	2,277	1,990	1,961	1,970	2,043	2,139	2,276	2,422
401	401.01		1,781	1,799	1,814	1,897	1,994	2,113	2,240
	401.02		3,084	3,069	3,113	3,274	3,460	3,682	3,918
	401.03		2,390	2,403	2,415	2,519	2,647	2,817	2,998
	CENSUS TOTAL	6,804	7,255	7,271	7,342	7,691	8,100	8,612	9,156
402	402.01		589	596	639	1,002	1,279	1,361	1,449
	402.02		4,555	4,581	5,244	5,244	5,359	5,703	6,070
	402.03								
	402.04		396	396	414	562	678	722	768
	CENSUS TOTAL	5,692	5,540	5,573	6,297	6,808	7,316	7,786	8,287
403	403.01		1,369	1,342	1,351	1,424	1,506	1,603	1,706
	403.02		1,298	1,272	1,283	1,377	1,474	1,569	1,669
	CENSUS TOTAL	2,880	2,667	2,614	2,634	2,801	2,980	3,171	3,375
405	405.01		3,153	3,161	3,168	3,216	3,260	3,289	3,321
	405.02		1,297	1,291	1,319	1,378	1,449	1,542	1,641
	405.03		4,741	4,721	4,755	5,042	5,354	5,698	6,064
	405.04		950	950	950	950	950	950	950
	CENSUS TOTAL	10,289	10,141	10,123	10,193	10,586	11,012	11,479	11,975
406	406.01		2,585	2,632	2,672	2,925	3,167	3,370	3,587
	CENSUS TOTAL	2,723	2,585	2,632	2,672	2,925	3,167	3,370	3,587

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
407	407.01		5,171	5,066	5,072	5,114	5,256	5,594	5,953
	407.02		2,817	2,785	2,792	2,844	2,943	3,132	3,333
	CENSUS TOTAL	8,313	7,988	7,851	7,864	7,959	8,199	8,726	9,286
408	408.01		2,349	2,309	2,376	2,394	2,459	2,617	2,785
	408.02		279	283	284	289	299	318	338
	408.03		1,269	1,253	1,260	1,308	1,369	1,457	1,551
	408.04		1,897	1,939	2,017	2,218	2,408	2,563	2,728
	408.05								
	CENSUS TOTAL	5,583	5,794	5,784	5,937	6,209	6,535	6,955	7,402
501	501.01		3,152	3,185	3,253	3,840	4,335	4,613	4,910
	501.02		869	865	866	870	892	949	1,010
	501.03		1,116	1,103	1,105	1,116	1,149	1,223	1,302
	CENSUS TOTAL	4,361	5,137	5,153	5,224	5,826	6,376	6,786	7,222
502	502.01		1,246	1,265	1,265	1,265	1,293	1,376	1,464
	502.02		685	673	674	675	691	735	783
	502.03		473	482	503	528	558	593	631
	502.04		1,105	1,087	1,092	1,130	1,182	1,258	1,339
	CENSUS TOTAL	4,219	3,510	3,508	3,534	3,599	3,724	3,963	4,218
503	503.01		859	850	853	870	901	959	1,020
	503.02		828	815	815	817	836	889	946
	503.03		1,888	1,939	1,956	2,051	2,162	2,301	2,448
	503.04		638	631	638	698	756	805	856
	CENSUS TOTAL	4,300	4,214	4,235	4,262	4,435	4,654	4,953	5,271
504	504.01		1,010	1,012	1,019	1,067	1,124	1,197	1,274
	504.02		955	940	941	954	983	1,047	1,114
	504.03		650	644	648	671	702	747	795
	CENSUS TOTAL	2,545	2,616	2,596	2,609	2,692	2,810	2,990	3,182
505	505.01		1,017	1,001	1,002	1,005	1,029	1,095	1,165
	505.02		856	843	844	856	884	941	1,001
	505.03		633	623	623	626	642	684	727

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
505	CENSUS TOTAL	2,628	2,506	2,467	2,469	2,487	2,555	2,719	2,894
506	506.01		540	534	547	656	747	795	847
	506.02		3,686	3,705	3,708	3,738	3,840	4,087	4,350
	506.03		842	829	830	837	861	916	975
	506.04		536	528	528	528	540	575	612
	506.05		726	715	718	749	787	838	892
	506.06		1,060	1,043	1,046	1,069	1,108	1,180	1,255
	506.07		493	485	488	512	541	576	613
	CENSUS TOTAL	7,876	7,884	7,838	7,865	8,090	8,426	8,967	9,543
507	507.01		2,668	2,622	2,632	2,695	2,799	2,979	3,170
	507.02		3,099	3,059	3,069	3,144	3,266	3,476	3,699
	CENSUS TOTAL	6,218	5,767	5,680	5,701	5,840	6,065	6,454	6,869
508	508.01		848	831	837	885	937	997	1,061
	508.02		1,267	1,289	1,297	1,303	1,336	1,422	1,513
	508.03		1,006	992	1,001	1,073	1,146	1,220	1,298
	CENSUS TOTAL	2,994	3,122	3,112	3,135	3,260	3,419	3,639	3,873
509	509.01		808	795	800	840	887	944	1,004
	509.02		837	823	825	840	870	926	985
	CENSUS TOTAL	1,607	1,645	1,619	1,625	1,681	1,756	1,869	1,989
510	510.01		1,191	1,166	1,167	1,167	1,192	1,269	1,351
	510.02		1,647	1,615	1,618	1,645	1,695	1,790	1,890
	CENSUS TOTAL	2,749	2,838	2,782	2,785	2,812	2,888	3,059	3,241
511	511.01		1,007	1,003	1,006	1,015	1,043	1,110	1,182
	511.02		1,264	1,246	1,248	1,255	1,288	1,371	1,459
	CENSUS TOTAL	2,250	2,272	2,249	2,253	2,270	2,331	2,481	2,641
512	512.01		632	622	623	630	650	691	736
	512.02		862	848	849	858	883	940	1,000
	512.03		283	278	299	334	366	389	414
	CENSUS TOTAL	1,702	1,776	1,747	1,770	1,822	1,898	2,020	2,150
513	513.01		1,190	1,216	1,232	1,309	1,391	1,481	1,576

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
513	513.02		1,098	1,116	1,118	1,134	1,169	1,244	1,324
	CENSUS TOTAL	2,044	2,289	2,332	2,350	2,442	2,561	2,725	2,900
514	514.01		404	407	407	407	416	443	471
	514.02		1,414	1,445	1,445	1,448	1,481	1,576	1,677
	514.03		630	692	694	694	709	755	803
	CENSUS TOTAL	2,721	2,449	2,544	2,546	2,549	2,606	2,774	2,952
515	515.01		1,981	2,008	2,014	2,015	2,060	2,193	2,333
	515.02		2,816	2,824	2,843	3,002	3,179	3,384	3,601
	515.03		1,772	1,790	1,806	1,932	2,063	2,195	2,336
	515.04		1,977	2,019	2,024	2,066	2,141	2,279	2,425
	CENSUS TOTAL	8,412	8,546	8,641	8,688	9,016	9,444	10,050	10,696
516	516.01		1,647	1,667	1,673	1,723	1,796	1,911	2,034
	516.02		224	220	220	222	228	242	258
	516.03		1,650	1,663	1,663	1,663	1,700	1,809	1,925
	516.04		1,331	1,372	1,379	1,398	1,443	1,535	1,634
	516.05		984	992	994	1,006	1,036	1,103	1,174
	CENSUS TOTAL	7,647	5,837	5,914	5,929	6,012	6,202	6,601	7,025
518	518.01		1,278	1,262	1,264	1,278	1,315	1,400	1,490
	518.02		484	476	495	588	667	709	755
	518.03		1,189	1,173	1,187	1,303	1,412	1,503	1,600
	CENSUS TOTAL	2,919	2,951	2,912	2,946	3,169	3,394	3,612	3,844
519	519.01		5,140	5,072	5,100	5,296	5,548	5,901	6,277
	CENSUS TOTAL	5,187	5,140	5,072	5,100	5,296	5,548	5,901	6,277
520	520.01		2,903	2,879	2,899	3,022	3,175	3,379	3,596
	CENSUS TOTAL	2,550	2,903	2,879	2,899	3,022	3,175	3,379	3,596
521	521.01		346	340	342	351	366	389	414
	521.02		2,526	2,473	2,481	2,541	2,636	2,797	2,968
	521.03		1,513	1,476	1,505	1,570	1,650	1,756	1,869
	521.04		1,704	1,661	1,666	1,703	1,766	1,880	2,001
	521.05		1,083	1,059	1,066	1,132	1,202	1,279	1,362

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
521	CENSUS TOTAL	6,592	7,173	7,009	7,059	7,296	7,620	8,101	8,613
522	522.01		3,255	3,186	3,188	3,206	3,288	3,499	3,724
	522.02		1,112	1,087	1,090	1,112	1,152	1,226	1,305
	522.03		1,023	999	1,000	1,003	1,027	1,093	1,163
	CENSUS TOTAL	5,323	5,390	5,273	5,278	5,321	5,467	5,818	6,192
523	523.01		6,471	6,327	6,488	6,488	6,630	7,056	7,510
	CENSUS TOTAL	6,399	6,471	6,327	6,488	6,488	6,630	7,056	7,510
524	524.01		1,473	1,439	1,440	1,441	1,474	1,569	1,669
	524.02		1,002	980	980	980	1,001	1,065	1,134
	524.03		825	806	807	808	827	880	937
	524.04		1,756	1,723	1,725	1,736	1,783	1,897	2,019
	524.05		1,272	1,248	1,261	1,357	1,454	1,548	1,647
	CENSUS TOTAL	6,051	6,329	6,197	6,211	6,322	6,539	6,959	7,406
525	525.01		831	812	823	823	841	895	953
	525.02		1,121	1,111	1,122	1,197	1,277	1,359	1,446
	525.03		971	976	981	1,006	1,045	1,112	1,184
	525.04		3,638	3,722	3,770	3,987	4,227	4,499	4,788
	CENSUS TOTAL	6,792	6,561	6,620	6,696	7,014	7,390	7,865	8,370
526	526.01		1,879	1,844	1,844	1,844	1,885	2,006	2,135
	526.02		1,033	1,016	1,391	1,603	1,787	1,902	2,024
	526.03		628	612	671	765	848	903	961
	CENSUS TOTAL	3,888	3,541	3,472	3,906	4,212	4,520	4,810	5,119
527	527.01		3,658	3,743	4,067	4,100	4,212	4,483	4,771
	CENSUS TOTAL	4,239	3,658	3,743	4,067	4,100	4,212	4,483	4,771
528	528.01		7,624	7,718	7,750	8,025	8,394	8,933	9,507
	CENSUS TOTAL	6,456	7,624	7,718	7,750	8,025	8,394	8,933	9,507
530	CENSUS TOTAL	3							
531	CENSUS TOTAL	2							
601	601.01		982	980	986	1,032	1,087	1,157	1,232
	601.02		1,886	1,908	1,923	2,013	2,119	2,255	2,400

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
601	601.03		752	743	793	1,052	1,256	1,337	1,423
	CENSUS TOTAL	3,777	3,620	3,631	3,703	4,097	4,463	4,750	5,055
602	602.01		1,323	1,420	1,521	1,539	1,585	1,687	1,795
	602.02		179	181	225	321	395	420	447
	602.03		1,854	1,884	1,892	1,959	2,049	2,180	2,320
	CENSUS TOTAL	3,874	3,357	3,485	3,638	3,818	4,028	4,287	4,563
603	603.01		692	724	784	987	1,151	1,225	1,304
	603.02		1,881	1,907	2,004	2,126	2,258	2,403	2,557
	CENSUS TOTAL	2,761	2,572	2,632	2,788	3,113	3,409	3,628	3,861
604	604.01		681	696	735	860	966	1,028	1,094
	604.02		2,456	2,479	2,530	2,824	3,092	3,290	3,502
	604.03		431	459	474	549	613	652	694
	CENSUS TOTAL	3,210	3,568	3,633	3,739	4,232	4,671	4,971	5,290
605	605.01		1,585	1,686	2,000	2,314	2,585	2,751	2,928
	605.02		1,272	1,795	2,109	2,134	2,198	2,339	2,489
	605.03		847	898	922	1,026	1,121	1,194	1,270
	605.04		528	539	558	606	654	696	740
	605.05		1,258	1,293	1,452	1,945	2,334	2,484	2,644
	CENSUS TOTAL	5,655	5,490	6,210	7,041	8,026	8,892	9,464	10,072
606	606.01		425	430	436	486	532	567	603
	606.02		3,319	3,357	3,432	3,854	4,232	4,496	4,777
	CENSUS TOTAL	3,709	3,745	3,787	3,868	4,341	4,764	5,063	5,380
607 /1	607.01		7,361	7,457	7,477	7,652	7,943	8,453	8,996
	CENSUS TOTAL	7,475	7,361	7,457	7,477	7,652	7,943	8,453	8,996
608 /1	608.01		3,021	3,063	3,138	3,190	3,296	3,508	3,733
	CENSUS TOTAL	2,765	3,021	3,063	3,138	3,190	3,296	3,508	3,733
609 /1	609.01		2,427	2,455	2,463	2,528	2,629	2,798	2,978
	CENSUS TOTAL	2,362	2,427	2,455	2,463	2,528	2,629	2,798	2,978
610 /1	610.01		2,319	2,343	2,351	2,419	2,519	2,680	2,851
	CENSUS TOTAL	2,250	2,319	2,343	2,351	2,419	2,519	2,680	2,851

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
611	611.01		1,839	1,885	1,909	2,021	2,144	2,282	2,429
	611.02		4,538	4,716	5,091	5,171	5,340	5,683	6,048
	CENSUS TOTAL	6,573	6,378	6,602	7,000	7,192	7,484	7,965	8,477
612	612.01		556	594	680	717	758	807	859
	612.02		2,876	3,054	3,378	3,780	4,144	4,410	4,693
	612.03		207	206	219	335	424	451	480
	612.04		39	39	1,054	1,307	1,513	1,611	1,714
	CENSUS TOTAL	3,365	3,679	3,893	5,332	6,139	6,839	7,279	7,746
615	615.01		490	592	874	1,203	1,460	1,549	1,645
	615.02		606	792	826	902	975	1,037	1,104
	615.03		1,087	1,219	1,243	1,288	1,348	1,434	1,527
	615.04		996	1,280	1,933	2,085	2,236	2,380	2,533
	615.05		258	260	260	260	266	283	301
	CENSUS TOTAL	3,540	3,437	4,144	5,136	5,738	6,285	6,684	7,110
616	616.01		1,602	1,696	1,722	1,884	2,039	2,169	2,309
	616.02		999	1,027	1,047	1,203	1,338	1,424	1,515
	616.04		1,562	1,587	1,917	2,825	3,524	3,750	3,991
	616.05		878	893	897	928	971	1,033	1,100
	616.06		6	6	33	269	441	469	499
	CENSUS TOTAL	4,979	5,047	5,208	5,616	7,109	8,311	8,845	9,414
617	617.01		4,124	4,148	4,706	4,931	5,196	5,530	5,885
	617.02		454	515	581	1,077	1,447	1,540	1,639
	CENSUS TOTAL	4,555	4,578	4,664	5,288	6,007	6,643	7,070	7,525
618	618.01		760	777	813	1,123	1,364	1,452	1,545
	618.02		4,629	4,643	4,659	4,794	4,993	5,314	5,655
	CENSUS TOTAL	5,054	5,389	5,419	5,472	5,916	6,358	6,766	7,201
619	619.02		3,740	3,787	3,800	3,916	4,084	4,346	4,626
	CENSUS TOTAL	4,454	3,740	3,787	3,800	3,916	4,084	4,346	4,626
701	701.01		815	806	819	859	906	964	1,026
	701.02		1,300	1,333	1,357	1,382	1,430	1,522	1,620

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
701	701.03		160	163	173	256	319	340	362
	701.04		454	450	522	816	1,041	1,107	1,179
	CENSUS TOTAL	2,860	2,728	2,752	2,871	3,313	3,696	3,934	4,186
702	702.01		6	6	6	6	6	6	7
	CENSUS TOTAL	60	6	6	6	6	6	6	7
703	703.01		1,911	1,915	1,938	2,107	2,272	2,418	2,573
	703.02		327	394	405	426	450	479	510
	703.03		862	895	914	1,025	1,126	1,198	1,275
	CENSUS TOTAL	2,917	3,099	3,204	3,257	3,558	3,847	4,094	4,357
704	704.01		1,311	1,326	1,351	1,533	1,694	1,803	1,919
	704.02		122	128	130	142	152	162	173
	704.03		1,028	1,046	1,095	1,291	1,458	1,551	1,651
	704.04		743	734	746	844	932	992	1,056
	704.05		1,439	1,423	1,437	1,563	1,685	1,794	1,909
	CENSUS TOTAL	4,625	4,643	4,657	4,759	5,373	5,922	6,302	6,707
705	705.01		319	321	330	401	460	490	521
	705.02		952	944	945	953	979	1,042	1,109
	705.03		1,799	1,844	1,917	2,157	2,373	2,525	2,687
	705.04		837	831	835	860	897	955	1,016
	705.05		444	522	565	662	745	792	843
	705.06		824	848	848	848	867	922	982
	CENSUS TOTAL	5,087	5,175	5,311	5,439	5,881	6,320	6,726	7,158
706	706.01		516	518	542	739	894	951	1,013
	706.02		466	462	468	524	574	611	650
	706.03		981	996	1,007	1,105	1,198	1,275	1,357
	706.04		473	480	486	520	555	591	629
	CENSUS TOTAL	2,258	2,436	2,456	2,503	2,888	3,222	3,428	3,648
707	707.01		792	816	848	893	943	1,004	1,068
	707.02		1,146	1,144	1,167	1,233	1,307	1,391	1,481
	707.03		771	786	799	885	964	1,026	1,092

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
707	707.04		1,097	1,089	1,090	1,090	1,114	1,185	1,262
	707.05		569	562	563	566	580	618	657
	707.06		746	743	743	743	759	808	860
	CENSUS TOTAL	4,879	5,119	5,140	5,209	5,409	5,668	6,032	6,420
708	708.01		756	756	758	770	796	847	901
	708.02		2,117	2,094	2,106	2,167	2,258	2,403	2,557
	CENSUS TOTAL	2,964	2,873	2,850	2,865	2,938	3,053	3,250	3,458
709	709.01		1,818	1,915	1,938	2,042	2,158	2,293	2,436
	709.02		1,982	2,026	2,043	2,071	2,133	2,263	2,402
	709.03		737	736	755	763	786	836	890
	709.04		729	727	744	891	1,014	1,079	1,148
	709.05		981	977	987	1,063	1,140	1,213	1,291
	709.06		305	301	303	321	340	362	385
	CENSUS TOTAL	6,058	6,552	6,681	6,771	7,151	7,571	8,046	8,552
710	710.01		167	165	170	208	239	254	270
	710.02		632	628	636	701	762	811	863
	710.03		516	556	880	1,193	1,439	1,532	1,630
	CENSUS TOTAL	1,239	1,316	1,349	1,685	2,102	2,440	2,597	2,764
711	711.01		474	490	493	493	504	537	571
	711.02		598	591	591	591	604	643	684
	711.03		772	763	765	786	818	870	926
	711.04		888	880	881	884	906	964	1,026
	711.05		711	703	703	706	724	771	820
	711.06		1,508	1,544	1,544	1,544	1,577	1,679	1,787
	711.07		551	545	546	556	575	611	651
	711.08		1,059	1,052	1,064	1,161	1,255	1,335	1,421
	CENSUS TOTAL	6,447	6,559	6,567	6,587	6,721	6,962	7,409	7,885
712	712.01								
	712.02								
	712.03		473	519	525	525	537	571	608

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
712	712.04		4,741	4,870	4,887	5,000	5,188	5,522	5,876
	CENSUS TOTAL	5,215	5,214	5,389	5,412	5,525	5,725	6,093	6,485
713	713.01		6,994	7,064	7,148	7,423	7,778	8,278	8,809
	713.02		1,689	1,665	1,689	1,892	2,075	2,209	2,351
	CENSUS TOTAL	8,394	8,683	8,729	8,836	9,314	9,853	10,486	11,160
714	714.01		3,998	4,003	4,247	4,414	4,629	4,926	5,243
	714.02		1,982	1,982	1,984	2,002	2,059	2,191	2,332
	CENSUS TOTAL	6,307	5,980	5,985	6,230	6,417	6,688	7,118	7,575
801	801.01		1,058	1,444	1,577	1,745	1,902	2,024	2,154
	801.02		676	704	718	818	905	963	1,025
	801.03		615	697	741	1,026	1,248	1,328	1,413
	801.04		785	902	945	1,067	1,176	1,252	1,332
	801.05		577	615	641	798	926	986	1,049
	CENSUS TOTAL	3,374	3,711	4,362	4,622	5,454	6,157	6,553	6,974
802	802.01		882	971	1,094	1,946	2,585	2,751	2,928
	802.02		1,300	1,293	1,328	1,527	1,700	1,809	1,926
	802.03		1,480	1,463	1,476	1,592	1,709	1,819	1,936
	802.04		3,545	3,639	4,132	4,132	4,223	4,494	4,783
	802.05								
	CENSUS TOTAL	6,580	7,206	7,365	8,031	9,198	10,217	10,874	11,572
803	803.01		2,624	2,831	2,982	3,330	3,647	3,881	4,131
	803.02		722	714	725	819	903	961	1,023
	803.03		2,331	2,465	2,896	3,662	4,280	4,555	4,847
	803.04		3	3	3	3	3	3	3
	CENSUS TOTAL	5,669	5,681	6,014	6,606	7,814	8,832	9,400	10,004
804	804.01		1,714	1,999	2,119	2,300	2,477	2,636	2,806
	804.02		1,915	2,111	2,203	2,531	2,817	2,998	3,190
	804.03		1,091	1,197	1,247	1,437	1,601	1,704	1,814
	804.04		1,069	1,104	1,314	1,612	1,856	1,975	2,102
	804.05		2,357	2,589	2,651	2,926	3,183	3,387	3,605

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
804	CENSUS TOTAL	7,290	8,146	8,999	9,533	10,805	11,934	12,701	13,517
805	805.01		5,358	5,395	5,823	6,073	6,382	6,792	7,229
	805.02		5,217	5,351	5,802	6,208	6,629	7,055	7,508
	805.03		5,230	5,614	6,364	6,386	6,542	6,962	7,409
	CENSUS TOTAL	14,925	15,805	16,359	17,990	18,668	19,553	20,809	22,146
808 /2	808.01		6,824	7,317	9,067	9,067	9,266	9,861	10,494
	CENSUS TOTAL	6,665	6,824	7,317	9,067	9,067	9,266	9,861	10,494
809 /2	809.01		8,968	9,451	11,153	11,186	11,456	12,192	12,975
	CENSUS TOTAL	9,478	8,968	9,451	11,153	11,186	11,456	12,192	12,975
810	810.01		2,652	2,656	5,600	5,600	5,723	6,091	6,482
	CENSUS TOTAL	2,917	2,652	2,656	5,600	5,600	5,723	6,091	6,482
811	811.01		95	99	103	104	108	115	122
	811.02		1,255	1,554	3,493	3,493	3,569	3,799	4,043
	811.03		2,998	3,287	3,471	3,866	4,229	4,500	4,789
	811.04		4,023	4,055	4,175	4,409	4,670	4,970	5,289
	CENSUS TOTAL	7,846	8,371	8,995	11,240	11,872	12,575	13,383	14,243
812	812.01		5,971	6,097	6,147	6,362	6,652	7,080	7,535
	CENSUS TOTAL	6,571	5,971	6,097	6,147	6,362	6,652	7,080	7,535
814	814.01		7,262	7,283	7,289	7,322	7,506	7,988	8,501
	CENSUS TOTAL	6,861	7,262	7,283	7,289	7,322	7,506	7,988	8,501
815	815.01		2,401	2,453	2,478	2,527	2,618	2,786	2,965
	CENSUS TOTAL	2,296	2,401	2,453	2,478	2,527	2,618	2,786	2,965
816	816.01		1,399	1,450	1,463	1,528	1,608	1,711	1,821
	816.02		1,677	1,685	1,691	1,720	1,777	1,892	2,013
	CENSUS TOTAL	3,002	3,076	3,136	3,154	3,248	3,385	3,603	3,834
817	817.01		1,664	1,754	1,817	2,124	2,386	2,539	2,702
	817.02		1,407	1,728	2,068	2,116	2,196	2,337	2,487
	817.03		1,837	1,845	1,919	1,967	2,044	2,176	2,316
	817.04		3,617	3,737	3,957	4,338	4,699	5,001	5,323
	CENSUS TOTAL	7,377	8,525	9,065	9,761	10,545	11,325	12,053	12,828

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
819	819.01		3,325	3,331	3,401	3,465	3,583	3,805	4,041
	819.02		1,445	1,549	2,082	2,082	2,127	2,264	2,410
	CENSUS TOTAL	4,902	4,770	4,880	5,483	5,547	5,711	6,069	6,450
820	820.01		3,779	4,095	5,725	5,938	6,217	6,616	7,041
	820.02		1,298	1,291	1,291	1,292	1,322	1,407	1,497
	CENSUS TOTAL	3,332	5,076	5,386	7,016	7,230	7,538	8,023	8,538
821	821.01		3,413	3,410	3,410	3,410	3,484	3,708	3,947
	CENSUS TOTAL	3,190	3,413	3,410	3,410	3,410	3,484	3,708	3,947
822	822.01		284	523	4,473	4,473	4,566	4,846	5,144
	822.02		957	958	1,737	1,737	1,775	1,890	2,011
	822.03		4,440	4,491	4,502	4,597	4,764	5,070	5,395
	CENSUS TOTAL	4,922	5,681	5,972	10,712	10,807	11,105	11,805	12,550
823	823.01		13,372	13,324	14,031	14,031	14,339	15,260	16,241
	CENSUS TOTAL	12,587	13,372	13,324	14,031	14,031	14,339	15,260	16,241
824	824.01		1,937	1,954	1,983	2,233	2,457	2,615	2,783
	CENSUS TOTAL	1,988	1,937	1,954	1,983	2,233	2,457	2,615	2,783
825	825.01		651	729	3,479	3,479	3,555	3,784	4,027
	825.02		11,049	11,299	11,847	12,534	13,290	14,144	15,053
	CENSUS TOTAL	11,234	11,700	12,028	15,326	16,013	16,846	17,928	19,080
826	826.01		1,902	1,927	1,977	2,400	2,748	2,925	3,113
	826.02		7,225	7,760	8,348	9,181	9,967	10,608	11,289
	CENSUS TOTAL	8,678	9,127	9,688	10,325	11,581	12,715	13,532	14,402
901	901.01		13	13	13	13	13	14	15
	901.02		39	39	52	164	245	261	278
	901.03		2,855	2,875	2,881	2,927	3,023	3,217	3,424
	901.04		3	3	74	122	158	168	179
	901.05		6,528	6,710	8,410	8,410	8,595	9,147	9,734
	901.06								
	CENSUS TOTAL	8,573	9,438	9,640	11,431	11,636	12,034	12,807	13,630
905	905.01		2,432	2,788	2,824	2,838	2,911	3,098	3,297

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
905	905.02		4,596	5,263	5,610	7,133	8,357	8,893	9,463
	CENSUS TOTAL	4,709	7,028	8,051	8,434	9,971	11,268	11,991	12,761
909 /3	909.01		226	230	246	380	483	514	548
	CENSUS TOTAL	176	226	230	246	380	483	514	548
910	910.01		25	25	54	303	485	516	549
	910.02		1,545	1,687	1,781	2,441	2,957	3,147	3,350
	CENSUS TOTAL	1,257	1,570	1,712	1,835	2,745	3,442	3,663	3,899
911	911.01		11,079	12,212	12,367	12,679	13,176	14,022	14,923
	CENSUS TOTAL	8,902	11,079	12,212	12,367	12,679	13,176	14,022	14,923
912	912.01		4,767	5,103	6,083	6,237	6,482	6,899	7,342
	912.02								
	CENSUS TOTAL	4,239	4,767	5,103	6,083	6,237	6,482	6,899	7,342
913	913.01		72	72	85	190	269	286	304
	913.02		121	133	144	222	282	300	319
	913.03		1,206	1,265	1,552	1,734	1,900	2,022	2,152
	913.04		6,032	6,944	9,507	11,592	13,307	14,162	15,072
	CENSUS TOTAL	4,882	7,430	8,414	11,287	13,738	15,757	16,770	17,847
914	914.01		13,401	15,244	16,328	17,647	18,958	20,176	21,473
	CENSUS TOTAL	11,654	13,401	15,244	16,328	17,647	18,958	20,176	21,473
915	915.01		3,955	4,585	4,933	6,231	7,278	7,745	8,243
	915.02		778	1,279	1,905	2,636	3,206	3,412	3,631
	915.03		258	312	317	362	402	428	455
	CENSUS TOTAL	4,006	4,991	6,176	7,155	9,230	10,886	11,585	12,330
916	916.01		7,022	7,235	7,640	7,804	8,090	8,609	9,162
	CENSUS TOTAL	6,961	7,022	7,235	7,640	7,804	8,090	8,609	9,162
917	917.01		3,137	3,359	4,454	5,163	5,772	6,137	6,526
	917.02		1,338	1,368	1,987	1,987	2,030	2,161	2,299
	917.03		474	497	1,119	2,958	4,307	4,568	4,846
	917.04		2,296	2,399	2,716	3,068	3,382	3,599	3,831
	CENSUS TOTAL	4,263	7,245	7,624	10,275	13,175	15,491	16,465	17,502

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
918	918.01		9,857	10,330	11,687	11,687	11,943	12,710	13,527
	CENSUS TOTAL	7,932	9,857	10,330	11,687	11,687	11,943	12,710	13,527
919	919.01		344	363	387	559	692	737	784
	919.02		407	423	438	543	628	668	711
	919.03		454	514	535	649	743	791	841
	919.04		157	161	165	195	219	234	249
	919.05		364	910	1,077	1,218	1,344	1,430	1,522
	919.06		134	138	142	172	196	208	222
	919.07		290	397	423	507	577	615	654
	919.08		53	59	60	68	74	79	84
	919.09		369	381	385	407	431	459	488
	919.10		140	139	139	145	152	162	172
	919.11		150	149	151	171	189	201	214
	919.12		302	305	308	326	346	368	392
		CENSUS TOTAL	2,627	3,166	3,937	4,211	4,959	5,592	5,951
920	920.01		2,139	2,369	2,452	2,824	3,147	3,349	3,565
	920.02		2,179	2,192	2,212	2,341	2,482	2,641	2,811
	920.03		2,117	2,272	2,316	2,483	2,654	2,825	3,006
	CENSUS TOTAL	5,913	6,434	6,834	6,980	7,648	8,283	8,815	9,382
921	921.01		267	264	269	307	341	363	386
	921.02		414	430	441	507	564	600	639
	921.03		1,072	1,199	1,228	1,299	1,378	1,466	1,560
	921.04		721	745	750	754	773	823	876
	921.05		708	896	1,131	1,283	1,418	1,509	1,606
	921.06		1,159	1,201	1,216	1,277	1,347	1,434	1,526
	921.07		2,484	2,465	2,468	2,494	2,566	2,731	2,907
	CENSUS TOTAL	5,828	6,824	7,199	7,503	7,921	8,388	8,927	9,500
922	922.01		379	413	425	478	525	559	595
	922.02		1,408	1,496	1,542	1,813	2,043	2,174	2,314
	922.03		4,800	5,937	6,185	6,464	6,801	7,238	7,703

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1990	1993	1995	2000	2005	2010	2015	2020
922	922.04		516	790	894	1,042	1,168	1,243	1,323
	922.05		2,681	3,600	3,994	4,302	4,613	4,909	5,224
	CENSUS TOTAL	7,067	9,784	12,236	13,039	14,098	15,150	16,124	17,160
923	923.01		3,341	3,319	3,358	3,400	3,504	3,729	3,969
	CENSUS TOTAL	3,463	3,341	3,319	3,358	3,400	3,504	3,729	3,969
924	924.01		4,341	4,295	4,327	4,605	4,901	5,216	5,551
	CENSUS TOTAL	3,499	4,341	4,295	4,327	4,605	4,901	5,216	5,551
Fairfax County		818,584	851,858	878,411	941,965	1,002,096	1,065,794	1,133,011	1,204,549

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1990. Summary Tape File 1A, Virginia. 1993 through 2020, Fairfax County Office of Research and Statistics.

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

V. HOUSING UNIT INVENTORY

HOUSING UNIT INVENTORY

As of January 1993, there were 316,723 dwelling units in Fairfax County, an increase of 4,399 units, or 1.4 percent, over the 1992 inventory of 312,324 units. Single-family detached units continue to account for a majority of the housing units (52.2 percent), followed by townhouses (20.0 percent), garden apartments (19.0 percent), and high-rise apartments (4.4 percent). Multiplex units comprise 2.0 percent of the total housing inventory, and mid-rise, mobile home, and duplex units account for the remaining 2.4 percent.

Over 69 percent of the County's increase in dwelling units occurred in the Bull Run, Upper Potomac, and Rose Hill Planning Districts. During 1992, 1,760 units were added to the housing inventory in the Bull Run District, 686 units were added to the Upper Potomac District, and 620 units were added to the Rose Hill District.

The supervisor district with the largest dwelling unit inventory was Sully, with 40,466 units. The Braddock District had the smallest dwelling unit inventory of 30,724 units. The largest number of single-family units were located in the Dranesville District (26,100). Providence District had the smallest number of single-family units (13,448), but also the largest number of garden apartment units (13,417). Nearly 40 percent of the County's high-rise and mid-rise apartment units were located in the Mason District. Over 44 percent of the County's townhouse units were located in the Sully, Springfield and Lee Districts. Table 5.1 shows the total number of housing units by year since 1978, with the number change and the percent change.

TABLE 5.1

Total Housing Units
1978 - 1993

Year	Housing Units	Change	
		Number	Percent
1978	192,776	--	--
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
1991	308,202	5,738	1.9
1992	312,324	4,122	1.3
1993	316,723	4,399	1.4

As of January 1993, the median market value of individually owned housing units was \$183,500. Thus, half of all owned housing units in the County had values exceeding \$183,500 and half had values below this level. This represents a decrease of 0.1 percent from the 1992 estimated median housing value of \$183,700.

Market value in this report refers to the estimated market value as of January 1993. Market value for each dwelling unit is derived from the 1993 tax assessment, adjusted to reflect the unit's market value, or the sales price if the unit sold during 1992. Table 5.2 shows, by planning district, the median market value of housing units and the percent change between 1992 and 1993. Table 5.3 shows, by supervisor district, the median market value of housing units and the percent change between 1992 and 1993.

The planning district in the County with the highest median market value of housing units, as of January 1993, was the McLean Planning District (\$273,300). The Lower Potomac Planning District had the lowest median market value in 1993 (\$130,900).

The planning district in the County with the greatest percentage of dwelling units with values above \$350,000 was the McLean Planning District with 31.9 percent. County-wide, a total of 7.7 percent of housing units had values above \$350,000. Baileys Planning District had the greatest percentage of dwelling units with values below \$80,000 with 20.4 percent. A total of 4.4 percent of housing units in the County had market values below \$80,000.

TABLE 5.2

Median Market Value of Housing Units
By Planning District
Fairfax County, 1992 - 1993

Planning District	Median Value		Percent Change
	1993	1992	
Annandale	\$186,200	\$186,600	-0.2%
Baileys	152,800	154,000	-0.8
Bull Run	163,700	164,300	-0.4
Fairfax	205,100	206,900	-0.9
Jefferson	163,000	164,800	-1.1
Lincolnia	172,000	175,000	-1.7
Lower Potomac	130,900	132,600	-1.3
McLean	273,300	274,900	-0.6
Mount Vernon	165,100	168,700	-2.1
Pohick	191,800	189,600	1.2
Rose Hill	170,900	170,700	0.1
Springfield	163,000	163,400	-0.2
Upper Potomac	190,600	189,500	0.6
Vienna	212,100	212,800	-0.3
Total County	\$183,500	\$183,700	-0.1%

NOTE: Median market value calculated on ungrouped data.

The supervisor district in the County with the highest median market value of housing units, as of January 1993, was the Dranesville District (\$259,400). The district with the lowest median market value was the Lee District (\$155,700).

The supervisor district with the greatest percentage of dwelling units with values above \$350,000 was the Dranesville Supervisor District with 34.4 percent. The supervisor district with the greatest percentage of dwelling unit values below \$80,000 was the Mason Supervisor District with 10.0 percent.

Figure 5.1 presents, by census tract, the median market value of housing units in the County, as of January 1993. Highest median market values are concentrated in the McLean, Great Falls, Vale, Lake Barcroft, Clifton, Fairfax Station and Mount Vernon areas. Darker areas on the map correspond to census tracts with higher median market values.

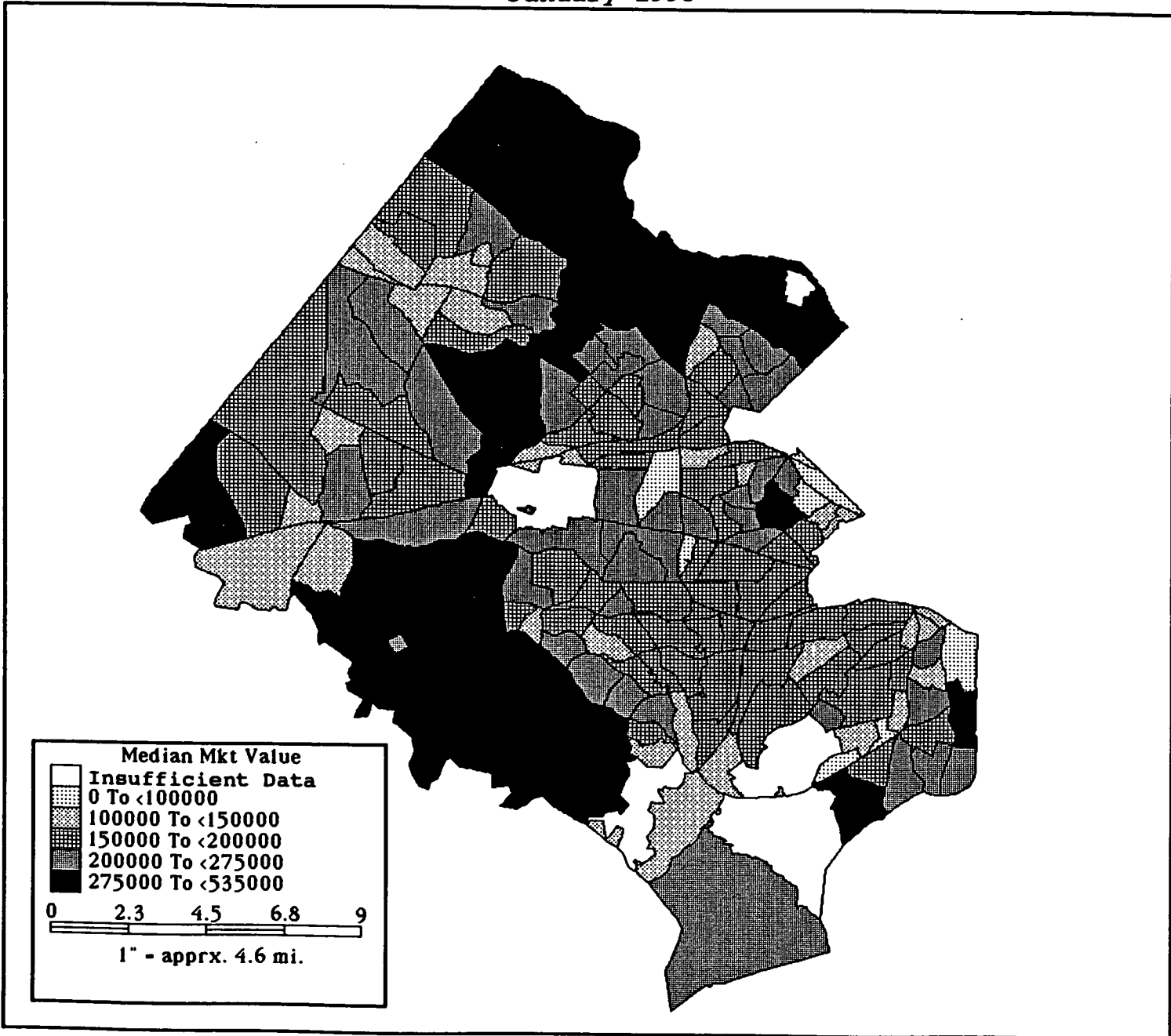
TABLE 5.3

Median Market Value of Housing Units
By Supervisor District
Fairfax County, 1992 - 1993

Supervisor District	Median Value		Percent Change
	1993	1992	
Braddock	\$185,700	\$185,400	0.2%
Dranesville	259,400	261,900	-1.0
Hunter Mill	192,200	191,400	0.4
Lee	155,700	156,300	-0.4
Mason	176,100	177,300	-0.7
Mount Vernon	175,000	177,900	-1.6
Providence	172,000	173,500	-0.9
Springfield	197,500	195,000	1.3
Sully	178,100	178,500	-0.2
Total County	\$183,500	\$183,700	-0.1%

NOTE: Median market value calculated on ungrouped data.

Figure 5.1
Median Market Value of Housing Units by Census Tract
January 1993



Housing Unit Inventory
Supervisor District
(January 1993)

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Braddock	19,464	184	6,044	186	4,341	267		256	30,742
Dranesville 1/	26,100	68	4,204	7	1,780	496	500		33,155
Hunter Mill 2/	17,942	19	7,666	1,259	7,555	696	285		35,422
Lee	15,606	575	8,518	1,419	9,559			971	36,648
Mason	16,181	34	4,065	546	9,277	1,011	5,659		36,773
Mount Vernon	15,441	1,185	5,304	471	5,342	130	3,954	325	32,152
Providence	13,448	8	7,923	743	13,417	552	3,484		39,575
Springfield 3/	20,367	188	8,917	496	1,820	2			31,790
Sully	20,858	7	10,790	1,326	6,985			500	40,466
FAIRFAX COUNTY	165,407	2,268	63,431	6,453	60,076	3,154	13,882	2,052	316,723

Housing Unit Inventory
Towns
(January 1993)

Town	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Town of Clifton	68								68
Town of Herndon	2,594	63	1,675	7	1,552				5,891
Town of Vienna	4,515	7	386	31	524				5,463
TOWNS TOTAL	7,177	70	2,061	38	2,076				11,422

Note: Figures exclude group quarters (i.e. Lorton Reformatory, Fort Belvoir, nursing homes and religious quarters).

