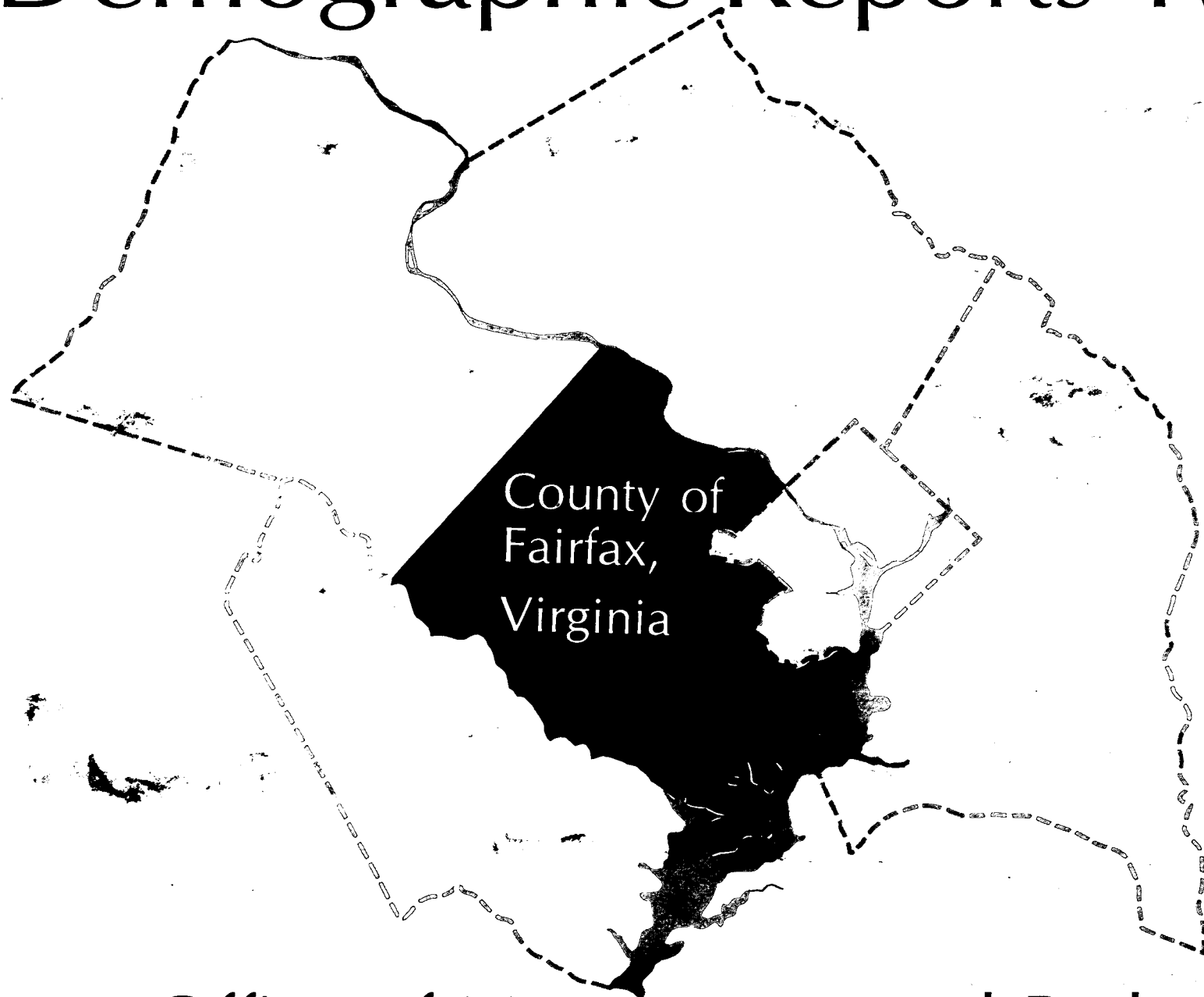


# Demographic Reports 1994



Office of Management and Budget

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# DEMOGRAPHIC REPORTS.

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

*1994*



*Prepared by:*

Fairfax County  
Office of Management and Budget

Price: \$18

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## FOREWORD

The Demographic Reports (formerly the Standard Reports) is a compilation of population, housing development activity, nonresidential gross floor area, and land use information. Specifically, within the Demographic 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 Demographic 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, 1994.

The Demographic Reports is the primary publication associated with the Urban Development Information System (UDIS). While the Demographic 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, reports on active residential development projects, and listings of wholesale and warehouse storage facilities.

Additionally, the data presented in the Demographic Reports is available electronically, from the Fairfax County Information Network Bulletin Board System (FCIN BBS), and also on computer diskette from the Maps and Publications Desk. Instructions on accessing the FCIN BBS are presented on page vi of the Demographic Reports.

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

The Maps and Publications Desk  
12000 Government Center Parkway, Suite 156  
Fairfax, Virginia 22035-0009  
Telephone: (703) 324-2974

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

The Office of Management and Budget  
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Data published in the Demographic Reports is now also available online to users with a PC and a modem. The files are in Lotus 1-2-3 .wk1 format.

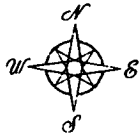
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- 7. Return to the Main Menu and select "Download". Affirm that you want to download flagged files, select the appropriate communications protocol, and proceed with the file transfer.**
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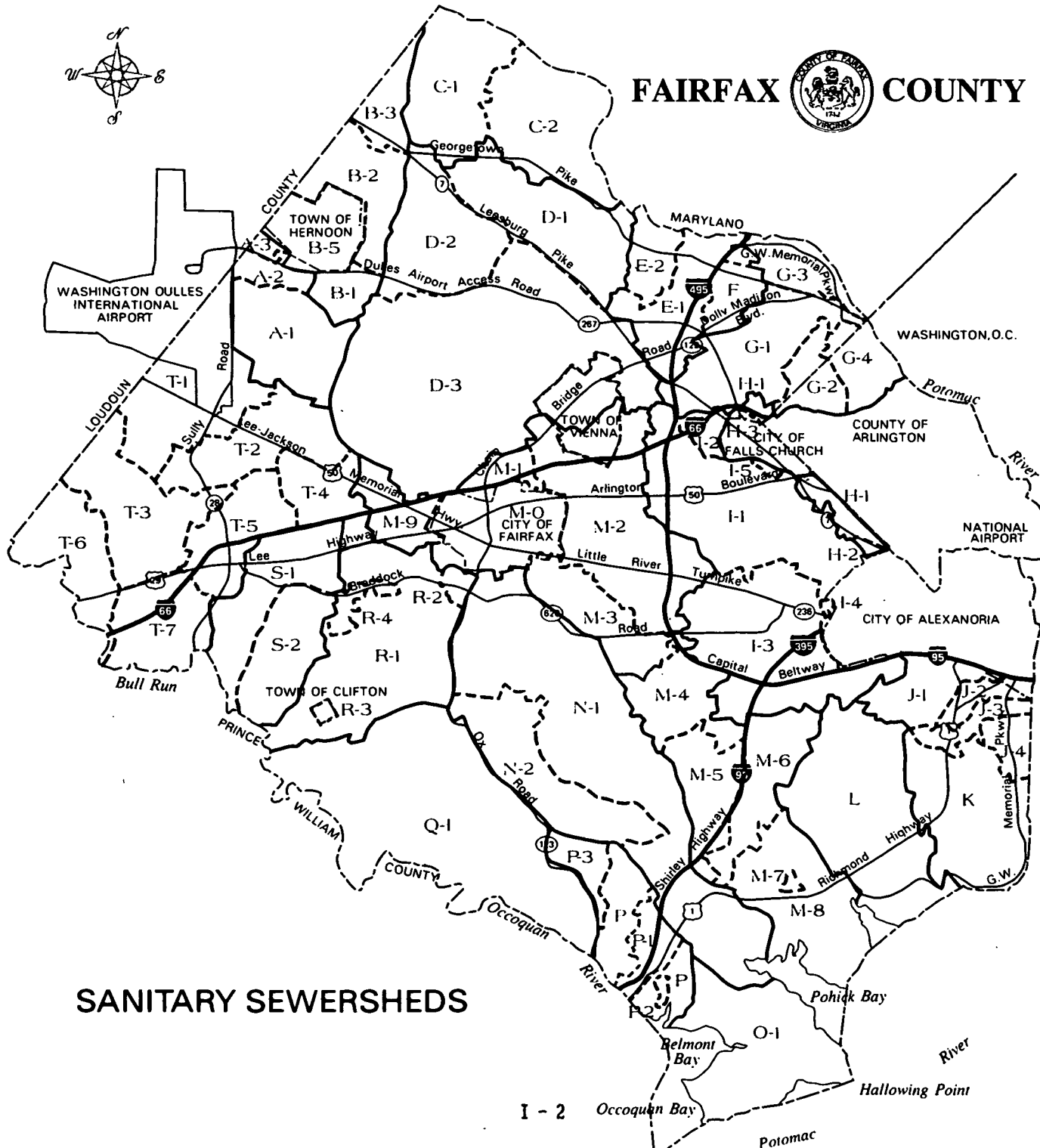
Additional information on downloading is available on the BBS under the Item *Download File(s)*, by typing "H", or by calling the Fairfax County Bulletin Board Voice Help Line at (703) 324-4584.

# I. MAPS

The information contained in the Demographic Reports is presented in a variety of 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 Demographic Reports displays supervisor districts, planning districts and census and subcensus tracts. A smaller scale map of sanitary sewersheds is displayed on the following page. Additional copies of the large scale map are available at the Maps and Publications counter in the Fairfax County Government Center (see address on page ii).



# FAIRFAX COUNTY



## SANITARY SEWERSHEDS

## Fairfax County Sewershed Codes

<u>Code</u>	<u>Sewershed</u>	<u>Servicing Treatment Plant</u>	<u>Code</u>	<u>Sewershed</u>	<u>Servicing Treatment Plant</u>
A-1	Horsepen Creek	Blue Plains	M-9	Accotink Creek	Lower Potomac
A-2	Horsepen Creek E Branch	Blue Plains	N-1	Pohick Creek	Lower Potomac
A-3	Horsepen Creek F Branch	Blue Plains	N-2	Pohick Creek	Lower Potomac
B-1	Sugarland Run	Blue Plains	O-1	Kane Branch	None
B-2	Sugarland Run	Blue Plains	P	Mill Branch	None
B-3	Sugarland Run	Blue Plains	P-1	Mill Branch (Lorton South)	Lower Potomac
B-5	Sugarland Run (Herndon) and Follylick Branch	Blue Plains	P-2	Mill Branch (Harbor View)	Harbor View
C-1	Nichols Run	None	P-3	Mill Branch (Giles Run)	Lower Potomac
C-2	Pond Branch	Blue Plains	Q-1	Occoquan	None
D-1	Difficult Run	Blue Plains	R-1	Popes Head Creek	None
D-2	Colvin Run	Blue Plains	R-2	Upper Popes Head Creek	Lower Potomac
D-3	Difficult Run	Blue Plains	R-3	Popes Head Creek (Clifton)	Pump and Haul
E-1	Scotts Run	Blue Plains	R-4	Popes Head Creek	UOSA
E-2	Bull Neck Run	None	S-1	Little Rocky Run	UOSA
F	Dead Run	Blue Plains	S-2	Johnny Moore Creek	None
G-1	Pimmit	Blue Plains	T-1	Cub Run	UOSA
G-2	Little Pimmit	Blue Plains	T-2	Cub Run	UOSA
G-3	Turkey Run	Blue Plains	T-3	Cub Run	UOSA
G-4	Strohman Run	Blue Plains	T-4	Cub Run	UOSA
H-1	Four Mile Run	Arlington	T-5	Cub Run	UOSA
H-2	Four Mile Run	Arlington	T-6	Bull Run	None
H-3	Cameron (Falls Church Service Area)	Alexandria and Arlington	T-7	Cub Run	UOSA
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			

## **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 <sup>a</sup>	Occupied Housing Units <sup>b</sup> (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%
1994	863,100	11,200	1.3%	322,000	312,000	5,000	1.6%
1995	879,500	16,400	1.9%	328,400	318,000	6,000	1.9%
2000	941,500	12,400	1.4%	352,200	341,000	4,600	1.4%
2005	997,600	11,200	1.2%	374,800	362,800	4,360	1.2%
2010	1,054,000	11,300	1.1%	399,000	386,100	4,660	1.3%
2015	1,115,100	12,200	1.1%	425,300	411,500	5,080	1.3%
2020	1,185,700	14,100	1.2%	456,000	440,900	5,880	1.4%

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

<sup>a</sup>1970 and 1980 figures are Census counts and include Fort Belvoir.

<sup>b</sup>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	1994	1995	2000	2005	2010	2015	2020
Braddock	90,767	89,527	89,666	90,737	94,292	97,437	100,783	104,631
Dranesville <sup>a</sup>	92,296	96,299	98,184	103,391	107,760	111,351	115,199	119,582
Hunter Mill <sup>b</sup>	90,714	95,445	97,449	108,462	116,003	124,108	133,075	143,829
Lee	90,049	91,039	93,309	108,930	119,851	131,214	143,200	155,936
Mason	90,725	89,487	89,773	91,060	94,437	98,155	102,252	107,129
Mount Vernon	87,124	94,820	96,609	100,004	103,894	107,711	111,827	116,649
Providence	90,778	93,945	95,152	99,544	105,978	113,182	121,170	130,775
Springfield <sup>c</sup>	92,626	96,905	98,558	103,124	107,104	110,511	114,051	118,008
Sully	93,505	115,667	120,832	136,238	148,257	160,347	173,538	189,180
<b>Total</b>	<b>818,584</b>	<b>863,134</b>	<b>879,531</b>	<b>941,491</b>	<b>997,575</b>	<b>1,054,014</b>	<b>1,115,096</b>	<b>1,185,720</b>

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990. (Figures as of April 1, 1990.)  
 Fairfax County Office of Management and Budget: 1994 through 2010. (Figures as of January 1.)

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

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

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

<sup>c</sup>Includes the Town of Clifton



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

Planning District	1990	1994	1995	2000	2005	2010	2015	2020
Annandale	66,329	67,349	67,480	68,154	69,732	71,335	73,100	75,187
Baileys	38,392	37,436	37,520	38,298	40,441	42,987	45,860	49,352
Bull Run	66,234	83,756	88,199	99,268	109,139	119,241	130,254	143,344
Fairfax	45,244	50,487	51,045	54,640	57,898	61,013	64,439	68,508
Jefferson	42,859	44,845	44,992	45,169	46,776	48,610	50,662	53,138
Lincolnia	14,010	13,266	13,387	13,582	14,358	15,208	16,114	17,171
Lower Potomac	24,371	25,647	27,093	28,409	29,970	31,822	33,858	36,315
McLean	58,747	61,956	62,559	65,215	67,337	69,286	71,423	73,925
Mount Vernon	82,483	83,897	84,112	86,191	90,588	94,650	99,088	104,332
Pohick <sup>a</sup>	127,040	129,636	131,515	137,400	143,267	148,376	153,650	159,528
Rose Hill	34,520	37,377	38,651	43,187	46,903	51,101	55,703	61,216
Springfield	39,919	43,112	44,059	54,398	59,366	64,320	69,230	73,455
Upper Potomac <sup>b</sup>	125,169	134,408	138,099	153,272	164,434	175,696	188,090	202,806
Vienna <sup>c</sup>	53,267	49,962	50,819	54,307	57,364	60,368	63,623	67,444
<b>Total</b>	<b>818,584</b>	<b>863,134</b>	<b>879,531</b>	<b>941,491</b>	<b>997,575</b>	<b>1,054,014</b>	<b>1,115,096</b>	<b>1,185,720</b>

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990. (Figures as of April 1, 1990.)  
Fairfax County Office of Management and Budget: 1994 through 2020. (Figures as of January 1.)

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

<sup>a</sup>Includes the Town of Clifton  
<sup>b</sup>Includes the Town of Herndon.  
<sup>c</sup>Includes the Town of Vienna.

**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%
<b>TOTAL</b>	<b>248,897</b>	<b>100.0%</b>	<b>455,021</b>	<b>100.0%</b>	<b>596,901</b>	<b>100.0%</b>	<b>818,584</b>	<b>100.0%</b>
<b>Median Age</b>	<b>25.0 Years</b>		<b>25.2 Years</b>		<b>30.1 Years</b>		<b>33.1 Years</b>	

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%	54,065	6.1%	52,299	5.6%	50,828	5.1%	52,599	5.0%
5 - 9	56,118	6.7%	61,184	7.0%	58,480	6.2%	57,511	5.8%	56,715	5.4%
10 - 14	57,463	6.9%	58,451	6.6%	65,043	6.9%	62,677	6.3%	62,299	5.9%
15 - 19	51,411	6.1%	59,105	6.7%	61,922	6.6%	71,373	7.2%	69,540	6.6%
20 - 24	47,758	5.7%	47,268	5.4%	60,770	6.5%	63,660	6.4%	73,250	6.9%
25 - 34	147,947	17.7%	138,342	15.7%	119,803	12.7%	122,950	12.3%	137,381	13.0%
35 - 44	166,540	19.9%	167,161	19.0%	168,939	17.9%	151,459	15.2%	132,272	12.5%
45 - 54	123,268	14.7%	149,614	17.0%	166,896	17.7%	168,203	16.9%	168,837	16.0%
55 - 64	65,254	7.8%	72,639	8.3%	97,954	10.4%	142,685	14.3%	160,395	15.2%
65 +	64,810	7.7%	71,701	8.2%	89,385	9.5%	106,230	10.6%	140,726	13.4%
<b>TOTAL</b>	<b>837,141</b>	<b>100.0%</b>	<b>879,530</b>	<b>100.0%</b>	<b>941,491</b>	<b>100.0%</b>	<b>997,575</b>	<b>100.0%</b>	<b>1,054,014</b>	<b>100.0%</b>

Source: Fairfax County Office of Management and Budget.

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 1994**

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
1994	222	16,061	14,644	30,927

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

Fairfax County Office of Management and Budget, 1982-1989 and 1991-1994.

**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%
<b>Total</b>	<b>596,901</b>	<b>100.0%</b>	<b>818,584</b>	<b>100.0%</b>
<b>Spanish Origin<sup>a</sup></b>	<b>19,983</b>	<b>3.3%</b>	<b>51,874</b>	<b>6.3%</b>

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

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

<sup>a</sup>Persons 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%

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

Source: 1992 Household Survey, Fairfax County Office of Management and Budget.

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: Fairfax County Office of Management and Budget.

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	1994	1995	2000	2005	2010	2015	2020
Annandale	17,413	23,600	24,901	25,117	25,159	25,413	26,066	26,753	27,512	28,416
Baileys	10,770	13,963	16,573	16,804	16,882	17,221	18,245	19,472	20,858	22,544
Bull Run	3,927	7,705	24,559	31,398	33,203	37,474	41,249	45,453	50,054	55,549
Fairfax	6,783	11,838	17,181	18,692	18,907	20,391	21,694	23,110	24,675	26,545
Jefferson	12,587	15,033	17,365	18,291	18,341	18,405	19,126	19,963	20,902	22,040
Lincolnia	3,592	4,128	5,464	5,567	5,585	5,656	6,016	6,416	6,841	7,335
Lower Potomac <sup>a</sup>	3,350	3,968	3,936	4,815	5,362	5,927	6,549	7,289	8,104	9,088
McLean	13,307	19,874	23,601	23,894	24,133	25,091	26,070	27,056	28,152	29,458
Mount Vernon	23,565	31,491	35,338	35,939	36,038	37,007	38,781	40,699	42,806	45,308
Pohick <sup>b</sup>	3,884	22,547	41,032	43,084	43,652	45,445	47,477	49,318	51,220	53,352
Rose Hill	5,979	7,591	13,524	15,719	16,299	18,214	19,952	21,960	24,163	26,809
Springfield	8,914	11,432	14,590	14,967	15,329	19,352	21,361	23,371	25,350	27,002
Upper Potomac <sup>c</sup>	6,239	25,702	44,898	48,244	49,628	55,365	59,703	64,269	69,321	75,363
Vienna <sup>d</sup>	10,507	16,774	19,502	19,476	19,845	21,202	22,534	23,902	25,389	27,146
<b>Fairfax County</b>	<b>130,817</b>	<b>215,646</b>	<b>302,464</b>	<b>322,007</b>	<b>328,364</b>	<b>352,163</b>	<b>374,822</b>	<b>399,030</b>	<b>425,347</b>	<b>455,956</b>

Sources: U.S. Bureau of the Census: 1970 and 1980.  
 Fairfax County Office of Management and Budget: 1990 through 2020.

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

<sup>a</sup>1970 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.

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

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

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

**TABLE 2.11**  
**Housing Characteristics**  
**Fairfax County, 1980, 1990, and 1994**

	1980		1990		1994		Percent Change 1980 - 1994
	Number	Percent	Number	Percent	Number	Percent	
Single-Family	156,413	73.9%	230,335	76.1%	244,319	75.9%	56.2%
• Detached	125,580	59.3%	163,029	53.9%	169,738	52.7%	35.2%
• Attached	30,833	14.6	67,306	22.3	74,581	23.2	141.9
Multifamily	55,333	26.1	72,129	23.8	77,668	24.1	40.4
Total	211,746	100.0%	302,464	100.0%	322,007	100.0%	52.1%

Source: Fairfax County Office of Management and Budget.

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 1994

Year	Total Units	Participating Units	Vacancy Rate	Average Monthly Rent
1975	43,190	43,005	4.4%	\$236
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	49,811	49,754	5.2	753
1994	50,210	50,210	4.7	767

Source: *Rental Housing Complex Census Analysis, July 1994, Fairfax County Office of Management and Budget.*

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 1994

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
1994	184,400	0.5

Source: Fairfax County Office of Management and Budget.



**TABLE 2.14**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Housing Type and Planning District**  
**Fairfax County, 1994**

Planning District	Median Market Value				Average Market Value			
	Single-Family	Townhouse	Condominium	Total	Single-Family	Townhouse	Condominium	Total
Annandale	\$202,638	\$161,247	\$74,065	\$186,744	\$216,531	\$160,948	\$81,517	\$194,404
Baileys	231,696	173,839	83,179	147,891	262,273	179,483	91,520	174,709
Bull Run	213,516	129,705	101,576	163,625	223,314	132,745	102,744	178,911
Fairfax	255,000	154,714	96,835	204,749	278,645	162,209	98,361	224,776
Jefferson	178,708	161,627	80,901	164,350	195,545	167,257	87,286	168,678
Lincolnia	185,656	168,912	78,300	171,017	203,574	180,291	78,386	183,771
Lower Potomac	166,078	117,544	—	129,588	213,792	115,808	—	154,949
McLean	309,594	241,203	127,412	273,708	370,708	263,081	129,257	330,225
Mount Vernon	220,000	113,316	86,335	164,905	238,691	119,244	96,393	187,881
Pohick	224,157	139,384	100,175	193,932	251,760	141,133	99,500	211,667
Rose Hill	182,094	171,811	118,038	171,256	193,612	172,463	114,829	178,012
Springfield	178,915	141,661	70,043	164,758	190,703	148,507	72,269	167,534
Upper Potomac	239,716	135,363	78,094	193,259	275,484	142,708	80,923	220,051
Vienna	233,094	169,061	84,928	216,216	252,617	183,733	82,074	233,009
<b>Fairfax County</b>	<b>\$222,050</b>	<b>\$142,483</b>	<b>\$86,615</b>	<b>\$184,399</b>	<b>\$252,672</b>	<b>\$149,732</b>	<b>\$94,920</b>	<b>\$208,613</b>

Source: Fairfax County Office of Management and Budget.

TABLE 2.15

Population, Median Household Income and Median Family Income by Jurisdiction  
Washington DC Primary Metropolitan Statistical Area (PMSA), State of 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
Clarke County VA	12,101	\$34,636	\$38,096
Culpeper County VA	27,791	\$33,523	\$36,605
Fauquier County VA	48,741	\$45,222	\$48,806
King George County VA	13,527	\$35,556	\$38,210
Loudoun County VA	86,129	\$52,064	\$56,006
Prince William County VA	215,686	\$49,370	\$52,078
Spotsylvania County VA	57,403	\$41,342	\$43,596
Stafford County VA	61,236	\$44,661	\$47,526
Warren County VA	26,142	\$31,062	\$35,130
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
Fredericksburg City VA	19,027	\$26,614	\$33,353
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
Berkeley County WV	59,253	\$27,412	\$32,040
Jefferson County WV	35,926	\$30,941	\$34,887
<b>Washington DC-MD-VA-WV PMSA</b>	<b>4,223,485</b>	<b>\$45,901</b>	<b>\$52,669</b>
<b>State of Virginia</b>	<b>6,187,358</b>	<b>\$33,328</b>	<b>\$38,213</b>
<b>United States of America</b>	<b>249,632,692</b>	<b>\$30,056</b>	<b>\$35,225</b>

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

### **III. CURRENT POPULATION**

## CURRENT POPULATION

As of January 1994, there were an estimated 863,134 persons residing in Fairfax County. The County's population has increased by 11,276 persons, or 1.3 percent, over the 1993 population estimate of 851,858.

Among the nine supervisor districts, the Sully District is the largest in terms of total population (115,667 persons), while the Springfield District is largest in terms of total acreage (41,002 acres). The Mason and Braddock Districts have the lowest total populations with 89,487 persons and 89,527 persons, respectively.

The population density for the entire County is approximately 3.8 persons per acre, or 2,406 persons per square mile. The Springfield District has the lowest population density among supervisor districts – 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. 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, 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 vacant housing units, which when subtracted from the total number of housing units yields the number of occupied housing units, or households, by unit type and by each geographical unit. The household figures are multiplied by the average household size figure for the dwelling unit type and planning district. This generates a population figure for each of the housing unit types which, when combined, reflect the composite population for a particular geographical entity.

The 1994 vacancy rates for each planning district were obtained from a combination of the analysis of 1993 water accounts from the Fairfax County Water Authority and from localities serving Fairfax County dwelling units, and the 1994 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 based on the results of the 1994 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 1994.

Table 3.2 shows the special institutional population from 1982 to 1994. 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 1994, the total population of all special institutions in Fairfax County was 20,324.

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, 1994

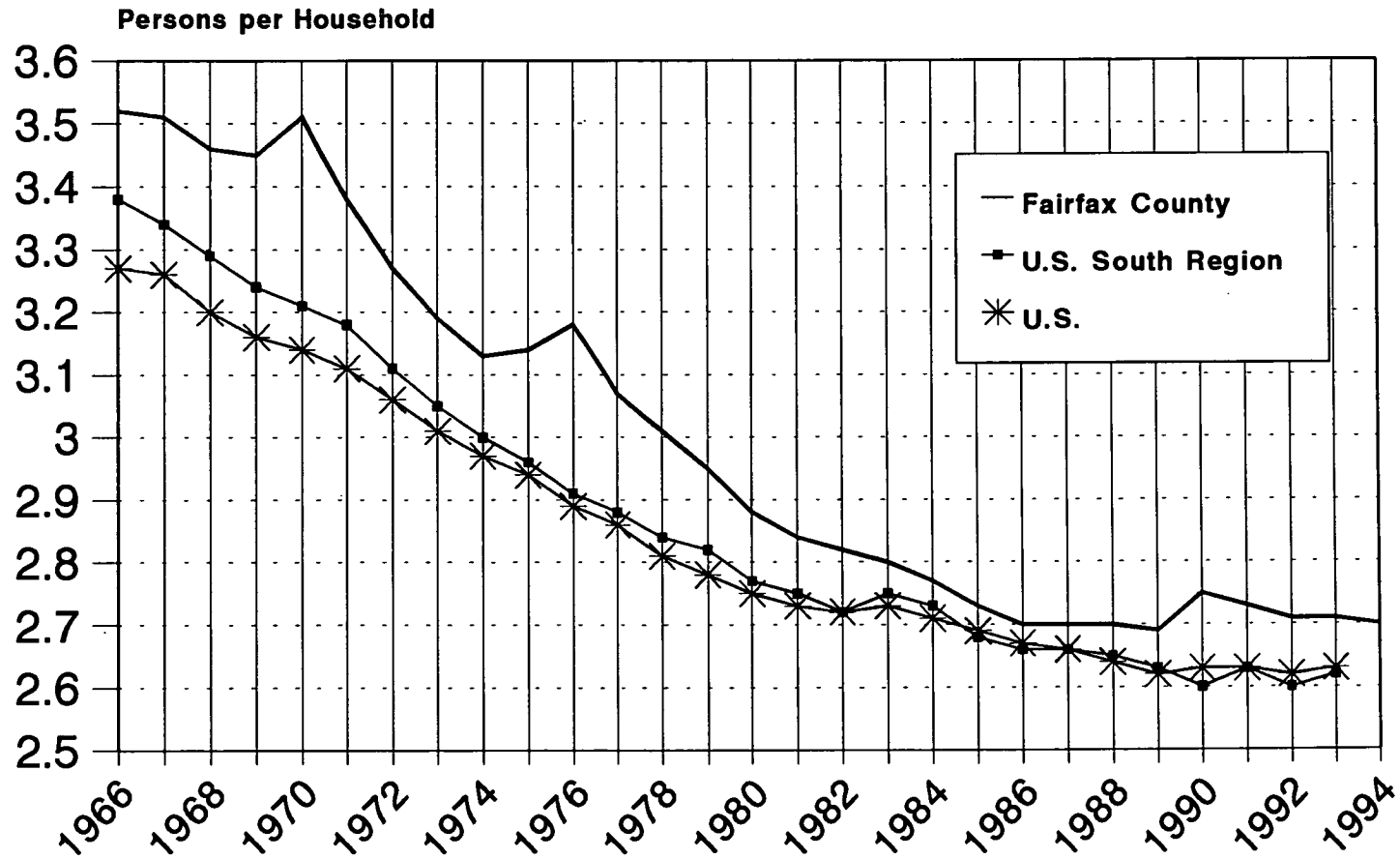
Planning District	Average Household Size (persons per occupied unit)					Vacancy Rate			
	Single-Family	Townhouse	Multifamily	Mobile Home	Overall	Non-Rental Complex Units		Rental Complex Units	Overall
						Single-Family	Townhouse/ Condominium		
Annandale	2.91	2.46	2.25		2.69	0.8	0.3	2.2	0.9
Baileys	2.69	2.35	2.06		2.27	1.3	0.8	3.1	1.7
Bull Run	3.30	2.57	1.92	2.22	2.78	3.4	5.4	4.4	4.4
Fairfax	3.15	2.29	2.06	2.08	2.58	3.6	4.2	3.6	3.7
Jefferson	2.82	2.68	2.16		2.53	2.1	3.8	4.4	3.2
Lincolnia	2.81	1.94	2.57		2.43	1.9	0.2	3.5	2.1
Lower Potomac	2.84	2.70	2.18		2.60	4.6	5.2	18.5	9.0
McLean	3.05	2.42	1.66		2.67	2.4	3.4	7.2	3.2
Mount Vernon	2.87	2.35	1.92	2.48	2.41	1.5	4.3	6.5	3.5
Pohick	3.36	2.64	1.75		3.06	2.1	1.4	5.1	1.9
Rose Hill	2.88	2.22	1.85		2.48	2.2	6.0	5.9	4.1
Springfield	3.27	2.58	2.25		2.92	1.1	1.5	2.1	1.3
Upper Potomac	3.28	2.60	2.07		2.87	3.8	2.1	3.4	3.2
Vienna	2.97	2.24	2.13		2.71	5.6	6.7	3.0	5.6
Fairfax County	3.10	2.50	2.03	2.37	2.70	2.6	3.1	4.8	3.1

Source: Fairfax County Office of Management and Budget.

Figure 3.1

# Average Household Size

*Fairfax County, U.S. South Region and the U.S., 1966 to 1994*



Sources: U.S. Bureau of the Census; Fairfax County Office of Management and Budget.

TABLE 3.2

Special Institutional Population  
Fairfax County, 1982 - 1994

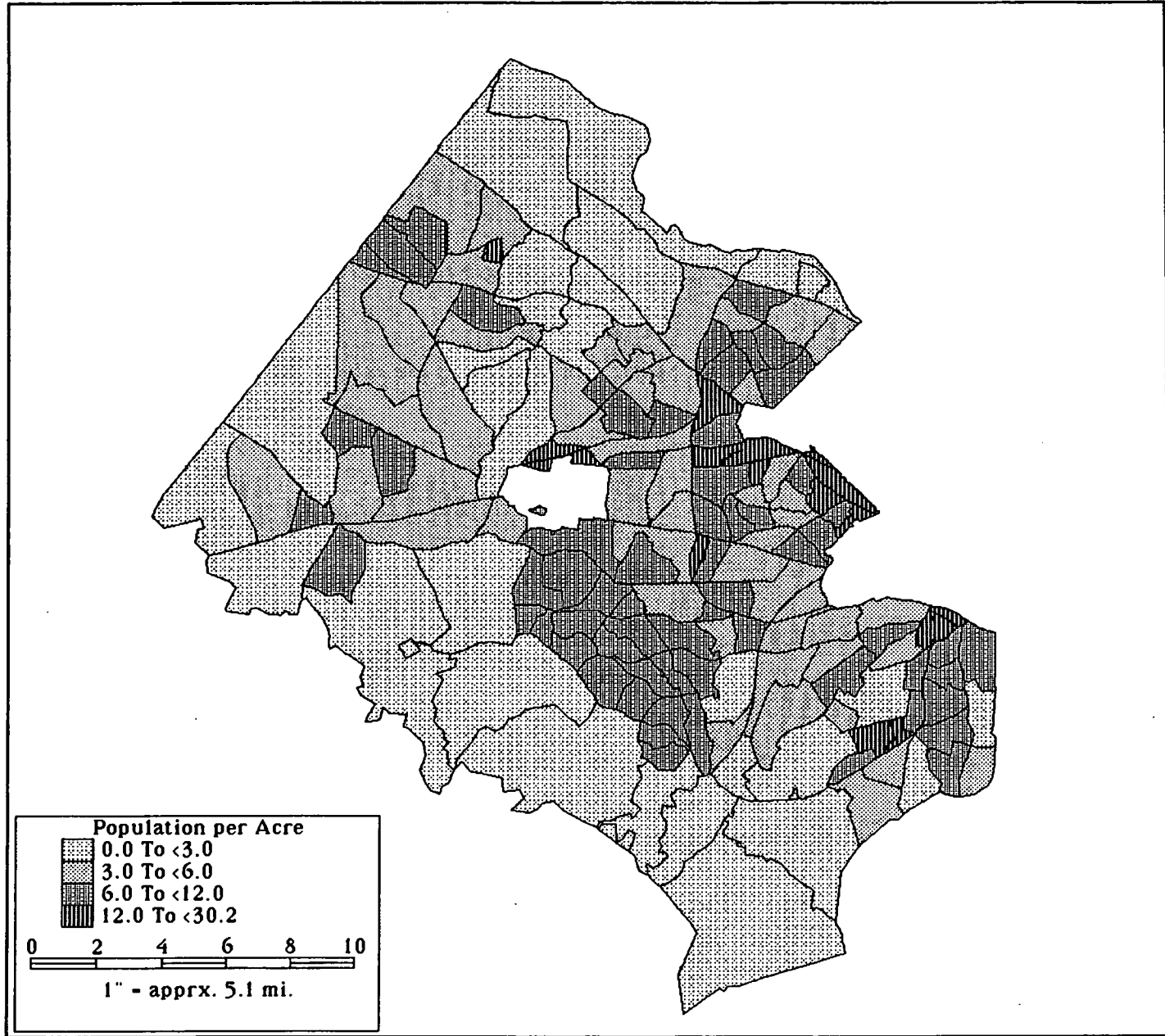
Year	D.C. Correctional Complex at Lorton		Fort Belvoir		Other		Total	
	Population	Percent Change	Population	Percent Change	Population	Percent Change	Population	Percent Change
1982	2,525	- - -	9,563	- - -			12,088	- - -
1983	2,837	12.4%	8,482	-11.3%			11,319	-6.4%
1984	3,256	14.8%	10,934	28.9%			14,190	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	21.2% <sup>a</sup>
1991	6,225	12.2%	7,575	-11.8%	5,643	5.0%	19,443	-0.3%
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%
1994	7,278	3.6%	6,803	5.9%	6,243	1.6%	20,324	3.7%

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.

<sup>a</sup>Total population percent change from this year forward includes "Other" population not previously enumerated.

Figure 3.2  
Population Density by Census Tract  
January 1994





Population  
Supervisor District  
(January 1994)

Supervisor District	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Braddock	89,527	12,009	7.5	18.76	4,771
Dranesville 1/	96,299	36,072	2.7	56.36	1,709
Hunter Mill 2/	95,445	21,847	4.4	34.14	2,796
Lee	91,039	16,631	5.5	25.99	3,503
Mason	89,487	11,372	7.9	17.77	5,036
Mount Vernon	94,820	36,629	2.6	57.23	1,657
Providence	93,945	14,389	6.5	22.48	4,178
Springfield 3/	96,905	41,002	2.4	64.07	1,513
Sully	115,667	39,629	2.9	61.92	1,868
FAIRFAX COUNTY	863,134	229,580	3.8	358.72	2,406

Population  
Towns  
(January 1994)

Town	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Town of Clifton	222	140	1.6	0.22	1,015
Town of Herndon	16,061	2,339	6.9	3.65	4,396
Town of Vienna	14,644	2,391	6.1	3.74	3,920
TOWNS TOTAL	30,927	4,869	6.4	7.61	4,065

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 1994)

Planning District	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Annandale	67,349	10,087	6.7	15.76	4,273
Baileys	37,436	3,437	10.9	5.37	6,971
Bull Run	83,756	29,128	2.9	45.51	1,840
Fairfax	50,487	11,496	4.4	17.96	2,811
Jefferson	44,845	5,183	8.7	8.10	5,536
Lincolnia	13,266	1,731	7.7	2.70	4,913
Lower Potomac	25,647	23,611	1.1	36.89	695
McLean	61,956	16,476	3.8	25.74	2,407
Mount Vernon	83,897	11,870	7.1	18.55	4,523
Pohick 1/	129,636	45,783	2.8	71.54	1,812
Rose Hill	37,377	8,201	4.6	12.81	2,918
Springfield	43,112	8,905	4.8	13.91	3,099
Upper Potomac 2/	134,408	43,359	3.1	67.75	1,984
Vienna 3/	49,962	10,313	4.8	16.11	3,101
FAIRFAX COUNTY	863,134	229,580	3.8	358.72	2,406

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 1994)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
A1	19,609	4,135	4.7	6.46	3,035
A2	627	672	0.9	1.05	597
A3	2,090	261	8.0	0.41	5,097
B1	4,315	960	4.5	1.50	2,877
B2	16,410	3,122	5.3	4.88	3,363
B3	1,819	1,519	1.2	2.37	768
B5 1/	15,902	2,330	6.8	3.64	4,369
C1	2,727	4,831	0.6	7.55	361
C2	3,215	5,644	0.6	8.82	364
D1	7,529	6,172	1.2	9.64	781
D2	19,787	4,816	4.1	7.53	2,628
D3 2/	69,353	20,773	3.3	32.46	2,137
E1	12,639	3,188	4.0	4.98	2,538
E2	1,426	1,349	1.1	2.11	676
F	6,937	1,072	6.5	1.68	4,129
G1	32,664	4,641	7.0	7.25	4,505
G2	3,211	649	4.9	1.01	3,180
G3	2,056	1,966	1.0	3.07	670
G4	1,006	155	6.5	0.24	4,194
H1	12,601	967	13.0	1.51	8,345
H2	6,661	100	66.8	0.16	41,631
H3	459	44	10.5	0.07	6,551
I1	60,550	7,596	8.0	11.87	5,101
I2	3,378	507	6.7	0.79	4,275
I3	47,966	7,695	6.2	12.02	3,991
I4	119	48	2.5	0.08	1,493

(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 1994)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
I5	744	62	12.0	0.10	7,438
J1	18,935	2,127	8.9	3.32	5,703
J2	6,755	503	13.4	0.79	8,551
J3	4,851	637	7.6	1.00	4,851
J4	4,777	702	6.8	1.10	4,343
K	40,258	6,356	6.3	9.93	4,054
L	37,252	7,873	4.7	12.30	3,029
M0	6,187	580	10.7	0.91	6,799
M1	9,102	739	12.3	1.15	7,915
M2 2/	59,903	8,708	6.9	13.61	4,401
M3	18,511	2,765	6.7	4.32	4,285
M4	22,485	3,628	6.2	5.67	3,966
M5	7,645	2,222	3.4	3.47	2,203
M6	10,373	3,417	3.0	5.34	1,943
M7	433	28	15.5	0.04	10,818
M8	6,861	8,427	0.8	13.17	521
M9	5,306	1,393	3.8	2.18	2,434
N1	107,209	14,501	7.4	22.66	4,731
N2	15,817	4,588	3.4	7.17	2,206
O1	1,176	7,000	0.2	10.94	107
P	301	1,153	0.3	1.80	167
P1	192	839	0.2	1.31	146
P2	477	100	4.7	0.16	2,981
P3	2,329	845	2.8	1.32	1,765
Q1	14,206	19,172	0.7	29.96	474
R1	8,325	9,374	0.9	14.65	568

(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 1994)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
R2	737	339	2.2	0.53	1,391
R3 3/	222	150	1.5	0.23	966
R4	736	565	1.3	0.88	836
S1	20,060	4,577	4.4	7.15	2,806
S2	694	3,181	0.2	4.97	140
T1	4,342	6,373	0.7	9.96	436
T2	17,098	3,926	4.4	6.13	2,789
T3	16,147	5,102	3.2	7.97	2,026
T4	16,684	2,300	7.3	3.59	4,647
T5	17,309	2,513	6.9	3.93	4,404
T6	171	4,110	0.0	6.42	27
T7	3,465	3,492	1.0	5.46	635
FAIRFAX COUNTY	863,134	229,580	3.8	358.72	2,406

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 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
151	151.01	1,303	163	8.0	0.26	5,011
	151.02	1,318	239	5.5	0.37	3,562
	151.03	867	89	9.7	0.14	6,192
	Tract Total	3,488	491	7.1	0.77	4,529
152	152.01	859	307	2.8	0.48	1,789
	152.02	2,767	171	16.2	0.27	10,247
	152.03	331	65	5.1	0.10	3,308
	152.04		72		0.11	
	Tract Total	3,956	615	6.4	0.96	4,121
153	153.01	766	91	8.4	0.14	5,471
	153.02	1,496	178	8.4	0.28	5,345
	153.03	1,182	67	17.6	0.10	11,824
	153.04	283	109	2.6	0.17	1,663
	Tract Total	3,728	446	8.4	0.70	5,325
154	154.01	5,136	525	9.8	0.82	6,263
	154.02	1,151	237	4.9	0.37	3,110
	154.03	931	102	9.2	0.16	5,822
	Tract Total	7,218	864	8.4	1.35	5,347
155	155.01	2,848	424	6.7	0.66	4,315
	155.02	1,945	266	7.3	0.42	4,631
	155.03	837	120	7.0	0.19	4,405
	155.04	254	27	9.4	0.04	6,361
	Tract Total	5,884	837	7.0	1.31	4,492
156	156.01	1,549	351	4.4	0.55	2,817
	156.02	220	43	5.1	0.07	3,136
	156.03	826	216	3.8	0.34	2,430
	156.04	320	558	0.6	0.87	368
	Tract Total	2,915	1,169	2.5	1.83	1,593
157	157.01	1,221	224	5.4	0.35	3,489

(CONTINUED)

Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
157	157.02	2,112	355	5.9	0.56	3,771
	157.03	545	342	1.6	0.53	1,028
	Tract Total	3,878	921	4.2	1.44	2,693
158	158.01	1,888	259	7.3	0.40	4,721
	158.02	1,494	243	6.2	0.38	3,933
	158.03	1,302	266	4.9	0.42	3,101
	Tract Total	4,685	768	6.1	1.20	3,904
159	159.01	2,376	576	4.1	0.90	2,641
	159.02	531	235	2.3	0.37	1,434
	159.03		119		0.19	
	159.04	339	193	1.8	0.30	1,131
	Tract Total	3,246	1,122	2.9	1.75	1,855
160	160.01	626	196	3.2	0.31	2,021
	160.02	2,433	328	7.4	0.51	4,770
	160.03	836	208	4.0	0.33	2,533
	Tract Total	3,895	733	5.3	1.14	3,417
161	161.01	476	414	1.1	0.65	732
	161.02	273	61	4.5	0.09	3,036
	161.03	1,756	460	3.8	0.72	2,439
	161.04	1,298	343	3.8	0.54	2,403
	Tract Total	3,803	1,277	3.0	2.00	1,901
162	162.01	5,646	2,766	2.0	4.32	1,307
	162.02		2,005		3.13	
	Tract Total	5,646	4,771	1.2	7.45	758
163	163.01	669	2,354	0.3	3.68	182
	163.02	1,265	6,680	0.2	10.44	121
	Tract Total	1,934	9,035	0.2	14.12	137
201	201.01	1,410	132	10.6	0.21	6,713
	201.02	1,863	534	3.5	0.83	2,245

(CONTINUED)

Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
201	Tract Total	3,273	666	4.9	1.04	3,147
202	202.01	2,898	487	6.0	0.76	3,814
	202.02	2,130	429	5.0	0.67	3,180
	Tract Total	5,029	916	5.5	1.43	3,517
203	203.01	1,793	282	6.4	0.44	4,074
	203.02	1,678	368	4.6	0.57	2,944
	203.03	681	91	7.5	0.14	4,867
	203.04	758	150	5.1	0.23	3,297
	Tract Total	4,910	890	5.5	1.39	3,533
204	204.01	3,014	126	24.0	0.20	15,070
	Tract Total	3,014	126	24.0	0.20	15,070
205	205.01	5,962	200	29.8	0.31	19,233
	205.02	499	35	14.1	0.06	8,318
	Tract Total	6,461	235	27.5	0.37	17,463
206	206.01	447	39	11.6	0.06	7,456
	206.02	954	40	24.1	0.06	15,892
	206.03	2,236	212	10.6	0.33	6,777
	Tract Total	3,637	290	12.6	0.45	8,083
207	207.01	1,760	262	6.7	0.41	4,292
	207.02	363	95	3.8	0.15	2,422
	207.03	1,543	245	6.3	0.38	4,061
	Tract Total	3,666	602	6.1	0.94	3,900
208	208.01	940	248	3.8	0.39	2,411
	208.02	746	81	9.2	0.13	5,740
	208.03	1,507	233	6.5	0.36	4,186
	Tract Total	3,194	562	5.7	0.88	3,629
210	210.01	902	473	1.9	0.74	1,219
	210.02	1,565	136	11.5	0.21	7,450
	210.03	738	222	3.3	0.35	2,109

(CONTINUED)



Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
210	210.04	928	506	1.8	0.79	1,175
	Tract Total	4,133	1,337	3.1	2.09	1,977
211	211.01	5,199	1,129	4.6	1.76	2,954
	211.02	2,767	891	3.1	1.39	1,991
	211.03	495	127	3.9	0.20	2,473
	Tract Total	8,461	2,146	3.9	3.35	2,526
212	212.01	1,945	486	4.0	0.76	2,559
	Tract Total	1,945	486	4.0	0.76	2,559
213	213.01	3,420	384	8.9	0.60	5,700
	213.02	248	1,545	0.2	2.41	103
	Tract Total	3,667	1,929	1.9	3.01	1,218
214	214.01	1,872	192	9.7	0.30	6,240
	214.02	3,006	231	13.0	0.36	8,350
	Tract Total	4,878	424	11.5	0.66	7,391
215	215.01	4,412	402	11.0	0.63	7,002
	Tract Total	4,412	402	11.0	0.63	7,002
216	216.01	3,103	130	23.8	0.20	15,516
	216.02	1,105	135	8.2	0.21	5,262
	Tract Total	4,208	265	15.9	0.41	10,264
217	217.01	6,363	515	12.4	0.80	7,954
	Tract Total	6,363	515	12.4	0.80	7,954
218	218.01	4,228	370	11.4	0.58	7,289
	Tract Total	4,228	370	11.4	0.58	7,289
219	219.01	1,157	3,416	0.3	5.34	217
	Tract Total	1,157	3,416	0.3	5.34	217
220	220.01	3	236	0.0	0.37	9
	220.02		261		0.41	
	220.03	1,284	277	4.6	0.43	2,985
	220.04	27	76	0.4	0.12	226

(CONTINUED)

Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
220	220.05	433	28	15.4	0.04	10,818
	Tract Total	1,747	878	2.0	1.37	1,275
221	221.01	4,035	643	6.3	1.00	4,035
	221.02	3	216	0.0	0.34	8
	221.03	724	744	1.0	1.16	624
	221.04	2,450	456	5.4	0.71	3,451
	221.05	571	516	1.1	0.81	705
	221.06	106	444	0.2	0.69	153
	Tract Total	7,889	3,020	2.6	4.72	1,671
222	222.01	7,278	2,988	2.4	4.67	1,558
	Tract Total	7,278	2,988	2.4	4.67	1,558
223	223.01	4,530	843	5.4	1.32	3,432
	Tract Total	4,530	843	5.4	1.32	3,432
224	224.01	6,454	925	7.0	1.44	4,482
	224.02	1,216	157	7.7	0.25	4,862
	Tract Total	7,669	1,082	7.1	1.69	4,538
301	301.01	1,530	286	5.3	0.45	3,399
	301.02	3,474	429	8.1	0.67	5,185
	301.03	2,747	213	12.9	0.33	8,325
	Tract Total	7,751	928	8.3	1.45	5,346
302	302.01	11,888	1,394	8.5	2.18	5,453
	Tract Total	11,888	1,394	8.5	2.18	5,453
304	304.01	4,094	964	4.2	1.51	2,711
	304.02	2,467	373	6.6	0.58	4,254
	Tract Total	6,562	1,338	4.9	2.09	3,140
305	305.01	1,636	211	7.7	0.33	4,958
	Tract Total	1,636	211	7.7	0.33	4,958
306	306.01	1,536	90	17.1	0.14	10,973
	306.02	1,132	75	15.0	0.12	9,431

(CONTINUED)

Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
306	306.03	1,316	123	10.7	0.19	6,925
	306.04	1,406	172	8.2	0.27	5,206
	Tract Total	5,389	460	11.7	0.72	7,485
307	307.01	702	185	3.8	0.29	2,419
	307.02	1,093	207	5.3	0.32	3,415
	307.03	1,205	210	5.7	0.33	3,652
	Tract Total	3,000	603	5.0	0.94	3,191
308	308.01	9,116	890	10.2	1.39	6,558
	Tract Total	9,116	890	10.2	1.39	6,558
309	309.01	6,256	864	7.2	1.35	4,634
	Tract Total	6,256	864	7.2	1.35	4,634
310	310.01	6,543	669	9.8	1.04	6,291
	Tract Total	6,543	669	9.8	1.04	6,291
313	313.01	4,374	533	8.2	0.83	5,270
	Tract Total	4,374	533	8.2	0.83	5,270
314	314.01	3,837	469	8.2	0.73	5,256
	Tract Total	3,837	469	8.2	0.73	5,256
315	315.01	5,855	849	6.9	1.33	4,402
	Tract Total	5,855	849	6.9	1.33	4,402
316	316.01	2,032	521	3.9	0.81	2,508
	316.02	2,531	332	7.6	0.52	4,868
	316.03	10	807	0.0	1.26	8
	Tract Total	4,573	1,660	2.8	2.59	1,766
318	318.01	6,892	738	9.3	1.15	5,993
	Tract Total	6,892	738	9.3	1.15	5,993
319	319.01	3,450	333	10.4	0.52	6,635
	Tract Total	3,450	333	10.4	0.52	6,635
320	320.01	3,215	324	9.9	0.51	6,305
	Tract Total	3,215	324	9.9	0.51	6,305

(CONTINUED)

Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
321	321.01	3,708	390	9.5	0.61	6,079
	Tract Total	3,708	390	9.5	0.61	6,079
322	322.01	6,625	713	9.3	1.11	5,968
	Tract Total	6,625	713	9.3	1.11	5,968
323	323.01	3,376	355	9.5	0.56	6,028
	323.02	1,292	288	4.5	0.45	2,872
	Tract Total	4,668	644	7.3	1.01	4,622
324	324.01	8,223	952	8.6	1.49	5,519
	Tract Total	8,223	952	8.6	1.49	5,519
325	325.01	5,502	725	7.6	1.13	4,869
	Tract Total	5,502	725	7.6	1.13	4,869
326	326.01	4,657	638	7.3	1.00	4,657
	Tract Total	4,657	638	7.3	1.00	4,657
327	327.01	7,197	881	8.2	1.38	5,215
	Tract Total	7,197	881	8.2	1.38	5,215
328	328.01	2,077	688	3.0	1.08	1,923
	Tract Total	2,077	688	3.0	1.08	1,923
401	401.01	1,824	422	4.3	0.66	2,764
	401.02	3,099	596	5.2	0.93	3,332
	401.03	2,453	288	8.5	0.45	5,452
	Tract Total	7,377	1,305	5.7	2.04	3,616
402	402.01	618	296	2.1	0.46	1,343
	402.02	4,683	553	8.5	0.86	5,445
	402.03		118		0.18	
	402.04	398	214	1.9	0.33	1,206
	Tract Total	5,699	1,181	4.8	1.85	3,080
403	403.01	1,359	345	3.9	0.54	2,517
	403.02	1,289	303	4.2	0.47	2,743
	Tract Total	2,649	648	4.1	1.01	2,622

(CONTINUED)

Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
405	405.01	3,057	427	7.2	0.67	4,562
	405.02	1,303	219	5.9	0.34	3,833
	405.03	4,765	951	5.0	1.49	3,198
	405.04	1,108	48	23.0	0.08	13,850
	Tract Total	10,233	1,645	6.2	2.57	3,982
406	406.01	2,576	844	3.1	1.32	1,952
	Tract Total	2,576	844	3.1	1.32	1,952
407	407.01	5,121	726	7.1	1.13	4,532
	407.02	2,844	388	7.3	0.61	4,662
	Tract Total	7,964	1,114	7.1	1.74	4,577
408	408.01	2,369	353	6.7	0.55	4,308
	408.02	280	63	4.4	0.10	2,799
	408.03	1,260	226	5.6	0.35	3,601
	408.04	1,908	486	3.9	0.76	2,510
	408.05		229		0.36	
	Tract Total	5,817	1,356	4.3	2.12	2,744
501	501.01	3,291	265	12.4	0.41	8,026
	501.02	870	66	13.2	0.10	8,700
	501.03	1,099	100	11.0	0.16	6,870
	Tract Total	5,260	431	12.2	0.67	7,850
502	502.01	1,311	43	30.3	0.07	18,732
	502.02	669	58	11.6	0.09	7,438
	502.03	466	63	7.3	0.10	4,657
	502.04	1,079	101	10.7	0.16	6,746
	Tract Total	3,526	265	13.3	0.41	8,599
503	503.01	839	60	14.1	0.09	9,324
	503.02	812	63	12.8	0.10	8,116
	503.03	1,943	164	11.8	0.26	7,473
	503.04	626	63	10.0	0.10	6,260

(CONTINUED)

Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
503	Tract Total	4,220	350	12.1	0.55	7,672
504	504.01	1,007	206	4.9	0.32	3,146
	504.02	933	140	6.6	0.22	4,241
	504.03	635	169	3.8	0.26	2,442
	Tract Total	2,575	515	5.0	0.80	3,218
505	505.01	993	80	12.4	0.13	7,639
	505.02	836	72	11.6	0.11	7,604
	505.03	618	52	11.9	0.08	7,729
	Tract Total	2,448	205	12.0	0.32	7,650
506	506.01	527	177	3.0	0.28	1,883
	506.02	3,788	338	11.2	0.53	7,148
	506.03	823	82	10.0	0.13	6,328
	506.04	524	69	7.6	0.11	4,766
	506.05	709	116	6.1	0.18	3,941
	506.06	1,035	112	9.2	0.18	5,751
	506.07	482	61	7.9	0.10	4,821
	Tract Total	7,889	955	8.3	1.49	5,295
507	507.01	2,588	443	5.8	0.69	3,751
	507.02	3,345	260	12.8	0.41	8,159
	Tract Total	5,933	703	8.4	1.10	5,394
508	508.01	843	118	7.2	0.18	4,681
	508.02	1,283	171	7.5	0.27	4,752
	508.03	1,051	126	8.4	0.20	5,257
	Tract Total	3,177	415	7.7	0.65	4,888
509	509.01	790	165	4.8	0.26	3,037
	509.02	817	166	4.9	0.26	3,143
	Tract Total	1,607	331	4.9	0.52	3,090
510	510.01	1,183	127	9.3	0.20	5,916
	510.02	1,621	217	7.5	0.34	4,769

(CONTINUED)

Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
510	Tract Total	2,805	344	8.2	0.54	5,194
511	511.01	956	168	5.7	0.26	3,676
	511.02	1,197	202	5.9	0.31	3,861
	Tract Total	2,153	369	5.8	0.58	3,711
512	512.01	600	176	3.4	0.28	2,143
	512.02	818	225	3.6	0.35	2,336
	512.03	266	101	2.6	0.16	1,659
	Tract Total	1,683	502	3.4	0.78	2,158
513	513.01	1,136	207	5.5	0.32	3,551
	513.02	1,109	146	7.6	0.23	4,822
	Tract Total	2,245	352	6.4	0.55	4,082
514	514.01	417	15	27.0	0.02	20,848
	514.02	1,447	32	45.1	0.05	28,939
	514.03	687	52	13.2	0.08	8,586
	Tract Total	2,551	99	25.7	0.16	15,943
515	515.01	2,024	93	21.7	0.15	13,494
	515.02	2,835	166	17.0	0.26	10,903
	515.03	1,749	236	7.4	0.37	4,727
	515.04	2,009	141	14.3	0.22	9,132
	Tract Total	8,617	637	13.5	1.00	8,617
516	516.01	1,692	66	25.8	0.10	16,924
	516.02	212	30	7.2	0.05	4,248
	516.03	1,673	72	23.2	0.11	15,211
	516.04	1,327	110	12.1	0.17	7,805
	516.05	962	146	6.6	0.23	4,183
	Tract Total	5,867	422	13.9	0.66	8,889
518	518.01	1,219	164	7.4	0.26	4,689
	518.02	459	98	4.7	0.15	3,062
	518.03	1,126	205	5.5	0.32	3,518

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Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
518	Tract Total	2,804	467	6.0	0.73	3,841
519	519.01	4,949	619	8.0	0.97	5,102
	Tract Total	4,949	619	8.0	0.97	5,102
520	520.01	2,909	492	5.9	0.77	3,778
	Tract Total	2,909	492	5.9	0.77	3,778
521	521.01	343	135	2.5	0.21	1,635
	521.02	2,505	375	6.7	0.59	4,246
	521.03	1,469	232	6.3	0.36	4,080
	521.04	1,644	267	6.2	0.42	3,913
	521.05	1,056	253	4.2	0.39	2,709
	Tract Total	7,017	1,261	5.6	1.97	3,562
522	522.01	3,405	206	16.5	0.32	10,639
	522.02	1,105	164	6.7	0.26	4,249
	522.03	1,016	113	9.0	0.18	5,643
	Tract Total	5,525	483	11.4	0.75	7,367
523	523.01	7,077	235	30.1	0.37	19,126
	Tract Total	7,077	235	30.1	0.37	19,126
524	524.01	1,463	165	8.9	0.26	5,627
	524.02	996	89	11.1	0.14	7,112
	524.03	820	83	9.8	0.13	6,304
	524.04	1,847	207	8.9	0.32	5,773
	524.05	1,214	178	6.8	0.28	4,335
	Tract Total	6,340	723	8.8	1.13	5,610
525	525.01	825	449	1.8	0.70	1,179
	525.02	1,113	313	3.6	0.49	2,272
	525.03	948	259	3.7	0.40	2,371
	525.04	3,788	245	15.5	0.38	9,968
	Tract Total	6,675	1,266	5.3	1.98	3,371
526	526.01	1,933	295	6.6	0.46	4,203

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Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
526	526.02	1,063	191	5.6	0.30	3,544
	526.03	584	122	4.8	0.19	3,075
	Tract Total	3,580	608	5.9	0.95	3,769
527	527.01	3,746	327	11.5	0.51	7,346
	Tract Total	3,746	327	11.5	0.51	7,346
528	528.01	7,770	261	29.7	0.41	18,951
	Tract Total	7,770	261	29.7	0.41	18,951
601	601.01	1,005	485	2.1	0.76	1,322
	601.02	1,947	518	3.8	0.81	2,404
	601.03	771	426	1.8	0.67	1,151
	Tract Total	3,724	1,429	2.6	2.23	1,670
602	602.01	1,330	814	1.6	1.27	1,048
	602.02	171	168	1.0	0.26	658
	602.03	1,801	918	2.0	1.43	1,260
	Tract Total	3,303	1,900	1.7	2.97	1,112
603	603.01	675	189	3.6	0.30	2,251
	603.02	1,838	293	6.3	0.46	3,997
	Tract Total	2,514	483	5.2	0.75	3,352
604	604.01	659	237	2.8	0.37	1,780
	604.02	2,423	505	4.8	0.79	3,068
	604.03	418	92	4.5	0.14	2,983
	Tract Total	3,499	834	4.2	1.30	2,692
605	605.01	1,585	455	3.5	0.71	2,232
	605.02	1,436	234	6.1	0.37	3,882
	605.03	826	115	7.2	0.18	4,589
	605.04	485	97	5.0	0.15	3,231
	605.05	1,183	272	4.4	0.42	2,817
	Tract Total	5,515	1,173	4.7	1.83	3,014
606	606.01	412	89	4.6	0.14	2,943

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Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
606	606.02	3,217	452	7.1	0.71	4,531
	Tract Total	3,629	541	6.7	0.84	4,320
607 /1	607.01	7,127	967	7.4	1.51	4,720
	Tract Total	7,127	967	7.4	1.51	4,720
608 /1	608.01	2,925	492	5.9	0.77	3,799
	Tract Total	2,925	492	5.9	0.77	3,799
609 /1	609.01	2,338	586	4.0	0.92	2,542
	Tract Total	2,338	586	4.0	0.92	2,542
610 /1	610.01	2,253	345	6.5	0.54	4,173
	Tract Total	2,253	345	6.5	0.54	4,173
611	611.01	1,790	551	3.3	0.86	2,081
	611.02	4,397	872	5.0	1.36	3,233
	Tract Total	6,187	1,423	4.3	2.22	2,787
612	612.01	574	599	1.0	0.94	611
	612.02	2,942	1,740	1.7	2.72	1,082
	612.03	209	327	0.6	0.51	409
	612.04	43	311	0.1	0.49	87
	Tract Total	3,768	2,978	1.3	4.65	810
615	615.01	551	163	3.4	0.25	2,204
	615.02	744	105	7.1	0.16	4,649
	615.03	1,036	147	7.0	0.23	4,505
	615.04	1,111	217	5.1	0.34	3,267
	615.05	249	35	7.1	0.06	4,157
	Tract Total	3,691	667	5.5	1.04	3,549
616	616.01	1,498	246	6.1	0.38	3,943
	616.02	958	224	4.3	0.35	2,737
	616.04	1,641	96	17.0	0.15	10,940
	616.05	793	80	9.9	0.13	6,096
	616.06	6	196	0.0	0.31	18

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Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
616	Tract Total	4,895	843	5.8	1.32	3,709
617	617.01	3,841	344	11.2	0.54	7,112
	617.02	443	172	2.6	0.27	1,640
	Tract Total	4,283	516	8.3	0.81	5,288
618	618.01	822	119	6.9	0.19	4,327
	618.02	4,689	249	18.8	0.39	12,024
	Tract Total	5,511	369	15.0	0.58	9,503
619	619.02	4,083	223	18.3	0.35	11,665
	Tract Total	4,083	223	18.3	0.35	11,665
701	701.01	837	269	3.1	0.42	1,992
	701.02	1,334	771	1.7	1.20	1,112
	701.03	173	96	1.8	0.15	1,151
	701.04	478	302	1.6	0.47	1,017
	Tract Total	2,821	1,438	2.0	2.25	1,254
702	702.01	6	814	0.0	1.27	5
	Tract Total	6	814	0.0	1.27	5
703	703.01	1,964	378	5.2	0.59	3,329
	703.02	359	104	3.5	0.16	2,243
	703.03	890	197	4.5	0.31	2,872
	Tract Total	3,213	679	4.7	1.06	3,031
704	704.01	1,406	401	3.5	0.63	2,232
	704.02	125	44	2.9	0.07	1,787
	704.03	1,064	385	2.8	0.60	1,773
	704.04	762	195	3.9	0.31	2,459
	704.05	1,480	252	5.9	0.39	3,795
	Tract Total	4,837	1,278	3.8	2.00	2,419
705	705.01	328	77	4.2	0.12	2,730
	705.02	980	188	5.2	0.29	3,378
	705.03	1,927	327	5.9	0.51	3,779

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Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
705	705.04	871	140	6.2	0.22	3,960
	705.05	465	70	6.6	0.11	4,223
	705.06	795	62	12.9	0.10	7,954
	Tract Total	5,366	865	6.2	1.35	3,974
706	706.01	530	214	2.5	0.33	1,606
	706.02	490	90	5.5	0.14	3,503
	706.03	1,001	102	9.8	0.16	6,256
	706.04	495	71	7.0	0.11	4,499
	Tract Total	2,516	477	5.3	0.75	3,355
707	707.01	820	155	5.3	0.24	3,418
	707.02	1,182	143	8.3	0.22	5,373
	707.03	833	146	5.7	0.23	3,622
	707.04	1,126	142	7.9	0.22	5,116
	707.05	584	78	7.4	0.12	4,864
	707.06	765	78	9.8	0.12	6,377
	Tract Total	5,310	744	7.1	1.16	4,578
708	708.01	790	143	5.5	0.22	3,590
	708.02	2,220	278	8.0	0.43	5,162
	Tract Total	3,010	421	7.2	0.66	4,560
709	709.01	1,895	312	6.1	0.49	3,868
	709.02	2,086	217	9.6	0.34	6,135
	709.03	759	72	10.6	0.11	6,903
	709.04	815	175	4.7	0.27	3,018
	709.05	1,013	111	9.1	0.17	5,957
	709.06	313	27	11.5	0.04	7,817
	Tract Total	6,881	913	7.5	1.43	4,812
710	710.01	171	85	2.0	0.13	1,318
	710.02	649	115	5.6	0.18	3,606
	710.03	533	152	3.5	0.24	2,221

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Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
710	Tract Total	1,353	352	3.8	0.55	2,461
711	711.01	507	44	11.5	0.07	7,247
	711.02	613	61	10.0	0.10	6,134
	711.03	792	79	10.1	0.12	6,601
	711.04	911	80	11.4	0.12	7,593
	711.05	730	65	11.2	0.10	7,295
	711.06	1,520	150	10.1	0.23	6,610
	711.07	566	77	7.3	0.12	4,715
	711.08	1,090	185	5.9	0.29	3,758
	Tract Total	6,729	741	9.1	1.16	5,801
712	712.01	3	75	0.0	0.12	25
	712.02		61		0.10	
	712.03	537	31	17.3	0.05	10,734
	712.04	4,719	316	14.9	0.49	9,630
	Tract Total	5,258	484	10.9	0.76	6,919
713	713.01	7,284	442	16.5	0.69	10,557
	713.02	1,656	249	6.6	0.39	4,245
	Tract Total	8,940	691	12.9	1.08	8,278
714	714.01	4,090	626	6.5	0.98	4,173
	714.02	2,027	108	18.7	0.17	11,924
	Tract Total	6,117	734	8.3	1.15	5,319
801	801.01	1,102	3,218	0.3	5.03	219
	801.02	681	788	0.9	1.23	554
	801.03	624	1,210	0.5	1.89	330
	801.04	800	2,011	0.4	3.14	255
	801.05	593	1,352	0.4	2.11	281
	Tract Total	3,799	8,578	0.4	13.40	284
802	802.01	911	709	1.3	1.11	821
	802.02	1,337	450	3.0	0.70	1,910

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Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
802	802.03	1,519	255	6.0	0.40	3,797
	802.04	3,418	536	6.4	0.84	4,069
	802.05		128		0.20	
	Tract Total	7,185	2,078	3.5	3.25	2,211
803	803.01	2,643	2,460	1.1	3.84	688
	803.02	741	541	1.4	0.84	883
	803.03	2,409	1,780	1.4	2.78	867
	803.04	3	92	0.0	0.14	21
	Tract Total	5,797	4,873	1.2	7.61	762
804	804.01	1,735	1,460	1.2	2.28	761
	804.02	1,941	2,428	0.8	3.79	512
	804.03	1,138	1,099	1.0	1.72	662
	804.04	1,082	728	1.5	1.14	949
	804.05	2,399	1,258	1.9	1.97	1,218
	Tract Total	8,296	6,974	1.2	10.90	761
805	805.01	5,325	616	8.6	0.96	5,547
	805.02	5,281	1,305	4.0	2.04	2,589
	805.03	5,286	883	6.0	1.38	3,830
	Tract Total	15,892	2,803	5.7	4.38	3,628
808 /2	808.01	6,840	1,037	6.6	1.62	4,222
	Tract Total	6,840	1,037	6.6	1.62	4,222
809 /2	809.01	9,222	1,301	7.1	2.03	4,543
	Tract Total	9,222	1,301	7.1	2.03	4,543
810	810.01	2,675	295	9.1	0.46	5,815
	Tract Total	2,675	295	9.1	0.46	5,815
811	811.01	95	250	0.4	0.39	243
	811.02	1,724	578	3.0	0.90	1,916
	811.03	3,043	469	6.5	0.73	4,169
	811.04	4,003	731	5.5	1.14	3,511

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Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
811	Tract Total	8,865	2,028	4.4	3.17	2,796
812	812.01	6,027	1,058	5.7	1.65	3,653
	Tract Total	6,027	1,058	5.7	1.65	3,653
814	814.01	7,265	1,226	5.9	1.91	3,803
	Tract Total	7,265	1,226	5.9	1.91	3,803
815	815.01	2,396	1,124	2.1	1.76	1,361
	Tract Total	2,396	1,124	2.1	1.76	1,361
816	816.01	1,438	974	1.5	1.52	946
	816.02	1,688	1,098	1.5	1.72	981
	Tract Total	3,126	2,072	1.5	3.24	965
817	817.01	1,673	875	1.9	1.37	1,221
	817.02	1,490	889	1.7	1.39	1,072
	817.03	1,855	633	2.9	0.99	1,874
	817.04	3,852	610	6.3	0.95	4,055
	Tract Total	8,871	3,007	3.0	4.70	1,887
819	819.01	3,293	1,394	2.4	2.18	1,511
	819.02	1,446	1,077	1.3	1.68	861
	Tract Total	4,739	2,471	1.9	3.86	1,228
820	820.01	4,333	1,186	3.7	1.85	2,342
	820.02	1,301	173	7.5	0.27	4,819
	Tract Total	5,634	1,359	4.1	2.12	2,657
821	821.01	3,410	207	16.5	0.32	10,656
	Tract Total	3,410	207	16.5	0.32	10,656
822	822.01	608	426	1.4	0.67	908
	822.02	967	330	2.9	0.52	1,859
	822.03	4,417	328	13.5	0.51	8,661
	Tract Total	5,992	1,084	5.5	1.69	3,545
823	823.01	13,355	1,276	10.5	1.99	6,711
	Tract Total	13,355	1,276	10.5	1.99	6,711

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Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
824	824.01	1,926	913	2.1	1.43	1,347
	Tract Total	1,926	913	2.1	1.43	1,347
825	825.01	641	1,811	0.4	2.83	226
	825.02	11,310	1,860	6.1	2.91	3,887
	Tract Total	11,951	3,672	3.3	5.74	2,082
826	826.01	1,900	398	4.8	0.62	3,065
	826.02	7,575	1,711	4.4	2.67	2,837
	Tract Total	9,475	2,109	4.5	3.30	2,871
901	901.01	13	564	0.0	0.88	14
	901.02	38	438	0.1	0.68	56
	901.03	2,801	1,756	1.6	2.74	1,022
	901.04	3	965	0.0	1.51	2
	901.05	6,599	1,552	4.3	2.42	2,727
	901.06		2,501		3.91	
	Tract Total	9,454	7,775	1.2	12.15	778
905	905.01	2,626	245	10.7	0.38	6,910
	905.02	4,818	2,114	2.3	3.30	1,460
	Tract Total	7,443	2,358	3.2	3.68	2,023
909 /3	909.01	222	140	1.6	0.22	1,010
	Tract Total	222	140	1.6	0.22	1,010
910	910.01	24	1,597	0.0	2.49	10
	910.02	1,552	2,784	0.6	4.35	357
	Tract Total	1,576	4,381	0.4	6.84	230
911	911.01	11,639	3,055	3.8	4.77	2,440
	Tract Total	11,639	3,055	3.8	4.77	2,440
912	912.01	4,962	435	11.4	0.68	7,297
	912.02		124		0.19	
	Tract Total	4,962	559	8.9	0.87	5,704
913	913.01	70	803	0.1	1.25	56

(CONTINUED)



Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
913	913.02	115	1,575	0.1	2.46	47
	913.03	1,180	839	1.4	1.31	901
	913.04	6,647	981	6.8	1.53	4,344
	Tract Total	8,011	4,198	1.9	6.56	1,221
914	914.01	14,232	1,662	8.6	2.60	5,474
	Tract Total	14,232	1,662	8.6	2.60	5,474
915	915.01	4,193	1,264	3.3	1.97	2,128
	915.02	1,217	493	2.5	0.77	1,580
	915.03	314	35	8.9	0.06	5,230
	Tract Total	5,724	1,792	3.2	2.80	2,044
916	916.01	7,039	886	7.9	1.38	5,101
	Tract Total	7,039	886	7.9	1.38	5,101
917	917.01	3,292	494	6.7	0.77	4,276
	917.02	1,479	239	6.2	0.37	3,997
	917.03	468	789	0.6	1.23	381
	917.04	2,433	622	3.9	0.97	2,508
	Tract Total	7,672	2,143	3.6	3.35	2,290
918	918.01	9,914	1,179	8.4	1.84	5,388
	Tract Total	9,914	1,179	8.4	1.84	5,388
919	919.01	336	1,235	0.3	1.93	174
	919.02	405	984	0.4	1.54	263
	919.03	484	1,111	0.4	1.74	278
	919.04	155	274	0.6	0.43	360
	919.05	368	2,491	0.1	3.89	95
	919.06	132	334	0.4	0.52	253
	919.07	296	1,767	0.2	2.76	107
	919.08	53	106	0.5	0.17	310
	919.09	364	677	0.5	1.06	343
	919.10	138	193	0.7	0.30	461

(CONTINUED)

Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
919	919.11	151	1,315	0.1	2.06	73
	919.12	298	496	0.6	0.78	382
	Tract Total	3,178	10,983	0.3	17.16	185
920	920.01	2,128	1,934	1.1	3.02	705
	920.02	2,153	2,235	1.0	3.49	617
	920.03	2,155	1,332	1.6	2.08	1,036
	Tract Total	6,437	5,501	1.2	8.60	748
921	921.01	266	491	0.5	0.77	346
	921.02	411	763	0.5	1.19	346
	921.03	1,079	2,020	0.5	3.16	341
	921.04	717	639	1.1	1.00	717
	921.05	783	671	1.2	1.05	746
	921.06	1,142	1,196	1.0	1.87	610
	921.07	2,454	1,446	1.7	2.26	1,086
	Tract Total	6,853	7,226	0.9	11.29	607
922	922.01	377	2,649	0.1	4.14	91
	922.02	1,403	2,983	0.5	4.66	301
	922.03	5,425	1,281	4.2	2.00	2,712
	922.04	594	1,738	0.3	2.72	218
	922.05	2,961	1,058	2.8	1.65	1,794
	Tract Total	10,760	9,708	1.1	15.17	709
923	923.01	3,242	534	6.1	0.83	3,906
	Tract Total	3,242	534	6.1	0.83	3,906
924	924.01	4,159	496	8.4	0.77	5,401
	Tract Total	4,159	496	8.4	0.77	5,401
FAIRFAX COUNTY		863,134	229,580	3.8	358.72	2,406

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 Management and Budget. Periodically, the Fairfax County forecasts are developed in conjunction with forecasts of the surrounding jurisdictions under the auspices of the Washington Metropolitan Council of Governments (COG). The COG cooperative forecasts are generated every three to four years. The forecasts contained on the following tables are forecasts submitted for inclusion in the 1995 Round 5.2 COG regional forecast.

### 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 by type, the vacancy rates, and the average household sizes. Specifically, the forecasted number of housing units are multiplied by corresponding vacancy rates for the unit type and planning district. This generates the number of occupied housing units, or households. The households figure is then multiplied by the average household size (average number of persons per household) for the unit type and planning district to generate a household population figure. The housing unit forecasts are shown in Section VI of the 1994 Demographic Reports. To obtain the final population forecasts, the non-household, or group quarters, population is added to the household population.

The vacancy rates and household size factors were developed by the Fairfax County Office of Management and Budget. In effect, an overall vacancy rate of 3.1 percent (and thus, an occupancy rate of 96.9 percent) has been assumed for all forecast years 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 Management and Budget, has revealed three significant factors that will influence projected average household size: average household size differences by race; the increasingly diverse racial composition of Fairfax County; and the differences in average household size by unit type.

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 portion 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. Additionally, the Office of Management and Budget has now forecasted the number of housing units in the County by housing unit type. This information, combined with forecasted average household sizes for each unit type provides a clearer indication of trends in the County's population. Forecasted average household size factors by planning district are presented in Table 4.2.

TABLE 4.1

Average Household Size by Race  
Fairfax County, 1990 and 1980

Racial or Ethnic Origin Group	Average Household Size	
	1990	1980
White	2.65	2.84
Black	2.86	2.99
Asian	3.69	2.74
Hispanic	3.66	3.34
<b>Fairfax County</b>	<b>2.75</b>	<b>2.88</b>

Source: U.S. Bureau of the Census.

**TABLE 4.2**  
**Current and Forecasted Average Household Size by Planning District**  
**Fairfax County, 1994 - 2010**

Planning District	Average Household Size				
	1994	1995	2000	2005	2010
Annandale	2.69	2.69	2.69	2.69	2.68
Baileys	2.27	2.27	2.27	2.26	2.25
Bull Run	2.78	2.77	2.76	2.76	2.74
Fairfax	2.58	2.58	2.58	2.58	2.56
Jefferson	2.53	2.53	2.53	2.53	2.52
Lincolnia	2.43	2.43	2.43	2.42	2.40
Lower Potomac	2.60	2.60	2.59	2.60	2.61
McLean	2.67	2.67	2.68	2.66	2.64
Mount Vernon	2.41	2.42	2.41	2.42	2.41
Pohick	3.06	3.06	3.07	3.07	3.06
Rose Hill	2.48	2.47	2.48	2.46	2.44
Springfield	2.92	2.91	2.85	2.82	2.79
Upper Potomac	2.87	2.87	2.85	2.84	2.82
Vienna	2.71	2.71	2.71	2.70	2.68
<b>Fairfax County</b>	<b>2.70</b>	<b>2.70</b>	<b>2.70</b>	<b>2.69</b>	<b>2.68</b>

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

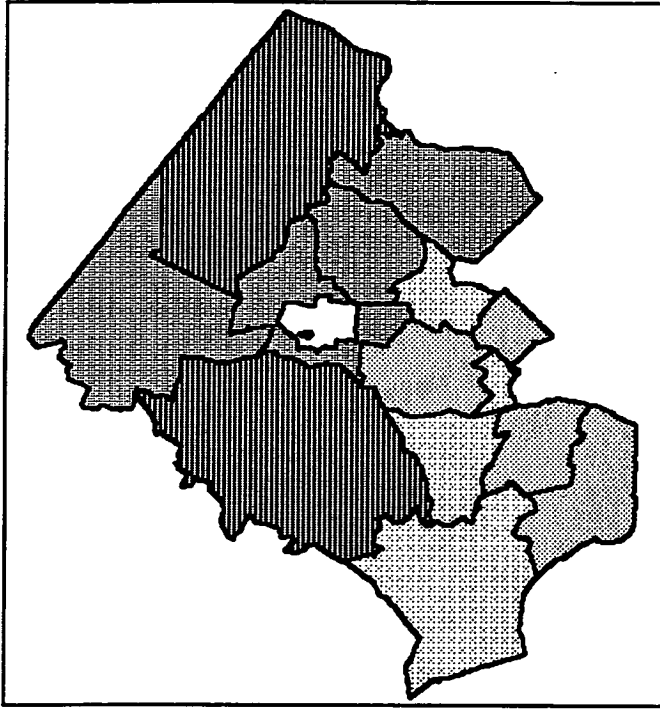
The tables that follow show Fairfax County's population increasing from 455,021 in 1970 to 596,901 in 1980 and to 818,584 in 1990, based on 1970, 1980 and 1990 Census information, respectively. Between 1994 and 2000, the County's population is expected to increase by 78,357 persons, from an estimate of 863,134 in 1994 to 941,491 projected in 2000. By the year 2010, the County's population is projected to be 1,054,014, an increase of 190,880 persons over the County's 1994 population, and by the year 2020 the County's population is projected to be 1,185,720.

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.

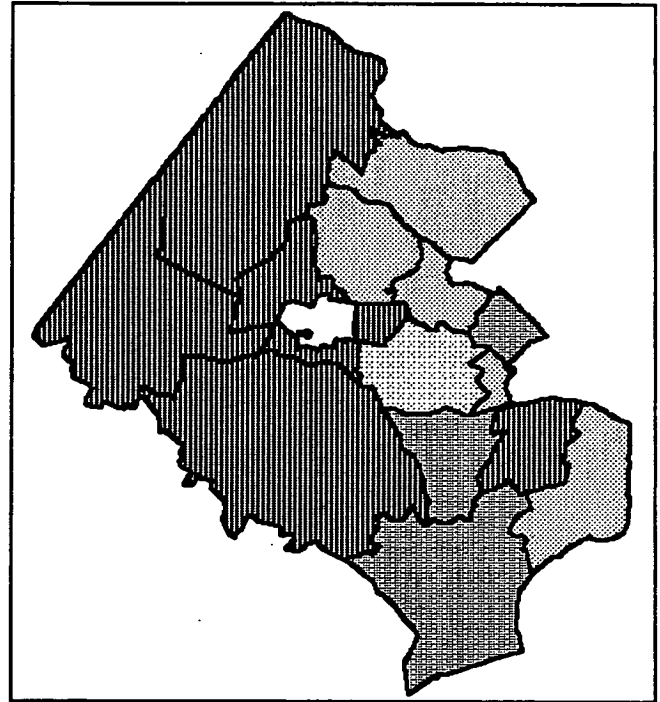
The area comprising the Sully Supervisor District, which as of January 1994 had the largest population among the nine supervisor districts, is expected to remain the area of the County with the largest population through the year 2020. The Springfield District is currently the second largest supervisor district in terms of population. However, by the year 2000, it will fall to fifth place as the population of Lee, Hunter Mill and Dranesville Districts are expected to increase considerably. The Braddock Supervisor District's population is expected to increase moderately between 1994 and 2020, to a total of 104,631.

Figure 4.1  
 Population Growth in Planning Districts  
 1970 to 2010

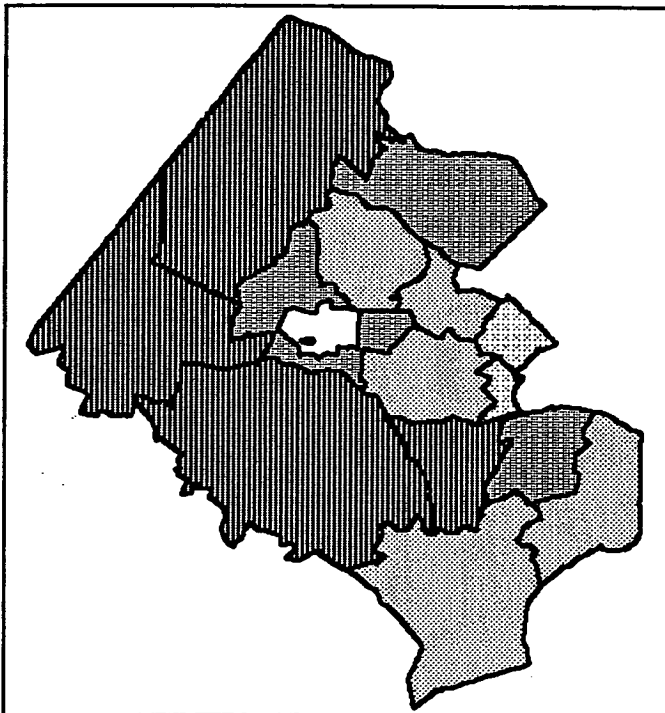
1970 to 1980



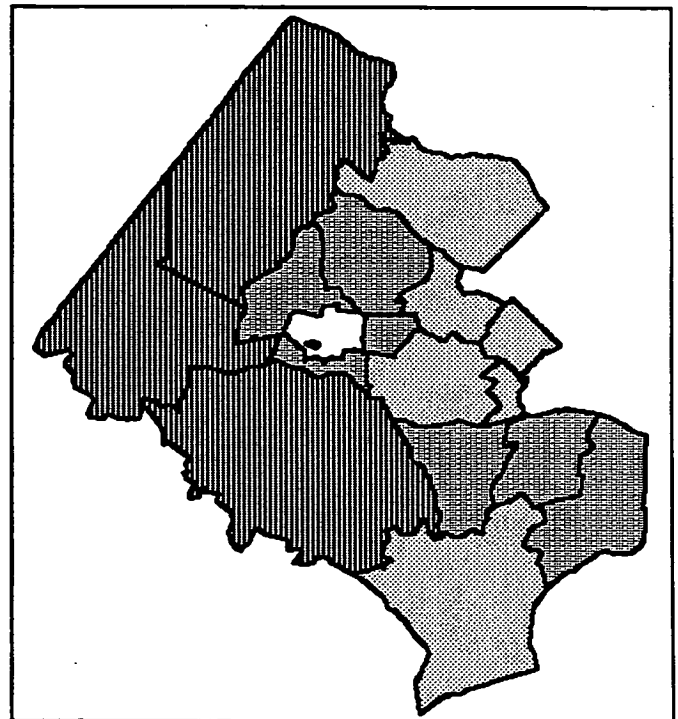
1980 to 1990



1990 to 2000



2000 to 2010



IV - 3

**Population Growth**

Decline  
 0 to 5,000 Persons

0 2 4 6 8 10

5,000 to 10,000 Persons  
 10,000 Persons or More

1" - apprx. 8.2 mi.

**Historical, Estimated and Forecasted Population  
Supervisor District  
(January 1994)**

Supervisor District	1990	1994	1995	2000	2005	2010	2015	2020
Braddock	90,767	89,527	89,666	90,737	94,292	97,437	100,783	104,631
Dranesville 1/	92,296	96,299	98,184	103,391	107,760	111,351	115,199	119,582
Hunter Mill 2/	90,714	95,445	97,449	108,462	116,003	124,108	133,075	143,829
Lee	90,049	91,039	93,309	108,930	119,851	131,214	143,200	155,936
Mason	90,725	89,487	89,773	91,060	94,437	98,155	102,252	107,129
Mount Vernon	87,124	94,820	96,609	100,004	103,894	107,711	111,827	116,649
Providence	90,778	93,945	95,152	99,544	105,978	113,182	121,170	130,775
Springfield 3/	92,626	96,905	98,558	103,124	107,104	110,511	114,051	118,008
Sully	93,505	115,667	120,832	136,238	148,257	160,347	173,538	189,180
Fairfax County	818,584	863,134	879,531	941,491	997,575	1,054,014	1,115,096	1,185,720

**Historical, Estimated and Forecasted Population  
Towns  
(January 1994)**

Town	1990	1994	1995	2000	2005	2010	2015	2020
Town of Clifton	176	222	227	227	233	237	240	244
Town of Herndon	16,139	16,061	16,674	16,950	18,881	20,987	23,310	26,089
Town of Vienna	14,852	14,644	14,659	14,659	14,922	15,065	15,209	15,356
Towns Total	31,167	30,927	31,559	31,836	34,037	36,289	38,760	41,688

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990.  
Fairfax County Office of Management and Budget, 1994 through 2020.

- 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 1994)**

Planning District	1970	1980	1990	1994	1995	2000	2005	2010	2015	2020
Annandale	62,635	66,466	66,329	67,349	67,480	68,154	69,732	71,335	73,100	75,187
Baileys	30,112	30,290	38,392	37,436	37,520	38,298	40,441	42,987	45,860	49,352
Bull Run	14,006	23,566	66,234	83,756	88,199	99,268	109,139	119,241	130,254	143,344
Fairfax	22,889	32,332	45,244	50,487	51,045	54,640	57,898	61,013	64,439	68,508
Jefferson	40,989	38,152	42,859	44,845	44,992	45,169	46,776	48,610	50,662	53,138
Lincolnia	11,123	9,978	14,010	13,266	13,387	13,582	14,358	15,208	16,114	17,171
Lower Potomac	21,497	16,305	24,371	25,647	27,093	28,409	29,970	31,822	33,858	36,315
McLean	46,866	54,669	58,747	61,956	62,559	65,215	67,337	69,286	71,423	73,925
Mount Vernon	76,730	79,533	82,483	83,897	84,112	86,191	90,588	94,650	99,088	104,332
Pohick 1/	14,902	71,543	127,040	129,636	131,515	137,400	143,267	148,376	153,650	159,528
Rose Hill	21,859	23,262	34,520	37,377	38,651	43,187	46,903	51,101	55,703	61,216
Springfield	32,970	31,667	39,919	43,112	44,059	54,398	59,366	64,320	69,230	73,455
Upper Potomac 2/	20,062	70,795	125,169	134,408	138,099	153,272	164,434	175,696	188,090	202,806
Vienna 3/	38,381	48,343	53,267	49,962	50,819	54,307	57,364	60,368	63,623	67,444
Fairfax County	455,021	596,901	818,584	863,134	879,531	941,491	997,575	1,054,014	1,115,096	1,185,720

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

1994 through 2020, Fairfax County Office of Management and Budget.