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

Housing Unit Inventory
 Planning District
 (January 1993)

Planning District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Annandale	15,751	12	3,107	255	4,967	513	471		25,076
Baileys	5,057	16	745	81	4,900	765	5,188		16,752
Bull Run	13,376	5	8,939	1,326	5,474			500	29,620
Fairfax	8,141	2	2,760	289	6,580	552		256	18,580
Jefferson	8,393	8	2,227	117	6,304		1,230		18,279
Lincolnia	1,477	4	1,606	210	2,267				5,564
Lower Potomac	1,391	8	1,440	322	1,437				4,598
McLean	16,145	5	1,530	332	3,099	496	2,200		23,807
Mount Vernon	14,933	1,700	2,491	1,568	9,751	130	3,954	1,296	35,823
Pohick 1/	26,367	416	13,726	522	1,448				42,479
Rose Hill	7,727	6	4,409		2,986				15,128
Springfield	8,081		5,099	160	1,547	2			14,889
Upper Potomac 2/	25,803	75	11,463	960	8,066	422	285		47,074
Vienna 3/	12,765	11	3,889	311	1,250	274	554		19,054
FAIRFAX COUNTY	165,407	2,268	63,431	6,453	60,076	3,154	13,882	2,052	316,723

NOTE: Figures exclude group quarters (i.e. 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.

Housing Unit Inventory
Sewershed
(JANUARY 1993)

Sewershed Code	Single Family	Ouplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
A1	5,394		461		283				6,138
A2	15		231						246
A3	207		564						771
B1	833	2	368		250				1,453
B2	3,744		1,157	168	274				5,343
B3	567								567
B5 1/	2,594	63	1,676	7	1,552				5,892
C1	843								843
C2	996		1						997
O1	2,370	2							2,372
O2	1,699		2,326	186	3,279	288	61		7,839
O3 2/	16,144	20	4,167	630	2,882	408	1,392		25,643
E1	1,937		222	332	2,871	144	532		6,038
E2	477								477
F	1,798		324				500		2,622
G1	7,598	2	1,858		1,383	112	1,230		12,183
G2	910					240			1,150
G3	659		35						694
G4	336								336
H1	1,183	1	336		2,362	359	1,487		5,728
H2							3,282		3,282
H3	152								152
I1	13,385	25	1,986	198	7,829	406	419		24,248
I2	1,189		36						1,225
I3	9,440	16	4,820	465	3,109	246	219		18,315
I4	45								45

(CONTINUE 0)

Note: Figures exclude group quarters (i.e. 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.

Housing Unit Inventory
Sewershed
(JANUARY 1993)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
I5	236		35						271
J1	3,670	1,134	332		1,329		1,587		8,052
J2	832	12	100		323		1,844	91	3,202
J3	1,117	198	154		496				1,965
J4	726	5	20		931		523		2,205
K	8,184	342	1,142	931	4,602	130		1,086	16,417
L	6,189	11	3,835	637	5,012			119	15,803
M0	810		123		921			256	2,110
M1	588		1,420	128	1,603	252			3,991
M2 2/	10,851	2	4,483	441	6,682	567	806		23,832
M3	6,111	2	227						6,340
M4	4,826		1,792		1,161	2			7,781
M5	1,337		1,194	160					2,691
M6	1,373		2,313						3,686
M7	30	2			194				226
M8	21								21
M9	279		618		1,476				2,373
N1	18,554	370	13,260	844	2,691				35,719
N2	3,116	46	1,727						4,889
O1	424	2							426
P	109	2							111
P1	72								72
P2	176								176
P3	636								636
Q1	2,064								2,064
R1	2,517	4							2,521

(CONTINUED)

Note: Figures exclude group quarters (i.e. 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.

Housing Unit Inventory
Sewershed
(JANUARY 1993)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
R2	239								239
R3 3/	68								68
R4	220								220
S1	2,767	3	3,045		1,248				7,063
S2	210								210
T1	1,028							500	1,528
T2	3,343		1,598	580	229				5,750
T3	3,273		2,044						5,317
T4	2,397	2	1,204	128	2,793				6,524
T5	1,966		1,702	618	2,095				6,381
T6	54								54
T7	479		495		216				1,190
FAIRFAX COUNTY	165,407	2,268	63,431	6,453	60,076	3,154	13,882	2,052	316,723

Note: Figures exclude group quarters (i.e. 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.

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
151	151.01	402		74						476
	151.02	318	2			103			91	514
	151.03	307								307
	CENSUS TOTAL	1,027	2	74		103			91	1,297
152	152.01	198	2	131						331
	152.02	19		20		931		523		1,493
	152.03	117								117
	152.04									
	CENSUS TOTAL	334	2	151		931		523		1,941
153	153.01	224	35	23						282
	153.02	261	204			147				612
	153.03	180	291							471
	153.04	100								100
	CENSUS TOTAL	765	530	23		147				1,465
154	154.01	600		156		1,556			115	2,427
	154.02	407								407
	154.03	122		134		55				311
	CENSUS TOTAL	1,129		290		1,611			115	3,145
155	155.01	433		400		209	130			1,172
	155.02	688								688
	155.03	266								266
	155.04	90								90
	CENSUS TOTAL	1,477		400		209	130			2,216
156	156.01	541								541
	156.02	76								76
	156.03	292	2							294
	156.04	117								117
	CENSUS TOTAL	1,026	2							1,028
157	157.01	432								432
	157.02	748								748

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
157	157.03	191	2							193
	CENSUS TOTAL	1,371	2							1,373
158	158.01	668								668
	158.02	513								513
	158.03	461								461
	CENSUS TOTAL	1,642								1,642
159	159.01	843								843
	159.02	183	5							188
	159.03									
	159.04	114								114
	CENSUS TOTAL	1,140	5							1,145
160	160.01	113	2			169				284
	160.02	483	2		149	242		119		995
	160.03	293								293
	CENSUS TOTAL	889	4		149	411		119		1,572
161	161.01	141				45				186
	161.02	97								97
	161.03	621								621
	161.04	460								460
	CENSUS TOTAL	1,319				45				1,364
162	162.01									
	162.02									
	CENSUS TOTAL									
163	163.01	244								244
	163.02	458	4							462
	CENSUS TOTAL	702	4							706
201	201.01	436								436
	201.02	466		140						606
	CENSUS TOTAL	902		140						1,042
202	202.01	473		719						1,192

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
202	202.02	515		309						824
	CENSUS TOTAL	988		1,028						2,016
203	203.01	637								637
	203.02	379	2	284						665
	203.03	242								242
	203.04	209		80						289
	CENSUS TOTAL	1,467	2	364						1,833
204	204.01	25	273			66		1,222		1,586
	CENSUS TOTAL	25	273			66		1,222		1,586
205	205.01	82	303	140		382		2,209		3,116
	205.02	171	8							179
	CENSUS TOTAL	253	311	140		382		2,209		3,295
206	206.01	60	120							180
	206.02		360			67				427
	206.03	322	78	67		556				1,023
	CENSUS TOTAL	382	558	67		623				1,630
207	207.01	625								625
	207.02	129								129
	207.03	548								548
	CENSUS TOTAL	1,302								1,302
208	208.01	335								335
	208.02	265								265
	208.03	481	2	71						554
	CENSUS TOTAL	1,081	2	71						1,154
210	210.01	272								272
	210.02	63		530						593
	210.03	178		64						242
	210.04	287								287
	CENSUS TOTAL	800		594						1,394
211	211.01	453		1,465						1,918

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
211	211.02	284		333		454				1,071
	211.03	13		182						195
	CENSUS TOTAL	750		1,980		454				3,184
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	286	7	25		1,186				1,504
	CENSUS TOTAL	484	9	25		1,913				2,431
215	215.01	210				801			971	1,982
	CENSUS TOTAL	210				801			971	1,982
216	216.01	95		72	931	323				1,421
	216.02	86		112		340				538
	CENSUS TOTAL	181		184	931	663				1,959
217	217.01	1,082		810	131	657				2,680
	CENSUS TOTAL	1,082		810	131	657				2,680
218	218.01	197	2	327	357	1,189				2,072
	CENSUS TOTAL	197	2	327	357	1,189				2,072
219	219.01									
	CENSUS TOTAL									
220	220.01	1								1
	220.02	1								1
	220.03	270		203						473
	220.04	10								10
	220.05	30	2			194				226
	CENSUS TOTAL	312	2	203		194				711
221	221.01	205		636		990				1,831
	221.02	1								1

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
221	221.03	88			42					130
	221.04	32	2	588	280					902
	221.05	14		13		253				280
	221.06	39								39
	CENSUS TOTAL	379	2	1,237	322	1,243				3,183
222	222.01									
	CENSUS TOTAL									
223	223.01	366	2	388		1,386				2,142
	CENSUS TOTAL	366	2	388		1,386				2,142
224	224.01	268		1,664		1,146				3,078
	224.02	325		144						469
	CENSUS TOTAL	593		1,808		1,146				3,547
301	301.01	465								465
	301.02	1,056								1,056
	301.03	317		652						969
	CENSUS TOTAL	1,838		652						2,490
302	302.01	2,410	2	1,414						3,826
	CENSUS TOTAL	2,410	2	1,414						3,826
304	304.01	1,142		326						1,468
	304.02	855								855
	CENSUS TOTAL	1,997		326						2,323
305	305.01	567								567
	CENSUS TOTAL	567								567
306	306.01	279		106		166				551
	306.02	350								350
	306.03	257				220				477
	306.04	435								435
	CENSUS TOTAL	1,321		106		386				1,813
307	307.01	217								217
	307.02	338								338

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
307	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	841		1,183		242				2,266
	CENSUS TOTAL	841		1,183		242				2,266
310	310.01	749		1,318	237					2,304
	CENSUS TOTAL	749		1,318	237					2,304
313	313.01	1,091		293						1,384
	CENSUS TOTAL	1,091		293						1,384
314	314.01	776		385	99					1,260
	CENSUS TOTAL	776		385	99					1,260
315	315.01	1,154		676	160					1,990
	CENSUS TOTAL	1,154		676	160					1,990
316	316.01	337		96		242				675
	316.02	553		205		99				857
	316.03	3								3
	CENSUS TOTAL	893		301		341				1,535
318	318.01	796	52	1,561						2,409
	CENSUS TOTAL	796	52	1,561						2,409
319	319.01	1,048		1						1,049
	CENSUS TOTAL	1,048		1						1,049
320	320.01	492		617						1,109
	CENSUS TOTAL	492		617						1,109
321	321.01	501	128	181	186	448				1,444
	CENSUS TOTAL	501	128	181	186	448				1,444
322	322.01	560	184	1,239		580				2,563
	CENSUS TOTAL	560	184	1,239		580				2,563
323	323.01	700		410						1,110
	323.02	266		73		100				439

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
323	CENSUS TOTAL	966		483		100				1,549
324	324.01	2,096		482						2,578
	CENSUS TOTAL	2,096		482						2,578
325	325.01	1,326		404						1,730
	CENSUS TOTAL	1,326		404						1,730
326	326.01	1,081	2	394						1,477
	CENSUS TOTAL	1,081	2	394						1,477
327	327.01	1,040		1,388		78				2,506
	CENSUS TOTAL	1,040		1,388		78				2,506
328	328.01	264		482						746
	CENSUS TOTAL	264		482						746
401	401.01	251		150			300			701
	401.02	1,020								1,020
	401.03	439			161	387				987
	CENSUS TOTAL	1,710		150	161	387	300			2,708
402	402.01	1				296				297
	402.02	415		579		1,086				2,080
	402.03									
	402.04	131								131
	CENSUS TOTAL	547		579		1,382				2,508
403	403.01	471								471
	403.02	447								447
	CENSUS TOTAL	918								918
405	405.01	64		70						134
	405.02	429								429
	405.03	1,569								1,569
	405.04									
	CENSUS TOTAL	2,062		70						2,132
406	406.01	685							256	941
	CENSUS TOTAL	685							256	941

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
407	407.01	1,656		137						1,793
	407.02	968								968
	CENSUS TOTAL	2,624		137						2,761
408	408.01	696	2	33		120				851
	408.02	96								96
	408.03	437								437
	408.04	653								653
	408.05									
	CENSUS TOTAL	1,882	2	33		120				2,037
501	501.01	93		231	117	1,032				1,473
	501.02	203				150				353
	501.03	350				64				414
	CENSUS TOTAL	646		231	117	1,246				2,240
502	502.01			512						512
	502.02	243								243
	502.03	150				25				175
	502.04	391								391
	CENSUS TOTAL	784		512		25				1,321
503	503.01	304								304
	503.02	293								293
	503.03	193	2	99		556				850
	503.04	226								226
	CENSUS TOTAL	1,016	2	99		556				1,673
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

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
505	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	257								257
	506.06	375								375
	506.07	173		2						175
	CENSUS TOTAL	1,873	4	96		1,190				3,163
507	507.01	517		445						962
	507.02	293	2			890		252		1,437
	CENSUS TOTAL	810	2	445		890		252		2,399
508	508.01	292								292
	508.02	437								437
	508.03	221				184				405
	CENSUS TOTAL	950				184				1,134
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	360								360
	511.02	452								452
	CENSUS TOTAL	812								812
512	512.01	226								226
	512.02	308								308
	512.03	101								101
	CENSUS TOTAL	635								635
513	513.01	405	2	23						430

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
513	513.02	303	2	14		108				427
	CENSUS TOTAL	708	4	37		108				857
514	514.01					204				204
	514.02					504		220		724
	514.03			84		225				309
	CENSUS TOTAL			84		933		220		1,237
515	515.01	48		36		588	310			982
	515.02	323		38	81			829		1,271
	515.03	249		186		283	49			767
	515.04	63		30		450		438		981
	CENSUS TOTAL	683		290	81	1,321	359	1,267		4,001
516	516.01	12					400	419		831
	516.02	80								80
	516.03	99		36		656				791
	516.04	166				444				610
	516.05	215				196				411
	CENSUS TOTAL	572		36		1,296	400	419		2,723
	518	518.01	418		48					
518.02	173								173	
518.03	425					1			426	
CENSUS TOTAL	1,016		48			1			1,065	
519	519.01	440	4	1,030	210	525				2,209
	CENSUS TOTAL	440	4	1,030	210	525				2,209
520	520.01	514		354			246			1,114
	CENSUS TOTAL	514		354			246			1,114
521	521.01	119								119
	521.02	376	2	332				219		929
	521.03	314	2	228						544
	521.04	293	2	69	255					619
	521.05	255		131						386

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
521	CENSUS TOTAL	1,357	6	760	255			219		2,597
522	522.01	221		336		879				1,436
	522.02	383								383
	522.03	352								352
	CENSUS TOTAL	956		336		879				2,171
523	523.01	1		389		2,482	267			3,139
	CENSUS TOTAL	1		389		2,482	267			3,139
524	524.01	507								507
	524.02	345								345
	524.03	284								284
	524.04	326				412				738
	524.05	143		327						470
	CENSUS TOTAL	1,605		327		412				2,344
525	525.01	286								286
	525.02	384	2							386
	525.03	336		10						346
	525.04	258		223		1,065				1,546
	CENSUS TOTAL	1,264	2	233		1,065				2,564
526	526.01	366				366				732
	526.02	2		148		311				461
	526.03	75		195						270
	CENSUS TOTAL	443		343		677				1,463
527	527.01	282	12	250		1,151	6			1,701
	CENSUS TOTAL	282	12	250		1,151	6			1,701
528	528.01	349				90		3,282		3,721
	CENSUS TOTAL	349				90		3,282		3,721
601	601.01	339								339
	601.02	650								650
	601.03	260								260
	CENSUS TOTAL	1,249								1,249

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
602	602.01	458								458
	602.02	62								62
	602.03	641								641
	CENSUS TOTAL	1,161								1,161
603	603.01	239								239
	603.02	650								650
	CENSUS TOTAL	889								889
604	604.01	236								236
	604.02	414		102		217	274			1,007
	604.03	149								149
	CENSUS TOTAL	799		102		217	274			1,392
605	605.01	493	2	66						561
	605.02	236		238		13				487
	605.03	292	1							293
	605.04	67		142						209
	605.05	208	1	278						487
	CENSUS TOTAL	1,296	4	724		13				2,037
606	606.01	147								147
	606.02	1,106								1,106
	CENSUS TOTAL	1,253								1,253
607 /1	607.01	2,173	2	194		303				2,672
	CENSUS TOTAL	2,173	2	194		303				2,672
608 /1	608.01	864		32	31	185				1,112
	CENSUS TOTAL	864		32	31	185				1,112
609 /1	609.01	771		84						855
	CENSUS TOTAL	771		84						855
610 /1	610.01	707	5	76		36				824
	CENSUS TOTAL	707	5	76		36				824
611	611.01	636								636
	611.02	1,049		100	275	300				1,724

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
611	CENSUS TOTAL	1,685		100	275	300				2,360
612	612.01	184								184
	612.02	922		39						961
	612.03	69								69
	612.04	13								13
	CENSUS TOTAL	1,188		39						1,227
615	615.01	124		23						147
	615.02	210								210
	615.03	170		253						423
	615.04	21		398						419
	615.05	89								89
	CENSUS TOTAL	614		674						1,288
616	616.01	131		515	5					651
	616.02	308		46						354
	616.04	8				783				791
	616.05	50		312						362
	616.06	2								2
	CENSUS TOTAL	499		873	5	783				2,160
617	617.01	31		1,053		196		554		1,834
	617.02	157								157
	CENSUS TOTAL	188		1,053		196		554		1,991
618	618.01	66				313				379
	618.02	18		1,105	128	690	252			2,193
	CENSUS TOTAL	84		1,105	128	1,003	252			2,572
619	619.02	196		176		1,521				1,893
	CENSUS TOTAL	196		176		1,521				1,893
701	701.01	281								281
	701.02	448								448
	701.03	55								55
	701.04	132		35						167

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
701	CENSUS TOTAL	916		35						951
702	702.01	2								2
	CENSUS TOTAL	2								2
703	703.01	659								659
	703.02	113								113
	703.03	297								297
	CENSUS TOTAL	1,069								1,069
704	704.01	294		227						521
	704.02	42								42
	704.03	356								356
	704.04	256								256
	704.05	496								496
	CENSUS TOTAL	1,444		227						1,671
705	705.01	110								110
	705.02	327								327
	705.03	425		281						706
	705.04	289								289
	705.05	153								153
	705.06	3						500		503
	CENSUS TOTAL	1,307		281				500		2,088
706	706.01	178								178
	706.02	125		48						173
	706.03	244		23			144			411
	706.04	154		13						167
	CENSUS TOTAL	701		84			144			929
707	707.01	268		7						275
	707.02	395								395
	707.03	265	1							266
	707.04	378								378
	707.05	196								196

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
707	707.06	257								257
	CENSUS TOTAL	1,759	1	7						1,767
708	708.01	239		32						271
	708.02	608	1	174						783
	CENSUS TOTAL	847	1	206						1,054
709	709.01	475					240			715
	709.02	495		218						713
	709.03	254								254
	709.04	77		251						328
	709.05	322	1	22						345
	709.06	105								105
	CENSUS TOTAL	1,728	1	491			240			2,460
710	710.01	58								58
	710.02	218								218
	710.03	178								178
	CENSUS TOTAL	454								454
711	711.01	157		9						166
	711.02	206								206
	711.03	266								266
	711.04	306								306
	711.05	245								245
	711.06	335				228	112			675
	711.07	190								190
	711.08	365								365
	CENSUS TOTAL	2,070		9		228	112			2,419
712	712.01									
	712.02									
	712.03	42		174						216
	712.04	43		16	332	1,869		532		2,792
	CENSUS TOTAL	85		190	332	1,869		532		3,008

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
713	713.01	258		638		1,155		1,230		3,281
	713.02	555		49						604
	CENSUS TOTAL	813		687		1,155		1,230		3,885
714	714.01	685		508		414				1,607
	714.02	254				639				893
	CENSUS TOTAL	939		508		1,053				2,500
801	801.01	333								333
	801.02	212		1						213
	801.03	194								194
	801.04	248								248
	801.05	199								199
	CENSUS TOTAL	1,186		1						1,187
802	802.01	304								304
	802.02	448								448
	802.03	510								510
	802.04					1,002		1,168		2,170
	802.05									
	CENSUS TOTAL	1,262				1,002		1,168		3,432
803	803.01	827								827
	803.02	249								249
	803.03	803	2							805
	803.04	1								1
	CENSUS TOTAL	1,880	2							1,882
804	804.01	540								540
	804.02	603								603
	804.03	344								344
	804.04	337								337
	804.05	742								742
	CENSUS TOTAL	2,566								2,566
805	805.01	1,687								1,687

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
805	805.02	1,470		218						1,688
	805.03	616		909	168	274				1,967
	CENSUS TOTAL	3,773		1,127	168	274				5,342
808 /2	808.01	1,157	3	851		494				2,505
	CENSUS TOTAL	1,157	3	851		494				2,505
809 /2	809.01	1,437	60	824	7	1,058				3,386
	CENSUS TOTAL	1,437	60	824	7	1,058				3,386
810	810.01	207		796						1,003
	CENSUS TOTAL	207		796						1,003
811	811.01	30								30
	811.02	204		15		283				502
	811.03	944								944
	811.04	1,267								1,267
	CENSUS TOTAL	2,445		15		283				2,743
812	812.01	1,000	2	546		694				2,242
	CENSUS TOTAL	1,000	2	546		694				2,242
814	814.01	1,103		1,042	85	222		224		2,676
	CENSUS TOTAL	1,103		1,042	85	222		224		2,676
815	815.01	756								756
	CENSUS TOTAL	756								756
816	816.01	441								441
	816.02	555								555
	CENSUS TOTAL	996								996
817	817.01	524								524
	817.02	443								443
	817.03	608								608
	817.04	274		362		1,072				1,708
	CENSUS TOTAL	1,849		362		1,072				3,283
819	819.01	152		325		922				1,399
	819.02	455								455

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
819	CENSUS TOTAL	607		325		922				1,854
820	820.01	695		271	140	264				1,370
	820.02	154		320						474
	CENSUS TOTAL	849		591	140	264				1,844
821	821.01	90		508	46	728	48	61		1,481
	CENSUS TOTAL	90		508	46	728	48	61		1,481
822	822.01			30						30
	822.02	50		319						369
	822.03	74		381		1,365	240			2,060
	CENSUS TOTAL	124		730		1,365	240			2,459
823	823.01	568	10	2,512	514	1,762	134			5,500
	CENSUS TOTAL	568	10	2,512	514	1,762	134			5,500
824	824.01	610								610
	CENSUS TOTAL	610								610
825	825.01	205								205
	825.02	3,124		446						3,570
	CENSUS TOTAL	3,329		446						3,775
826	826.01	599								599
	826.02	1,361		1,149						2,510
	CENSUS TOTAL	1,960		1,149						3,109
901	901.01	4								4
	901.02	12								12
	901.03	542							500	1,042
	901.04	1								1
	901.05	1,446		567		228				2,241
	901.06									
	CENSUS TOTAL	2,005		567		228			500	3,300
905	905.01	134		247		748				1,129
	905.02	1,360	2	53						1,415
	CENSUS TOTAL	1,494	2	300		748				2,544

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
909 /3	909.01	68								68
	CENSUS TOTAL	68								68
910	910.01	8								8
	910.02	472								472
	CENSUS TOTAL	480								480
911	911.01	2,016		1,857						3,873
	CENSUS TOTAL	2,016		1,857						3,873
912	912.01	343		1,316		252				1,911
	912.02									
	CENSUS TOTAL	343		1,316		252				1,911
913	913.01	22								22
	913.02	37								37
	913.03	203		57		216				476
	913.04	324		670	618	998				2,610
	CENSUS TOTAL	586		727	618	1,214				3,145
914	914.01	1,777		2,745		516				5,038
	CENSUS TOTAL	1,777		2,745		516				5,038
915	915.01	1,208								1,208
	915.02	125	3	150						278
	915.03	3				133				136
	CENSUS TOTAL	1,336	3	150		133				1,622
916	916.01	1,335		519	580	1				2,435
	CENSUS TOTAL	1,335		519	580	1				2,435
917	917.01	14		588	128	689				1,419
	917.02	6				737				743
	917.03	70								70
	917.04	103	2	256		774				1,135
	CENSUS TOTAL	193	2	844	128	2,200				3,367
918	918.01	1,920		170		1,693				3,783
	CENSUS TOTAL	1,920		170		1,693				3,783

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
919	919.01	103								103
	919.02	122								122
	919.03	136								136
	919.04	47								47
	919.05	109								109
	919.06	40								40
	919.07	87								87
	919.08	16								16
	919.09	111								111
	919.10	42								42
	919.11	45								45
	919.12	91								91
		CENSUS TOTAL	949							
920	920.01	641								641
	920.02	651	2							653
	920.03	634								634
		CENSUS TOTAL	1,926	2						
921	921.01	80								80
	921.02	124								124
	921.03	321								321
	921.04	216								216
	921.05	212								212
	921.06	347								347
	921.07	744								744
		CENSUS TOTAL	2,044							
922	922.01	114								114
	922.02	422								422
	922.03	1,352		104						1,456
	922.04	155								155
	922.05	803								803

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
922	CENSUS TOTAL	2,846		104						2,950
923	923.01	616	46	421						1,083
	CENSUS TOTAL	616	46	421						1,083
924	924.01	307		1,206						1,513
	CENSUS TOTAL	307		1,206						1,513
FAIRFAX COUNTY		165,407	2,268	63,431	6,453	60,076	3,154	13,882	2,052	316,723

Note: Figures exclude group quarters (i.e. Lorton Reformatory, Fort Belvoir, nursing homes and religious quarters).

- 1/ Comprises part of the Town of Vienna (Vienna is composed of census tracts 607 through 610).
- 2/ Comprises part of the Town of Herndon (Herndon is composed of census tracts 808 and 809).
- 3/ Town of Clifton (Clifton is composed of census tract 909).

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 1993)

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
Braddock	Single Family	8	24	64	125	817	3,175	4,767	3,508	2,750	1,851	834	637	620	261	19,441
	Townhouse	4	14	627	1,951	2,442	771	265	91	49	14		18	5		6,251
	Condominium Apt	1,069	619	543	125											2,356
	TOTAL	1,081	657	1,234	2,201	3,259	3,946	5,032	3,599	2,799	1,865	834	655	625	261	28,048
Dranesville 2/	Single Family	10	15	51	752	1,131	1,528	1,572	1,253	1,292	1,355	1,583	1,398	2,857	8,562	23,359
	Townhouse	1	56	473	217	39	75	154	53	301	311	129	61	99	343	2,312
	Condominium Apt	36	67	1	76	44	25	1	1							251
	TOTAL	47	138	525	1,045	1,214	1,628	1,727	1,307	1,593	1,666	1,712	1,459	2,956	8,905	25,922
Hunter Mill 3/	Single Family	12	17	94	142	421	807	1,024	1,571	1,557	1,489	1,469	1,058	1,626	2,085	13,372
	Townhouse	31	403	1,400	2,127	1,903	957	520	400	233	185	99	53	53	38	8,402
	Condominium Apt	1,572	1,020	286	32	4	7	20	7	1						2,949
	TOTAL	1,615	1,440	1,780	2,301	2,328	1,771	1,564	1,978	1,791	1,674	1,568	1,111	1,679	2,123	24,723
Lee	Single Family	50	101	359	1,583	3,529	3,625	2,392	1,569	857	525	275	184	280	148	15,477
	Townhouse	717	668	990	2,287	2,651	1,161	822	523	311	129	30	21	8		10,318
	Condominium Apt	722	504	586	534	94	9									2,449
	TOTAL	1,489	1,273	1,935	4,404	6,274	4,795	3,214	2,092	1,168	654	305	205	288	148	28,244
Mason	Single Family	94	60	138	671	2,008	2,409	2,003	1,642	1,453	1,056	1,233	857	1,276	1,186	16,086
	Townhouse	67	4	278	536	559	1,108	646	322	323	52	62	57	140	45	4,199
	Condominium Apt	2,453	1,451	810	696	275	176	66	20	17	1					5,965
	TOTAL	2,614	1,515	1,226	1,903	2,842	3,693	2,715	1,984	1,793	1,109	1,295	914	1,416	1,231	26,250

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 1993)

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	207	200	419	775	1,176	1,111	1,419	2,009	1,887	1,231	956	789	1,365	1,760	15,304
	Townhouse	398	305	2,546	1,812	682	488	257	60	15	20	91	53	24		6,751
	Condominium Apt	880	1,096	242	243	175	214	25	100	115	21	1	1			3,113
	TOTAL	1,485	1,601	3,207	2,830	2,033	1,813	1,701	2,169	2,017	1,272	1,048	843	1,389	1,760	25,168
Providence	Single Family	40	57	119	361	1,184	1,646	1,332	1,694	1,457	1,244	961	952	1,226	1,078	13,351
	Townhouse	181	121	440	742	2,064	1,406	950	902	402	223	132	71	115	1	7,750
	Condominium Apt	1,251	1,960	1,649	1,322	465	161	94	108	3	29	2		4	1	7,049
	TOTAL	1,472	2,138	2,208	2,425	3,713	3,213	2,376	2,704	1,862	1,496	1,095	1,023	1,345	1,080	28,150
Springfield 4/	Single Family	72	55	70	104	580	2,006	2,880	3,422	2,682	1,541	1,035	847	2,028	2,958	20,280
	Townhouse	6	278	897	2,659	2,847	1,546	962	278	63	6	36	1	1	1	9,581
	Condominium Apt	486	335	1												822
	TOTAL	564	668	968	2,763	3,427	3,552	3,842	3,700	2,745	1,547	1,071	848	2,029	2,959	30,683
Sully	Single Family	95	70	131	420	1,699	2,494	2,534	2,173	2,886	2,592	1,457	933	1,770	1,557	20,811
	Townhouse	356	907	2,654	3,459	2,592	1,297	592	154	32	26	9	4	1	1	12,084
	Condominium Apt	41	412	506	209	41										1,209
	TOTAL	492	1,389	3,291	4,088	4,332	3,791	3,126	2,327	2,918	2,618	1,466	937	1,771	1,558	34,104
Town of Clifton	Single Family	4	4	2	6	2	3	7	4	7	3	7	5	4	5	63
	TOTAL	4	4	2	6	2	3	7	4	7	3	7	5	4	5	63
Town of Herndon	Single Family	4	16	32	246	589	639	330	229	131	136	64	38	95	24	2,573
	Townhouse	16	390	540	346	380	54	2					1			1,729

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 1993)

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 Herndon	Condominium Apt	311	97													408
	TOTAL	331	503	572	592	969	693	332	229	131	136	64	39	95	24	4,710
Town of Vienna	Single Family	9	32	35	109	314	1,075	933	593	462	294	259	127	118	126	4,486
	Townhouse			9	18	12	102	82	92	30	29	25	12	9		420
	Condominium Apt	372	143	6												521
	TOTAL	381	175	50	127	326	1,177	1,015	685	492	323	284	139	127	126	5,427
FAIRFAX COUNTY	Single Family	605	651	1,514	5,294	13,450	20,518	21,193	19,667	17,421	13,317	10,133	7,825	13,265	19,750	164,603
	Townhouse	1,777	3,146	10,854	16,154	16,171	8,965	5,252	2,875	1,759	995	613	352	455	429	69,797
	Condominium Apt	9,193	7,704	4,630	3,237	1,098	592	206	236	136	51	3	1	4	1	27,092
	TOTAL	11,575	11,501	16,998	24,685	30,719	30,075	26,651	22,778	19,316	14,363	10,749	8,178	13,724	20,180	261,492

Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units.

- 1/ Expressed in thousands of dollars.
- 2/ Excludes the Town of Herndon.
- 3/ Excludes the Town of Vienna.
- 4/ Excludes the Town of Clifton.
- 5/ Market value refers to the estimated value as of January 1992. Market value for each unit is derived from the 1992 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during 1991.
- 6/ Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives.

Market Value of Housing Units 1/, 5/, 6/
Planning District
(January 1993)

Planning District	Unit Type	Under \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & Over	TOTAL UNITS
Annandale	Single Family	3	18	70	246	1,157	2,986	3,276	2,175	1,657	1,373	1,064	689	648	334	15,696
	Townhouse	25	1	335	227	881	1,175	354	263	79	3			2	8	3,353
	Condominium Apt	1,208	417	317	118	20	10	1	1							2,092
	TOTAL	1,236	436	722	591	2,058	4,171	3,631	2,439	1,736	1,376	1,064	689	650	342	21,141
Baileys	Single Family	65	28	28	90	306	560	589	556	525	320	399	261	587	706	5,020
	Townhouse	43	1	12	218	110	106	120	10	110	30	18	28	35	1	842
	Condominium Apt	2,177	1,313	727	615	254	166	65	19	17	1					5,354
	TOTAL	2,285	1,342	767	923	670	832	774	585	652	351	417	289	622	707	11,216
Bull Run	Single Family	80	62	97	289	1,482	2,141	1,866	1,313	1,479	1,520	919	588	1,021	493	13,350
	Townhouse	354	905	2,546	3,083	1,743	864	498	153	32	26	9	4	1	1	10,219
	Condominium Apt	41	412	506	209	41										1,209
	TOTAL	475	1,379	3,149	3,581	3,266	3,005	2,364	1,466	1,511	1,546	928	592	1,022	494	24,778
Fairfax	Single Family	15	18	52	87	220	700	802	900	884	684	619	725	1,011	1,387	8,104
	Townhouse	6	9	114	402	895	429	285	325	156	47	11	18	4		2,701
	Condominium Apt	352	676	609	431	76										2,144
	TOTAL	373	703	775	920	1,191	1,129	1,087	1,225	1,040	731	630	743	1,015	1,387	12,949
Jefferson	Single Family	28	31	44	578	1,794	1,959	1,045	968	553	421	252	174	305	197	8,349
	Townhouse	164	9	64	186	431	205	267	151	190	75	74	26			1,842
	Condominium Apt	868	873	485	414	90										2,730
	TOTAL	1,060	913	593	1,178	2,315	2,164	1,312	1,119	743	496	326	200	305	197	12,921
Lincolnia	Single Family	24	16	43	72	336	235	178	112	102	85	67	71	101	26	1,468
	Townhouse		2	41	283	148	288	283	81	91	13	6	6	103	36	1,381
	Condominium Apt	137	91	3												231
	TOTAL	161	109	87	355	484	523	461	193	193	98	73	77	204	62	3,080

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Planning District
(January 1993)

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	97	67	80	89	246	185	120	92	56	39	40	27	56	139	1,333
	Townhouse	245	128	544	509	324	30									1,780
	TOTAL	342	195	624	598	570	215	120	92	56	39	40	27	56	139	3,113
McLean	Single Family	9	9	36	718	827	661	572	667	932	1,036	1,233	1,015	2,133	6,213	16,061
	Townhouse	6	82	257	5	1	75	154	53	301	311	129	61	99	342	1,876
	Condominium Apt	67	522	635	625	344	186	95	109	3	29	2		4	1	2,622
	TOTAL	82	613	928	1,348	1,172	922	821	829	1,236	1,376	1,364	1,076	2,236	6,556	20,559
Mount Vernon	Single Family	103	139	418	1,103	1,463	1,117	1,293	1,889	1,753	1,159	889	716	1,184	1,565	14,791
	Townhouse	863	739	1,604	798	921	142	152	57	15	20	90	53	24		5,478
	Condominium Apt	1,452	1,443	285	243	175	214	25	100	115	21	1	1			4,075
	TOTAL	2,418	2,321	2,307	2,144	2,559	1,473	1,470	2,046	1,883	1,200	980	770	1,208	1,565	24,344
Pohick 2/	Single Family	106	96	144	180	812	2,289	4,416	4,596	3,743	2,270	1,357	1,057	2,205	3,073	26,344
	Townhouse	13	239	2,197	4,966	4,550	1,420	728	263	99	17	5		2	1	14,500
	Condominium Apt		205	227	16											448
	TOTAL	119	540	2,568	5,162	5,362	3,709	5,144	4,859	3,842	2,287	1,362	1,057	2,207	3,074	41,292
Rose Hill	Single Family	21	38	170	633	1,356	1,479	1,355	928	568	369	233	152	247	130	7,679
	Townhouse			68	603	1,053	1,050	783	496	256	95	25	18			4,447
	Condominium Apt	92	116	543	534	94	9									1,388
	TOTAL	113	154	781	1,770	2,503	2,538	2,138	1,424	824	464	258	170	247	130	13,514
Springfield	Single Family	9	34	73	478	1,488	2,249	1,264	938	742	362	107	66	197	47	8,054
	Townhouse	3	159	536	1,641	1,192	857	518	91	57	35	37	4	8		5,138
	Condominium Apt	544	376	1												921
	TOTAL	556	569	610	2,119	2,680	3,106	1,782	1,029	799	397	144	70	205	47	14,113
Upper Potomac 3/	Single Family	28	43	162	531	1,478	2,574	2,822	2,830	2,907	2,420	1,731	1,452	2,479	4,225	25,682

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Planning District
(January 1993)

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	50	841	2,256	3,016	2,952	1,435	535	386	232	185	99	54	53	39	12,133
	Condominium Apt	1,883	1,117	286	32	4	7	20	7	1						3,357
	TOTAL	1,961	2,001	2,704	3,579	4,434	4,016	3,377	3,223	3,140	2,605	1,830	1,506	2,532	4,264	41,172
Vienna 4/	Single Family	17	52	97	200	485	1,383	1,595	1,703	1,520	1,259	1,223	832	1,091	1,215	12,672
	Townhouse	5	31	280	217	970	889	575	546	141	138	110	80	124	1	4,107
	Condominium Apt	372	143	6												521
	TOTAL	394	226	383	417	1,455	2,272	2,170	2,249	1,661	1,397	1,333	912	1,215	1,216	17,300
FAIRFAX COUNTY	Single Family	605	651	1,514	5,294	13,450	20,518	21,193	19,667	17,421	13,317	10,133	7,825	13,265	19,750	164,603
	Townhouse	1,777	3,146	10,854	16,154	16,171	8,965	5,252	2,875	1,759	995	613	352	455	429	69,797
	Condominium Apt	9,193	7,704	4,630	3,237	1,098	592	206	236	136	51	3	1	4	1	27,092
	TOTAL	11,575	11,501	16,998	24,685	30,719	30,075	26,651	22,778	19,316	14,363	10,749	8,178	13,724	20,180	261,492

Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include 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 refers to the estimated value as of January 1992. Market value for each unit is derived from the 1992 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during 1991.
- 6/ Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives.

VI. 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 forwarded to the Metropolitan Washington Council of Governments (COG), for publication with the forecasts of other surrounding jurisdictions. The COG cooperative forecasts are published every three to four years. The forecasts contained on the following tables are forecasts submitted for inclusion in the 1993 Round V COG regional forecast. The tables also present, for the first time, forecasts of housing units extended to 2020.

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 (1983-1993); 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 1993 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 VII). Overall County housing unit 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 unit 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 - 2020

The County is expected to reach its housing unit capacity, as specified by the Comprehensive Plan, between 2005 and 2010 (see Section X for data on the current residential capacity of the 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 year 2020 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 1993, the County's housing inventory has increased by 101,077 units, from 215,646 in 1980 to 316,723 in 1993. By the year 2000, the County is projected to have 351,723 units, an increase of 35,000 units over the County's 1993 housing inventory. By 2020, the County's housing inventory will have increased by 134,483 units over the 1993 inventory, representing a 42.5 percent increase.

Between 1993 and 2020, all areas of the County are forecasted to experience increases in housing units. Bull Run and Upper Potomac planning districts will have the largest increases in their housing inventories, while the planning districts, Lincolnia, Baileys and Annandale 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 July 1991. As shown in Table 6.1, between 1993 and 2020, the Sully Supervisor District is projected to add over 28,100 units to its inventory, the Dranesville District will add more than 16,800 units, and the Providence District will add almost 16,600 units. Together, the Sully, Dranesville, and Providence Districts will account for over 45.8 percent of the housing unit growth expected in the County between 1993 and 2020. During the same period, the Springfield, Mason and Braddock Districts, together, are projected to add 26,040 units or 19.4 percent of the County's total growth

TABLE 6.1

Housing Unit Change
by Supervisor District
1993 - 2020

Supervisor District	Unit Change	Percent of Total
Braddock	6,601	4.9%
Dranesville	16,823	12.5
Hunter Mill	14,836	11.0
Lee	16,545	12.3
Mason	9,134	6.8
Mount Vernon	15,465	11.5
Providence	16,594	12.3
Springfield	10,305	7.7
Sully	28,179	21.0
Fairfax County	134,483	100.0%

Estimated and Forecasted Housing Units
 Supervisor District
 (January 1993)

Supervisor District	1993	1995	2000	2005	2010	2015	2020
Braddock	30,742	30,863	31,125	31,800	32,971	35,089	37,343
Dranesville 1/	33,155	34,448	38,011	41,076	44,126	46,961	49,978
Hunter Mill 2/	35,422	36,202	41,470	42,627	44,373	47,224	50,258
Lee	36,648	38,000	41,592	44,181	46,964	49,982	53,193
Mason	36,773	37,028	37,556	38,805	40,531	43,136	45,907
Mount Vernon	32,152	33,290	35,210	38,727	42,041	44,742	47,617
Providence	39,575	40,353	42,732	46,170	49,592	52,778	56,169
Springfield 3/	31,790	33,185	33,984	35,398	37,165	39,553	42,095
Sully	40,466	43,353	50,042	55,537	60,607	64,500	68,645
FAIRFAX COUNTY	316,723	326,723	351,723	374,321	398,371	423,966	451,206

Source: Fairfax County Office of Research and Statistics.