- 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 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
151	151.01		1,303	1,310	1,334	1,358	1,374	1,390	1,406
	151.02		1,318	1,315	1,315	1,364	1,372	1,379	1,387
	151.03		867	870	882	893	899	904	910
	TRACT TOTAL	3,262	3,488	3,495	3,531	3,615	3,645	3,674	3,703
152	152.01		859	871	904	915	921	927	933
	152.02		2,767	2,726	2,726	2,771	2,822	2,874	2,931
	152.03		331	331	331	331	331	331	331
	152.04								
	TRACT TOTAL	3,165	3,956	3,927	3,960	4,017	4,074	4,132	4,195
153	153.01		766	782	882	908	922	936	950
	153.02		1,496	1,486	1,493	1,498	1,501	1,503	1,506
	153.03		1,182	1,163	1,163	1,164	1,164	1,164	1,164
	153.04		283	283	283	283	283	283	283
	TRACT TOTAL	3,610	3,728	3,714	3,822	3,852	3,869	3,886	3,904
154	154.01		5,136	5,161	5,164	5,334	5,436	5,540	5,654
	154.02		1,151	1,151	1,156	1,175	1,185	1,195	1,205
	154.03		931	967	1,402	1,607	1,860	2,144	2,491
	TRACT TOTAL	7,163	7,218	7,280	7,722	8,115	8,480	8,879	9,350
155	155.01		2,848	2,867	2,874	3,143	3,442	3,770	4,163
	155.02		1,945	1,945	1,948	1,960	1,966	1,973	1,979
	155.03		837	840	843	854	860	866	872
	155.04		254	254	254	255	255	256	256
	TRACT TOTAL	5,644	5,884	5,907	5,919	6,212	6,523	6,864	7,271
156	156.01		1,549	1,550	1,555	1,565	1,571	1,576	1,582
	156.02		220	226	254	256	256	257	258
	156.03		826	841	918	944	958	972	986
	156.04		320	353	384	403	413	423	433
	TRACT TOTAL	2,438	2,915	2,970	3,111	3,167	3,197	3,228	3,259
157	157.01		1,221	1,222	1,224	1,232	1,237	1,241	1,245
	157.02		2,112	2,112	2,115	2,143	2,158	2,173	2,188
	157.03		545	545	547	548	549	549	550

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
157	TRACT TOTAL	3,606	3,878	3,879	3,886	3,923	3,943	3,963	3,983
158	158.01		1,888	1,894	1,911	1,985	2,025	2,066	2,108
	158.02		1,494	1,498	1,498	1,531	1,548	1,565	1,583
	158.03		1,302	1,304	1,309	1,351	1,374	1,398	1,422
	TRACT TOTAL	4,622	4,685	4,697	4,718	4,867	4,947	5,029	5,113
159	159.01		2,376	2,392	2,411	2,491	2,534	2,578	2,623
	159.02		531	543	591	604	612	619	627
	159.03								
	159.04		339	369	393	397	400	402	405
	TRACT TOTAL	3,094	3,246	3,304	3,395	3,493	3,546	3,600	3,655
160	160.01		626	630	678	732	789	852	927
	160.02		2,433	2,437	2,439	2,587	2,702	2,827	2,977
	160.03		836	839	851	862	868	874	880
	TRACT TOTAL	3,705	3,895	3,906	3,968	4,182	4,359	4,553	4,784
161	161.01		476	478	483	510	531	554	579
	161.02		273	274	280	281	282	282	283
	161.03		1,756	1,764	1,781	1,854	1,894	1,935	1,976
	161.04		1,298	1,314	1,360	1,424	1,459	1,495	1,532
	TRACT TOTAL	3,751	3,803	3,831	3,903	4,070	4,166	4,266	4,371
162	162.01		5,646	5,646	5,646	5,646	5,646	5,646	5,646
	162.02								
	TRACT TOTAL	5,621	5,646	5,646	5,646	5,646	5,646	5,646	5,646
163	163.01		669	709	851	890	911	933	956
	163.02		1,265	1,313	1,528	1,578	1,606	1,634	1,663
	TRACT TOTAL	1,778	1,934	2,022	2,379	2,468	2,517	2,567	2,619
201	201.01		1,410	1,410	1,410	1,410	1,411	1,411	1,411
	201.02		1,863	1,866	1,866	1,940	1,986	2,031	2,078
	TRACT TOTAL	3,098	3,273	3,275	3,275	3,350	3,396	3,442	3,489
202	202.01		2,898	2,929	4,129	4,814	5,615	6,498	7,563
	202.02		2,130	2,152	2,331	2,555	2,795	3,058	3,371
	TRACT TOTAL	5,113	5,029	5,081	6,460	7,369	8,411	9,556	10,934

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
203	203.01		1,793	1,794	1,796	1,825	1,841	1,856	1,872
	203.02		1,678	1,682	1,686	1,717	1,734	1,751	1,768
	203.03		681	681	819	854	896	942	999
	203.04		758	758	1,000	1,128	1,266	1,419	1,601
	TRACT TOTAL	4,903	4,910	4,915	5,302	5,524	5,736	5,967	6,238
204	204.01		3,014	3,016	3,016	3,069	3,124	3,178	3,236
	TRACT TOTAL	2,368	3,014	3,016	3,016	3,069	3,124	3,178	3,236
205	205.01		5,962	5,914	5,914	6,053	6,208	6,362	6,532
	205.02		499	499	501	503	504	504	505
	TRACT TOTAL	5,121	6,461	6,413	6,415	6,556	6,711	6,867	7,038
206	206.01		447	440	442	443	443	443	443
	206.02		954	931	931	935	939	943	946
	206.03		2,236	2,260	2,387	2,495	2,597	2,702	2,821
	TRACT TOTAL	4,049	3,637	3,631	3,760	3,872	3,978	4,088	4,210
207	207.01		1,760	1,760	1,774	1,803	1,818	1,834	1,850
	207.02		363	363	363	373	379	384	389
	207.03		1,543	1,543	1,577	1,610	1,627	1,645	1,663
	TRACT TOTAL	3,833	3,666	3,667	3,714	3,786	3,824	3,863	3,902
208	208.01		940	940	988	1,005	1,013	1,022	1,031
	208.02		746	746	746	755	760	765	770
	208.03		1,507	1,508	1,512	1,557	1,581	1,606	1,631
	TRACT TOTAL	3,295	3,194	3,194	3,247	3,317	3,354	3,392	3,431
210	210.01		902	909	928	972	996	1,020	1,045
	210.02		1,565	1,709	1,716	2,081	2,535	3,035	3,644
	210.03		738	740	4,417	4,927	5,467	6,057	6,760
	210.04		928	928	928	929	929	929	930
	TRACT TOTAL	3,657	4,133	4,285	7,989	8,909	9,926	11,042	12,379
211	211.01		5,199	5,856	8,041	9,514	11,279	13,231	15,597
	211.02		2,767	3,482	4,670	5,386	6,232	7,163	8,286
	211.03		495	495	495	496	497	498	499
	TRACT TOTAL	6,597	8,461	9,833	13,206	15,397	18,008	20,892	24,382

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
212	212.01		1,945	1,946	1,946	1,947	1,948	1,949	1,950
	TRACT TOTAL	2,181	1,945	1,946	1,946	1,947	1,948	1,949	1,950
213	213.01		3,420	3,504	3,546	3,741	3,972	4,219	4,509
	213.02		248	248	248	248	248	248	248
	TRACT TOTAL	3,950	3,667	3,752	3,793	3,988	4,220	4,466	4,756
214	214.01		1,872	1,884	1,893	1,896	1,898	1,900	1,901
	214.02		3,006	3,030	3,067	3,304	3,586	3,898	4,270
	TRACT TOTAL	5,178	4,878	4,913	4,960	5,200	5,484	5,798	6,171
215	215.01		4,412	4,414	4,914	5,716	6,142	6,622	7,198
	TRACT TOTAL	5,007	4,412	4,414	4,914	5,716	6,142	6,622	7,198
216	216.01		3,103	3,108	3,108	3,108	3,108	3,108	3,108
	216.02		1,105	1,110	1,110	1,160	1,216	1,273	1,336
	TRACT TOTAL	4,982	4,208	4,218	4,218	4,268	4,324	4,381	4,444
217	217.01		6,363	6,363	6,473	7,173	8,031	8,983	10,139
	TRACT TOTAL	7,425	6,363	6,363	6,473	7,173	8,031	8,983	10,139
218	218.01		4,228	4,234	4,501	5,220	6,104	7,097	8,310
	TRACT TOTAL	4,528	4,228	4,234	4,501	5,220	6,104	7,097	8,310
219	219.01		1,157	1,157	1,157	1,157	1,157	1,157	1,157
	TRACT TOTAL	2,969	1,157	1,157	1,157	1,157	1,157	1,157	1,157
220	220.01		3	3	133	135	136	137	138
	220.02								
	220.03		1,284	1,360	1,502	1,594	1,702	1,819	1,957
	220.04		27	27	27	27	27	27	27
	220.05		433	452	452	452	452	452	452
	TRACT TOTAL	2,239	1,747	1,842	2,113	2,207	2,317	2,434	2,574
221	221.01		4,035	4,135	4,165	4,575	5,078	5,633	6,307
	221.02		3	3	3	3	3	3	3
	221.03		724	1,763	2,286	2,616	3,016	3,457	3,990
	221.04		2,450	2,512	2,659	3,265	4,017	4,849	5,860
	221.05		571	634	751	783	820	860	909
	221.06		106	106	106	108	109	111	112

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
221	TRACT TOTAL	6,274	7,889	9,152	9,969	11,349	13,043	14,912	17,180
222	222.01		7,278	7,278	7,278	7,278	7,278	7,278	7,278
	TRACT TOTAL	5,548	7,278	7,278	7,278	7,278	7,278	7,278	7,278
223	223.01		4,530	4,825	5,683	6,246	6,875	7,566	8,387
	TRACT TOTAL	3,844	4,530	4,825	5,683	6,246	6,875	7,566	8,387
224	224.01		6,454	6,573	7,157	8,116	9,272	10,548	12,094
	224.02		1,216	1,216	1,216	1,224	1,229	1,233	1,238
	TRACT TOTAL	5,838	7,669	7,789	8,373	9,340	10,501	11,781	13,332
301	301.01		1,530	1,530	1,533	1,552	1,562	1,573	1,583
	301.02		3,474	3,474	3,474	3,557	3,601	3,646	3,692
	301.03		2,747	2,751	2,760	3,202	3,731	4,313	5,018
	TRACT TOTAL	7,794	7,751	7,755	7,768	8,311	8,894	9,532	10,293
302	302.01		11,888	11,932	12,459	13,241	13,882	14,520	15,202
	TRACT TOTAL	12,357	11,888	11,932	12,459	13,241	13,882	14,520	15,202
304	304.01		4,094	4,095	4,095	4,096	4,097	4,098	4,098
	304.02		2,467	2,467	2,467	2,468	2,468	2,468	2,468
	TRACT TOTAL	6,727	6,562	6,562	6,562	6,564	6,565	6,565	6,566
305	305.01		1,636	1,637	1,642	1,648	1,651	1,654	1,657
	TRACT TOTAL	1,681	1,636	1,637	1,642	1,648	1,651	1,654	1,657
306	306.01		1,536	1,538	1,538	1,552	1,567	1,581	1,597
	306.02		1,132	1,132	1,132	1,132	1,132	1,133	1,133
	306.03		1,316	1,317	1,317	1,317	1,317	1,317	1,317
	306.04		1,406	1,407	1,407	1,408	1,408	1,409	1,409
	TRACT TOTAL	5,282	5,389	5,393	5,393	5,409	5,424	5,440	5,457
307	307.01		702	702	702	702	702	703	703
	307.02		1,093	1,093	1,093	1,093	1,094	1,094	1,094
	307.03		1,205	1,206	1,206	1,209	1,210	1,212	1,213
	TRACT TOTAL	2,412	3,000	3,001	3,001	3,004	3,006	3,008	3,010
308	308.01		9,116	9,112	9,112	9,115	9,117	9,119	9,121
	TRACT TOTAL	8,372	9,116	9,112	9,112	9,115	9,117	9,119	9,121
309	309.01		6,256	6,277	6,564	7,329	8,153	9,029	10,050

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
309	TRACT TOTAL	6,478	6,256	6,277	6,564	7,329	8,153	9,029	10,050
310	310.01		6,543	6,564	6,599	6,970	7,351	7,719	8,113
	TRACT TOTAL	6,813	6,543	6,564	6,599	6,970	7,351	7,719	8,113
313	313.01		4,374	4,376	4,405	4,473	4,509	4,546	4,583
	TRACT TOTAL	4,353	4,374	4,376	4,405	4,473	4,509	4,546	4,583
314	314.01		3,837	3,925	3,929	4,188	4,481	4,787	5,138
	TRACT TOTAL	4,048	3,837	3,925	3,929	4,188	4,481	4,787	5,138
315	315.01		5,855	5,856	5,861	5,961	6,038	6,111	6,186
	TRACT TOTAL	5,091	5,855	5,856	5,861	5,961	6,038	6,111	6,186
316	316.01		2,032	2,160	2,525	2,767	3,023	3,299	3,623
	316.02		2,531	2,535	2,589	2,642	2,687	2,729	2,773
	316.03		10	10	3,904	5,966	7,683	9,058	9,058
	TRACT TOTAL	4,407	4,573	4,705	9,017	11,375	13,393	15,086	15,453
318	318.01		6,892	6,902	6,921	7,233	7,525	7,802	8,092
	TRACT TOTAL	7,397	6,892	6,902	6,921	7,233	7,525	7,802	8,092
319	319.01		3,450	3,450	3,463	3,472	3,476	3,480	3,484
	TRACT TOTAL	3,743	3,450	3,450	3,463	3,472	3,476	3,480	3,484
320	320.01		3,215	3,225	3,225	3,245	3,263	3,280	3,297
	TRACT TOTAL	3,601	3,215	3,225	3,225	3,245	3,263	3,280	3,297
321	321.01		3,708	3,691	3,691	3,744	3,793	3,838	3,884
	TRACT TOTAL	3,797	3,708	3,691	3,691	3,744	3,793	3,838	3,884
322	322.01		6,625	6,641	6,641	6,765	6,878	6,982	7,089
	TRACT TOTAL	6,574	6,625	6,641	6,641	6,765	6,878	6,982	7,089
323	323.01		3,376	3,382	3,394	3,398	3,400	3,403	3,405
	323.02		1,292	1,368	1,530	1,570	1,591	1,614	1,636
	TRACT TOTAL	4,719	4,668	4,751	4,923	4,968	4,992	5,016	5,041
324	324.01		8,223	8,261	8,328	8,557	8,696	8,834	8,974
	TRACT TOTAL	9,301	8,223	8,261	8,328	8,557	8,696	8,834	8,974
325	325.01		5,502	5,704	6,139	6,375	6,505	6,639	6,775
	TRACT TOTAL	5,607	5,502	5,704	6,139	6,375	6,505	6,639	6,775
326	326.01		4,657	4,677	4,914	5,097	5,198	5,301	5,407

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
326	TRACT TOTAL	4,580	4,657	4,677	4,914	5,097	5,198	5,301	5,407
327	327.01		7,197	7,230	7,282	7,963	8,743	9,585	10,586
	TRACT TOTAL	7,456	7,197	7,230	7,282	7,963	8,743	9,585	10,586
328	328.01		2,077	2,079	2,081	2,098	2,107	2,117	2,126
	TRACT TOTAL	2,277	2,077	2,079	2,081	2,098	2,107	2,117	2,126
401	401.01		1,824	1,825	1,827	1,847	1,858	1,869	1,880
	401.02		3,099	3,102	3,351	3,491	3,568	3,646	3,726
	401.03		2,453	2,461	2,484	2,506	2,517	2,529	2,541
	TRACT TOTAL	6,804	7,377	7,388	7,663	7,845	7,943	8,044	8,147
402	402.01		618	616	621	706	813	936	1,088
	402.02		4,683	4,685	4,692	4,730	4,763	4,794	4,827
	402.03								
	402.04		398	400	410	421	426	432	438
	TRACT TOTAL	5,692	5,699	5,700	5,723	5,857	6,002	6,162	6,353
403	403.01		1,359	1,361	1,394	1,410	1,419	1,428	1,436
	403.02		1,289	1,290	1,293	1,324	1,340	1,357	1,374
	TRACT TOTAL	2,880	2,649	2,651	2,687	2,734	2,759	2,785	2,810
405	405.01		3,057	3,060	3,068	3,069	3,069	3,070	3,070
	405.02		1,303	1,312	1,346	1,367	1,379	1,391	1,402
	405.03		4,765	4,768	4,782	4,976	5,081	5,189	5,299
	405.04		1,108	1,108	1,108	1,108	1,108	1,108	1,108
	TRACT TOTAL	10,289	10,233	10,248	10,304	10,520	10,637	10,757	10,879
406	406.01		2,576	2,585	2,631	3,018	3,085	3,154	3,224
	TRACT TOTAL	2,723	2,576	2,585	2,631	3,018	3,085	3,154	3,224
407	407.01		5,121	5,128	5,135	5,157	5,168	5,179	5,191
	407.02		2,844	2,869	2,896	2,932	2,951	2,970	2,990
	TRACT TOTAL	8,313	7,964	7,997	8,031	8,088	8,119	8,150	8,180
408	408.01		2,369	2,387	2,461	2,468	2,471	2,475	2,478
	408.02		280	281	286	286	287	287	287
	408.03		1,260	1,264	1,281	1,298	1,307	1,317	1,326
	408.04		1,908	1,936	2,011	2,106	2,159	2,212	2,267

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
408	408.05								
	TRACT TOTAL	5,583	5,817	5,868	6,040	6,159	6,224	6,290	6,358
501	501.01		3,291	3,290	3,292	3,510	3,781	4,081	4,445
	501.02		870	871	871	871	872	872	872
	501.03		1,099	1,099	1,099	1,101	1,103	1,104	1,105
	TRACT TOTAL	4,361	5,260	5,259	5,261	5,483	5,756	6,057	6,423
502	502.01		1,311	1,320	1,320	1,320	1,320	1,320	1,320
	502.02		669	671	671	671	671	671	671
	502.03		466	467	487	492	495	497	500
	502.04		1,079	1,082	1,082	1,092	1,097	1,102	1,107
	TRACT TOTAL	4,219	3,526	3,540	3,560	3,575	3,583	3,591	3,599
503	503.01		839	840	842	846	848	851	853
	503.02		812	812	812	812	812	812	812
	503.03		1,943	1,954	1,996	2,010	2,019	2,028	2,037
	503.04		626	627	627	635	639	644	648
	TRACT TOTAL	4,300	4,220	4,232	4,276	4,303	4,319	4,335	4,351
504	504.01		1,007	1,008	1,018	1,034	1,046	1,058	1,070
	504.02		933	933	933	936	938	939	941
	504.03		635	636	640	648	652	655	659
	TRACT TOTAL	2,545	2,575	2,577	2,591	2,618	2,635	2,652	2,670
505	505.01		993	994	994	995	995	995	996
	505.02		836	836	836	839	840	842	843
	505.03		618	618	618	619	619	619	620
	TRACT TOTAL	2,628	2,448	2,449	2,449	2,452	2,454	2,457	2,459
506	506.01		527	528	530	545	553	561	569
	506.02		3,788	3,789	3,789	3,840	3,896	3,952	4,013
	506.03		823	823	823	824	825	826	827
	506.04		524	524	524	524	524	524	524
	506.05		709	709	709	715	718	721	724
	506.06		1,035	1,035	1,035	1,040	1,042	1,045	1,047
	506.07		482	483	483	486	487	489	490

(CONTINUED)



Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
506	TRACT TOTAL	7,876	7,889	7,891	7,893	7,974	8,045	8,117	8,195
507	507.01		2,588	2,592	2,626	2,656	2,671	2,687	2,703
	507.02		3,345	3,377	3,399	3,419	3,430	3,441	3,453
	TRACT TOTAL	6,218	5,933	5,969	6,025	6,075	6,101	6,128	6,155
508	508.01		843	843	843	853	858	864	869
	508.02		1,283	1,288	1,307	1,316	1,321	1,325	1,330
	508.03		1,051	1,049	1,054	1,061	1,065	1,068	1,072
	TRACT TOTAL	2,994	3,177	3,179	3,204	3,230	3,243	3,257	3,271
509	509.01		790	790	790	798	802	806	810
	509.02		817	817	817	820	822	824	825
	TRACT TOTAL	1,607	1,607	1,607	1,607	1,618	1,624	1,630	1,636
510	510.01		1,183	1,184	1,186	1,187	1,187	1,187	1,187
	510.02		1,621	1,623	1,631	1,640	1,644	1,649	1,654
	TRACT TOTAL	2,749	2,805	2,807	2,817	2,826	2,831	2,836	2,841
511	511.01		956	958	969	970	970	970	970
	511.02		1,197	1,199	1,205	1,209	1,210	1,212	1,214
	TRACT TOTAL	2,250	2,153	2,157	2,174	2,178	2,180	2,182	2,184
512	512.01		600	600	600	601	602	602	603
	512.02		818	818	818	820	821	822	823
	512.03		266	266	281	285	286	288	290
	TRACT TOTAL	1,702	1,683	1,683	1,699	1,706	1,709	1,712	1,715
513	513.01		1,136	1,144	1,184	1,215	1,231	1,248	1,265
	513.02		1,109	1,106	1,334	1,396	1,473	1,561	1,670
	TRACT TOTAL	2,044	2,245	2,249	2,518	2,611	2,704	2,810	2,936
514	514.01		417	410	410	410	410	410	410
	514.02		1,447	1,457	1,457	1,457	1,457	1,457	1,457
	514.03		687	691	691	691	691	691	691
	TRACT TOTAL	2,721	2,551	2,558	2,558	2,558	2,558	2,558	2,558
515	515.01		2,024	2,018	2,026	2,026	2,026	2,026	2,027
	515.02		2,835	2,808	2,808	3,054	3,352	3,695	4,117
	515.03		1,749	1,757	1,903	2,047	2,219	2,408	2,637

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
515	515.04		2,009	2,025	2,034	2,107	2,188	2,273	2,369
	TRACT TOTAL	8,412	8,617	8,609	8,772	9,234	9,786	10,402	11,149
516	516.01		1,692	1,680	1,680	1,859	2,077	2,322	2,616
	516.02		212	212	212	212	213	213	213
	516.03		1,673	1,664	1,664	1,664	1,664	1,664	1,664
	516.04		1,327	1,339	1,369	1,372	1,373	1,375	1,377
	516.05		962	966	970	973	974	976	977
	TRACT TOTAL	7,647	5,867	5,861	5,895	6,080	6,302	6,549	6,846
	518	518.01		1,219	1,219	1,222	1,225	1,227	1,229
	518.02		459	459	459	471	477	483	490
	518.03		1,126	1,131	1,133	1,149	1,158	1,166	1,175
	TRACT TOTAL	2,919	2,804	2,810	2,814	2,845	2,862	2,879	2,895
519	519.01		4,949	4,997	5,015	5,618	6,294	7,016	7,857
	TRACT TOTAL	5,187	4,949	4,997	5,015	5,618	6,294	7,016	7,857
520	520.01		2,909	2,918	2,994	3,048	3,077	3,107	3,137
	TRACT TOTAL	2,550	2,909	2,918	2,994	3,048	3,077	3,107	3,137
521	521.01		343	344	346	347	348	348	349
	521.02		2,505	2,512	2,517	2,582	2,643	2,701	2,762
	521.03		1,469	1,473	1,496	1,532	1,562	1,589	1,618
	521.04		1,644	1,645	1,648	1,656	1,660	1,665	1,669
	521.05		1,056	1,058	1,085	1,110	1,131	1,152	1,173
	TRACT TOTAL	6,592	7,017	7,032	7,092	7,227	7,344	7,455	7,571
	522	522.01		3,405	3,408	3,408	3,410	3,411	3,412
	522.02		1,105	1,105	1,105	1,108	1,110	1,111	1,113
	522.03		1,016	1,016	1,016	1,017	1,017	1,017	1,018
	TRACT TOTAL	5,323	5,525	5,529	5,529	5,535	5,538	5,541	5,544
523	523.01		7,077	7,044	7,222	8,214	9,438	10,830	12,536
	TRACT TOTAL	6,399	7,077	7,044	7,222	8,214	9,438	10,830	12,536
524	524.01		1,463	1,463	1,463	1,464	1,464	1,464	1,464
	524.02		996	996	996	996	996	996	996
	524.03		820	820	820	820	820	820	820

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
524	524.04		1,847	1,853	1,853	1,856	1,858	1,860	1,862
	524.05		1,214	1,216	1,226	1,272	1,316	1,358	1,400
	TRACT TOTAL	6,051	6,340	6,348	6,357	6,408	6,454	6,497	6,542
525	525.01		825	825	837	838	839	840	840
	525.02		1,113	1,114	1,116	1,139	1,152	1,165	1,178
	525.03		948	950	957	965	969	973	977
	525.04		3,788	3,860	4,028	4,100	4,155	4,210	4,268
	TRACT TOTAL	6,792	6,675	6,748	6,937	7,042	7,115	7,187	7,263
526	526.01		1,933	1,924	1,924	1,924	1,924	1,924	1,924
	526.02		1,063	1,072	1,075	1,075	1,075	1,076	1,076
	526.03		584	584	584	676	790	916	1,069
	TRACT TOTAL	3,888	3,580	3,580	3,583	3,675	3,789	3,915	4,069
527	527.01		3,746	3,747	4,022	4,428	4,903	5,422	6,038
	TRACT TOTAL	4,239	3,746	3,747	4,022	4,428	4,903	5,422	6,038
528	528.01		7,770	7,846	7,846	8,801	9,984	11,346	13,030
	TRACT TOTAL	6,456	7,770	7,846	7,846	8,801	9,984	11,346	13,030
530	TRACT TOTAL	3							
531	TRACT TOTAL	2							
601	601.01		1,005	1,008	1,015	1,028	1,034	1,041	1,047
	601.02		1,947	1,958	1,980	2,034	2,064	2,093	2,123
	601.03		771	777	798	836	856	878	899
	TRACT TOTAL	3,777	3,724	3,743	3,794	3,898	3,954	4,012	4,070
602	602.01		1,330	1,359	1,412	1,461	1,487	1,513	1,540
	602.02		171	174	205	210	213	216	219
	602.03		1,801	1,805	1,808	1,838	1,854	1,871	1,887
	TRACT TOTAL	3,874	3,303	3,338	3,425	3,509	3,554	3,600	3,646
603	603.01		675	682	1,051	1,101	1,128	1,156	1,184
	603.02		1,838	1,848	1,948	2,022	2,062	2,103	2,145
	TRACT TOTAL	2,761	2,514	2,530	2,999	3,122	3,190	3,259	3,329
604	604.01		659	659	824	852	867	883	898
	604.02		2,423	2,492	2,566	2,675	2,794	2,924	3,080

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
604	604.03		418	419	490	501	507	513	519
	TRACT TOTAL	3,210	3,499	3,571	3,881	4,028	4,168	4,319	4,497
605	605.01		1,585	1,692	2,160	2,255	2,307	2,360	2,415
	605.02		1,436	1,627	1,903	2,177	2,490	2,834	3,247
	605.03		826	839	882	895	902	909	916
	605.04		485	486	504	512	519	525	532
	605.05		1,183	1,269	1,324	1,358	1,379	1,401	1,423
	TRACT TOTAL	5,655	5,515	5,913	6,773	7,197	7,597	8,029	8,533
606	606.01		412	412	415	420	422	425	428
	606.02		3,217	3,218	3,545	3,685	3,789	3,898	4,021
	TRACT TOTAL	3,709	3,629	3,630	3,960	4,105	4,211	4,323	4,448
607 /1	607.01		7,127	7,121	7,121	7,297	7,393	7,490	7,589
	TRACT TOTAL	7,475	7,127	7,121	7,121	7,297	7,393	7,490	7,589
608 /1	608.01		2,925	2,939	2,939	2,965	2,979	2,993	3,007
	TRACT TOTAL	2,765	2,925	2,939	2,939	2,965	2,979	2,993	3,007
609 /1	609.01		2,338	2,342	2,342	2,378	2,397	2,416	2,435
	TRACT TOTAL	2,362	2,338	2,342	2,342	2,378	2,397	2,416	2,435
610 /1	610.01		2,253	2,257	2,257	2,283	2,297	2,311	2,325
	TRACT TOTAL	2,250	2,253	2,257	2,257	2,283	2,297	2,311	2,325
611	611.01		1,790	1,795	1,813	1,865	1,893	1,921	1,950
	611.02		4,397	4,444	4,803	5,014	5,180	5,350	5,534
	TRACT TOTAL	6,573	6,187	6,240	6,616	6,879	7,073	7,271	7,484
612	612.01		574	591	699	715	723	732	740
	612.02		2,942	3,023	3,418	3,560	3,637	3,717	3,798
	612.03		209	210	210	215	217	220	223
	612.04		43	43	810	958	1,140	1,341	1,584
	TRACT TOTAL	3,365	3,768	3,866	5,137	5,448	5,718	6,009	6,345
615	615.01		551	641	812	848	868	889	910
	615.02		744	768	768	777	781	786	791
	615.03		1,036	1,085	1,160	1,222	1,287	1,351	1,421
	615.04		1,111	1,264	1,458	1,799	2,222	2,689	3,258

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
615	615.05		249	249	249	249	249	249	249
	TRACT TOTAL	3,540	3,691	4,006	4,447	4,895	5,408	5,965	6,629
616	616.01		1,498	1,498	1,498	1,780	2,126	2,507	2,970
	616.02		958	961	975	1,013	1,037	1,061	1,086
	616.04		1,641	1,645	1,645	1,871	2,153	2,479	2,882
	616.05		793	793	818	849	881	911	942
	616.06		6	6	6	6	6	6	6
	TRACT TOTAL	4,979	4,895	4,902	4,941	5,518	6,203	6,964	7,886
617	617.01		3,841	3,869	4,572	5,395	6,397	7,517	8,881
	617.02		443	451	499	519	529	540	551
	TRACT TOTAL	4,555	4,283	4,321	5,071	5,913	6,927	8,057	9,433
618	618.01		822	821	821	910	1,020	1,147	1,303
	618.02		4,689	4,693	4,695	5,456	6,394	7,425	8,669
	TRACT TOTAL	5,054	5,511	5,513	5,516	6,367	7,414	8,571	9,971
619	619.02		4,083	4,104	4,114	4,267	4,450	4,653	4,896
	TRACT TOTAL	4,454	4,083	4,104	4,114	4,267	4,450	4,653	4,896
701	701.01		837	837	840	843	845	846	848
	701.02		1,334	1,347	1,388	1,409	1,420	1,432	1,443
	701.03		173	177	200	203	206	208	210
	701.04		478	478	531	549	559	569	579
	TRACT TOTAL	2,860	2,821	2,839	2,958	3,005	3,030	3,055	3,080
702	702.01		6	6	6	6	6	6	6
	TRACT TOTAL	60	6	6	6	6	6	6	6
703	703.01		1,964	2,000	2,028	2,056	2,071	2,087	2,102
	703.02		359	384	417	422	424	427	429
	703.03		890	901	974	996	1,009	1,021	1,033
	TRACT TOTAL	2,917	3,213	3,285	3,418	3,474	3,504	3,534	3,565
704	704.01		1,406	1,414	1,439	1,482	1,506	1,530	1,554
	704.02		125	129	134	134	135	135	135
	704.03		1,064	1,085	1,093	1,144	1,173	1,202	1,232
	704.04		762	763	771	788	797	806	815

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
704	704.05		1,480	1,486	1,486	1,523	1,543	1,564	1,584
	TRACT TOTAL	4,625	4,837	4,877	4,923	5,072	5,153	5,236	5,320
705	705.01		328	328	328	333	335	338	341
	705.02		980	980	980	982	983	984	985
	705.03		1,927	1,944	2,054	2,157	2,239	2,318	2,402
	705.04		871	876	908	913	915	918	920
	705.05		465	483	587	609	621	633	646
	705.06		795	790	790	790	790	790	790
	TRACT TOTAL	5,087	5,366	5,400	5,646	5,783	5,882	5,981	6,083
706	706.01		530	534	652	675	687	699	712
	706.02		490	490	490	496	499	502	505
	706.03		1,001	1,005	1,005	1,009	1,010	1,012	1,014
	706.04		495	499	522	526	530	534	537
	TRACT TOTAL	2,258	2,516	2,529	2,670	2,706	2,726	2,747	2,768
707	707.01		820	838	919	931	939	946	954
	707.02		1,182	1,183	1,200	1,224	1,237	1,250	1,263
	707.03		833	838	863	879	887	896	905
	707.04		1,126	1,126	1,132	1,132	1,133	1,133	1,134
	707.05		584	584	584	584	584	585	585
	707.06		765	771	771	772	772	772	773
	TRACT TOTAL	4,879	5,310	5,340	5,468	5,523	5,552	5,582	5,613
708	708.01		790	793	795	798	799	801	802
	708.02		2,220	2,220	2,226	2,233	2,237	2,240	2,244
	TRACT TOTAL	2,964	3,010	3,013	3,021	3,031	3,036	3,041	3,046
709	709.01		1,895	1,937	2,010	2,055	2,079	2,104	2,129
	709.02		2,086	2,119	2,119	2,177	2,230	2,281	2,334
	709.03		759	763	765	767	768	769	770
	709.04		815	817	953	1,107	1,291	1,493	1,737
	709.05		1,013	1,014	1,022	1,039	1,048	1,057	1,066
	709.06		313	313	313	313	314	314	314
	TRACT TOTAL	6,058	6,881	6,962	7,182	7,459	7,730	8,018	8,352

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
710	710.01		171	173	173	174	175	176	177
	710.02		649	656	658	666	670	674	678
	710.03		533	651	787	806	824	845	870
	TRACT TOTAL	1,239	1,353	1,480	1,618	1,645	1,669	1,694	1,724
711	711.01		507	508	510	510	510	510	510
	711.02		613	613	613	613	613	613	613
	711.03		792	795	795	799	801	803	805
	711.04		911	912	914	915	916	916	917
	711.05		730	730	730	730	730	731	731
	711.06		1,520	1,529	1,529	1,529	1,529	1,529	1,529
	711.07		566	566	566	567	568	568	569
	711.08		1,090	1,093	1,093	1,119	1,134	1,148	1,163
	TRACT TOTAL	6,447	6,729	6,745	6,750	6,783	6,801	6,819	6,838
712	712.01		3	3	3	3	3	3	3
	712.02								
	712.03		537	554	589	595	600	604	609
	712.04		4,719	4,700	4,735	5,261	5,916	6,672	7,607
	TRACT TOTAL	5,215	5,258	5,256	5,327	5,858	6,519	7,279	8,219
713	713.01		7,284	7,310	7,319	8,021	8,888	9,887	11,122
	713.02		1,656	1,657	1,667	1,683	1,693	1,703	1,712
	TRACT TOTAL	8,394	8,940	8,967	8,986	9,704	10,581	11,590	12,834
714	714.01		4,090	4,182	4,250	4,439	4,611	4,781	4,963
	714.02		2,027	2,024	2,026	2,029	2,030	2,031	2,033
	TRACT TOTAL	6,307	6,117	6,205	6,275	6,467	6,641	6,812	6,996
801	801.01		1,102	1,230	1,496	1,559	1,593	1,628	1,663
	801.02		681	688	706	724	733	742	751
	801.03		624	661	720	753	772	791	810
	801.04		800	837	975	1,016	1,038	1,060	1,083
	801.05		593	614	649	662	669	675	682
	TRACT TOTAL	3,374	3,799	4,030	4,547	4,713	4,804	4,896	4,991
802	802.01		911	953	1,036	1,085	1,112	1,140	1,168

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
802	802.02		1,337	1,338	1,373	1,404	1,421	1,439	1,456
	802.03		1,519	1,519	1,519	1,563	1,587	1,612	1,636
	802.04		3,418	3,391	4,080	4,465	4,945	5,489	6,157
	802.05								
	TRACT TOTAL	6,580	7,185	7,201	8,008	8,518	9,066	9,679	10,417
803	803.01		2,643	2,716	2,980	3,117	3,192	3,269	3,348
	803.02		741	741	741	750	755	759	764
	803.03		2,409	2,525	3,033	3,161	3,231	3,303	3,376
	803.04		3	3	3	3	3	3	3
	TRACT TOTAL	5,669	5,797	5,985	6,757	7,031	7,181	7,334	7,491
804	804.01		1,735	1,828	2,147	2,244	2,297	2,352	2,408
	804.02		1,941	1,995	2,178	2,276	2,329	2,384	2,440
	804.03		1,138	1,167	1,193	1,217	1,229	1,242	1,255
	804.04		1,082	1,126	1,424	1,473	1,500	1,528	1,556
	804.05		2,399	2,465	2,623	2,743	2,810	2,877	2,947
	TRACT TOTAL	7,290	8,296	8,581	9,564	9,953	10,165	10,383	10,605
805	805.01		5,325	5,325	5,505	5,765	5,908	6,054	6,204
	805.02		5,281	5,332	6,429	6,699	6,846	6,998	7,153
	805.03		5,286	5,366	5,771	6,554	7,447	8,428	9,608
	TRACT TOTAL	14,925	15,892	16,023	17,706	19,018	20,201	21,480	22,965
808 /2	808.01		6,840	7,010	7,104	7,890	8,727	9,635	10,706
	TRACT TOTAL	6,665	6,840	7,010	7,104	7,890	8,727	9,635	10,706
809 /2	809.01		9,222	9,664	9,846	10,991	12,260	13,675	15,382
	TRACT TOTAL	9,478	9,222	9,664	9,846	10,991	12,260	13,675	15,382
810	810.01		2,675	2,683	2,683	2,713	2,729	2,746	2,763
	TRACT TOTAL	2,917	2,675	2,683	2,683	2,713	2,729	2,746	2,763
811	811.01		95	95	100	101	101	101	101
	811.02		1,724	2,535	5,830	6,772	7,901	9,163	10,700
	811.03		3,043	3,331	3,665	3,835	3,929	4,025	4,123
	811.04		4,003	4,003	4,198	4,397	4,506	4,617	4,731
	TRACT TOTAL	7,846	8,865	9,964	13,793	15,104	16,437	17,906	19,655

(CONTINUED)



Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
812	812.01		6,027	6,054	6,107	6,256	6,341	6,428	6,516
	TRACT TOTAL	6,571	6,027	6,054	6,107	6,256	6,341	6,428	6,516
814	814.01		7,265	7,268	7,276	7,295	7,306	7,316	7,326
	TRACT TOTAL	6,861	7,265	7,268	7,276	7,295	7,306	7,316	7,326
815	815.01		2,396	2,412	2,446	2,480	2,498	2,517	2,535
	TRACT TOTAL	2,296	2,396	2,412	2,446	2,480	2,498	2,517	2,535
816	816.01		1,438	1,461	1,534	1,556	1,568	1,580	1,592
	816.02		1,688	1,695	1,707	1,723	1,732	1,740	1,749
	TRACT TOTAL	3,002	3,126	3,155	3,242	3,280	3,300	3,321	3,341
817	817.01		1,673	1,693	1,746	1,807	1,840	1,874	1,908
	817.02		1,490	1,680	2,200	2,304	2,361	2,420	2,480
	817.03		1,855	1,876	1,887	1,925	1,946	1,966	1,987
	817.04		3,852	4,068	4,182	4,446	4,762	5,111	5,533
	TRACT TOTAL	7,377	8,871	9,317	10,015	10,482	10,909	11,370	11,907
819	819.01		3,293	3,293	4,194	4,259	4,295	4,331	4,369
	819.02		1,446	1,464	1,837	1,915	1,958	2,002	2,046
	TRACT TOTAL	4,902	4,739	4,757	6,031	6,174	6,253	6,333	6,415
820	820.01		4,333	4,757	6,455	7,402	8,497	9,712	11,180
	820.02		1,301	1,301	1,301	1,301	1,301	1,301	1,302
	TRACT TOTAL	3,332	5,634	6,059	7,756	8,703	9,799	11,013	12,482
821	821.01		3,410	3,402	3,402	3,402	3,402	3,403	3,403
	TRACT TOTAL	3,190	3,410	3,402	3,402	3,402	3,402	3,403	3,403
822	822.01		608	747	1,205	1,407	1,659	1,941	2,287
	822.02		967	970	1,573	1,657	1,762	1,883	2,033
	822.03		4,417	4,428	4,428	4,883	5,450	6,102	6,909
	TRACT TOTAL	4,922	5,992	6,145	7,206	7,947	8,871	9,927	11,229
823	823.01		13,355	13,338	13,974	16,366	19,314	22,604	26,619
	TRACT TOTAL	12,587	13,355	13,338	13,974	16,366	19,314	22,604	26,619
824	824.01		1,926	1,929	2,030	2,126	2,178	2,232	2,287
	TRACT TOTAL	1,988	1,926	1,929	2,030	2,126	2,178	2,232	2,287
825	825.01		641	672	1,631	1,766	1,929	2,116	2,346

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
825	825.02		11,310	11,465	11,910	12,382	12,641	12,906	13,178
	TRACT TOTAL	11,234	11,951	12,137	13,540	14,148	14,570	15,022	15,524
826	826.01		1,900	1,908	1,951	2,034	2,079	2,126	2,173
	826.02		7,575	7,801	8,498	8,997	9,470	9,983	10,584
	TRACT TOTAL	8,678	9,475	9,709	10,449	11,031	11,549	12,109	12,758
901	901.01		13	13	13	13	13	13	13
	901.02		38	38	38	39	39	40	40
	901.03		2,801	2,807	2,815	3,380	3,403	3,426	3,449
	901.04		3	3	3	3	3	3	3
	901.05		6,599	6,598	7,656	7,836	8,038	8,267	8,547
	901.06								
	TRACT TOTAL	8,573	9,454	9,460	10,526	11,271	11,496	11,749	12,052
905	905.01		2,626	2,623	2,666	2,690	2,703	2,717	2,731
	905.02		4,818	4,997	5,475	5,721	5,861	6,003	6,149
	TRACT TOTAL	4,709	7,443	7,620	8,141	8,411	8,564	8,720	8,880
909 /3	909.01		222	227	227	233	237	240	244
	TRACT TOTAL	176	222	227	227	233	237	240	244
910	910.01		24	25	25	27	27	28	29
	910.02		1,552	1,572	2,288	2,396	2,456	2,516	2,579
	TRACT TOTAL	1,257	1,576	1,598	2,314	2,423	2,483	2,544	2,607
911	911.01		11,639	11,847	12,287	13,117	13,839	14,553	15,317
	TRACT TOTAL	8,902	11,639	11,847	12,287	13,117	13,839	14,553	15,317
912	912.01		4,962	5,399	6,263	7,440	8,870	10,452	12,372
	912.02			470	614	700	807	931	1,084
	TRACT TOTAL	4,239	4,962	5,869	6,877	8,141	9,678	11,383	13,456
913	913.01		70	70	70	71	71	71	72
	913.02		115	117	131	132	132	133	134
	913.03		1,180	1,469	1,855	2,061	2,302	2,566	2,884
	913.04		6,647	7,275	9,129	10,678	12,537	14,606	17,124
	TRACT TOTAL	4,882	8,011	8,932	11,185	12,942	15,042	17,376	20,213
914	914.01		14,232	15,137	16,234	18,476	21,016	23,807	27,163

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
914	TRACT TOTAL	11,654	14,232	15,137	16,234	18,476	21,016	23,807	27,163
915	915.01		4,193	4,458	5,843	6,329	6,781	7,271	7,844
	915.02		1,217	1,606	2,909	3,315	3,771	4,272	4,874
	915.03		314	316	316	344	378	415	460
	TRACT TOTAL	4,006	5,724	6,380	9,068	9,988	10,930	11,959	13,178
916	916.01		7,039	7,087	7,283	7,865	8,400	8,940	9,534
	TRACT TOTAL	6,961	7,039	7,087	7,283	7,865	8,400	8,940	9,534
917	917.01		3,292	3,544	4,289	5,104	6,119	7,256	8,646
	917.02		1,479	1,476	2,409	2,727	3,124	3,581	4,147
	917.03		468	469	474	485	491	497	504
	917.04		2,433	2,500	3,175	3,613	4,144	4,736	5,455
	TRACT TOTAL	4,263	7,672	7,988	10,347	11,930	13,878	16,071	18,751
918	918.01		9,914	10,256	10,590	10,917	11,184	11,470	11,796
	TRACT TOTAL	7,932	9,914	10,256	10,590	10,917	11,184	11,470	11,796
919	919.01		336	347	372	376	379	381	384
	919.02		405	414	740	770	786	802	819
	919.03		484	491	516	526	531	536	541
	919.04		155	158	178	179	179	180	181
	919.05		368	471	1,010	1,044	1,062	1,081	1,100
	919.06		132	133	138	139	140	140	141
	919.07		296	325	408	414	417	420	423
	919.08		53	54	59	59	59	60	60
	919.09		364	370	378	381	382	383	385
	919.10		138	138	138	138	138	139	139
	919.11		151	152	158	159	159	159	160
	919.12		298	300	306	307	308	308	309
	TRACT TOTAL	2,627	3,178	3,353	4,402	4,491	4,539	4,589	4,639
920	920.01		2,128	2,179	2,382	2,470	2,518	2,567	2,618
	920.02		2,153	2,158	2,180	2,247	2,283	2,320	2,357
	920.03		2,155	2,196	2,359	2,436	2,478	2,521	2,564
	TRACT TOTAL	5,913	6,437	6,532	6,920	7,152	7,279	7,407	7,539

(CONTINUED)

Historical and Forecasted Population  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1990	1994	1995	2000	2005	2010	2015	2020
921	921.01		266	266	266	269	270	271	272
	921.02		411	414	431	438	442	446	449
	921.03		1,079	1,106	1,217	1,258	1,280	1,302	1,325
	921.04		717	726	740	744	746	747	749
	921.05		783	867	987	1,033	1,059	1,085	1,111
	921.06		1,142	1,158	1,194	1,217	1,229	1,242	1,254
	921.07		2,454	2,454	2,454	2,465	2,470	2,476	2,482
	TRACT TOTAL	5,828	6,853	6,993	7,290	7,423	7,495	7,568	7,642
922	922.01		377	386	411	416	419	422	425
	922.02		1,403	1,446	1,507	1,578	1,617	1,657	1,698
	922.03		5,425	5,915	6,749	7,112	7,365	7,632	7,926
	922.04		594	661	1,270	1,317	1,342	1,369	1,395
	922.05		2,961	3,230	3,905	4,062	4,149	4,237	4,328
	TRACT TOTAL	7,067	10,760	11,638	13,842	14,486	14,893	15,317	15,771
923	923.01		3,242	3,247	3,272	3,306	3,324	3,342	3,360
	TRACT TOTAL	3,463	3,242	3,247	3,272	3,306	3,324	3,342	3,360
924	924.01		4,159	4,164	4,196	4,244	4,270	4,297	4,325
	TRACT TOTAL	3,499	4,159	4,164	4,196	4,244	4,270	4,297	4,325
Fairfax County		818,584	863,134	879,531	941,491	997,575	1,054,014	1,115,096	1,185,720

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing; 1990. Summary Tape File 1A, Virginia. 1994 through 2020, Fairfax County Office of Management and Budget.

- 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 1994, there were 322,007 dwelling units in Fairfax County, an increase of 5,284 units, or 1.7 percent, over the 1993 inventory of 316,723 units. Single-family detached units continue to account for a majority of the housing units (52.1 percent), followed by townhouses (20.4 percent), garden apartments (18.8 percent), and high-rise apartments (4.3 percent). Multiplex units comprise 2.1 percent of the total housing inventory, and mid-rise, mobile home, and duplex units account for the remaining 2.3 percent.

Almost 56 percent of the County's increase in dwelling units occurred in the Bull Run and Upper Potomac Planning Districts. During 1993, 1,778 units were added to the housing inventory in the Bull Run District, and 1,170 units were added in the Upper Potomac District.

The supervisor district with the largest dwelling unit inventory was Sully, with 42,513 units. The Braddock District had the smallest dwelling unit inventory of 30,758 units. The largest number of single-family units were located in the Dranesville District (26,355). Providence District had the smallest number of single-family units (13,654), but the largest number of garden apartment units (13,412). Over 39 percent of the County's high-rise and mid-rise apartment units were located in the Mason District. Over 45 percent of the County's townhouse units were located in the combined 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.

As of January 1994, the median market value of individually owned housing units was \$184,400. Thus, half of all owned housing units in the County had values exceeding \$184,400 and half had values below this level. This represents a increase of 0.5 percent from the 1993 estimated median housing value of \$183,500.

Market value in this report refers to the estimated market value as of January 1994. Market value for each dwelling unit is derived from the 1994 tax assessment, adjusted to reflect the unit's market value, or the sales price if the unit sold during 1993. Table 5.2 shows, by planning district, the median market value of housing units and the percent change between 1993 and 1994. Table 5.3 shows, by supervisor district, the median market value of housing units and the percent change between 1993 and 1994.

TABLE 5.1

Total Housing Units  
1978-1994

Year	Housing Units	Annual 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%
1994	322,007	5,284	1.7%

The planning district in the County with the highest median market value of housing units, as of January 1994, was the McLean Planning District (\$273,700). The Lower Potomac Planning District had the lowest median market value in 1993 at \$129,600.

TABLE 5.2

Median Market Value of Housing Units  
By Planning District  
1994 - 1993

Planning District	Median Value		Percent Change
	1994	1993	
Annandale	\$186,700	\$186,200	0.3%
Baileys	147,900	152,800	-3.2%
Bull Run	163,600	163,700	-0.1%
Fairfax	204,700	205,100	-0.2%
Jefferson	164,400	163,000	0.9%
Lincolnia	171,000	172,000	-0.6%
Lower Potomac	129,600	130,900	-1.0%
McLean	273,700	273,300	0.1%
Mount Vernon	164,900	165,100	-0.1%
Pohick	193,900	191,800	1.1%
Rose Hill	171,300	170,900	0.2%
Springfield	164,800	163,000	1.1%
Upper Potomac	193,300	190,600	1.4%
Vienna	216,200	212,100	1.9%
<b>Fairfax County</b>	<b>\$184,400</b>	<b>\$183,500</b>	<b>0.5%</b>

NOTE: Median market value calculated on ungrouped data.

The planning district in the County with the greatest percentage of dwelling units with values above \$350,000 was the McLean Planning District with 33.4 percent. County-wide, a total of 8.1 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 21.8 percent. A total of 4.9 percent of housing units in the County had market values below \$80,000.

TABLE 5.3

Median Market Value of Housing Units  
By Supervisor District  
1994 - 1993

Supervisor District	Median Value		Percent Change
	1994	1993	
Braddock	\$186,700	\$185,700	0.5%
Dranesville	260,600	259,400	0.5%
Hunter Mill	194,500	192,200	1.2%
Lee	156,600	155,700	0.6%
Mason	175,200	176,100	-0.5%
Mount Vernon	173,800	175,000	-0.7%
Providence	174,800	172,000	1.6%
Springfield	200,000	197,500	1.3%
Sully	178,300	178,100	0.1%
<b>Fairfax County</b>	<b>\$184,400</b>	<b>\$183,500</b>	<b>0.5%</b>

NOTE: Median market value calculated on ungrouped data.

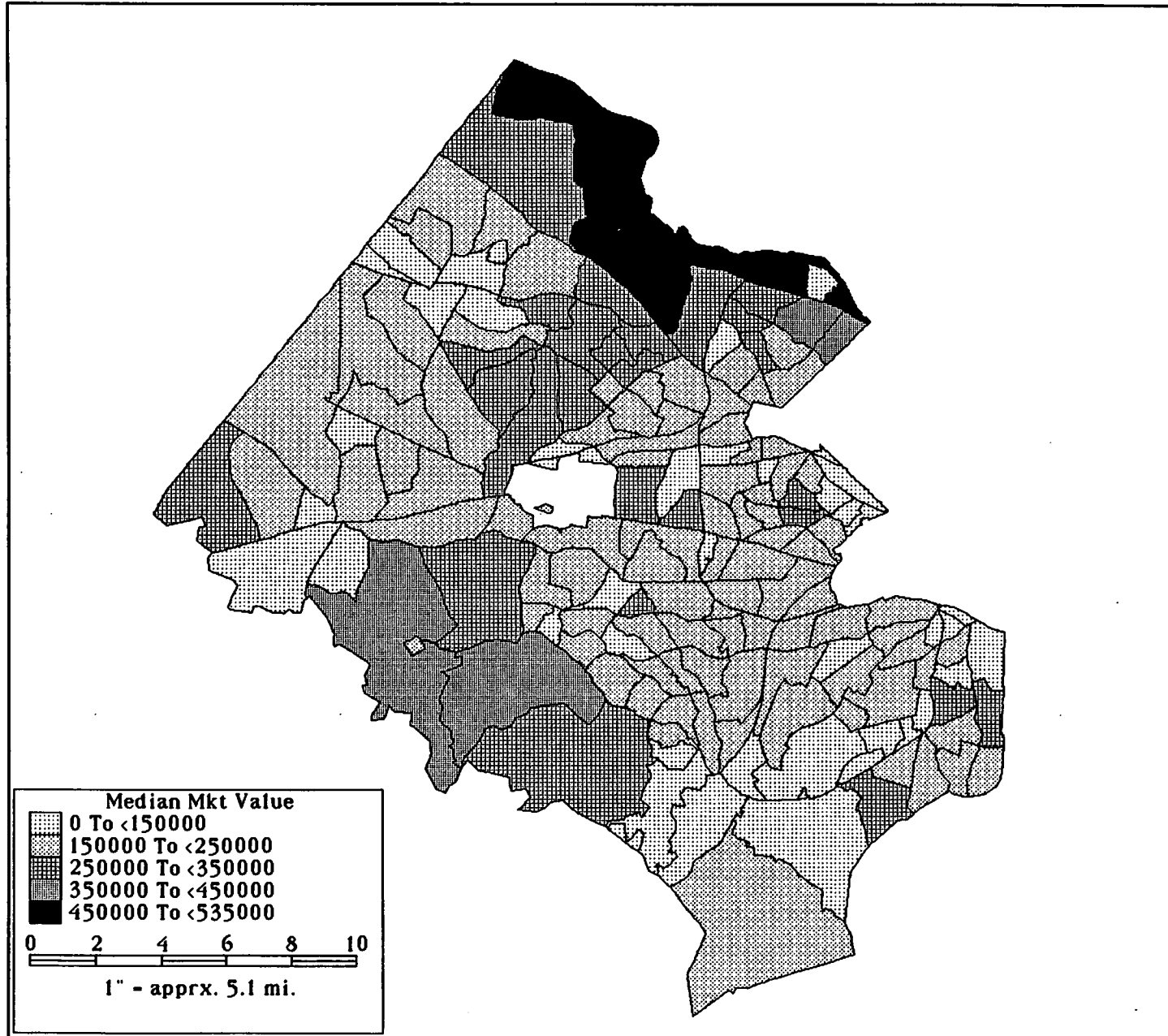
The supervisor district in the County with the highest median market value of housing units, as of January 1994, was the Dranesville District (\$260,600). The district with the lowest median market value was the Lee District (\$156,600).