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

Historical, Estimated and Forecasted Housing Units
 Planning District
 (January 1993)

Planning District	1970	1980	1990	1993	1995	2000	2005	2010	2015	2020
Annandale	17,413	23,600	24,901	25,076	25,200	25,409	25,942	26,884	28,611	30,450
Baileys	10,770	13,963	16,573	16,752	16,856	17,078	17,554	18,272	19,446	20,696
Bull Run	3,927	7,705	24,559	29,620	32,076	37,363	41,849	45,912	48,862	52,002
Fairfax	6,783	11,838	17,181	18,580	18,839	20,440	21,881	23,371	24,872	26,470
Jefferson	12,587	15,033	17,365	18,279	18,323	18,736	20,246	21,749	23,146	24,633
Lincolnia	3,592	4,128	5,464	5,564	5,647	5,878	6,205	6,571	6,993	7,443
Lower Potomac	3,350	3,968	3,936	4,598	5,179	6,144	7,832	9,187	9,777	10,406
McLean	13,307	19,874	23,601	23,807	24,242	25,150	27,357	29,503	31,399	33,416
Mount Vernon	23,565	31,491	35,338	35,823	36,234	37,320	39,070	41,154	43,798	46,612
Pohick 1/	3,884	22,547	41,032	42,479	44,073	45,053	46,835	49,111	52,266	55,625
Rose Hill	5,979	7,591	13,524	15,128	16,270	18,233	19,520	20,851	22,190	23,616
Springfield	8,914	11,432	14,590	14,889	15,079	16,471	17,738	19,015	20,237	21,537
Upper Potomac 2/	6,239	25,702	44,898	47,074	49,010	57,503	59,758	62,650	66,675	70,959
Vienna 3/	10,507	16,774	19,502	19,054	19,697	20,945	22,534	24,141	25,692	27,343
FAIRFAX COUNTY	130,817	215,646	302,464	316,723	326,723	351,723	374,321	398,371	423,966	451,206

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1970, 1980.

1990 through 2020, 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.

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
151	151.01	476	491	496	524	555	591	629
	151.02	514	514	521	581	636	676	720
	151.03	307	310	313	339	365	388	413
	CENSUS TOTAL	1,297	1,314	1,330	1,461	1,555	1,655	1,762
152	152.01	331	343	348	371	395	421	448
	152.02	1,493	1,493	1,494	1,500	1,538	1,637	1,742
	152.03	117	117	118	129	140	149	159
	152.04				1	1	1	1
	CENSUS TOTAL	1,941	1,953	1,960	1,949	2,075	2,208	2,350
153	153.01	282	317	327	363	395	421	448
	153.02	612	624	626	632	650	692	736
	153.03	471	471	471	474	486	518	551
	153.04	100	100	100	101	103	110	117
	CENSUS TOTAL	1,465	1,512	1,524	1,536	1,635	1,740	1,852
154	154.01	2,427	2,430	2,438	2,509	2,613	2,781	2,960
	154.02	407	409	412	433	458	487	519
	154.03	311	424	643	643	657	699	744
	CENSUS TOTAL	3,145	3,262	3,493	3,503	3,728	3,968	4,222
155	155.01	1,172	1,179	1,199	1,363	1,508	1,605	1,708
	155.02	688	689	690	698	719	766	815
	155.03	266	268	270	290	311	331	352
	155.04	90	90	90	94	98	104	111
	CENSUS TOTAL	2,216	2,226	2,250	2,477	2,637	2,806	2,986
156	156.01	541	551	553	566	588	625	666
	156.02	76	78	78	79	82	87	93
	156.03	294	320	327	351	375	399	425
	156.04	117	133	175	305	403	429	456
	CENSUS TOTAL	1,028	1,081	1,133	1,360	1,447	1,540	1,639
157	157.01	432	432	433	443	459	488	520
	157.02	748	751	754	771	799	850	905

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
157	157.03	193	195	195	197	202	215	229
	CENSUS TOTAL	1,373	1,378	1,382	1,372	1,460	1,554	1,654
158	158.01	668	677	684	733	784	834	888
	158.02	513	530	535	566	601	640	681
	158.03	461	463	468	513	555	591	629
	CENSUS TOTAL	1,642	1,669	1,687	1,823	1,940	2,064	2,197
159	159.01	843	849	857	913	973	1,035	1,102
	159.02	188	215	223	254	282	300	319
	159.03							
	159.04	114	140	144	151	159	170	181
	CENSUS TOTAL	1,145	1,204	1,223	1,329	1,414	1,505	1,602
160	160.01	284	288	332	411	475	506	538
	160.02	995	999	1,009	1,082	1,158	1,232	1,311
	160.03	293	297	299	317	336	358	381
	CENSUS TOTAL	1,572	1,585	1,640	1,850	1,969	2,096	2,230
161	161.01	186	187	197	288	358	381	405
	161.02	97	97	100	105	110	117	125
	161.03	621	626	633	689	743	791	841
	161.04	460	478	491	576	648	690	734
	CENSUS TOTAL	1,364	1,388	1,421	1,747	1,859	1,978	2,105
162 /1	162.01							
	162.02							
	CENSUS TOTAL							
163	163.01	244	290	349	794	1,124	1,196	1,273
	163.02	462	553	618	1,052	1,379	1,467	1,561
	CENSUS TOTAL	706	844	967	2,352	2,503	2,664	2,835
201	201.01	436	436	436	437	447	475	506
	201.02	606	606	623	688	748	796	847
	CENSUS TOTAL	1,042	1,042	1,060	1,123	1,195	1,271	1,353
202	202.01	1,192	1,224	2,034	2,034	2,079	2,212	2,354

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
202	202.02	824	830	887	1,172	1,397	1,487	1,582
	CENSUS TOTAL	2,016	2,054	2,921	3,266	3,476	3,699	3,937
203	203.01	637	645	648	668	697	742	789
	203.02	665	675	685	759	828	881	938
	203.03	242	242	242	246	254	271	288
	203.04	289	289	406	414	429	457	486
	CENSUS TOTAL	1,833	1,851	1,981	2,075	2,208	2,350	2,501
204	204.01	1,586	1,588	1,590	1,607	1,655	1,761	1,874
	CENSUS TOTAL	1,586	1,588	1,590	1,555	1,655	1,761	1,874
205	205.01	3,116	3,116	3,118	3,138	3,220	3,427	3,647
	205.02	179	179	179	183	190	202	215
	CENSUS TOTAL	3,295	3,295	3,298	3,204	3,410	3,629	3,862
206	206.01	180	181	181	183	188	200	213
	206.02	427	427	427	428	438	467	497
	206.03	1,023	1,027	1,102	1,148	1,206	1,283	1,366
	CENSUS TOTAL	1,630	1,635	1,711	1,722	1,832	1,950	2,075
207	207.01	625	625	628	651	682	725	772
	207.02	129	129	197	198	203	216	230
	207.03	548	548	562	585	614	654	696
	CENSUS TOTAL	1,302	1,302	1,387	1,409	1,499	1,595	1,698
208	208.01	335	335	354	371	391	417	443
	208.02	265	265	267	284	302	322	343
	208.03	554	556	561	607	652	694	738
	CENSUS TOTAL	1,154	1,156	1,182	1,265	1,346	1,432	1,524
210	210.01	272	282	286	312	337	359	382
	210.02	593	638	692	783	864	919	978
	210.03	242	244	351	471	566	603	641
	210.04	287	287	287	288	295	314	335
	CENSUS TOTAL	1,394	1,451	1,616	1,938	2,062	2,195	2,336
211	211.01	1,918	1,923	2,997	3,248	3,495	3,720	3,959

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
211	211.02	1,071	1,539	2,095	2,288	2,473	2,632	2,801
	211.03	195	195	220	438	601	640	681
	CENSUS TOTAL	3,184	3,657	5,313	6,172	6,569	6,991	7,440
212	212.01	691	691	691	692	708	754	802
	CENSUS TOTAL	691	691	691	665	708	754	802
213	213.01	1,268	1,346	1,359	1,365	1,399	1,489	1,585
	213.02	104	104	105	110	115	123	131
	CENSUS TOTAL	1,372	1,450	1,463	1,423	1,515	1,612	1,715
214	214.01	927	930	933	954	990	1,054	1,122
	214.02	1,504	1,516	1,534	1,605	1,690	1,799	1,914
	CENSUS TOTAL	2,431	2,446	2,467	2,519	2,681	2,853	3,036
215	215.01	1,982	1,982	2,276	2,410	2,557	2,721	2,896
	CENSUS TOTAL	1,982	1,982	2,276	2,403	2,557	2,721	2,896
216	216.01	1,421	1,421	1,422	1,433	1,472	1,566	1,667
	216.02	538	538	542	575	610	649	691
	CENSUS TOTAL	1,959	1,959	1,964	1,956	2,082	2,215	2,358
217	217.01	2,680	2,680	2,687	2,751	2,855	3,039	3,234
	CENSUS TOTAL	2,680	2,680	2,687	2,683	2,855	3,039	3,234
218	218.01	2,072	2,076	2,285	2,302	2,364	2,516	2,677
	CENSUS TOTAL	2,072	2,076	2,285	2,221	2,364	2,516	2,677
219 /1	219.01							
	CENSUS TOTAL							
220	220.01	1	1	1	1	1	1	1
	220.02	1	1	1	1	1	1	1
	220.03	473	514	563	563	575	612	652
	220.04	10	10	13	43	64	69	73
	220.05	226	226	226	226	231	246	262
	CENSUS TOTAL	711	752	804	820	873	929	988
221	221.01	1,831	1,835	1,846	1,928	2,029	2,159	2,298
	221.02	1	1	2	11	17	18	20

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
221	221.03	130	312	871	871	890	947	1,008
	221.04	902	1,074	1,237	1,512	1,737	1,849	1,968
	221.05	280	323	363	630	831	884	941
	221.06	39	39	56	203	310	330	351
	CENSUS TOTAL	3,183	3,585	4,374	5,463	5,814	6,187	6,585
222 /2	222.01							
	CENSUS TOTAL							
223	223.01	2,142	2,479	2,687	2,708	2,782	2,960	3,151
	CENSUS TOTAL	2,142	2,479	2,687	2,614	2,782	2,960	3,151
224	224.01	3,078	3,279	3,355	3,887	4,345	4,624	4,922
	224.02	469	469	470	481	499	531	565
	CENSUS TOTAL	3,547	3,748	3,825	4,552	4,844	5,155	5,486
301	301.01	465	468	470	486	508	541	575
	301.02	1,056	1,056	1,060	1,094	1,141	1,215	1,293
	301.03	969	969	989	1,029	1,080	1,150	1,223
	CENSUS TOTAL	2,490	2,493	2,518	2,565	2,730	2,905	3,092
302	302.01	3,826	3,835	3,866	3,957	4,108	4,372	4,653
	CENSUS TOTAL	3,826	3,835	3,866	3,860	4,108	4,372	4,653
304	304.01	1,468	1,468	1,468	1,469	1,501	1,598	1,700
	304.02	855	855	855	856	875	931	991
	CENSUS TOTAL	2,323	2,323	2,323	2,233	2,376	2,529	2,691
305	305.01	567	569	569	573	589	626	667
	CENSUS TOTAL	567	569	569	553	589	626	667
306	306.01	551	551	553	570	594	632	672
	306.02	350	350	350	351	359	382	406
	306.03	477	477	477	478	488	520	553
	306.04	435	435	435	436	447	475	506
	CENSUS TOTAL	1,813	1,813	1,815	1,774	1,888	2,009	2,138
307	307.01	217	217	218	226	236	251	267
	307.02	338	338	338	339	346	369	392

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
307	307.03	373	373	373	377	388	413	440
	CENSUS TOTAL	928	928	929	912	971	1,033	1,100
308	308.01	3,326	3,326	3,326	3,327	3,401	3,620	3,852
	CENSUS TOTAL	3,326	3,326	3,326	3,196	3,401	3,620	3,852
309	309.01	2,266	2,290	2,330	2,469	2,620	2,789	2,968
	CENSUS TOTAL	2,266	2,290	2,330	2,462	2,620	2,789	2,968
310	310.01	2,304	2,323	2,329	2,351	2,419	2,574	2,740
	CENSUS TOTAL	2,304	2,323	2,329	2,273	2,419	2,574	2,740
313	313.01	1,384	1,399	1,410	1,427	1,470	1,564	1,664
	CENSUS TOTAL	1,384	1,399	1,410	1,381	1,470	1,564	1,664
314	314.01	1,260	1,295	1,303	1,319	1,359	1,446	1,539
	CENSUS TOTAL	1,260	1,295	1,303	1,277	1,359	1,446	1,539
315	315.01	1,990	1,992	2,000	2,065	2,156	2,295	2,442
	CENSUS TOTAL	1,990	1,992	2,000	2,026	2,156	2,295	2,442
316	316.01	675	791	877	1,211	1,473	1,567	1,668
	316.02	857	867	876	910	954	1,016	1,081
	316.03	3	3	3	3	3	3	3
	CENSUS TOTAL	1,535	1,661	1,756	2,283	2,430	2,586	2,752
318	318.01	2,409	2,430	2,442	2,494	2,585	2,752	2,928
	CENSUS TOTAL	2,409	2,430	2,442	2,429	2,585	2,752	2,928
319	319.01	1,049	1,049	1,053	1,054	1,078	1,147	1,221
	CENSUS TOTAL	1,049	1,049	1,053	1,013	1,078	1,147	1,221
320	320.01	1,109	1,109	1,109	1,113	1,140	1,214	1,292
	CENSUS TOTAL	1,109	1,109	1,109	1,072	1,140	1,214	1,292
321	321.01	1,444	1,444	1,446	1,462	1,505	1,602	1,705
	CENSUS TOTAL	1,444	1,444	1,446	1,414	1,505	1,602	1,705
322	322.01	2,563	2,563	2,566	2,590	2,664	2,835	3,018
	CENSUS TOTAL	2,563	2,563	2,566	2,503	2,664	2,835	3,018
323	323.01	1,110	1,117	1,118	1,119	1,144	1,217	1,295
	323.02	439	447	481	566	638	679	722

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
323	CENSUS TOTAL	1,549	1,564	1,599	1,674	1,781	1,896	2,017
324	324.01	2,578	2,620	2,630	2,659	2,737	2,913	3,100
	CENSUS TOTAL	2,578	2,620	2,630	2,572	2,737	2,913	3,100
325	325.01	1,730	1,771	1,950	1,950	1,993	2,121	2,257
	CENSUS TOTAL	1,730	1,771	1,950	1,872	1,993	2,121	2,257
326	326.01	1,477	1,503	1,520	1,629	1,741	1,853	1,972
	CENSUS TOTAL	1,477	1,503	1,520	1,636	1,741	1,853	1,972
327	327.01	2,506	2,542	2,646	2,701	2,799	2,979	3,170
	CENSUS TOTAL	2,506	2,542	2,646	2,630	2,799	2,979	3,170
328	328.01	746	747	750	778	814	867	923
	CENSUS TOTAL	746	747	750	765	814	867	923
401	401.01	701	703	709	744	785	835	889
	401.02	1,020	1,022	1,036	1,090	1,152	1,226	1,304
	401.03	987	988	993	1,036	1,088	1,158	1,233
	CENSUS TOTAL	2,708	2,712	2,738	2,842	3,025	3,219	3,426
402	402.01	297	299	320	502	641	682	726
	402.02	2,080	2,083	2,384	2,384	2,436	2,593	2,759
	402.03							
	402.04	131	132	138	187	226	240	256
	CENSUS TOTAL	2,508	2,513	2,842	3,103	3,303	3,515	3,741
403	403.01	471	473	476	501	530	564	601
	403.02	447	448	452	485	519	552	588
	CENSUS TOTAL	918	921	928	986	1,050	1,117	1,189
405	405.01	134	137	139	157	174	185	197
	405.02	429	430	439	459	482	513	546
	405.03	1,569	1,572	1,583	1,679	1,782	1,897	2,019
	405.04							
	CENSUS TOTAL	2,132	2,138	2,161	2,291	2,438	2,595	2,762
406	406.01	941	963	978	1,070	1,159	1,233	1,313
	CENSUS TOTAL	941	963	978	1,089	1,159	1,233	1,313

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
407	407.01	1,793	1,797	1,799	1,814	1,864	1,984	2,111
	407.02	968	979	982	1,000	1,035	1,102	1,173
	CENSUS TOTAL	2,761	2,776	2,781	2,724	2,899	3,085	3,284
408	408.01	851	854	879	885	910	968	1,030
	408.02	96	100	100	102	105	112	119
	408.03	437	441	444	461	482	513	546
	408.04	653	683	710	781	848	903	961
	408.05							
	CENSUS TOTAL	2,037	2,078	2,133	2,204	2,345	2,496	2,656
501	501.01	1,473	1,474	1,505	1,777	2,006	2,135	2,272
	501.02	353	353	353	355	364	387	412
	501.03	414	414	415	419	431	459	488
	CENSUS TOTAL	2,240	2,241	2,273	2,632	2,801	2,981	3,173
502	502.01	512	512	512	512	523	557	593
	502.02	243	243	243	244	249	265	282
	502.03	175	180	188	198	208	222	236
	502.04	391	391	393	406	425	452	482
	CENSUS TOTAL	1,321	1,326	1,336	1,321	1,406	1,497	1,593
503	503.01	304	306	307	313	324	345	367
	503.02	293	293	293	294	300	320	340
	503.03	850	866	874	916	966	1,028	1,094
	503.04	226	227	230	251	272	289	308
	CENSUS TOTAL	1,673	1,692	1,703	1,750	1,862	1,982	2,109
504	504.01	370	374	377	395	416	443	471
	504.02	338	338	339	343	354	376	400
	504.03	230	232	233	241	252	269	286
	CENSUS TOTAL	938	944	949	960	1,022	1,088	1,157
505	505.01	360	360	360	361	370	394	419
	505.02	303	303	304	308	318	338	360
	505.03	224	224	224	225	231	246	262

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
505	CENSUS TOTAL	887	887	888	863	919	978	1,041
506	506.01	191	192	197	236	269	286	304
	506.02	1,677	1,677	1,679	1,692	1,738	1,850	1,969
	506.03	298	298	298	301	310	330	351
	506.04	190	190	190	190	194	207	220
	506.05	257	257	258	269	283	301	321
	506.06	375	375	376	384	399	424	451
	506.07	175	175	176	185	195	208	221
	CENSUS TOTAL	3,163	3,164	3,174	3,183	3,388	3,605	3,837
507	507.01	962	970	974	997	1,035	1,102	1,173
	507.02	1,437	1,441	1,446	1,482	1,539	1,638	1,743
	CENSUS TOTAL	2,399	2,411	2,420	2,419	2,574	2,740	2,916
508	508.01	292	293	295	312	330	351	374
	508.02	437	455	458	460	472	502	535
	508.03	405	409	413	443	473	504	536
	CENSUS TOTAL	1,134	1,158	1,167	1,198	1,275	1,357	1,445
509	509.01	286	286	288	302	319	339	361
	509.02	296	296	297	302	313	333	354
	CENSUS TOTAL	582	582	584	593	632	672	715
510	510.01	410	411	411	411	420	447	476
	510.02	490	490	491	501	518	551	587
	CENSUS TOTAL	900	901	902	881	938	998	1,063
511	511.01	360	364	365	369	379	403	429
	511.02	452	453	453	456	468	498	530
	CENSUS TOTAL	812	817	819	796	847	902	960
512	512.01	226	226	226	229	236	251	267
	512.02	308	308	308	312	321	342	363
	512.03	101	101	108	121	133	141	150
	CENSUS TOTAL	635	635	643	648	690	734	781
513	513.01	430	446	452	481	511	544	579

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
513	513.02	427	438	439	445	459	488	520
	CENSUS TOTAL	857	884	891	911	970	1,032	1,098
514	514.01	204	204	204	204	208	222	236
	514.02	724	724	724	725	742	790	840
	514.03	309	332	333	333	340	362	385
	CENSUS TOTAL	1,237	1,260	1,261	1,213	1,291	1,374	1,462
515	515.01	982	982	985	986	1,008	1,072	1,141
	515.02	1,271	1,273	1,281	1,353	1,433	1,525	1,623
	515.03	767	771	778	833	889	946	1,007
	515.04	981	983	985	1,006	1,042	1,109	1,181
	CENSUS TOTAL	4,001	4,009	4,030	4,108	4,372	4,653	4,952
516	516.01	831	831	834	859	895	953	1,014
	516.02	80	80	80	81	83	88	94
	516.03	791	791	791	791	808	860	916
	516.04	610	621	624	633	653	695	740
	516.05	411	413	414	419	431	459	488
	CENSUS TOTAL	2,723	2,736	2,743	2,697	2,871	3,055	3,251
518	518.01	466	467	468	473	486	518	551
	518.02	173	173	180	214	242	258	274
	518.03	426	428	433	475	515	548	583
	CENSUS TOTAL	1,065	1,068	1,080	1,169	1,244	1,324	1,409
519	519.01	2,209	2,224	2,236	2,323	2,434	2,591	2,757
	CENSUS TOTAL	2,209	2,224	2,236	2,287	2,434	2,591	2,757
520	520.01	1,114	1,130	1,138	1,186	1,246	1,326	1,411
	CENSUS TOTAL	1,114	1,130	1,138	1,171	1,246	1,326	1,411
521	521.01	119	120	120	124	129	137	146
	521.02	929	931	934	958	995	1,059	1,127
	521.03	544	544	555	579	608	647	689
	521.04	619	619	621	634	658	700	745
	521.05	386	386	389	413	438	467	497

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
521	CENSUS TOTAL	2,597	2,600	2,618	2,658	2,829	3,010	3,204
522	522.01	1,436	1,436	1,437	1,445	1,482	1,577	1,678
	522.02	383	383	384	392	406	432	460
	522.03	352	352	352	353	362	385	410
	CENSUS TOTAL	2,171	2,171	2,173	2,113	2,249	2,394	2,548
523	523.01	3,139	3,139	3,219	3,219	3,290	3,501	3,726
	CENSUS TOTAL	3,139	3,139	3,219	3,091	3,290	3,501	3,726
524	524.01	507	507	507	508	519	552	588
	524.02	345	345	345	345	353	375	399
	524.03	284	284	284	285	291	310	330
	524.04	738	738	739	744	763	812	865
	524.05	470	473	478	515	552	587	625
	CENSUS TOTAL	2,344	2,347	2,353	2,329	2,478	2,637	2,807
525	525.01	286	286	290	290	296	315	336
	525.02	386	391	395	422	450	479	509
	525.03	346	352	354	363	377	401	427
	525.04	1,546	1,607	1,628	1,722	1,825	1,942	2,067
	CENSUS TOTAL	2,564	2,636	2,667	2,770	2,948	3,138	3,339
526	526.01	732	732	732	732	748	796	847
	526.02	461	462	632	729	812	865	920
	526.03	270	270	296	337	374	398	424
	CENSUS TOTAL	1,463	1,464	1,660	1,818	1,935	2,059	2,191
527	527.01	1,701	1,724	1,874	1,889	1,941	2,065	2,198
	CENSUS TOTAL	1,701	1,724	1,874	1,823	1,941	2,065	2,198
528	528.01	3,721	3,722	3,737	3,870	4,048	4,308	4,585
	CENSUS TOTAL	3,721	3,722	3,737	3,804	4,048	4,308	4,585
601	601.01	339	342	344	360	379	403	429
	601.02	650	665	671	702	739	786	837
	601.03	260	260	277	368	439	468	498
	CENSUS TOTAL	1,249	1,267	1,292	1,463	1,557	1,657	1,764

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
602	602.01	458	485	520	526	542	576	613
	602.02	62	62	77	110	135	144	153
	602.03	641	644	647	669	700	745	793
	CENSUS TOTAL	1,161	1,191	1,243	1,293	1,377	1,465	1,559
603	603.01	239	248	268	337	393	419	446
	603.02	650	652	685	726	772	821	874
	CENSUS TOTAL	889	899	953	1,095	1,165	1,240	1,320
604	604.01	236	239	252	295	331	352	375
	604.02	1,007	1,015	1,036	1,156	1,266	1,348	1,434
	604.03	149	157	162	187	209	223	237
	CENSUS TOTAL	1,392	1,410	1,450	1,698	1,807	1,923	2,046
605	605.01	561	590	700	810	904	963	1,024
	605.02	487	681	800	810	834	887	944
	605.03	293	307	315	351	383	408	434
	605.04	209	211	218	237	255	272	289
	605.05	487	494	555	744	892	949	1,010
	CENSUS TOTAL	2,037	2,282	2,588	3,072	3,269	3,479	3,703
606	606.01	147	147	149	166	182	194	206
	606.02	1,106	1,106	1,132	1,276	1,405	1,495	1,592
	CENSUS TOTAL	1,253	1,253	1,281	1,491	1,587	1,689	1,798
607 /3	607.01	2,672	2,672	2,679	2,742	2,846	3,029	3,224
	CENSUS TOTAL	2,672	2,672	2,679	2,674	2,846	3,029	3,224
608 /3	608.01	1,112	1,113	1,140	1,159	1,198	1,275	1,357
	CENSUS TOTAL	1,112	1,113	1,140	1,125	1,198	1,275	1,357
609 /3	609.01	855	856	859	881	917	976	1,038
	CENSUS TOTAL	855	856	859	861	917	976	1,038
610 /3	610.01	824	824	827	851	886	943	1,004
	CENSUS TOTAL	824	824	827	833	886	943	1,004
611	611.01	636	644	652	691	733	780	830
	611.02	1,724	1,776	1,917	1,947	2,011	2,140	2,278

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
611	CENSUS TOTAL	2,360	2,421	2,570	2,578	2,744	2,920	3,108
612	612.01	184	198	226	239	252	269	286
	612.02	961	1,027	1,136	1,271	1,393	1,482	1,578
	612.03	69	69	74	112	142	151	161
	612.04	13	13	351	435	504	536	571
	CENSUS TOTAL	1,227	1,306	1,786	2,153	2,291	2,438	2,595
615	615.01	147	183	280	394	482	513	546
	615.02	210	272	283	309	334	356	378
	615.03	423	468	477	494	517	550	586
	615.04	419	531	801	864	927	986	1,050
	615.05	89	89	89	89	91	97	103
	CENSUS TOTAL	1,288	1,542	1,931	2,210	2,351	2,503	2,663
616	616.01	651	681	692	756	819	871	927
	616.02	354	359	366	421	468	498	530
	616.04	791	791	956	1,408	1,757	1,870	1,990
	616.05	362	363	364	377	394	420	447
	616.06	2	2	12	97	158	169	179
	CENSUS TOTAL	2,160	2,196	2,390	3,379	3,596	3,827	4,073
617	617.01	1,834	1,837	2,085	2,184	2,301	2,449	2,607
	617.02	157	176	199	368	495	526	560
	CENSUS TOTAL	1,991	2,013	2,283	2,627	2,796	2,976	3,167
618	618.01	379	380	398	549	667	710	756
	618.02	2,193	2,198	2,205	2,269	2,364	2,516	2,677
	CENSUS TOTAL	2,572	2,578	2,603	2,848	3,031	3,226	3,433
619	619.02	1,893	1,897	1,904	1,962	2,046	2,177	2,317
	CENSUS TOTAL	1,893	1,897	1,904	1,922	2,046	2,177	2,317
701	701.01	281	281	286	299	316	336	358
	701.02	448	465	473	482	499	531	565
	701.03	55	57	60	89	111	119	126
	701.04	167	167	194	303	386	411	438

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
701	CENSUS TOTAL	951	970	1,013	1,233	1,312	1,396	1,486
702	702.01	2	2	2	2	2	2	2
	CENSUS TOTAL	2	2	2	2	2	2	2
703	703.01	659	668	676	735	792	843	897
	703.02	113	138	142	149	157	167	178
	703.03	297	312	319	357	392	418	444
	CENSUS TOTAL	1,069	1,118	1,136	1,261	1,342	1,428	1,520
704	704.01	521	530	540	613	678	721	767
	704.02	42	45	45	49	53	57	60
	704.03	356	366	383	452	510	543	578
	704.04	256	256	260	294	325	346	368
	704.05	496	496	501	545	588	625	666
	CENSUS TOTAL	1,671	1,693	1,730	2,023	2,153	2,292	2,439
	705	705.01	110	112	115	140	160	171
705.02	327	328	328	331	340	362	385	
705.03	706	729	758	853	938	998	1,063	
705.04	289	290	291	300	313	333	354	
705.05	153	182	197	231	260	276	294	
705.06	503	503	503	503	514	547	582	
	CENSUS TOTAL	2,088	2,144	2,192	2,373	2,525	2,687	2,860
706	706.01	178	181	189	258	312	332	353
	706.02	173	173	175	197	216	229	244
	706.03	411	411	416	456	495	526	560
	706.04	167	171	173	186	198	211	225
	CENSUS TOTAL	929	936	954	1,147	1,220	1,299	1,382
707	707.01	275	286	298	313	331	352	375
	707.02	395	399	407	430	456	485	516
	707.03	266	274	278	308	336	358	381
	707.04	378	380	380	380	388	413	440
	707.05	196	196	196	197	202	215	229

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
707	707.06	257	259	259	259	265	282	300
	CENSUS TOTAL	1,767	1,794	1,818	1,859	1,978	2,106	2,241
708	708.01	271	274	275	279	288	307	326
	708.02	783	783	788	810	844	898	956
	CENSUS TOTAL	1,054	1,057	1,062	1,064	1,132	1,205	1,282
709	709.01	715	744	754	795	842	896	954
	709.02	713	737	743	754	778	828	881
	709.03	254	257	263	266	274	291	310
	709.04	328	329	337	403	459	488	520
	709.05	345	348	351	378	406	432	460
	709.06	105	105	106	112	119	126	134
	CENSUS TOTAL	2,460	2,519	2,554	2,703	2,877	3,062	3,258
710	710.01	58	58	60	73	84	89	95
	710.02	218	219	222	244	266	283	301
	710.03	178	194	307	416	502	534	568
	CENSUS TOTAL	454	471	588	800	851	906	964
711	711.01	166	174	175	175	179	190	203
	711.02	206	206	206	206	211	224	238
	711.03	266	266	267	274	285	303	323
	711.04	306	307	307	308	316	336	358
	711.05	245	245	245	246	252	269	286
	711.06	675	675	675	675	690	734	781
	711.07	190	190	190	194	200	213	227
	711.08	365	367	371	405	437	465	495
	CENSUS TOTAL	2,419	2,429	2,436	2,415	2,570	2,735	2,911
712	712.01							
	712.02							
	712.03	216	238	241	241	246	262	279
	712.04	2,792	2,807	2,818	2,882	2,991	3,183	3,388
	CENSUS TOTAL	3,008	3,046	3,059	3,042	3,237	3,445	3,667

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
713	713.01	3,281	3,284	3,323	3,450	3,616	3,848	4,095
	713.02	604	605	614	687	754	803	854
	CENSUS TOTAL	3,885	3,889	3,936	4,106	4,370	4,651	4,949
714	714.01	1,607	1,614	1,712	1,780	1,866	1,986	2,114
	714.02	893	893	894	902	928	988	1,051
	CENSUS TOTAL	2,500	2,507	2,606	2,625	2,794	2,973	3,165
801	801.01	333	451	493	546	595	633	674
	801.02	213	220	225	256	283	301	321
	801.03	194	219	232	322	391	417	443
	801.04	248	283	296	335	369	393	418
	801.05	199	214	223	278	323	344	366
	CENSUS TOTAL	1,187	1,388	1,470	1,843	1,961	2,087	2,221
802	802.01	304	338	381	678	901	959	1,021
	802.02	448	451	463	532	593	631	671
	802.03	510	510	515	555	596	634	675
	802.04	2,170	2,171	2,465	2,465	2,519	2,681	2,853
	802.05							
	CENSUS TOTAL	3,432	3,470	3,824	4,331	4,609	4,905	5,220
803	803.01	827	885	933	1,041	1,140	1,214	1,292
	803.02	249	249	253	286	315	335	357
	803.03	805	862	1,013	1,281	1,497	1,593	1,696
	803.04	1	1	1	1	1	1	1
	CENSUS TOTAL	1,882	1,998	2,200	2,775	2,953	3,143	3,345
804	804.01	540	625	663	719	775	824	877
	804.02	603	660	689	792	881	938	998
	804.03	344	374	390	449	501	533	567
	804.04	337	345	411	504	580	618	657
	804.05	742	810	829	915	995	1,059	1,127
	CENSUS TOTAL	2,566	2,814	2,981	3,507	3,732	3,972	4,227
805	805.01	1,687	1,687	1,821	1,899	1,996	2,124	2,261

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
805	805.02	1,688	1,726	1,871	2,002	2,138	2,275	2,421
	805.03	1,967	2,114	2,397	2,405	2,464	2,622	2,791
	CENSUS TOTAL	5,342	5,527	6,089	6,199	6,598	7,021	7,473
808 /4	808.01	2,505	2,678	3,318	3,318	3,391	3,609	3,840
	CENSUS TOTAL	2,505	2,678	3,318	3,186	3,391	3,609	3,840
809 /4	809.01	3,386	3,560	4,200	4,213	4,315	4,592	4,887
	CENSUS TOTAL	3,386	3,560	4,200	4,054	4,315	4,592	4,887
810	810.01	1,003	1,004	2,117	2,117	2,163	2,302	2,450
	CENSUS TOTAL	1,003	1,004	2,117	2,033	2,163	2,302	2,450
811	811.01	30	31	32	33	34	36	38
	811.02	502	614	1,381	1,381	1,411	1,502	1,598
	811.03	944	1,028	1,085	1,209	1,322	1,407	1,498
	811.04	1,267	1,268	1,306	1,379	1,460	1,554	1,654
	CENSUS TOTAL	2,743	2,941	3,804	3,973	4,228	4,499	4,788
812	812.01	2,242	2,280	2,298	2,379	2,487	2,647	2,817
	CENSUS TOTAL	2,242	2,280	2,298	2,337	2,487	2,647	2,817
814	814.01	2,676	2,684	2,686	2,699	2,766	2,944	3,133
	CENSUS TOTAL	2,676	2,684	2,686	2,599	2,766	2,944	3,133
815	815.01	756	767	775	790	819	871	927
	CENSUS TOTAL	756	767	775	769	819	871	927
816	816.01	441	454	457	478	503	535	569
	816.02	555	561	563	573	592	630	670
	CENSUS TOTAL	996	1,015	1,020	1,028	1,094	1,165	1,240
817	817.01	524	548	568	664	746	794	845
	817.02	443	540	647	662	687	731	778
	817.03	608	614	639	655	681	724	771
	817.04	1,708	1,761	1,865	2,044	2,215	2,357	2,508
	CENSUS TOTAL	3,283	3,464	3,719	4,067	4,328	4,606	4,902
819	819.01	1,399	1,402	1,433	1,462	1,513	1,611	1,714
	819.02	455	484	651	651	665	708	754

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
819	CENSUS TOTAL	1,854	1,887	2,084	2,047	2,179	2,319	2,468
820	820.01	1,370	1,478	2,066	2,142	2,243	2,387	2,541
	820.02	474	474	474	475	485	517	550
	CENSUS TOTAL	1,844	1,952	2,540	2,564	2,729	2,904	3,090
821	821.01	1,481	1,491	1,491	1,491	1,524	1,622	1,726
	CENSUS TOTAL	1,481	1,491	1,491	1,432	1,524	1,622	1,726
822	822.01	30	125	1,705	1,705	1,742	1,854	1,973
	822.02	369	369	669	669	684	728	774
	822.03	2,060	2,060	2,065	2,108	2,185	2,325	2,475
	CENSUS TOTAL	2,459	2,554	4,439	4,333	4,611	4,907	5,223
823	823.01	5,500	5,500	5,792	5,792	5,919	6,299	6,704
	CENSUS TOTAL	5,500	5,500	5,792	5,562	5,919	6,299	6,704
824	824.01	610	611	620	698	768	818	870
	CENSUS TOTAL	610	611	620	722	768	818	870
825	825.01	205	228	1,088	1,088	1,112	1,183	1,259
	825.02	3,570	3,633	3,809	4,030	4,273	4,547	4,839
	CENSUS TOTAL	3,775	3,860	4,897	5,059	5,385	5,731	6,099
826	826.01	599	603	618	750	859	915	973
	826.02	2,510	2,696	2,901	3,190	3,463	3,686	3,923
	CENSUS TOTAL	3,109	3,299	3,519	4,062	4,323	4,601	4,896
901	901.01	4	4	4	4	4	4	5
	901.02	12	12	16	50	75	79	84
	901.03	1,042	1,045	1,047	1,064	1,099	1,169	1,244
	901.04	1	1	23	37	48	51	54
	901.05	2,241	2,278	2,855	2,855	2,918	3,105	3,305
	901.06							
	CENSUS TOTAL	3,300	3,339	3,945	3,893	4,143	4,409	4,692
905	905.01	1,129	1,267	1,284	1,290	1,323	1,408	1,499
	905.02	1,415	1,613	1,719	2,187	2,563	2,728	2,903
	CENSUS TOTAL	2,544	2,880	3,003	3,652	3,886	4,136	4,402

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
909 /5	909.01	68	70	75	116	147	157	167
	CENSUS TOTAL	68	70	75	138	147	157	167
910	910.01	8	8	17	97	155	165	176
	910.02	472	514	542	743	900	958	1,020
	CENSUS TOTAL	480	522	560	992	1,056	1,123	1,196
911	911.01	3,873	4,215	4,268	4,376	4,548	4,840	5,151
	CENSUS TOTAL	3,873	4,215	4,268	4,273	4,548	4,840	5,151
912	912.01	1,911	2,002	2,387	2,448	2,544	2,707	2,881
	912.02			805	1,189	1,484	1,579	1,681
	CENSUS TOTAL	1,911	2,002	3,192	3,784	4,027	4,286	4,562
913	913.01	22	22	26	58	82	87	93
	913.02	37	40	44	68	86	91	97
	913.03	476	493	604	675	740	787	838
	913.04	2,610	2,949	4,038	4,923	5,651	6,014	6,401
	CENSUS TOTAL	3,145	3,504	4,711	6,163	6,559	6,980	7,429
914	914.01	5,038	5,638	6,040	6,527	7,013	7,463	7,943
	CENSUS TOTAL	5,038	5,638	6,040	6,589	7,013	7,463	7,943
915	915.01	1,208	1,396	1,502	1,897	2,216	2,358	2,509
	915.02	278	450	671	928	1,129	1,202	1,279
	915.03	136	161	164	187	207	221	235
	CENSUS TOTAL	1,622	2,007	2,336	3,338	3,552	3,780	4,023
916	916.01	2,435	2,480	2,620	2,676	2,774	2,952	3,141
	CENSUS TOTAL	2,435	2,480	2,620	2,606	2,774	2,952	3,141
917	917.01	1,419	1,491	1,988	2,311	2,588	2,754	2,931
	917.02	743	743	1,079	1,079	1,103	1,174	1,249
	917.03	70	77	266	826	1,237	1,316	1,401
	917.04	1,135	1,168	1,322	1,493	1,646	1,752	1,865
	CENSUS TOTAL	3,367	3,479	4,655	6,176	6,573	6,995	7,445
918	918.01	3,783	3,919	4,434	4,434	4,531	4,822	5,132
	CENSUS TOTAL	3,783	3,919	4,434	4,258	4,531	4,822	5,132

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
919	919.01	103	110	117	169	209	223	237
	919.02	122	128	133	164	190	202	215
	919.03	136	155	162	196	225	239	255
	919.04	47	49	50	59	66	71	75
	919.05	109	275	326	369	407	433	461
	919.06	40	42	43	52	59	63	67
	919.07	87	120	128	153	175	186	198
	919.08	16	18	18	20	22	24	25
	919.09	111	116	117	123	131	139	148
	919.10	42	42	42	44	46	49	52
	919.11	45	45	46	52	57	61	65
	919.12	91	93	94	99	105	112	119
		CENSUS TOTAL	949	1,192	1,275	1,591	1,693	1,802
920	920.01	641	717	742	855	952	1,014	1,079
	920.02	653	663	670	708	751	799	851
	920.03	634	688	701	751	803	855	910
		CENSUS TOTAL	1,928	2,068	2,112	2,355	2,507	2,668
921	921.01	80	80	81	93	103	110	117
	921.02	124	130	133	153	171	182	193
	921.03	321	363	372	393	417	444	472
	921.04	216	226	227	228	234	249	265
	921.05	212	271	342	388	429	457	486
	921.06	347	363	368	386	408	434	462
	921.07	744	746	747	755	777	827	880
		CENSUS TOTAL	2,044	2,179	2,271	2,385	2,538	2,702
922	922.01	114	125	129	145	159	170	181
	922.02	422	453	467	549	618	658	700
	922.03	1,456	1,818	1,894	1,979	2,083	2,217	2,359
	922.04	155	240	271	316	355	377	402
	922.05	803	1,090	1,209	1,302	1,396	1,486	1,581

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	1993	1995	2000	2005	2010	2015	2020
922	CENSUS TOTAL	2,950	3,725	3,969	4,333	4,611	4,907	5,223
923	923.01	1,083	1,091	1,104	1,117	1,152	1,226	1,304
	CENSUS TOTAL	1,083	1,091	1,104	1,082	1,152	1,226	1,304
924	924.01	1,513	1,518	1,529	1,628	1,732	1,843	1,962
	CENSUS TOTAL	1,513	1,518	1,529	1,628	1,732	1,843	1,962
Fairfax County		316,723	326,723	351,723	374,321	398,371	423,966	451,206

Source: 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 (Vienna is composed of census tracts 607 through 610).
- 4/ Comprises part of the Town of Herndon (Herndon is composed of census tracts 808 and 809).
- 5/ Town of Clifton (Clifton is composed of census tract 909).

VII. 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 1993), and does not reflect cumulative activity occurring throughout the preceding year. Therefore, similar data from January 1992 are compared to the current January 1993 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 1993, there were 32,378 units in the residential development process (see Table 7.1). This total represents a decrease of 4,432 units, or 12.0 percent, from the 1992 total of 36,810. Figure 7.1 presents, in graphical form, the total number of units in the residential development process by type of unit from 1973 to 1993.