The supervisor district with the greatest percentage of dwelling units with values above \$350,000 was the Dranesville Supervisor District with 35.8 percent. The supervisor district with the greatest percentage of dwelling unit values below \$80,000 was the Mason Supervisor District with 10.5 percent.

Figure 5.1 presents, by census tract, the median market value of housing units in the County, as of January 1994. Highest median market values are concentrated in the Great Falls area, with high median market values also located in the Clifton / Fairfax Station and McLean areas. Darker areas on the map correspond to census tracts with higher median market values.



Figure 5.1  
Median Market Value of Housing Units by Census Tract  
January 1994



Housing Unit Inventory  
Supervisor District  
(January 1994)

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Braddock	19,502	184	6,022	186	4,341	267		256	30,758
Dranesville 1/	26,355	68	4,221	7	1,858	496	500		33,505
Hunter Mill 2/	18,191	19	7,916	1,259	7,763	697	285		36,130
Lee	15,676	574	8,958	1,419	9,713			971	37,311
Mason	16,213	34	4,104	546	9,272	1,011	5,658		36,838
Mount Vernon	15,547	1,185	5,466	620	5,344	130	3,954	325	32,571
Providence	13,654	11	8,238	743	13,412	552	3,484		40,094
Springfield 3/	20,803	188	8,978	496	1,820	2			32,287
Sully	21,745	7	11,806	1,326	7,129			500	42,513
FAIRFAX COUNTY	167,686	2,270	65,709	6,602	60,652	3,155	13,881	2,052	322,007

Housing Unit Inventory  
Towns  
(January 1994)

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	2,644	63	1,677	7	1,630				6,021
Town of Vienna	4,527	7	386	31	524				5,475
TOWNS TOTAL	7,239	70	2,063	38	2,154				11,564

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 1994)

Planning District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Annandale	15,795	12	3,107	255	4,964	513	471		25,117
Baileys	5,074	16	783	81	4,898	765	5,187		16,804
Bull Run	14,001	5	9,942	1,326	5,624			500	31,398
Fairfax	8,227	2	2,792	289	6,574	552		256	18,692
Jefferson	8,401	11	2,233	117	6,299		1,230		18,291
Lincolnia	1,479	4	1,607	210	2,267				5,567
Lower Potomac	1,396	8	1,501	471	1,439				4,815
McLean	16,219	5	1,543	332	3,099	496	2,200		23,894
Mount Vernon	14,967	1,699	2,574	1,568	9,751	130	3,954	1,296	35,939
Pohick 1/	26,891	416	13,807	522	1,448				43,084
Rose Hill	7,787	6	4,786		3,140				15,719
Springfield	8,096		5,162	160	1,547	2			14,967
Upper Potomac 2/	26,450	75	11,699	960	8,352	423	285		48,244
Vienna 3/	12,903	11	4,173	311	1,250	274	554		19,476
FAIRFAX COUNTY	167,686	2,270	65,709	6,602	60,652	3,155	13,881	2,052	322,007

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 1994)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
A1	5,587		553		283				6,423
A2	14		232						246
A3	207		564						771
B1	860	2	368		328				1,558
B2	3,787		1,158	168	454				5,567
B3	577								577
B5 1/	2,643	63	1,678	7	1,552				5,943
C1	864								864
C2	1,019		1						1,020
D1	2,416	2							2,418
D2	1,760		2,466	186	3,307	288	61		8,068
D3 2/	16,304	20	4,315	630	2,882	409	1,392		25,952
E1	1,940		232	332	2,871	144	532		6,051
E2	479								479
F	1,809		324				500		2,633
G1	7,626	2	1,861		1,383	112	1,230		12,214
G2	925					240			1,165
G3	663		35						698
G4	338								338
H1	1,181	1	354		2,360	359	1,487		5,742
H2							3,281		3,281
H3	154								154
I1	13,432	28	2,012	198	7,824	406	419		24,319
I2	1,186		36						1,222
I3	9,485	16	4,821	465	3,109	246	219		18,361
I4	45								45

(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 1994)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
I5	237		35						272
J1	3,670	1,134	332		1,329		1,587		8,052
J2	832	12	100		323		1,844	91	3,202
J3	1,119	197	154		496				1,966
J4	725	5	20		931		523		2,204
K	8,216	342	1,279	931	4,602	130		1,086	16,586
L	6,203	11	4,150	637	5,166			119	16,286
M0	809		123		921			256	2,109
M1	643		1,458	128	1,603	252			4,084
M2 2/	10,926	2	4,611	441	6,679	567	806		24,032
M3	6,128	2	227						6,357
M4	4,828		1,848		1,161	2			7,839
M5	1,343		1,194	160					2,697
M6	1,389		2,341						3,730
M7	30	2			195				227
M8	18								18
M9	316		644		1,476				2,436
N1	18,634	370	13,349	993	2,692				36,038
N2	3,394	46	1,743						5,183
O1	432	2							434
P	109	2							111
P1	71								71
P2	176								176
P3	708								708
Q1	2,108								2,108
R1	2,548	4							2,552

(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 1994)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
R2	228								228
R3 3/	68								68
R4	225								225
S1	3,005	3	3,363		1,248				7,619
S2	211								211
T1	1,031							500	1,531
T2	3,482		1,705	580	229				5,996
T3	3,384		2,206						5,590
T4	2,389	2	1,232	128	2,847				6,598
T5	2,131		2,063	618	2,186				6,998
T6	54								54
T7	565		522		215				1,302
FAIRFAX COUNTY	167,686	2,270	65,709	6,602	60,652	3,155	13,881	2,052	322,007

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 1994)

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	319	2			103			91	515
	151.03	307								307
	CENSUS TOTAL	1,028	2	74		103			91	1,298
152	152.01	198	2	131						331
	152.02	18		20		931		523		1,492
	152.03	117								117
	152.04									
	CENSUS TOTAL	333	2	151		931		523		1,940
153	153.01	224	35	23						282
	153.02	269	204			147				620
	153.03	180	291							471
	153.04	100								100
	CENSUS TOTAL	773	530	23		147				1,473
154	154.01	602		156		1,556			115	2,429
	154.02	407								407
	154.03	122		217		55				394
	CENSUS TOTAL	1,131		373		1,611			115	3,230
155	155.01	436		400		209	130			1,175
	155.02	688								688
	155.03	266								266
	155.04	90								90
	CENSUS TOTAL	1,480		400		209	130			2,219
156	156.01	548								548
	156.02	78								78
	156.03	291	2							293
	156.04	115								115
	CENSUS TOTAL	1,032	2							1,034
157	157.01	432								432
	157.02	747								747

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

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	1,370	2							1,372
158	158.01	668								668
	158.02	529								529
	158.03	461								461
	CENSUS TOTAL	1,658								1,658
159	159.01	841								841
	159.02	184	5							189
	159.03									
	159.04	120								120
	CENSUS TOTAL	1,145	5							1,150
160	160.01	113	2			169				284
	160.02	484	2		149	242			119	996
	160.03	296								296
	CENSUS TOTAL	893	4		149	411			119	1,576
161	161.01	140				45				185
	161.02	97								97
	161.03	622								622
	161.04	459								459
	CENSUS TOTAL	1,318				45				1,363
162	162.01									
	162.02									
	CENSUS TOTAL									
163	163.01	247								247
	163.02	463	4							467
	CENSUS TOTAL	710	4							714
201	201.01	436								436
	201.02	467		140						607
	CENSUS TOTAL	903		140						1,043
202	202.01	497		719						1,216

(CONTINUED)



Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
202	202.02	528		309						837
	CENSUS TOTAL	1,025		1,028						2,053
203	203.01	637								637
	203.02	384	2	284						670
	203.03	242								242
	203.04	210		80						290
	CENSUS TOTAL	1,473	2	364						1,839
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	170	8							178
	CENSUS TOTAL	252	311	140		382		2,209		3,294
206	206.01	60	120							180
	206.02		360			67				427
	206.03	321	78	67		556				1,022
	CENSUS TOTAL	381	558	67		623				1,629
207	207.01	625								625
	207.02	129								129
	207.03	548								548
	CENSUS TOTAL	1,302								1,302
208	208.01	334								334
	208.02	265								265
	208.03	481	2	71						554
	CENSUS TOTAL	1,080	2	71						1,153
210	210.01	279								279
	210.02	62		537						599
	210.03	178		64						242
	210.04	287								287
	CENSUS TOTAL	806		601						1,407
211	211.01	457		1,465						1,922

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
211	211.02	297		501		510				1,308
	211.03	10		182						192
	CENSUS TOTAL	764		2,148		510				3,422
212	212.01	691								691
	CENSUS TOTAL	691								691
213	213.01	913		409						1,322
	213.02	42		62						104
	CENSUS TOTAL	955		471						1,426
214	214.01	199	2			727				928
	214.02	287	6	25		1,186				1,504
	CENSUS TOTAL	486	8	25		1,913				2,432
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	189	2	327	357	1,189				2,064
	CENSUS TOTAL	189	2	327	357	1,189				2,064
219	219.01									
	CENSUS TOTAL									
220	220.01	1								1
	220.02									
	220.03	270		216						486
	220.04	10								10
	220.05	30	2			195				227
	CENSUS TOTAL	311	2	216		195				724
221	221.01	204		636		990				1,830
	221.02	1								1

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
221	221.03	87			191					278
	221.04	31	2	616	280	1				930
	221.05	14		33		253				300
	221.06	39								39
	CENSUS TOTAL	376	2	1,285	471	1,244				3,378
222	222.01									
	CENSUS TOTAL									
223	223.01	366	2	485		1,428				2,281
	CENSUS TOTAL	366	2	485		1,428				2,281
224	224.01	273		1,722		1,202				3,197
	224.02	325		144						469
	CENSUS TOTAL	598		1,866		1,202				3,666
301	301.01	465								465
	301.02	1,056								1,056
	301.03	319		652						971
	CENSUS TOTAL	1,840		652						2,492
302	302.01	2,410	2	1,416						3,828
	CENSUS TOTAL	2,410	2	1,416						3,828
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 1994)

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	843		1,183		242				2,268
	CENSUS TOTAL	843		1,183		242				2,268
310	310.01	758		1,318	237					2,313
	CENSUS TOTAL	758		1,318	237					2,313
313	313.01	1,091		302						1,393
	CENSUS TOTAL	1,091		302						1,393
314	314.01	776		394	99					1,269
	CENSUS TOTAL	776		394	99					1,269
315	315.01	1,154		676	160					1,990
	CENSUS TOTAL	1,154		676	160					1,990
316	316.01	344		152		242				738
	316.02	554		205		99				858
	316.03	3								3
	CENSUS TOTAL	901		357		341				1,599
318	318.01	820	52	1,561						2,433
	CENSUS TOTAL	820	52	1,561						2,433
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	702		410						1,112
	323.02	285		73		100				458

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
323	CENSUS TOTAL	987		483		100				1,570
324	324.01	2,114		487						2,601
	CENSUS TOTAL	2,114		487						2,601
325	325.01	1,331		432						1,763
	CENSUS TOTAL	1,331		432						1,763
326	326.01	1,103	2	393						1,498
	CENSUS TOTAL	1,103	2	393						1,498
327	327.01	1,040		1,401		78				2,519
	CENSUS TOTAL	1,040		1,401		78				2,519
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	51		46						97
	405.02	429								429
	405.03	1,569								1,569
	405.04									
	CENSUS TOTAL	2,049		46						2,095
406	406.01	679							256	935
	CENSUS TOTAL	679							256	935

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
407	407.01	1,658		137						1,795
	407.02	984								984
	CENSUS TOTAL	2,642		137						2,779
408	408.01	700	2	33		120				855
	408.02	97								97
	408.03	437								437
	408.04	661								661
	408.05									
	CENSUS TOTAL	1,895	2	33		120				2,050
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	294								294
	503.03	194	5	99		551				849
	503.04	227								227
	CENSUS TOTAL	1,019	5	99		551				1,674
504	504.01	275	2	94						371
	504.02	338								338
	504.03	230								230
	CENSUS TOTAL	843	2	94						939
505	505.01	360								360
	505.02	303								303
	505.03	224								224

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

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	519		445						964
	507.02	289	2			887		252		1,430
	CENSUS TOTAL	808	2	445		887		252		2,394
508	508.01	292								292
	508.02	445								445
	508.03	222				184				406
	CENSUS TOTAL	959				184				1,143
509	509.01	286								286
	509.02	296								296
	CENSUS TOTAL	582								582
510	510.01	410								410
	510.02	491								491
	CENSUS TOTAL	901								901
511	511.01	360								360
	511.02	451								451
	CENSUS TOTAL	811								811
512	512.01	226								226
	512.02	308								308
	512.03	100								100
	CENSUS TOTAL	634								634
513	513.01	406	2	23						431

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

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	34		108				447
	CENSUS TOTAL	709	4	57		108				878
514	514.01					204				204
	514.02					504		220		724
	514.03			102		225				327
	CENSUS TOTAL			102		933		220		1,255
515	515.01	48		36		588	310			982
	515.02	325		38	81			829		1,273
	515.03	246		186		281	49			762
	515.04	63		30		450		438		981
	CENSUS TOTAL	682		290	81	1,319	359	1,267		3,998
516	516.01	12					400	419		831
	516.02	80								80
	516.03	98		36		656				790
	516.04	166				444				610
	516.05	215				196				411
	CENSUS TOTAL	571		36		1,296	400	419		2,722
518	518.01	417		48						465
	518.02	173								173
	518.03	424				1				425
	CENSUS TOTAL	1,014		48		1				1,063
519	519.01	439	4	1,030	210	525				2,208
	CENSUS TOTAL	439	4	1,030	210	525				2,208
520	520.01	520		354			246			1,120
	CENSUS TOTAL	520		354			246			1,120
521	521.01	119								119
	521.02	375	2	332				219		928
	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 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
521	CENSUS TOTAL	1,356	6	760	255			219		2,596
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	337		10						347
	525.04	261		224		1,065				1,550
	CENSUS TOTAL	1,268	2	234		1,065				2,569
526	526.01	365				366				731
	526.02	2		148		311				461
	526.03	75		195						270
	CENSUS TOTAL	442		343		677				1,462
527	527.01	303	12	250		1,151	6			1,722
	CENSUS TOTAL	303	12	250		1,151	6			1,722
528	528.01	350				90		3,281		3,721
	CENSUS TOTAL	350				90		3,281		3,721
601	601.01	338								338
	601.02	654								654
	601.03	260								260
	CENSUS TOTAL	1,252								1,252

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
602	602.01	475								475
	602.02	61								61
	602.03	643								643
	CENSUS TOTAL	1,179								1,179
603	603.01	241								241
	603.02	656								656
	CENSUS TOTAL	897								897
604	604.01	235								235
	604.02	413		120		217	274			1,024
	604.03	149								149
	CENSUS TOTAL	797		120		217	274			1,408
605	605.01	512	2	70						584
	605.02	247		341		13				601
	605.03	294	1							295
	605.04	67		142						209
	605.05	214	1	278						493
	CENSUS TOTAL	1,334	4	831		13				2,182
606	606.01	147								147
	606.02	1,106								1,106
	CENSUS TOTAL	1,253								1,253
607 /1	607.01	2,174	2	194		303				2,673
	CENSUS TOTAL	2,174	2	194		303				2,673
608 /1	608.01	866		32	31	185				1,114
	CENSUS TOTAL	866		32	31	185				1,114
609 /1	609.01	772		84						856
	CENSUS TOTAL	772		84						856
610 /1	610.01	715	5	76		36				832
	CENSUS TOTAL	715	5	76		36				832
611	611.01	639								639
	611.02	1,051		123	275	300				1,749

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
611	CENSUS TOTAL	1,690		123	275	300				2,388
612	612.01	189								189
	612.02	941		39						980
	612.03	69								69
	612.04	14								14
	CENSUS TOTAL	1,213		39						1,252
615	615.01	148		23						171
	615.02	266								266
	615.03	172		265						437
	615.04	21		503						524
	615.05	89								89
	CENSUS TOTAL	696		791						1,487
616	616.01	131		536	5					672
	616.02	309		44						353
	616.04	9				783				792
	616.05	50		312						362
	616.06	2								2
	CENSUS TOTAL	501		892	5	783				2,181
617	617.01	30		1,053		196		554		1,833
	617.02	158								158
	CENSUS TOTAL	188		1,053		196		554		1,991
618	618.01	66				313				379
	618.02	18		1,135	128	690	252			2,223
	CENSUS TOTAL	84		1,135	128	1,003	252			2,602
619	619.02	224		176		1,521				1,921
	CENSUS TOTAL	224		176		1,521				1,921
701	701.01	281								281
	701.02	448								448
	701.03	58								58
	701.04	133		35						168

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
701	CENSUS TOTAL	920		35						955
702	702.01	2								2
	CENSUS TOTAL	2								2
703	703.01	660								660
	703.02	121								121
	703.03	299								299
	CENSUS TOTAL	1,080								1,080
704	704.01	294		227						521
	704.02	42								42
	704.03	359								359
	704.04	256								256
	704.05	497								497
	CENSUS TOTAL	1,448		227						1,675
705	705.01	110								110
	705.02	328								328
	705.03	427		281						708
	705.04	293								293
	705.05	156								156
	705.06	3						500		503
	CENSUS TOTAL	1,317		281				500		2,098
706	706.01	178								178
	706.02	125		48						173
	706.03	244		23			144			411
	706.04	156		13						169
	CENSUS TOTAL	703		84			144			931
707	707.01	270		7						277
	707.02	397								397
	707.03	279	1							280
	707.04	378								378
	707.05	196								196

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

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	1,777	1	7						1,785
708	708.01	241		32						273
	708.02	608	1	174						783
	CENSUS TOTAL	849	1	206						1,056
709	709.01	483					240			723
	709.02	495		221						716
	709.03	255								255
	709.04	77		251						328
	709.05	322	1	22						345
	709.06	105								105
	CENSUS TOTAL	1,737	1	494			240			2,472
710	710.01	58								58
	710.02	218								218
	710.03	179								179
	CENSUS TOTAL	455								455
711	711.01	157		17						174
	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	366								366
	CENSUS TOTAL	2,071		17		228	112			2,428
712	712.01	1								1
	712.02									
	712.03	42		176						218
	712.04	43		16	332	1,869		532		2,792
	CENSUS TOTAL	86		192	332	1,869		532		3,011

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
713	713.01	256		638		1,155		1,230		3,279
	713.02	554		49						603
	CENSUS TOTAL	810		687		1,155		1,230		3,882
714	714.01	691		514		414				1,619
	714.02	254				639				893
	CENSUS TOTAL	945		514		1,053				2,512
801	801.01	349								349
	801.02	215		1						216
	801.03	198								198
	801.04	254								254
	801.05	199								199
	CENSUS TOTAL	1,215		1						1,216
802	802.01	306								306
	802.02	449								449
	802.03	510								510
	802.04					1,002		1,168		2,170
	802.05									
	CENSUS TOTAL	1,265				1,002		1,168		3,435
803	803.01	838								838
	803.02	249								249
	803.03	808	2							810
	803.04	1								1
	CENSUS TOTAL	1,896	2							1,898
804	804.01	550								550
	804.02	615								615
	804.03	361								361
	804.04	343								343
	804.05	760								760
	CENSUS TOTAL	2,629								2,629
805	805.01	1,687								1,687

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
805	805.02	1,497		219						1,716
	805.03	632		909	168	274				1,983
	CENSUS TOTAL	3,816		1,128	168	274				5,386
808 /2	808.01	1,166	3	851		494				2,514
	CENSUS TOTAL	1,166	3	851		494				2,514
809 /2	809.01	1,478	60	826	7	1,136				3,507
	CENSUS TOTAL	1,478	60	826	7	1,136				3,507
810	810.01	207		797						1,004
	CENSUS TOTAL	207		797						1,004
811	811.01	30								30
	811.02	281		107		283				671
	811.03	964								964
	811.04	1,268								1,268
	CENSUS TOTAL	2,543		107		283				2,933
812	812.01	1,026	2	546		694				2,268
	CENSUS TOTAL	1,026	2	546		694				2,268
814	814.01	1,108		1,042	85	222		224		2,681
	CENSUS TOTAL	1,108		1,042	85	222		224		2,681
815	815.01	759								759
	CENSUS TOTAL	759								759
816	816.01	456								456
	816.02	556								556
	CENSUS TOTAL	1,012								1,012
817	817.01	530								530
	817.02	472								472
	817.03	611								611
	817.04	299		375		1,072				1,746
	CENSUS TOTAL	1,912		375		1,072				3,359
819	819.01	150		325		922				1,397
	819.02	458								458

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
819	CENSUS TOTAL	608		325		922				1,855
820	820.01	750		402	140	292				1,584
	820.02	154		320						474
	CENSUS TOTAL	904		722	140	292				2,058
821	821.01	90		517	46	728	48	61		1,490
	CENSUS TOTAL	90		517	46	728	48	61		1,490
822	822.01			30		180				210
	822.02	50		319						369
	822.03	74		381		1,365	240			2,060
	CENSUS TOTAL	124		730		1,545	240			2,639
823	823.01	569	10	2,512	514	1,762	135			5,502
	CENSUS TOTAL	569	10	2,512	514	1,762	135			5,502
824	824.01	610								610
	CENSUS TOTAL	610								610
825	825.01	203								203
	825.02	3,223		446						3,669
	CENSUS TOTAL	3,426		446						3,872
826	826.01	602								602
	826.02	1,473		1,149						2,622
	CENSUS TOTAL	2,075		1,149						3,224
901	901.01	4								4
	901.02	12								12
	901.03	543							500	1,043
	901.04	1								1
	901.05	1,446		647		228				2,321
	901.06									
	CENSUS TOTAL	2,006		647		228			500	3,381
905	905.01	156		311		748				1,215
	905.02	1,442	2	85						1,529
	CENSUS TOTAL	1,598	2	396		748				2,744

(CONTINUED)



Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

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	487								487
	CENSUS TOTAL	495								495
911	911.01	2,112		2,019						4,131
	CENSUS TOTAL	2,112		2,019						4,131
912	912.01	358		1,381		252				1,991
	912.02									
	CENSUS TOTAL	358		1,381		252				1,991
913	913.01	22								22
	913.02	36								36
	913.03	203		57		215				475
	913.04	419		770	618	1,058				2,865
	CENSUS TOTAL	680		827	618	1,273				3,398
914	914.01	1,907		2,967		516				5,390
	CENSUS TOTAL	1,907		2,967		516				5,390
915	915.01	1,315		1						1,316
	915.02	159	3	289						451
	915.03	5				164				169
	CENSUS TOTAL	1,479	3	290		164				1,936
916	916.01	1,349		546	580	1				2,476
	CENSUS TOTAL	1,349		546	580	1				2,476
917	917.01	14		599	128	749				1,490
	917.02	5				737				742
	917.03	70								70
	917.04	103	2	269		768				1,142
	CENSUS TOTAL	192	2	868	128	2,254				3,444
918	918.01	1,933		270		1,693				3,896
	CENSUS TOTAL	1,933		270		1,693				3,896

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS	
919	919.01	102								102	
	919.02	123								123	
	919.03	147								147	
	919.04	47								47	
	919.05	112								112	
	919.06	40								40	
	919.07	90								90	
	919.08	16								16	
	919.09	111								111	
	919.10	42								42	
	919.11	46								46	
	919.12	91								91	
		CENSUS TOTAL	967								967
	920	920.01	647								647
920.02		653	2							655	
920.03		655								655	
		CENSUS TOTAL	1,955	2							1,957
921	921.01	81								81	
	921.02	125								125	
	921.03	328								328	
	921.04	218								218	
	921.05	238								238	
	921.06	347								347	
	921.07	746								746	
		CENSUS TOTAL	2,083								2,083
922	922.01	115								115	
	922.02	427								427	
	922.03	1,558		115						1,673	
	922.04	181								181	
	922.05	900								900	

(CONTINUED)

Housing Unit Inventory  
Census and Subcensus Tract  
(JANUARY 1994)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
922	CENSUS TOTAL	3,181		115						3,296
923	923.01	616	46	421						1,083
	CENSUS TOTAL	616	46	421						1,083
924	924.01	307		1,211						1,518
	CENSUS TOTAL	307		1,211						1,518
FAIRFAX COUNTY		167,686	2,270	65,709	6,602	60,652	3,155	13,881	2,052	322,007

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 1994)

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	15	61	130	982	2,891	4,526	3,320	3,027	1,902	941	681	665	329	19,478
	Townhouse	1	22	888	1,797	2,359	751	290	106	21					1	6,236
	Condominium Apt	1,139	567	555	95											2,356
	TOTAL	1,148	604	1,504	2,022	3,341	3,642	4,816	3,426	3,048	1,902	941	681	665	330	28,070
Dranesville 2/	Single Family	5	17	41	752	1,171	1,477	1,474	1,223	1,330	1,482	1,568	1,402	2,666	9,014	23,622
	Townhouse	2	75	523	166	19	30	144	93	314	231	210	101	67	355	2,330
	Condominium Apt	37	67		96	27	23	1							1	252
	TOTAL	44	159	564	1,014	1,217	1,530	1,619	1,316	1,644	1,713	1,778	1,503	2,733	9,370	26,204
Hunter Mill 3/	Single Family	10	28	97	186	379	699	992	1,497	1,578	1,603	1,506	1,180	1,671	2,254	13,680
	Townhouse	82	666	1,495	2,183	1,624	974	490	456	304	148	126	51	90	15	8,704
	Condominium Apt	1,794	963	263	88	15	7	11	16	2						3,159
	TOTAL	1,886	1,657	1,855	2,457	2,018	1,680	1,493	1,969	1,884	1,751	1,632	1,231	1,761	2,269	25,543
Lee	Single Family	49	89	369	1,515	3,438	3,669	2,411	1,580	950	554	284	182	255	217	15,562
	Townhouse	990	432	1,136	2,312	2,562	1,298	977	645	278	103	33	32			10,798
	Condominium Apt	882	422	556	557	127	3									2,547
	TOTAL	1,921	943	2,061	4,384	6,127	4,970	3,388	2,225	1,228	657	317	214	255	217	28,907
Mason	Single Family	90	57	140	713	1,899	2,440	1,912	1,578	1,530	1,064	1,179	984	1,289	1,251	16,126
	Townhouse	67	6	286	563	704	1,055	546	409	247	70	52	54	125	45	4,229
	Condominium Apt	2,608	1,465	954	448	326	123	25	15						1	5,965
	TOTAL	2,765	1,528	1,380	1,724	2,929	3,618	2,483	2,002	1,777	1,134	1,231	1,038	1,414	1,297	26,320

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/  
Supervisor District  
(JANUARY 1994)

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	195	211	406	788	1,207	1,110	1,279	1,995	1,835	1,431	1,036	798	1,299	1,829	15,419
	Townhouse	406	581	2,589	1,714	716	593	217	58	2	29	94	55	23		7,077
	Condominium Apt	916	1,079	221	244	185	206	22	97	108	27	8				3,113
	TOTAL	1,517	1,871	3,216	2,746	2,108	1,909	1,518	2,150	1,945	1,487	1,138	853	1,322	1,829	25,609
Providence	Single Family	41	58	118	306	1,115	1,630	1,421	1,734	1,473	1,121	956	1,023	1,348	1,264	13,608
	Townhouse	180	127	522	788	2,174	1,335	989	964	343	268	204	76	137	1	8,108
	Condominium Apt	1,856	1,625	1,553	1,253	367	161	87	106	5	29	2		3	2	7,049
	TOTAL	2,077	1,810	2,193	2,347	3,656	3,126	2,497	2,804	1,821	1,418	1,162	1,099	1,488	1,267	28,765
Springfield 4/	Single Family	56	70	65	109	517	1,763	2,986	3,461	2,658	1,718	1,139	927	2,097	3,222	20,788
	Townhouse	12	431	764	2,723	2,767	1,541	994	324	54	9	30	2		1	9,652
	Condominium Apt	511	311													822
	TOTAL	579	812	829	2,832	3,284	3,304	3,980	3,785	2,712	1,727	1,169	929	2,097	3,223	31,262
Sully	Single Family	91	79	129	418	1,656	2,455	2,568	2,380	2,965	2,704	1,604	1,037	1,935	1,746	21,767
	Townhouse	359	1,051	2,679	3,805	2,917	1,404	574	230	31	38	9	8	1	1	13,107
	Condominium Apt	140	502	493	162	50									1	1,348
	TOTAL	590	1,632	3,301	4,385	4,623	3,859	3,142	2,610	2,996	2,742	1,613	1,045	1,936	1,748	36,222
Town of Clifton	Single Family	4	5	1	4	3	3	4	5	8	4	8	4	4	6	63
	TOTAL	4	5	1	4	3	3	4	5	8	4	8	4	4	6	63
Town of Herndon	Single Family	3	14	39	237	623	633	330	227	176	123	75	46	80	17	2,623
	Townhouse	15	612	358	408	285	50	2					1			1,731

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/  
Supervisor District  
(JANUARY 1994)

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	300	132	22	32											486
	TOTAL	318	758	419	677	908	683	332	227	176	123	75	47	80	17	4,840
Town of Vienna	Single Family	7	32	36	108	317	1,043	926	562	456	307	204	208	147	147	4,500
	Townhouse		3	6	27	27	116	72	64	27	33	20	20	5		420
	Condominium Apt	97	122	2												221
	TOTAL	104	157	44	135	344	1,159	998	626	483	340	224	228	152	147	5,141
FAIRFAX COUNTY	Single Family	559	675	1,502	5,266	13,307	19,813	20,829	19,562	17,986	14,013	10,500	8,472	13,456	21,296	167,236
	Townhouse	2,114	4,006	11,246	16,486	16,154	9,147	5,295	3,349	1,621	929	778	400	448	419	72,392
	Condominium Apt	10,280	7,255	4,619	2,975	1,097	523	146	234	115	56	10		3	5	27,318
	TOTAL	12,953	11,936	17,367	24,727	30,558	29,483	26,270	23,145	19,722	14,998	11,288	8,872	13,907	21,720	266,946

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 1994)

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	4	10	77	248	1,221	2,800	3,199	1,969	1,843	1,411	1,058	794	703	406	15,743
	Townhouse	25	1	345	288	886	1,158	349	201	88	2	1		1	8	3,353
	Condominium Apt	1,275	357	325	105	18	10	2								2,092
	TOTAL	1,304	368	747	641	2,125	3,968	3,550	2,170	1,931	1,413	1,059	794	704	414	21,188
Baileys	Single Family	66	27	24	92	310	591	523	521	555	335	374	287	578	756	5,039
	Townhouse	41	2	7	218	115	108	102	68	95	30	19	41	25	1	872
	Condominium Apt	2,348	1,287	865	394	308	113	23	15						1	5,354
	TOTAL	2,455	1,316	896	704	733	812	648	604	650	365	393	328	603	758	11,265
Bull Run	Single Family	78	68	89	328	1,421	2,101	1,931	1,467	1,612	1,583	980	663	1,143	537	14,001
	Townhouse	359	1,051	2,575	3,195	2,207	1,018	519	230	31	38	9	8	1	1	11,242
	Condominium Apt	140	502	493	162	50									1	1,348
	TOTAL	577	1,621	3,157	3,685	3,678	3,119	2,450	1,697	1,643	1,621	989	671	1,144	539	26,591
Fairfax	Single Family	14	16	53	83	327	624	704	857	884	698	586	777	1,111	1,468	8,202
	Townhouse	11	6	163	555	767	446	297	357	88	32	8				2,730
	Condominium Apt	498	614	645	374	13										2,144
	TOTAL	523	636	861	1,012	1,107	1,070	1,001	1,214	972	730	594	777	1,111	1,468	13,076
Jefferson	Single Family	27	31	51	594	1,666	1,915	1,124	973	616	385	238	197	322	229	8,368
	Townhouse	162	7	84	189	442	205	272	202	115	95	68	2			1,843
	Condominium Apt	1,329	631	338	379	53										2,730
	TOTAL	1,518	669	473	1,162	2,161	2,120	1,396	1,175	731	480	306	199	322	229	12,941
Lincolnia	Single Family	21	19	31	49	288	269	178	130	108	87	86	88	89	29	1,472
	Townhouse	1	3	48	303	222	255	223	120	54	3	1	13	99	36	1,381
	Condominium Apt	120	111													231
	TOTAL	142	133	79	352	510	524	401	250	162	90	87	101	188	65	3,084

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/  
Planning District  
(JANUARY 1994)

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	95	70	77	104	258	174	118	77	59	45	41	24	50	143	1,335
	Townhouse	255	304	510	505	356	77									2,007
	TOTAL	350	374	587	609	614	251	118	77	59	45	41	24	50	143	3,342
McLean	Single Family	4	13	27	710	819	654	536	684	919	1,151	1,189	991	1,906	6,556	16,159
	Townhouse	7	86	251	4		30	144	93	314	231	210	101	67	354	1,892
	Condominium Apt	67	511	659	638	328	184	88	106	5	29	2		3	3	2,623
	TOTAL	78	610	937	1,352	1,147	868	768	883	1,238	1,411	1,401	1,092	1,976	6,913	20,674
Mount Vernon	Single Family	94	142	414	1,081	1,487	1,124	1,168	1,902	1,749	1,321	915	716	1,099	1,628	14,840
	Townhouse	1,138	500	1,706	766	900	154	132	55	2	29	94	55	23		5,554
	Condominium Apt	1,611	1,345	222	244	185	206	22	97	108	27	8				4,075
	TOTAL	2,843	1,987	2,342	2,091	2,572	1,484	1,322	2,054	1,859	1,377	1,017	771	1,122	1,628	24,469
Pohick 2/	Single Family	89	115	139	195	759	2,048	4,440	4,663	3,790	2,360	1,538	1,171	2,275	3,362	26,944
	Townhouse	12	465	2,364	4,645	4,534	1,421	744	338	70	7	1			2	14,603
	Condominium Apt	3	213	230	2											448
	TOTAL	104	793	2,733	4,842	5,293	3,469	5,184	5,001	3,860	2,367	1,539	1,171	2,275	3,364	41,995
Rose Hill	Single Family	18	36	168	665	1,363	1,483	1,379	895	562	386	220	146	219	202	7,742
	Townhouse	1	19	114	635	1,056	1,186	918	589	214	65	29	20			4,846
	Condominium Apt	97	147	555	557	127	3									1,486
	TOTAL	116	202	837	1,857	2,546	2,672	2,297	1,484	776	451	249	166	219	202	14,074
Springfield	Single Family	11	23	79	383	1,363	2,260	1,220	969	828	436	173	71	204	53	8,073
	Townhouse	2	178	569	1,749	1,038	865	547	117	67	40	33	14			5,219
	Condominium Apt	601	320													921
	TOTAL	614	521	648	2,132	2,401	3,125	1,767	1,086	895	476	206	85	204	53	14,213
Upper Potomac 3/	Single Family	23	56	178	533	1,546	2,406	2,737	2,830	2,955	2,639	1,974	1,551	2,515	4,526	26,469

(CONTINUED)



Market Value of Housing Units 1/, 5/, 6/  
Planning District  
(JANUARY 1994)

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	99	1,343	2,218	3,204	2,519	1,367	539	412	300	147	126	52	73	15	12,414
	Condominium Apt	2,094	1,095	285	120	15	7	11	16	2						3,645
	TOTAL	2,216	2,494	2,681	3,857	4,080	3,780	3,287	3,258	3,257	2,786	2,100	1,603	2,588	4,541	42,528
Vienna 4/	Single Family	15	49	95	201	479	1,364	1,572	1,625	1,506	1,176	1,128	996	1,242	1,401	12,849
	Townhouse	1	41	292	230	1,112	857	509	567	183	210	179	94	159	2	4,436
	Condominium Apt	97	122	2												221
	TOTAL	113	212	389	431	1,591	2,221	2,081	2,192	1,689	1,386	1,307	1,090	1,401	1,403	17,506
FAIRFAX COUNTY	Single Family	559	675	1,502	5,266	13,307	19,813	20,829	19,562	17,986	14,013	10,500	8,472	13,456	21,296	167,236
	Townhouse	2,114	4,006	11,246	16,486	16,154	9,147	5,295	3,349	1,621	929	778	400	448	419	72,392
	Condominium Apt	10,280	7,255	4,619	2,975	1,097	523	146	234	115	56	10		3	5	27,318
	TOTAL	12,953	11,936	17,367	24,727	30,558	29,483	26,270	23,145	19,722	14,998	11,288	8,872	13,907	21,720	266,946

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 Management and Budget. Periodically, the Fairfax County forecasts are developed in conjunction with forecasts of the surrounding jurisdictions under the auspices of the Washington Metropolitan Council of Governments (COG). The COG cooperative forecasts are generated every three to four years. The forecasts contained on the following tables are forecasts submitted for inclusion in the 1994 Round 5.2 COG regional forecast. The tables also present, for the first time, forecasts of housing units by type of unit through the year 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 (1983-1994); 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 1994 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.

### 2000 - 2020

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.

The County is expected to reach its present housing unit capacity between 2005 and 2010 (see Section X for data on the current residential capacity of Fairfax County's Comprehensive Plan). However, development does not stop when capacity is reached. Redevelopment, conversion of land uses, and more intense land uses allow for housing development to continue beyond the capacity of the present plan. However, the areas that will be redeveloped and the extent of redevelopment are unknown. Consequently, the forecasts for the 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 1994, the County's housing inventory has increased by 106,361 units, from 215,646 in 1980 to 322,007 in 1994. By the year 2000, the County is projected to have 352,163 units, an increase

of 30,156 units over the County's 1994 housing inventory. By 2020, the County's housing inventory will have increased by 133,949 units over the 1994 inventory, representing a 41.6 percent increase.

Between 1994 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, Annandale and Lower Potomac 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 1994 and 2020, the Sully Supervisor District is projected to add over 29,800 units to its inventory, the Lee District will add more than 28,400 units, and the Hunter Mill District will add nearly 19,900 units. Together, the Sully, Lee, and Hunter Mill Districts will account for over 58.3 percent of the housing unit growth expected in the County between 1994 and 2020. During the same period, the Springfield, Mason and Braddock Districts, together, are projected to add 21,148 units or only 15.8 percent of the County's total growth.

TABLE 6.1

Housing Unit Change  
by Supervisor District  
1994-2020

Supervisor District	Unit Change 1994 - 2020	Percent of Total Change
Braddock	5,786	4.3%
Dranesville	8,663	6.5%
Hunter Mill	19,865	14.8%
Lee	28,435	21.2%
Mason	8,182	6.1%
Mount Vernon	8,782	6.6%
Providence	17,222	12.9%
Springfield	7,180	5.4%
Sully	29,835	22.3%
Fairfax County	133,949	100.0%

**Estimated and Forecasted Housing Units  
Supervisor District  
(January 1994)**

Supervisor District	1994	1995	2000	2005	2010	2015	2020
Braddock	30,758	30,810	31,174	32,424	33,668	34,999	36,544
Dranesville 1/	33,505	34,225	35,930	37,533	38,928	40,434	42,168
Hunter Mill 2/	36,130	36,909	41,353	44,394	47,757	51,493	55,995
Lee	37,311	38,264	44,635	49,324	54,468	59,914	65,746
Mason	36,838	36,951	37,471	39,026	40,777	42,711	45,020
Mount Vernon	32,571	33,259	34,587	36,095	37,665	39,360	41,353
Providence	40,094	40,602	42,301	45,317	48,787	52,650	57,316
Springfield 3/	32,287	32,786	34,178	35,546	36,767	38,038	39,467
Sully	42,513	44,558	50,534	55,163	60,213	65,747	72,348
Fairfax County	322,007	328,364	352,163	374,822	399,030	425,347	455,956

**Estimated and Forecasted Housing Units  
Towns  
(January 1994)**

Town	1994	1995	2000	2005	2010	2015	2020
Town of Clifton	68	69	69	71	72	73	74
Town of Herndon	6,021	6,313	6,416	7,199	8,078	9,052	10,224
Town of Vienna	5,475	5,477	5,477	5,571	5,623	5,674	5,727
Towns Total	11,564	11,859	11,962	12,841	13,772	14,799	16,024

Source: Fairfax County Office of Management and Budget

- 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 1994)**

Planning District	1970	1980	1990	1994	1995	2000	2005	2010	2015	2020
Annandale	17,413	23,600	24,901	25,117	25,159	25,413	26,066	26,753	27,512	28,416
Baileys	10,770	13,963	16,573	16,804	16,882	17,221	18,245	19,472	20,858	22,544
Bull Run	3,927	7,705	24,559	31,398	33,203	37,474	41,249	45,453	50,054	55,549
Fairfax	6,783	11,838	17,181	18,692	18,907	20,391	21,694	23,110	24,675	26,545
Jefferson	12,587	15,033	17,365	18,291	18,341	18,405	19,126	19,963	20,902	22,040
Lincolnia	3,592	4,128	5,464	5,567	5,585	5,656	6,016	6,416	6,841	7,335
Lower Potomac	3,350	3,968	3,936	4,815	5,362	5,927	6,549	7,289	8,104	9,088
McLean	13,307	19,874	23,601	23,894	24,133	25,091	26,070	27,056	28,152	29,458
Mount Vernon	23,565	31,491	35,338	35,939	36,038	37,007	38,781	40,699	42,806	45,308
Pohick 1/	3,884	22,547	41,032	43,084	43,652	45,445	47,477	49,318	51,220	53,352
Rose Hill	5,979	7,591	13,524	15,719	16,299	18,214	19,952	21,960	24,163	26,809
Springfield	8,914	11,432	14,590	14,967	15,329	19,352	21,361	23,371	25,350	27,002
Upper Potomac 2/	6,239	25,702	44,898	48,244	49,628	55,365	59,703	64,269	69,321	75,363
Vienna 3/	10,507	16,774	19,502	19,476	19,845	21,202	22,534	23,902	25,389	27,146
Fairfax County	130,817	215,646	302,464	322,007	328,364	352,163	374,822	399,030	425,347	455,956

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

1990 through 2020, Fairfax County Office of Management and Budget.