The Under Construction stage of the development process showed significantly increased activity, from 1,010 units in 1992 to 1,343 units in 1993. This was an increase of 333 units, or 33.0 percent. Units Authorized But Not Started increased 32.2 percent from 783 units in 1992 to 1,035 units in 1993.

The Site Plan Approved stage showed a decrease of 183 units or 2.0 percent, from the 1992 total of 9,073 to the 1993 total of 8,890. Units in the Site Plan Submitted stage decreased from 18,542 units in 1992 to 14,030 units in 1993. This was a decrease of 4,512 units, or 24.3 percent.

The Rezoning Granted stage of the development process showed a decrease in activity between 1992 and 1993. The number of units in this stage decreased from 4,929 units in 1992 to 4,180 units in 1993, a difference of 749 units, or 15.2 percent. The Rezoning Pending stage increased from 2,473 units in 1992 to 2,900 units in 1993, growth of 17.3 percent. It should be noted that a great percentage of the units in the Rezoning stages are located in large tracts of land rezoned for multifamily housing.

TABLE 7.1

Housing Units by Development Stage

Development Stage	Number of Units		Percent Change
	1993	1992	
Under Construction	1,343	1,010	33.0%
Authorized but Not Started	1,035	783	32.2
Site Plan Approved	8,890	9,073	-2.0
Site Plan Submitted	14,030	18,542	-24.3
Rezoning Granted	4,180	4,929	-15.2
Rezoning Pending	2,900	2,473	17.3
Total Process	32,378	36,810	-12.0%

TABLE 7.2

Housing Units in the Development
Process by Unit Type

Unit Type	Number of Units		Percent Change
	1993	1992	
Single-Family	12,538	15,882	-21.1%
Townhouse	8,534	8,397	1.6
Multifamily	<u>11,306</u>	<u>12,531</u>	-9.8
Total Process	32,378	36,810	-12.0%

* * * *

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 7.2 shows the number of units in the development process by unit type. Single-family units decreased by 3,344 units between 1992 and 1993, or 21.1 percent, while townhouses in the development process increased by 137 units, or 1.6 percent. During the same time period, the number of multifamily units decreased by 9.8 percent, or 1,225 units.

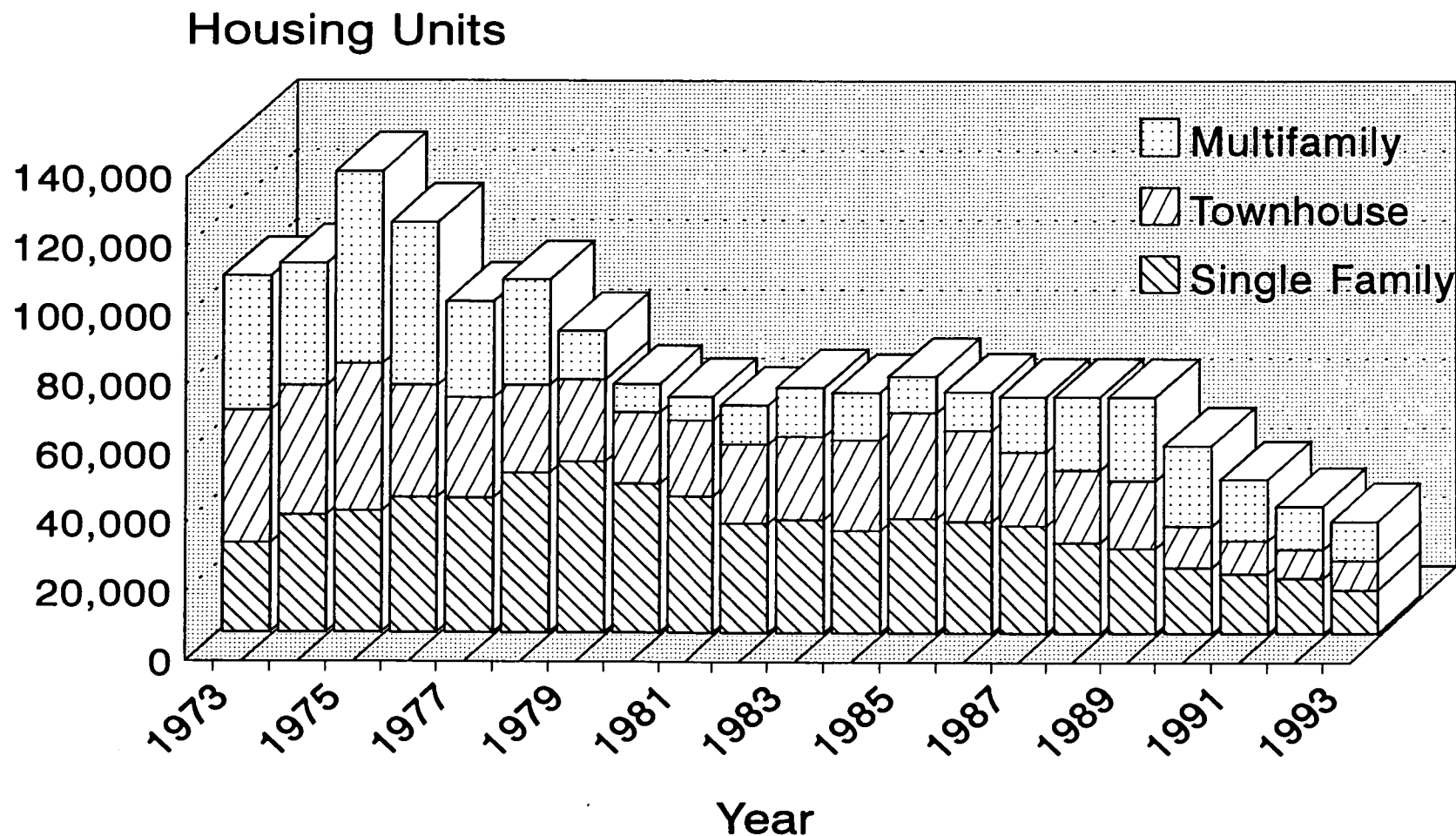
Figure 7.2 presents, for the first time, the number of residential units under development by census tract. Darker areas on the map are indicative of greater numbers of units under development. The majority of development in Fairfax County is occurring in the northwest quadrant of the County, with significant development in specific areas of the southern portion of the County. Development in the southern portion is seen in Kingstowne and areas surrounding Lorton.

Among the supervisor districts, the Sully District had the largest number of units in the development process. The 8,937 units of the Sully District represent 27.6 percent of the County's total residential development activity. The Hunter Mill District ranked second with 5,857 units under development, accounting for 18.1 percent of the County total. The Braddock District showed the least activity with 305 units under development, followed by the Mason District with 639 units under development.

The two planning districts located in the northern and western areas of the County, Upper Potomac and Bull Run, accounted for 53.7 percent of the January 1993 residential development activity. Upper Potomac Planning District had the largest number of units in the development process, with a total of 10,167 units. Bull Run Planning District had the second largest amount of residential development activity with 7,222 units. Residential development activity is less evident in other areas of the County, with the least activity occurring in the Annandale, Baileys, Lincolnia and Jefferson Planning Districts.

Among the Towns of Herndon, Clifton, and Vienna, the most development activity occurred in the Town of Herndon where 1,626 units were under development. The Town of Vienna had 27 units under development and the Town of Clifton had two units in the development process.

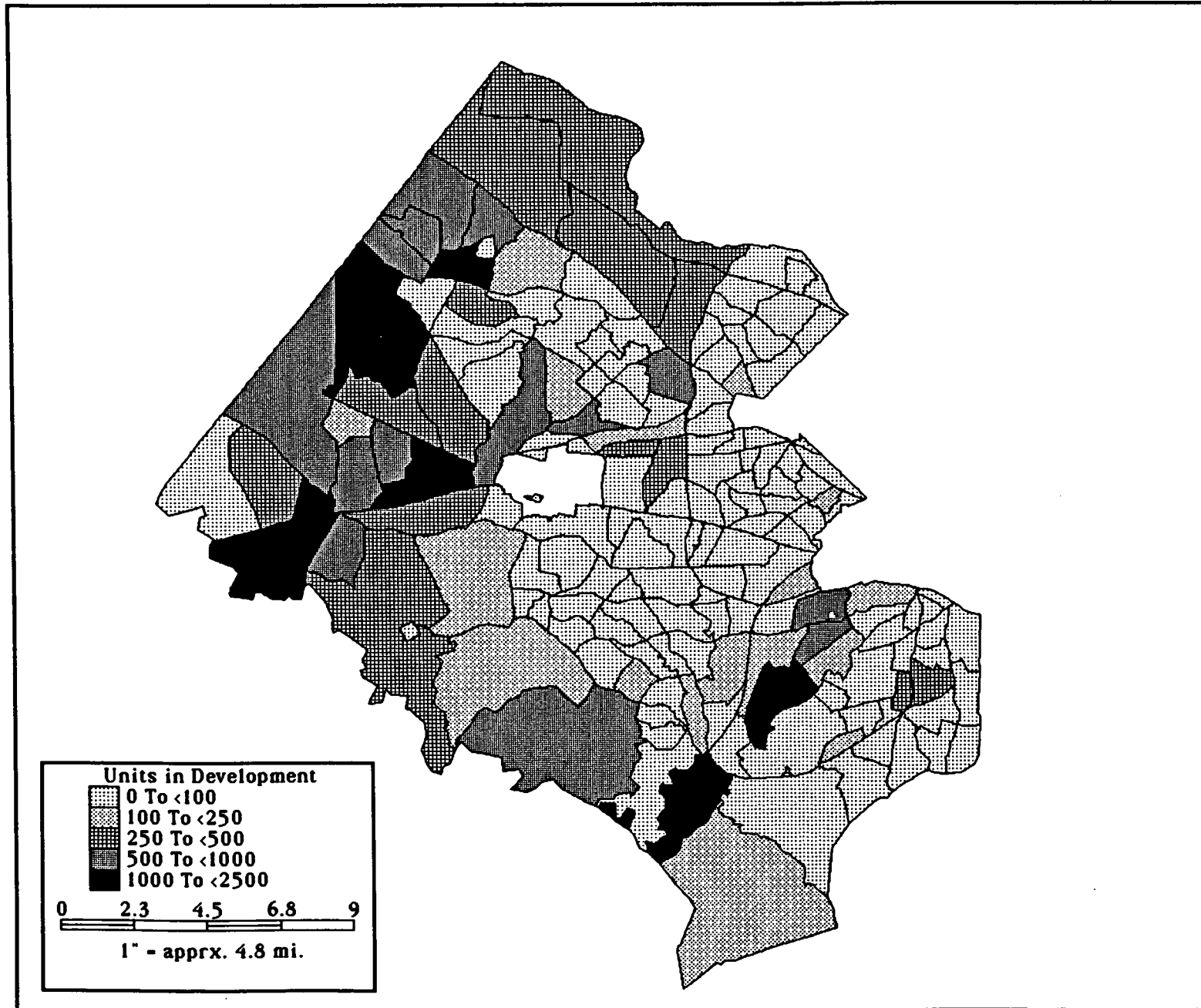
Figure 7.1
Housing Units in the Residential Development Process
Fairfax County, 1973 to 1993



Source: Research and Analysis Branch, Fairfax County Office of Research and Statistics.

Figure 7.2

Residential Units Under Development by Census Tract
January 1993



Summary of Residential Development Activity
Supervisor District
(JANUARY 1993)

Supervisor District	Under Construction				Bldg Permit Issued, No Construction				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
Braddock	20			20	6			6	102	9		111	87		80	167
Dranesville 1/	106	9	80	195	62	17		79	1,174	14		1,188	633	15		648
Hunter Mill 2/	48	42	7	97	44	9	116	169	379	146	53	578	573	701	1,266	2,540
Lee	18	122	1	141	17	37	109	163	689	523	7	1,219	253	1,566	654	2,473
Mason	10	21		31	5	8		13	238	9		247	234	114		348
Mount Vernon	50	78		128	41	15	69	125	696	204	205	1,105	76	565	207	848
Providence	51	69		120	37	9		46	405	330	1	736	601	790	192	1,583
Springfield 3/	91	20		111	73	14		87	1,287	40		1,327	371			371
Sully	152	347	1	500	188	83	76	347	2,091	288		2,379	1,097	2,075	1,880	5,052
TOTAL	546	708	89	1,343	473	192	370	1,035	7,061	1,563	266	8,890	3,925	5,826	4,279	14,030

Town	Under Construction				Bldg Permit Issued, No Construction				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	1			1								
Town of Herndon	21		80	101					286			286				
Town of Vienna	2			2									25			25
TOTAL	24		80	104	1			1	286			286	25			25

Note: All numbers shown in the table refer to housing units.

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

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

Summary of Residential Development Activity
Supervisor District
(JANUARY 1993)

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	1			1					216	9	80	305
Dranesville 1/	366	43	864	1,273	4		1,113	1,117	2,345	98	2,057	4,500
Hunter Mill 2/	43	8	1,400	1,451	15	45	962	1,022	1,102	951	3,804	5,857
Lee	16	26	852	894	4	19	60	83	997	2,293	1,683	4,973
Mason									487	152		639
Mount Vernon	8	3	200	211	1	3		4	872	868	681	2,421
Providence	9	29	274	312	12	7		19	1,115	1,234	467	2,816
Springfield 3/	29			29	4	1		5	1,855	75		1,930
Sully	9			9	12	61	577	650	3,549	2,854	2,534	8,937
TOTAL	481	109	3,590	4,180	52	136	2,712	2,900	12,538	8,534	11,306	32,378

Town	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Town of Clifton									2			2
Town of Herndon	332	43	864	1,239					639	43	944	1,626
Town of Vienna									27			27
TOTAL	332	43	864	1,239					668	43	944	1,655

Note: All numbers shown in the table refer to housing units.

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

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

Summary of Residential Development Activity
 Planning District
 (JANUARY 1993)

Planning District	Under Construction				Bldg Permit Issued, No Construction				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	16			16	4			4	121			121	50		80	130
Baileys	3	21		24	3	8		11	73	7		80	42	114		156
Bull Run	121	314	1	436	153	83	76	312	1,704	288		1,992	619	1,804	1,409	3,832
Fairfax	31	33		64	14	4		18	164	43		207	288	336	471	1,095
Jefferson	2	5		7	1			1	41	1		42	105	15	112	232
Lincolnia	1			1	1			1	92	2		94	180			180
Lower Potomac	5	31		36	6	15	69	90	209	200	122	531		487		487
McLean	37	9		46	27	16		43	388	14	1	403	288	307		595
Mount Vernon	23	40		63	20			20	295	4	83	382	96	75	511	682
Pohick 1/	123	27		150	90	14		104	1,514	49		1,563	429	78		507
Rose Hill	10	99	1	110	16	26	109	151	629	391	7	1,027	85	768		853
Springfield	8	23		31	2	11		13	38	132		170	132	723	350	1,205
Upper Potomac 2/	138	42	87	267	109	10	116	235	1,478	142	53	1,673	1,184	688	1,267	3,139
Vienna 3/	28	64		92	27	5		32	315	290		605	427	431	79	937
TOTAL	546	708	89	1,343	473	192	370	1,035	7,061	1,563	266	8,890	3,925	5,826	4,279	14,030

(CONTINUED)

Note: All numbers shown in the table refer to housing units.

Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multi-plex units. Multifamily 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
 Planning District
 (JANUARY 1993)

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Annandale									191		80	271
Baileys									121	150		271
Bull Run	5			5	7	61	577	645	2,609	2,550	2,063	7,222
Fairfax		27	274	301	8			8	505	443	745	1,693
Jefferson									149	21	112	282
Lincolnia									274	2		276
Lower Potomac		3	200	203		3		3	220	739	391	1,350
McLean									740	346	1	1,087
Mount Vernon		2	84	86	1		60	61	435	121	738	1,294
Pohick 1/	38			38	4	1		5	2,198	169		2,367
Rose Hill	11	13	768	792	4	19		23	755	1,316	885	2,956
Springfield	5	11		16					185	900	350	1,435
Upper Potomac 2/	401	51	2,264	2,716	17	45	2,075	2,137	3,327	978	5,862	10,167
Vienna 3/	21	2		23	11	7		18	829	799	79	1,707
TOTAL	481	109	3,590	4,180	52	136	2,712	2,900	12,538	8,534	11,306	32,378

Note: All numbers shown in the table refer to housing units.

Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multi-plex units. Multifamily 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 1993)

Sewershed Code	Under Construction				Bldg Permit Issued, No Construction				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	20	4		24	32	9		41	198		53	251	201		500	701
A2														1		1
A3						1		1								
B1	7			7	5			5	30			30	31			31
B2	6		3	9	4		92	96	60			60	196	180		376
B3	2			2	1			1	95			95	17			17
B5 1/	21		80	101					286			286	23			23
C1	8			8	8			8	86			86	49			49
C2	16			16	9			9	148			148	4			4
D1	20			20	18			18	186	142		328	156	507	236	899
D2	13	38	4	55	9		24	33	34			34			300	300
D3 2/	49	26		75	42			42	454	154		608	705	5	308	1,018
E1	5			5	8	4		12	73	4	1	78	104	293		397
E2	2			2	1			1	27			27	11			11
F	1			1					61	7		68	6	14		20
G1	10	9		19	7	12		19	93	3		96	126			126

(CONTINUED)

Note: All numbers shown in the table refer to housing units.

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

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- 2/ Comprises part of the Town of Vienna.
- 3/ Town of Clifton.

Summary of Residential Development Activity
Sewershed
(JANUARY 1993)

Sewershed Code	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	7	8		15	3	45	465	513	461	66	1,018	1,545
A2							497	497		1	497	498
A3							1,113	1,113		1	1,113	1,114
B1					5			5	78			78
B2	34		1,400	1,434	4			4	304	180	1,495	1,979
B3									115			115
B5 1/	332	43	864	1,239					662	43	944	1,649
C1									151			151
C2									177			177
D1									380	649	236	1,265
D2	27			27					83	38	328	449
D3 2/	21			21	8			8	1,279	185	308	1,772
E1									190	301	1	492
E2									41			41
F									68	21		89
G1		2		2					236	26		262

(CONTINUED)

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Summary of Residential Development Activity
Sewershed
(JANUARY 1993)

Sewershed Code	Under Construction				Bldg Permit Issued, No Construction				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
G2	6			6	5			5	64			64	6			6
G3	3			3	1			1	17			17	19			19
G4	1			1					7			7				
H1		10		10		8		8	13	6		19				
H3	1			1					3			3				
I1	9	16		25	4			4	105	1		106	148	211	112	471
I2	1			1	2			2	11			11	30			30
I3	11			11	14			14	163	2	7	172	221	24		245
I4					1			1								
I5									16	1		17				
J1	1			1					8	2		10	64	217		281
J2									15			15				
J3									55			55				
J4									17			17				
K	11	44		55	14			14	124	88	83	295	26	8	483	517
L	12	87	1	100	9	26	109	144	656	305		961	62	687	28	777

(CONTINUED)

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Summary of Residential Development Activity
Sewershed
(JANUARY 1993)

Sewershed Code	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
G2									81			81
G3									40			40
G4									8			8
H1									13	24		37
H3									4			4
I1		27	274	301	1			1	267	255	386	908
I2									44			44
I3	9		768	777		9		9	418	35	775	1,228
I4									1			1
I5									16	1		17
J1									73	219		292
J2									15			15
J3									55			55
J4									17			17
K		2		2	1			1	176	142	566	884
L			84	84	4	10	60	74	743	1,115	282	2,140

(CONTINUED)

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Summary of Residential Development Activity
Sewershed
(JANUARY 1993)

Sewershed Code	Under Construction				Bldg Permit Issued, No Construction				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
M0									6			6				
M1	10			10	1	4		5	40	30		70	79		1	80
M2 2/	13	38		51	11	5		16	194	115		309	205	344	81	630
M3	6			6	3			3	7			7				
M4	3	20		23		4		4	24	92		116				
M5									5			5	20			20
M6	6	24		30	3	13		16	27	66		93	112	630	350	1,092
M8														45		45
M9	9	33		42	2			2	3	43		46	57	336	471	864
N1	17	29		46	12	23	9	44	266	214		480	80	183		263
N2	49	16		65	48			48	421			421	350			350
O1	5			5	5			5	137			137				
P									95		122	217	22	337		359
P1							60	60	10			10				
P2									3			3				
P3	27			27	8			8	88			88				

(CONTINUED)

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Summary of Residential Development Activity
Sewershed
(JANUARY 1993)

Sewershed Code	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
M0									6			6
M1									130	34	1	165
M2 2/					10	7		17	433	509	81	1,023
M3									16			16
M4	13			13					40	116		156
M5	3	11		14					28	11		39
M6	2	13		15					150	746	350	1,246
M8										45		45
M9									71	412	471	954
N1	1			1		4		4	376	453	9	838
N2									868	16		884
O1									147			147
P									117	337	122	576
P1		3	200	203					10	3	260	273
P2									3			3
P3					4			4	127			127

(CONTINUED)

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Summary of Residential Development Activity
Sewershed
(JANUARY 1993)

Sewershed Code	Under Construction				Bldg Permit Issued, No Construction				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
Q1	16			16	11			11	316			316	6			6
R1	9			9	9			9	144			144	8			8
R2									3			3				
R3 3/	1			1	1			1	3			3				
R4	3			3	2			2	75			75				
S1	46	109		155	68	28		96	814	69		883	312	123		435
S2	1			1					108			108				
T1	2			2					5			5			1	1
T2	17	50		67	24			24	233	13		246	197	41		238
T3	24	52		76	28	1		29	325			325		172	424	596
T4		17	1	18			51	51	14	22		36		325	420	745
T5	28	83		111	32	54	25	111	282	184		466	93	692	564	1,349
T7	18	3		21	11			11	308			308	179	451		630
TOTAL	546	708	89	1,343	473	192	370	1,035	7,061	1,563	266	8,890	3,925	5,826	4,279	14,030

(CONTINUED)

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Summary of Residential Development Activity
Sewershed
(JANUARY 1993)

Sewershed Code	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Q1	8			8					357			357
R1									170			170
R2									3			3
R3 3/									5			5
R4									80			80
S1	20			20	5			5	1,265	329		1,594
S2									109			109
T1							577	577	7		578	585
T2					5	60		65	476	164		640
T3									377	225	424	1,026
T4	1			1	1			1	16	364	472	852
T5	3			3	1	1		2	439	1,014	589	2,042
T7									516	454		970
TOTAL	481	109	3,590	4,180	52	136	2,712	2,900	12,538	8,534	11,306	32,378

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Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
151	151.01			17				17
	151.03			3				3
	CENSUS TOTAL			20				20
152	152.01			14				14
	CENSUS TOTAL			14				14
153	153.01			41				41
	153.02	3	1	9				13
	CENSUS TOTAL	3	1	50				54
154	154.01	1		2				3
	154.02			2				2
	154.03	40		85	207			332
	CENSUS TOTAL	41		89	207			337
155	155.01	1		7				8
	155.02			1				1
	155.03		1	1				2
	CENSUS TOTAL	1	1	9				11
156	156.01		6	5				11
	156.02			2				2
	156.03			30				30
	156.04	1	1	16	24		1	43
	CENSUS TOTAL	1	7	53	24		1	86
157	157.02			4				4
	157.03			2				2
	CENSUS TOTAL			6				6
158	158.01		1	9				10
	158.02	4	4	10				18
	158.03			2				2
	CENSUS TOTAL	4	5	21				30
159	159.01	1		6				7

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
159	159.02	1	2	28				31
	159.04	5	3	21				29
	CENSUS TOTAL	7	5	55				67
160	160.01			5	34			39
	160.02	1		4				5
	160.03	3		1				4
	CENSUS TOTAL	4		10	34			48
161	161.01			1				1
	161.02				2			2
	161.03	1		5				6
	161.04		1	20				21
	CENSUS TOTAL	1	1	26	2			30
163	163.01	2	5	46				53
	163.02	3	1	102				106
	CENSUS TOTAL	5	6	148				159
201	201.02				10			10
	CENSUS TOTAL				10			10
202	202.01		10	26	29	768	9	842
	202.02	5	1		24			30
	CENSUS TOTAL	5	11	26	53	768	9	872
203	203.01			9				9
	203.02	4	1	6				11
	203.04				116			116
	CENSUS TOTAL	4	1	15	116			136
204	204.01			2				2
	CENSUS TOTAL			2				2
206	206.01			1				1
	206.03			5	69			74
	CENSUS TOTAL			6	69			75

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
207	207.02				68			68
	207.03				11			11
	CENSUS TOTAL				79			79
208	208.01				17			17
	208.03			2				2
	CENSUS TOTAL			2	17			19
210	210.01	4	1	6				11
	210.02	3	7	41	37			88
	210.03			2	93			95
	CENSUS TOTAL	7	8	49	130			194
211	211.01	1	1	3	1,045			1,050
	211.02	30	43	461	468			1,002
	CENSUS TOTAL	31	44	464	1,513			2,052
213	213.01	4		86				90
	CENSUS TOTAL	4		86				90
214	214.01			3				3
	214.02			14	8			22
	CENSUS TOTAL			17	8			25
215	215.01				276	2		278
	CENSUS TOTAL				276	2		278
218	218.01	1		4	62	84	60	211
	CENSUS TOTAL	1		4	62	84	60	211
220	220.03	13	6	26	45			90
	CENSUS TOTAL	13	6	26	45			90
221	221.01			5				5
	221.03		69	132	337	203		741
	221.04	17		181	105			303
	221.05	1	9	39			3	52
	CENSUS TOTAL	18	78	357	442	203	3	1,101

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
223	223.01	40	5	340	120	24	14	543
	CENSUS TOTAL	40	5	340	120	24	14	543
224	224.01	27	91	97				215
	CENSUS TOTAL	27	91	97				215
301	301.01			3				3
	301.03				14	1		15
	CENSUS TOTAL			3	14	1		18
302	302.01			10	19			29
	CENSUS TOTAL			10	19			29
305	305.01			2				2
	CENSUS TOTAL			2				2
309	309.01	1		27	9	11		48
	CENSUS TOTAL	1		27	9	11		48
310	310.01	2	1	19				22
	CENSUS TOTAL	2	1	19				22
313	313.01	9		7	8			24
	CENSUS TOTAL	9		7	8			24
314	314.01			41				41
	CENSUS TOTAL			41				41
315	315.01			2				2
	CENSUS TOTAL			2				2
316	316.01	22	4	105	16	16		163
	316.02	1		10	4			15
	CENSUS TOTAL	23	4	115	20	16		178
318	318.01	10	3	9	5			27
	CENSUS TOTAL	10	3	9	5			27
319	319.01				4			4
	CENSUS TOTAL				4			4
323	323.01			8				8

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
323	323.02		7	1	24			32
	CENSUS TOTAL		7	9	24			40
324	324.01	1	1	47				49
	CENSUS TOTAL	1	1	47				49
325	325.01	1	16	28	175			220
	CENSUS TOTAL	1	16	28	175			220
326	326.01	1	4	25				30
	CENSUS TOTAL	1	4	25				30
327	327.01	3		38	92		1	134
	CENSUS TOTAL	3		38	92		1	134
328	328.01			1				1
	CENSUS TOTAL			1				1
401	401.01			2	2			4
	401.02			2			8	10
	401.03			1				1
	CENSUS TOTAL			5	2		8	15
402	402.01			2				2
	402.02			3		301		304
	402.04			1				1
	CENSUS TOTAL			6		301		307
403	403.01			2				2
	403.02			1				1
	CENSUS TOTAL			3				3
405	405.01			3				3
	405.02			1	7			8
	405.03			3				3
	CENSUS TOTAL			7	7			14
406	406.01			26				26
	CENSUS TOTAL			26				26

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
407	407.01	1		3				4
	407.02	6	2	4				12
	CENSUS TOTAL	7	2	7				16
408	408.01	2	1		24			27
	408.02	1		3				4
	408.03			5				5
	408.04			35	14			49
	CENSUS TOTAL	3	1	43	38			85
501	501.01			1				1
	CENSUS TOTAL			1				1
502	502.03			6	6			12
	CENSUS TOTAL			6	6			12
503	503.01			2				2
	503.03			19				19
	503.04			1				1
	CENSUS TOTAL			22				22
504	504.01			5				5
	504.03			2				2
	CENSUS TOTAL			7				7
506	506.01			1				1
	CENSUS TOTAL			1				1
507	507.01			9				9
	507.02			5				5
	CENSUS TOTAL			14				14
508	508.01			1				1
	508.02	3		18				21
	508.03	1		4				5
	CENSUS TOTAL	4		23				27
510	510.01			1				1

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
510	CENSUS TOTAL			1				1
511	511.01			5				5
	511.02			1				1
	CENSUS TOTAL			6				6
512	512.03				6			6
	CENSUS TOTAL				6			6
513	513.01	1		18				19
	513.02	11						11
	CENSUS TOTAL	12		18				30
514	514.03	10	8	6				24
	CENSUS TOTAL	10	8	6				24
515	515.01				3			3
	515.02	1		1				2
	515.03			5				5
	515.04			2				2
	CENSUS TOTAL	1		8	3			12
516	516.04			13				13
	516.05			2				2
	CENSUS TOTAL			15				15
518	518.01			1				1
	518.02				3			3
	518.03		1	1				2
	CENSUS TOTAL		1	2	3			6
519	519.01			17				17
	CENSUS TOTAL			17				17
520	520.01	2	1	15				18
	CENSUS TOTAL	2	1	15				18
521	521.01			1				1
	521.02			2				2

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
521	521.03				8			8
	CENSUS TOTAL			3	8			11
523	523.01				80			80
	CENSUS TOTAL				80			80
524	524.05			4				4
	CENSUS TOTAL			4				4
525	525.01				4			4
	525.02			6				6
	525.03	1		6				7
	525.04		1	70				71
	CENSUS TOTAL	1	1	82	4			88
526	526.02			1	159			160
	526.03				21			21
	CENSUS TOTAL			1	180			181
527	527.01		2	25	144			171
	CENSUS TOTAL		2	25	144			171
528	528.01	1						1
	CENSUS TOTAL	1						1
601	601.01			3				3
	601.02	3	1	13				17
	601.03				7			7
	CENSUS TOTAL	3	1	16	7			27
602	602.01	1	3	27	30			61
	602.02				11			11
	602.03	1		2				3
	CENSUS TOTAL	2	3	29	41			75
603	603.01			10		11		21
	603.02			2	28			30
	CENSUS TOTAL			12	28	11		51

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
604	604.01			3	3		5	11
	604.02	2		7	5		1	15
	604.03			9			1	10
	CENSUS TOTAL	2		19	8		7	36
605	605.01	9	7	15	92	3		126
	605.02	11	2	211	82	6		312
	605.03			16	2			18
	605.04			2	5			7
	605.05	1	1	6	35	2	1	46
	CENSUS TOTAL	21	10	250	216	11	1	509
606	606.02						9	9
	CENSUS TOTAL						9	9
608 /1	608.01	1			25			26
	CENSUS TOTAL	1			25			26
609 /1	609.01	1						1
	CENSUS TOTAL	1						1
611	611.01	3	1	5	3			12
	611.02	16	2	40	130	1	1	190
	CENSUS TOTAL	19	3	45	133	1	1	202
612	612.01			16	25			41
	612.02	13	9	51	86			159
	612.04				328			328
	CENSUS TOTAL	13	9	67	439			528
615	615.01	4	1	36	79			120
	615.02	7	10	52	1			70
	615.03		1	51				52
	615.04	26	5	94	250			375
	CENSUS TOTAL	37	17	233	330			617
616	616.01	12		21				33

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
616	616.02			6				6
	616.04				112			112
	616.05			1				1
	CENSUS TOTAL	12		28	112			152
617	617.01			4	235			239
	617.02	1		21				22
	CENSUS TOTAL	1		25	235			261
618	618.01			1				1
	618.02		4	1				5
	CENSUS TOTAL		4	2				6
619	619.02	4						4
	CENSUS TOTAL	4						4
701	701.01				3			3
	701.02	2		17	5			24
	701.03	1	1					2
	701.04				14			14
	CENSUS TOTAL	3	1	17	22			43
703	703.01			10				10
	703.02	5	2	21				28
	703.03	1	2	14				17
	CENSUS TOTAL	6	4	45				55
704	704.01			11				11
	704.02	1		2				3
	704.03	2	2	7	8			19
	CENSUS TOTAL	3	2	20	8			33
705	705.01		1	1				2
	705.02	1						1
	705.03			27	14			41
	705.04			1				1

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
705	705.05			34	6			40
	CENSUS TOTAL	1	1	63	20			85
706	706.01	1		2				3
	706.04			5				5
	CENSUS TOTAL	1		7				8
707	707.01	1		12	8			21
	707.02	2		2	5			9
	707.03	2	1	6				9
	707.04			2				2
	707.06		2					2
	CENSUS TOTAL	5	3	22	13			43
708	708.01		2	1				3
	708.02				2			2
	CENSUS TOTAL		2	1	2			5
709	709.01	1	1	32				34
	709.02	9	12	3	5			29
	709.03			3	6			9
	709.04			1				1
	709.05			3				3
	CENSUS TOTAL	10	13	42	11			76
710	710.02			1				1
	710.03	2	2	14	98			116
	CENSUS TOTAL	2	2	15	98			117
711	711.01			9				9
	711.04			1				1
	711.08	1		1				2
	CENSUS TOTAL	1		11				12
712	712.03	1	4	20				25
	712.04			18				18

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
712	CENSUS TOTAL	1	4	38				43
713	713.01	1	1	1	24			27
	713.02			1				1
	CENSUS TOTAL	1	1	2	24			28
714	714.01	6		1	90			97
	CENSUS TOTAL	6		1	90			97
801	801.01	11	8	116	19			154
	801.02	2	1	5				8
	801.03	2	2	24				28
	801.04	3	2	35	4			44
	801.05			18				18
	CENSUS TOTAL	18	13	198	23			252
802	802.01	2	5	32	4			43
	802.02	1		2	4			7
	802.04			1	294			295
	CENSUS TOTAL	3	5	35	302			345
803	803.01	3	4	60	26			93
	803.03	7	5	53	112			177
	CENSUS TOTAL	10	9	113	138			270
804	804.01	2		97	17			116
	804.02	5	4	56	9			74
	804.03	6	2	26	5			39
	804.04	1	2	6	54			63
	804.05	9	8	59	1			77
	CENSUS TOTAL	23	16	244	86			369
805	805.01				120	1	4	125
	805.02	4	2	37	92	33		168
	805.03	2	3	166	258			429
	CENSUS TOTAL	6	5	203	470	34	4	722

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
808 /2	808.01	50		143		620		813
	CENSUS TOTAL	50		143		620		813
809 /2	809.01	51		143		619		813
	CENSUS TOTAL	51		143		619		813
810	810.01		1				1,113	1,114
	CENSUS TOTAL		1				1,113	1,114
811	811.01			1	1			2
	811.02	16	15	95	590	12	151	879
	811.03			98	29			127
	811.04		1		26		3	30
	CENSUS TOTAL	16	16	194	646	12	154	1,038
812	812.01	7	5	30			5	47
	CENSUS TOTAL	7	5	30			5	47
814	814.01	2	3	4				9
	CENSUS TOTAL	2	3	4				9
815	815.01	2	3	7	5			17
	CENSUS TOTAL	2	3	7	5			17
816	816.01	2	2	10				14
	816.02			7				7
	CENSUS TOTAL	2	2	17				21
817	817.01	2	1	25	5			33
	817.02	6	4	102	90			202
	817.03	1	1	5	22			29
	817.04	9	3	48	76			136
	CENSUS TOTAL	18	9	180	193			400
819	819.01			4		27		31
	819.02	1	1	32	162			196
	CENSUS TOTAL	1	1	36	162	27		227
820	820.01	43	33	37	574			687

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
820	CENSUS TOTAL	43	33	37	574			687
821	821.01	10						10
	CENSUS TOTAL	10						10
822	822.01	3	92		180	1,400		1,675
	822.02				300			300
	CENSUS TOTAL	3	92		480	1,400		1,975
823	823.01				292			292
	CENSUS TOTAL				292			292
824	824.01		1					1
	CENSUS TOTAL		1					1
825	825.01	1	3	22	1		856	883
	825.02	8	22	38	142	3		213
	CENSUS TOTAL	9	25	60	143	3	856	1,096
826	826.01	2		2				4
	826.02	11	10	193	137	1	5	357
	CENSUS TOTAL	13	10	195	137	1	5	361
901	901.03			3				3
	901.04				20			20
	901.05	36		1			577	614
	CENSUS TOTAL	36		4	20		577	637
905	905.01	46	5	102		1		154
	905.02	24	11	190	24		1	250
	CENSUS TOTAL	70	16	292	24	1	1	404
909 /3	909.01	1	1					2
	CENSUS TOTAL	1	1					2
910	910.02	3	6	38				47
	CENSUS TOTAL	3	6	38				47
911	911.01	73	23	287				383
	CENSUS TOTAL	73	23	287				383

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
912	912.01	14	25	61	367		2	469
	912.02				760			760
	CENSUS TOTAL	14	25	61	1,127		2	1,229
913	913.02			4				4
	913.03	1	1	17	101			120
	913.04	37	20	329	939			1,325
	CENSUS TOTAL	38	21	350	1,040			1,449
914	914.01	84	80	509	272			945
	CENSUS TOTAL	84	80	509	272			945
915	915.01	19	30	162	34	3		248
	915.02	38	22	131	167	1	4	363
	915.03		25					25
	CENSUS TOTAL	57	77	293	201	4	4	636
916	916.01	16	2	32	68		60	178
	CENSUS TOTAL	16	2	32	68		60	178
917	917.01	1	51	23	457			532
	917.02				336			336
	917.03			8	123			131
	917.04	33			134			167
	CENSUS TOTAL	34	51	31	1,050			1,166
918	918.01	44	11	95	500		1	651
	CENSUS TOTAL	44	11	95	500		1	651
919	919.01	1		7				8
	919.02	1		6				7
	919.03	1	3	18				22
	919.04			2				2
	919.05			194		18		212
	919.06			2				2
	919.07	4		34				38

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
919	919.08			2				2
	919.09	1	1	3				5
	919.12			2				2
	CENSUS TOTAL	8	4	270		18		300
920	920.01	2	2	84				88
	920.02	1		11				12
	920.03	4	6	51				61
	CENSUS TOTAL	7	8	146				161
921	921.02			7				7
	921.03	3	2	43				48
	921.04	1		10				11
	921.05	4	1	63	57			125
	921.06	1		18				19
	921.07		1	1				2
	CENSUS TOTAL	9	4	142	57			212
	922	922.01	1		12			
922.02		2	3	30				35
922.03		48	32	329	19			428
922.04		6	5	86	6	8		111
922.05		35	15	276	65		4	395
CENSUS TOTAL		92	55	733	90	8	4	982
923	923.01			9	10			19
	CENSUS TOTAL			9	10			19
924	924.01	5						5
	CENSUS TOTAL	5						5
TOTAL		1,343	1,035	8,890	14,030	4,180	2,900	32,378

Note: All numbers shown in the table refer to housing units.

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

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

**VIII. NONRESIDENTIAL GROSS
FLOOR AREA**

NONRESIDENTIAL GROSS FLOOR AREA

As of January 1993, there was a total of 180,528,198 square feet of nonresidential structure gross floor area in Fairfax County. This figure represents an increase of 2,072,237 square feet, or 1.2 percent over the January 1992 total gross floor area of 178,455,961 square feet.

As shown in Table 8.1, of the 180,528,198 square feet of nonresidential gross floor area in the County, Office use accounts for 75,248,212 square feet, or 41.7 percent of the total. This is an increase of 1,126,347, or 1.5 percent over the January 1992 Office use total of 74,121,865 square feet. Industrial structures account for 35,902,945 square feet, or 19.9 percent of the County total. Retail structures comprise 38,244,988 square feet, or 21.2 percent of the gross floor area in the County. With a total of 31,132,053 square feet, Institutional structures make up 17.2 percent of the square footage in the County.

TABLE 8.1

Nonresidential Structure Gross Floor Area
by General Activity
(January 1993)

General Activity	Gross Floor Area	Percent of Total
Retail	38,244,988	21.2%
Office	75,248,212	41.7
Industrial	35,902,945	19.9
Institutional	31,132,053	17.2
Fairfax County	180,528,198	100.0%

Gross Floor Area by Year Built

Year built totals of nonresidential gross floor area by structure type are presented in Figure 8.1 and the table entitled: "Nonresidential Structure Gross Floor Area by Activity, Year Built Inventory." As is shown, for structures built prior to 1982, Institutional structures represent the largest share of gross floor area in the County. This structure type includes government buildings, as well as houses of worship. Since 1982, the County has added almost 48.0 million square feet of office space, nearly 16.2 million square feet of industrial space, more than 12.8 million square feet of retail space, and more than 4.5 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. The yearly figures presented are cumulative totals of gross floor area up to that particular year.

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 39,146,731 square feet or 21.7 percent of the total; General Low-Rise Offices are the second most predominant type of structure with a total gross floor area of 31,435,697, or 17.4 percent; Wholesale Warehouse and Storage structures are the third most predominant structure type with 28,667,686 square feet, or 15.9 percent. Public Schools also account for a large amount of the County's total gross floor area, with 18,984,491 square feet, or 10.5 percent. Combined, these four structure types account for almost 65.5 percent of the nonresidential gross floor area in Fairfax County. Specific figures for each structure type can be found in the tables, "Nonresidential Structure Gross Floor Area Inventory by Activity, Supervisor District," and "Nonresidential Structure Gross Floor Area Inventory by Activity, Planning District."

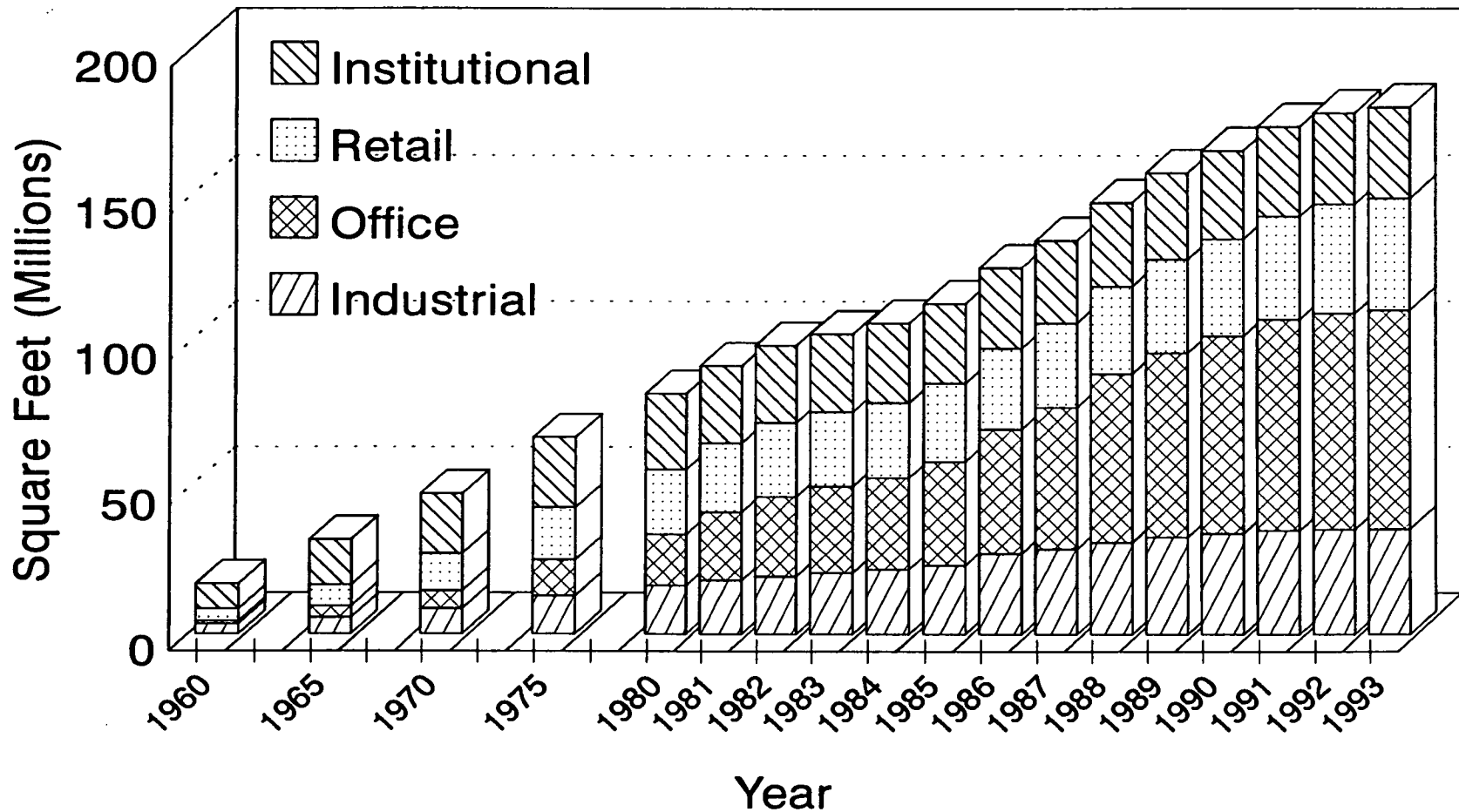
Nonresidential Gross Floor Area by Supervisor District, Planning District

Among the County's supervisor districts, Providence District has the largest gross floor area total with 44,885,776 square feet, nearly one-fourth of the entire Fairfax County inventory. This district includes much of the Tysons Corner, Merrifield and Fairfax Center areas. The Sully District has the second largest gross floor area total, 26,453,563 square feet, which includes Fair Oaks, Chantilly and Centreville. The Springfield Supervisor District has the smallest share of the County's gross floor area with 4,693,028 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 31,731,785 square feet, or 17.6 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 significant totals include McLean with 26,130,800 square feet, Springfield with a gross floor area total of 17,894,832 square feet, and Vienna with a total gross floor area of 15,801,889 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 totals in the County include Lower Potomac with 2,167,976 square feet and Rose Hill with 2,804,162 square feet.

Figure 8.1

Total Nonresidential Structure Gross Floor Area By Structure Type



Source: Research and Analysis Branch, Office of Research and Statistics.

Nonresidential Structure Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
(January 1993)

Year Built	Industrial	Office	Retail	Institutional	TOTAL
1949 and Earlier	150,065	75,944	20,367	1,931,367	2,177,743
1955	2,335,590	673,924	1,587,210	5,195,858	9,792,582
1960	3,398,638	862,852	4,200,028	8,642,395	17,103,913
1965	5,594,298	3,885,404	7,153,017	15,497,745	32,130,464
1970	8,631,595	6,094,976	12,842,635	20,488,662	48,057,868
1975	13,005,275	12,425,959	17,859,075	24,097,803	67,388,112
1980	16,490,004	17,636,858	22,177,579	26,130,729	82,435,170
1981	18,326,658	23,380,794	23,685,971	26,452,378	91,845,801
1982	19,710,546	27,251,416	25,411,199	26,627,012	99,000,173
1983	20,949,001	29,645,730	25,561,182	26,777,982	102,933,895
1984	22,078,017	31,368,347	25,783,550	27,297,392	106,527,306
1985	23,395,864	35,639,342	26,926,194	27,421,735	113,383,135
1986	27,503,861	42,644,038	27,752,798	27,658,926	125,559,623
1987	29,019,862	48,626,851	28,997,506	28,294,781	134,939,000
1988	31,308,965	57,883,412	30,026,375	28,628,630	147,847,382
1989	33,054,407	63,208,898	32,097,871	29,638,472	157,999,648
1990	34,341,077	67,798,691	33,287,208	30,070,531	165,497,507
1991	35,396,768	72,411,749	35,407,004	30,455,042	173,670,563
1992	35,800,434	74,121,865	37,511,495	31,022,167	178,455,961
1993	35,902,945	75,248,212	38,244,988	31,132,053	180,528,198

Note: Totals based on year built of each nonresidential structure in County inventory.

All data in square feet.

Nonresidential Structure Gross Floor Area Inventory by Activity
Supervisor District
(January 1993)

Activity Type		Dranesville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Providence	Springfield 3/	Sully	Braddock	TOTAL
Structures in Shopping Centers	Neighborhood Shopping Center	411,086	206,873	261,680	481,497	7,706	846,848	392,817	382,327		2,990,834
	Specialty Shopping Center	418,563	210,036	1,196,213	956,973	486,707	285,511	276,422	814,466	192,443	4,837,334
	Community Shopping Center	746,644	548,435	1,297,895	1,351,631	14,792	473,226	618,364	1,490,368	600,474	7,141,829
	Regional Shopping Center				600,895						600,895
	Super Regional Center			1,508,231			2,929,219		1,671,071		6,108,521
	Promotional Center		154,170	172,006	852,580	147,986	125,529				1,452,271
	Town Center		446,380								446,380
	Condominium Center	72,320	68,181								140,501
	SUBTOTAL	1,648,613	1,634,075	4,436,025	4,243,576	657,191	4,660,333	1,287,603	4,358,232	792,917	23,718,565
Structures in Other Retail Use	Motels, Hotels, Tourist Homes	621,058	1,763,248	703,514	334,673	362,943	1,993,094		1,226,329		7,004,859
	Building Material-Hardware	23,241	80,097	98,921	100,102	48,900	170,798			11,320	533,379
	Department and Variety Stores	2,988	289,462	407,078	479,320	11,620	8,364	103,025	239,893	1,035	1,542,785
	Apparel & Accessories	21,567	7,640	21,546	17,043		51,302				119,098
	Furniture	13,192	62,994	106,465	310,867	24,276	270,705	4,216	1,476	34,299	828,490
	Drug Stores	29,950	6,600		15,000						51,550
	Condominium Retail				23,436						23,436
	Food Store	18,849	52,928	79,828	70,990	90,574	67,322	16,066	20,612	30,455	447,624
	Restaurant	101,920	72,554	174,874	186,205	115,154	138,205	17,130	17,146	12,880	836,068
Motor Vehicle Sales	30,545	389,221	323,516	174,634	123,786	253,524		53,320	17,642	1,366,188	

(CONTINUED)

Note: All data in square feet.

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

Nonresidential Structure Gross Floor Area Inventory by Activity
Supervisor District
(January 1993)

Activity Type	Dranesville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Providence	Springfield 3/	Sully	Braddock	TOTAL	
Structures in Other Retail Use	Gas Station	65,518	39,324	58,347	91,643	47,069	70,419	31,437	29,456	15,069	448,282
	Other Auto Retail and Repair	66,855	69,576	165,500	152,993	148,865	157,528		26,092	8,923	796,332
	Other Retail		23,517	13,528	55,777	5,875	82,468	5,120	11,788	3,712	201,785
	Personal and Repair Service	36,294	57,176	25,418	35,603	4,337	22,326		6,848	9,266	197,268
	Veterinary Hospitals	29,377	9,562	11,025	10,023	15,029	20,216	2,424	19,031	12,592	129,279
	SUBTOTAL	1,061,354	2,923,899	2,189,560	2,058,309	998,428	3,306,271	179,418	1,651,991	157,193	14,526,423
Structures in Office Use	Other Office	5,400	6,300		980		217,426		134,709		364,815
	General Low Rise Office	4,931,540	8,171,965	932,459	2,238,519	340,123	8,648,640	149,561	5,418,534	604,356	31,435,697
	Condominium Office	528,821	373,202	282,463	810,767	239,798	455,993	265,875	121,604	330,242	3,408,765
	Cluster Office	27,684	114,798		38,758		121,121				302,361
	General Medium/High Rise Office	3,572,295	8,755,677	656,280	3,840,663	232,790	18,049,633		3,823,659	215,734	39,146,731
	Finance, Insurance, Real Estate	66,973	58,084	91,031	126,358	60,854	102,665	21,314	12,530	50,034	589,843
	SUBTOTAL	9,132,713	17,480,026	1,962,233	7,056,045	873,565	27,595,478	436,750	9,511,036	1,200,366	75,248,212
Structures in Industrial Use	Other Industrial	20,820		425,914	512,177	70,187			239,645	55,880	1,324,623
	Manufacturing	104,365	191,850	255,024	124,311	148,801	40,125	266,117	368,591	55,068	1,554,252
	Printing and Publishing			14,478	207,773		23,338			423,933	669,522
	Research and Testing	516,616	448,650	81,546	635,377	107,218	585,792		178,251		2,553,450
	Wholesale-Warehouse & Storage	685,715	711,305	7,482,698	3,433,438	3,976,807	3,815,036	133,276	6,726,081	1,703,330	28,667,686
	Contract Construction	7,920	6,520	8,039	28,920	18,702	59,824	2,952	10,129		143,006

(CONTINUED)

Note: All data in square feet.

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

Nonresidential Structure Gross Floor Area Inventory by Activity
Supervisor District
(January 1993)

Activity Type		Dranesville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Providence	Springfield 3/	Sully	Braddock	TOTAL
Structures in Industrial Use	Transportation Related	152,491		8,460		8,702	10,217		300,000		479,870
	Utility Related	116,145	1,702	19,927	981	36,576		5,098	181,684	1,211	363,324
	Communication Related	4,714		1,208	22,380	8,584	63,467	6,248			106,601
	Quarries			8,954		16,822			14,835		40,611
	SUBTOTAL	1,608,786	1,360,027	8,306,248	4,965,357	4,392,399	4,597,799	413,691	8,019,216	2,239,422	35,902,945
Structures in Institutional Use	Nursing Homes	60,308	4,756		149,640	77,566	38,859				331,129
	Cemeteries			3,872	1,100		11,058			4,812	20,842
	Hospital & Health Facilities		211,114		71,089	364,625	690,600		165,000	251,187	1,753,615
	Post Office	29,256	28,691	18,372	14,509	4,506	645,962	40,313	22,650		804,259
	Police Stations			9,536							9,536
	Fire Stations	39,326	44,236	30,720	69,072	46,401	43,773	28,394	53,616		355,538
	Correctional Institutions						7,968		38,152		46,120
	Military Institutions	10,200		27,120		0					37,320
	Other Public Land Uses	87,922	66,539	18,265	100,236				141,177	16,689	430,828
	House of Worship	612,585	420,304	370,912	688,744	288,647	409,757	426,022	279,217	292,415	3,788,603
	Civic, Social, Fraternal Uses	33,743	13,070	32,442	27,471	27,510	47,386	1,880		21,389	204,891
	Libraries	34,847	39,129	21,590	46,596	30,054		17,024	31,000	11,971	232,211
	Permanent Exhibitions	2,749	2,400			132,984		1,860	4,105		144,098
	Nursery Schools	18,848	46,809	37,669	14,079	12,858	26,500	46,979	72,304	19,895	295,941
Public Schools	2,430,254	1,603,189	2,376,240	1,894,495	2,257,254	2,123,198	1,569,340	1,945,230	2,785,291	18,984,491	
Private Schools	186,184	47,814	25,679	120,183	4,855	139,121	20,382		4,122	548,340	

(CONTINUED)

Note: All data in square feet.

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

Nonresidential Structure Gross Floor Area Inventory by Activity
Supervisor District
(January 1993)

Activity Type		Dranesville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Providence	Springfield 3/	Sully	Braddock	TOTAL
Structures in Institutional Use	Colleges & Universities									1,140,789	1,140,789
	Special Training Schools		3,508				31,848	6,544			41,900
	Other Institutional Use					1,368					1,368
	Places of Public Assembly	2,508	19,798	104,205			54,377		28,602		209,490
	Parks	41,198	37,405	83,717	75,454	39,905	238,560	158,453	31,922	74,360	780,974
	Indoor Recreation Facility	46,736	109,254	55,052	100,916	67,404	215,328	9,600	69,183	28,350	701,823
	Golf Courses	61,498	65,859	2,215		22,055		48,775	21,441		221,843
	Horticultural Activities	22,228			8,207	4,580	1,600		9,489		46,104
SUBTOTAL		3,720,390	2,763,875	3,217,606	3,381,791	3,382,572	4,725,895	2,375,566	2,913,088	4,651,270	31,132,053
FAIRFAX COUNTY TOTAL		17,171,856	26,161,902	20,111,672	21,705,078	10,304,155	44,885,776	4,693,028	26,453,563	9,041,168	180,528,198

Note: All data in square feet.

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

Nonresidential Structure Gross Floor Area Inventory by Activity
Towns within Fairfax County
(January 1993)

Activity Type		Town of Clifton	Town of Herndon	Town of Vienna	ALL TOWNS
Structures in Shopping Centers	Neighborhood Shopping Center		194,736	136,530	331,266
	Specialty Shopping Center		20,028	210,036	230,064
	Community Shopping Center		609,362	186,041	795,403
	SUBTOTAL		824,126	532,607	1,356,733
Structures in Other Retail Use	Motels, Hotels, Tourist Homes		515,866	39,312	555,178
	Building Material-Hardware		10,900	80,097	90,997
	Department and Variety Stores		2,988	3,552	6,540
	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	33,390	38,352
	Restaurant	8,688	36,758	48,412	93,858
	Motor Vehicle Sales		30,545		30,545
	Gas Station	6,980	9,897	21,270	38,147
	Other Auto Retail and Repair		42,777	57,503	100,280
	Other Retail			23,517	23,517
	Personal and Repair Service		19,001	57,176	76,177
	Veterinary Hospitals		7,780	7,000	14,780
	SUBTOTAL	18,966	699,559	397,115	1,115,640
Structures in Office Use	Other Office		5,400	6,300	11,700
	General Low Rise Office	19,927	3,158,278	1,217,229	4,395,434

(CONTINUED)

Note: All data in square feet.

Nonresidential Structure Gross Floor Area Inventory by Activity
 Towns within Fairfax County
 (January 1993)

Activity Type		Town of Clifton	Town of Herndon	Town of Vienna	ALL TOWNS
Structures in Office Use	Condominium Office		262,892	152,651	415,543
	Cluster Office			36,362	36,362
	General Medium/High Rise Office		911,921	458,757	1,370,678
	Finance, Insurance, Real Estate		21,634	44,293	65,927
	SUBTOTAL	19,927	4,360,125	1,915,592	6,295,644
Structures in Industrial Use	Manufacturing		97,005		97,005
	Wholesale-Warehouse & Storage		507,404	304,087	811,491
	Contract Construction		4,800	6,520	11,320
	Utility Related		22,450		22,450
	SUBTOTAL		631,659	310,607	942,266
Structures in Institutional Use	Nursing Homes			4,756	4,756
	Post Office		19,498	16,092	35,590
	Fire Stations	3,250	6,627	16,012	25,889
	Other Public Land Uses		20,158		20,158
	House of Worship	10,963	80,759	160,173	251,895
	Civic, Social, Fraternal 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	30,128	39,978
	Public Schools		209,526	231,132	440,658
	Private Schools			12,076	12,076
	Places of Public Assembly			10,612	10,612
Parks		576	3,000	3,576	

(CONTINUED)

Note: All data in square feet.

Nonresidential Structure Gross Floor Area Inventory by Activity
 Towns within Fairfax County
 (January 1993)

Activity Type		Town of Clifton	Town of Herndon	Town of Vienna	ALL TOWNS
Structures in Institutional Use	Indoor Recreation Facility		3,000	15,236	18,236
	Golf Courses		51,262	23,039	74,301
	SUBTOTAL	16,093	418,401	544,892	979,386
TOWN TOTAL		54,986	6,933,870	3,700,813	10,689,669

Note: All data in square feet.

Nonresidential Structure Gross Floor Area Inventory by Activity
Planning District
(January 1993)

Activity		Annandale	Baileys	Bull Run	Fairfax	Jefferson	Lincolnia	Lower Potomac	McLean	Mount Vernon
Structures in Shopping Centers	Neighborhood Shopping Center	111,328	260,565	228,455		352,049			286,501	159,882
	Specialty Shopping Center	192,758	443,080	814,466	122,560	496,918	31,172	25,565	277,055	820,806
	Community Shopping Center	538,582	554,729	734,052	225,670	84,334	529,288		115,619	1,041,005
	Promotional Center	270,164	430,586			92,054	151,830		33,475	151,361
	Regional Shopping Center		600,895							
	Super Regional Center				1,671,071				2,929,219	
	Town Center									
	Condominium Center									
	SUBTOTAL	1,112,832	2,289,855	1,776,973	2,019,301	1,025,355	712,290	25,565	3,641,869	2,173,054
Structures in Other Retail Use	Building Material-Hardware	97,300	14,122			30,773			59,523	108,743
	Department and Variety Stores	5,515	371,049	117,817	122,076	8,364	103,791			135,406
	Apparel & Accessories	10,043	7,000		7,240	24,308			16,700	16,388
	Furniture	41,518	96,269	1,476		209,915	207,379		39,200	88,422
	Drug Stores	15,000							29,950	
	Food Store	44,985	13,891	20,612	7,836	79,792	3,488	8,996	24,470	115,149
	Restaurant	79,443	75,961	17,146	14,369	66,194	14,125	15,493	112,596	148,796
	Motor Vehicle Sales	27,049	30,605	44,570	8,750	73,203	83,524	10,400	196,379	245,760
	Gas Station	53,331	22,762	15,470	6,339	46,346	10,156	4,297	59,454	57,433
	Other Auto Retail and Repair	41,499	107,106	23,350		67,170	5,264	2,524	65,947	105,626

(CONTINUED)

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 Inventory by Activity
Planning District
(January 1993)

Activity Type		Pohick 1/	Rose Hill	Springfield	Upper Potomac 2/	Vienna 3/	TOTAL
Structures in Shopping Centers	Neighborhood Shopping Center	392,817		109,504	418,951	670,782	2,990,834
	Specialty Shopping Center	361,056	150,582	711,393	172,887	217,036	4,837,334
	Community Shopping Center	880,860	137,801	200,891	1,567,271	531,727	7,141,829
	Promotional Center		168,631			154,170	1,452,271
	Regional Shopping Center						600,895
	Super Regional Center			1,508,231			6,108,521
	Town Center				446,380		446,380
	Condominium Center				140,501		140,501
	SUBTOTAL	1,634,733	457,014	2,530,019	2,745,990	1,573,715	23,718,565
Structures in Other Retail Use	Building Material-Hardware		10,372	28,706	10,900	172,940	533,379
	Department and Variety Stores	103,025	9,755	273,537	112,367	180,083	1,542,785
	Apparel & Accessories			5,158	16,467	15,794	119,098
	Furniture	4,216		42,319	14,860	82,916	828,490
	Drug Stores					6,600	51,550
	Food Store	14,302	5,328	42,693	27,437	38,645	447,624
	Restaurant	18,029	16,800	114,581	75,426	67,109	836,068
	Motor Vehicle Sales		320	190,822	30,545	424,261	1,366,188
	Gas Station	25,467	16,090	35,186	54,266	41,685	448,282
	Other Auto Retail and Repair		6,979	199,236	76,440	95,191	796,332

(CONTINUED)

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 Inventory by Activity
 Planning District
 (January 1993)

Activity	Annandale	Baileys	Bull Run	Fairfax	Jefferson	Lincolnia	Lower Potomac	McLean	Mount Vernon	
Structures in Other Retail Use	Other Retail	15,492	38,597	11,788	1,780	14,166	5,400	24,190	7,025	
	Personal and Repair Service	20,969	22,100	6,848	1,800	22,326		11,200	26,208	
	Veterinary Hospitals	18,293	1,738	2,702	20,658	11,256	2,424	11,505	12,605	
	Motels, Hotels, Tourist Homes		151,248	640,853	310,046	699,737	102,833	9,352	1,281,258	430,912
	Condominium Retail		23,436							
	SUBTOTAL	470,437	975,884	902,632	500,894	1,353,550	535,960	53,486	1,932,372	1,498,473
Structures in Office Use	General Low Rise Office	1,907,348	441,642	3,789,596	3,220,965	1,877,524	363,967	9,344	4,118,677	529,635
	Condominium Office	644,996	202,920	121,604	84,495	135,095	65,048		234,388	239,798
	Cluster Office	13,962			8,410	46,749	24,796		27,684	
	General Medium/High Rise Office	673,981	3,178,481	962,167	3,801,332	4,676,000			11,553,016	324,887
	Finance, Insurance, Real Estate	67,319	37,325	8,930	2,500	96,641	32,052	9,470	42,443	34,152
	Other Office		980	134,709					217,426	
	SUBTOTAL	3,307,606	3,861,348	5,017,006	7,117,702	6,832,009	485,863	18,814	16,193,634	1,128,472
Structures in Industrial Use	Other Industrial	501,078		42,475			66,979	28,814	20,820	40,285
	Manufacturing	144,795		232,917		40,125	33,280	99,850		11,713
	Printing and Publishing	631,706								
	Research and Testing	539,906		29,540	11,752	560,940	95,471		443,807	
	Wholesale-Warehouse & Storage	2,387,435	433,653	5,488,702	240,054	2,565,417	1,837,212	1,711,387	1,021,981	52,240
	Utility Related	1,903		181,684	289			5,750	2,995	21,192

(CONTINUED)

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 Inventory by Activity
Planning District
(January 1993)

Activity Type	Pohick 1/	Rose Hill	Springfield	Upper Potomac 2/	Vienna 3/	TOTAL	
Structures in Other Retail Use	Other Retail	5,120	9,378	3,000		65,849	201,785
	Personal and Repair Service		1,159	2,388	25,094	57,176	197,268
	Veterinary Hospitals	5,008	2,709	8,316	20,434	11,631	129,279
	Motels, Hotels, Tourist Homes		75,696	550,497	1,963,301	789,126	7,004,859
	Condominium Retail						23,436
	SUBTOTAL	175,167	154,586	1,496,439	2,427,537	2,049,006	14,526,423
Structures in Office Use	General Low Rise Office	175,196	105,436	701,820	10,198,188	3,996,359	31,435,697
	Condominium Office	308,554	129,062	247,936	594,592	400,277	3,408,765
	Cluster Office				78,436	102,324	302,361
	General Medium/High Rise Office			564,183	8,456,189	4,956,495	39,146,731
	Finance, Insurance, Real Estate	61,010	2,151	106,112	36,725	53,013	589,843
	Other Office				5,400	6,300	364,815
	SUBTOTAL	544,760	236,649	1,620,051	19,369,530	9,514,768	75,248,212
Structures in Industrial Use	Other Industrial		12,000	415,002	197,170		1,324,623
	Manufacturing	1,304	5,600	552,779	431,889		1,554,252
	Printing and Publishing			14,478		23,338	669,522
	Research and Testing			188,764	683,270		2,553,450
	Wholesale-Warehouse & Storage	434,660	229,299	9,582,679	2,158,261	524,706	28,667,686
	Utility Related	5,098		29,561	114,852		363,324

(CONTINUED)

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 Inventory by Activity
Planning District
(January 1993)

Activity		Annandale	Baileys	Bull Run	Fairfax	Jefferson	Lincolnia	Lower Potomac	McLean	Mount Vernon
Structures in Industrial Use	Communication Related		7,530		34,128	26,447	14,850		6,814	9,792
	Contract Construction			10,129		55,372	28,920	11,190	3,120	
	Transportation Related			300,000		2,885		5,496	152,491	3,206
	Quarries			14,835				16,822		
	SUBTOTAL	4,206,823	441,183	6,300,282	286,223	3,251,186	2,076,712	1,879,309	1,652,028	138,428
Structures in Institutional Use	Nursing Homes	149,640							60,308	77,566
	Cemeteries	1,100			4,812	11,058				
	Hospital & Health Facilities	24,384			690,600	71,089				364,625
	Post Office	14,509		22,650		631,846		3,498	22,068	1,008
	Fire Stations	29,168	19,803	22,780	16,754	12,640		17,902	35,267	28,499
	Other Public Land Uses	3,348	6,188	141,177	16,689		90,700		67,764	18,265
	House of Worship	470,001	218,510	136,881	246,793	209,773	42,512	22,998	499,387	287,398
	Civic, Social, Fraternal Uses	14,771	12,700		29,050	8,368		17,510	12,017	19,875
	Libraries	24,062	12,284	31,000		10,250			32,800	30,054
	Nursery Schools	14,079		50,036	21,513					12,337
	Public Schools	1,694,744	758,797	1,656,420	694,334	1,274,816	242,741	107,057	1,534,839	2,441,298
	Private Schools	43,225	67,070		73,222	18,456	6,362		190,807	14,345
	Colleges & Universities	339,028			801,761					
	Parks	134,726	1,158	7,694	105,747	133,234	11,714	19,437	2,487	22,644
	Indoor Recreation Facility	51,856		62,303	4,000	7,539	49,060		245,845	119,308
Horticultural Activities	8,207		9,489		1,600			4,800	4,580	

(CONTINUED)

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 Inventory by Activity
Planning District
(January 1993)

Activity Type		Pohick 1/	Rose Hill	Springfield	Upper Potomac 2/	Vienna 3/	TOTAL
Structures in Industrial Use	Communication Related	6,248				792	106,601
	Contract Construction	2,952	4,592	10,959	4,800	10,972	143,006
	Transportation Related			8,460		7,332	479,870
	Quarries		8,954				40,611
	SUBTOTAL	450,262	260,445	10,802,682	3,590,242	567,140	35,902,945
Structures in Institutional Use	Nursing Homes					43,615	331,129
	Cemeteries		3,872				20,842
	Hospital & Health Facilities	226,803			376,114		1,753,615
	Post Office	40,313	18,372		32,097	17,898	804,259
	Fire Stations	28,394		30,720	72,687	40,924	355,538
	Other Public Land Uses				86,197	500	430,828
	House of Worship	359,359	227,620	310,141	382,940	374,290	3,788,603
	Civic, Social, Fraternal Uses	23,269	4,050	18,517	24,790	19,974	204,891
	Libraries	28,995	12,215	9,375	30,946	10,230	232,211
	Nursery Schools	65,400	17,374	14,800	57,797	42,605	295,941
	Public Schools	2,731,012	1,266,310	1,010,670	2,177,457	1,393,996	18,984,491
	Private Schools	20,382	16,189		31,115	67,167	548,340
	Colleges & Universities						1,140,789
	Parks	158,453	76,983	4,558	80,059	22,080	780,974
Indoor Recreation Facility	37,950	3,148		105,578	15,236	701,823	

(CONTINUED)

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 Inventory by Activity
 Planning District
 (January 1993)

Activity		Annandale	Baileys	Bull Run	Fairfax	Jefferson	Lincolnia	Lower Potomac	McLean	Mount Vernon
Structures in Institutional Use	Correctional Institutions			38,152	7,968					
	Permanent Exhibitions			4,105				2,400		130,584
	Golf Courses			15,427						22,055
	Places of Public Assembly				28,602	54,377			2,508	53,073
	Special Training Schools					31,848				
	Military Institutions									
	Police Stations									9,536
	Other Institutional Use									1,368
SUBTOTAL		3,016,848	1,096,510	2,198,114	2,741,845	2,476,894	443,089	190,802	2,710,897	3,658,418
FAIRFAX COUNTY TOTAL		12,114,546	8,664,780	16,195,007	12,665,965	14,938,994	4,253,914	2,167,976	26,130,800	8,596,845

(CONTINUED)

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 Inventory by Activity
 Planning District
 (January 1993)

Activity Type		Pohick 1/	Rose Hill	Springfield	Upper Potomac 2/	Vienna 3/	TOTAL
Structures in Institutional Use	Horticultural Activities				17,428		46,104
	Correctional Institutions						46,120
	Permanent Exhibitions	1,860			2,749	2,400	144,098
	Golf Courses	33,047	2,215	15,728	110,332	23,039	221,843
	Places of Public Assembly		20,000	31,132		19,798	209,490
	Special Training Schools	6,544				3,508	41,900
	Military Institutions		27,120		10,200		37,320
	Police Stations						9,536
	Other Institutional Use						1,368
SUBTOTAL		3,761,781	1,695,468	1,445,641	3,598,486	2,097,260	31,132,053
FAIRFAX COUNTY TOTAL		6,566,703	2,804,162	17,894,832	31,731,785	15,801,889	180,528,198

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 1993)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
A1	225,237	471,842	1,358,409	767,092	2,822,580
A2	3,187	639,594		1,351,846	1,994,627
A3	105,210			173,160	278,370
B1	85,064		379,537	3,905,455	4,370,056
B2	837,354	766,116	105,150	1,647,680	3,356,300
B3	4,810	3,470		1,817	10,097
B5 1/	418,401	1,523,685	631,659	4,360,125	6,933,870
C1	5,924	11,596		396	17,916
C2	134,567	9,212	9,500	40,826	194,105
D1	137,487	194,286	381,172	37,072	750,017
D2	520,947	194,698	494,605	3,851,510	5,061,760
D3	1,954,243	4,320,699	1,495,631	13,487,518	21,258,091
E1	280,463	4,130,506	230,027	9,385,127	14,026,123
E2	11,835	9,422		6,151	27,408
F	432,684	240,985	21,711	990,743	1,686,123
G1	1,357,705	775,996	158,389	1,958,692	4,250,782
G2	48,268	88,021		11,825	148,114
G3	225,288			1,472,000	1,697,288
H1	308,707	2,615,455	389,887	939,219	4,253,268
H2		324,940		2,523,049	2,847,989
H3	3,336				3,336
I1	3,167,203	2,415,514	1,343,870	5,239,663	12,166,250
I2	457,079	16,783	23,623	72,783	570,268
I3	3,256,155	3,058,345	5,638,577	3,021,126	14,974,203
I4	1,676	460,687			462,363
J1	245,418	471,698	43,621	372,723	1,133,460

(CONTINUED)

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
Sewershed
(January 1993)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
J2	136,096	716,457	11,713	82,208	946,474
J3	217,358	373,738		183,915	775,011
J4	544,606	238,062	1,044	31,459	815,171
K	1,807,305	1,266,435	72,258	190,573	3,336,571
L	1,696,460	909,060	111,192	347,659	3,064,371
M0	112,259	89,544	257,838	120,098	579,739
M1	97,811	61,166		1,577,525	1,736,502
M2 2/	3,033,650	968,592	2,221,454	4,825,008	11,048,704
M3	806,814	221,840	555,630	401,147	1,985,431
M4	1,091,781	693,323	1,599,714	545,951	3,930,769
M5	11,984	352,367	3,602,149	125,778	4,092,278
M6	88,211	2,108,458	7,140,154	661,089	9,997,912
M7	3,250	16,706		1,380	21,336
M8	20,757			8,090	28,847
M9	44,090	2,197,611		3,864,528	6,106,229
N1	3,574,251	1,597,144	773,814	338,253	6,283,462
N2	175,529	18,632	2,376		196,537
O1	17,429				17,429
P	79,125		4,000		83,125
P1	6,000	25,456	206,749	4,760	242,965
P3	82,595		2,952		85,547
Q1	29,623	5,900	22,572		58,095
R1	196,901	4,320	26,146		227,367
R2	12,970				12,970
R3 3/	16,093	18,966		19,927	54,986
R4	8,956			3,360	12,316

(CONTINUED)

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
Sewershed
(January 1993)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
S1	525,091	179,099		3,102	707,292
S2	3,377				3,377
T1	194,744	762,870	4,828,198	1,387,675	7,173,487
T2	304,415	1,174,395	1,525,778	1,505,452	4,510,040
T3	590,620			9,484	600,104
T4	938,348	471,521	12,200	3,200,214	4,622,283
T5	405,918	1,029,776	69,234	191,979	1,696,907
T6	1,560		14,835		16,395
T7	27,828		135,577		163,405
FAIRFAX COUNTY TOTAL	31,132,053	38,244,988	35,902,945	75,248,212	180,528,198

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 and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
151	151.01		116,145			116,145
	151.02	432,960	237,613		34,412	704,985
	151.03	19,213				19,213
	Census Total	452,173	353,758		34,412	840,343
152	152.01	7,770	101,916		148,623	258,309
	152.02	150,000	233,091	1,044	22,030	406,165
	Census Total	157,770	335,007	1,044	170,653	664,474
153	153.01	9,840	25,811		44,669	80,320
	153.02	52,152				52,152
	153.04	50,564				50,564
	Census Total	112,556	25,811		44,669	183,036
154	154.01	225,339	105,700			331,039
	154.02	7,444				7,444
	154.03	6,531	13,020	1,680	40,599	61,830
	Census Total	239,314	118,720	1,680	40,599	400,313
155	155.01	572,066	19,357		113,132	704,555
	155.02	103,858	46,464			150,322
	155.03	36,324	71,299		5,382	113,005
	Census Total	712,248	137,120		118,514	967,882
156	156.01	7,000				7,000
	156.03	17,689				17,689
	156.04	3,638				3,638
	Census Total	28,327				28,327
157	157.01	8,175				8,175
	157.02	88,760				88,760
	157.03	3,825				3,825
	Census Total	100,760				100,760
158	158.01	56,761		2,610		59,371
	158.02	300,391	4,234		16,960	321,585

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
158	158.03	98,854	4,656			103,510
	Census Total	456,006	8,890	2,610	16,960	484,466
159	159.01	31,857				31,857
	159.02	538,206				538,206
	Census Total	570,063				570,063
160	160.01	72,503	78,540	8,584	36,477	196,104
	160.02	23,500	55,297		57,170	135,967
	160.03	68,044				68,044
	Census Total	164,047	133,837	8,584	93,647	400,115
161	161.01	40,967	155,369		83,276	279,612
	161.02	13,870				13,870
	161.03	54,787				54,787
	Census Total	109,624	155,369		83,276	348,269
162	162.01	0			8,090	8,090
	Census Total	0			8,090	8,090
163	163.01	18,873				18,873
	163.02	90,290				90,290
	Census Total	109,163				109,163
201	201.01		184,228		43,912	228,140
	201.02	534,202		345,661		879,863
	Census Total	534,202	184,228	345,661	43,912	1,108,003
202	202.01	28,108	164,954		135,485	328,547
	202.02	63,192	11,462	90,095	17,199	181,948
	Census Total	91,300	176,416	90,095	152,684	510,495
203	203.01	157,959		12,000		169,959
	203.02	5,720				5,720
	203.03	38,822				38,822
	203.04	20,672	12,213			32,885
	Census Total	223,173	12,213	12,000		247,386

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
204	204.01	1,560	100,933	40,285	137,479	280,257
	Census Total	1,560	100,933	40,285	137,479	280,257
205	205.01		73,543	3,206	15,264	92,013
	205.02		53,243		2,368	55,611
	Census Total		126,786	3,206	17,632	147,624
206	206.01	1,640	31,178		131,957	164,775
	206.02		66,212			66,212
	206.03	78,821	117,255			196,076
	Census Total	80,461	214,645		131,957	427,063
207	207.01	55,668				55,668
	207.02	16,004				16,004
	207.03	38,966	10,372			49,338
	Census Total	110,638	10,372			121,010
208	208.01	133,291				133,291
	208.03	3,872				3,872
	Census Total	137,163				137,163
210	210.01	45,639	1,864,091		472,527	2,382,257
	210.02	28,125	18,947		84,768	131,840
	210.03	3,116		915,812		918,928
	210.04		21,208	1,782,444		1,803,652
	Census Total	76,880	1,904,246	2,698,256	557,295	5,236,677
211	211.01		73,128	853,113	43,837	970,078
	211.02	490,233	5,397	65,904	2,151	563,685
	Census Total	490,233	78,525	919,017	45,988	1,533,763
212	212.01	40,033				40,033
	Census Total	40,033				40,033
213	213.01	90,273				90,273
	213.02	27,120	41,348		74,000	142,468
	Census Total	117,393	41,348		74,000	232,741

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
214	214.01		482,629	11,843	37,492	531,964
	214.02	12,365	92,859	918	99,601	205,743
	Census Total	12,365	575,488	12,761	137,093	737,707
215	215.01	162,652	850,108	67,050		1,079,810
	Census Total	162,652	850,108	67,050		1,079,810
216	216.02	215,804	146,123	1,208	23,499	386,634
	Census Total	215,804	146,123	1,208	23,499	386,634
217	217.01		10,031			10,031
	Census Total		10,031			10,031
218	218.01	82,688	378,901		78,082	539,671
	Census Total	82,688	378,901		78,082	539,671
219	219.01	2,075				2,075
	Census Total	2,075				2,075
220	220.01		10,658	1,567,945	36,200	1,614,803
	220.02		1,568	672,928	59,510	734,006
	220.03		6,544	789,913		796,457
	220.04			501,049	2,784	503,833
	220.05	3,250	16,706		1,380	21,336
	Census Total	3,250	35,476	3,531,835	99,874	3,670,435
221	221.01	3,802		5,496		9,298
	221.02			22,572		22,572
	221.03	33,932				33,932
	221.04	30,460	23,454	408,782		462,696
	221.05	8,120	4,107	31,200		43,427
	221.06		28,240	120,297	6,560	155,097
	Census Total	76,314	55,801	588,347	6,560	727,022
223	223.01	465,063	269,062		7,814	741,939
	Census Total	465,063	269,062		7,814	741,939
224	224.01	20,472	96,792	92,446		209,710

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
224	Census Total	20,472	96,792	92,446		209,710
301	301.01	147,451	125,242		16,000	288,693
	301.02	88,778	113,586		2,640	205,004
	301.03	12,003				12,003
	Census Total	248,232	238,828		18,640	505,700
302	302.01	816,412	110,850			927,262
	Census Total	816,412	110,850			927,262
304	304.01	123,168	90,037	922	37,563	251,690
	304.02	64,029	131,803	1,092,229	239,145	1,527,206
	Census Total	187,197	221,840	1,093,151	276,708	1,778,896
305	305.01	450				450
	Census Total	450				450
306	306.01	17,688		42,663		60,351
	306.03	9,375	525,519		20,426	555,320
	306.04	65,576	369,240	437	224,243	659,496
	Census Total	92,639	894,759	43,100	244,669	1,275,167
307	307.01	946		536,411		537,357
	307.02	60,219		96,543	10,842	167,604
	307.03	46,175		912		47,087
	Census Total	107,340		633,866	10,842	752,048
308	308.01	413,998	90,298	382,217	168,188	1,054,701
	Census Total	413,998	90,298	382,217	168,188	1,054,701
309	309.01	324,510	223,483		115,031	663,024
	Census Total	324,510	223,483		115,031	663,024
310	310.01	117,200	361,867		35,346	514,413
	Census Total	117,200	361,867		35,346	514,413
313	313.01	53,642			56,152	109,794
	Census Total	53,642			56,152	109,794
314	314.01	51,170	1,920		4,850	57,940

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
314	Census Total	51,170	1,920		4,850	57,940
315	315.01	63,475	32,826			96,301
	Census Total	63,475	32,826			96,301
316	316.01	63,234	3,084		7,504	73,822
	316.02	84,023	479,296	3,447	322,316	889,082
	316.03			47,250		47,250
	Census Total	147,257	482,380	50,697	329,820	1,010,154
318	318.01	598,535		162,851	190,263	951,649
	Census Total	598,535		162,851	190,263	951,649
320	320.01	113,187		83,104	43,123	239,414
	Census Total	113,187		83,104	43,123	239,414
321	321.01		100,633	172,833	24,172	297,638
	Census Total		100,633	172,833	24,172	297,638
322	322.01	91,414	422,971		33,896	548,281
	Census Total	91,414	422,971		33,896	548,281
323	323.01	104,292				104,292
	323.02	54,024				54,024
	Census Total	158,316				158,316
324	324.01	255,454				255,454
	Census Total	255,454				255,454
325	325.01	36,096	102,030			138,126
	Census Total	36,096	102,030			138,126
326	326.01	11,024	2,976			14,000
	Census Total	11,024	2,976			14,000
327	327.01	98,046	104,792			202,838
	Census Total	98,046	104,792			202,838
328	328.01	9,850	352,367	3,554,899	125,778	4,042,894
	Census Total	9,850	352,367	3,554,899	125,778	4,042,894
401	401.01	48,119				48,119