- 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 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
151	151.01	476	479	487	496	503	509	515
	151.02	515	515	515	520	523	525	528
	151.03	307	308	312	316	318	320	322
	CENSUS TOTAL	1,298	1,301	1,314	1,332	1,343	1,354	1,365
152	152.01	331	335	347	351	353	355	357
	152.02	1,492	1,492	1,492	1,517	1,545	1,574	1,605
	152.03	117	117	117	117	117	117	117
	152.04							
	CENSUS TOTAL	1,940	1,944	1,956	1,985	2,015	2,046	2,080
153	153.01	282	289	324	333	338	343	348
	153.02	620	620	623	625	626	627	627
	153.03	471	471	471	471	471	471	471
	153.04	100	100	100	100	100	100	100
	CENSUS TOTAL	1,473	1,480	1,518	1,529	1,535	1,541	1,547
154	154.01	2,429	2,429	2,430	2,480	2,521	2,564	2,611
	154.02	407	407	409	416	419	423	426
	154.03	394	411	643	741	863	1,000	1,167
	CENSUS TOTAL	3,230	3,247	3,482	3,636	3,803	3,986	4,204
155	155.01	1,175	1,177	1,180	1,295	1,425	1,569	1,741
	155.02	688	688	689	693	696	698	700
	155.03	266	267	268	272	274	276	278
	155.04	90	90	90	90	90	90	91
	CENSUS TOTAL	2,219	2,223	2,227	2,350	2,485	2,633	2,810
156	156.01	548	548	550	554	556	558	560
	156.02	78	80	90	90	91	91	91
	156.03	293	298	325	334	339	344	349
	156.04	115	125	136	142	146	150	153
	CENSUS TOTAL	1,034	1,051	1,101	1,121	1,131	1,142	1,153
157	157.01	432	432	433	436	437	439	440
	157.02	747	747	748	758	763	769	774

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
157	157.03	193	193	194	194	195	195	195
	CENSUS TOTAL	1,372	1,372	1,375	1,388	1,395	1,402	1,409
158	158.01	668	670	676	702	716	731	746
	158.02	529	530	530	541	548	554	560
	158.03	461	461	463	478	486	494	503
	CENSUS TOTAL	1,658	1,661	1,669	1,722	1,750	1,779	1,809
159	159.01	841	846	853	881	896	912	928
	159.02	189	193	210	215	217	220	223
	159.03							
	159.04	120	131	139	141	141	142	143
	CENSUS TOTAL	1,150	1,170	1,202	1,237	1,255	1,274	1,294
160	160.01	284	284	301	328	357	390	430
	160.02	996	996	997	1,041	1,092	1,147	1,213
	160.03	296	297	301	305	307	309	311
	CENSUS TOTAL	1,576	1,577	1,599	1,674	1,756	1,846	1,954
161	161.01	185	185	187	199	208	218	230
	161.02	97	97	99	99	100	100	100
	161.03	622	624	630	656	670	684	699
	161.04	459	465	481	504	516	529	542
	CENSUS TOTAL	1,363	1,371	1,397	1,458	1,494	1,532	1,571
162 /1	162.01							
	162.02							
	CENSUS TOTAL							
163	163.01	247	262	314	328	336	344	353
	163.02	467	485	564	583	593	603	614
	CENSUS TOTAL	714	746	878	911	929	948	967
201	201.01	436	436	436	436	436	436	436
	201.02	607	607	607	631	646	661	676
	CENSUS TOTAL	1,043	1,043	1,043	1,067	1,082	1,097	1,113
202	202.01	1,216	1,229	1,790	2,110	2,490	2,908	3,414

(CONTINUED)



Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
202	202.02	837	844	914	1,015	1,126	1,248	1,394
	CENSUS TOTAL	2,053	2,073	2,704	3,124	3,616	4,156	4,809
203	203.01	637	637	638	648	654	659	665
	203.02	670	671	673	684	690	696	702
	203.03	242	242	308	324	345	367	394
	203.04	290	290	406	464	528	599	684
	CENSUS TOTAL	1,839	1,840	2,025	2,120	2,216	2,321	2,445
204	204.01	1,586	1,587	1,587	1,613	1,640	1,667	1,695
	CENSUS TOTAL	1,586	1,587	1,587	1,613	1,640	1,667	1,695
205	205.01	3,116	3,116	3,116	3,186	3,263	3,341	3,427
	205.02	178	178	179	180	180	180	180
	CENSUS TOTAL	3,294	3,294	3,295	3,365	3,443	3,521	3,608
206	206.01	180	180	181	181	181	181	181
	206.02	427	427	427	429	431	432	434
	206.03	1,022	1,029	1,081	1,126	1,169	1,214	1,264
	CENSUS TOTAL	1,629	1,637	1,689	1,736	1,781	1,827	1,880
207	207.01	625	625	630	640	646	651	657
	207.02	129	129	129	133	134	136	138
	207.03	548	548	560	572	578	584	590
	CENSUS TOTAL	1,302	1,302	1,319	1,344	1,358	1,372	1,386
208	208.01	334	334	351	357	360	363	366
	208.02	265	265	265	268	270	272	273
	208.03	554	554	556	572	580	589	598
	CENSUS TOTAL	1,153	1,153	1,172	1,197	1,210	1,224	1,237
210	210.01	279	281	287	301	308	316	323
	210.02	599	656	658	802	980	1,177	1,417
	210.03	242	242	1,496	1,685	1,891	2,117	2,387
	210.04	287	287	287	287	287	287	288
	CENSUS TOTAL	1,407	1,466	2,728	3,075	3,467	3,898	4,415
211	211.01	1,922	2,175	3,039	3,617	4,315	5,088	6,027

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
211	211.02	1,308	1,645	2,158	2,503	2,914	3,368	3,915
	211.03	192	192	192	192	193	193	193
	CENSUS TOTAL	3,422	4,012	5,389	6,312	7,422	8,649	10,135
212	212.01	691	691	691	692	692	692	692
	CENSUS TOTAL	691	691	691	692	692	692	692
213	213.01	1,322	1,360	1,384	1,477	1,588	1,706	1,845
	213.02	104	104	104	104	104	104	104
	CENSUS TOTAL	1,426	1,464	1,488	1,581	1,692	1,810	1,949
214	214.01	928	929	932	933	934	934	935
	214.02	1,504	1,505	1,520	1,648	1,801	1,970	2,171
	CENSUS TOTAL	2,432	2,434	2,452	2,581	2,734	2,904	3,106
215	215.01	1,982	1,982	2,258	2,464	2,682	2,930	3,230
	CENSUS TOTAL	1,982	1,982	2,258	2,464	2,682	2,930	3,230
216	216.01	1,421	1,421	1,421	1,421	1,421	1,421	1,421
	216.02	538	538	538	563	592	621	653
	CENSUS TOTAL	1,959	1,959	1,959	1,984	2,013	2,042	2,074
217	217.01	2,680	2,680	2,729	3,055	3,455	3,899	4,439
	CENSUS TOTAL	2,680	2,680	2,729	3,055	3,455	3,899	4,439
218	218.01	2,064	2,066	2,198	2,551	2,987	3,478	4,079
	CENSUS TOTAL	2,064	2,066	2,198	2,551	2,987	3,478	4,079
219 /1	219.01							
	CENSUS TOTAL							
220	220.01	1	1	41	42	42	42	43
	220.02							
	220.03	486	516	571	607	649	695	749
	220.04	10	10	10	10	10	10	10
	220.05	227	227	227	227	227	227	227
	CENSUS TOTAL	724	754	849	885	928	974	1,028
221	221.01	1,830	1,832	1,843	2,003	2,200	2,416	2,680
	221.02	1	1	1	1	1	1	1

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
221	221.03	278	723	989	1,132	1,306	1,499	1,732
	221.04	930	954	1,011	1,248	1,542	1,867	2,262
	221.05	300	314	358	370	385	400	419
	221.06	39	39	39	40	40	41	41
	CENSUS TOTAL	3,378	3,863	4,241	4,794	5,473	6,224	7,135
222 /2	222.01							
	CENSUS TOTAL							
223	223.01	2,281	2,419	2,723	3,001	3,319	3,668	4,085
	CENSUS TOTAL	2,281	2,419	2,723	3,001	3,319	3,668	4,085
224	224.01	3,197	3,242	3,465	3,918	4,469	5,077	5,815
	224.02	469	469	469	472	474	475	477
	CENSUS TOTAL	3,666	3,711	3,934	4,390	4,943	5,552	6,292
301	301.01	465	465	466	472	475	478	481
	301.02	1,056	1,056	1,056	1,081	1,095	1,108	1,122
	301.03	971	972	975	1,142	1,344	1,566	1,836
	CENSUS TOTAL	2,492	2,493	2,497	2,695	2,914	3,153	3,439
302	302.01	3,828	3,842	4,002	4,270	4,499	4,726	4,970
	CENSUS TOTAL	3,828	3,842	4,002	4,270	4,499	4,726	4,970
304	304.01	1,468	1,468	1,468	1,468	1,469	1,469	1,469
	304.02	855	855	855	855	855	855	855
	CENSUS TOTAL	2,323	2,323	2,323	2,323	2,324	2,324	2,324
305	305.01	567	567	569	571	572	573	574
	CENSUS TOTAL	567	567	569	571	572	573	574
306	306.01	551	551	551	557	563	570	577
	306.02	350	350	350	350	350	350	350
	306.03	477	477	477	477	477	477	477
	306.04	435	435	435	435	436	436	436
	CENSUS TOTAL	1,813	1,813	1,813	1,820	1,826	1,833	1,840
307	307.01	217	217	217	217	217	217	217
	307.02	338	338	338	338	338	338	338

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
307	307.03	373	373	373	374	374	375	375
	CENSUS TOTAL	928	928	928	929	930	930	931
308	308.01	3,326	3,326	3,326	3,327	3,328	3,328	3,329
	CENSUS TOTAL	3,326	3,326	3,326	3,327	3,328	3,328	3,329
309	309.01	2,268	2,273	2,360	2,642	2,952	3,282	3,667
	CENSUS TOTAL	2,268	2,273	2,360	2,642	2,952	3,282	3,667
310	310.01	2,313	2,319	2,330	2,470	2,614	2,754	2,904
	CENSUS TOTAL	2,313	2,319	2,330	2,470	2,614	2,754	2,904
313	313.01	1,393	1,393	1,402	1,423	1,434	1,445	1,456
	CENSUS TOTAL	1,393	1,393	1,402	1,423	1,434	1,445	1,456
314	314.01	1,269	1,303	1,304	1,402	1,514	1,630	1,765
	CENSUS TOTAL	1,269	1,303	1,304	1,402	1,514	1,630	1,765
315	315.01	1,990	1,990	1,992	2,027	2,055	2,081	2,108
	CENSUS TOTAL	1,990	1,990	1,992	2,027	2,055	2,081	2,108
316	316.01	738	786	924	1,015	1,114	1,221	1,347
	316.02	858	859	876	895	911	927	943
	316.03	3	3	1,703	2,603	3,353	3,953	3,953
	CENSUS TOTAL	1,599	1,648	3,503	4,513	5,379	6,101	6,243
318	318.01	2,433	2,434	2,440	2,554	2,663	2,766	2,874
	CENSUS TOTAL	2,433	2,434	2,440	2,554	2,663	2,766	2,874
319	319.01	1,049	1,049	1,053	1,055	1,057	1,058	1,059
	CENSUS TOTAL	1,049	1,049	1,053	1,055	1,057	1,058	1,059
320	320.01	1,109	1,109	1,109	1,116	1,123	1,130	1,136
	CENSUS TOTAL	1,109	1,109	1,109	1,116	1,123	1,130	1,136
321	321.01	1,444	1,444	1,444	1,463	1,481	1,498	1,515
	CENSUS TOTAL	1,444	1,444	1,444	1,463	1,481	1,498	1,515
322	322.01	2,563	2,563	2,563	2,608	2,650	2,689	2,729
	CENSUS TOTAL	2,563	2,563	2,563	2,608	2,650	2,689	2,729
323	323.01	1,112	1,114	1,117	1,118	1,119	1,120	1,120
	323.02	458	480	529	541	548	555	561

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
323	CENSUS TOTAL	1,570	1,594	1,646	1,660	1,667	1,674	1,682
324	324.01	2,601	2,613	2,633	2,705	2,750	2,794	2,839
	CENSUS TOTAL	2,601	2,613	2,633	2,705	2,750	2,794	2,839
325	325.01	1,763	1,824	1,956	2,028	2,068	2,108	2,149
	CENSUS TOTAL	1,763	1,824	1,956	2,028	2,068	2,108	2,149
326	326.01	1,498	1,504	1,576	1,632	1,662	1,694	1,726
	CENSUS TOTAL	1,498	1,504	1,576	1,632	1,662	1,694	1,726
327	327.01	2,519	2,530	2,550	2,806	3,102	3,422	3,804
	CENSUS TOTAL	2,519	2,530	2,550	2,806	3,102	3,422	3,804
328	328.01	746	746	747	752	755	758	761
	CENSUS TOTAL	746	746	747	752	755	758	761
401	401.01	701	701	702	709	712	716	719
	401.02	1,020	1,021	1,103	1,149	1,174	1,200	1,226
	401.03	987	989	997	1,004	1,008	1,012	1,016
	CENSUS TOTAL	2,708	2,712	2,802	2,862	2,894	2,928	2,961
402	402.01	297	297	299	340	392	451	525
	402.02	2,080	2,080	2,083	2,099	2,114	2,127	2,142
	402.03							
	402.04	131	132	135	138	140	142	144
	CENSUS TOTAL	2,508	2,509	2,517	2,578	2,646	2,721	2,811
403	403.01	471	471	483	489	492	495	498
	403.02	447	447	448	459	464	470	476
	CENSUS TOTAL	918	919	931	947	956	965	974
405	405.01	97	98	101	101	101	102	102
	405.02	429	432	443	450	454	458	462
	405.03	1,569	1,569	1,574	1,638	1,672	1,708	1,744
	405.04							
	CENSUS TOTAL	2,095	2,100	2,118	2,189	2,228	2,267	2,307
406	406.01	935	938	953	993	1,016	1,038	1,061
	CENSUS TOTAL	935	938	953	993	1,016	1,038	1,061

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
407	407.01	1,795	1,797	1,800	1,807	1,811	1,815	1,819
	407.02	984	993	1,002	1,015	1,021	1,028	1,035
	CENSUS TOTAL	2,779	2,790	2,802	2,822	2,833	2,843	2,854
408	408.01	855	860	886	888	889	891	892
	408.02	97	97	99	99	99	99	100
	408.03	437	438	444	450	453	456	459
	408.04	661	671	697	730	748	767	785
	408.05							
	CENSUS TOTAL	2,050	2,066	2,126	2,167	2,190	2,213	2,236
501	501.01	1,473	1,473	1,474	1,559	1,664	1,780	1,921
	501.02	353	353	353	353	353	353	354
	501.03	414	414	414	415	415	416	416
	CENSUS TOTAL	2,240	2,240	2,241	2,327	2,433	2,549	2,691
502	502.01	512	512	512	512	512	512	512
	502.02	243	243	243	243	243	243	243
	502.03	175	175	183	185	186	187	188
	502.04	391	392	392	396	397	399	401
	CENSUS TOTAL	1,321	1,322	1,330	1,335	1,338	1,341	1,344
503	503.01	304	304	305	307	307	308	309
	503.02	294	294	294	294	294	294	294
	503.03	849	853	868	873	877	880	883
	503.04	227	227	227	230	232	233	235
	CENSUS TOTAL	1,674	1,678	1,694	1,704	1,710	1,716	1,721
504	504.01	371	372	375	381	386	390	395
	504.02	338	338	338	339	340	340	341
	504.03	230	230	232	235	236	237	239
	CENSUS TOTAL	939	940	945	955	961	968	974
505	505.01	360	360	360	360	360	361	361
	505.02	303	303	303	304	304	305	305
	505.03	224	224	224	224	224	224	224

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
505	CENSUS TOTAL	887	887	887	888	889	890	891
506	506.01	191	191	192	197	200	203	206
	506.02	1,677	1,677	1,677	1,701	1,727	1,753	1,782
	506.03	298	298	298	299	299	299	300
	506.04	190	190	190	190	190	190	190
	506.05	257	257	257	259	260	261	262
	506.06	375	375	375	377	378	378	379
	506.07	175	175	175	176	177	177	178
	CENSUS TOTAL	3,163	3,163	3,164	3,199	3,230	3,263	3,297
507	507.01	964	965	977	987	992	998	1,003
	507.02	1,430	1,435	1,443	1,450	1,454	1,458	1,462
	CENSUS TOTAL	2,394	2,400	2,420	2,437	2,446	2,456	2,465
508	508.01	292	292	292	296	297	299	301
	508.02	445	446	453	456	458	459	461
	508.03	406	406	408	410	412	413	414
	CENSUS TOTAL	1,143	1,145	1,153	1,162	1,167	1,171	1,176
509	509.01	286	286	286	289	290	292	294
	509.02	296	296	296	297	298	298	299
	CENSUS TOTAL	582	582	582	586	588	590	593
510	510.01	410	410	411	411	411	411	411
	510.02	491	491	494	497	499	500	502
	CENSUS TOTAL	901	902	905	908	910	912	913
511	511.01	360	361	365	365	365	365	366
	511.02	451	451	454	455	456	457	457
	CENSUS TOTAL	811	812	819	820	821	822	823
512	512.01	226	226	226	226	227	227	227
	512.02	308	308	308	309	309	309	310
	512.03	100	100	106	107	108	108	109
	CENSUS TOTAL	634	634	640	642	644	645	646
513	513.01	431	434	449	461	467	473	480

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
513	513.02	447	447	559	590	628	672	726
	CENSUS TOTAL	878	881	1,008	1,050	1,095	1,145	1,205
514	514.01	204	204	204	204	204	204	204
	514.02	724	724	724	724	724	724	724
	514.03	327	327	327	327	327	327	327
	CENSUS TOTAL	1,255	1,255	1,255	1,255	1,255	1,255	1,255
515	515.01	982	982	985	985	985	985	985
	515.02	1,273	1,273	1,273	1,394	1,541	1,710	1,919
	515.03	762	763	824	885	959	1,039	1,137
	515.04	981	982	985	1,021	1,061	1,103	1,151
	CENSUS TOTAL	3,998	4,000	4,067	4,285	4,546	4,838	5,192
516	516.01	831	831	831	920	1,029	1,150	1,296
	516.02	80	80	80	80	80	80	80
	516.03	790	790	790	790	790	790	790
	516.04	610	612	623	624	625	626	626
	516.05	411	411	413	414	414	415	415
	CENSUS TOTAL	2,722	2,724	2,737	2,828	2,938	3,061	3,208
518	518.01	465	465	466	467	468	469	469
	518.02	173	173	173	177	180	182	184
	518.03	425	426	427	433	436	440	443
	CENSUS TOTAL	1,063	1,064	1,066	1,078	1,084	1,090	1,097
519	519.01	2,208	2,212	2,219	2,500	2,817	3,154	3,545
	CENSUS TOTAL	2,208	2,212	2,219	2,500	2,817	3,154	3,545
520	520.01	1,120	1,122	1,148	1,167	1,177	1,187	1,198
	CENSUS TOTAL	1,120	1,122	1,148	1,167	1,177	1,187	1,198
521	521.01	119	119	120	120	120	121	121
	521.02	928	929	931	957	981	1,004	1,029
	521.03	544	545	553	567	578	589	600
	521.04	619	619	620	623	624	626	627
	521.05	386	386	397	407	415	423	431

(CONTINUED)



Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
521	CENSUS TOTAL	2,596	2,599	2,621	2,673	2,719	2,763	2,809
522	522.01	1,436	1,436	1,436	1,437	1,437	1,437	1,438
	522.02	383	383	383	384	385	385	386
	522.03	352	352	352	352	352	353	353
	CENSUS TOTAL	2,171	2,171	2,171	2,173	2,174	2,175	2,176
523	523.01	3,139	3,139	3,219	3,662	4,209	4,832	5,596
	CENSUS TOTAL	3,139	3,139	3,219	3,662	4,209	4,832	5,596
524	524.01	507	507	507	507	507	507	507
	524.02	345	345	345	345	345	345	345
	524.03	284	284	284	284	284	284	284
	524.04	738	738	738	739	740	740	741
	524.05	470	471	474	492	510	527	544
	CENSUS TOTAL	2,344	2,345	2,348	2,368	2,386	2,403	2,421
525	525.01	286	286	290	290	291	291	291
	525.02	386	386	387	395	399	404	408
	525.03	347	347	350	353	354	356	358
	525.04	1,550	1,563	1,624	1,652	1,675	1,696	1,720
	CENSUS TOTAL	2,569	2,583	2,651	2,691	2,719	2,747	2,777
526	526.01	731	731	731	731	731	731	731
	526.02	461	461	462	462	462	462	462
	526.03	270	270	270	317	376	441	520
	CENSUS TOTAL	1,462	1,462	1,463	1,511	1,570	1,635	1,714
527	527.01	1,722	1,724	1,841	2,025	2,242	2,478	2,758
	CENSUS TOTAL	1,722	1,724	1,841	2,025	2,242	2,478	2,758
528	528.01	3,721	3,788	3,788	4,261	4,848	5,524	6,360
	CENSUS TOTAL	3,721	3,788	3,788	4,261	4,848	5,524	6,360
601	601.01	338	338	341	345	347	350	352
	601.02	654	657	665	683	693	703	713
	601.03	260	261	268	281	288	295	302
	CENSUS TOTAL	1,252	1,257	1,274	1,309	1,328	1,347	1,367

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
602	602.01	475	485	504	521	530	540	550
	602.02	61	62	73	75	76	77	78
	602.03	643	644	645	656	662	667	673
	CENSUS TOTAL	1,179	1,191	1,222	1,252	1,268	1,284	1,301
603	603.01	241	243	375	393	402	412	423
	603.02	656	659	695	721	736	750	765
	CENSUS TOTAL	897	903	1,070	1,114	1,138	1,163	1,188
604	604.01	235	235	294	304	309	315	321
	604.02	1,024	1,062	1,092	1,141	1,197	1,257	1,330
	604.03	149	150	175	179	181	183	185
	CENSUS TOTAL	1,408	1,447	1,561	1,624	1,687	1,755	1,836
605	605.01	584	622	789	823	841	861	880
	605.02	601	684	799	925	1,072	1,234	1,429
	605.03	295	300	315	320	322	325	327
	605.04	209	209	216	219	223	226	229
	605.05	493	529	548	561	569	577	586
	CENSUS TOTAL	2,182	2,344	2,667	2,848	3,027	3,222	3,450
606	606.01	147	147	148	150	151	152	153
	606.02	1,106	1,106	1,245	1,300	1,343	1,389	1,441
	CENSUS TOTAL	1,253	1,253	1,393	1,450	1,494	1,540	1,593
607 /3	607.01	2,673	2,673	2,673	2,736	2,771	2,805	2,841
	CENSUS TOTAL	2,673	2,673	2,673	2,736	2,771	2,805	2,841
608 /3	608.01	1,114	1,115	1,115	1,124	1,129	1,134	1,139
	CENSUS TOTAL	1,114	1,115	1,115	1,124	1,129	1,134	1,139
609 /3	609.01	856	857	857	870	876	883	890
	CENSUS TOTAL	856	857	857	870	876	883	890
610 /3	610.01	832	832	832	841	846	851	856
	CENSUS TOTAL	832	832	832	841	846	851	856
611	611.01	639	641	647	665	675	686	696
	611.02	1,749	1,770	1,922	2,008	2,080	2,153	2,233

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
611	CENSUS TOTAL	2,388	2,411	2,569	2,674	2,755	2,839	2,929
612	612.01	189	195	230	235	238	241	244
	612.02	980	1,006	1,136	1,183	1,208	1,234	1,261
	612.03	69	69	69	71	72	72	73
	612.04	14	14	342	409	492	583	693
	CENSUS TOTAL	1,252	1,283	1,777	1,898	2,009	2,130	2,271
615	615.01	171	200	257	269	276	283	290
	615.02	266	274	274	277	279	281	282
	615.03	437	458	486	515	546	576	609
	615.04	524	597	690	853	1,055	1,279	1,550
	615.05	89	89	89	89	89	89	89
	CENSUS TOTAL	1,487	1,619	1,796	2,003	2,245	2,508	2,821
616	616.01	672	672	672	806	971	1,153	1,374
	616.02	353	354	359	373	383	393	402
	616.04	792	792	792	901	1,038	1,195	1,390
	616.05	362	362	371	386	401	415	430
	616.06	2	2	2	2	2	2	2
	CENSUS TOTAL	2,181	2,182	2,196	2,468	2,795	3,158	3,598
617	617.01	1,833	1,852	2,124	2,516	2,997	3,534	4,189
	617.02	158	161	178	185	189	193	197
	CENSUS TOTAL	1,991	2,013	2,302	2,701	3,186	3,727	4,385
618	618.01	379	379	379	424	479	542	621
	618.02	2,223	2,223	2,224	2,575	3,008	3,483	4,056
	CENSUS TOTAL	2,602	2,602	2,603	2,999	3,486	4,025	4,676
619	619.02	1,921	1,929	1,932	2,008	2,100	2,202	2,325
	CENSUS TOTAL	1,921	1,929	1,932	2,008	2,100	2,202	2,325
701	701.01	281	281	282	283	284	284	285
	701.02	448	452	466	473	477	481	485
	701.03	58	59	67	68	69	70	71
	701.04	168	168	186	192	195	199	202

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
701	CENSUS TOTAL	955	961	1,001	1,017	1,025	1,033	1,042
702	702.01	2	2	2	2	2	2	2
	CENSUS TOTAL	2	2	2	2	2	2	2
703	703.01	660	672	681	691	696	701	706
	703.02	121	129	140	142	142	143	144
	703.03	299	303	327	335	339	343	347
	CENSUS TOTAL	1,080	1,103	1,148	1,167	1,177	1,187	1,197
704	704.01	521	524	532	546	554	562	571
	704.02	42	43	45	45	45	45	45
	704.03	359	364	367	384	394	404	414
	704.04	256	256	259	265	268	271	274
	704.05	497	499	499	512	518	525	532
	CENSUS TOTAL	1,675	1,686	1,702	1,752	1,779	1,807	1,835
705	705.01	110	110	110	112	113	113	114
	705.02	328	328	328	329	329	329	330
	705.03	708	713	753	792	824	855	888
	705.04	293	294	305	307	307	308	309
	705.05	156	162	197	204	208	213	217
	705.06	503	503	503	503	503	503	503
	CENSUS TOTAL	2,098	2,111	2,196	2,246	2,284	2,322	2,361
706	706.01	178	179	219	227	231	235	239
	706.02	173	173	173	175	176	177	178
	706.03	411	411	411	412	413	413	414
	706.04	169	170	178	180	181	183	184
	CENSUS TOTAL	931	934	981	993	1,000	1,008	1,015
707	707.01	277	283	310	314	317	320	322
	707.02	397	397	403	411	415	420	424
	707.03	280	282	290	295	298	301	304
	707.04	378	378	380	380	380	381	381
	707.05	196	196	196	196	196	196	196

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
707	707.06	257	259	259	259	259	259	260
	CENSUS TOTAL	1,785	1,795	1,838	1,856	1,867	1,877	1,887
708	708.01	273	273	274	275	275	276	276
	708.02	783	783	785	787	789	790	791
	CENSUS TOTAL	1,056	1,056	1,059	1,062	1,064	1,066	1,067
709	709.01	723	735	760	775	783	792	800
	709.02	716	730	730	753	775	796	818
	709.03	255	256	257	258	258	258	259
	709.04	328	328	374	439	517	603	707
	709.05	345	345	348	354	357	360	363
	709.06	105	105	105	105	105	105	106
	CENSUS TOTAL	2,472	2,500	2,574	2,684	2,795	2,913	3,051
710	710.01	58	58	58	59	59	59	59
	710.02	218	220	221	224	225	226	228
	710.03	179	245	291	301	312	324	339
	CENSUS TOTAL	455	524	570	583	595	609	626
711	711.01	174	174	175	175	175	175	175
	711.02	206	206	206	206	206	206	206
	711.03	266	267	267	268	269	270	271
	711.04	306	306	307	307	308	308	308
	711.05	245	245	245	245	245	245	245
	711.06	675	675	675	675	675	675	675
	711.07	190	190	190	190	191	191	191
	711.08	366	367	367	376	381	386	390
	CENSUS TOTAL	2,428	2,430	2,432	2,443	2,449	2,455	2,462
712	712.01	1	1	1	1	1	1	1
	712.02							
	712.03	218	224	236	238	240	242	244
	712.04	2,792	2,794	2,806	3,142	3,561	4,044	4,642
	CENSUS TOTAL	3,011	3,019	3,043	3,381	3,802	4,287	4,887

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
713	713.01	3,279	3,288	3,291	3,629	4,047	4,529	5,125
	713.02	603	604	607	613	617	620	624
	CENSUS TOTAL	3,882	3,891	3,898	4,242	4,664	5,149	5,749
714	714.01	1,619	1,652	1,677	1,752	1,823	1,892	1,967
	714.02	893	893	894	895	895	896	896
	CENSUS TOTAL	2,512	2,546	2,571	2,647	2,718	2,788	2,863
801	801.01	349	390	474	494	505	516	527
	801.02	216	218	224	229	232	235	238
	801.03	198	209	228	239	245	251	257
	801.04	254	265	309	322	329	336	343
	801.05	199	206	218	222	225	227	229
	CENSUS TOTAL	1,216	1,288	1,453	1,506	1,535	1,564	1,594
802	802.01	306	320	348	364	373	383	392
	802.02	449	449	461	472	477	483	489
	802.03	510	510	510	525	533	541	550
	802.04	2,170	2,171	2,465	2,676	2,939	3,239	3,607
	802.05							
	CENSUS TOTAL	3,435	3,450	3,784	4,037	4,323	4,646	5,038
803	803.01	838	860	944	987	1,011	1,036	1,061
	803.02	249	249	249	252	253	255	257
	803.03	810	848	1,019	1,062	1,085	1,110	1,134
	803.04	1	1	1	1	1	1	1
	CENSUS TOTAL	1,898	1,959	2,213	2,302	2,351	2,401	2,452
804	804.01	550	579	680	711	728	745	763
	804.02	615	632	690	721	738	755	773
	804.03	361	370	378	385	389	393	398
	804.04	343	357	451	467	475	484	493
	804.05	760	781	831	869	890	912	934
	CENSUS TOTAL	2,629	2,718	3,030	3,153	3,220	3,289	3,360
805	805.01	1,687	1,687	1,744	1,826	1,872	1,918	1,965

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
805	805.02	1,716	1,731	2,079	2,164	2,211	2,259	2,308
	805.03	1,983	2,008	2,136	2,435	2,780	3,160	3,619
	CENSUS TOTAL	5,386	5,426	5,959	6,425	6,863	7,337	7,892
808 /4	808.01	2,514	2,590	2,620	2,931	3,273	3,646	4,088
	CENSUS TOTAL	2,514	2,590	2,620	2,931	3,273	3,646	4,088
809 /4	809.01	3,507	3,723	3,796	4,267	4,804	5,406	6,135
	CENSUS TOTAL	3,507	3,723	3,796	4,267	4,804	5,406	6,135
810	810.01	1,004	1,004	1,004	1,013	1,019	1,024	1,029
	CENSUS TOTAL	1,004	1,004	1,004	1,013	1,019	1,024	1,029
811	811.01	30	30	32	32	32	32	32
	811.02	671	995	2,389	2,783	3,259	3,793	4,445
	811.03	964	1,055	1,161	1,215	1,245	1,275	1,306
	811.04	1,268	1,268	1,330	1,393	1,427	1,463	1,499
	CENSUS TOTAL	2,933	3,349	4,912	5,423	5,963	6,563	7,282
812	812.01	2,268	2,276	2,293	2,341	2,369	2,397	2,425
	CENSUS TOTAL	2,268	2,276	2,293	2,341	2,369	2,397	2,425
814	814.01	2,681	2,682	2,685	2,691	2,694	2,698	2,701
	CENSUS TOTAL	2,681	2,682	2,685	2,691	2,694	2,698	2,701
815	815.01	759	764	775	786	791	797	803
	CENSUS TOTAL	759	764	775	786	791	797	803
816	816.01	456	463	486	493	497	501	504
	816.02	556	558	562	567	570	573	576
	CENSUS TOTAL	1,012	1,021	1,048	1,060	1,067	1,073	1,080
817	817.01	530	536	553	572	583	594	604
	817.02	472	532	697	730	748	767	785
	817.03	611	618	621	634	640	647	654
	817.04	1,746	1,840	1,878	1,996	2,139	2,297	2,488
	CENSUS TOTAL	3,359	3,526	3,749	3,932	4,110	4,304	4,532
819	819.01	1,397	1,398	1,683	1,704	1,715	1,726	1,738
	819.02	458	464	582	607	620	634	648

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
819	CENSUS TOTAL	1,855	1,861	2,265	2,310	2,335	2,361	2,387
820	820.01	1,584	1,747	2,457	2,836	3,282	3,777	4,378
	820.02	474	474	474	474	474	474	474
	CENSUS TOTAL	2,058	2,221	2,931	3,310	3,756	4,251	4,852
821	821.01	1,490	1,491	1,491	1,491	1,491	1,491	1,491
	CENSUS TOTAL	1,490	1,491	1,491	1,491	1,491	1,491	1,491
822	822.01	210	278	458	544	652	773	921
	822.02	369	369	669	711	763	823	898
	822.03	2,060	2,060	2,060	2,286	2,568	2,892	3,293
	CENSUS TOTAL	2,639	2,707	3,187	3,541	3,983	4,489	5,113
823	823.01	5,502	5,502	5,787	6,786	8,020	9,400	11,087
	CENSUS TOTAL	5,502	5,502	5,787	6,786	8,020	9,400	11,087
824	824.01	610	611	643	673	690	707	725
	CENSUS TOTAL	610	611	643	673	690	707	725
825	825.01	203	213	681	747	827	919	1,033
	825.02	3,669	3,718	3,859	4,009	4,091	4,175	4,261
	CENSUS TOTAL	3,872	3,931	4,540	4,755	4,918	5,094	5,294
826	826.01	602	604	618	644	659	673	689
	826.02	2,622	2,693	2,914	3,094	3,271	3,463	3,690
	CENSUS TOTAL	3,224	3,298	3,532	3,738	3,930	4,137	4,379
901	901.01	4	4	4	4	4	4	4
	901.02	12	12	12	12	12	13	13
	901.03	1,043	1,044	1,047	1,061	1,068	1,075	1,082
	901.04	1	1	1	1	1	1	1
	901.05	2,321	2,321	2,899	2,990	3,096	3,217	3,366
	901.06							
	CENSUS TOTAL	3,381	3,383	3,963	4,068	4,181	4,310	4,466
905	905.01	1,215	1,216	1,229	1,237	1,241	1,245	1,250
	905.02	1,529	1,587	1,737	1,815	1,860	1,906	1,953
	CENSUS TOTAL	2,744	2,803	2,966	3,052	3,101	3,151	3,202

(CONTINUED)



Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
909 /5	909.01	68	69	69	71	72	73	74
	CENSUS TOTAL	68	69	69	71	72	73	74
910	910.01	8	8	8	8	9	9	9
	910.02	487	493	718	752	771	790	809
	CENSUS TOTAL	495	501	726	760	779	798	818
911	911.01	4,131	4,201	4,339	4,647	4,925	5,200	5,495
	CENSUS TOTAL	4,131	4,201	4,339	4,647	4,925	5,200	5,495
912	912.01	1,991	2,170	2,500	2,988	3,585	4,245	5,048
	912.02		257	336	383	441	509	593
	CENSUS TOTAL	1,991	2,427	2,836	3,371	4,026	4,754	5,641
913	913.01	22	22	22	22	22	22	23
	913.02	36	37	41	41	42	42	42
	913.03	475	590	748	831	930	1,038	1,169
	913.04	2,865	3,119	3,885	4,559	5,377	6,290	7,404
	CENSUS TOTAL	3,398	3,768	4,696	5,454	6,371	7,393	8,637
914	914.01	5,390	5,726	6,071	6,959	7,985	9,114	10,475
	CENSUS TOTAL	5,390	5,726	6,071	6,959	7,985	9,114	10,475
915	915.01	1,316	1,405	1,941	2,120	2,294	2,484	2,707
	915.02	451	605	1,048	1,208	1,392	1,595	1,838
	915.03	169	169	169	184	203	223	248
	CENSUS TOTAL	1,936	2,179	3,158	3,512	3,889	4,302	4,793
916	916.01	2,476	2,491	2,553	2,771	2,980	3,190	3,422
	CENSUS TOTAL	2,476	2,491	2,553	2,771	2,980	3,190	3,422
917	917.01	1,490	1,622	1,958	2,328	2,788	3,305	3,937
	917.02	742	742	1,191	1,351	1,551	1,782	2,067
	917.03	70	70	72	75	77	79	81
	917.04	1,142	1,174	1,479	1,690	1,946	2,233	2,582
	CENSUS TOTAL	3,444	3,608	4,700	5,444	6,363	7,399	8,667
918	918.01	3,896	4,031	4,136	4,251	4,351	4,458	4,581
	CENSUS TOTAL	3,896	4,031	4,136	4,251	4,351	4,458	4,581

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
919	919.01	102	105	113	114	115	116	117
	919.02	123	126	225	234	239	244	249
	919.03	147	149	157	160	161	163	164
	919.04	47	48	54	54	55	55	55
	919.05	112	143	307	317	323	329	334
	919.06	40	40	42	42	42	43	43
	919.07	90	99	124	126	127	128	129
	919.08	16	16	18	18	18	18	18
	919.09	111	112	115	116	116	117	117
	919.10	42	42	42	42	42	42	42
	919.11	46	46	48	48	48	48	48
	919.12	91	91	93	93	94	94	94
		CENSUS TOTAL	967	1,019	1,338	1,365	1,380	1,395
920	920.01	647	662	724	751	765	780	796
	920.02	655	656	663	683	694	706	717
	920.03	655	667	717	740	753	766	779
		CENSUS TOTAL	1,957	1,986	2,104	2,175	2,213	2,252
921	921.01	81	81	81	82	82	82	83
	921.02	125	126	131	133	134	135	137
	921.03	328	336	370	382	389	396	403
	921.04	218	221	225	226	227	227	228
	921.05	238	264	300	314	322	330	338
	921.06	347	352	363	370	374	377	381
	921.07	746	746	746	749	751	753	754
		CENSUS TOTAL	2,083	2,126	2,216	2,256	2,278	2,300
922	922.01	115	117	125	127	127	128	129
	922.02	427	439	458	480	492	504	516
	922.03	1,673	1,823	2,077	2,194	2,278	2,368	2,467
	922.04	181	201	386	400	408	416	424
		922.05	900	982	1,187	1,235	1,261	1,288

(CONTINUED)

Estimated and Forecasted Housing Units  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	1994	1995	2000	2005	2010	2015	2020
922	CENSUS TOTAL	3,296	3,563	4,233	4,435	4,566	4,704	4,852
923	923.01	1,083	1,084	1,092	1,102	1,108	1,113	1,119
	CENSUS TOTAL	1,083	1,084	1,092	1,102	1,108	1,113	1,119
924	924.01	1,518	1,518	1,528	1,543	1,550	1,559	1,567
	CENSUS TOTAL	1,518	1,518	1,528	1,543	1,550	1,559	1,567
Fairfax County		322,007	328,364	352,163	374,822	399,030	425,347	455,956

Source: Fairfax County Office of Management and Budget.

- 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 1994), and does not reflect cumulative activity occurring throughout the preceding year. Therefore, similar data from January 1993 are compared to the current January 1994 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 1994, there were 28,456 units in the residential development process (see Table 7.1). This total represents a decrease of 3,922 units, or 12.1 percent, from the 1993 total of 32,378. Figure 7.1 presents, in graphical form, the total number of units in the residential development process by type of unit from 1973 to 1994.

The Under Construction stage of the development process showed significantly increased activity, from 1,343 units in 1993 to 1,784 units in 1994. This was an increase of 441 units, or 32.8 percent over the 1993 figure. Units Authorized But Not Started increased 21.4 percent from 1,035 units in 1993 to 1,257 units in 1994.

The Site Plan Approved stage showed a decrease of 93 units or 1.0 percent, from the 1993 total of 8,890 to the 1994 total of 8,797 units. Units in the Site Plan Submitted stage decreased from 14,030 units in 1993 to 12,480 units in 1994. This was a decrease of 1,550 units, or 11.0 percent.

The Rezoning Granted stage of the development process showed a decrease in activity between 1993 and 1994. The number of units in this stage decreased from 4,180 units in 1993 to 2,175 units in 1994, a difference of 2,005 units, or 48.0 percent. The Rezoning Pending stage decreased from 2,900 units in 1993 to 1,963 units in 1994, a decline of 32.3 percent.

TABLE 7.1

Housing Units in the Development Process  
by Development Stage  
1994 - 1993

Development Stage	Housing Units in the Development Process		
	1994	1993	Percent Change
Under Construction	1,784	1,343	32.8%
Authorized but Not Started	1,257	1,035	21.4%
Site Plan Approved	8,797	8,890	-1.0%
Site Plan Submitted	12,480	14,030	-11.0%
Rezoning Granted	2,175	4,180	-48.0%
Rezoning Pending	1,963	2,900	-32.3%
Total Development Process	28,456	32,378	-12.1%

Table 7.2 shows the number of units in the development process by unit type. 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. Single-family units increased by 535 units between 1993 and 1994, or 4.3 percent, while townhouses in the development process increased by 722 units, or 8.5 percent. During the same time period, the number of multifamily units decreased by 45.8 percent, or 5,179 units.

TABLE 7.2

Housing Units in the Development Process  
By Unit Type, 1994 - 1993

Unit Type	Housing Units		
	1994	1993	Percent Change
Single Family	13,073	12,538	4.3%
Townhouse	9,256	8,534	8.5%
Multifamily	6,127	11,306	-45.8%
Total Process	28,456	32,378	-12.1%

Figure 7.2 presents 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.

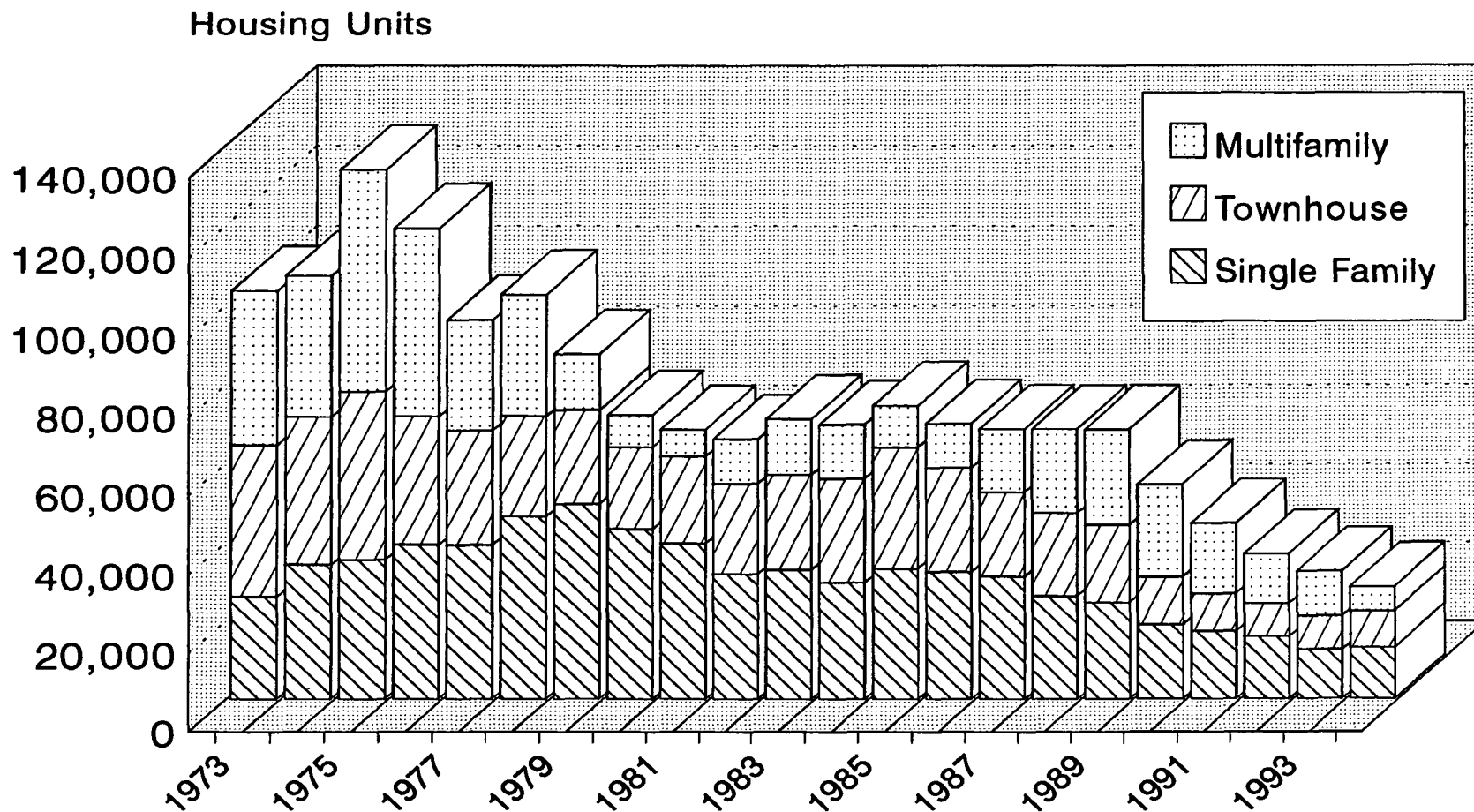
Among the supervisor districts, the Sully District had the largest number of units in the development process. The 8,021 units of the Sully District represent 28.2 percent of the County's total residential development activity. The Lee District ranked second with 5,624 units under development, accounting for 19.8 percent of the County total. The Braddock District showed the least activity with 416 units under development, followed by the Mason District with 633 units under development.

The two planning districts located in the northern and western areas of the County, Upper Potomac and Bull Run, accounted for 46.4 percent of the January 1994 residential development activity. Upper Potomac Planning District had the largest number of units in the development process, with a total of 7,121 units. Bull Run Planning District had the second largest amount of residential development activity with 6,076 units. Residential development activity is less evident in other areas of the County, with the least activity occurring in the Lincolnia, Jefferson, Annandale, and Baileys Planning Districts.

Figure 7.1

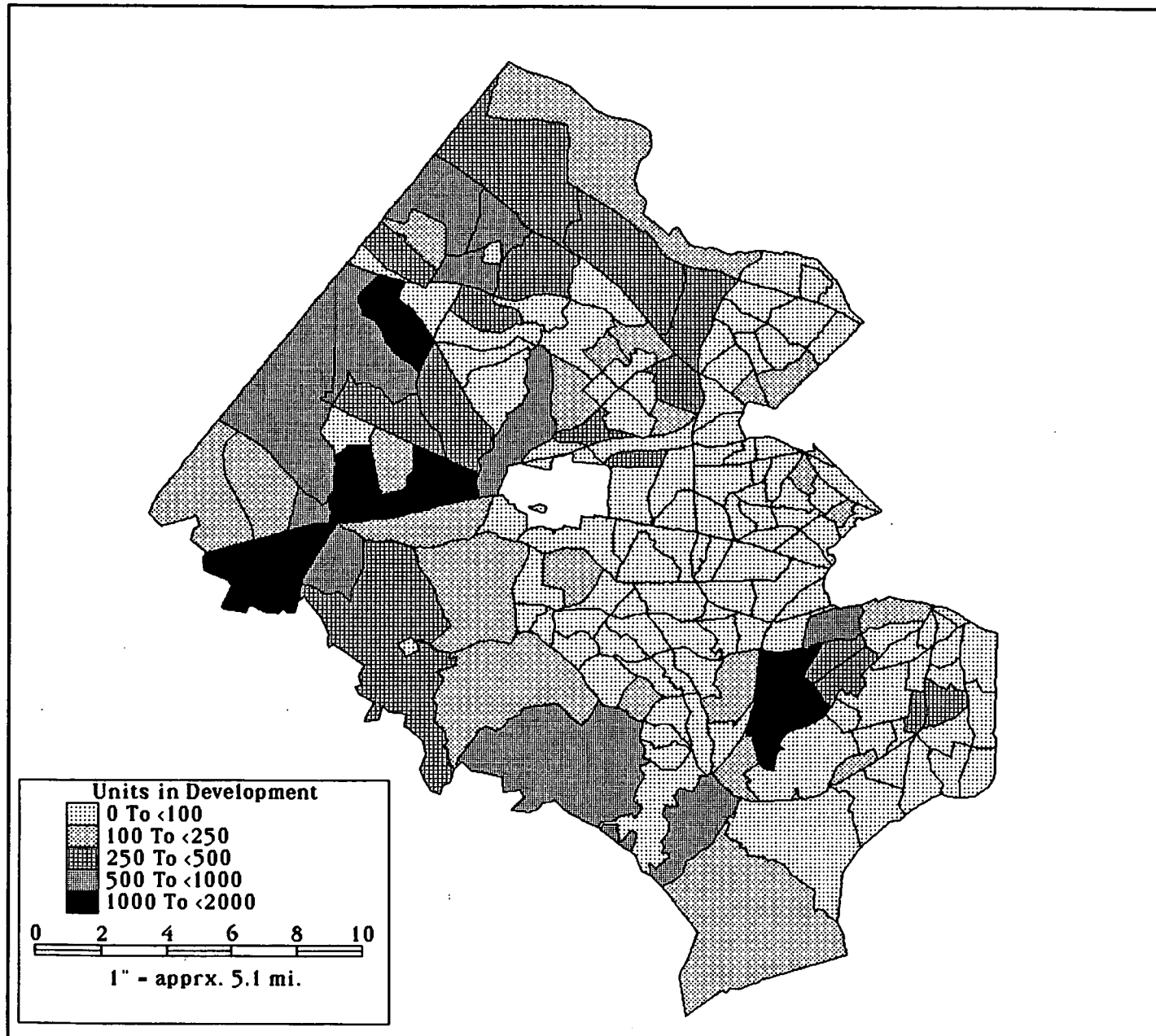
# Housing Units in the Residential Development Process

## Fairfax County, 1973 to 1994



Source: Fairfax County Office of Management and Budget.

Figure 7.2  
Residential Units Under Development by Census Tract  
January 1994





Summary of Residential Development Activity  
Supervisor District  
(JANUARY 1994)

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	24	7		31	8			8	86			86	58		80	138
Dranesville 1/	146	2	135	283	66	14	56	136	1,032		184	1,216	393	15		408
Hunter Mill 2/	129	106		235	70	35	88	193	306	243	86	635	553	902	1,266	2,721
Lee	19	149	8	176	12	38	68	118	795	541	9	1,345	839	2,007	720	3,566
Mason	6			6	5		67	72	207	3		210	40	140	108	288
Mount Vernon	38	63	3	104	28	24	52	104	543	305	127	975	135	125	207	467
Providence	128	88		216	46	14		60	552	149	1	702	341	564	78	983
Springfield 3/	182	17		199	114	13		127	1,046	11		1,057	453			453
Sully	225	248	61	534	162	255	22	439	1,633	472	466	2,571	878	1,706	872	3,456
<b>TOTAL</b>	<b>897</b>	<b>680</b>	<b>207</b>	<b>1,784</b>	<b>511</b>	<b>393</b>	<b>353</b>	<b>1,257</b>	<b>6,200</b>	<b>1,724</b>	<b>873</b>	<b>8,797</b>	<b>3,690</b>	<b>5,459</b>	<b>3,331</b>	<b>12,480</b>

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								
Town of Herndon	16		135	151							184	184	60			60
Town of Vienna	2			2												
<b>TOTAL</b>	<b>18</b>		<b>135</b>	<b>153</b>	<b>1</b>			<b>1</b>			<b>184</b>	<b>184</b>	<b>60</b>			<b>60</b>

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 1994)

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	139			139	14			14	329	7	80	416
Dranesville 1/	320			320	62			62	2,019	31	375	2,425
Hunter Mill 2/	425	89	451	965	84	291	99	474	1,567	1,666	1,990	5,223
Lee	110	118	36	264	45	110		155	1,820	2,963	841	5,624
Mason	24	33		57					282	176	175	633
Mount Vernon	98	38	200	336	30			30	872	555	589	2,016
Providence	42			42	126	78		204	1,235	893	79	2,207
Springfield 3/	30			30	6	19		25	1,831	60		1,891
Sully	19	3		22	201	221	577	999	3,118	2,905	1,998	8,021
<b>TOTAL</b>	<b>1,207</b>	<b>281</b>	<b>687</b>	<b>2,175</b>	<b>568</b>	<b>719</b>	<b>676</b>	<b>1,963</b>	<b>13,073</b>	<b>9,256</b>	<b>6,127</b>	<b>28,456</b>

Town	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton									1			1
Town of Herndon									76		319	395
Town of Vienna									2			2
<b>TOTAL</b>									<b>79</b>		<b>319</b>	<b>398</b>

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 1994)

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	17			17	9			9	106			106	57	9	80	146
Baileys	1			1			67	67	57	1		58	13	131	108	252
Bull Run	133	236	61	430	110	235	22	367	1,222	472	466	2,160	477	1,305	329	2,111
Fairfax	51	22		73	16	22		38	194	76		270	291	401	542	1,234
Jefferson	31			31	8			8	62	1		63	6	6		12
Lincolnia	2			2	1			1	84	2		86				
Lower Potomac	2	42	3	47	8	24	52	84	183	302	121	606		107		107
McLean	47	2		49	33	14	56	103	557		1	558	87	307		394
Mount Vernon	19	10		29	20			20	273	3	6	282	28	142	531	701
Pohick 1/	206	35		241	121	13		134	1,176	11		1,187	496			496
Rose Hill	13	124	8	145	7	20	68	95	583	248	9	840	121	988	46	1,155
Springfield	5	25		30	1	18		19	171	293		464	804	895	350	2,049
Upper Potomac 2/	301	99	135	535	141	35	88	264	1,141	206	270	1,617	1,028	891	1,267	3,186
Vienna 3/	69	85		154	36	12		48	391	109		500	282	277	78	637
<b>TOTAL</b>	<b>897</b>	<b>680</b>	<b>207</b>	<b>1,784</b>	<b>511</b>	<b>393</b>	<b>353</b>	<b>1,257</b>	<b>6,200</b>	<b>1,724</b>	<b>873</b>	<b>8,797</b>	<b>3,690</b>	<b>5,459</b>	<b>3,331</b>	<b>12,480</b>

(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 1994)

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Annandale	18			18					207	9	80	296
Baileys	6	33		39					77	165	175	417
Bull Run	6	3		9	201	221	577	999	2,149	2,472	1,455	6,076
Fairfax	3			3	81			81	636	521	542	1,699
Jefferson									107	7		114
Lincolnia									87	2		89
Lower Potomac		38	200	238	30			30	223	513	376	1,112
McLean	38			38	55			55	817	323	57	1,197
Mount Vernon			36	36					340	155	573	1,068
Pohick 1/	264			264	20	19		39	2,283	78		2,361
Rose Hill	105			105	45	110		155	874	1,490	131	2,495
Springfield	5	118		123					986	1,349	350	2,685
Upper Potomac 2/	582	89	451	1,122	7	291	99	397	3,200	1,611	2,310	7,121
Vienna 3/	180			180	129	78		207	1,087	561	78	1,726
<b>TOTAL</b>	<b>1,207</b>	<b>281</b>	<b>687</b>	<b>2,175</b>	<b>568</b>	<b>719</b>	<b>676</b>	<b>1,963</b>	<b>13,073</b>	<b>9,256</b>	<b>6,127</b>	<b>28,456</b>

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  
Census and Subcensus Tract  
(JANUARY 1994)

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	1		10				11
	151.03			5				5
	CENSUS TOTAL	1		15				16
152	152.01	2		14				16
	CENSUS TOTAL	2		14				16
153	153.01			42				42
	153.02			3				3
	CENSUS TOTAL			45				45
154	154.01			1				1
	154.02			2				2
	154.03	10		8	231			249
	CENSUS TOTAL	10		11	231			252
155	155.01	2		3				5
	155.02			1				1
	155.03		1	1				2
	CENSUS TOTAL	2	1	5				8
156	156.01			2				2
	156.02			12				12
	156.03			32				32
	156.04	6	2	13				21
	CENSUS TOTAL	6	2	59				67
157	157.01			1				1
	157.02			1				1
	157.03			1				1
	CENSUS TOTAL			3				3
158	158.01		1	7				8
	158.02		1					1
	158.03			2				2
	CENSUS TOTAL		2	9				11

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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	159.01	1	3	8				12
	159.02		1	20				21
	159.04	4	5	10				19
	CENSUS TOTAL	5	9	38				52
160	160.01			2	15			17
	160.02			1				1
	160.03			5				5
	CENSUS TOTAL			8	15			23
161	161.01			2				2
	161.02				2			2
	161.03	1		7				8
	161.04	1	2	19				22
	CENSUS TOTAL	2	2	28	2			34
163	163.01	1	4	62				67
	163.02		3	94				97
	CENSUS TOTAL	1	7	156				164
202	202.01	2		35	427		110	574
	202.02	3	1	22	51			77
	CENSUS TOTAL	5	1	57	478		110	651
203	203.01			1				1
	203.02	1		2				3
	203.03				66			66
	203.04				116			116
	CENSUS TOTAL	1		3	182			186
204	204.01			1				1
	CENSUS TOTAL			1				1
205	205.02			1				1
	CENSUS TOTAL			1				1
206	206.01			1				1

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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
206	206.03	1	4	16	38			59
	CENSUS TOTAL	1	4	17	38			60
207	207.01				5			5
	207.03			1	11			12
	CENSUS TOTAL			1	16			17
208	208.01				17			17
	208.03			2				2
	CENSUS TOTAL			2	17			19
210	210.01	1		7				8
	210.02	12	14	33				59
	210.03			3	1,251			1,254
	CENSUS TOTAL	13	14	43	1,251			1,321
211	211.01	4	4	355	754			1,117
	211.02	70	35	398	347			850
	CENSUS TOTAL	74	39	753	1,101			1,967
213	213.01	8		31	23			62
	CENSUS TOTAL	8		31	23			62
214	214.01			4				4
	214.02			8	8			16
	CENSUS TOTAL			12	8			20
215	215.01				276			276
	CENSUS TOTAL				276			276
217	217.01				49			49
	CENSUS TOTAL				49			49
218	218.01			16	82	36		134
	CENSUS TOTAL			16	82	36		134
220	220.01				40			40
	220.03	11	8	11	55			85
	CENSUS TOTAL	11	8	11	95			125

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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
221	221.01		1	4		8		13
	221.03	16	53	412		230		711
	221.04	15	7	7	52			81
	221.05	4	8	16			30	58
	CENSUS TOTAL	35	69	439	52	238	30	863
223	223.01	48	57	157	30	105	45	442
	CENSUS TOTAL	48	57	157	30	105	45	442
224	224.01	13	2	191	62			268
	CENSUS TOTAL	13	2	191	62			268
301	301.01			1				1
	301.03	1			3			4
	CENSUS TOTAL	1		1	3			5
302	302.01	12	2		10	136	14	174
	CENSUS TOTAL	12	2		10	136	14	174
305	305.01			2				2
	CENSUS TOTAL			2				2
309	309.01			31	54	1	6	92
	CENSUS TOTAL			31	54	1	6	92
310	310.01	4	1	9		3		17
	CENSUS TOTAL	4	1	9		3		17
313	313.01			1	8			9
	CENSUS TOTAL			1	8			9
314	314.01	10	13	12				35
	CENSUS TOTAL	10	13	12				35
315	315.01			2				2
	CENSUS TOTAL			2				2
316	316.01	13	1	54		118		186
	316.02			9	4	5		18
	CENSUS TOTAL	13	1	63	4	123		204

(CONTINUED)



Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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
318	318.01		1	1	5			7
	CENSUS TOTAL		1	1	5			7
319	319.01				4			4
	CENSUS TOTAL				4			4
323	323.01	1		4				5
	323.02	12	1	58				71
	CENSUS TOTAL	13	1	62				76
324	324.01	8		24				32
	CENSUS TOTAL	8		24				32
325	325.01	20	39	13	121			193
	CENSUS TOTAL	20	39	13	121			193
326	326.01	3	2	7	66			78
	CENSUS TOTAL	3	2	7	66			78
327	327.01	11		1			19	31
	CENSUS TOTAL	11		1			19	31
328	328.01			1				1
	CENSUS TOTAL			1				1
401	401.01			1				1
	401.02		1	1			81	83
	401.03	1		9				10
	CENSUS TOTAL	1	1	11			81	94
402	402.01			2				2
	402.02			3				3
	402.04			4				4
	CENSUS TOTAL			9				9
403	403.01			3	9			12
	403.02			1				1
	CENSUS TOTAL			4	9			13
405	405.01	1		3			4	

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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
405	405.02	2		6	6			14
	405.03			2		3		5
	CENSUS TOTAL	3		11	6	3		23
406	406.01			18				18
	CENSUS TOTAL			18				18
407	407.01	1	1	3				5
	407.02	5	2	11				18
	CENSUS TOTAL	6	3	14				23
408	408.01	5		2	24			31
	408.02			2				2
	408.03			7				7
	408.04	4	2	24	6			36
	CENSUS TOTAL	9	2	35	30			76
501	501.01			1				1
	CENSUS TOTAL			1				1
502	502.03			2	6			8
	502.04	1						1
	CENSUS TOTAL	1		2	6			9
503	503.01			1				1
	503.03			19				19
	CENSUS TOTAL			20				20
504	504.01			4				4
	504.03			2				2
	CENSUS TOTAL			6				6
506	506.01			1				1
	CENSUS TOTAL			1				1
507	507.01			7	6			13
	507.02		4	9				13
	CENSUS TOTAL		4	16	6			26

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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
508	508.02			8				8
	508.03			2				2
	CENSUS TOTAL			10				10
510	510.01			1				1
	510.02			3				3
	CENSUS TOTAL			4				4
511	511.01			5				5
	511.02			3				3
	CENSUS TOTAL			8				8
512	512.03				6			6
	CENSUS TOTAL				6			6
513	513.01			18				18
	513.02				112			112
	CENSUS TOTAL			18	112			130
515	515.01				3			3
	515.03			6	17	39		62
	515.04			4				4
	CENSUS TOTAL			10	20	39		69
516	516.04			13				13
	516.05			2				2
	CENSUS TOTAL			15				15
518	518.01			1				1
	518.03	1		1				2
	CENSUS TOTAL	1		2				3
519	519.01	1		10				11
	CENSUS TOTAL	1		10				11
520	520.01			10		18		28
	CENSUS TOTAL			10		18		28
521	521.01			1				1

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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	521.02	1		2				3
	521.03	1			8			9
	521.04			1				1
	521.05			2	9			11
	CENSUS TOTAL	2		6	17			25
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			1				1
	525.03			3				3
	525.04	1	1	72				74
	CENSUS TOTAL	1	1	76	4			82
526	526.02			1				1
	CENSUS TOTAL			1				1
527	527.01			5	114			119
	CENSUS TOTAL			5	114			119
528	528.01		67					67
	CENSUS TOTAL		67					67
601	601.01			3				3
	601.02		2	9				11
	601.03	1			7			8
	CENSUS TOTAL	1	2	12	7			22
602	602.01	4	5	7	13			29
	602.02		1		11			12
	602.03	1		1				2
	CENSUS TOTAL	5	6	8	24			43
603	603.01			15		119		134

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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
603	603.02	2		9	28			39
	CENSUS TOTAL	2		24	28	119		173
604	604.01			2			57	59
	604.02	9		30	12		17	68
	604.03			4	12		10	26
	CENSUS TOTAL	9		36	24		84	153
605	605.01	19	6	84	86	10		205
	605.02	39	17	60	72	10		198
	605.03	2	1	10		5	2	20
	605.04			2	5			7
	605.05	32	2	10	2	9		55
	CENSUS TOTAL	92	26	166	165	34	2	485
606	606.01			1				1
	606.02				26		113	139
	CENSUS TOTAL			1	26		113	140
608 /1	608.01	1						1
	CENSUS TOTAL	1						1
609 /1	609.01	1						1
	CENSUS TOTAL	1						1
611	611.01		1	4	3			8
	611.02	3	7	35	103	25		173
	CENSUS TOTAL	3	8	39	106	25		181
612	612.01	3	1	10	27			41
	612.02	14	4	51	87			156
	612.04				328			328
	CENSUS TOTAL	17	5	61	442			525
615	615.01	18	2	61	5			86
	615.02	8						8
	615.03	6	2	37	4			49

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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
615	615.04	27	6	41	92			166
	CENSUS TOTAL	59	10	139	101			309
616	616.02			6				6
	616.05			1			8	9
	CENSUS TOTAL			7			8	15
617	617.01			121	168	2		291
	617.02			20				20
	CENSUS TOTAL			141	168	2		311
618	618.02			1				1
	CENSUS TOTAL			1				1
619	619.02	4	3	4				11
	CENSUS TOTAL	4	3	4				11
701	701.01			1				1
	701.02	1	1	16				18
	701.03	1		2	6			9
	701.04				18			18
	CENSUS TOTAL	2	1	19	24			46
703	703.01	3	7	11				21
	703.02	6		13				19
	703.03	1		17	10			28
	CENSUS TOTAL	10	7	41	10			68
704	704.01		1	10				11
	704.02	1		2				3
	704.03	3	2	3				8
	704.04			1			2	3
	704.05	2						2
	CENSUS TOTAL	6	3	16			2	27
705	705.03	1		26	14		4	45
	705.04	1		1	10			12

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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			41				41
	CENSUS TOTAL	2		68	24		4	98
706	706.01	1		2		38		41
	706.04			9				9
	CENSUS TOTAL	1		11		38		50
707	707.01	1	2	18	8		4	33
	707.02			1	5			6
	707.03		1	4	5			10
	707.04			2				2
	707.06		2					2
	CENSUS TOTAL	1	5	25	18		4	53
708	708.01			1				1
	708.02				2			2
	CENSUS TOTAL			1	2			3
709	709.01	6	2	29				37
	709.02		14					14
	709.03		1	1				2
	709.04			1			45	46
	709.05			3				3
	CENSUS TOTAL	6	17	34			45	102
710	710.02	2		1				3
	710.03		58	54				112
	CENSUS TOTAL	2	58	55				115
711	711.01			1				1
	711.03	1						1
	711.04			1				1
	711.08	1						1
	CENSUS TOTAL	2		2				4
712	712.03	4		14				18

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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	712.04			14				14
	CENSUS TOTAL	4		28				32
713	713.01	4	4	4				12
	713.02			4				4
	CENSUS TOTAL	4	4	8				16
714	714.01	26	4	22	6			58
	714.02			1				1
	CENSUS TOTAL	26	4	23	6			59
801	801.01	16	10	95	4			125
	801.02	1		7				8
	801.03	5	3	22				30
	801.04	5		39	4	7		55
	801.05	3	2	14				19
	CENSUS TOTAL	30	15	177	8	7		237
802	802.01	3	6	33				42
	802.02			2	10			12
	802.04			1	294			295
	CENSUS TOTAL	3	6	36	304			349
803	803.01	15	1	41	49			106
	803.03	6	2	196	5			209
	CENSUS TOTAL	21	3	237	54			315
804	804.01	12	6	72	40			130
	804.02	8	3	39	25			75
	804.03	5	2	10				17
	804.04	5	1	50	52			108
	804.05	8	4	57	1	1		71
	CENSUS TOTAL	38	16	228	118	1		401
805	805.01					57		57
	805.02	3	3	60	73	217	7	363

(CONTINUED)



Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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
805	805.03	12	2	69	70			153
	CENSUS TOTAL	15	5	129	143	274	7	573
808 /2	808.01	76			30			106
	CENSUS TOTAL	76			30			106
809 /2	809.01	75		184	30			289
	CENSUS TOTAL	75		184	30			289
811	811.01			1	1			2
	811.02	37	18	305	830	138	390	1,718
	811.03	33	44	91	29			197
	811.04				62			62
	CENSUS TOTAL	70	62	397	922	138	390	1,979
812	812.01	4	1	20				25
	CENSUS TOTAL	4	1	20				25
814	814.01	1		3				4
	CENSUS TOTAL	1		3				4
815	815.01	3	1	7	5			16
	CENSUS TOTAL	3	1	7	5			16
816	816.01	4	2	5	19			30
	816.02	1		5				6
	CENSUS TOTAL	5	2	10	19			36
817	817.01	3	1	14	5			23
	817.02	30	12	117	66			225
	817.03	3	3	4				10
	817.04	14	4	87	27			132
	CENSUS TOTAL	50	20	222	98			390
819	819.01			4	44	238		286
	819.02	1	1	24	98			124
	CENSUS TOTAL	1	1	28	142	238		410
820	820.01	110	52	5	706			873

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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	110	52	5	706			873
821	821.01	1						1
	CENSUS TOTAL	1						1
822	822.01	7	61		180			248
	822.02				300			300
	CENSUS TOTAL	7	61		480			548
823	823.01				285			285
	CENSUS TOTAL				285			285
824	824.01		1		32			33
	CENSUS TOTAL		1		32			33
825	825.01	5	2	19	1	451		478
	825.02	21	18	65	86			190
	CENSUS TOTAL	26	20	84	87	451		668
826	826.01			16				16
	826.02	29	15	176	59	13		292
	CENSUS TOTAL	29	15	192	59	13		308
901	901.03	1		3				4
	901.05			1			577	578
	CENSUS TOTAL	1		4			577	582
905	905.01			4	10			14
	905.02	22	9	175	2			208
	CENSUS TOTAL	22	9	179	12			222
909 /3	909.01		1					1
	CENSUS TOTAL		1					1
910	910.02	1	1	28			201	231
	CENSUS TOTAL	1	1	28			201	231
911	911.01	31	17	142	18			208
	CENSUS TOTAL	31	17	142	18			208
912	912.01	15	95	81	302	3	13	509

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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	912.02			336				336
	CENSUS TOTAL	15	95	417	302	3	13	845
913	913.02			5				5
	913.03	6	8	108	151			273
	913.04	76	59	224	661			1,020
	CENSUS TOTAL	82	67	337	812			1,298
914	914.01	95	55	531				681
	CENSUS TOTAL	95	55	531				681
915	915.01	26	22	128	449			625
	915.02	52	47	131	365	2		597
	CENSUS TOTAL	78	69	259	814	2		1,222
916	916.01	3	6	41	27			77
	CENSUS TOTAL	3	6	41	27			77
917	917.01	40	2	118	96	4	208	468
	917.02				449			449
	917.03			2				2
	917.04	12	20		305			337
	CENSUS TOTAL	52	22	120	850	4	208	1,256
918	918.01	62	46	102	30			240
	CENSUS TOTAL	62	46	102	30			240
919	919.01	2		9				11
	919.02	1	1	5	95			102
	919.03	1		9				10
	919.04			7				7
	919.05		1	194				195
	919.06			2				2
	919.07	3	1	30				34
	919.08			2				2
	919.09	1		3				4

(CONTINUED)

Summary of Residential Development Activity  
Census and Subcensus Tract  
(JANUARY 1994)

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	919.11			2				2
	919.12			2				2
	CENSUS TOTAL	8	3	265	95			371
920	920.01	3	1	73				77
	920.02			8				8
	920.03	5	2	35	20			62
	CENSUS TOTAL	8	3	116	20			147
921	921.02			6				6
	921.03	2		40				42
	921.04	1	1	5				7
	921.05	14	7	30	11			62
	921.06	3		13				16
	CENSUS TOTAL	20	8	94	11			133
922	922.01	1		9				10
	922.02	4	5	22				31
	922.03	69	38	279	18			404
	922.04	9	3	52	54	87		205
	922.05	40	14	179	17	37		287
	CENSUS TOTAL	123	60	541	89	124		937
923	923.01			9				9
	CENSUS TOTAL			9				9
924	924.01				10			10
	CENSUS TOTAL				10			10
TOTAL		1,784	1,257	8,797	12,480	2,175	1,963	28,456

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 1994, there was a total of 181,567,884 square feet of nonresidential structure gross floor area in Fairfax County. This figure represents an increase of 1,273,205 square feet, or 0.7 percent over the January 1993 total gross floor area of 180,294,679 square feet.

As shown in Table 8.1, of the 181,567,884 square feet of nonresidential gross floor area in the County, Office use accounts for 74,829,044 square feet, or 41.2 percent of the total. Retail structures comprise 39,275,493 square feet, or 21.6 percent of the gross floor area in the County. Industrial structures account for 35,996,106 square feet, or 19.8 percent of the County total. With a total of 31,467,241 square feet, Institutional structures make up 17.3 percent of the total square footage in the County.

TABLE 8.1

Nonresidential Structure Gross Floor Area  
by General Activity Type  
January 1994

General Activity Type	Gross Floor Area	Percent of Total
Retail	39,275,493	21.6%
Office	74,829,044	41.2
Industrial	35,996,106	19.8
Institutional	31,467,241	17.3
Fairfax County Total	181,567,884	100.0%

### Nonresidential 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 General Activity, Inventory of Existing Structures by Year Built." 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 16.3 million square feet of industrial space, more than 13.8 million square feet of retail space, and more than 4.7 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 totals of gross floor area for structures currently existing that were built during that particular year.

### Nonresidential Gross Floor Area, Supervisor District and Planning District

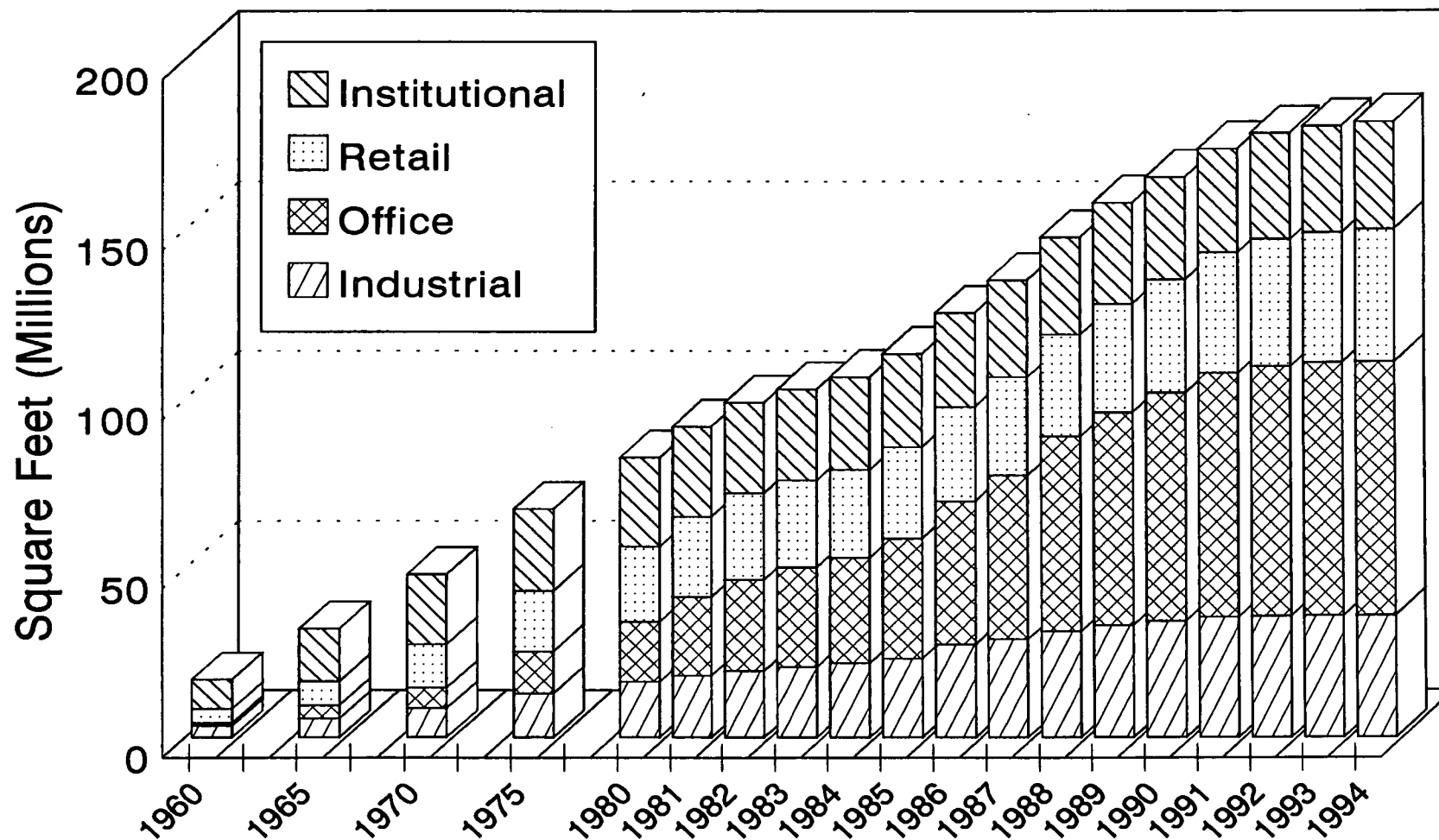
Among the County's supervisor districts, Providence District has the largest gross floor area total with 44,469,985 square feet, nearly one-fourth of the entire Fairfax County inventory. This district includes much of the Tysons Corner, Merrifield and Fairfax Center areas. The Sully District has the second largest gross floor area total, 27,355,076 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 4,786,885 square feet.

The greatest concentration of Office square footage exists in the Providence District, with a total of 27,072,255 square feet of gross floor area in office use. Providence District also has the largest accumulation of Retail square footage, at 8,073,912 square feet, and Institutional floor area at 4,725,895 square feet. The Lee District has the largest amount of Industrial space, 8,282,573 square feet, followed by the Sully District with 8,064,525 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 32,136,628 square feet, or 17.7 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 25,814,854 square feet, Springfield with a gross floor area total of 17,893,687 square feet, and Bull Run with a total gross floor area of 16,877,461 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 2,172,072 square feet and Rose Hill with 2,813,678 square feet.

Figure 8.1

# Total Nonresidential Structure Gross Floor Area By Structure Type, 1960 to 1994



Source: Fairfax County Office of Management and Budget.



## Nonresidential Land Use Categories by General Activity Type

### Retail

Community Shopping Center  
Condominium Center  
Neighborhood Shopping Center  
Promotional Center  
Regional Shopping Center  
Specialty Shopping Center  
Super Regional Center  
Town Center  
Other Retail  
Apparel & Accessories  
Building Material-Hardware  
Condominium Retail  
Department and Variety Stores  
Drug Stores  
Food Store  
Furniture  
Gas Station  
Motels, Hotels, Tourist Homes  
Motor Vehicle Sales  
Other Auto Retail and Repair  
Other Retail  
Personal and Repair Service  
Restaurants  
Veterinary Hospitals

### Office

Cluster Office  
Condominium Office  
Finance, Insurance, Real Estate  
General Low Rise Office  
General Medium/High Rise Office  
Other Office

### Industrial

Communication Related  
Contract Construction  
Manufacturing  
Other Industrial  
Printing and Publishing  
Quarries  
Research and Testing  
Transportation Related  
Utility Related  
Wholesale-Warehouse & Storage

### Institutional

Cemeteries  
Civic, Social, and Fraternal Uses  
Colleges & Universities  
Correctional Institutions  
Fire Stations  
Golf Courses  
Horticultural Activities  
Hospital & Health Facilities  
House of Worship  
Indoor Recreation Facility  
Libraries  
Military Institutions  
Nursery Schools  
Nursing Homes  
Other Institutional Use  
Other Public Land Uses  
Parks  
Permanent Exhibitions  
Places of Public Assembly  
Police Stations  
Post Office  
Private Schools  
Public Schools  
Special Training Schools

Nonresidential Structure Gross Floor Area by General Activity  
Inventory of Existing Structures by Year Built  
(January 1994)

Year Built	Industrial	Office	Retail	Institutional	Annual Total	Cumulative Total
Prior to 1975	13,028,604	12,417,379	17,864,729	24,166,003	67,476,715	67,476,715
1975	372,490	824,411	1,624,478	136,785	2,958,164	70,434,879
1976	804,005	1,275,357	83,383	611,284	2,774,029	73,208,908
1977	574,143	952,004	744,738	256,735	2,527,620	75,736,528
1978	750,609	631,587	769,428	507,029	2,658,653	78,395,181
1979	978,311	1,576,593	1,130,164	546,404	4,231,472	82,626,653
1980	1,821,273	5,490,604	1,508,392	321,649	9,141,918	91,768,571
1981	1,383,891	3,795,171	1,725,228	174,634	7,078,924	98,847,495
1982	1,238,471	2,392,764	149,983	150,970	3,932,188	102,779,683
1983	1,129,148	1,722,617	222,368	519,410	3,593,543	106,373,226
1984	1,315,947	4,260,883	1,142,644	125,457	6,844,931	113,218,157
1985	4,136,033	6,887,508	826,604	237,191	12,087,336	125,305,493
1986	1,522,877	6,064,845	1,246,209	817,643	9,651,574	134,957,067
1987	2,294,495	9,154,225	1,028,869	168,849	12,646,438	147,603,505
1988	1,745,442	5,345,486	2,071,496	1,009,842	10,172,266	157,775,771
1989	1,286,670	4,556,558	1,189,337	432,059	7,464,624	165,240,395
1990	1,148,137	4,587,299	2,241,080	384,511	8,361,027	173,601,422
1991	311,220	1,640,401	2,104,491	563,875	4,619,987	178,221,409
1992	102,511	1,126,347	734,526	109,886	2,073,270	180,294,679
1993	51,829	127,005	867,346	227,025	1,273,205	181,567,884

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

All data in square feet.

**Nonresidential Structure Gross Floor Area by General Activity  
Supervisor District  
(January 1994)**

Supervisor District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Braddock	2,249,124	1,200,916	954,443	4,674,760	9,079,243
Dranesville 1/	1,639,227	9,068,888	2,713,586	3,764,383	17,186,084
Hunter Mill 2/	1,387,438	17,642,594	4,721,345	2,772,667	26,524,044
Lee	8,282,573	1,962,543	6,618,840	3,223,807	20,087,763
Mason	4,969,100	7,050,069	6,309,840	3,420,592	21,749,601
Mount Vernon	4,392,505	884,057	1,661,775	3,390,866	10,329,203
Providence	4,597,923	27,072,255	8,073,912	4,725,895	44,469,985
Springfield 3/	413,691	439,378	1,489,315	2,444,501	4,786,885
Sully	8,064,525	9,508,344	6,732,437	3,049,770	27,355,076
Fairfax County Total	35,996,106	74,829,044	39,275,493	31,467,241	181,567,884

**Nonresidential Structure Gross Floor Area by General Activity  
Towns  
(January 1994)**

Town	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Town of Clifton		19,927	18,966	24,699	63,592
Town of Herndon	661,234	4,360,284	1,523,685	443,712	6,988,915
Town of Vienna	310,607	1,908,906	934,338	544,892	3,698,743
Towns Total	971,841	6,289,117	2,476,989	1,013,303	10,751,250

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 by General Activity  
 Planning District  
 (January 1994)

Planning District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Annandale	4,219,948	3,307,606	1,600,238	3,035,786	12,163,578
Baileys	441,183	3,855,372	3,265,739	1,116,373	8,678,667
Bull Run	6,342,510	5,011,246	3,208,947	2,314,758	16,877,461
Fairfax	286,223	7,118,252	2,715,603	2,765,335	12,885,413
Jefferson	3,251,310	6,832,945	2,370,154	2,476,894	14,931,303
Lincolnia	2,076,712	485,863	1,252,320	443,089	4,257,984
Lower Potomac	1,879,309	18,814	83,147	190,802	2,172,072
McLean	1,652,028	15,762,917	5,679,362	2,720,547	25,814,854
Mount Vernon	138,428	1,139,164	3,661,467	3,666,712	8,605,771
Pohick 1/	450,582	547,368	1,811,960	3,830,716	6,640,626
Rose Hill	260,445	236,649	614,915	1,701,669	2,813,678
Springfield	10,779,113	1,620,181	4,048,752	1,445,641	17,893,687
Upper Potomac 2/	3,651,175	19,517,581	5,302,705	3,665,167	32,136,628
Vienna 3/	567,140	9,375,086	3,660,184	2,093,752	15,696,162
Fairfax County Total	35,996,106	74,829,044	39,275,493	31,467,241	181,567,884

Note: All data in square feet.

1/ Includes the Town of Clifton.

2/ Includes the Town of Vienna.

3/ Includes the Town of Herndon.

Nonresidential Structure Gross Floor Area by General Activity  
Sewershed  
(January 1994)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
A1	225,237	471,842	1,356,509	767,092	2,820,680
A2	3,187	643,064		1,351,846	1,998,097
A3	105,210			173,160	278,370
B1	85,064		379,537	3,905,455	4,370,056
B2	849,654	890,800	105,150	1,798,342	3,643,946
B3	4,810	3,470		1,817	10,097
B5 1/	443,712	1,523,685	661,234	4,360,284	6,988,915
C1	5,924	11,596		396	17,916
C2	143,599	9,212	10,366	40,826	204,003
D1	137,487	194,086	381,172	37,072	749,817
D2	520,947	195,538	522,016	3,851,510	5,090,011
D3	1,953,985	4,342,114	1,495,631	13,067,741	20,859,471
E1	280,463	4,251,710	230,027	9,235,035	13,997,235
E2	11,835	9,422		6,151	27,408
F	439,974	241,334	21,711	989,443	1,692,462
G1	1,360,065	775,996	158,389	1,951,272	4,245,722
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	933,243	4,247,292
H2		324,940		2,523,049	2,847,989
H3	3,336				3,336
I1	3,187,066	2,406,763	1,343,870	5,239,663	12,177,362
I2	457,079	16,783	23,623	73,611	571,096
I3	3,281,294	3,083,344	5,651,032	3,021,436	15,037,106
I4	1,676	460,687			462,363
J1	253,712	471,698	43,621	372,723	1,141,754

(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 1994)

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	1,249,375	72,258	190,573	3,319,511
L	1,696,460	915,415	111,192	358,351	3,081,418
M0	133,573	89,544	257,838	120,098	601,053
M1	97,811	60,907		1,577,525	1,736,243
M2 2/	3,033,650	971,387	2,221,578	4,827,468	11,054,083
M3	806,814	221,840	556,300	401,147	1,986,101
M4	1,091,781	715,617	1,599,714	545,971	3,953,083
M5	11,984	352,367	3,610,674	125,778	4,100,803
M6	88,211	2,112,554	7,108,060	660,889	9,969,714
M7	3,250	16,706		1,380	21,336
M8	20,757			8,090	28,847
M9	46,266	2,197,611		3,864,528	6,108,405
N1	3,574,251	1,597,144	774,134	338,803	6,284,332
N2	175,529	19,592	2,376		197,497
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	7,000	22,572	2,608	61,803
R1	196,901	4,320	26,146		227,367
R2	12,970				12,970
R3 3/	24,699	18,966		19,927	63,592
R4	13,605			3,360	16,965

(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 1994)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
S1	580,771	181,997		3,102	765,870
S2	3,377				3,377
T1	194,744	762,870	4,884,097	1,387,675	7,229,386
T2	412,063	1,182,945	1,520,288	1,508,830	4,624,126
T3	589,674			9,484	599,158
T4	955,136	664,393	9,000	3,194,144	4,822,673
T5	413,362	1,547,670	69,234	191,979	2,222,245
T6	1,560		14,835		16,395
T7	30,326		135,577		165,903
<b>FAIRFAX COUNTY TOTAL</b>	<b>31,467,241</b>	<b>39,275,493</b>	<b>35,996,106</b>	<b>74,829,044</b>	<b>181,567,884</b>

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 1994)

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	16,064	101,916		148,623	266,603
	152.02	150,000	233,091	1,044	22,030	406,165
	Census Total	166,064	335,007	1,044	170,653	672,768
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 1994)

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	47,169	206,796
	160.02	23,500	55,297		57,170	135,967
	160.03	68,044				68,044
	Census Total	164,047	133,837	8,584	104,339	410,807
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		44,222	228,450
	201.02	534,202		345,661		879,863
	Census Total	534,202	184,228	345,661	44,222	1,108,313
202	202.01	28,108	164,954		135,485	328,547
	202.02	63,192	15,422	90,095	17,199	185,908
	Census Total	91,300	180,376	90,095	152,684	514,455
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 1994)

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		883,612		886,728
	210.04		21,208	1,782,444		1,803,652
	Census Total	76,880	1,904,246	2,666,056	557,295	5,204,477
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	40,703		74,000	141,823
	Census Total	117,393	40,703		74,000	232,096

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity  
Census and Subcensus Tract  
(January 1994)

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	75,799	918	99,601	188,683
	Census Total	12,365	558,428	12,761	137,093	720,647
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	153,123	1,208	23,499	393,634
	Census Total	215,804	153,123	1,208	23,499	393,634
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	1,568,051	36,000	1,614,709
	220.02		1,568	672,928	59,510	734,006
	220.03		10,640	789,913		800,553
	220.04			501,049	2,784	503,833
	220.05	3,250	16,706		1,380	21,336
	Census Total	3,250	39,572	3,531,941	99,674	3,674,437
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	471,264	269,062		7,814	748,140
	Census Total	471,264	269,062		7,814	748,140
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 1994)

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	1,092,899	239,145	1,527,876
	Census Total	187,197	221,840	1,093,821	276,708	1,779,566
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	92,762	382,217	168,208	1,057,185
	Census Total	413,998	92,762	382,217	168,208	1,057,185
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 1994)

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	52,656			116,131
	Census Total	63,475	52,656			116,131
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		83,424	43,123	239,734
	Census Total	113,187		83,424	43,123	239,734
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	3,563,424	125,778	4,051,419
	Census Total	9,850	352,367	3,563,424	125,778	4,051,419
401	401.01	48,119				48,119

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity  
Census and Subcensus Tract  
(January 1994)

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	56,167	20,900	26,940	187,322
	Census Total	200,768	56,167	20,900	26,940	304,775
402	402.01	948,313	502,382	626,688	1,586,005	3,663,388
	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	3,765,255	6,584,042
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			550	506,848
	405.04				99,176	99,176
	Census Total	1,344,699			147,687	1,492,386
406	406.01	63,942	75,510	61,273		200,725
	Census Total	63,942	75,510	61,273		200,725
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

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity  
Census and Subcensus Tract  
(January 1994)

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	164,064		246,805	481,958
	504.02	3,600	9,508			13,108
	Census Total	74,689	173,572		246,805	495,066
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
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 1994)

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		213,244	641,429
	515.04	12,051	693,780	162,777	414,719	1,283,327
	Census Total	188,298	1,625,998	162,777	779,580	2,756,653
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 1994)

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	636,408		91,992	912,577
	Census Total	184,177	636,408		91,992	912,577
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	4,436	85,522	486,046
	521.04	23,676	131,200		182,403	337,279
	521.05	344,630	16,927		34,844	396,401
	Census Total	714,498	427,141	67,146	319,021	1,527,806
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			637,952	25,200	663,152
	524.05	19,816	18,189		86,996	125,001
	Census Total	103,072	18,189	637,952	112,196	871,409
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 1994)

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	79,853	157,760	278,406	133,653	649,672
	Census Total	79,853	157,760	278,406	133,653	649,672
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	500				500
	602.02				2,542	2,542
	Census Total	500			2,542	3,042
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	1,549,641		2,252,494	3,854,677
	Census Total	63,051	1,549,641		2,252,494	3,865,186
605	605.01	76,349	708,037		3,534,016	4,318,402
	605.02	179,351	4,186		137,152	320,689
	605.03			792		792
	605.04	52,597	2,630		197,063	252,290
	605.05	16,168			475,141	491,309
	Census Total	324,465	714,853	792	4,343,372	5,383,482
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 1994)

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		1,242,073	1,538,194
	Census Total	16,727	279,394		1,242,073	1,538,194
609	1/ 609.01	94,525	116,157	237,748	199,772	648,202
	Census Total	94,525	116,157	237,748	199,772	648,202
610	1/ 610.01	99,213	215,529	66,339	304,405	685,486
	Census Total	99,213	215,529	66,339	304,405	685,486
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	51,550		52,191	255,411
	612.03		1,780		20,232	22,012
	612.04		283,905	73,470	2,092,199	2,449,574
	Census Total	153,344	337,235	73,470	2,164,622	2,728,671
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	1,927,122	443,425	2,405,751
	Census Total	17,322	73,730	1,995,592	1,392,949	3,479,593
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 1994)

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	69,922	1,800	1,588		73,310
	704.04	8,100				8,100
	Census Total	256,273	152,736	1,588	102,377	512,974
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		1,085,907	1,191,248
	Census Total	323,035	106,040	576	1,103,939	1,533,590
706	706.01	17,093				17,093

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity  
Census and Subcensus Tract  
(January 1994)

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	73,420		315		73,735
	706.04	51,055	147,923	20,820	150,969	370,767
	<b>Census Total</b>	<b>143,277</b>	<b>173,430</b>	<b>21,135</b>	<b>172,269</b>	<b>510,111</b>
707	707.01	36,245	181,549		360,734	578,528
	707.03	56,988		300		57,288
	707.04	53,980				53,980
	<b>Census Total</b>	<b>147,213</b>	<b>181,549</b>	<b>300</b>	<b>360,734</b>	<b>689,796</b>
708	708.01	47,913				47,913
	708.02	245,773				245,773
	<b>Census Total</b>	<b>293,686</b>				<b>293,686</b>
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
	<b>Census Total</b>	<b>221,647</b>	<b>5,390</b>	<b>4,714</b>	<b>11,825</b>	<b>243,576</b>
710	710.01			152,491		152,491
	710.02	28,338				28,338
	710.03	416,100				416,100
	<b>Census Total</b>	<b>444,438</b>		<b>152,491</b>		<b>596,929</b>
711	711.02	39,196				39,196
	711.06	37,330	49,622		363,161	450,113
	711.08	35,325				35,325
	<b>Census Total</b>	<b>111,851</b>	<b>49,622</b>		<b>363,161</b>	<b>524,634</b>
712	712.01				804,911	804,911
	712.02			13,100	764,359	777,459
	712.04	188,256	71,960	127,346	1,954,361	2,341,923
	<b>Census Total</b>	<b>188,256</b>	<b>71,960</b>	<b>140,446</b>	<b>3,523,631</b>	<b>3,924,293</b>
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 1994)

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	73,611	118,593
	Census Total	310,592	370,736	22,975	629,090	1,333,393
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	85,183	2,598	10,366	23,892	122,039
	801.04	32,848				32,848
	801.05	101,870				101,870
	Census Total	234,925	2,598	10,366	23,892	271,781
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	2,206,218	2,100	7,261,493	9,535,420
	802.05	25,750	2,395,135		830,761	3,251,646
	Census Total	176,207	4,605,476	2,100	8,098,405	12,882,188
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	245,229	805,054	554,576	1,626,737
	Census Total	61,632	381,486	1,187,077	554,576	2,184,771
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	116,231	88,730	93,520	339,780
	Census Total	139,312	141,304	88,730	112,667	482,013
805	805.01	203,007	32,436			235,443

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity  
Census and Subcensus Tract  
(January 1994)

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	71,248	248,275			319,523
	Census Total	599,128	289,244	90,700		979,072
808	2/ 808.01	137,857	737,097	79,568	1,009,097	1,963,619
	Census Total	137,857	737,097	79,568	1,009,097	1,963,619
809	2/ 809.01	305,855	786,588	581,666	3,351,187	5,025,296
	Census Total	305,855	786,588	581,666	3,351,187	5,025,296
810	810.01	105,210	113,252		174,678	393,140
	Census Total	105,210	113,252		174,678	393,140
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	13,252				13,252
	816.02	18,884				18,884
	Census Total	32,136				32,136
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	220,429	1,534,676	1,983,020
	819.02	23,880				23,880
	Census Total	171,887	79,908	220,429	1,534,676	2,006,900

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity  
Census and Subcensus Tract  
(January 1994)

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	1,871,904	2,743,731
	822.02	22,150	968	460,713	877,593	1,361,424
	822.03	128,637			73,766	202,403
	Census Total	400,463	608,669	475,163	2,823,263	4,307,558
823	823.01	407,966	370,474		1,444,350	2,222,790
	Census Total	407,966	370,474		1,444,350	2,222,790
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	1,551,245	1,925,376	4,206,200
	825.02	112,132	106,539	88,300	112,686	419,657
	Census Total	149,481	798,769	1,639,545	2,038,062	4,625,857
826	826.01	139,500	628,399			767,899
	826.02	344,657	6,930		404,397	755,984
	Census Total	484,157	635,329		404,397	1,523,883
901	901.01			297,584	147,888	445,472
	901.03	32,757	129,317	2,223,966	325,671	2,711,711
	901.04	25,270	283,214	2,372,211	1,267,606	3,948,301
	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	961,337	5,431,722	2,516,229	9,069,304
905	905.01	57,817	162,183		3,102	223,102
	905.02	96,601	27,637	1,515	62,074	187,827
	Census Total	154,418	189,820	1,515	65,176	410,929
909	3/ 909.01	24,699	18,966		19,927	63,592

(CONTINUED)



Nonresidential Structure Gross Floor Area by General Activity  
Census and Subcensus Tract  
(January 1994)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area	
		Institutional	Commercial Retail	Industrial	Commercial Office		
909	3/	Census Total	24,699	18,966		19,927	63,592
910		910.01	1,560				1,560
		910.02				9,484	9,484
		Census Total	1,560			9,484	11,044
911		911.01	507,534				507,534
		Census Total	507,534				507,534
912		912.01	6,220	138,693			144,913
		912.02		82,885		4,368	87,253
		Census Total	6,220	221,578		4,368	232,166
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	152,094	521,990		71,058	745,142
		Census Total	159,706	531,062	219,646	71,058	981,472
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	198,878	157,727	689,627	182,241	1,228,473
		Census Total	198,878	157,727	689,627	182,241	1,228,473
917		917.01	7,485	238,808		1,314,604	1,560,897
		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	318,223	9,000	1,158,345	1,549,576
		Census Total	294,912	2,465,359	9,000	3,820,271	6,589,542
918		918.01	487,890	660,210		731,533	1,879,633
		Census Total	487,890	660,210		731,533	1,879,633

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity  
Census and Subcensus Tract  
(January 1994)

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	77,770				77,770
	919.07	10,960				10,960
	919.09	5,456				5,456
	919.11	1,080				1,080
	Census Total	432,643				432,643
920	920.01	52,325		2,722	3,360	58,407
	920.02	59,096	96,052	17,176		172,324
	920.03	8,000		6,248		14,248
	Census Total	119,421	96,052	26,146	3,360	244,979
921	921.04				2,608	2,608
	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		2,608	47,471
922	922.01	2,663				2,663
	922.02	2,450				2,450
	922.03	70,208	15,752	2,376		88,336
	922.04	1,374	2,000			3,374
	922.05	82,595		2,952		85,547
	Census Total	159,290	17,752	5,328		182,370
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		31,467,241	39,275,493	35,996,106	74,829,044	181,567,884

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, 32,823 acres are in roads, water, and small areas of land that cannot be developed, while 229,577 acres are classified into various zoning categories – 224,724 acres in County zoning categories and 4,853 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 is included on page IX-7. 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 9.3. Of the 229,577 acres under the County's and the towns' zoning ordinances, 210,794 acres or 91.8 percent is zoned for residential or residential-related use. Industrial zoned acreage accounts for 10,510 acres or 4.6 percent of the County's zoned acreage. The smallest zoned acreage is commercial related, accounting for 8,273 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 45,452 acres. The Bull Run Planning District contains the largest percentage of industrial zoned acreage at 32.1 percent or 3,374 acres. Finally, the Upper Potomac Planning District contains the largest percentage of commercial zoned acreage at 14.6 percent or 1,208 acres.

### Zoned Vacant Land

Figure 9.1 and Table 9.4 show the County's vacant acreage by major zoning categories. Approximately 17.4 percent or 39,864 acres of land zoned under the County's Zoning Ordinance is vacant, a decline of

2.3 percent since 1993. Approximately 83.5 percent of the currently vacant land, or 33,271 acres is zoned for residential development. Vacant land that is zoned for commercial use totals 1,944 acres while vacant land that is zoned for industrial use totals 4,649 acres.

The combined Bull Run, Pohick, and Upper Potomac Planning Districts account for 66.4 percent (26,478 acres) of zoned vacant land in the County while the combined Annandale, Baileys, Jefferson, and Lincolnia Planning Districts have only 2.8 percent (1,128 acres) of the County's zoned vacant land.