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
401	401.02	69,334				69,334
	401.03	83,315	53,372	20,900	26,940	184,527
	Census Total	200,768	53,372	20,900	26,940	301,980
402	402.01	948,313	502,382	626,688	1,585,897	3,663,280
	402.02	729,057			719,052	1,448,109
	402.03				1,431,248	1,431,248
	402.04		12,347		28,950	41,297
	Census Total	1,677,370	514,729	626,688	3,765,147	6,583,934
403	403.01	76,853	4,430		230,067	311,350
	403.02	104,071				104,071
	Census Total	180,924	4,430		230,067	415,421
405	405.01	837,511			47,961	885,472
	405.02	890				890
	405.03	506,298				506,298
	405.04				99,176	99,176
	Census Total	1,344,699			147,137	1,491,836
406	406.01	40,452	75,510	61,273		177,235
	Census Total	40,452	75,510	61,273		177,235
407	407.01	62,670				62,670
	407.02	22,040				22,040
	Census Total	84,710				84,710
408	408.01	64,133				64,133
	408.03	72,778				72,778
	408.04	378,328				378,328
	408.05	71,624				71,624
	Census Total	586,863				586,863
501	501.01	67,365	245,124	437,740	626,694	1,376,923
	501.02	29,896	5,846			35,742
	501.03		163,349	2,700		166,049

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(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
501	Census Total	97,261	414,319	440,440	626,694	1,578,714
502	502.01	89,317	40,270			129,587
	502.02	5,355				5,355
	502.03	58,552	3,900		23,025	85,477
	502.04	57,497	10,794		32,224	100,515
	Census Total	210,721	54,964		55,249	320,934
503	503.01		57,425	5,920	14,806	78,151
	503.03	40,760	201,393	27,422	13,908	283,483
	503.04		33,228		440,611	473,839
	Census Total	40,760	292,046	33,342	469,325	835,473
504	504.01	71,089	172,110		246,805	490,004
	504.02	3,600	10,213			13,813
	Census Total	74,689	182,323		246,805	503,817
505	505.01		137,349			137,349
	505.02	74,448				74,448
	Census Total	74,448	137,349			211,797
506	506.01				1,001,793	1,001,793
	506.02	449,846	254,736			704,582
	506.03	12,640	35,839			48,479
	506.04	35,529				35,529
	506.05	5,897				5,897
	506.07	8,400				8,400
	Census Total	512,312	290,575		1,001,793	1,804,680
507	507.01	11,484			83,196	94,680
	507.02	41,226	226,079		202,747	470,052
	Census Total	52,710	226,079		285,943	564,732
508	508.01	2,700				2,700
	508.02	118,622			1,344	119,966
	508.03	100,984	147,072		161,902	409,958

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
508	Census Total	222,306	147,072		163,246	532,624
509	509.01	3,006				3,006
	509.02	63,671				63,671
	Census Total	66,677				66,677
510	510.02	94,466				94,466
	Census Total	94,466				94,466
511	511.01	79,670				79,670
	Census Total	79,670				79,670
512	512.01	92,170				92,170
	512.03	9,132				9,132
	Census Total	101,302				101,302
513	513.01	8,536	168,584		271,041	448,161
	513.02	15,258	6,020		52,957	74,235
	Census Total	23,794	174,604		323,998	522,396
514	514.01		65,130		1,944	67,074
	514.02	37,558	122,956			160,514
	514.03		289,272		32,126	321,398
	Census Total	37,558	477,358		34,070	548,986
515	515.01		676,113		41,617	717,730
	515.02		4,167		110,000	114,167
	515.03	176,247	251,938		219,220	647,405
	515.04	12,051	693,780	162,777	414,719	1,283,327
	Census Total	188,298	1,625,998	162,777	785,556	2,762,629
516	516.01	280,441				280,441
	516.02	5,680				5,680
	516.03	93,934	119,548			213,482
	516.04	10,302	256,932		57,072	324,306
	516.05		10,014		980	10,994
	Census Total	390,357	386,494		58,052	834,903

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
518	518.01	57,256	114,743			171,999
	518.02	124,711				124,711
	518.03	32,758				32,758
	Census Total	214,725	114,743			329,468
519	519.01	184,177	632,338		91,992	908,507
	Census Total	184,177	632,338		91,992	908,507
520	520.01	126,097	261,446	2,208	419,158	808,909
	Census Total	126,097	261,446	2,208	419,158	808,909
521	521.01	3,960				3,960
	521.02	205,162	19,996	62,710	16,252	304,120
	521.03	137,070	259,018	693	85,522	482,303
	521.04	23,676	131,200		182,403	337,279
	521.05	325,692	4,291		34,844	364,827
	Census Total	695,560	414,505	63,403	319,021	1,492,489
522	522.01	108,324	120,815	36,970	376,711	642,820
	522.02	393,716				393,716
	522.03	17,133				17,133
	Census Total	519,173	120,815	36,970	376,711	1,053,669
523	523.01	8,288	67,778		110,592	186,658
	Census Total	8,288	67,778		110,592	186,658
524	524.01	83,256				83,256
	524.04			629,240	25,200	654,440
	524.05	19,816	13,856		86,996	120,668
	Census Total	103,072	13,856	629,240	112,196	858,364
525	525.01	68,307	101,640	2,024,916	491,139	2,686,002
	525.02	86,725	3,808	356,935	522,825	970,293
	525.03	147,315	142,025		94,630	383,970
	525.04	10,716	73,638		113,328	197,682
	Census Total	313,063	321,111	2,381,851	1,221,922	4,237,947

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
526	526.01	51,821	400,249	1,586,228	153,861	2,192,159
	526.02	49,060			32,052	81,112
	526.03			490,484		490,484
	Census Total	100,881	400,249	2,076,712	185,913	2,763,755
527	527.01	59,990	157,760	278,406	133,653	629,809
	Census Total	59,990	157,760	278,406	133,653	629,809
528	528.01	816	328,782		2,526,019	2,855,617
	Census Total	816	328,782		2,526,019	2,855,617
601	601.01	5,928				5,928
	601.02	1,647		3,120		4,767
	601.03	13,856		222,250		236,106
	Census Total	21,431		225,370		246,801
602	602.01	4,008				4,008
	602.02				2,542	2,542
	Census Total	4,008			2,542	6,550
603	603.01	56,189				56,189
	603.02	4,316				4,316
	Census Total	60,505				60,505
604	604.01	10,509				10,509
	604.02	52,542	1,516,794		2,262,714	3,832,050
	Census Total	63,051	1,516,794		2,262,714	3,842,559
605	605.01	76,349	708,037		3,659,144	4,443,530
	605.02	179,351	4,186		137,152	320,689
	605.03			792		792
	605.04	52,597	2,630		194,711	249,938
	605.05	16,168			475,141	491,309
	Census Total	324,465	714,853	792	4,466,148	5,506,258
606	606.01		6,345			6,345
	606.02	251,772				251,772

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
606	Census Total	251,772	6,345			258,117
607	1/ 607.01	334,427	323,258	6,520	162,656	826,861
	Census Total	334,427	323,258	6,520	162,656	826,861
608	1/ 608.01	16,727	279,394		1,248,921	1,545,042
	Census Total	16,727	279,394		1,248,921	1,545,042
609	1/ 609.01	94,525	116,157	237,748	199,610	648,040
	Census Total	94,525	116,157	237,748	199,610	648,040
610	1/ 610.01	99,213	210,913	66,339	304,405	680,870
	Census Total	99,213	210,913	66,339	304,405	680,870
611	611.01	61,553				61,553
	611.02	366,610	134,917		74,965	576,492
	Census Total	428,163	134,917		74,965	638,045
612	612.01	1,674				1,674
	612.02	151,670	51,809		52,191	255,670
	612.03		1,780		20,232	22,012
	612.04		283,905	73,470	2,092,199	2,449,574
	Census Total	153,344	337,494	73,470	2,164,622	2,728,930
615	615.01	80,636	9,357		10,910	100,903
	615.02	13,617	1,878		6,370	21,865
	615.03	318,919				318,919
	615.04	3,133				3,133
	Census Total	416,305	11,235		17,280	444,820
616	616.01	1,890		2,885	498,594	503,369
	616.02		7,626	27,785		35,411
	616.04	3,400	31,439	37,800	335,441	408,080
	616.05	4,493	7,000		115,489	126,982
	616.06	7,539	27,665	1,926,998	443,425	2,405,627
	Census Total	17,322	73,730	1,995,468	1,392,949	3,479,469
617	617.01	4,300	222,996		59,332	286,628

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
617	617.02	74,052	80,590	225,071	113,022	492,735
	Census Total	78,352	303,586	225,071	172,354	779,363
618	618.01	9,293			864,571	873,864
	618.02				649,853	649,853
	Census Total	9,293			1,514,424	1,523,717
619	619.02	54,364	5,284	121,580		181,228
	Census Total	54,364	5,284	121,580		181,228
701	701.02	223,432				223,432
	701.03	1,856				1,856
	701.04	3,330				3,330
	Census Total	228,618				228,618
702	702.01				1,472,000	1,472,000
	Census Total				1,472,000	1,472,000
703	703.02	1,701				1,701
	703.03	1,500	82,631			84,131
	Census Total	3,201	82,631			85,832
704	704.01	178,251	149,020		102,377	429,648
	704.02		1,916			1,916
	704.03	67,562	1,800	1,588		70,950
	704.04	8,100				8,100
	Census Total	253,913	152,736	1,588	102,377	510,614
705	705.01	70,000				70,000
	705.02	171,464		576		172,040
	705.03	28,433			18,032	46,465
	705.04	7,047				7,047
	705.05	36,333	10,457			46,790
	705.06	9,758	95,583		1,082,159	1,187,500
	Census Total	323,035	106,040	576	1,100,191	1,529,842
706	706.01	17,093				17,093

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
706	706.02	1,709	25,507		21,300	48,516
	706.03	66,130		315		66,445
	706.04	51,055	147,923	20,820	152,269	372,067
	Census Total	135,987	173,430	21,135	173,569	504,121
707	707.01	36,245	181,200		360,734	578,179
	707.03	56,988		300		57,288
	707.04	53,980				53,980
	Census Total	147,213	181,200	300	360,734	689,447
708	708.01	47,913				47,913
	708.02	245,773				245,773
	Census Total	293,686				293,686
709	709.01		5,390		11,825	17,215
	709.02	60,308		4,010		64,318
	709.04	158,003		704		158,707
	709.06	3,336				3,336
	Census Total	221,647	5,390	4,714	11,825	243,576
710	710.01			152,491		152,491
	710.02	28,338				28,338
	710.03	416,100				416,100
	Census Total	444,438		152,491		596,929
711	711.02	39,196				39,196
	711.06	37,330	49,622		374,329	461,281
	711.08	35,325				35,325
	Census Total	111,851	49,622		374,329	535,802
712	712.01				825,525	825,525
	712.02			13,100	764,359	777,459
	712.04	188,256	71,960	127,346	1,954,361	2,341,923
	Census Total	188,256	71,960	140,446	3,544,245	3,944,907
713	713.01	305,368	353,953		555,479	1,214,800

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
713	713.02	5,224	16,783	22,975	72,783	117,765
	Census Total	310,592	370,736	22,975	628,262	1,332,565
714	714.01	66,461	75,107	162,943	7,870	312,381
	714.02	63,721				63,721
	Census Total	130,182	75,107	162,943	7,870	376,102
801	801.01	4,788				4,788
	801.02	10,236				10,236
	801.03	76,151	2,598	9,500	23,892	112,141
	801.04	32,848				32,848
	801.05	101,870				101,870
	Census Total	225,893	2,598	9,500	23,892	261,883
802	802.01		4,123			4,123
	802.02	41,766			6,151	47,917
	802.03	43,082				43,082
	802.04	65,609	2,229,206	2,100	7,662,876	9,959,791
	802.05	25,750	2,273,931		830,761	3,130,442
	Census Total	176,207	4,507,260	2,100	8,499,788	13,185,355
803	803.01	2,088	130,958	83,769		216,815
	803.02		3,379			3,379
	803.03	37,666	1,920	298,254		337,840
	803.04	21,878	238,673	805,054	554,576	1,620,181
	Census Total	61,632	374,930	1,187,077	554,576	2,178,215
804	804.01		3,470		1,817	5,287
	804.02	2,796	11,596		396	14,788
	804.03	24,700	6,614		16,934	48,248
	804.04	70,517	3,393			73,910
	804.05	41,299	116,431	88,730	93,520	339,980
	Census Total	139,312	141,504	88,730	112,667	482,213
805	805.01	203,007	32,436			235,443

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
805	805.02	324,873	8,533	90,700		424,106
	805.03	58,948	123,591			182,539
	Census Total	586,828	164,560	90,700		842,088
808	2/ 808.01	137,857	737,097	79,568	1,017,216	1,971,738
	Census Total	137,857	737,097	79,568	1,017,216	1,971,738
809	2/ 809.01	280,544	786,588	552,091	3,342,909	4,962,132
	Census Total	280,544	786,588	552,091	3,342,909	4,962,132
810	810.01	105,210	109,782		209,328	424,320
	Census Total	105,210	109,782		209,328	424,320
811	811.01				275,277	275,277
	811.02	11,629	289,860			301,489
	811.04	86,128	111,377			197,505
	Census Total	97,757	401,237		275,277	774,271
812	812.01	85,064		379,537	4,089,817	4,554,418
	Census Total	85,064		379,537	4,089,817	4,554,418
814	814.01	161,345	155,257			316,602
	Census Total	161,345	155,257			316,602
815	815.01	62,131				62,131
	Census Total	62,131				62,131
816	816.01	10,002				10,002
	816.02	18,884				18,884
	Census Total	28,886				28,886
817	817.01	11,940				11,940
	817.02	2,080				2,080
	817.03	2,250				2,250
	Census Total	16,270				16,270
819	819.01	148,007	79,908	220,338	1,534,676	1,982,929
	819.02	23,880				23,880
	Census Total	171,887	79,908	220,338	1,534,676	2,006,809

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
820	820.01	15,641	3,814			19,455
	820.02	102,931				102,931
	Census Total	118,572	3,814			122,386
821	821.01	9,979	48,207		80,101	138,287
	Census Total	9,979	48,207		80,101	138,287
822	822.01	249,676	607,701	14,450	1,721,242	2,593,069
	822.02	22,150	128	433,393	877,593	1,333,264
	822.03	128,637			73,766	202,403
	Census Total	400,463	607,829	447,843	2,672,601	4,128,736
823	823.01	407,966	370,090		1,450,188	2,228,244
	Census Total	407,966	370,090		1,450,188	2,228,244
824	824.01	66,588		1,702	2,156,117	2,224,407
	Census Total	66,588		1,702	2,156,117	2,224,407
825	825.01	37,349	692,230	1,548,164	1,890,726	4,168,469
	825.02	112,132	106,539	88,300	109,618	416,589
	Census Total	149,481	798,769	1,636,464	2,000,344	4,585,058
826	826.01	139,500	628,399			767,899
	826.02	327,869	6,930		404,397	739,196
	Census Total	467,369	635,329		404,397	1,507,095
901	901.01			297,584	147,888	445,472
	901.03	32,757	129,317	2,179,934	325,671	2,667,679
	901.04	25,270	274,664	2,365,325	1,267,296	3,932,555
	901.05	93,856	548,806	237,961	775,064	1,655,687
	901.06	8,133		300,000		308,133
	Census Total	160,016	952,787	5,380,804	2,515,919	9,009,526
905	905.01	57,817	159,285		3,102	220,204
	905.02	96,601	27,637	1,515	62,074	187,827
	Census Total	154,418	186,922	1,515	65,176	408,031
909	3/ 909.01	16,093	18,966		19,927	54,986

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
909	3/ Census Total	16,093	18,966		19,927	54,986
910	910.01	1,560				1,560
	910.02				9,484	9,484
	Census Total	1,560			9,484	11,044
911	911.01	508,480				508,480
	Census Total	508,480				508,480
912	912.01	5,106	138,693			143,799
	912.02		82,885		4,368	87,253
	Census Total	5,106	221,578		4,368	231,052
913	913.01	526		14,835		15,361
	913.02	3,486		135,577		139,063
	913.03	3,600	9,072	69,234		81,906
	913.04	143,266	442,782		71,058	657,106
	Census Total	150,878	451,854	219,646	71,058	893,436
914	914.01	143,372	192,985		73,435	409,792
	Census Total	143,372	192,985		73,435	409,792
915	915.01	274,522				274,522
	915.02	30,720	35,305		5,714	71,739
	915.03	3,108	13,267		37,404	53,779
	Census Total	308,350	48,572		43,118	400,040
916	916.01	91,230	157,727	695,117	182,241	1,126,315
	Census Total	91,230	157,727	695,117	182,241	1,126,315
917	917.01	7,485	238,808	3,200	1,320,674	1,570,167
	917.02	44,090	1,901,480		1,347,322	3,292,892
	917.03	179,329	6,848			186,177
	917.04	64,008	125,351	9,000	1,158,345	1,356,704
	Census Total	294,912	2,272,487	12,200	3,826,341	6,405,940
918	918.01	487,890	221,524		731,533	1,440,947
	Census Total	487,890	221,524		731,533	1,440,947

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1993)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
919	919.01	337,377				337,377
	919.05	22,090				22,090
	919.07	10,960				10,960
	919.09	5,456				5,456
	919.11	1,080				1,080
	Census Total	376,963				376,963
920	920.01	47,676		2,722	3,360	53,758
	920.02	59,096	96,052	17,176		172,324
	920.03	8,000		6,248		14,248
	Census Total	114,772	96,052	26,146	3,360	240,330
921	921.05	7,757	3,840			11,597
	921.06	16,600	5,000			21,600
	921.07	11,666				11,666
	Census Total	36,023	8,840			44,863
922	922.01	2,663				2,663
	922.02	2,450				2,450
	922.03	70,208	14,792	2,376		87,376
	922.04	1,374	900			2,274
	922.05	82,595		2,952		85,547
	Census Total	159,290	15,692	5,328		180,310
923	923.01	77,850				77,850
	Census Total	77,850				77,850
924	924.01	7,552				7,552
	Census Total	7,552				7,552
Fairfax County Total		31,132,053	38,244,988	35,902,945	75,248,212	180,528,198

Note: All data in square feet.

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

IX. EXISTING LAND USE

EXISTING LAND USE

Zoned Land

Fairfax County, including the Towns of Herndon, Clifton, and Vienna, comprises approximately 262,400 acres. Of this total, 32,523 acres are in roads, water, and small areas of land that cannot be developed, while 229,877 acres are classified into various zoning categories -- 225,020 acres in County zoning categories and 4,857 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 Figure 9.1 and Table 9.1. Of the 229,877 acres under the County's and the towns' zoning ordinances, 211,140 acres or 91.8 percent is zoned for residential or residential-related use. Industrial zoned acreage accounts for 10,425 acres or 4.5 percent of the County's zoned acreage. The smallest zoned acreage is commercial related, accounting for 8,312 acres or 3.6 percent of the County's zoned acreage.

The Pohick Planning District contains the largest percentage of residential zoned acreage at 21.6 percent or 45,521 acres. The Bull Run Planning District contains the largest percentage of industrial zoned acreage at 32.6 percent or 3,395 acres. Finally, the Upper Potomac Planning District contains the largest percentage of commercial zoned acreage at 14.6 percent or 1,211 acres.

Zoned Vacant Land

Figure 9.1 and Table 9.2 show the County's vacant acreage by major zoning categories. Approximately 17.8 percent or 40,807 acres of land zoned under the County's Zoning Ordinance is vacant, a decline of 3.2 percent since 1992. Approximately 85.3 percent of the currently vacant land is zoned for residential development. Vacant land that is zoned for commercial use totals 1,866 acres while vacant land that is zoned for industrial use totals 4,138 acres. The combined Bull Run, Pohick, and Upper Potomac Planning Districts have 67.5 percent (27,544 acres) of zoned vacant land in the County while the combined Annandale, Baileys, Jefferson, and Lincolnia Planning Districts have only 2.8 percent (1,156 acres) of the County's zoned vacant land.

Land Use

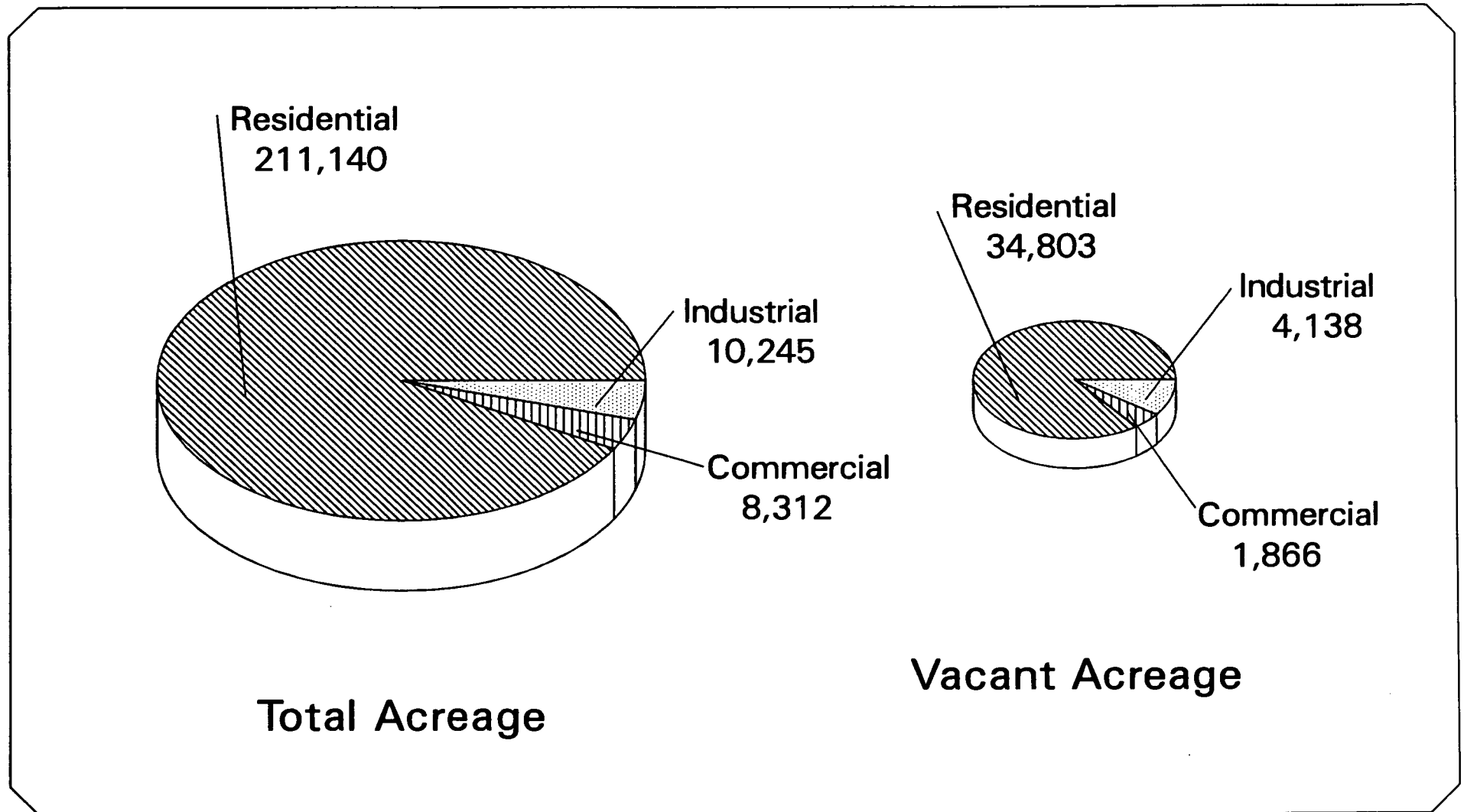
Table 9.3 shows acres of land by existing general land use category for all areas of the County including towns. As is shown, 51.3 percent of the County's land is currently used for residential purposes, and 18.4 percent of the County's land is vacant or in natural uses. Parks and Recreation uses account for 11.6 percent of the available land in the County, while Commercial/Retail use accounts for only 3.8 percent of total usable land.

Table 9.1
Total Acres by Major Zoning Class
Fairfax County, January 1993

Planning District	Residential		Commercial		Industrial		TOTAL	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	9,207	4.4	304	3.7	578	5.5	10,089	4.4
Baileys	2,995	1.4	431	5.2	11	0.1	3,437	1.5
Bull Run	24,730	11.7	1,122	13.5	3,395	32.6	29,247	12.7
Fairfax	10,422	4.9	895	10.8	201	1.9	11,518	5.0
Jefferson	4,049	1.9	752	9.0	388	3.7	5,189	2.3
Lincolnia	1,382	0.7	159	1.9	191	1.8	1,732	0.8
Lower Potomac	22,634	10.7	187	2.2	789	7.6	23,610	10.3
McLean	15,395	7.3	928	11.2	170	1.6	16,493	7.2
Mount Vernon	10,996	5.2	856	10.3	10	0.1	11,862	5.2
Pohick 1/	45,521	21.6	230	2.8	105	1.0	45,856	19.9
Rose Hill	7,642	3.6	283	3.4	259	2.5	8,184	3.6
Springfield	7,035	3.3	389	4.7	1,490	14.3	8,914	3.9
Upper Potomac 2/	39,593	18.8	1,211	14.6	2,613	25.1	43,417	18.9
Vienna 3/	9,539	4.5	565	6.8	225	2.2	10,329	4.5
TOTAL	211,140	100.0	8,312	100.0	10,425	100.0	229,877	100.0

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

Figure 9.1
Land Acreage by Major Zoning Class
Fairfax County, January 1993



Source: Research and Analysis Branch, Office of Research and Statistics.

Table 9.2

Acres of Vacant Land by Major Zoning Class
Fairfax County, January 1993

Planning District	Residential		Commercial		Industrial		TOTAL	
	Vacant Land		Vacant Land		Vacant Land		Vacant Land	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	312	0.9	8	0.4	53	1.3	373	0.9
Baileys	157	0.5	37	2.0	1	0.0	195	0.5
Bull Run	7,029	20.2	406	21.8	2,095	50.6	9,530	23.4
Fairfax	1,460	4.2	264	14.1	91	2.2	1,815	4.4
Jefferson	155	0.4	165	8.8	23	0.6	343	0.8
Lincolnia	202	0.6	18	1.0	25	0.6	245	0.6
Lower Potomac	3,250	9.3	95	5.1	218	5.3	3,563	8.7
McLean	1,792	5.1	175	9.4	2	0.0	1,969	4.8
Mount Vernon	783	2.2	116	6.2			899	2.2
Pohick 1/	8,976	25.8	39	2.1	8	0.2	9,023	22.1
Rose Hill	1,085	3.1	39	2.1	73	1.8	1,197	2.9
Springfield	1,266	3.6	62	3.3	398	9.6	1,726	4.2
Upper Potomac 2/	7,468	21.5	394	21.1	1,129	27.3	8,991	22.0
Vienna 3/	868	2.5	48	2.6	22	0.5	938	2.3
TOTAL	34,803	100.0	1,866	100.0	4,138	100.0	40,807	100.0

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 9.3

**Acres of Land by Land Use
Fairfax County, 1993**

Land Use	Acres	Percent of Total
Residential	117,871	51.3 %
Industrial	9,217	4.0
Commercial/Retail	8,751	3.8
Parks and Recreation	26,764	11.6
Public	25,016	10.9
Vacant and Natural Uses	42,255	18.4
TOTAL	229,877	100.0 %

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

Figures may not sum to total due to rounding.

Fairfax County 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)
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.

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.

CODE **ZONING
DESIGNATION**

RESIDENTIAL

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-3D	(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.

Planned Development Housing (PDH)

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

CODE **ZONING
DESIGNATION**

COMMERCIAL - OFFICE - RETAIL

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-1	(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.

Zoning Codes for Towns within Fairfax County

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>TOWN OF 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>TOWN OF 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)

ZONING		TOWN OF HERNDON
CODE	DESIGNATION	
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)
845	PD-MU	(Planned Development - Mixed Use)
846	PD-C	(Planned Development - Commercial)
847	PD-CI	(Planned Development - Commercial and Industrial)
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)
854	C-3	(Commercial Service District)
858	H-COMOFC	(Commercial Office - Office Uses Ordinarily Between Residential and Commercial Areas)
860	H-PD-IP	(Planned Development - Industrial Park)
861	PD-IG	(Planned Development - Industrial General)
862	H-IR	(Industrial Research - Light Industrial, Office, and Commercial Activities)
863	H-I-P	(Industrial Park)
864	I-O	(Industrial Office)
865	I-M	(Industrial Medium)
866	H-I-G	(Industrial General - Heavy Industrial)
890	H-PRES	Predominately residential but contains other zone classes or combinations of residential zone classes.
892	H-PMF	Predominately multifamily but contains other zone classes or combinations of multifamily zone classes.
895	H-PCOML	Predominately commercial but contains other zone classes or combinations of commercial zone classes.
896	H-PIND	Predominately industrial but contains other zone classes or combinations of industrial zone classes.

ZONING		TOWN OF VIENNA
CODE	DESIGNATION	
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-SPPCOM	(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 1993)

Zoning Class	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		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	Total Acres	Vacant Acres
R-A			107	10	65	9					23						21	5	216	24
R-C	323	236			5						11,171				27,042	6,692	11,580	4,853	50,121	11,781
P AG-R														109	90	89	34	198	124	
P AG-C																				
R-E	19		14,401	3,492	2,457	460					9,007	2,112	76	14	237	140	1,065	226	27,262	6,444
R-EC			424	10	310	3											165		899	13
R-1	1,970	118	9,187	1,838	3,838	888	4,042	520	808	39	3,531	1,746	4,595	767	3,993	661	9,004	1,639	40,968	8,216
R-1C	46		1,688	162	1,554	36							521	11	363	91	1,122	179	5,294	479
R-2	1,323	85	2,008	219	602	42	1,000	135	3,988	322	4,213	297	866	91	328	57	544	159	14,872	1,407
R-2C	1,884	3	807	18	1,289	5	44	1	258	1	333	9	364	2	720	3	570	42	6,269	84
R-3	2,498	55	2,200	146	569	129	3,510	372	2,655	166	2,876	199	1,452	87	1,385	115	916	93	18,061	1,362
R-3C	1,022	4	667	11	292	41	563	5	150	1	52		224	1	1,927	11	1,987	36	6,884	110
R-4	131	3	942	38	2		1,212	127	956	8	765	38	1,148	68					5,156	282
R-4C							11				7		45	8	23				86	8
R-5	75		26		5		676	5	100	9	183	33	138	25	337	5	483	40	2,023	117
R-5C	82		6				121	7	5				62		381		45		702	7
R-8	93	2	52	1	42	23	335	33	50	3	297	16	98	30	84	8	567	59	1,618	175
R-8C	147	1	134		4		103		20		59		147		109		54	3	777	4
P RES	343	15	32	14	189	20	60	33	5	1	3		101		179	68	83	21	995	172
P RES-MF													5	3			3	3	8	6
P RES-C			1		33		2		1	1	238	94			1		609		885	95
R-MHP							84												84	
R-12	45		12	2			56	32	121	24	94	59	131	27	20		16		495	144
R-12C	19		11						71				130		11				242	
R-16			5				5		6				9				1		26	
R-20	320	9	25		61		459	11	391	2	301	30	664	5	46		160		2,427	57
R-30			32	8			13		103	1	82		95	8					325	17

(CONTINUED)

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

Acres of Land by Zoning Class
Supervisor District
(JANUARY 1993)

Zoning Class	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		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	Total Acres	Vacant Acres
P MF			15						29											44
P MF-R							6				36		21				13			76
P MF-C										2										2
PDH-1	1		141	28	203	24					100	5			377	39			822	96
PDH-2	2	1	21	6	111	106					56	12	47	38	849	215	1,798	380	2,884	758
PDH-3	556		10		30	29					1,108	32	149	69	853	14	992	202	3,698	346
PDH-4	47		4				1,046	497			85	14	120	42	8		506	43	1,816	596
PDH-5	9		47		47		97	26	20		69	20	14		39	3	164	84	506	133
PDH-8							269	93	105	1	4	4	279	29			215	60	872	187
PDH-12			13				39						82		17		313	36	464	36
PDH-16					75	53	64	52	19		29		26				71	56	284	161
PDH-20	2						5	5	14	1			124				167	103	312	109
PDH-30																	6	6	6	6
PDH-40			10		8	8					9		5	5					32	13
PRC-GC	250				3,046	42	165	3							986	79			4,447	124
PRC-OS	4				362														366	
PRC-R	327		114	57	1,400	131			3						323	2			2,167	190
PRC-C/I	24				693	315									14		35		766	315
PRC-CF					65														65	
P PDH																	107	72	107	72
P PDH-R	2																45		47	
P PDH-C					207	29	271	245											478	274
PDC			1	1	321	252	16	16	57	24			300	92			451	261	1,146	646
PDC-OS																	11	11	11	11
PDC-R							16	7	49				56				267	26	388	33
PDC-C/I									7				335	103			401	244	743	347
PDC-CF									11										11	

(CONTINUED)

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

Acres of Land by Zoning Class
Supervisor District
(JANUARY 1993)

Zoning Class	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		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	Total Acres	Vacant Acres
C-1									3				1		4		1		9	
C-2	28		46				44	18	72	3	58	49	53	7	9		12	12	322	89
C-3	16	1	18	4	56	3	25	19	68	5	17	14	545	143			53	5	798	194
C-4			1				3		7	5	1		167	28			9		188	33
C-5	3		20		6	2	45	5	69	4	38	7	40		14	1	27	5	262	24
C-6	61	12	75	2	45		300	11	227	4	72	28	124	14	100		193	19	1,197	90
C-7					101		130	16	56				115	19			192	5	594	40
C-8	22	2	50		30	22	257	27	173	18	358	79	103	15	1		193	35	1,187	198
P COM	4		13				22	2	49		21	11	115	14			18	2	242	29
P COM-R	23		305	23	28	1	57	2	33	3	106	26	40	3	16		57	15	665	73
P COM-I							131		12		18						19	18	180	18
P COM-N	36												8	8					44	8
I-I			43				61	35											104	35
I-1			8						15	15									23	15
I-2			3		22	9	9												34	9
I-3	12		4		220	34	8	7	24		1	1	121				1,270	938	1,660	980
I-4	41	1			630	261	308	54	18	6	182	79	158	9	29	6	198	137	1,564	553
I-5	129	14	22	11	260	62	640	192	133	4	86	31	346	31	6		2,026	1,008	3,648	1,353
I-6	28	3					57	14	173	11	658	111	1				48	7	965	146
P IND	17				26	21	39	31	71	19	20	20	27	3			464	279	664	373
P IND-R	51				7		201	51	135	1	247	55	11				290	196	942	303
P IND-C					170	170			12	12							6	6	188	188
P IND-N									17				4				54	37	75	37
TOTAL	12,035	565	33,751	6,101	19,486	3,230	16,627	2,709	11,371	714	36,614	5,231	14,408	1,819	40,940	8,300	39,776	11,700	225,008	40,369

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

Acres of Land by Zoning Class within the Towns in Fairfax County
(JANUARY 1993)

Zoning Class	Town of Clifton	
	Total Acres	Vacant Acres
CL-AGRI	23	15
CL-RES	100	29
CL-COML	4	
CL-IND		
TOTAL	127	44

Zoning Class	Town of Herndon	
	Total Acres	Vacant Acres
H-RPC	109	28
H-PDH	145	
H-SF.5AC	58	19
H-SF15	120	9
H-SF10	980	75
H-RTH5	15	4
H-RGC	31	
H-RTH10	95	4
H-RMF20	117	4
H-MF20	12	11
H-PD-C	5	
H-PD-SC	25	
H-COMVAR	89	15
H-CENCOM	22	5
H-COMOFC	37	3
H-PD-IP	49	5
H-I-R	111	
H-I-P	213	98
H-I-G	68	21
H-P RES	21	2
H-P MF	7	7
H-P COML	11	11
TOTAL	2,340	321

Zoning Class	Town of Vienna	
	Total Acres	Vacant Acres
V-SF16	570	23
V-SF12.5	563	10
V-SF10	863	11
V-RTH	64	
V-MFAPT	21	
V-LOCCOM	43	1
V-SPCCOM	34	
V-GENCOM	26	
V-INDPK	75	17
V-LTDIND	27	2
V-TRANS	3	
V-P RES	53	1
V-P MF	8	
V-P COML	32	1
V-P IND	8	
TOTAL	2,390	66

Acres of Land by Zoning Class
Planning District
(JANUARY 1993)

Zoning Class	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	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		65	9
R-C					11,580	4,853	323	236					11,171			
P AG-R					89	34										
P AG-C																
R-E					27		851	156					9,006	2,111	1,913	342
R-EC							165								33	
R-1	743	32			5,261	1,052	4,912	709	616	33	63	2	1,728	1,026	6,265	961
R-1C					93	1	964	26							900	70
R-2	2,956	188	1,038	17	183	66	821	83	261	3	844	183	1	1	1,943	213
R-2C	754	2			540	42	628	2	23						787	18
R-3	2,895	66	1,471	119	710	84	353	5	867	35	11	2	92	4	1,787	87
R-3C	397	1	101		1,529	25	133		67						40	
R-4	360	9	4				11	8	1,624	36	129		1		942	38
R-4C																
R-5	91	1	8	8	276	40	84	8	15	1	21		119	18	26	
R-5C	46				45		41		7						6	
R-8	24	1	20	2	550	43	22	17	22		5		105	6	52	1
R-8C	50	1			54	3	1		28				44		61	
P RES	285		1		71	21	93	15	18	1			2		32	14
P RES-MF					3	3	2									
P RES-C	1	1			609								144		1	
R-MHP																
R-12	31		31	8	16		13	2	37	2	60	15	79	59	12	2
R-12C	73		4				54		3		13					
R-16			6		1				9						5	
R-20	317	9	205	1	160		220		341		112		90	26	149	5
R-30	6		91	1							6				127	16

(CONTINUED)

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

Acres of Land by Zoning Class
Planning District
(JANUARY 1993)

Zoning Class	Mount Vernon		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	Total Acres	Vacant Acres
R-A									128	15			216	24
R-C			27,042	6,692							5		50,121	11,781
P AG-R			109	90									198	124
P AG-C														
R-E	1	1	256	140					14,771	3,643	435	50	27,260	6,443
R-EC									609	14	92		899	14
R-1	398	1	5,473	1,289	2,134	89	2,321	581	8,133	2,017	2,920	424	40,967	8,216
R-1C			409	91					2,298	286	629	6	5,293	480
R-2	4,627	352	430	62	208	11	401	68	682	107	479	53	14,874	1,407
R-2C	333	9	1,565	4	35		8	1	852		742	5	6,267	83
R-3	3,145	221	1,228	144	2,342	290	1,360	55	1,001	193	799	56	18,061	1,361
R-3C	87		2,513	14	425	5	140		1,345	63	110	1	6,887	109
R-4	1,034	115	6		492	40	450	10			102	27	5,155	283
R-4C	7		23				11				45	8	86	8
R-5	30		367	5	471	5	238	15	207		71	16	2,024	117
R-5C			422		86	7	34				14		701	7
R-8	300	9	161	8	121	28	120	9	13		101	54	1,616	178
R-8C	31		226		32		55		73		122		777	4
P RES	1		202	68	12	5	47	28	51	20	181		996	172
P RES-MF											3	3	8	6
P RES-C	1	1	1				95	93			33		885	95
R-MHP	84												84	
R-12	55	28	50		2	2	14	2			96	26	496	146
R-12C			11						11		74		243	
R-16					5								26	
R-20	615	14	79		14		40	1	23		62		2,427	56
R-30	79				13		3						325	17

(CONTINUED)

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

Acres of Land by Zoning Class
Planning District
(JANUARY 1993)

Zoning Class	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	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	29															15
P MF-R					13		11									10
P MF-C			2													
PDH-1															121	14
PDH-2	2	1			966	333	9		38	38						15
PDH-3	116				642	119	7		19							10
PDH-4					495	43	105	17								4
PDH-5							103	80			20					47
PDH-8	8				189	60	306	29			97	1				
PDH-12					304	27	13	10	2							13
PDH-16	19				14		56	56	26				29			
PDH-20			14	1	150	102	123	1	17							
PDH-30					6	6										
PDH-40									5	5						10
PRC-GC																
PRC-OS																
PRC-R									3							
PRC-C/I																
PRC-CF																
P PDH					107	72										
P PDH-R	2				45											
P PDH-C																
PDC			57	24	171	162	348	88	21	11					109	54
PDC-OS					11	11										
PDC-R	3		27		260	26	6		62		12					
PDC-C/I			3		295	138	106	106	339	103						
PDC-CF			11													

(CONTINUED)

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

Acres of Land by Zoning Class
Planning District
(JANUARY 1993)

Zoning Class	Mount Vernon		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	Total Acres	Vacant Acres
P MF													44	
P MF-R	40						2						76	
P MF-C													2	
PDH-1			478	44					223	38			822	96
PDH-2			905	227					949	158			2,884	757
PDH-3			2,037	34			357	12	378	111	131	69	3,697	345
PDH-4			8		724	243	408	268			73	24	1,817	595
PDH-5	69	20	39	3			97	26	131	4			506	133
PDH-8	4	4			193	64	76	29					873	187
PDH-12	26		17		13						76		464	37
PDH-16	14	3			50	49			75	53			283	161
PDH-20	5	5	2										311	109
PDH-30													6	6
PDH-40	9								8	8			32	13
PRC-GC			774	14			627	68	3,046	42			4,447	124
PRC-OS			4						362				366	
PRC-R			535	2			115		1,514	187			2,167	189
PRC-C/I			24				14		729	315			767	315
PRC-CF									65				65	
P PDH													107	72
P PDH-R													47	
P PDH-C					271	245			207	29			478	274
PDC					16	16			341	273	83	17	1,146	645
PDC-DS													11	11
PDC-R					16	7							386	33
PDC-C/I													743	347
PDC-CF													11	

(CONTINUED)

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

Acres of Land by Zoning Class
Planning District
(JANUARY 1993)