As shown in Table 9.1, Total vacant acreage has dropped to 39,864 acres (17.4 percent of all zoned acres) in 1994 from 45,042 acres (19.5 percent of zoned acres) in 1990 and 75,550 acres (32.2 percent of zoned acres) in 1980.

TABLE 9.1

Vacant Acres in Fairfax County  
1980, 1990 and 1994

Year	Vacant Acres	Total Developable Acres	Percent of Total Acreage
1994	39,864	229,577	17.4%
1990	45,042	230,678	19.5%
1980	75,550	234,744	32.2%

Note: Total Developable Acres does not include areas in roads, water, or small areas of undevelopable land.

Land Use

Table 9.2 and Figure 9.2 show acres of land by existing general land use category for all areas of the County including towns. A total of 118,941 acres, or 51.8 percent of the County's land is currently used for residential purposes, and 41,312 acres, or 18.0 percent of the County's land is vacant or in natural uses. Parks and Recreation uses account for 26,723 acres, or 11.6 percent of the available land in the County, while Industrial use accounts for 8,845 acres, or 3.9 percent. Commercial/Retail use accounts for only 8,719 acres, or 3.8 percent of the total usable land in Fairfax County.

TABLE 9.2

Acres of Land by General Land Use Category  
January 1994

Land Use Category	Acres	Percent of Total
Residential	118,941	51.8%
Industrial	8,845	3.9%
Commercial / Retail	8,719	3.8%
Parks and Recreation	26,723	11.6%
Public	25,041	10.9%
Vacant and Natural Uses	41,312	18.0%
Fairfax County	229,577	100.0%

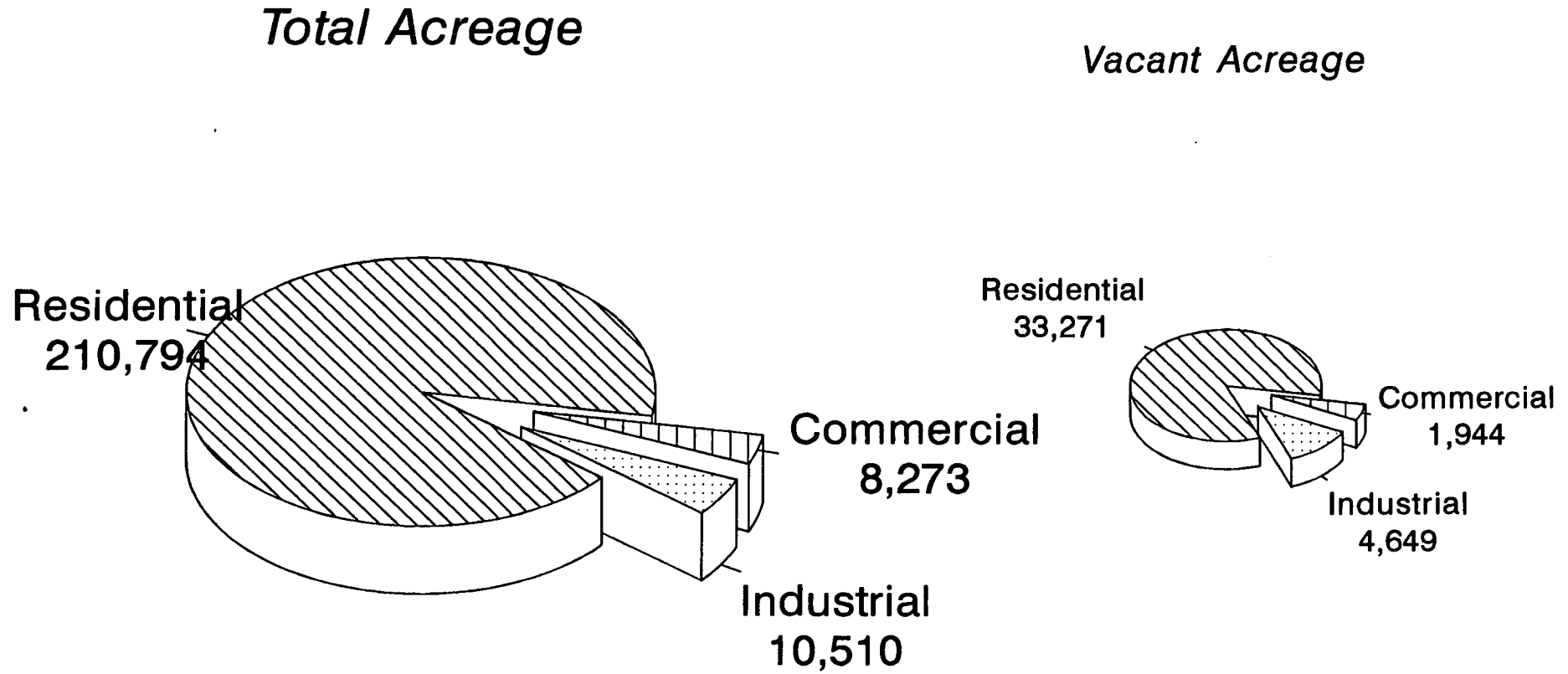
**Note:** Figures may not sum to total due to rounding.

Figure 9.1

# Land Acreage by Major Zoning Class

*Fairfax County, January 1994*

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Source: Fairfax County Office of Management and Budget.

Table 9.3

Total Acres by Major Zoning Class  
Fairfax County, January 1994

Planning District	Residential		Commercial		Industrial		TOTAL	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	9,204	4.4	305	3.7	578	5.5	10,087	4.4
Baileys	2,981	1.4	445	5.4	11	0.1	3,437	1.5
Bull Run	24,634	11.7	1,119	13.5	3,374	32.1	29,127	12.7
Fairfax	10,400	4.9	895	10.8	201	1.9	11,496	5.0
Jefferson	4,044	1.9	751	9.1	388	3.7	5,183	2.3
Lincolnia	1,382	0.7	159	1.9	191	1.8	1,732	0.8
Lower Potomac	22,533	10.7	187	2.3	891	8.5	23,611	10.3
McLean	15,379	7.3	929	11.2	168	1.6	16,476	7.2
Mount Vernon	11,018	5.2	842	10.2	10	0.1	11,870	5.2
Pohick 1/	45,452	21.6	229	2.8	101	1.0	45,782	19.9
Rose Hill	7,685	3.6	249	3.0	266	2.5	8,200	3.6
Springfield	7,026	3.3	388	4.7	1,491	14.2	8,905	3.9
Upper Potomac 2/	39,533	18.8	1,208	14.6	2,617	24.9	43,358	18.9
Vienna 3/	9,523	4.5	567	6.9	223	2.1	10,313	4.5
TOTAL	210,794	100.0	8,273	100.0	10,510	100.0	229,577	100.0

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

Table 9.4

Acres of Vacant Land by Major Zoning Class  
Fairfax County, January 1994

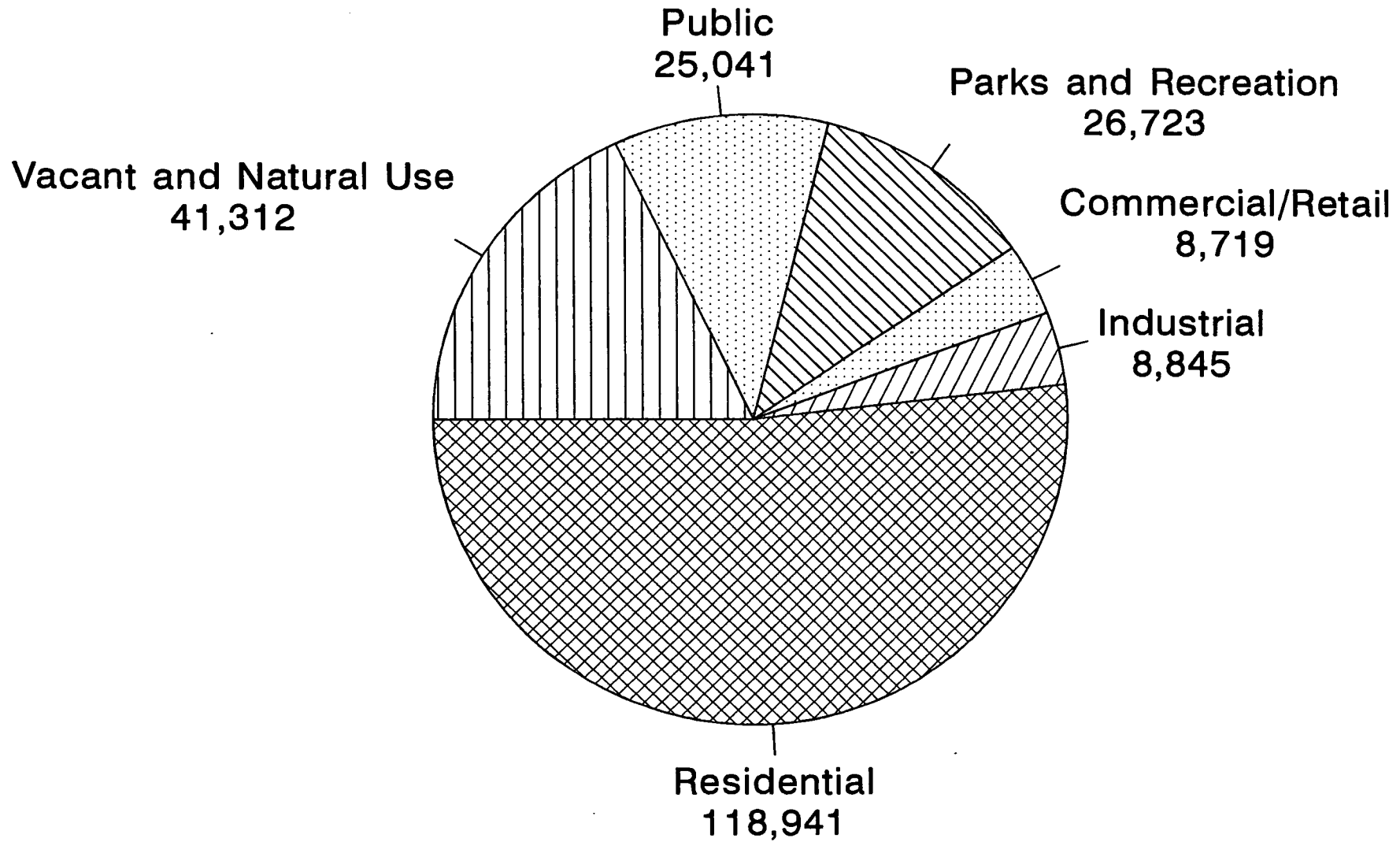
Planning District	Residential		Commercial		Industrial		TOTAL	
	Vacant Land		Vacant Land		Vacant Land		Vacant Land	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	296	0.9	7	0.4	59	1.3	362	0.9
Baileys	142	0.4	48	2.5	1	0.0	191	0.5
Bull Run	6,650	20.0	384	19.8	2,110	45.4	9,144	22.9
Fairfax	1,440	4.3	264	13.6	91	2.0	1,795	4.5
Jefferson	152	0.5	155	8.0	24	0.5	331	0.8
Lincolnia	201	0.6	18	0.9	25	0.5	244	0.6
Lower Potomac	3,142	9.4	95	4.9	532	11.4	3,769	9.5
McLean	1,726	5.2	185	9.5	18	0.4	1,929	4.8
Mount Vernon	802	2.4	117	6.0			919	2.3
Pohick 1/	8,458	25.4	38	2.0	11	0.2	8,507	21.3
Rose Hill	1,076	3.2	134	6.9	73	1.6	1,283	3.2
Springfield	1,231	3.7	63	3.2	398	8.6	1,692	4.2
Upper Potomac 2/	7,152	21.5	388	20.0	1,287	27.7	8,827	22.1
Vienna 3/	803	2.4	48	2.5	20	0.4	871	2.2
TOTAL	33,271	100.0	1,944	100.0	4,649	100.0	39,864	100.0

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



Figure 9.2  
**Acres of Land by Land Use**  
*Fairfax County, January 1994*

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Note: Land in the towns of Vienna, Herndon and Clifton is included in this chart.

## 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)
101	R-EC	(Residential Estate Cluster Development <sup>1</sup> )
110	R-1	(Residential - 1 Dwelling Unit Per Acre)
111	R-1C	(R-1 with cluster development)
120	R-2	(Residential - 2 Dwelling Units Per Acre)
121	R-2C	(R-2 with cluster development)
130	R-3	(Residential - 3 Dwelling Units Per Acre)
131	R-3C	(R-3 with cluster development)
140	R-4	(Residential - 4 Dwelling Units Per Acre)
141	R-4C	(R-4 with cluster development)
150	R-5	(Residential - 5 Dwelling Units Per Acre)
151	R-5C	(R-5 with cluster development)
180	R-8	(Residential - 8 Dwelling Units Per Acre)
181	R-8C	(R-8 with cluster development)
196	P RES	Predominately residential detached and attached but contains a mixture of other residential zonings.
197	P RES-MF	Predominately residential detached and attached but contains some multi-family zoning.
198	P RES-C	Predominately residential detached and attached but contains a mixture of commercial and/or industrial zoning.
199	P RES-N	Predominately residential detached and attached but contains a mixture of other zonings not elsewhere classified.

### Multi-Family

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

### 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)

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

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

ZONING		COMMERCIAL - OFFICE - RETAIL
CODE	DESIGNATION	
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)
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.

ZONING		INDUSTRIAL
CODE	DESIGNATION	
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***

ZONING		TOWN OF CLIFTON
CODE	DESIGNATION	
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)

ZONING		TOWN OF HERNDON
CODE	DESIGNATION	
800	H-RPC	(Residential Planned Community)
801	H-PDH	(Planned Development Housing)
802	H-SF.SAC	(Single Family - 21,780 Square Feet/Lot) 2 Dwelling Units
803	H-SF15	(Single Family - 15,000 Square Feet/Lot) 2-Plus Dwelling Units
804	H-SF10	(Single Family - 10,000 Square Feet/Lot) 3-Plus Dwelling Units
805	H-RTH5	(Residential Townhouse - 5 Units/Acre)
806	H-RGC	(Residential Garden Court - 6 Units/Acre)
810	H-RTH10	(Residential Townhouse - 10 Units/Acre)
820	H-RMF20	(Multifamily - 20 Units/Acre)
821	H-MF20	(Multifamily - 20 Units/Acre with Some Offices and Shops)
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-SPCCOM	(Special Commercial)
953	V-GENCOM	(General Commercial)
960	V-INDPK	(Industrial Park)
961	V-LTDIND	(Limited Industrial)
990	V-TRANS	(Transitional)
991	V-PRES	Predominately residential but contains other zone classes or combinations of residential zones.
992	V-PMF	Predominately multifamily but contains other zone classes or combinations of multifamily zones.
995	V-PCOML	Predominately commercial but contains other zone classes or combinations of commercial zones.
996	V-PIND	Predominately industrial but contains other zone classes or combinations of industrial zones.

Acres of Land by Zoning Class  
Supervisor District  
(JANUARY 1994)

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					24	24					21	5	217	48
R-C	319	236			5						11,171				27,034	6,437	11,563	4,761	50,092	11,434
P AG-R														116	96	80	20	196	116	
P AG-C																				
R-E	19		14,400	3,283	2,456	423					9,007	2,094	76	14	237	140	1,064	211	27,259	6,165
R-EC			424	10	310	3											165		899	13
R-1	1,896	121	8,989	1,737	3,811	888	4,030	511	808	40	3,404	1,659	4,586	761	3,935	592	8,907	1,603	40,366	7,912
R-1C	44		1,672	141	1,554	26							521	9	388	93	1,117	167	5,296	436
R-2	1,390	77	2,120	207	612	39	996	128	3,985	326	4,202	298	854	80	303	19	544	151	15,006	1,325
R-2C	1,884	3	807	14	1,296	4	43	1	258	1	332	10	364	2	743	14	601	55	6,328	104
R-3	2,498	44	2,222	161	536	65	3,497	362	2,651	152	2,896	211	1,468	100	1,364	76	907	73	18,039	1,244
R-3C	1,022	4	667	8	345	62	563	5	150	1	52		222	5	1,941	20	1,999	19	6,961	124
R-4	131	3	942	38	2		1,210	128	956	8	765	37	1,147	67					5,153	281
R-4C							11				7		45	6	23				86	6
R-5	75		26		5		689	15	92	1	183	32	138	10	337	5	483	35	2,028	98
R-5C	82		6				121	7	5				62		380		45		701	7
R-8	93		52	1	42	20	335	31	50	4	297	16	98	17	84	5	566	40	1,617	134
R-8C	147	1	134		4		103		20		59		147		109		54	3	777	4
P RES	342	15	32	14	161	20	59	33	5	1	3		101		131	20	83	16	917	119
P RES-MF													5	3			3	3	8	6
P RES-C			1		33		2				238	94			1		609		884	94
R-MHP							84												84	
R-12	45		12	2			60	35	124	27	94	56	131	19	20		16		502	139
R-12C	19		11						72	1			130		11				243	1
R-16			5				9	4	6				9				1		30	4
R-20	318	6	25		61		475	11	392		305	19	664	5	46		160		2,446	41
R-30			32	8			13		101	1	82		95	8					323	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 1994)

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	27	203	12					100				377	25				822	64
PDH-2	2	1	21	4	111	106					65	12	37	29	876	174	1,823	308	2,935	634	
PDH-3	550		10		30	29					1,108	30	145	54	853	13	968	130	3,664	256	
PDH-4	47		4				1,101	467			85	14	121	22	8		506	38	1,872	541	
PDH-5	9		47		47		97	26	20		69	20	14		39	2	164	84	506	132	
PDH-8							269	89	105	1	4	4	279	22			213	38	870	154	
PDH-12			13				39						82		17		313	31	464	31	
PDH-16					229	186	64	53	19		46	1	26	1			71	57	455	298	
PDH-20	2		56	25	25	25	5	5	14	1			124				165	90	391	146	
PDH-30																	7	7	7	7	
PDH-40			10								9		5	5					24	5	
PRC-GC	251				3,046	41	165	3							1,044	78			4,506	122	
PRC-OS	4				362														366		
PRC-R	326		114	57	1,405	124			3						256	2			2,104	183	
PRC-C/I	24				679	288									23		35		761	288	
PRC-CF					65														65		
P PDH																	82	44	82	44	
P PDH-R	2				5	5											45		52	5	
P PDH-C					29	29	254	228											283	257	
PDC			1	1	303	239	59	59	49	11			300	81			451	247	1,163	638	
PDC-OS																	10	10	10	10	
PDC-R							16	5	49				56				256	44	377	49	
PDC-C/I									7				335	103			412	196	754	299	
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 1994)

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				43	19	72	3	58	49	53	7	9		12	12	321	90
C-3	16	1	18	3	56	3	27	21	68	5	17	14	540	155			51	4	793	206
C-4			1				3		7	5	1		166	28			9		187	33
C-5	3		20		4		44	5	70	2	38	7	40		14		27	5	260	19
C-6	61	12	82	2	45		300	9	249	27	72	28	113	4	100		188	43	1,210	125
C-7					88		130	16	56				117	23			192	5	583	44
C-8	22	2	50		30	22	245	27	174	18	351	73	104	15	1		195	38	1,172	195
P COM	4		13				27	2	52		27	17	55	19			18	2	196	40
P COM-R	23		306	23	44	3	51	2	28	4	106	26	115	3	16		48	13	737	74
P COM-I							55	55	11		18						29	18	113	73
P COM-N	36												8	8					44	8
I-I			43	15			61	35											104	50
I-1			8						15	15									23	15
I-2					25	9	9												34	9
I-3	12		4		225	34	8	7	24		1	1	121				1,253	921	1,648	963
I-4	41	1			628	263	316	54	18	6	182	77	156	10	29	6	198	137	1,568	554
I-5	126	17	22	11	272	152	639	192	133	4	95	45	319	31	6		2,014	1,112	3,626	1,564
I-6	28	3					57	14	173	11	668	335	1				48	7	975	370
P IND	11				26	21	39	31	62	19	113	108	55	3			539	354	845	536
P IND-R	57	6			7		201	51	145	1	238	46	11				228	129	887	233
P IND-C					170	170			12	12									182	182
P IND-N									17				4				54	37	75	37
<b>TOTAL</b>	<b>12,010</b>	<b>553</b>	<b>33,731</b>	<b>5,802</b>	<b>19,457</b>	<b>3,320</b>	<b>16,630</b>	<b>2,746</b>	<b>11,372</b>	<b>708</b>	<b>36,628</b>	<b>5,457</b>	<b>14,387</b>	<b>1,729</b>	<b>40,875</b>	<b>7,817</b>	<b>39,626</b>	<b>11,323</b>	<b>224,716</b>	<b>39,455</b>

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 1994)

Zoning Class	Town of Clifton	
	Total Acres	Vacant Acres
CL-AGRI	23	15
CL-RES	100	24
CL-COML	4	
CL-IND		
TOTAL	127	39

Zoning Class	Town of Herndon	
	Total Acres	Vacant Acres
H-RPC	109	21
H-PDH	145	
H-SF.5AC	58	19
H-SF15	120	8
H-SF10	980	73
H-RTH5	15	4
H-RGC	31	
H-RTH10	95	4
H-RMF20	116	3
H-MF20	12	11
H-PD-C	14	7
H-PD-SC	25	
H-COMVAR	89	15
H-CENCOM	23	5
H-COMOFC	37	3
H-PD-IP	49	5
H-I-R	111	
H-I-P	203	89
H-I-G	68	21
H-P RES	21	2
H-P MF	7	7
H-P COML	11	11
TOTAL	2,339	308

Zoning Class	Town of Vienna	
	Total Acres	Vacant Acres
V-SF16	570	21
V-SF12.5	563	10
V-SF10	862	9
V-RTH	64	
V-MFAPT	28	
V-LOCCOM	43	1
V-SPCCOM	31	
V-GENCOM	26	
V-INDPK	75	17
V-LTDIND	27	2
V-TRANS	3	
V-P RES	53	1
V-P COML	34	1
V-P IND	8	
TOTAL	2,387	62



Acres of Land by Zoning Class  
Planning District  
(JANUARY 1994)

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													24	24	65	9
R-C					11,563	4,761	319	236					11,171			
P AG-R					80	20										
P AG-C																
R-E					27		851	147					9,006	2,093	1,913	328
R-EC							165								33	
R-1	744	31			5,210	1,040	4,906	713	616	33	63	2	1,607	924	6,257	928
R-1C					88	1	964	23							889	77
R-2	2,949	181	1,038	18	183	61	811	74	261	3	844	183	1	1	1,946	201
R-2C	754	2			540	25	628	2	23						787	14
R-3	2,902	62	1,462	109	708	71	361	14	873	38	11	1	92	4	1,786	79
R-3C	397	1	101		1,529	8	133		65	4					40	
R-4	360	9	4				9	8	1,624	35	129		1		942	38
R-4C																
R-5	91	1			276	35	84	1	15	1	21		119	18	26	
R-5C	46				45		41		7						6	
R-8	24	1	21	3	549	24	22	16	22		5		105	5	52	1
R-8C	50	1			54	3	1		28				44		61	
P RES	285		1		71	16	92	15	18	1			2		32	14
P RES-MF					3	3	2									
P RES-C					609								144		1	
R-MHP																
R-12	31		34	10	16		13		37	2	60	15	79	56	12	2
R-12C	74	1	4				54		3		13					
R-16			6		1				9						5	
R-20	313	6	207		160		220		341		112		92	17	149	5
R-30	6		89	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 1994)

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			996	270	9		29	29						15
PDH-3	116				629	84			19							10
PDH-4					495	27	104	20								4
PDH-5							103	80			20					47
PDH-8	8				187	38	306	22			97	1				
PDH-12					304	21	13	10	2							13
PDH-16	19				14		57	57	26	1			46	1		
PDH-20			14	1	149	90	123	1	17							
PDH-30					7	7										
PDH-40									5	5						10
PRC-GC																
PRC-OS																
PRC-R									3							
PRC-C/I																
PRC-CF																
P PDH					82	44										
P PDH-R	2				45											
P PDH-C																
PDC			49	11	171	149	348	88	21	11					109	43
PDC-OS					10	10										
PDC-R	3		27		249	44	6		62		12					
PDC-C/I			3		306	90	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 1994)

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	1		95	46	85	22	8	1			339	90
C-4			2				9		26		5	5	1		123	25
C-5	11	1	31	1	25	4	15	1	31	1	8		8	3	21	
C-6	135	2	62	25	140	29	54		59	2	70		5	2	64	1
C-7			56		58	3	134	1	8						95	23
C-8	30	1	123	5	73	14	37	9	73	7	20	11	99	35	28	2
P COM	13		16		16		5	2	9	6	28				17	
P COM-R	6	1	18	2	39	13	17		31	3	2	1	7	6	89	1
P COM-I	11				17	16	6	1					18			
P COM-N							44	8								
I-I															43	15
I-1											15	15			8	
I-2																
I-3			11		1,237	905	33		54		14		1	1	4	
I-4	41	1			198	137	17		64	10	18	6	154	69	67	
I-5	75	6	1	1	1,183	640	137	89	211	14	109	3	58	32	43	3
I-6	202	14			42				1				376	282		
P IND	38	19			442	261	5	2	50	1	34		113	108		
P IND-R	193	7			219	129	9		8				188	39	3	
P IND-C	12	12														
P IND-N	17				54	37										
TOTAL	10,083	365	3,439	190	29,126	9,142	11,497	1,796	5,181	333	1,732	244	23,610	3,769	16,471	1,929

(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 1994)

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			217	48
R-C			27,034	6,437							5		50,092	11,434
P AG-R			116	96									196	116
P AG-C														
R-E	1	1	256	140					14,769	3,407	435	48	27,258	6,164
R-EC									609	14	92		899	14
R-1	398	1	5,342	1,209	2,121	87	2,320	601	7,877	1,927	2,904	417	40,365	7,913
R-1C			432	93					2,294	238	629	4	5,296	436
R-2	4,617	353	473	24	208	11	397	61	790	101	488	55	15,006	1,327
R-2C	332	10	1,589	15	35		8	1	900	31	731	5	6,327	105
R-3	3,149	230	1,211	97	2,339	283	1,361	52	955	140	830	64	18,040	1,244
R-3C	87		2,527	24	425	5	140		1,409	80	110	3	6,963	125
R-4	1,034	118	6		492	39	449	8			103	27	5,153	282
R-4C	7		23				11				45	6	86	6
R-5	30		367	5	484	15	238	14	207		71	7	2,029	97
R-5C			422		86	7	34				14		701	7
R-8	300	9	161	4	121	26	120	9	13		100	37	1,615	135
R-8C	31		226		32		55		73		122		777	4
P RES	1		154	20	12	5	46	27	51	20	152		917	118
P RES-MF											3	3	8	6
P RES-C	1	1	1				95	93			33		884	94
R-MHP	84												84	
R-12	55	28	50		3	3	18	4			95	19	503	139
R-12C			11						11		74		244	1
R-16	4	4			5								30	4
R-20	633	12	79		14		40	1	23		62		2,445	41
R-30	79				13		3						323	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 1994)

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	25					223	25			822	64
PDH-2	8	4	932	182					944	147			2,935	633
PDH-3			2,037	31			357	12	367	74	128	54	3,663	255
PDH-4			8		786	253	400	228			76	13	1,873	541
PDH-5	69	20	39	2			97	26	131	4			506	132
PDH-8	4	4			193	63	76	26					871	154
PDH-12	26		17		13						76		464	31
PDH-16	14	3			50	50			229	186			455	298
PDH-20	5	5	2						80	49			390	146
PDH-30													7	7
PDH-40	9												24	5
PRC-GC			775	14			686	68	3,046	41			4,507	123
PRC-OS			4						362				366	
PRC-R			534	2			48		1,519	180			2,104	182
PRC-C/I			24				23		715	288			762	288
PRC-CF									65				65	
P PDH													82	44
P PDH-R									5	5			52	5
P PDH-C					254	228			29	29			283	257
PDC					59	59			323	260	83	17	1,163	638
PDC-OS													10	10
PDC-R					16	5							375	49
PDC-C/I													754	299
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 1994)

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	5	23	14	1		39	4	319	91
C-3	23	20			7	4	14	11	93	4	56	3	792	206
C-4							3				18	2	187	32
C-5	40	5	15	1	14	1	20	2	6		15		260	20
C-6	172	9	137	30	35	1	147	8	84	16	44	3	1,208	128
C-7							130	16			102		583	43
C-8	432	51	1		28	5	37	10	165	42	25	4	1,171	196
P COM	27	17			17		9	2	9		30	14	196	41
P COM-R	136	15	44	7	1		5	1	321	25	20	1	736	76
P COM-I					55	55			5	1			112	73
P COM-N													44	8
I-I					36	10	25	25					104	50
I-1													23	15
I-2							9		25	9			34	9
I-3			12				8	7	241	50	34		1,649	963
I-4					11		362	68	592	263	45		1,569	554
I-5	10		80	11	33	12	634	193	1,026	560	27	1	3,627	1,565
I-6							349	67	6	6			976	369
P IND							39	31	123	114			844	536
P IND-R			9		186	51	65	7	4		3		887	233
P IND-C									170	170			182	182
P IND-N											4		75	37
TOTAL	11,870	920	45,656	8,469	8,201	1,283	8,903	1,693	41,018	8,521	7,924	811	224,711	39,465

- 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 1994)

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	6,195	18,610	7,687	5,104	6,427	7,179	6,166	19,641	11,578	68	857	1,542	91,054
Single Family Semi-Detached			18						1				19
Two or More Sgl Fam-Sgl Lot	16	895	393	101	34	1,181	99	690	1,033		9	10	4,461
Other Sgl Family Structure						6		1				1	8
Sgl Fam Influenced by Busns	6	27	57	83	15	58	29	10	165	2	9	2	463
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	239	113	320	379	142	211	305	359	505		76	28	2,677
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	97	37	43	31	29	82		1	1	409
Rental Combin - Prdom Thse													
Other Townhouse / Multiplex		3	7				4						14
Garden Apts-Rental	119	10	269	383	330	185	385	57	311		67	13	2,129
Garden Apts-Condominium	152	5	236	134	98	87	251	70	125		23	9	1,190
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		4	33	7				1	53
Mobile Homes	36			102		66			82				286
Motels, Hotels, Tourist Homes	2	40	48	29	24	49	86	8	97		19	2	404
Nursing Homes		12			16	45	13						86
Garage, Shed Etc-Sep Parcel	2	152	21	10	13	28	10	73	44			1	354
Priv Open Space-Subdiv	1,000	1,367	2,452	1,214	397	865	931	2,326	2,891		130	29	13,602

(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 1994)

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
Priv Open Space-Not Subdiv	72	50	53	24	83	72	40	60	145		3	12	614
Other Residential	8	33	71	9	28	24	11	34	31			1	250
Other Industrial	4	2	6	114	69	31	14		177		4		421
Manufacturing	18	1	6	43	120	13	3	20	30		17	4	275
Printing and Publishing	13			2	11								26
Research and Testing		67	36	6	46	7	11		12			1	186
Wholesale-Warehouse Storage	101	8	18	458	138	351	195	9	580		40	14	1,912
Contract Construction		2				9	2		1		2		16
Transportation Related	129	44	2	176	29	225	99	129	2,462	9		2	3,306
Utility Related	70	137	31	47	58	355	33	943	448		19	15	2,156
Communication Related	2	33	6	23	13	12	13	7	3		2		114
Neighborhood Shopping Center	1	22	7	26	23		27	34	44		16	14	214
Specialty Shopping Center	17	37	3	95	69	39	20	22	57		2	12	373
Community Shopping Center	74	11	67	122	79	18	48	62	199		46	16	742
Regional Shopping Center					32				9				41
Super Regional Center				79			114		118				311
Promotional Center			13	31	69	13	34		12				172
Town Center			31										31
Condominium Center		7	4										11
Building Material-Hardware	1	1		9	10	13	24		8		1	3	70
Department and Variety Stores			16	50	30		1	11	77			1	186
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
Food Store	1	2	4	13	18	11	6	2	8			3	68
Restaurant	3	21	7	33	36	30	21	3	23		5	8	190

(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 1994)

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
Motor Vehicle Sales	1		51	37	22	24	31		14		3		183
Gas Station	6	14	10	19	30	15	23	9	14	1	4	6	151
Other Auto Retail and Repair	1	5	2	35	19	38	19	2	18		6	4	149
Other Retail	1	9	9	13	42	29	45	9	53	1	2	4	217
Other Office	1		4	7	6	1	57				1		77
General Low Rise Office	78	78	501	71	140	63	486	30	650		213	85	2,395
Condominium Office	27	31	20	16	50	15	30	18	11		15	9	242
Cluster Office			2				2					5	9
General Medium/High Rise Office	11	993	339	25	64	9	653		277		33	12	2,416
Finance, Insurance, Real Estate	3	12	1	8	9	1	7	5	2		2	1	51
Personal and Repair Service	1	11		4	8	3	9	4	22	1	2	3	68
Veterinary Hospitals	3	3		1	1	2	1		3		1		15
Cemeteries	90	13	2	54	17	7	176	15	6		24	2	406
Hospital / Health Facilities	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		1	51
Correctional Institutions						2,988	7		22				3,017
Military Institutions		12		1,003		8,183							9,198
Other Public Land Uses	163	584	228	295	103	1,298	74	448	154	1	80	56	3,484
House of Worship	121	219	131	131	251	173	131	214	141	4	43	38	1,597
Civic, Social, Fraternal Uses	6	10	7	11	20	7	48		48		1	12	170
Libraries	3	7	5	4	9	6			21			1	56
Permanent Exhibitions						2,104		5	37			1	2,147
Nursery Schools	4	4	4	8	4	4	18	12	22		3	4	87
Public Schools	449	362	248	359	302	290	366	247	298		51	58	3,030

(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 1994)

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
Private Schools	6	458	36	53	56	15	35	4				4	667
Colleges / Universities	633												633
Special Training Schools							4	37					41
Other Institutional Use		9		3		47		28				1	88
Places of Public Assembly		117	17					1					135
Parks	1,380	3,019	2,143	2,317	754	2,580	934	6,449	4,015		30	110	23,731
Indoor Recreation Facility	5	7	7	9	4	11	61	17	108			3	232
Golf Courses		151	330	149		248	58	755	748		159	157	2,755
Swimming Pools									3				3
Boat Slips													
Horticultural Activities		5				8			6				19
Quarries				135		97			200				432
Conservation Areas						1,371							1,371
Water Areas		5											5
Vacant Land	546	5,692	3,147	2,639	699	5,301	1,692	7,555	10,714	32	285	61	38,363
Vacant Land w/Dilap Struct	7	111	170	107	9	158	37	263	610	7	23	1	1,503
<b>TOTAL</b>	<b>12,005</b>	<b>33,732</b>	<b>19,461</b>	<b>16,629</b>	<b>11,374</b>	<b>36,627</b>	<b>14,387</b>	<b>40,874</b>	<b>39,626</b>	<b>127</b>	<b>2,340</b>	<b>2,391</b>	<b>229,573</b>

- 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 1994)

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	5,792	1,905	6,754	5,480	2,516	666	1,677	8,832	5,395	21,722	2,583	2,678	19,163	5,890	91,053
Single Family Semi-Detached				1									18		19
Two or More Sgl Fam-Sgl Lot	23	10	905	79	19	4	1,037	262	116	731	78	21	1,066	109	4,460
Other Sgl Family Structure									6	1				1	8
Sgl Fam Influenced by Busns	10	6	147	20	20	3	41	7	28	12	44	29	53	44	464
Duplex					1		2		151	42			9	1	206
Other Two Family	4	2	3	1	2	3	2	7	10	19	3		1	2	59
Townhouse-Ownership	127	23	430	94	61	43	59	82	107	570	203	192	489	199	2,679
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	33	16	106	45		4	53	17	409
Rental Combin - Prdom Thse															
Other Townhouse / Multiplex													10	4	14
Garden Apts-Rental	159	147	251	192	192	97	61	104	378	57	94	35	311	49	2,127
Garden Apts-Condominium	124	65	125	112	111	12		43	139	40	77	75	259	9	1,191
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				14	19		1		10	7				1	52
Mobile Homes			82	36					168						286
Hotels, Hotels, Tourist Homes	2	15	72	47	22	5	4	63	53	8	3	19	71	22	406
Nursing Homes	11			7		5	40	12	5					6	86
Garage, Shed Etc-Sep Parcel	2	10	27	11	3		19	23	8	73	8	2	159	9	354
Priv Open Space-Subdiv	310	187	1,827	691	130	62	144	535	195	3,467	804	533	4,132	586	13,603

(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 1994)

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
Priv Open Space-Not Subdiv	72	27	127	36	34	12	19	45	55	72	14	16	55	27	611
Other Residential	8	1	30	8	2	21	15	48	13	38	5	1	36	24	250
Other Industrial	41	16	152	5	3	17	12	4	2		7	125	31	9	424
Manufacturing	126	1	18		3	2	13		1	14		56	37	4	275
Printing and Publishing	24											2			26
Research and Testing	34		2	1	8	12		66				13	49	1	186
Wholesale-Warehouse Storage	99	9	476	18	140	104	184	43	2	29	20	607	153	25	1,909
Contract Construction			1		2		6	2				2	2		15
Transportation Related	79	1	2,462		15	20	152	45	57	196	35	156	2	83	3,303
Utility Related	104	5	395	14	15		228	19	54	971	29	80	224	17	2,155
Communication Related		1	1		8	12	2	21	23	9	7	3	24	2	113
Neighborhood Shopping Center	6	11	24		26			28	14	34		12	44	14	213
Specialty Shopping Center	12	34	57	9	36	3	2	18	68	30	13	53	23	14	372
Community Shopping Center	57	28	104	28	8	29	17	9	98	95	11	21	171	67	743
Regional Shopping Center		32	9												41
Super Regional Center				118				114				79			311
Promotional Center	20	29	12		32	19		2	24		19			13	170
Town Center													31		31
Condominium Center													11		11
Building Material-Hardware	10	1		8	15			4	19		3		1	9	70
Department and Variety Stores		21	61	16	1	8			16	11	1	33	12	5	185
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
Food Store	3	12	7	1	7		2	2	11	2	1	9	7	4	68
Restaurant	13	14	23	3	13	4	9	17	33	3	4	19	21	13	189

(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 1994)

Land Use	Annandale	Baileys	Bull Run	Fairfax	Jefferson	Lincoln	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Springfield	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Motor Vehicle Sales	1	4	12	2	8	14	2	22	39			20	3	56	183
Gas Station	18	9	10	2	12	3	3	13	17	8	6	11	21	14	147
Other Auto Retail and Repair	4	13	18		10		2	7	11	1	2	58	12	7	145
Other Retail	29	11	44	29	14	1	11	3	22	10	1	7	20	12	214
Other Office	2	1			47	4		10	7		1	1	4		77
General Low Rise Office	106	25	371	275	124	24	5	203	63	48	27	44	875	206	2,396
Condominium Office	41	11	11	9	8	5		14	15	22	6	17	57	26	242
Cluster Office					1								2	6	9
General Medium/High Rise Office	27	41	179	156	220			1,249	14			20	384	124	2,414
Finance, Insurance, Real Estate	5	2	2	1	6	3		5	4	7	1	5	12	2	55
Personal and Repair Service	7	2	12	1	2			9	5	4	1	1	21	3	68
Veterinary Hospitals	2		2	1				2	2	3		1	3	1	17
Cemeteries	14		6	91	173	4	2	6	5	16	53		32	3	405
Hospital / Health Facilities	2			55	3				39	91			44		234
Post Office	3		5		29			1		5			4	4	51
Police Stations									1						1
Fire Stations	3	2	2	3	1		6	5	2	5		5	13	5	52
Correctional Institutions			22	7			2,988								3,017
Military Institutions							8,183				200	803	12		9,198
Other Public Land Uses	95	4	137	27	26	23	876	560	414	566	140	180	250	188	3,486
House of Worship	220	55	67	93	55	14	57	142	119	218	95	70	257	135	1,597
Civic, Social, Fraternal Uses	9	5		89	3		5	9	4	6	6	2	10	20	168
Libraries	5	2	21		3			7	6	3	2	2	6	1	58
Permanent Exhibitions			37				556		1,548	5				1	2,147
Nursery Schools	4		16	16					2	17	5	2	17	8	87
Public Schools	281	109	232	158	209	38	14	262	308	377	221	155	417	249	3,030

(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 1994)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/ 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/ 3/	TOTAL ACRES
Private Schools	14	43		16	2	3		463	34	4	34		31	23	667
Colleges / Universities	76			557											633
Special Training Schools					4					37					41
Other Institutional Use							41		5	28	3		9	1	87
Places of Public Assembly								117		1				17	135
Parks	1,401	132	3,351	939	250	121	1,840	847	483	6,828	1,756	673	4,261	850	23,732
Indoor Recreation Facility	4		11	57				6	14	22	6		109	3	232
Golf Courses			526		58				248	598	149	157	863	157	2,756
Swimming Pools			3												3
Boat Slips															
Horticultural Activities	8		6					4					1		19
Quarries			200				97				135				432
Conservation Areas							1,371								1,371
Water Areas													5		5
Vacant Land	352	189	8,647	1,718	324	242	3,745	1,897	883	8,219	1,250	1,538	8,504	855	38,363
Vacant Land w/Dilap Struct	10	1	497	77	8	1	24	32	36	288	33	154	323	17	1,501
<b>TOTAL</b>	<b>10,087</b>	<b>3,434</b>	<b>29,127</b>	<b>11,494</b>	<b>5,183</b>	<b>1,730</b>	<b>23,609</b>	<b>16,476</b>	<b>11,865</b>	<b>45,782</b>	<b>8,199</b>	<b>8,901</b>	<b>43,361</b>	<b>10,310</b>	<b>229,558</b>

- 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 Demographic 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 Comprehensive Plan for Fairfax County, Virginia, adopted in July 1991, and the plan amendments adopted in the Annual Plan Reviews. The plan amendments which were adopted during 1993 are reflected in the 1994 Demographic 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 1994, the County had 145,085 acres planned for residential sites. This represents approximately 63.3 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 6.2 percent of the County's total developable land, or 14,291 acres. Approximately 9,386 acres are planned for industrial uses while commercial-office planned uses and commercial-retail planned uses total 1,992 acres and 2,913 acres, respectively. Over 31,889 acres, or 13.9 percent, are planned for public parks and open space, and 23,936 acres, or 10.4 percent, are planned for public facilities, governmental areas, and institutional uses. Land primarily planned for private recreation and open space (floodplain) accounts for 11,384 acres, or 5.0 percent. A total of 2,746 acres, or 1.2 percent, are planned for mixed use.

### Underutilized Land Methodology

Vacant and underutilized residential land and vacant commercial/industrial and other nonresidential land totaled 49,840

acres, as of January 1994, representing 21.7 percent of the County's developable land. This undeveloped acreage is the amount of land on which new development may occur. While vacant land, including vacant land in the towns of Clifton, Herndon and Vienna, is easily identified and currently totals 39,864 acres (see the "Existing Land Use" section of the Demographic Reports), measuring underutilized residential land, which totals 9,976 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 1994, 38,652 acres were vacant or underutilized and planned for residential use. Vacant land planned for commercial uses totaled 1,016 acres, vacant land planned for industrial uses totaled 4,174 acres, and vacant land planned for other nonresidential uses totaled 5,998 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 currently adopted 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 391,452 housing units at planned buildout. Since there are currently 322,007 units in the County, 69,445 additional units may be seen at buildout. The additional units represent a 21.6 percent increase in the County's total housing stock. The majority (59.6 percent) of the additionally planned units is expected to be single-family homes, while townhouses and multifamily units are expected to comprise 15.9 percent and 24.5 percent, respectively, of the additionally planned units.

The outer areas of the County are expected to receive the largest proportions of the additionally planned units. Among the supervisor

districts, Sully has the largest number of additionally planned units, with 14,340. There are 13,457 additional units planned for the Lee District which has the second largest number of additionally planned units. The Braddock District has the smallest number of additionally planned units, with 1,435.

Among the planning districts, Upper Potomac is planned to accommodate 13,766 additional units, while Bull Run is planned to accommodate 11,283 additional units. These two planning districts, together with the planned units for Springfield (8,228 units) account for 47.9 percent of all planned units in the County.