Zoning Class	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	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-1	2		1		1											
C-2	51	1	15	1	12	12	18	4	6	1	8		49	49	44	
C-3	41	3	30	2	3	1	95	46	91	28	8	1			337	72
C-4			2				9		26		5	5	1		123	25
C-5	11	2	30	1	25	4	15	1	31	2	8		8	3	21	
C-6	135	2	39	2	140	4	60		59	11	70		5	2	64	1
C-7			56		58	3	134	1	8						93	19
C-8	29	1	124	5	69	12	37	9	73	6	20	11	99	35	28	2
P COM	14		12		16		5	2	3		28				93	
P COM-R	6		22	2	43	15	17		31	3	2	1	7	6	14	1
P COM-I	11		1		17	16	1	1					18			
P COM-N							44	8								
I-I																43
I-1											15	15				8
I-2																
I-3			11		1,255	922	33		54		14		1	1	4	
I-4	41	1			198	137	17		64	9	18	6	154	71	69	
I-5	75	6	1	1	1,182	603	141	89	239	14	109	3	49	18	43	2
I-6	202	14			42				1				367	60		
P IND	54	19			374	193	5	2	22	1	34		20	20		
P IND-R	177	1			285	196	5		8				198	49	3	
P IND-C	12	12			6	6										
P IND-N	17				54	37										
TOTAL	10,086	374	3,438	195	29,245	9,527	11,520	1,817	5,186	343	1,732	245	23,610	3,565	16,487	1,966

(CONTINUED)

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

Acres of Land by Zoning Class
Planning District
(JANUARY 1993)

Zoning Class	Mount Vernon		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	Total Acres	Vacant Acres
C-1			4								1		9	
C-2	12		24		17	6	24	12	1		39	4	320	90
C-3	23	20			7	4	12	9	94	5	56	3	797	194
C-4							3				18	3	187	33
C-5	40	5	16	1	14	1	20	2	8	2	15		262	24
C-6	172	9	137	30	34	1	148	10	78	16	55	3	1,196	91
C-7							130	16			115		594	39
C-8	451	56	1		28	5	37	10	166	41	25	4	1,187	197
P COM	22	11			17		4	2	9		19	14	242	29
P COM-R	137	15	44	7	3		10	1	324	23	6	1	666	75
P COM-I					131				1	1			180	18
P COM-N													44	8
I-I					36	10	25	25					104	35
I-1													23	15
I-2							9		25	9			34	9
I-3			12				8	7	236	50	34		1,662	980
I-4					3		362	68	592	259	47	2	1,565	553
I-5	10		83	8	33	12	634	194	1,023	404	27	1	3,649	1,355
I-6							347	65	6	6			965	145
P IND							39	31	116	107			664	373
P IND-R			9		186	51	65	7	4		3		943	304
P IND-C									170	170			188	188
P IND-N											4		75	37
TOTAL	11,862	899	45,726	8,977	8,184	1,196	8,910	1,725	41,078	8,669	7,942	874	225,006	40,372

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 1993)

Land Use	Brad-dock	Dranes-ville 1/	Hunter-Mill 2/	Lee	Mason	Mount Vernon	Provi-dence	Spring-field 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES
Single Family Detached	6,196	18,315	7,543	5,104	6,424	7,143	6,136	19,266	11,353	65	845	1,539	89,929
Single Family Semi-Detached			18						1				19
Two or More Sgl Fam-Sgl Lot	19	912	398	102	36	1,235	119	717	1,171		9	10	4,728
Other Sgl Family Structure						7		1				1	9
Sgl Fam Influenced by Busns	6	35	316	89	16	59	29	13	204	2	10	2	781
Duplex	14		2	50		111	2	21			7		207
Other Two Family	2	7		6	10	9	2	18	4		1	1	60
Townhouse-Ownership	240	112	305	356	140	205	288	356	461		76	28	2,567
Townhouse-Condominium	21	23	12	4	39	3	18	91	11		1	1	224
Townhouse-Rental	18	13	3	37	23	20	55	1	9		1		180
Multiplex-Condominium	20		68	100	37	32	31	29	82		1	1	401
Rental Combin - Prdom Thse													
Other Townhouse / Multiplex		3	7				4						14
Garden Apts-Rental	119	10	269	383	330	185	385	57	317		67		2,122
Garden Apts-Condominium	152		229	129	93	87	251	71	119		20	22	1,173
Medium Rise Apts-Rental		18	20		23		13						74
Medium Rise Apts-Condo	9		4		17								30
HiRise Apts-Rent w/o Comm					36	51	35						122
HiRise Apts-Condo w/o Comm					41	34	67						142
HiRise Apts-Rent w/Comm		4	3		18		17						42
HiRise Apts-Condo w/Comm		6	3		19	27	6						61
Rental Combin - Predom Apts													
Other Apartments				8	2	4	33	7	11			1	66
Mobile Homes in Prk or Ct	36			102		66			82				286
Rooming & Boarding Houses									5				5
Retirement Homes-Orphanages		4				2	35	8	15				64
Religious Quarters	2	32			7	6							47
Nursing Homes		12			16	45	13						86

(CONTINUED)

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

Acres of Land by Land Use Category
Supervisor District
(JANUARY 1993)

Land Use	Brad- dock	Dranes- ville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Provi- dence	Spring- field 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES
Other Group Quarters							1		9				10
Motel w/o Comm Amenities			4	18	1	23			7		10	2	65
Motel w/Comm Amenities			4	3	12	7	12		5		4		47
Hotel w/o Comm Amenities				3	4	3							10
Hotel w/Comm Amenities		8	40	10		5	38		56		5		162
Tourist Home						3							3
Garage,Shed Etc-Sep Parcel	2	156	26	10	10	28	11	78	50			1	372
Priv Open Space-Subdiv	1,002	1,334	2,402	1,145	397	860	872	2,276	2,725		130	29	13,172
Priv Open Space-Not Subdiv	72	50	56	24	83	72	40	60	140		3	12	612
Other Residential	8	49	71	9	29	24	11	34	31			1	267
Planned Industrial Park	4			21	3				10				38
Industrial Conglomeration					23				121				144
Durable Manufacturing	9	1	11	40	119	7	2	2	30		15	4	240
Non-Durable Manufacturing	9			3	1	6	1	18			2		40
Printing and Publishing	13			2	11								26
Research & Testing		67	36	6	46	7	11		10			1	184
Research & Testing-Condo									2				2
Wholesale-Warehouse & Storg	92	5	15	550	118	331	166	9	523		31	14	1,854
Mini-Whouses-Rent Non-Comm	16	3	3	19	8	6	19		21		6		101
Wholesale-Whse & Str-Condo				12	11	12	13		24		3		75
Contract Construction		2				9	2		1		2		16
Other Industrial		2	6	93	43	31	14		80		4		273
Railroad-Incl Right of Way	114			175	26	379	4	129		9			836
Rail Rapid Transit		43				57	59						159
Motor Freight Transprtation				2									2
Street & Highway Rght of Wy	15				1		2		1			1	20
Auto Parking		1	2		2		34					1	40
Airport Usage									2,461				2,461

(CONTINUED)

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

Acres of Land by Land Use Category
Supervisor District
(JANUARY 1993)

Land Use	Brad- dock	Dranes- ville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Provi- dence	Spring- field 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES
Marine Terminals						3							3
Electric Related	29	4	23	42	13	21	26	183	57		11	3	412
Gas Related	41	10	7		41	3			27		3		132
Water Related	3	119	1	5	3	79	7	760	25		2	12	1,016
Sewage Related		4			1	188			337				530
Solid Waste Disposal											3		3
Pipeline Related						64							64
Other Utilities													
Telephone & Telegraph	2	19	3	12	3	12	6	1	3		2		63
Radio & Television		14	3	11	9		3	6					46
Other Communications					1		4						5
Neighborhood Shopping Centr	1	22	7	26	23		27	34	44		16	14	214
Specialty Shopping Center	17	37	3	95	70	39	20	22	101		2	12	418
Community Shopping Center	74	11	54	122	79	18	48	62	197		46	16	727
Regional Shopping Center					32				9				41
Super Regional Center				79			114		118				311
Promotional Center			13	31	69	13	34						160
Town Center			31										31
Condominium Center		7	4										11
Building Material-Hardware	1	1		9	10	13	18				1	3	56
Department Stores				1	21								22
Discount Stores			16	46	9		1	11	28			1	112
Variety or Jr Dept Store				3									3
Apparel & Accessories		1		3	2		4				1	1	12
Furniture	1		4	6	9	7	14						41
Drug Stores		2			1								3
Condominium Retail					1								1
Supermarket				7	11	2	3					2	25

(CONTINUED)

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

Acres of Land by Land Use Category
Supervisor District
(JANUARY 1993)

Land Use	Brad- dock	Dranes- ville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Provi- dence	Spring- field 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES
Supermarket & General Merch	1				3	3							7
Convenience Grocery		2	4	6	3	5	2	1	2			1	26
Other Food					1	1	1	1	1				5
Restaurant With Alcohol		15		21	13	15	9		9		1	4	87
Restaurant Without Alcohol	1		1	3	6	6	1					1	19
Carry Out Kitchen					2	1	1				1		5
Carry Out With Seating	2	3	6	9	13	7	8	3	5		2	3	61
Other Eating & Drinking						1	2				1		4
Motor Vehicle Sales	1		49	37	22	24	31		14		3		181
Gas & Service Stations	5	13	6	13	25	13	19	5	8	1	4	4	116
Gas Sales Only			1	4	4	1	2	1	2			1	16
Gas Sales & Car Wash	1	1	2	2	1	1	2	3	2			1	16
Service Statn-Non Opertng					1	2							3
Other Automotive		4	1	12	4	4	11	1	1		2	3	43
Other Retail	1	7	9	13	42	29	45	9	53	1	2	4	215
Office Park							10						10
General Low Rise Office	80	63	470	39	97	44	490	9	616		205	78	2,191
Med/Dental Low Rise Office		4	7	3	19	3	3		12		1	3	55
Govt Leased Low Rise Offic			10		1								11
Govt Owned Low Rise Office		6	12	23	9	7	4	19	88		1	3	172
Condo Office-Low Rise	26	24	10	16	51	13	30	17	11		15	8	221
Condo Off Med/Dent Low Rise								1				1	2
Cluster Office-Low Rise			2				2					5	9
Convrtd Residential Office	2	6	1	4	17	8	8		9		6	1	62
General-Medium or High Rise	11	67	230	25	61	9	603		277		33	1	1,317
Med/Dental-Med or High Rise							2						2
Govt Leased-Med / High Rise			104		3								107
Govt Owned-Med or High Rise		941					48					11	1,000

(CONTINUED)

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

Acres of Land by Land Use Category
Supervisor District
(JANUARY 1993)

Land Use	Brad- dock	Dranes- ville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Provi- dence	Spring- field 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES
Condo Office-Med /High Rise					1								1
Condo Off-Medical Med/Hgh R	1		8			2							11
Other Offices	1	3		7	6	1	46				1		65
Finance,Insurance,Real Este	3	12	1	8	9	1	7	5	2		2	1	51
Personal Service	1	1		1	3		1				2	3	12
Motor Vehicle Repair	1	1	1	23	14	32	8		17		4	1	102
Other Repair Service				1		1	7						9
Veterinary Hospitals	3	3		1	1	2	1		3		1		15
Other Business Services		10		2	5	2	1	4	22	1			47
Cemeteries	90	13	2	54	17	7	177	15	6		24	2	407
Hospital & Health Facility	93		31		3	39	55		13				234
Post Office		1	4		3		29	5	5			4	51
Police Stations				1									1
Fire Stations		4	4	5	8	8	7	4	9			1	50
Correctional Institutions						2,988	7		22				3,017
Military Institutions		12		1,003		8,183							9,198
Welfare & Charitable Servcs			2	1	6								9
Other Public Land Uses	163	584	231	288	97	1,302	74	450	154	1	79	56	3,479
House of Worship	118	219	131	129	250	173	131	186	136	4	43	38	1,558
Civic,Social,Fraternal Uses	6	10	7	11	20	7	48		48		1	12	170
Libraries	3	7	5	4	9	6						1	35
Permanent Exhibitions						2,105		5	37			1	2,148
Nursery Schools	4	4	4	8	4	2	18	12	19		3	4	82
Public Schools	449	362	248	359	302	290	366	247	298		51	58	3,030
Private Schools	6	458	36	53	56	15	35	4				4	667
Colleges & Universities	633												633
Special Training Schools			31				4	37					72
Other Educational Uses				3		5		28				1	37

(CONTINUED)

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

Acres of Land by Land Use Category
Supervisor District
(JANUARY 1993)

Land Use	Brad- dock	Dranes- ville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Provi- dence	Spring- field 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES
Places of Public Assembly		117	17	2				1					137
Parks-Private			193										193
Parks-Commercial			6		1		4	3					14
Parks-Govt	1,380	3,019	1,985	2,318	753	2,580	930	6,448	4,016		30	110	23,569
Indoor Rec Facil-Private					1	15	1	8	3				28
Indoor Rec Facil-Commercial	3	7	7	3	3		4		105				132
Indoor Rec Facil-Govt	2			4		10	56	9				3	84
Golf Course-Private		151	164			234		364	748			157	1,818
Golf Course-Commercial			166										166
Golf Course-Govt				149			58	391			159		757
Boat Slips Private-Condo													
Horticultural Activities		5			8				6				19
Quarries				135		97			200				432
Conservation Areas						1,371							1,371
Water Areas		5											5
Vacant Land	559	5,983	3,062	2,609	704	5,076	1,767	8,034	11,092	38	301	64	39,289
Vacant Land w/Dilap Structr	5	119	167	103	10	156	54	268	608	6	22	1	1,519
Other Natural Uses		9				42							51
TOTAL	12,034	33,753	19,483	16,628	11,375	36,612	14,410	40,939	39,777	128	2,340	2,391	229,870

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

Acres of Land by Land Use Category
Planning District
(JANUARY 1993)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Single Family Detached	5,777	1,905	6,570	5,460	2,516	664	1,687	8,763	5,392	21,298	2,587	2,671	18,776	5,865	89,931
Single Family Semi-Detached				1									18		19
Two or More Sgl Fam-Sgl Lot	23	12	1,013	112	23	4	1,037	287	120	782	79	47	1,076	114	4,729
Other Sgl Family Structure									6	1				1	8
Sgl Fam Influenced by Busns	10	6	198	6	20	3	41	15	29	14	45	33	314	44	778
Duplex					1		2		151	42			9	1	206
Other Two Family	4	2	3	1	1	3	2	7	10	19	3		1	2	58
Townhouse-Ownership	127	22	386	92	61	43	56	81	105	565	184	189	475	183	2,569
Townhouse-Condominium	22	22	5	15	9	16		23	7	28		63	13	2	225
Townhouse-Rental	1		9	23	35	23			18	19		33	17	3	181
Multiplex-Condominium	13	6	82	13	2	19	22	16	110	45		4	53	17	402
Rental Combin - Prdom Thse															
Other Townhouse / Multiplex													10	4	14
Garden Apts-Rental	159	147	256	192	192	97	61	104	378	57	94	35	311	36	2,119
Garden Apts-Condominium	124	60	119	112	111	12		37	139	40	71	75	249	22	1,171
Medium Rise Apts-Rental	8	14		13				18					8	11	72
Medium Rise Apts-Condo	9	17											4		30
HiRise Apts-Rent w/o Comm	16	20			21				51					14	122
HiRise Apts-Condo w/o Comm		41			23			45	34						143
HiRise Apts-Rent w/Comm		18			17			4					3		42
HiRise Apts-Condo w/Comm		19						12	27				3		61
Rental Combin - Predom Apts															
Other Apartments	2	1		25	19		1		10	7				1	66
Mobile Homes in Prk or Ct			82	36					168						286
Rooming & Boarding Houses			5												5
Retirement Homes-Orphanages			15	35			1	4	2	8					65
Religious Quarters	2	7						32	6						47
Nursing Homes	11			7		5	40	12	5					6	86

(CONTINUED)

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

Acres of Land by Land Use Category
Planning District
(JANUARY 1993)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Other Group Quarters			9											1	10
Motel w/o Comm Amenities			4	3	1				35			6	15	2	66
Motel w/Comm Amenities		4		4	11	5			7			3	9	4	47
Hotel w/o Comm Amenities		4							3		3				10
Hotel w/Comm Amenities			39	5	10			27	5			10	50	15	161
Tourist Home							3								3
Garage,Shed Etc-Sep Parcel	2	7	32	12	3		19	23	8	79	8	2	168	9	372
Priv Open Space-Subdiv	310	187	1,686	687	127	62	142	502	192	3,415	772	496	4,052	543	13,173
Priv Open Space-Not Subdiv	72	27	122	36	34	12	19	45	55	72	14	16	59	27	610
Other Residential	8	1	30	8	2	21	15	64	13	39	5	1	36	24	267
Planned Industrial Park	4					3						21	10		38
Industrial Conglomeration	23		119										3		145
Durable Manufacturing	117		18		2	2	7			11		40	39	4	240
Non-Durable Manufacturing	9	1			1		6		1	3		16	2		39
Printing and Publishing	24											2			26
Research & Testing	34			1	8	12		66				13	50	1	185
Research & Testing-Condo			2												2
Wholesale-Warehouse & Storg	100	6	433	10	132	90	174	26	2	17	134	576	131	23	1,854
Mini-Mhouses-Rent Non-Comm	4	3	8	8	9	3	3	7		12	9	13	20	2	101
Wholesale-Whse & Str-Condo			24		2	11	5	10				18	3		73
Contract Construction			1		2		6	2				2	2		15
Other Industrial	14	16	67	5	3	14	12	4	2		7	104	18	9	275
Railroad-Incl Right of Way	78					20	363			181	36	155		4	837
Rail Rapid Transit					12			43	57					46	158
Motor Freight Transprtation												2			2
Street & Highway Rght of My			1		2					15				1	19
Auto Parking	1	1			1			2					2	32	39
Airport Usage			2,461												2,461

(CONTINUED)

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

Acres of Land by Land Use Category
Planning District
(JANUARY 1993)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Marine Terminals							3								3
Electric Related	17	4	13	10	14		8	7	6	214	29	10	78	3	413
Gas Related	82		27				1					3	20		133
Water Related	5		16	3	2		63	9	17	761		3	122	14	1,015
Sewage Related		1	337				156	3	31				1		529
Solid Waste Disposal													3		3
Pipeline Related												64			64
Other Utilities															
Telephone & Telegraph		1	1		5	2	2	4	12	3	7	3	21	1	62
Radio & Television					3	9		14	11	6			3		46
Other Communications						1		3						1	5
Neighborhood Shopping Centr	5	11	24		26			28	14	34		12	44	14	212
Specialty Shopping Center	12	34	101	9	37	3	2	18	68	30	13	53	23	14	417
Community Shopping Center	57	28	92	36	8	29	17	9	98	95	11	21	161	67	729
Regional Shopping Center		32	9												41
Super Regional Center				118				114				79			311
Promotional Center	20	29			32	19		2	24		19			13	158
Town Center													31		31
Condominium Center													11		11
Building Material-Hardware	10	1			6			7	19		3		1	9	56
Department Stores		21									1				22
Discount Stores			11	16	1	8			16	11		30	12	5	110
Variety or Jr Dept Store												3			3
Apparel & Accessories	1	1		1	2			1	2			1	1	1	11
Furniture	1	1			10	9		3	11			3	2	5	45
Drug Stores	1							2							3
Condominium Retail			1												1
Supermarket		11			3				3			6		2	25

(CONTINUED)

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

Acres of Land by Land Use Category
 Planning District
 (JANUARY 1993)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Supermarket & General Merch	1				3				3						7
Convenience Grocery	1	1	2	1	1		2	1	5	1	1	3	5	2	26
Other Food	1							1		1			1		4
Restaurant With Alcohol	5	6	9	1	5		7	13	14		3	11	7	4	85
Restaurant Without Alcohol	3	2		1	1		1		6	1		1	1	1	18
Carry Out Kitchen						2			1				1	1	5
Carry Out With Seating	5	6	5	1	5	2		4	11	2	1	5	8	5	60
Other Eating & Drinking							1						1	2	4
Motor Vehicle Sales	1	4	12	2	8	14	2	22	39			20	3	54	181
Gas & Service Stations	14	8	4	2	11	3	2	10	12	6	4	9	17	11	113
Gas Sales Only	2	1	2				1	1	3	1	1		1	2	15
Gas Sales & Car Wash	2		2		1			2	2	2	1	2	2	1	17
Service Statn-Non Opertng							1								1
Other Automotive	1	2			5			7	7			9	6	3	40
Other Retail	29	11	44	29	14	1	11	3	22	10	1	7	19	12	213
Office Park								10							10
General Low Rise Office	73	13	352	185	114	23	3	205	52	29	3	30	910	197	2,189
Med/Dental Low Rise Office	9	10	12		1			5	3			2	9	3	54
Govt Leased Low Rise Offic		1											10		11
Govt Owned Low Rise Office	9			88	2			6		19	20	10	13	5	172
Condo Office-Low Rise	41	10	11	9	8	5		14	13	21	6	17	40	25	220
Condo Off Med/Dent Low Rise										1				1	2
Cluster Office-Low Rise					1								2	6	9
Convrtd Residential Office	14	4	8	2	7	1	2	5	7		3		7	2	62
General-Medium or High Rise	27	38	179	106	220			324	14			20	276	113	1,317
Med/Dental-Med or High Rise				2											2
Govt Leased-Med / High Rise		3											104		107
Govt Owned-Med or High Rise				48				941						11	1,000

(CONTINUED)

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

Acres of Land by Land Use Category
Planning District
(JANUARY 1993)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Condo Office-Med /High Rise		1													1
Condo Off-Medical Med/Hgh R	1								2				8		11
Other Offices	2	1			46	4			7		1	1	4		66
Finance,Insurance,Real Este	5	2	2	1	6	3		5	4	7	1	5	12	2	55
Personal Service	2	2		1	1			1	1				2	3	13
Motor Vehicle Repair	3	11	17		5		1		4		2	49	6	4	102
Other Repair Service								7	1			1			9
Veterinary Hospitals	2		2	1				2	2	3		1	3	1	17
Other Business Services	5		12		1			1	3	4	1		19		46
Cemeteries	14		6	91	173	4	2	6	5	16	53		32	3	405
Hospital & Health Facility	2			55	3				39	91			45		235
Post Office	3		5		29			1		5			4	4	51
Police Stations									1						1
Fire Stations	3	2	2	3	1		6	5	2	4		5	13	5	51
Correctional Institutions			22	7			2,988								3,017
Military Institutions							8,183				200	803	12		9,198
Welfare & Charitable Servcs		1				6			1				2		10
Other Public Land Uses	95	3	137	27	26	17	876	560	417	568	139	175	252	188	3,480
House of Worship	220	54	63	90	55	14	57	142	119	190	93	70	257	135	1,559
Civic,Social,Fraternal Uses	9	5		89	3		5	9	4	6	6	2	10	20	168
Libraries	5	2			3			7	6	3	2	2	6	1	37
Permanent Exhibitions			37				556		1,550	5				1	2,149
Nursery Schools	4		15	16					2	16	5	2	16	8	84
Public Schools	281	109	232	158	209	38	14	262	308	377	221	155	417	249	3,030
Private Schools	14	43		16	2	3		463	34	4	34		31	23	667
Colleges & Universities	76			557											633
Special Training Schools					4					37				31	72
Other Educational Uses									5	28	3			1	37

(CONTINUED)

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

Acres of Land by Land Use Category
Planning District
(JANUARY 1993)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Places of Public Assembly								117		1	2			17	137
Parks-Private													193		193
Parks-Commercial	1				4					3			6		14
Parks-Govt	1,400	132	3,352	939	246	121	1,840	847	483	6,827	1,756	673	4,104	850	23,570
Indoor Rec Facil-Private	1		3	1					15	8					28
Indoor Rec Facil-Commercial	3		8					6	3	3			109		132
Indoor Rec Facil-Govt				56					10	11	4			3	84
Golf Course-Private			526						234	207		157	538	157	1,819
Golf Course-Commercial													166		166
Golf Course-Govt					58					391	149		159		757
Boat Slips Private-Condo															
Horticultural Activities	8		6					4					1		19
Quarries			200				97				135				432
Conservation Areas							1,371								1,371
Water Areas													5		5
Vacant Land	363	193	9,023	1,734	335	244	3,540	1,938	868	8,732	1,168	1,568	8,669	915	39,290
Vacant Land w/Dilap Structr	10	2	506	81	8	1	23	31	31	291	30	158	323	23	1,518
Other Natural Uses							41						9		50
TOTAL	10,089	3,435	29,248	11,515	5,187	1,730	23,609	16,493	11,855	45,855	8,183	8,910	43,419	10,327	229,855

- 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 1992 are reflected in the 1993 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 1993, the County had 147,017 acres planned for residential sites. This represents approximately 64.0 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 6.3 percent of the County's total developable land, or 14,548 acres. Approximately 9,694 acres are planned for industrial uses while commercial-office planned uses and commercial-retail planned uses total 1,965 acres and 2,889 acres, respectively. Over 31,400 acres, or 13.7 percent, are planned for public parks and open space, and over 24,400 acres, or 10.6 percent, are planned for public facilities, governmental areas, and institutional uses. Land primarily planned for private recreation and open space (floodplain) accounts for 11,227 acres, or 4.9 percent. A total of 1,060 acres, or 0.5 percent, are planned for mixed use.

Underutilized Land Methodology

Acres of vacant and underutilized residential land and acres of vacant commercial/industrial and other nonresidential land totaled 51,554 as of January 1993, representing 22.4 percent of the County's developable land. This undeveloped acreage is the amount of land on which new development may occur. While vacant land, including vacant land in the towns of Clifton, Herndon and Vienna, is easily identified and currently totals 40,807 acres (see the "Existing Land Use" section), measuring underutilized residential land, which totals 10,747 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 1993, 41,241 acres were vacant or underutilized and planned for residential use. Vacant land planned for commercial uses totaled 964 acres, vacant land planned for industrial uses totaled 4,075 acres, and vacant land planned for other nonresidential uses totaled 5,274 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 382,917 housing units at planned buildout. Since there are currently 316,723 units in the County, 66,194 additional units may be seen at buildout. The additional units represent a 20.9 percent increase in the County's total housing stock. The majority (69.2 percent) of the planned units is expected to be single-family homes, while townhouses and multifamily units are expected to comprise 15.0 percent and 15.8 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. Among the supervisor districts, Sully has the largest number of additionally planned units, with 17,337. There are 8,956 additional units planned for the Dranesville District which has the second largest number of additionally planned units. The Braddock District has the smallest number of additionally planned units, with 1,508.

Among the planning districts, Bull Run is planned to accommodate 14,346 additional units, while Upper Potomac is planned to accommodate 10,108 additional units. These two planning districts, together with the planned units for Pohick (5,551 units) account for 45.3 percent of all planned units in the County.

Acres of Land by Planned Land Use
Supervisor District
(JANUARY 1993)

Planned Land Use		Braddock	Dranesville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Providence	Springfield 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES	
Residential	.1-.2 DU/Ac	361	3,019	159			497	44	20,986	9,398				34,464	
	.2-.5 DU/Ac	41	9,855	1,898			3,199	711	1,599	1,605	1			18,909	
	.5-1 DU/Ac	22	2,523	2,658		352	587	756	1,053	2,518	126			10,595	
	1-2 DU/Ac	1,354	5,464	1,856	757	2,314	1,135	1,384	1,293	3,924		10		19,491	
	2-3 DU/Ac	4,684	3,707	1,681	4,400	3,540	5,631	2,842	3,523	3,802		77	898	34,785	
	3-4 DU/Ac	246	927	25	3,075	897	556	1,677	95	1,254		1,000	759	10,511	
	4-5 DU/Ac	76	118	50	263	114	388	181	267	175		95	1	1,728	
	5-8 DU/Ac	225	63	70	438	286	463	522	148	1,088		46	14	3,363	
	8-12 DU/Ac	195	74	2	326	88	317	347	93	242		124	16	1,824	
	12-16 DU/Ac		38		11	179	22	110		69				429	
	16-20 DU/Ac	175	23	221	502	365	335	810	40	301		124	10	2,906	
	20+ DU/Ac	11	36	6	11	63	37	134		65			14	377	
	Mobile Home				33					82					115
	Res Planned Com	598	66	5,369	165	3			1,284	35					7,520
SUBTOTAL		7,988	25,913	13,995	9,981	8,201	13,167	9,518	30,381	24,558	127	1,476	1,712	147,017	
Commercial/ Industrial	Comm-Office	45	42	81	340	210	163	543	8	486		42	5	1,965	
	Comm-Retail	101	168	138	520	501	201	582	109	327		133	109	2,889	
	Industrial	289	65	1,902	975	561	950	640	31	3,870		325	86	9,694	
	SUBTOTAL		435	275	2,121	1,835	1,272	1,314	1,765	148	4,683		500	200	14,548
Other Non-Residential	Public Parks	1,433	4,120	2,213	2,582	753	7,247	1,329	7,199	4,299		117	142	31,434	
	Private Rec	474	1,210	406	126	271	2,453	432	2,002	1,485		79	205	9,143	
	Floodplain	152	245	90	106	75	261	252	271	540		73	19	2,084	
	Public Facility	1,546	1,976	546	1,955	752	12,164	892	920	3,470	10	99	105	24,435	
	Mixed Use			108	15	22		179		736				1,060	
SUBTOTAL		3,605	7,551	3,363	4,784	1,873	22,125	3,084	10,392	10,530	10	368	471	68,156	
TOTAL		12,028	33,739	19,479	16,600	11,346	36,606	14,367	40,921	39,771	137	2,344	2,383	229,721	

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

Acres of Land by Planned Land Use
Planning District
(JANUARY 1993)

Planned Land Use	Annan-dale	Baileys	Bull Run	Fairfax	Jeffer-son	Lincol-nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring-field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES	
Residential	.1-.2 DU/Ac		9,333	416	2		57			21,430			3,226		34,464	
	.2-.5 DU/Ac		11	1,484			3,028	1,418	1	1,811			10,843	313	18,909	
	.5-1 DU/Ac	302		141	1,415	66	278	485		1,491			5,757	660	10,595	
	1-2 DU/Ac	1,453	209	3,241	737	452	611	830	5,352	2,156	272	648	1,745	1,785	19,491	
	2-3 DU/Ac	4,145	1,851	2,673	1,832	914	81	108	2,716	5,402	4,803	2,548	1,895	3,082	34,785	
	3-4 DU/Ac	301	30	837	411	1,494	114		877	663	151	1,941	1,023	1,427	1,242	10,511
	4-5 DU/Ac	35	54	152	69	26	25	109	118	173	310	85	285	165	122	1,728
	5-8 DU/Ac	71	24	961	383	109	220	238	63	325	331	257	81	143	157	3,363
	8-12 DU/Ac	149	27	242	52	104	4	152	46	362	172	5	134	152	223	1,824
	12-16 DU/Ac	78	70	51	22	99	31	22	44	6		5		1		429
	16-20 DU/Ac	173	237	271	396	320	82	38	144	733	40	27	39	309	97	2,906
	20+ DU/Ac	17	57	65		74			96	48				6	14	377
	Mobile Home			82						33						115
Res Planned Com					3					1,289		758	5,470		7,520	
SUBTOTAL	6,724	2,559	18,060	7,217	3,663	1,168	4,860	11,359	7,746	33,984	5,140	4,863	32,326	7,348	147,017	
Commercial/ Industrial	Comm-Office	114	77	306	292	236	33	41	131	166	16	183	113	176	81	1,965
	Comm-Retail	182	225	151	203	154	96	69	393	322	149	38	295	244	368	2,889
	Industrial	556	12	2,818	25	97	175	604	531	3	108	37	1,309	3,182	237	9,694
	SUBTOTAL	852	314	3,275	520	487	304	714	1,055	491	273	258	1,717	3,602	686	14,548
Other Non- Residential	Public Parks	1,327	156	2,850	1,721	305	130	5,822	1,911	1,238	7,620	2,086	610	4,671	987	31,434
	Private Rec	197	140	942	385	49	25	418	278	1,757	2,450	36	220	1,658	588	9,143
	Floodplain	170	17	448	232	30	27	172	150	37	274	7	152	256	112	2,084
	Public Facility	814	211	3,253	1,107	506	77	11,638	1,724	549	1,239	648	1,338	795	536	24,435
	Mixed Use		22	411	328	111				7			8	123	50	1,060
SUBTOTAL	2,508	546	7,904	3,773	1,001	259	18,050	4,063	3,588	11,583	2,777	2,328	7,503	2,273	68,156	
TOTAL	10,084	3,419	29,239	11,510	5,151	1,731	23,624	16,477	11,825	45,840	8,175	8,908	43,431	10,307	229,721	

- 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 1993)

Planned Land Use		Braddock	Dranesville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Providence	Springfield 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES	
Residential	.1-.2 DU/Ac	252	1,323	21			378	12	7,470	6,112				15,568	
	.2-.5 DU/Ac	7	2,929	637			2,273	177	667	383				7,073	
	.5-1 DU/Ac	5	834	970		33	291	330	164	762	69			3,458	
	1-2 DU/Ac	116	1,659	298	141	247	665	189	262	1,788		1		5,366	
	2-3 DU/Ac	327	510	554	760	352	779	600	357	596		15	51	4,901	
	3-4 DU/Ac	28	102	1	961	68	106	360	7	444		208	29	2,314	
	4-5 DU/Ac	10	24		144	38	200	87	54	1		28		586	
	5-8 DU/Ac	5	13	28	149	47	89	150	21	382				884	
	8-12 DU/Ac	6	1		67	12	83	41	1	18		23		252	
	12-16 DU/Ac		4		1			7		18				30	
	16-20 DU/Ac	2	1		13	18	32	57		121		19		263	
	20+ DU/Ac		8			1		36		36				81	
	Mobile Home					2									2
	Res Planned Com			9	371	3				80					463
SUBTOTAL		758	7,417	2,880	2,241	816	4,896	2,046	9,083	10,661	69	294	80	41,241	
Commercial/ Industrial	Comm-Office	2	4	64	168	27	53	99		230		14		661	
	Comm-Retail	1	2	4	24	19	68	136		27		22		303	
	Industrial	30	1	959	328	40	252	75	6	2,256		111	17	4,075	
	SUBTOTAL	33	7	1,027	520	86	373	310	6	2,513		147	17	5,039	
Other Non-Residential	Public Parks	16	241	133	235	68	668	105	97	514		4		2,081	
	Private Rec		294	32	37	3	455	25	310	197			2	1,355	
	Floodplain	10	107	31	69	31	148	60	172	187				815	
	Public Facility	4	70	20	95	9	78	7	6	156	1	1	2	449	
	Mixed Use			59		8		36		471				574	
	SUBTOTAL	30	712	275	436	119	1,349	233	585	1,525	1	5	4	5,274	
TOTAL		821	8,136	4,182	3,197	1,021	6,618	2,589	9,674	14,699	70	446	101	51,554	

- 1/ Excludes land in the Town of Herndon.
2/ Excludes land in the Town of Vienna.
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 1993)

Planned Land Use	Annandale	Baileys	Bull Run	Fairfax	Jefferson	Lincolnia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Springfield	Upper2/ Potomac	Vienna 3/	TOTAL ACRES	
Residential	.1-.2 DU/Ac			6,097	270		25			7,827			1,349		15,568	
	.2-.5 DU/Ac			5	274		2,186	430	1	760			3,409	8	7,073	
	.5-1 DU/Ac	22		47	394	13	166	85		358			2,182	191	3,458	
	1-2 DU/Ac	160	19	1,582	135	18	93	506	1,637	347	44	199	343	283	5,366	
	2-3 DU/Ac	217	155	404	241	166	79	11	305	672	615	467	267	839	463	4,901
	3-4 DU/Ac	32	14	377	129	71	9		52	88	9	590	388	320	235	2,314
	4-5 DU/Ac	8	22	1	20	2	8	61	24	96	64	25	162	28	65	586
	5-8 DU/Ac	1	3	337	92	77	42	32	13	71	25	95	40	7	49	884
	8-12 DU/Ac	6	8	18	6	4	1	73	1	50	2	3	24	23	33	252
	12-16 DU/Ac				18	7			3	1				1		30
	16-20 DU/Ac	2	17	108	29	9		27	6	16			2	19	28	263
	20+ DU/Ac		1	36		36			8							81
	Mobile Home									2						2
	Res Planned Com										15		68	380		463
SUBTOTAL	448	239	9,012	1,608	403	232	3,087	2,564	997	10,022	1,224	1,150	8,900	1,355	41,241	
Commercial/Industrial	Comm-Office	15	4	148	116	41	6	33	10	29	105	54	93	7	661	
	Comm-Retail	5	11	25	8	12	1	39	97	27	1	4	21	29	303	
	Industrial	39	1	1,778	7		9	198	71		19	16	372	1,543	22	4,075
	SUBTOTAL	59	16	1,951	131	53	16	270	178	56	20	125	447	1,665	52	5,039
Other Non-Residential	Public Parks	42	4	380	176	1	26	481	125	74	108	154	192	249	69	2,081
	Private Rec	2	1	135	65			393	11	81	310	7	11	296	43	1,355
	Floodplain	13	2	155	63	6	26	102	74	9	178	7	93	63	24	815
	Public Facility	10	1	136	21	3	2	49	50	33	5	9	84	42	4	449
	Mixed Use		8	194	270	12								74	16	574
	SUBTOTAL	67	16	1,000	595	22	54	1,025	260	197	601	177	380	724	156	5,274
TOTAL	574	271	11,963	2,334	478	302	4,382	3,002	1,250	10,643	1,526	1,977	11,289	1,563	51,554	

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 1993)

Supervisor District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Braddock	19,720	6,414	4,608	30,742	1,355	96	57	1,508	21,075	6,510	4,665	32,250
Oranestville 1/	26,100	4,279	2,776	33,155	7,882	277	797	8,956	33,982	4,556	3,573	42,111
Hunter Mill 2/	17,942	8,944	8,536	35,422	3,854	452	787	5,093	21,796	9,396	9,323	40,515
Lee	16,577	10,512	9,559	36,648	6,494	1,742	572	8,808	23,071	12,254	10,131	45,456
Mason	16,181	4,645	15,947	36,773	2,039	450	399	2,888	18,220	5,095	16,346	39,661
Mount Vernon	15,766	6,960	9,426	32,152	6,241	1,564	1,012	8,817	22,007	8,524	10,438	40,969
Providence	13,448	8,674	17,453	39,575	4,049	1,800	2,633	8,482	17,497	10,474	20,086	48,057
Springfield 3/	20,367	9,601	1,822	31,790	4,061	240	4	4,305	24,428	9,841	1,826	36,095
Sully	21,358	12,123	6,985	40,466	9,812	3,326	4,199	17,337	31,170	15,449	11,184	57,803
TOTAL	167,459	72,152	77,112	316,723	45,787	9,947	10,460	66,194	213,246	82,099	87,572	382,917

Housing Units at Planned Buildout
Towns
(January 1993)

Town	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Town of Clifton	68			68	76			76	144			144
Town of Herndon	2,594	1,745	1,552	5,891	908	119	441	1,468	3,502	1,864	1,993	7,359
Town of Vienna	4,515	424	524	5,463	257	1		258	4,772	425	524	5,721
TOTAL	7,177	2,169	2,076	11,422	1,241	120	441	1,802	8,418	2,289	2,517	13,224

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

Housing Units at Planned Buildout
 Planning District
 (JANUARY 1993)

Planning District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Annandale	15,751	3,374	5,951	25,076	1,092	58	64	1,214	16,843	3,432	6,015	26,290
Baileys	5,057	842	10,853	16,752	644	111	364	1,119	5,701	953	11,217	17,871
Bull Run	13,876	10,270	5,474	29,620	7,756	2,962	3,628	14,346	21,632	13,232	9,102	43,966
Fairfax	8,397	3,051	7,132	18,580	1,998	846	890	3,734	10,395	3,897	8,022	22,314
Jefferson	8,393	2,352	7,534	18,279	868	533	1,602	3,003	9,261	2,885	9,136	21,282
Lincolnia	1,477	1,820	2,267	5,564	568	295	3	866	2,045	2,115	2,270	6,430
Lower Potomac	1,391	1,770	1,437	4,598	2,660	782	845	4,287	4,051	2,552	2,282	8,885
McLean	16,145	1,867	5,795	23,807	4,172	157	438	4,767	20,317	2,024	6,233	28,574
Mount Vernon	16,229	5,759	13,835	35,823	2,679	981	597	4,257	18,908	6,740	14,432	40,080
Pohick 1/	26,367	14,664	1,448	42,479	5,241	303	7	5,551	31,608	14,967	1,455	48,030
Rose Hill	7,727	4,415	2,986	15,128	3,931	704	20	4,655	11,658	5,119	3,006	19,783
Springfield	8,081	5,259	1,549	14,889	2,757	839	122	3,718	10,838	6,098	1,671	18,607
Upper Potomac 2/	25,803	12,498	8,773	47,074	8,433	445	1,230	10,108	34,236	12,943	10,003	57,182
Vienna 3/	12,765	4,211	2,078	19,054	2,988	931	650	4,569	15,753	5,142	2,728	23,623
TOTAL	167,459	72,152	77,112	316,723	45,787	9,947	10,460	66,194	213,246	82,099	87,572	382,917

- 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 1993)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	5,394	461	283	6,138	1,410	39		1,449	6,804	500	283	7,587
A2	15	231		246				0	15	231		246
A3	207	564		771	223	1	10	234	430	565	10	1,005
B1	833	370	250	1,453	157	2	2	161	990	372	252	1,614
B2	3,744	1,325	274	5,343	932	154	477	1,563	4,676	1,479	751	6,906
B3	567			567	248			248	815			815
B5 1/	2,594	1,746	1,552	5,892	908	119	441	1,468	3,502	1,865	1,993	7,360
C1	843			843	408			408	1,251			1,251
C2	996	1		997	537			537	1,533	1		1,534
D1	2,370	2		2,372	1,115			1,115	3,485	2		3,487
D2	1,699	2,512	3,628	7,839	950	9	189	1,148	2,649	2,521	3,817	8,987
D3 2/	16,144	4,817	4,682	25,643	3,320	436	113	3,869	19,464	5,253	4,795	29,512
E1	1,937	554	3,547	6,038	782	4	92	878	2,719	558	3,639	6,916
E2	477			477	614			614	1,091			1,091
F	1,798	324	500	2,622	365	50	39	454	2,163	374	539	3,076
G1	7,598	1,860	2,725	12,183	1,144	103	388	1,635	8,742	1,963	3,113	13,818
G2	910		240	1,150	268			268	1,178		240	1,418
G3	659	35		694	282			282	941	35		976
G4	336			336	48			48	384			384
H1	1,183	337	4,208	5,728	238	67	77	382	1,421	404	4,285	6,110
H2			3,282	3,282			198	198			3,480	3,480
H3	152			152	19			19	171			171
I1	13,385	2,209	8,654	24,248	1,513	598	1,461	3,572	14,898	2,807	10,115	27,820
I2	1,189	36		1,225	194	4	84	282	1,383	40	84	1,507
I3	9,440	5,301	3,574	18,315	1,431	922	62	2,415	10,871	6,223	3,636	20,730
I4	45			45	24			24	69			69
I5	236	35		271	70	6		76	306	41		347

(CONTINUED)

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

Housing Units at Planned Buildout
Sewershed
(JANUARY 1993)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
J1	3,670	1,466	2,916	8,052	683	44	50	777	4,353	1,510	2,966	8,829
J2	923	112	2,167	3,202	80	66	1	147	1,003	178	2,168	3,349
J3	1,117	352	496	1,965	220	7	9	236	1,337	359	505	2,201
J4	726	25	1,454	2,205	76	17	7	100	802	42	1,461	2,305
K	9,270	2,415	4,732	16,417	1,459	689	235	2,383	10,729	3,104	4,967	18,800
L	6,308	4,483	5,012	15,803	3,514	293	300	4,107	9,822	4,776	5,312	19,910
M0	1,066	123	921	2,110	151	2	3	156	1,217	125	924	2,266
M1	588	1,548	1,855	3,991	463	137	315	915	1,051	1,685	2,170	4,906
M2 2/	10,851	4,926	8,055	23,832	1,780	593	758	3,131	12,631	5,519	8,813	26,963
M3	6,111	229		6,340	221		14	235	6,332	229	14	6,575
M4	4,826	1,792	1,163	7,781	533	120	9	662	5,359	1,912	1,172	8,443
M5	1,337	1,354		2,691	356	58		414	1,693	1,412		3,105
M6	1,373	2,313		3,686	1,768	526	75	2,369	3,141	2,839	75	6,055
M7	30	2	194	226				0	30	2	194	226
M8	21			21	237	191		428	258	191		449
M9	279	618	1,476	2,373	165	628	294	1,087	444	1,246	1,770	3,460
N1	18,554	14,474	2,691	35,719	2,374	922	785	4,081	20,928	15,396	3,476	39,800
N2	3,116	1,773		4,889	1,084	79		1,163	4,200	1,852		6,052
O1	424	2		426	1,288			1,288	1,712	2		1,714
P	109	2		111	634			634	743	2		745
P1	72			72	164		63	227	236		63	299
P2	176			176	9			9	185			185
P3	636			636	379			379	1,015			1,015
Q1	2,064			2,064	842	4	4	850	2,906	4	4	2,914
R1	2,517	4		2,521	790			790	3,307	4		3,311
R2	239			239	28			28	267			267
R3 3/	68			68	76			76	144			144

(CONTINUED)

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

Housing Units at Planned Buildout
Sewershed
(JANUARY 1993)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
R4	220			220	151			151	371			371
S1	2,767	3,048	1,248	7,063	3,428	211	358	3,997	6,195	3,259	1,606	11,060
S2	210			210	270			270	480			480
T1	1,528			1,528	175			175	1,703			1,703
T2	3,343	2,178	229	5,750	1,432	26	30	1,488	4,775	2,204	259	7,238
T3	3,273	2,044		5,317	765			765	4,038	2,044		6,082
T4	2,397	1,334	2,793	6,524	263	658	881	1,802	2,660	1,992	3,674	8,326
T5	1,966	2,320	2,095	6,381	1,400	1,275	2,636	5,311	3,366	3,595	4,731	11,692
T6	54			54	500			500	554			554
T7	479	495	216	1,190	829	887		1,716	1,308	1,382	216	2,906
TOTAL	167,459	72,152	77,112	316,723	45,787	9,947	10,460	66,194	213,246	82,099	87,572	382,917

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

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

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	402	74		476	64	3		67	466	77		543
	151.02	409	2	103	514	40	59	9	108	449	61	112	622
	151.03	307			307	50			50	357			357
	CENSUS TOTAL	1,118	76	103	1,297	154	62	9	225	1,272	138	112	1,522
152	152.01	198	133		331	37	19		56	235	152		387
	152.02	19	20	1,454	1,493	5		7	12	24	20	1,461	1,505
	152.03	117			117	20			20	137			137
	152.04					1			1	1			1
	CENSUS TOTAL	334	153	1,454	1,941	63	19	7	89	397	172	1,461	2,030
153	153.01	224	58		282	100	5		105	324	63		387
	153.02	261	204	147	612	24			24	285	204	147	636
	153.03	180	291		471	5			5	185	291		476
	153.04	100			100	1			1	101			101
	CENSUS TOTAL	765	553	147	1,465	130	5		135	895	558	147	1,600
154	154.01	715	156	1,556	2,427	100	30		130	815	186	1,556	2,557
	154.02	407			407	41			41	448			448
	154.03	122	134	55	311	15	126		141	137	260	55	452
	CENSUS TOTAL	1,244	290	1,611	3,145	156	156		312	1,400	446	1,611	3,457
155	155.01	433	400	339	1,172	104	200		304	537	600	339	1,476
	155.02	688			688	16			16	704			704
	155.03	266			266	38			38	304			304
	155.04	90			90	6			6	96			96
	CENSUS TOTAL	1,477	400	339	2,216	164	200		364	1,641	600	339	2,580
156	156.01	541			541	34			34	575			575
	156.02	76			76	4			4	80			80
	156.03	292	2		294	73			73	365	2		367
	156.04	117			117	277			277	394			394
	CENSUS TOTAL	1,026	2		1,028	388			388	1,414	2		1,416
157	157.01	432			432	17			17	449			449

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
157	157.02	748			748	34			34	782			782
	157.03	191	2		193	5			5	196	2		198
	CENSUS TOTAL	1,371	2		1,373	56			56	1,427	2		1,429
158	158.01	668			668	99			99	767			767
	158.02	513			513	74	1		75	587	1		588
	158.03	461			461	82			82	543			543
	CENSUS TOTAL	1,642			1,642	255	1		256	1,897	1		1,898
159	159.01	843			843	109			109	952			952
	159.02	183	5		188	88			88	271	5		276
	159.03												
	159.04	114			114	42			42	156			156
	CENSUS TOTAL	1,140	5		1,145	239			239	1,379	5		1,384
160	160.01	113	2	169	284	130		51	181	243	2	220	465
	160.02	602	151	242	995	27	78	33	138	629	229	275	1,133
	160.03	293			293	36			36	329			329
	CENSUS TOTAL	1,008	153	411	1,572	193	78	84	355	1,201	231	495	1,927
161	161.01	141		45	186	121		43	164	262		88	350
	161.02	97			97	11			11	108			108
	161.03	621			621	106			106	727			727
	161.04	460			460	174			174	634			634
	CENSUS TOTAL	1,319		45	1,364	412		43	455	1,731		88	1,819
162	162.01												
	162.02												
	CENSUS TOTAL												
163	163.01	244			244	856			856	1,100			1,100
	163.02	458	4		462	887			887	1,345	4		1,349
	CENSUS TOTAL	702	4		706	1,743			1,743	2,445	4		2,449
201	201.01	436			436	1			1	437			437
	201.02	466	140		606	114	6	6	126	580	146	6	732

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
201	CENSUS TOTAL	902	140		1,042	115	6	6	127	1,017	146	6	1,169
202	202.01	473	719		1,192	170	51	1	222	643	770	1	1,414
	202.02	515	309		824	44	499		543	559	808		1,367
	CENSUS TOTAL	988	1,028		2,016	214	550	1	765	1,202	1,578	1	2,781
203	203.01	637			637	45			45	682			682
	203.02	379	286		665	145			145	524	286		810
	203.03	242			242	7			7	249			249
	203.04	209	80		289	131			131	340	80		420
	CENSUS TOTAL	1,467	366		1,833	328			328	1,795	366		2,161
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	82	443	2,591	3,116	1	14	20	35	83	457	2,611	3,151
	205.02	171	8		179	7			7	178	8		186
	CENSUS TOTAL	253	451	2,591	3,295	8	14	20	42	261	465	2,611	3,337
206	206.01	60	120		180	4			4	64	120		184
	206.02		360	67	427			2	2		360	69	429
	206.03	322	145	556	1,023	116	21	20	157	438	166	576	1,180
	CENSUS TOTAL	382	625	623	1,630	120	21	22	163	502	646	645	1,793
207	207.01	625			625	42			42	667			667
	207.02	129			129	70			70	199			199
	207.03	548			548	53			53	601			601
	CENSUS TOTAL	1,302			1,302	165			165	1,467			1,467
208	208.01	335			335	48			48	383			383
	208.02	265			265	31			31	296			296
	208.03	481	73		554	84			84	565	73		638
	CENSUS TOTAL	1,081	73		1,154	163			163	1,244	73		1,317
210	210.01	272			272	47	7	4	58	319	7	4	330
	210.02	63	530		593	8	153	91	252	71	683	91	845
	210.03	178	64		242	65	247		312	243	311		554

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
210	210.04	287			287	2			2	289			289
	CENSUS TOTAL	800	594		1,394	122	407	95	624	922	1,001	95	2,018
211	211.01	453	1,465		1,918	1,445	57		1,502	1,898	1,522		3,420
	211.02	284	333	454	1,071	1,298	51		1,349	1,582	384	454	2,420
	211.03	13	182		195	202	191		393	215	373		588
	CENSUS TOTAL	750	1,980	454	3,184	2,945	299		3,244	3,695	2,279	454	6,428
212	212.01	691			691	2			2	693			693
	CENSUS TOTAL	691			691	2			2	693			693
213	213.01	913	355		1,268	101			101	1,014	355		1,369
	213.02	42	62		104	9			9	51	62		113
	CENSUS TOTAL	955	417		1,372	110			110	1,065	417		1,482
214	214.01	198	2	727	927	38	4		42	236	6	727	969
	214.02	286	32	1,186	1,504	39	71	40	150	325	103	1,226	1,654
	CENSUS TOTAL	484	34	1,913	2,431	77	75	40	192	561	109	1,953	2,623
215	215.01	1,181		801	1,982	145	252	123	520	1,326	252	924	2,502
	CENSUS TOTAL	1,181		801	1,982	145	252	123	520	1,326	252	924	2,502
216	216.01	95	1,003	323	1,421	10	9		19	105	1,012	323	1,440
	216.02	86	112	340	538	4	11	44	59	90	123	384	597
	CENSUS TOTAL	181	1,115	663	1,959	14	20	44	78	195	1,135	707	2,037
217	217.01	1,082	941	657	2,680	21	44	49	114	1,103	985	706	2,794
	CENSUS TOTAL	1,082	941	657	2,680	21	44	49	114	1,103	985	706	2,794
218	218.01	197	686	1,189	2,072	64	25	152	241	261	711	1,341	2,313
	CENSUS TOTAL	197	686	1,189	2,072	64	25	152	241	261	711	1,341	2,313
219	219.01												
	CENSUS TOTAL												
220	220.01	1			1					1			1
	220.02	1			1					1			1
	220.03	270	203		473	14	27		41	284	230		514
	220.04	10			10		53		53	10	53		63

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
220	220.05	30	2	194	226					30	2	194	226
	CENSUS TOTAL	312	205	194	711	14	80		94	326	285	194	805
221	221.01	205	636	990	1,831	44	110		154	249	746	990	1,985
	221.02	1			1	16			16	17			17
	221.03	88	42		130	193		492	685	281	42	492	815
	221.04	32	870		902	20	425	353	798	52	1,295	353	1,700
	221.05	14	13	253	280	366	167		533	380	180	253	813
	221.06	39			39	264			264	303			303
	CENSUS TOTAL	379	1,561	1,243	3,183	903	702	845	2,450	1,282	2,263	2,088	5,633
222	222.01												
	CENSUS TOTAL												
223	223.01	366	390	1,386	2,142	542	19	19	580	908	409	1,405	2,722
	CENSUS TOTAL	366	390	1,386	2,142	542	19	19	580	908	409	1,405	2,722
224	224.01	268	1,664	1,146	3,078	1,090	84		1,174	1,358	1,748	1,146	4,252
	224.02	325	144		469	19			19	344	144		488
	CENSUS TOTAL	593	1,808	1,146	3,547	1,109	84		1,193	1,702	1,892	1,146	4,740
301	301.01	465			465	32			32	497			497
	301.02	1,056			1,056	61			61	1,117			1,117
	301.03	317	652		969	72	16		88	389	668		1,057
	CENSUS TOTAL	1,838	652		2,490	165	16		181	2,003	668		2,671
302	302.01	2,410	1,416		3,826	166	28		194	2,576	1,444		4,020
	CENSUS TOTAL	2,410	1,416		3,826	166	28		194	2,576	1,444		4,020
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	567			567	9			9	576			576
	CENSUS TOTAL	567			567	9			9	576			576
306	306.01	279	106	166	551	18		12	30	297	106	178	581
	306.02	350			350	1			1	351			351

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
306	306.03	257		220	477	1			1	258		220	478
	306.04	435			435	2			2	437			437
	CENSUS TOTAL	1,321	106	386	1,813	22		12	34	1,343	106	398	1,847
307	307.01	217			217	2	12		14	219	12		231
	307.02	338			338	1			1	339			339
	307.03	373			373	7			7	380			380
	CENSUS TOTAL	928			928	10	12		22	938	12		950
308	308.01	1,351	1,153	822	3,326	2			2	1,353	1,153	822	3,328
	CENSUS TOTAL	1,351	1,153	822	3,326	2			2	1,353	1,153	822	3,328
309	309.01	841	1,183	242	2,266	259	39		298	1,100	1,222	242	2,564
	CENSUS TOTAL	841	1,183	242	2,266	259	39		298	1,100	1,222	242	2,564
310	310.01	749	1,555		2,304	47	16		63	796	1,571		2,367
	CENSUS TOTAL	749	1,555		2,304	47	16		63	796	1,571		2,367
313	313.01	1,091	293		1,384	54			54	1,145	293		1,438
	CENSUS TOTAL	1,091	293		1,384	54			54	1,145	293		1,438
314	314.01	776	484		1,260	26	44		70	802	528		1,330
	CENSUS TOTAL	776	484		1,260	26	44		70	802	528		1,330
315	315.01	1,154	836		1,990	120			120	1,274	836		2,110
	CENSUS TOTAL	1,154	836		1,990	120			120	1,274	836		2,110
316	316.01	337	96	242	675	602	155	9	766	939	251	251	1,441
	316.02	553	205	99	857	66	11		77	619	216	99	934
	316.03	3			3					3			3
	CENSUS TOTAL	893	301	341	1,535	668	166	9	843	1,561	467	350	2,378
318	318.01	796	1,613		2,409	107	11	3	121	903	1,624	3	2,530
	CENSUS TOTAL	796	1,613		2,409	107	11	3	121	903	1,624	3	2,530
319	319.01	1,048	1		1,049	6			6	1,054	1		1,055
	CENSUS TOTAL	1,048	1		1,049	6			6	1,054	1		1,055
320	320.01	492	617		1,109	5	2		7	497	619		1,116
	CENSUS TOTAL	492	617		1,109	5	2		7	497	619		1,116

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
321	321.01	501	495	448	1,444	23	6		29	524	501	448	1,473
	CENSUS TOTAL	501	495	448	1,444	23	6		29	524	501	448	1,473
322	322.01	560	1,423	580	2,563	39	5		44	599	1,428	580	2,607
	CENSUS TOTAL	560	1,423	580	2,563	39	5		44	599	1,428	580	2,607
323	323.01	700	410		1,110	9			9	709	410		1,119
	323.02	266	73	100	439	185			185	451	73	100	624
	CENSUS TOTAL	966	483	100	1,549	194			194	1,160	483	100	1,743
324	324.01	2,096	482		2,578	95	5		100	2,191	487		2,678
	CENSUS TOTAL	2,096	482		2,578	95	5		100	2,191	487		2,678
325	325.01	1,326	404		1,730	193			193	1,519	404		1,923
	CENSUS TOTAL	1,326	404		1,730	193			193	1,519	404		1,923
326	326.01	1,081	396		1,477	227			227	1,308	396		1,704
	CENSUS TOTAL	1,081	396		1,477	227			227	1,308	396		1,704
327	327.01	1,040	1,388	78	2,506	185	48		233	1,225	1,436	78	2,739
	CENSUS TOTAL	1,040	1,388	78	2,506	185	48		233	1,225	1,436	78	2,739
328	328.01	264	482		746	51			51	315	482		797
	CENSUS TOTAL	264	482		746	51			51	315	482		797
401	401.01	251	150	300	701	67			67	318	150	300	768
	401.02	1,020			1,020	107			107	1,127			1,127
	401.03	439	161	387	987	78			78	517	161	387	1,065
	CENSUS TOTAL	1,710	311	687	2,708	252			252	1,962	311	687	2,960
402	402.01	1		296	297			330	330	1		626	627
	402.02	415	579	1,086	2,080	33	30	2	65	448	609	1,088	2,145
	402.03												
	402.04	131			131	90			90	221			221
	CENSUS TOTAL	547	579	1,382	2,508	123	30	332	485	670	609	1,714	2,993
403	403.01	471			471	30		18	48	501		18	519
	403.02	447			447	61			61	508			508
	CENSUS TOTAL	918			918	91		18	109	1,009		18	1,027

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
405	405.01	64	70		134	36			36	100	70		170
	405.02	429			429	43			43	472			472
	405.03	1,569			1,569	161		14	175	1,730		14	1,744
	405.04												
	CENSUS TOTAL	2,062	70		2,132	240		14	254	2,302	70	14	2,386
406	406.01	941			941	193			193	1,134			1,134
	CENSUS TOTAL	941			941	193			193	1,134			1,134
407	407.01	1,656	137		1,793	31			31	1,687	137		1,824
	407.02	968			968	45			45	1,013			1,013
	CENSUS TOTAL	2,624	137		2,761	76			76	2,700	137		2,837
408	408.01	696	35	120	851	39			39	735	35	120	890
	408.02	96			96	7			7	103			103
	408.03	437			437	35			35	472			472
	408.04	653			653	177			177	830			830
	408.05												
	CENSUS TOTAL	1,882	35	120	2,037	258			258	2,140	35	120	2,295
501	501.01	93	348	1,032	1,473	2	488		490	95	836	1,032	1,963
	501.02	203		150	353	3			3	206		150	356
	501.03	350		64	414	7	1		8	357	1	64	422
	CENSUS TOTAL	646	348	1,246	2,240	12	489		501	658	837	1,246	2,741
502	502.01		512		512						512		512
	502.02	243			243	1			1	244			244
	502.03	150		25	175	27	2		29	177	2	25	204
	502.04	391			391	25			25	416			416
	CENSUS TOTAL	784	512	25	1,321	53	2		55	837	514	25	1,376
503	503.01	304			304	13			13	317			317
	503.02	293			293	1			1	294			294
	503.03	193	101	556	850	89	6		95	282	107	556	945
	503.04	226			226	40			40	266			266

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

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	1,016	101	556	1,673	143	6		149	1,159	107	556	1,822
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	8			8	311			311
	505.03	224			224	2			2	226			226
	CENSUS TOTAL	887			887	12			12	899			899
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	257			257	20			20	277			277
	506.06	375			375	15			15	390			390
	506.07	173	2		175	16			16	189	2		191
	CENSUS TOTAL	1,873	100	1,190	3,163	135	9	8	152	2,008	109	1,198	3,315
507	507.01	517	445		962	51			51	568	445		1,013
	507.02	293	2	1,142	1,437	69			69	362	2	1,142	1,506
	CENSUS TOTAL	810	447	1,142	2,399	120			120	930	447	1,142	2,519
508	508.01	292			292	31			31	323			323
	508.02	437			437	25			25	462			462
	508.03	221		184	405	58			58	279		184	463
	CENSUS TOTAL	950		184	1,134	114			114	1,064		184	1,248
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	17			17	507			507

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
510	CENSUS TOTAL	900			900	18			18	918			918
511	511.01	360			360	11			11	371			371
	511.02	452			452	6			6	458			458
	CENSUS TOTAL	812			812	17			17	829			829
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	405	25		430	70			70	475	25		500
	513.02	303	16	108	427	6		16	22	309	16	124	449
	CENSUS TOTAL	708	41	108	857	76		16	92	784	41	124	949
514	514.01			204	204							204	204
	514.02			724	724	2			2	2		724	726
	514.03		84	225	309	1	14		15	1	98	225	324
	CENSUS TOTAL		84	1,153	1,237	3	14		17	3	98	1,153	1,254
515	515.01	48	36	898	982	4			4	52	36	898	986
	515.02	323	119	829	1,271	56	14	61	131	379	133	890	1,402
	515.03	249	186	332	767	71	32		103	320	218	332	870
	515.04	63	30	888	981	23		16	39	86	30	904	1,020
	CENSUS TOTAL	683	371	2,947	4,001	154	46	77	277	837	417	3,024	4,278
516	516.01	12		819	831	1		44	45	13		863	876
	516.02	80			80	1			1	81			81
	516.03	99	36	656	791					99	36	656	791
	516.04	166		444	610	29			29	195		444	639
	516.05	215		196	411	11			11	226		196	422
	CENSUS TOTAL	572	36	2,115	2,723	42		44	86	614	36	2,159	2,809
518	518.01	418	48		466	10			10	428	48		476
	518.02	173			173	64			64	237			237
	518.03	425		1	426	78			78	503		1	504

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
518	CENSUS TOTAL	1,016	48	1	1,065	152			152	1,168	48	1	1,217
519	519.01	440	1,244	525	2,209	144	29		173	584	1,273	525	2,382
	CENSUS TOTAL	440	1,244	525	2,209	144	29		173	584	1,273	525	2,382
520	520.01	514	354	246	1,114	105			105	619	354	246	1,219
	CENSUS TOTAL	514	354	246	1,114	105			105	619	354	246	1,219
521	521.01	119			119	7			7	126			126
	521.02	376	334	219	929	33	12		45	409	346	219	974
	521.03	314	230		544	44	7		51	358	237		595
	521.04	293	326		619	25			25	318	326		644
	521.05	255	131		386	31	6	6	43	286	137	6	429
	CENSUS TOTAL	1,357	1,021	219	2,597	140	25	6	171	1,497	1,046	225	2,768
522	522.01	221	336	879	1,436	14			14	235	336	879	1,450
	522.02	383			383	14			14	397			397
	522.03	352			352	2			2	354			354
	CENSUS TOTAL	956	336	879	2,171	30			30	986	336	879	2,201
523	523.01	1	389	2,749	3,139	3	24	40	67	4	413	2,789	3,206
	CENSUS TOTAL	1	389	2,749	3,139	3	24	40	67	4	413	2,789	3,206
524	524.01	507			507	1			1	508			508
	524.02	345			345					345			345
	524.03	284			284	1			1	285			285
	524.04	326		412	738	9			9	335		412	747
	524.05	143	327		470	61	9		70	204	336		540
	CENSUS TOTAL	1,605	327	412	2,344	72	9		81	1,677	336	412	2,425
525	525.01	286			286					286			286
	525.02	384	2		386	54			54	438	2		440
	525.03	336	10		346	23			23	359	10		369
	525.04	258	223	1,065	1,546	202	35	3	240	460	258	1,068	1,786
	CENSUS TOTAL	1,264	235	1,065	2,564	279	35	3	317	1,543	270	1,068	2,881
526	526.01	366		366	732					366		366	732

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
526	526.02	2	148	311	461	199	135		334	201	283	311	795
	526.03	75	195		270		96		96	75	291		366
	CENSUS TOTAL	443	343	677	1,463	199	231		430	642	574	677	1,893
527	527.01	282	262	1,157	1,701	118	51	29	198	400	313	1,186	1,899
	CENSUS TOTAL	282	262	1,157	1,701	118	51	29	198	400	313	1,186	1,899
528	528.01	349		3,372	3,721	42		198	240	391		3,570	3,961
	CENSUS TOTAL	349		3,372	3,721	42		198	240	391		3,570	3,961
601	601.01	339			339	32			32	371			371
	601.02	650			650	73			73	723			723
	601.03	260			260	170			170	430			430
	CENSUS TOTAL	1,249			1,249	275			275	1,524			1,524
602	602.01	458			458	72			72	530			530
	602.02	62			62	70			70	132			132
	602.03	641			641	44			44	685			685
	CENSUS TOTAL	1,161			1,161	186			186	1,347			1,347
603	603.01	239			239	146			146	385			385
	603.02	650			650	105			105	755			755
	CENSUS TOTAL	889			889	251			251	1,140			1,140
604	604.01	236			236	88			88	324			324
	604.02	414	102	491	1,007	51	181		232	465	283	491	1,239
	604.03	149			149	56			56	205			205
	CENSUS TOTAL	799	102	491	1,392	195	181		376	994	283	491	1,768
605	605.01	493	68		561	322	2		324	815	70		885
	605.02	236	238	13	487	191	136	2	329	427	374	15	816
	605.03	292	1		293	82			82	374	1		375
	605.04	67	142		209	36	5		41	103	147		250
	605.05	208	279		487	355	31		386	563	310		873
	CENSUS TOTAL	1,296	728	13	2,037	986	174	2	1,162	2,282	902	15	3,199
606	606.01	147			147	31			31	178			178

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
606	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	2,173	196	303	2,672	112	1		113	2,285	197	303	2,785
	CENSUS TOTAL	2,173	196	303	2,672	112	1		113	2,285	197	303	2,785
608 /1	608.01	864	63	185	1,112	60			60	924	63	185	1,172
	CENSUS TOTAL	864	63	185	1,112	60			60	924	63	185	1,172
609 /1	609.01	771	84		855	42			42	813	84		897
	CENSUS TOTAL	771	84		855	42			42	813	84		897
610 /1	610.01	707	81	36	824	43			43	750	81	36	867
	CENSUS TOTAL	707	81	36	824	43			43	750	81	36	867
611	611.01	636			636	81			81	717			717
	611.02	1,049	375	300	1,724	214	22	8	244	1,263	397	308	1,968
	CENSUS TOTAL	1,685	375	300	2,360	295	22	8	325	1,980	397	308	2,685
612	612.01	184			184	63			63	247			247
	612.02	922	39		961	365	37		402	1,287	76		1,363
	612.03	69			69	70			70	139			139
	612.04	13			13	8	178	294	480	21	178	294	493
	CENSUS TOTAL	1,188	39		1,227	506	215	294	1,015	1,694	254	294	2,242
615	615.01	124	23		147	318	7		325	442	30		472
	615.02	210			210	77	40		117	287	40		327
	615.03	170	253		423	11	55	17	83	181	308	17	506
	615.04	21	398		419	50	251	187	488	71	649	187	907
	615.05	89			89					89			89
	CENSUS TOTAL	614	674		1,288	456	353	204	1,013	1,070	1,027	204	2,301
616	616.01	131	520		651	62	79	9	150	193	599	9	801
	616.02	308	46		354	89	15		104	397	61		458
	616.04	8		783	791				928	8		1,711	1,719
	616.05	50	312		362	15	9		24	65	321		386
	616.06	2			2			153	153	2		153	155

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
616	CENSUS TOTAL	499	878	783	2,160	166	103	1,090	1,359	665	981	1,873	3,519
617	617.01	31	1,053	750	1,834	212	104	102	418	243	1,157	852	2,252
	617.02	157			157	102		225	327	259		225	484
	CENSUS TOTAL	188	1,053	750	1,991	314	104	327	745	502	1,157	1,077	2,736
618	618.01	66		313	379	40		234	274	106		547	653
	618.02	18	1,233	942	2,193		101	19	120	18	1,334	961	2,313
	CENSUS TOTAL	84	1,233	1,255	2,572	40	101	253	394	124	1,334	1,508	2,966
619	619.02	196	176	1,521	1,893	59		50	109	255	176	1,571	2,002
	CENSUS TOTAL	196	176	1,521	1,893	59		50	109	255	176	1,571	2,002
701	701.01	281			281	28			28	309			309
	701.02	448			448	40			40	488			488
	701.03	55			55	54			54	109			109
	701.04	132	35		167	211			211	343	35		378
	CENSUS TOTAL	916	35		951	333			333	1,249	35		1,284
702	702.01	2			2					2			2
	CENSUS TOTAL	2			2					2			2
703	703.01	659			659	116			116	775			775
	703.02	113			113	41			41	154			154
	703.03	297			297	87			87	384			384
	CENSUS TOTAL	1,069			1,069	244			244	1,313			1,313
704	704.01	294	227		521	142			142	436	227		663
	704.02	42			42	10			10	52			52
	704.03	356			356	143			143	499			499
	704.04	256			256	62			62	318			318
	704.05	496			496	79			79	575			575
	CENSUS TOTAL	1,444	227		1,671	436			436	1,880	227		2,107
705	705.01	110			110	47			47	157			157
	705.02	327			327	6			6	333			333
	705.03	425	281		706	169	5	38	212	594	286	38	918

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
705	705.04	289			289	17			17	306			306
	705.05	153			153	101			101	254			254
	705.06	3		500	503					3		500	503
	CENSUS TOTAL	1,307	281	500	2,088	340	5	38	383	1,647	286	538	2,471
706	706.01	178			178	127			127	305			305
	706.02	125	48		173	38			38	163	48		211
	706.03	244	23	144	411	12	61		73	256	84	144	484
	706.04	154	13		167	12	14	1	27	166	27	1	194
	CENSUS TOTAL	701	84	144	929	189	75	1	265	890	159	145	1,194
707	707.01	268	7		275	28	14	7	49	296	21	7	324
	707.02	395			395	51			51	446			446
	707.03	265	1		266	63			63	328	1		329
	707.04	378			378	2			2	380			380
	707.05	196			196	2			2	198			198
	707.06	257			257	2			2	259			259
	CENSUS TOTAL	1,759	8		1,767	148	14	7	169	1,907	22	7	1,936
708	708.01	239	32		271	11			11	250	32		282
	708.02	608	175		783	10		33	43	618	175	33	826
	CENSUS TOTAL	847	207		1,054	21		33	54	868	207	33	1,108
709	709.01	475		240	715	109			109	584		240	824
	709.02	495	218		713	33	15		48	528	233		761
	709.03	254			254	14			14	268			268
	709.04	77	251		328	79	42		121	156	293		449
	709.05	322	23		345	52			52	374	23		397
	709.06	105			105	11			11	116			116
	CENSUS TOTAL	1,728	492	240	2,460	298	57		355	2,026	549	240	2,815
710	710.01	58			58	24			24	82			82
	710.02	218			218	40	2		42	258	2		260
	710.03	178			178	46		267	313	224		267	491

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
710	CENSUS TOTAL	454			454	110	2	267	379	564	2	267	833
711	711.01	157	9		166	9			9	166	9		175
	711.02	206			206					206			206
	711.03	266			266	13			13	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	365			365	63			63	428			428
	CENSUS TOTAL	2,070	9	340	2,419	96			96	2,166	9	340	2,515
712	712.01												
	712.02												
	712.03	42	174		216	20	4		24	62	178		240
	712.04	43	348	2,401	2,792	43		92	135	86	348	2,493	2,927
	CENSUS TOTAL	85	522	2,401	3,008	63	4	92	159	148	526	2,493	3,167
713	713.01	258	638	2,385	3,281	164		93	257	422	638	2,478	3,538
	713.02	555	49		604	58	4	72	134	613	53	72	738
	CENSUS TOTAL	813	687	2,385	3,885	222	4	165	391	1,035	691	2,550	4,276
714	714.01	685	508	414	1,607	188	13	18	219	873	521	432	1,826
	714.02	254		639	893	15			15	269		639	908
	CENSUS TOTAL	939	508	1,053	2,500	203	13	18	234	1,142	521	1,071	2,734
801	801.01	333			333	249			249	582			582
	801.02	212	1		213	64			64	276	1		277
	801.03	194			194	189			189	383			383
	801.04	248			248	113			113	361			361
	801.05	199			199	117			117	316			316
	CENSUS TOTAL	1,186	1		1,187	732			732	1,918	1		1,919
802	802.01	304			304	578			578	882			882
	802.02	448			448	132			132	580			580

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
802	802.03	510			510	73			73	583			583
	802.04			2,170	2,170							2,170	2,170
	802.05												
	CENSUS TOTAL	1,262		2,170	3,432	783			783	2,045		2,170	4,215
803	803.01	827			827	289			289	1,116			1,116
	803.02	249			249	59			59	308			308
	803.03	803	2		805	660			660	1,463	2		1,465
	803.04	1			1					1			1
	CENSUS TOTAL	1,880	2		1,882	1,008			1,008	2,888	2		2,890
804	804.01	540			540	218			218	758			758
	804.02	603			603	259			259	862			862
	804.03	344			344	146			146	490			490
	804.04	337			337	231			231	568			568
	804.05	742			742	232			232	974			974
	CENSUS TOTAL	2,566			2,566	1,086			1,086	3,652			3,652
805	805.01	1,687			1,687	266			266	1,953			1,953
	805.02	1,470	218		1,688	404			404	1,874	218		2,092
	805.03	616	1,077	274	1,967	290	154		444	906	1,231	274	2,411
	CENSUS TOTAL	3,773	1,295	274	5,342	960	154		1,114	4,733	1,449	274	6,456
808 /2	808.01	1,157	854	494	2,505	545	45	42	632	1,702	899	536	3,137
	CENSUS TOTAL	1,157	854	494	2,505	545	45	42	632	1,702	899	536	3,137
809 /2	809.01	1,437	891	1,058	3,386	363	74	399	836	1,800	965	1,457	4,222
	CENSUS TOTAL	1,437	891	1,058	3,386	363	74	399	836	1,800	965	1,457	4,222
810	810.01	207	796		1,003	217	1	10	228	424	797	10	1,231
	CENSUS TOTAL	207	796		1,003	217	1	10	228	424	797	10	1,231
811	811.01	30			30	3			3	33			33
	811.02	204	15	283	502	301	39		340	505	54	283	842
	811.03	944			944	350			350	1,294			1,294
	811.04	1,267			1,267	162			162	1,429			1,429

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
811	CENSUS TOTAL	2,445	15	283	2,743	816	39		855	3,261	54	283	3,598
812	812.01	1,000	548	694	2,242	190	2		192	1,190	550	694	2,434
	CENSUS TOTAL	1,000	548	694	2,242	190	2		192	1,190	550	694	2,434
814	814.01	1,103	1,127	446	2,676	31			31	1,134	1,127	446	2,707
	CENSUS TOTAL	1,103	1,127	446	2,676	31			31	1,134	1,127	446	2,707
815	815.01	756			756	45			45	801			801
	CENSUS TOTAL	756			756	45			45	801			801
816	816.01	441			441	51			51	492			492
	816.02	555			555	24			24	579			579
	CENSUS TOTAL	996			996	75			75	1,071			1,071
817	817.01	524			524	206			206	730			730
	817.02	443			443	229			229	672			672
	817.03	608			608	58			58	666			666
	817.04	274	362	1,072	1,708	97	362		459	371	724	1,072	2,167
	CENSUS TOTAL	1,849	362	1,072	3,283	590	362		952	2,439	724	1,072	4,235
819	819.01	152	325	922	1,399	82			82	234	325	922	1,481
	819.02	455			455	130			130	585			585
	CENSUS TOTAL	607	325	922	1,854	212			212	819	325	922	2,066
820	820.01	695	411	264	1,370	710	3	112	825	1,405	414	376	2,195
	820.02	154	320		474	1			1	155	320		475
	CENSUS TOTAL	849	731	264	1,844	711	3	112	826	1,560	734	376	2,670
821	821.01	90	554	837	1,481		5		5	90	559	837	1,486
	CENSUS TOTAL	90	554	837	1,481		5		5	90	559	837	1,486
822	822.01		30		30			479	479		30	479	509
	822.02	50	319		369	1			1	51	319		370
	822.03	74	381	1,605	2,060		1	77	78	74	382	1,682	2,138
	CENSUS TOTAL	124	730	1,605	2,459	1	1	556	558	125	731	2,161	3,017
823	823.01	568	3,036	1,896	5,500	2	66	111	179	570	3,102	2,007	5,679
	CENSUS TOTAL	568	3,036	1,896	5,500	2	66	111	179	570	3,102	2,007	5,679

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
824	824.01	610			610	142			142	752			752
	CENSUS TOTAL	610			610	142			142	752			752
825	825.01	205			205	45			45	250			250
	825.02	3,124	446		3,570	611			611	3,735	446		4,181
	CENSUS TOTAL	3,329	446		3,775	656			656	3,985	446		4,431
826	826.01	599			599	242			242	841			841
	826.02	1,361	1,149		2,510	824	55		879	2,185	1,204		3,389
	CENSUS TOTAL	1,960	1,149		3,109	1,066	55		1,121	3,026	1,204		4,230
901	901.01	4			4					4			4
	901.02	12			12	61			61	73			73
	901.03	1,042			1,042	33			33	1,075			1,075
	901.04	1			1	46			46	47			47
	901.05	1,446	567	228	2,241	92			92	1,538	567	228	2,333
	901.06												
	CENSUS TOTAL	2,505	567	228	3,300	232			232	2,737	567	228	3,532
905	905.01	134	247	748	1,129	166			166	300	247	748	1,295
	905.02	1,360	55		1,415	1,002	91		1,093	2,362	146		2,508
	CENSUS TOTAL	1,494	302	748	2,544	1,168	91		1,259	2,662	393	748	3,803
909 /3	909.01	68			68	76			76	144			144
	CENSUS TOTAL	68			68	76			76	144			144
910	910.01	8			8	144			144	152			152
	910.02	472			472	409			409	881			881
	CENSUS TOTAL	480			480	553			553	1,033			1,033
911	911.01	2,016	1,857		3,873	577			577	2,593	1,857		4,450
	CENSUS TOTAL	2,016	1,857		3,873	577			577	2,593	1,857		4,450
912	912.01	343	1,316	252	1,911	60	453	65	578	403	1,769	317	2,489
	912.02					57	421	974	1,452	57	421	974	1,452
	CENSUS TOTAL	343	1,316	252	1,911	117	874	1,039	2,030	460	2,190	1,291	3,941
913	913.01	22			22	58			58	80			80

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
913	913.02	37			37	47			47	84			84
	913.03	203	57	216	476	77	171		248	280	228	216	724
	913.04	324	1,288	998	2,610	604	817	1,499	2,920	928	2,105	2,497	5,530
	CENSUS TOTAL	586	1,345	1,214	3,145	786	988	1,499	3,273	1,372	2,333	2,713	6,418
914	914.01	1,777	2,745	516	5,038	1,146	260	418	1,824	2,923	3,005	934	6,862
	CENSUS TOTAL	1,777	2,745	516	5,038	1,146	260	418	1,824	2,923	3,005	934	6,862
915	915.01	1,208			1,208	960			960	2,168			2,168
	915.02	125	153		278	602	225		827	727	378		1,105
	915.03	3		133	136	3	26	38	67	6	26	171	203
	CENSUS TOTAL	1,336	153	133	1,622	1,565	251	38	1,854	2,901	404	171	3,476
916	916.01	1,335	1,099	1	2,435	223	26	30	279	1,558	1,125	31	2,714
	CENSUS TOTAL	1,335	1,099	1	2,435	223	26	30	279	1,558	1,125	31	2,714
917	917.01	14	716	689	1,419	37	472	604	1,113	51	1,188	1,293	2,532
	917.02	6		737	743	20			20	26		737	763
	917.03	70			70	1,140			1,140	1,210			1,210
	917.04	103	258	774	1,135	68	131	277	476	171	389	1,051	1,611
	CENSUS TOTAL	193	974	2,200	3,367	1,265	603	881	2,749	1,458	1,577	3,081	6,116
918	918.01	1,920	170	1,693	3,783	212			212	2,132	170	1,693	3,995
	CENSUS TOTAL	1,920	170	1,693	3,783	212			212	2,132	170	1,693	3,995
919	919.01	103			103	102			102	205			205
	919.02	122			122	64			64	186			186
	919.03	136			136	84			84	220			220
	919.04	47			47	18			18	65			65
	919.05	109			109	289			289	398			398
	919.06	40			40	18			18	58			58
	919.07	87			87	84			84	171			171
	919.08	16			16	6			6	22			22
	919.09	111			111	17			17	128			128
	919.10	42			42	3			3	45			45

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(JANUARY 1993)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
919	919.11	45			45	11			11	56			56
	919.12	91			91	12			12	103			103
	CENSUS TOTAL	949			949	708			708	1,657			1,657
920	920.01	641			641	291			291	932			932
	920.02	651	2		653	82			82	733	2		735
	920.03	634			634	152			152	786			786
	CENSUS TOTAL	1,926	2		1,928	525			525	2,451	2		2,453
921	921.01	80			80	21			21	101			101
	921.02	124			124	43			43	167			167
	921.03	321			321	87			87	408			408
	921.04	216			216	13			13	229			229
	921.05	212			212	208			208	420			420
	921.06	347			347	52			52	399			399
	921.07	744			744	16			16	760			760
	CENSUS TOTAL	2,044			2,044	440			440	2,484			2,484
922	922.01	114			114	34	4	4	42	148	4	4	156
	922.02	422			422	183			183	605			605
	922.03	1,352	104		1,456	503	79		582	1,855	183		2,038
	922.04	155			155	192			192	347			347
	922.05	803			803	563			563	1,366			1,366
	CENSUS TOTAL	2,846	104		2,950	1,475	83	4	1,562	4,321	187	4	4,512
923	923.01	616	467		1,083	44			44	660	467		1,127
	CENSUS TOTAL	616	467		1,083	44			44	660	467		1,127
924	924.01	307	1,206		1,513	182			182	489	1,206		1,695
	CENSUS TOTAL	307	1,206		1,513	182			182	489	1,206		1,695
TOTAL		167,459	72,152	77,112	316,723	45,787	9,947	10,460	66,194	213,246	82,099	87,572	382,917

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