Acres of Land by Planned Land Use  
Supervisor District  
(January 1994)

Planned Land Use		Braddock	Dranesville 1/	Hunter Mill 2/	Lee	Mount Vernon	Providence	Springfield 3/	Sully	Town of Clifton	Mason	Town of Herndon	Town of Vienna	Total Acres	
Residential	.1-.2 HU/Ac	356	3,021	158		1,252	44	20,485	8,824					34,140	
	.2-.5 HU/Ac	40	9,834	1,655		2,769	710	1,421	1,595	1				18,025	
	.5-1 HU/Ac	22	2,517	2,959		365	805	1,559	2,463	127	331			11,148	
	1-2 HU/Ac	1,427	5,445	1,830	931	670	1,413	1,341	3,800		2,353	11		19,221	
	2-3 HU/Ac	4,610	3,663	1,664	4,217	5,607	2,845	3,492	3,802		3,586	78	900	34,464	
	3-4 HU/Ac	244	927	13	2,782	578	1,583	95	1,147		880	1,005	761	10,015	
	4-5 HU/Ac	70	127	50	235	205	160	263	174		79	91	1	1,455	
	5-8 HU/Ac	238	65	109	490	566	510	148	1,097		262	46	13	3,544	
	8-12 HU/Ac	196	74	51	277	309	347	92	237		90	122	16	1,811	
	12-16 HU/Ac		52	190	20	22	106		92		146			628	
	16-20 HU/Ac	175	48	70	516	404	810	40	285		405	133	10	2,896	
	20-30 HU/Ac					9	48							13	70
	30-40 HU/Ac		8		27										35
	Mobile Home				17				82						99
	Res Planned Com	600	66	5,383	165			1,282	35		3				7,534
Subtotal	7,978	25,847	14,132	9,677	12,756	9,381	30,218	23,633	128	8,135	1,486	1,714	145,085		
Commercial/ Industrial	Industrial	274	62	1,678	973	889	623	31	3,884		561	325	86	9,386	
	Comm-Retail	100	178	156	483	209	571	114	347		522	124	109	2,913	
	Comm-Office	45	42	81	271	178	569	8	537		213	43	5	1,992	
	Subtotal	419	282	1,915	1,727	1,276	1,763	153	4,768		1,296	492	200	14,291	
Other Non- Residential	Mixed Use		62	190	1,080	310	246		812		46			2,746	
	Public Facility	1,547	1,954	568	1,083	12,255	902	921	3,733	10	759	99	105	23,936	
	Public Parks	1,419	4,117	2,153	2,655	7,368	1,330	7,263	4,592		733	117	142	31,889	
	Private Rec	473	1,210	403	269	2,441	417	1,973	1,476		274	79	205	9,220	
	Floodplain	151	245	89	110	209	261	325	607		75	73	19	2,164	
Subtotal	3,590	7,588	3,403	5,197	22,583	3,156	10,482	11,220	10	1,887	368	471	69,955		
<b>Total</b>		<b>11,987</b>	<b>33,717</b>	<b>19,450</b>	<b>16,601</b>	<b>36,615</b>	<b>14,300</b>	<b>40,853</b>	<b>39,621</b>	<b>138</b>	<b>11,318</b>	<b>2,346</b>	<b>2,385</b>	<b>229,331</b>	

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 1994)

Planned Land Use	Bull Run	Fairfax	Jefferson	Lower Potomac	Pohick 1/	Springfield	Upper2/ Potomac	McLean	Mount Vernon	Vienna 3/	Annan-dale	Baileys	Lincol-nia	Rose Hill	Total Acres	
Residential	.1-.2 HU/Ac	8,759	411	2	812	20,929	3,227								34,140	
	.2-.5 HU/Ac	11	1,483		2,598	1,632	10,570	1,418	1	312					18,025	
	.5-1 HU/Ac	125	1,467	45	55	1,999	6,011	484		660	302				11,148	
	1-2 HU/Ac	3,174	775	502	210	2,208	966	1,692	5,336	1,769	1,470	209	627	283	19,221	
	2-3 HU/Ac	2,642	1,820	883	106	4,792	1,729	3,056	2,712	5,363	2,713	4,134	1,866	120	2,528	34,464
	3-4 HU/Ac	738	309	1,499		150	1,041	1,424	877	712	1,236	300	20	106	1,603	10,015
	4-5 HU/Ac	151	51	26	87	297	175	161	127	134	122	27	31	21	45	1,455
	5-8 HU/Ac	967	382	108	307	344	69	166	65	392	164	72	27	193	288	3,544
	8-12 HU/Ac	237	53	105	159	172	135	201	46	301	219	155	23	4	1	1,811
	12-16 HU/Ac	55	37	99	22			167	45	15	37	78	33	35	5	628
	16-20 HU/Ac	255	396	319	102	40	66	191	145	725	97	173	278	82	27	2,896
	20-30 HU/Ac								48	9	13					70
	30-40 HU/Ac						27		8							35
	Mobile Home	82								17						99
	Res Planned Com			3		1,291	756	5,484								7,534
Subtotal	17,196	7,184	3,591	4,458	33,854	4,964	32,350	11,311	7,669	7,342	6,711	2,487	1,188	4,780	145,085	
Commercial/ Industrial	Industrial	2,833	25	97	543	93	1,307	2,987	514	3	204	556	12	175	37	9,386
	Comm-Retail	172	202	155	92	153	271	263	383	268	367	182	245	96	64	2,913
	Comm-Office	379	301	243	86	16	69	152	131	134	94	123	76	28	160	1,992
	Subtotal	3,384	528	495	721	262	1,647	3,402	1,028	405	665	861	333	299	261	14,291
Other Non-Residential	Mixed Use	487	328	176	282		832	259	8	140	52		46		136	2,746
	Public Facility	3,481	1,129	506	11,725	1,241	458	811	1,736	553	539	813	211	77	656	23,936
	Public Parks	3,139	1,718	305	5,919	7,659	626	4,616	1,911	1,262	983	1,317	156	110	2,168	31,889
	Private Rec	941	376	49	389	2,420	220	1,656	263	1,772	587	197	140	29	181	9,220
	Floodplain	488	230	30	124	328	152	283	150	37	122	169	17	27	7	2,164
	Subtotal	8,536	3,781	1,066	18,439	11,648	2,288	7,625	4,068	3,764	2,283	2,496	570	243	3,148	69,955
<b>Total</b>	<b>29,116</b>	<b>11,493</b>	<b>5,152</b>	<b>23,618</b>	<b>45,764</b>	<b>8,899</b>	<b>43,377</b>	<b>16,407</b>	<b>11,838</b>	<b>10,290</b>	<b>10,068</b>	<b>3,390</b>	<b>1,730</b>	<b>8,189</b>	<b>229,331</b>	

- 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 1994)

Planned Land Use		Braddock	Dranesville 1/	Hunter Mill 2/	Lee	Mount Vernon	Providence	Springfield 3/	Sully	Town of Clifton	Mason	Town of Herndon	Town of Vienna	TOTAL ACRES
Residential	.1-.2 HU/Ac	252	1,258	8		966	12	6,745	5,779					15,020
	.2-.5 HU/Ac	6	2,768	505		1,781	166	463	341					6,030
	.5-1 HU/Ac	5	788	1,083		143	362	634	628	69	22			3,734
	1-2 HU/Ac	149	1,604	283	284	407	213	205	1,519		269	2		4,935
	2-3 HU/Ac	260	451	490	701	763	527	334	503		394	15	52	4,490
	3-4 HU/Ac	28	102	1	823	86	269	7	346		51	209	25	1,947
	4-5 HU/Ac	3	30		70	82	63	53	1		20	15		337
	5-8 HU/Ac	16	13	48	134	129	135	17	306		22			820
	8-12 HU/Ac	6	2	51	59	88	32	1	18		11	22		290
	12-16 HU/Ac		17	153	4		7		37		4			222
	16-20 HU/Ac	2	25	25	40	85	57		85		12	19		350
	20-30 HU/Ac						8							8
	30-40 HU/Ac				19									19
	Mobile Home				2									2
	Res Planned Com		9	356	3			80						448
SUBTOTAL		727	7,067	3,003	2,139	4,530	1,851	8,539	9,563	69	805	282	77	38,652
Commercial/ Industrial	Industrial	24	16	843	326	343	92	6	2,356		40	111	17	4,174
	Comm-Retail	4	7	4	26	68	118		31		35	21		314
	Comm-Office	3	4	63	124	99	97		278		22	12		702
	SUBTOTAL	31	27	910	476	510	307	6	2,665		97	144	17	5,190
Other Non-Residential	Mixed Use		9	138	136	266	49		476		9			1,083
	Public Facility	5	65	29	47	161	5	6	220		9	1	2	550
	Public Parks	13	221	130	304	666	101	96	602		52	4		2,189
	Private Rec		294	28	38	445	25	291	189		5		2	1,317
	Floodplain	8	102	29	73	143	64	210	199		31			859
SUBTOTAL	26	691	354	598	1,681	244	603	1,686		106	5	4	5,998	
TOTAL		784	7,785	4,267	3,213	6,721	2,402	9,148	13,914	69	1,008	431	98	49,840

- 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 1994)

Planned Land Use	Bull Run	Fairfax	Jefferson	Lower Potomac	Pohick 1/	Springfield	Upper2/ Potomac	McLean	Mount Vernon	Vienna 3/	Annan-dale	Baileys	Lincol-nia	Rose Hill	Total Acres	
Residential	.1-.2 HU/Ac	5,765	270		631	7,084	1,270								15,020	
	.2-.5 HU/Ac	5	265		1,703	546	3,088	414	1	8					6,030	
	.5-1 HU/Ac	23	417	2	20	826	2,136	84		204	22				3,734	
	1-2 HU/Ac	1,370	156	60	140	288	456	279	1,587	274	163	19	104	39	4,935	
	2-3 HU/Ac	305	216	127	9	583	155	745	289	659	408	196	159	117	522	4,490
	3-4 HU/Ac	278	71	69		9	370	311	52	96	211	31	7		442	1,947
	4-5 HU/Ac	1	4	2	41	56	28	15	30	82	57	9	7	4	1	337
	5-8 HU/Ac	270	71	76	73	32	9	31	13	80	42	1	3	18	101	820
	8-12 HU/Ac	18	4	4	84	2	22	73	2	41	26	6	7	1		290
	12-16 HU/Ac		37	7				167	3	4				4		222
	16-20 HU/Ac	71	30	9	79		29	68	6	17	28	2	11			350
	20-30 HU/Ac								8							8
	30-40 HU/Ac						19									19
	Mobile Home									2						2
Res Planned Com					15	68	365								448	
Subtotal	8,106	1,541	356	2,780	9,441	1,156	8,548	2,488	982	1,258	430	213	248	1,105	38,652	
Commercial/ Industrial	Industrial	1,803	7		289	7	370	1,504	103	20	45	1	9	16	4,174	
	Comm-Retail	29	8	11	42	4	23	33	80	25	22	4	29	1	314	
	Comm-Office	191	128	33	81		30	90	10	26	7	15	4	86	702	
	Subtotal	2,023	143	44	412	11	423	1,627	193	51	49	64	34	11	105	5,190
Other Non- Residential	Mixed Use	198	271	33	266		154	8	8	8		9		128	1,083	
	Public Facility	190	19	3	130	5	36	61	45	35	4	1	2	9	550	
	Public Parks	470	166	1	481	107	195	240	113	72	69	4	10	220	2,189	
	Private Rec	135	57		365	291	11	296	11	97	39	4	1	10	1,317	
	Floodplain	157	55	6	97	216	93	74	70	13	32	11	2	26	7	859
Subtotal	1,150	568	43	1,339	619	335	825	247	225	152	66	17	38	374	5,998	
<b>Total</b>	<b>11,279</b>	<b>2,252</b>	<b>443</b>	<b>4,531</b>	<b>10,071</b>	<b>1,914</b>	<b>11,000</b>	<b>2,928</b>	<b>1,258</b>	<b>1,459</b>	<b>560</b>	<b>264</b>	<b>297</b>	<b>1,584</b>	<b>49,840</b>	

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 1994)

Supervisor District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Braddock	19,758	6,392	4,608	30,758	1,224	153	58	1,435	20,982	6,545	4,666	32,193
Dranesville 1/	26,355	4,296	2,854	33,505	7,479	275	1,159	8,913	33,834	4,571	4,013	42,418
Hunter Mill 2/	18,191	9,194	8,745	36,130	3,460	1,513	3,653	8,626	21,651	10,707	12,398	44,756
Lee	16,647	10,951	9,713	37,311	6,152	2,755	4,550	13,457	22,799	13,706	14,263	50,768
Mason	16,213	4,684	15,941	36,838	2,058	237	334	2,629	18,271	4,921	16,275	39,467
Mount Vernon	15,872	7,271	9,428	32,571	5,234	1,352	1,864	8,450	21,106	8,623	11,292	41,021
Providence	13,654	8,992	17,448	40,094	3,788	1,441	2,203	7,432	17,442	10,433	19,651	47,526
Springfield 3/	20,803	9,662	1,822	32,287	3,911	233	19	4,163	24,714	9,895	1,841	36,450
Sully	22,245	13,139	7,129	42,513	8,105	3,076	3,159	14,340	30,350	16,215	10,288	56,853
TOTAL	169,738	74,581	77,688	322,007	41,411	11,035	16,999	69,445	211,149	85,616	94,687	391,452

Housing Units at Planned Buildout  
Towns  
(January 1994)

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	73			73	141			141
Town of Herndon	2,644	1,747	1,630	6,021	861	113	436	1,410	3,505	1,860	2,066	7,431
Town of Vienna	4,527	424	524	5,475	255	1		256	4,782	425	524	5,731
TOTAL	7,239	2,171	2,154	11,564	1,189	114	436	1,739	8,428	2,285	2,590	13,303

- 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 1994)

Planning District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Annandale	15,795	3,374	5,948	25,117	1,036	58	64	1,158	16,831	3,432	6,012	26,275
Baileys	5,074	880	10,850	16,804	585	68	238	891	5,659	948	11,088	17,695
Bull Run	14,501	11,273	5,624	31,398	6,220	2,781	2,282	11,283	20,721	14,054	7,906	42,681
Fairfax	8,483	3,083	7,126	18,692	1,747	671	1,195	3,613	10,230	3,754	8,321	22,305
Jefferson	8,401	2,361	7,529	18,291	860	529	1,033	2,422	9,261	2,890	8,562	20,713
Lincolnia	1,479	1,821	2,267	5,567	641	129	64	834	2,120	1,950	2,331	6,401
Lower Potomac	1,396	1,980	1,439	4,815	1,894	869	1,714	4,477	3,290	2,849	3,153	9,292
McLean	16,219	1,880	5,795	23,894	4,059	211	340	4,610	20,278	2,091	6,135	28,504
Mount Vernon	16,263	5,841	13,835	35,939	2,638	910	604	4,152	18,901	6,751	14,439	40,091
Pohick 1/	26,891	14,745	1,448	43,084	4,996	348	7	5,351	31,887	15,093	1,455	48,435
Rose Hill	7,787	4,792	3,140	15,719	3,562	858	6	4,426	11,349	5,650	3,146	20,145
Springfield	8,096	5,322	1,549	14,967	2,648	1,475	4,105	8,228	10,744	6,797	5,654	23,195
Upper Potomac 2/	26,450	12,734	9,060	48,244	7,555	1,507	4,704	13,766	34,005	14,241	13,764	62,010
Vienna 3/	12,903	4,495	2,078	19,476	2,970	621	643	4,234	15,873	5,116	2,721	23,710
<b>TOTAL</b>	<b>169,738</b>	<b>74,581</b>	<b>77,688</b>	<b>322,007</b>	<b>41,411</b>	<b>11,035</b>	<b>16,999</b>	<b>69,445</b>	<b>211,149</b>	<b>85,616</b>	<b>94,687</b>	<b>391,452</b>

- 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 1994)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	5,587	553	283	6,423	1,245	918	2,419	4,582	6,832	1,471	2,702	11,005
A2	14	232		246			442	442	14	232	442	688
A3	207	564		771	123		623	746	330	564	623	1,517
B1	860	370	328	1,558	129	2	2	133	989	372	330	1,691
B2	3,787	1,326	454	5,567	874	189	510	1,573	4,661	1,515	964	7,140
B3	577			577	215			215	792			792
B5 1/	2,643	1,748	1,552	5,943	861	113	436	1,410	3,504	1,861	1,988	7,353
C1	864			864	382			382	1,246			1,246
C2	1,019	1		1,020	504			504	1,523	1		1,524
D1	2,416	2		2,418	1,034			1,034	3,450	2		3,452
D2	1,760	2,652	3,656	8,068	784	164	161	1,109	2,544	2,816	3,817	9,177
D3 2/	16,304	4,965	4,683	25,952	3,090	297	113	3,500	19,394	5,262	4,796	29,452
E1	1,940	564	3,547	6,051	709	49	240	998	2,649	613	3,787	7,049
E2	479			479	614			614	1,093			1,093
F	1,809	324	500	2,633	357	50	39	446	2,166	374	539	3,079
G1	7,626	1,863	2,725	12,214	1,113	112	142	1,367	8,739	1,975	2,867	13,581
G2	925		240	1,165	246			246	1,171		240	1,411
G3	663	35		698	281			281	944	35		979
G4	338			338	47			47	385			385
H1	1,181	355	4,206	5,742	205	26	77	308	1,386	381	4,283	6,050
H2			3,281	3,281			88	88			3,369	3,369
H3	154			154	18			18	172			172
I1	13,432	2,238	8,649	24,319	1,482	569	899	2,950	14,914	2,807	9,548	27,269
I2	1,186	36		1,222	189	4	84	277	1,375	40	84	1,499
I3	9,485	5,302	3,574	18,361	1,554	618	89	2,261	11,039	5,920	3,663	20,622
I4	45			45	23			23	68			68
I5	237	35		272	69	6		75	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 1994)

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	711	24	28	763	4,381	1,490	2,944	8,815
J2	923	112	2,167	3,202	106	23	15	144	1,029	135	2,182	3,346
J3	1,119	351	496	1,966	223	1	9	233	1,342	352	505	2,199
J4	725	25	1,454	2,204	86	1	7	94	811	26	1,461	2,298
K	9,302	2,552	4,732	16,586	1,323	644	235	2,202	10,625	3,196	4,967	18,788
L	6,322	4,798	5,166	16,286	3,125	661	315	4,101	9,447	5,459	5,481	20,387
M0	1,065	123	921	2,109	142	2	3	147	1,207	125	924	2,256
M1	643	1,586	1,855	4,084	330	96	307	733	973	1,682	2,162	4,817
M2 2/	10,926	5,054	8,052	24,032	1,828	393	734	2,955	12,754	5,447	8,786	26,987
M3	6,128	229		6,357	150		15	165	6,278	229	15	6,522
M4	4,828	1,848	1,163	7,839	389	60	9	458	5,217	1,908	1,172	8,297
M5	1,343	1,354		2,697	299	1,001	3,025	4,325	1,642	2,355	3,025	7,022
M6	1,389	2,341		3,730	1,936	451	1,094	3,481	3,325	2,792	1,094	7,211
M7	30	2	195	227				0	30	2	195	227
M8	18			18	150	1		151	168	1		169
M9	316	644	1,476	2,436	186	493	598	1,277	502	1,137	2,074	3,713
N1	18,634	14,712	2,692	36,038	1,860	990	1,676	4,526	20,494	15,702	4,368	40,564
N2	3,394	1,789		5,183	945	79		1,024	4,339	1,868		6,207
O1	432	2		434	1,284			1,284	1,716	2		1,718
P	109	2		111	288			288	397	2		399
P1	71			71	102	65		167	173	65		238
P2	176			176	9			9	185			185
P3	708			708	301			301	1,009			1,009
Q1	2,108			2,108	1,077	4	4	1,085	3,185	4	4	3,193
R1	2,548	4		2,552	718			718	3,266	4		3,270
R2	228			228	28			28	256			256
R3 3/	68			68	73			73	141			141

(CONTINUED)

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

Housing Units at Planned Buildout  
Sewershed  
(JANUARY 1994)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
R4	225			225	149			149	374			374
S1	3,005	3,366	1,248	7,619	2,613	351		2,964	5,618	3,717	1,248	10,583
S2	211			211	266			266	477			477
T1	1,531			1,531	136			136	1,667			1,667
T2	3,482	2,285	229	5,996	1,295	26	17	1,338	4,777	2,311	246	7,334
T3	3,384	2,206		5,590	480			480	3,864	2,206		6,070
T4	2,389	1,362	2,847	6,598	256	621	654	1,531	2,645	1,983	3,501	8,129
T5	2,131	2,681	2,186	6,998	1,228	1,106	1,890	4,224	3,359	3,787	4,076	11,222
T6	54			54	500			500	554			554
T7	565	522	215	1,302	671	825		1,496	1,236	1,347	215	2,798
<b>TOTAL</b>	<b>169,738</b>	<b>74,581</b>	<b>77,688</b>	<b>322,007</b>	<b>41,411</b>	<b>11,035</b>	<b>16,999</b>	<b>69,445</b>	<b>211,149</b>	<b>85,616</b>	<b>94,687</b>	<b>391,452</b>

- 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 1994)

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	65	8		73	467	82		549
	151.02	410	2	103	515	64	11	9	84	474	13	112	599
	151.03	307			307	50			50	357			357
	CENSUS TOTAL	1,119	76	103	1,298	179	19	9	207	1,298	95	112	1,505
152	152.01	198	133		331	48	1		49	246	134		380
	152.02	18	20	1,454	1,492	5		7	12	23	20	1,461	1,504
	152.03	117			117	20			20	137			137
	152.04					1			1	1			1
	CENSUS TOTAL	333	153	1,454	1,940	74	1	7	82	407	154	1,461	2,022
153	153.01	224	58		282	103	1		104	327	59		386
	153.02	269	204	147	620	17			17	286	204	147	637
	153.03	180	291		471	5			5	185	291		476
	153.04	100			100	1			1	101			101
	CENSUS TOTAL	773	553	147	1,473	126	1		127	899	554	147	1,600
154	154.01	717	156	1,556	2,429	99	30		129	816	186	1,556	2,558
	154.02	407			407	41			41	448			448
	154.03	122	217	55	394	15	49		64	137	266	55	458
	CENSUS TOTAL	1,246	373	1,611	3,230	155	79		234	1,401	452	1,611	3,464
155	155.01	436	400	339	1,175	103	200		303	539	600	339	1,478
	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	1,480	400	339	2,219	163	200		363	1,643	600	339	2,582
156	156.01	548			548	34			34	582			582
	156.02	78			78	2			2	80			80
	156.03	291	2		293	73			73	364	2		366
	156.04	115			115	276			276	391			391
	CENSUS TOTAL	1,032	2		1,034	385			385	1,417	2		1,419
157	157.01	432			432	17			17	449			449

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	747			747	34			34	781			781
	157.03	191	2		193	5		5	196	2		198	
	CENSUS TOTAL	1,370	2		1,372	56		56	1,426	2		1,428	
158	158.01	668			668	99		99	767			767	
	158.02	529			529	55		55	584			584	
	158.03	461			461	83		83	544			544	
	CENSUS TOTAL	1,658			1,658	237		237	1,895			1,895	
159	159.01	841			841	98		98	939			939	
	159.02	184	5		189	84		84	268	5		273	
	159.03												
	159.04	120			120	29		29	149			149	
	CENSUS TOTAL	1,145	5		1,150	211		211	1,356	5		1,361	
160	160.01	113	2	169	284	130	6	51	187	243	8	220	471
	160.02	603	151	242	996	27	106	2	135	630	257	244	1,131
	160.03	296			296	34			34	330			330
	CENSUS TOTAL	1,012	153	411	1,576	191	112	53	356	1,203	265	464	1,932
161	161.01	140		45	185	122		43	165	262		88	350
	161.02	97			97	11			11	108			108
	161.03	622			622	105			105	727			727
	161.04	459			459	176			176	635			635
	CENSUS TOTAL	1,318		45	1,363	414		43	457	1,732		88	1,820
162	162.01												
	162.02												
	CENSUS TOTAL												
163	163.01	247			247	854			854	1,101			1,101
	163.02	463	4		467	725			725	1,188	4		1,192
	CENSUS TOTAL	710	4		714	1,579			1,579	2,289	4		2,293
201	201.01	436			436	1			1	437			437
	201.02	467	140		607	107	6	6	119	574	146	6	726

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	903	140		1,043	108	6	6	120	1,011	146	6	1,163
202	202.01	497	719		1,216	199	43	1	243	696	762	1	1,459
	202.02	528	309		837	87	369		456	615	678		1,293
	CENSUS TOTAL	1,025	1,028		2,053	286	412	1	699	1,311	1,440	1	2,752
203	203.01	637			637	45			45	682			682
	203.02	384	286		670	140			140	524	286		810
	203.03	242			242	12			12	254			254
	203.04	210	80		290	160			160	370	80		450
	CENSUS TOTAL	1,473	366		1,839	357			357	1,830	366		2,196
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	170	8		178	8		14	22	178	8	14	200
	CENSUS TOTAL	252	451	2,591	3,294	9	14	34	57	261	465	2,625	3,351
206	206.01	60	120		180	4			4	64	120		184
	206.02		360	67	427		1		1		361	67	428
	206.03	321	145	556	1,022	115			115	436	145	556	1,137
	CENSUS TOTAL	381	625	623	1,629	119	1		120	500	626	623	1,749
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	334			334	48			48	382			382
	208.02	265			265	31			31	296			296
	208.03	481	73		554	84			84	565	73		638
	CENSUS TOTAL	1,080	73		1,153	163			163	1,243	73		1,316
210	210.01	279			279	130	173	983	1,286	409	173	983	1,565
	210.02	62	537		599	8	152	70	230	70	689	70	829
	210.03	178	64		242	139	25		164	317	89		406

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	806	601		1,407	279	350	1,053	1,682	1,085	951	1,053	3,089
211	211.01	457	1,465		1,922	1,467	57		1,524	1,924	1,522		3,446
	211.02	297	501	510	1,308	685	148		833	982	649	510	2,141
	211.03	10	182		192	123	1		124	133	183		316
	CENSUS TOTAL	764	2,148	510	3,422	2,275	206		2,481	3,039	2,354	510	5,903
212	212.01	691			691	2			2	693			693
	CENSUS TOTAL	691			691	2			2	693			693
213	213.01	913	409		1,322	14	32		46	927	441		1,368
	213.02	42	62		104	9			9	51	62		113
	CENSUS TOTAL	955	471		1,426	23	32		55	978	503		1,481
214	214.01	199	2	727	928	37	4		41	236	6	727	969
	214.02	287	31	1,186	1,504	44	71	40	155	331	102	1,226	1,659
	CENSUS TOTAL	486	33	1,913	2,432	81	75	40	196	567	108	1,953	2,628
215	215.01	1,181		801	1,982	141	256	123	520	1,322	256	924	2,502
	CENSUS TOTAL	1,181		801	1,982	141	256	123	520	1,322	256	924	2,502
216	216.01	95	1,003	323	1,421	1			1	96	1,003	323	1,422
	216.02	86	112	340	538	2	17	37	56	88	129	377	594
	CENSUS TOTAL	181	1,115	663	1,959	3	17	37	57	184	1,132	700	2,016
217	217.01	1,082	941	657	2,680	13	80	49	142	1,095	1,021	706	2,822
	CENSUS TOTAL	1,082	941	657	2,680	13	80	49	142	1,095	1,021	706	2,822
218	218.01	189	686	1,189	2,064	61	46	205	312	250	732	1,394	2,376
	CENSUS TOTAL	189	686	1,189	2,064	61	46	205	312	250	732	1,394	2,376
219	219.01												
	CENSUS TOTAL												
220	220.01	1			1					1			1
	220.02												
	220.03	270	216		486	14	37		51	284	253		537
	220.04	10			10		42	41	83	10	42	41	93

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	195	227					30	2	195	227
	CENSUS TOTAL	311	218	195	724	14	79	41	134	325	297	236	858
221	221.01	204	636	990	1,830	44	130		174	248	766	990	2,004
	221.02	1			1	16			16	17			17
	221.03	87	191		278	64		1,436	1,500	151	191	1,436	1,778
	221.04	31	898	1	930	58	266	237	561	89	1,164	238	1,491
	221.05	14	33	253	300	58	272		330	72	305	253	630
	221.06	39			39	61	122		183	100	122		222
	CENSUS TOTAL	376	1,758	1,244	3,378	301	790	1,673	2,764	677	2,548	2,917	6,142
222	222.01												
	CENSUS TOTAL												
223	223.01	366	487	1,428	2,281	1,333	184	5	1,522	1,699	671	1,433	3,803
	CENSUS TOTAL	366	487	1,428	2,281	1,333	184	5	1,522	1,699	671	1,433	3,803
224	224.01	273	1,722	1,202	3,197	524	82		606	797	1,804	1,202	3,803
	224.02	325	144		469	24			24	349	144		493
	CENSUS TOTAL	598	1,866	1,202	3,666	548	82		630	1,146	1,948	1,202	4,296
301	301.01	465			465	32			32	497			497
	301.02	1,056			1,056	61			61	1,117			1,117
	301.03	319	652		971	70	81		151	389	733		1,122
	CENSUS TOTAL	1,840	652		2,492	163	81		244	2,003	733		2,736
302	302.01	2,410	1,418		3,828	165	20		185	2,575	1,438		4,013
	CENSUS TOTAL	2,410	1,418		3,828	165	20		185	2,575	1,438		4,013
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 1994)

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	843	1,183	242	2,268	257	39		296	1,100	1,222	242	2,564
	CENSUS TOTAL	843	1,183	242	2,268	257	39		296	1,100	1,222	242	2,564
310	310.01	758	1,555		2,313	37	16		53	795	1,571		2,366
	CENSUS TOTAL	758	1,555		2,313	37	16		53	795	1,571		2,366
313	313.01	1,091	302		1,393	48			48	1,139	302		1,441
	CENSUS TOTAL	1,091	302		1,393	48			48	1,139	302		1,441
314	314.01	776	493		1,269	26	32		58	802	525		1,327
	CENSUS TOTAL	776	493		1,269	26	32		58	802	525		1,327
315	315.01	1,154	836		1,990	99	5	15	119	1,253	841	15	2,109
	CENSUS TOTAL	1,154	836		1,990	99	5	15	119	1,253	841	15	2,109
316	316.01	344	152	242	738	424	46	54	524	768	198	296	1,262
	316.02	554	205	99	858	63	11	2	76	617	216	101	934
	316.03	3			3		987	2,963	3,950	3	987	2,963	3,953
	CENSUS TOTAL	901	357	341	1,599	487	1,044	3,019	4,550	1,388	1,401	3,360	6,149
318	318.01	820	1,613		2,433	79	11	3	93	899	1,624	3	2,526
	CENSUS TOTAL	820	1,613		2,433	79	11	3	93	899	1,624	3	2,526
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 1994)

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	702	410		1,112	7			7	709	410		1,119
	323.02	285	73	100	458	165			165	450	73	100	623
	CENSUS TOTAL	987	483	100	1,570	172			172	1,159	483	100	1,742
324	324.01	2,114	487		2,601	71	5		76	2,185	492		2,677
	CENSUS TOTAL	2,114	487		2,601	71	5		76	2,185	492		2,677
325	325.01	1,331	432		1,763	146			146	1,477	432		1,909
	CENSUS TOTAL	1,331	432		1,763	146			146	1,477	432		1,909
326	326.01	1,103	395		1,498	205			205	1,308	395		1,703
	CENSUS TOTAL	1,103	395		1,498	205			205	1,308	395		1,703
327	327.01	1,040	1,401	78	2,519	162	48		210	1,202	1,449	78	2,729
	CENSUS TOTAL	1,040	1,401	78	2,519	162	48		210	1,202	1,449	78	2,729
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	81			81	520	161	387	1,068
	CENSUS TOTAL	1,710	311	687	2,708	255			255	1,965	311	687	2,963
402	402.01	1		296	297			330	330	1		626	627
	402.02	415	579	1,086	2,080	29	2	2	33	444	581	1,088	2,113
	402.03												
	402.04	131			131	91			91	222			222
	CENSUS TOTAL	547	579	1,382	2,508	120	2	332	454	667	581	1,714	2,962
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 1994)

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	51	46		97	38			38	89	46		135
	405.02	429			429	41			41	470			470
	405.03	1,569			1,569	104		15	119	1,673		15	1,688
	405.04												
	CENSUS TOTAL	2,049	46		2,095	183		15	198	2,232	46	15	2,293
406	406.01	935			935	193			193	1,128			1,128
	CENSUS TOTAL	935			935	193			193	1,128			1,128
407	407.01	1,658	137		1,795	28			28	1,686	137		1,823
	407.02	984			984	32			32	1,016			1,016
	CENSUS TOTAL	2,642	137		2,779	60			60	2,702	137		2,839
408	408.01	700	35	120	855	31			31	731	35	120	886
	408.02	97			97	7			7	104			104
	408.03	437			437	35			35	472			472
	408.04	661			661	163			163	824			824
	408.05												
	CENSUS TOTAL	1,895	35	120	2,050	236			236	2,131	35	120	2,286
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	23			23	414			414
	CENSUS TOTAL	784	512	25	1,321	51	2		53	835	514	25	1,374
503	503.01	304			304	13			13	317			317
	503.02	294			294	1			1	295			295
	503.03	194	104	551	849	87	6		93	281	110	551	942
	503.04	227			227	39			39	266			266

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	1,019	104	551	1,674	140	6		146	1,159	110	551	1,820
504	504.01	275	96		371	28	6		34	303	102		405
	504.02	338			338	8			8	346			346
	504.03	230			230	29			29	259			259
	CENSUS TOTAL	843	96		939	65	6		71	908	102		1,010
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	519	445		964	49			49	568	445		1,013
	507.02	289	2	1,139	1,430	76			76	365	2	1,139	1,506
	CENSUS TOTAL	808	447	1,139	2,394	125			125	933	447	1,139	2,519
508	508.01	292			292	31			31	323			323
	508.02	445			445	17			17	462			462
	508.03	222		184	406	56			56	278		184	462
	CENSUS TOTAL	959		184	1,143	104			104	1,063		184	1,247
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	491			491	16			16	507			507

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	901			901	17			17	918			918
511	511.01	360			360	11			11	371			371
	511.02	451			451	7			7	458			458
	CENSUS TOTAL	811			811	18			18	829			829
512	512.01	226			226	5			5	231			231
	512.02	308			308	6			6	314			314
	512.03	100			100	29			29	129			129
	CENSUS TOTAL	634			634	40			40	674			674
513	513.01	406	25		431	70			70	476	25		501
	513.02	303	36	108	447	6			6	309	36	108	453
	CENSUS TOTAL	709	61	108	878	76			76	785	61	108	954
514	514.01			204	204							204	204
	514.02			724	724	2			2	2		724	726
	514.03		102	225	327	1			1	1	102	225	328
	CENSUS TOTAL		102	1,153	1,255	3			3	3	102	1,153	1,258
515	515.01	48	36	898	982	4			4	52	36	898	986
	515.02	325	119	829	1,273	55	14	61	130	380	133	890	1,403
	515.03	246	186	330	762	38	5		43	284	191	330	805
	515.04	63	30	888	981	23		16	39	86	30	904	1,020
	CENSUS TOTAL	682	371	2,945	3,998	120	19	77	216	802	390	3,022	4,214
516	516.01	12		819	831	1		44	45	13		863	876
	516.02	80			80	1			1	81			81
	516.03	98	36	656	790					98	36	656	790
	516.04	166		444	610	29			29	195		444	639
	516.05	215		196	411	11			11	226		196	422
	CENSUS TOTAL	571	36	2,115	2,722	42		44	86	613	36	2,159	2,808
518	518.01	417	48		465	10			10	427	48		475
	518.02	173			173	64			64	237			237
	518.03	424		1	425	80			80	504		1	505

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	1,014	48	1	1,063	154			154	1,168	48	1	1,217
519	519.01	439	1,244	525	2,208	128	29	61	218	567	1,273	586	2,426
	CENSUS TOTAL	439	1,244	525	2,208	128	29	61	218	567	1,273	586	2,426
520	520.01	520	354	246	1,120	99			99	619	354	246	1,219
	CENSUS TOTAL	520	354	246	1,120	99			99	619	354	246	1,219
521	521.01	119			119	7			7	126			126
	521.02	375	334	219	928	33	12		45	408	346	219	973
	521.03	314	230		544	43	7		50	357	237		594
	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	1,356	1,021	219	2,596	139	25	6	170	1,495	1,046	225	2,766
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	56	9		65	199	336		535
	CENSUS TOTAL	1,605	327	412	2,344	67	9		76	1,672	336	412	2,420
525	525.01	286			286					286			286
	525.02	384	2		386	54			54	438	2		440
	525.03	337	10		347	22			22	359	10		369
	525.04	261	224	1,065	1,550	201	4	3	208	462	228	1,068	1,758
	CENSUS TOTAL	1,268	236	1,065	2,569	277	4	3	284	1,545	240	1,068	2,853
526	526.01	365		366	731					365		366	731

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	290			290	292	148	311	751
	526.03	75	195		270		96		96	75	291		366
	CENSUS TOTAL	442	343	677	1,462	290	96		386	732	439	677	1,848
527	527.01	303	262	1,157	1,722	90	49	29	168	393	311	1,186	1,890
	CENSUS TOTAL	303	262	1,157	1,722	90	49	29	168	393	311	1,186	1,890
528	528.01	350		3,371	3,721	42		88	130	392		3,459	3,851
	CENSUS TOTAL	350		3,371	3,721	42		88	130	392		3,459	3,851
601	601.01	338			338	31			31	369			369
	601.02	654			654	70			70	724			724
	601.03	260			260	168			168	428			428
	CENSUS TOTAL	1,252			1,252	269			269	1,521			1,521
602	602.01	475			475	87			87	562			562
	602.02	61			61	69			69	130			130
	602.03	643			643	43			43	686			686
	CENSUS TOTAL	1,179			1,179	199			199	1,378			1,378
603	603.01	241			241	144			144	385			385
	603.02	656			656	97			97	753			753
	CENSUS TOTAL	897			897	241			241	1,138			1,138
604	604.01	235			235	87			87	322			322
	604.02	413	120	491	1,024	48	173		221	461	293	491	1,245
	604.03	149			149	56			56	205			205
	CENSUS TOTAL	797	120	491	1,408	191	173		364	988	293	491	1,772
605	605.01	512	72		584	310			310	822	72		894
	605.02	247	341	13	601	149	33	2	184	396	374	15	785
	605.03	294	1		295	84			84	378	1		379
	605.04	67	142		209	36	5		41	103	147		250
	605.05	214	279		493	363	8		371	577	287		864
	CENSUS TOTAL	1,334	835	13	2,182	942	46	2	990	2,276	881	15	3,172
606	606.01	147			147	31			31	178			178

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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		101	270	1,275		101	1,376
	CENSUS TOTAL	1,253			1,253	200		101	301	1,453		101	1,554
607 /1	607.01	2,174	196	303	2,673	126	1		127	2,300	197	303	2,800
	CENSUS TOTAL	2,174	196	303	2,673	126	1		127	2,300	197	303	2,800
608 /1	608.01	866	63	185	1,114	53			53	919	63	185	1,167
	CENSUS TOTAL	866	63	185	1,114	53			53	919	63	185	1,167
609 /1	609.01	772	84		856	42			42	814	84		898
	CENSUS TOTAL	772	84		856	42			42	814	84		898
610 /1	610.01	715	81	36	832	34			34	749	81	36	866
	CENSUS TOTAL	715	81	36	832	34			34	749	81	36	866
611	611.01	639			639	73			73	712			712
	611.02	1,051	398	300	1,749	205	22	8	235	1,256	420	308	1,984
	CENSUS TOTAL	1,690	398	300	2,388	278	22	8	308	1,968	420	308	2,696
612	612.01	189			189	58			58	247			247
	612.02	941	39		980	270	2		272	1,211	41		1,252
	612.03	69			69	70			70	139			139
	612.04	14			14		56	598	654	14	56	598	668
	CENSUS TOTAL	1,213	39		1,252	398	58	598	1,054	1,611	97	598	2,306
615	615.01	148	23		171	229	7		236	377	30		407
	615.02	266			266	55			55	321			321
	615.03	172	265		437	42	20	9	71	214	285	9	508
	615.04	21	503		524	49	173	187	409	70	676	187	933
	615.05	89			89					89			89
	CENSUS TOTAL	696	791		1,487	375	200	196	771	1,071	991	196	2,258
616	616.01	131	541		672	62	58	8	128	193	599	8	800
	616.02	309	44		353	89	15		104	398	59		457
	616.04	9		783	792			512	512	9		1,295	1,304
	616.05	50	312		362	15	9		24	65	321		386
	616.06	2			2					2			2

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	501	897	783	2,181	166	82	520	768	667	979	1,303	2,949
617	617.01	30	1,053	750	1,833	251	104	102	457	281	1,157	852	2,290
	617.02	158			158	101		226	327	259		226	485
	CENSUS TOTAL	188	1,053	750	1,991	352	104	328	784	540	1,157	1,078	2,775
618	618.01	66		313	379	40		233	273	106		546	652
	618.02	18	1,263	942	2,223		71	19	90	18	1,334	961	2,313
	CENSUS TOTAL	84	1,263	1,255	2,602	40	71	252	363	124	1,334	1,507	2,965
619	619.02	224	176	1,521	1,921	28		49	77	252	176	1,570	1,998
	CENSUS TOTAL	224	176	1,521	1,921	28		49	77	252	176	1,570	1,998
701	701.01	281			281	28			28	309			309
	701.02	448			448	42			42	490			490
	701.03	58			58	51			51	109			109
	701.04	133	35		168	211			211	344	35		379
	CENSUS TOTAL	920	35		955	332			332	1,252	35		1,287
702	702.01	2			2					2			2
	CENSUS TOTAL	2			2					2			2
703	703.01	660			660	112			112	772			772
	703.02	121			121	31			31	152			152
	703.03	299			299	87			87	386			386
	CENSUS TOTAL	1,080			1,080	230			230	1,310			1,310
704	704.01	294	227		521	142			142	436	227		663
	704.02	42			42	9			9	51			51
	704.03	359			359	139			139	498			498
	704.04	256			256	62			62	318			318
	704.05	497			497	78			78	575			575
	CENSUS TOTAL	1,448	227		1,675	430			430	1,878	227		2,105
705	705.01	110			110	47			47	157			157
	705.02	328			328	5			5	333			333
	705.03	427	281		708	166	5	38	209	593	286	38	917

(CONTINUED)



Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	293			293	13			13	306			306
	705.05	156			156	99			99	255			255
	705.06	3		500	503					3		500	503
	CENSUS TOTAL	1,317	281	500	2,098	330	5	38	373	1,647	286	538	2,471
706	706.01	178			178	126			126	304			304
	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	156	13		169	13	14	1	28	169	27	1	197
	CENSUS TOTAL	703	84	144	931	189	75	1	265	892	159	145	1,196
707	707.01	270	7		277	27	14	7	48	297	21	7	325
	707.02	397			397	51			51	448			448
	707.03	279	1		280	48			48	327	1		328
	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	1,777	8		1,785	132	14	7	153	1,909	22	7	1,938
708	708.01	241	32		273	9			9	250	32		282
	708.02	608	175		783	10		33	43	618	175	33	826
	CENSUS TOTAL	849	207		1,056	19		33	52	868	207	33	1,108
709	709.01	483		240	723	98			98	581		240	821
	709.02	495	221		716	33	11		44	528	232		760
	709.03	255			255	13			13	268			268
	709.04	77	251		328	81	55		136	158	306		464
	709.05	322	23		345	52			52	374	23		397
	709.06	105			105	12			12	117			117
	CENSUS TOTAL	1,737	495	240	2,472	289	66		355	2,026	561	240	2,827
710	710.01	58			58	24			24	82			82
	710.02	218			218	37	2		39	255	2		257
	710.03	179			179	45		21	66	224		21	245

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	455			455	106	2	21	129	561	2	21	584
711	711.01	157	17		174	1			1	158	17		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	366			366	62			62	428			428
	CENSUS TOTAL	2,071	17	340	2,428	87			87	2,158	17	340	2,515
712	712.01	1			1					1			1
	712.02												
	712.03	42	176		218	18			18	60	176		236
	712.04	43	348	2,401	2,792	43		92	135	86	348	2,493	2,927
	CENSUS TOTAL	86	524	2,401	3,011	61		92	153	147	524	2,493	3,164
713	713.01	256	638	2,385	3,279	159		93	252	415	638	2,478	3,531
	713.02	554	49		603	58	4	72	134	612	53	72	737
	CENSUS TOTAL	810	687	2,385	3,882	217	4	165	386	1,027	691	2,550	4,268
714	714.01	691	514	414	1,619	177	13	18	208	868	527	432	1,827
	714.02	254		639	893	15			15	269		639	908
	CENSUS TOTAL	945	514	1,053	2,512	192	13	18	223	1,137	527	1,071	2,735
801	801.01	349			349	227			227	576			576
	801.02	215	1		216	62			62	277	1		278
	801.03	198			198	181			181	379			379
	801.04	254			254	106			106	360			360
	801.05	199			199	116			116	315			315
	CENSUS TOTAL	1,215	1		1,216	692			692	1,907	1		1,908
802	802.01	306			306	575			575	881			881
	802.02	449			449	131			131	580			580

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	75			75	585			585
	802.04			2,170	2,170		49	148	197		49	2,318	2,367
	802.05												
	CENSUS TOTAL	1,265		2,170	3,435	781	49	148	978	2,046	49	2,318	4,413
803	803.01	838			838	269			269	1,107			1,107
	803.02	249			249	59			59	308			308
	803.03	808	2		810	629			629	1,437	2		1,439
	803.04	1			1					1			1
	CENSUS TOTAL	1,896	2		1,898	957			957	2,853	2		2,855
804	804.01	550			550	196			196	746			746
	804.02	615			615	244			244	859			859
	804.03	361			361	125			125	486			486
	804.04	343			343	226			226	569			569
	804.05	760			760	213			213	973			973
	CENSUS TOTAL	2,629			2,629	1,004			1,004	3,633			3,633
805	805.01	1,687			1,687	266			266	1,953			1,953
	805.02	1,497	219		1,716	401			401	1,898	219		2,117
	805.03	632	1,077	274	1,983	225	109		334	857	1,186	274	2,317
	CENSUS TOTAL	3,816	1,296	274	5,386	892	109		1,001	4,708	1,405	274	6,387
808 /2	808.01	1,166	854	494	2,514	536	40	37	613	1,702	894	531	3,127
	CENSUS TOTAL	1,166	854	494	2,514	536	40	37	613	1,702	894	531	3,127
809 /2	809.01	1,478	893	1,136	3,507	325	73	399	797	1,803	966	1,535	4,304
	CENSUS TOTAL	1,478	893	1,136	3,507	325	73	399	797	1,803	966	1,535	4,304
810	810.01	207	797		1,004	117		623	740	324	797	623	1,744
	CENSUS TOTAL	207	797		1,004	117		623	740	324	797	623	1,744
811	811.01	30			30	3			3	33			33
	811.02	281	107	283	671	218	662	2,163	3,043	499	769	2,446	3,714
	811.03	964			964	326			326	1,290			1,290
	811.04	1,268			1,268	167			167	1,435			1,435

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	2,543	107	283	2,933	714	662	2,163	3,539	3,257	769	2,446	6,472
812	812.01	1,026	548	694	2,268	162	2		164	1,188	550	694	2,432
	CENSUS TOTAL	1,026	548	694	2,268	162	2		164	1,188	550	694	2,432
814	814.01	1,108	1,127	446	2,681	14			14	1,122	1,127	446	2,695
	CENSUS TOTAL	1,108	1,127	446	2,681	14			14	1,122	1,127	446	2,695
815	815.01	759			759	40			40	799			799
	CENSUS TOTAL	759			759	40			40	799			799
816	816.01	456			456	37			37	493			493
	816.02	556			556	24			24	580			580
	CENSUS TOTAL	1,012			1,012	61			61	1,073			1,073
817	817.01	530			530	200			200	730			730
	817.02	472			472	181			181	653			653
	817.03	611			611	52			52	663			663
	817.04	299	375	1,072	1,746	98	349		447	397	724	1,072	2,193
	CENSUS TOTAL	1,912	375	1,072	3,359	531	349		880	2,443	724	1,072	4,239
819	819.01	150	325	922	1,397	86			86	236	325	922	1,483
	819.02	458			458	164			164	622			622
	CENSUS TOTAL	608	325	922	1,855	250			250	858	325	922	2,105
820	820.01	750	542	292	1,584	509	163	84	756	1,259	705	376	2,340
	820.02	154	320		474	1			1	155	320		475
	CENSUS TOTAL	904	862	292	2,058	510	163	84	757	1,414	1,025	376	2,815
821	821.01	90	563	837	1,490					90	563	837	1,490
	CENSUS TOTAL	90	563	837	1,490					90	563	837	1,490
822	822.01		30	180	210		80	512	592		110	692	802
	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	1,785	2,639	1	81	589	671	125	811	2,374	3,310
823	823.01	569	3,036	1,897	5,502	2	66	111	179	571	3,102	2,008	5,681
	CENSUS TOTAL	569	3,036	1,897	5,502	2	66	111	179	571	3,102	2,008	5,681

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	203			203	41	256	698	995	244	256	698	1,198
	825.02	3,223	446		3,669	549			549	3,772	446		4,218
	CENSUS TOTAL	3,426	446		3,872	590	256	698	1,544	4,016	702	698	5,416
826	826.01	602			602	202			202	804			804
	826.02	1,473	1,149		2,622	791	55		846	2,264	1,204		3,468
	CENSUS TOTAL	2,075	1,149		3,224	993	55		1,048	3,068	1,204		4,272
901	901.01	4			4					4			4
	901.02	12			12	61			61	73			73
	901.03	1,043			1,043	33			33	1,076			1,076
	901.04	1			1	46			46	47			47
	901.05	1,446	647	228	2,321	72			72	1,518	647	228	2,393
	901.06												
	CENSUS TOTAL	2,506	647	228	3,381	212			212	2,718	647	228	3,593
905	905.01	156	311	748	1,215	115			115	271	311	748	1,330
	905.02	1,442	87		1,529	897	91		988	2,339	178		2,517
	CENSUS TOTAL	1,598	398	748	2,744	1,012	91		1,103	2,610	489	748	3,847
909 /3	909.01	68			68	73			73	141			141
	CENSUS TOTAL	68			68	73			73	141			141
910	910.01	8			8	144			144	152			152
	910.02	487			487	386			386	873			873
	CENSUS TOTAL	495			495	530			530	1,025			1,025
911	911.01	2,112	2,019		4,131	315			315	2,427	2,019		4,446
	CENSUS TOTAL	2,112	2,019		4,131	315			315	2,427	2,019		4,446
912	912.01	358	1,381	252	1,991	39	433	65	537	397	1,814	317	2,528
	912.02					57	421	838	1,316	57	421	838	1,316
	CENSUS TOTAL	358	1,381	252	1,991	96	854	903	1,853	454	2,235	1,155	3,844
913	913.01	22			22	58			58	80			80

(CONTINUED)

Housing Units at Planned Buildout  
Census and Subcensus Tract  
(January 1994)

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	36			36	22			22	58			58
	913.03	203	57	215	475	77	171		248	280	228	215	723
	913.04	419	1,388	1,058	2,865	495	734	916	2,145	914	2,122	1,974	5,010
	CENSUS TOTAL	680	1,445	1,273	3,398	652	905	916	2,473	1,332	2,350	2,189	5,871
914	914.01	1,907	2,967	516	5,390	828	263	33	1,124	2,735	3,230	549	6,514
	CENSUS TOTAL	1,907	2,967	516	5,390	828	263	33	1,124	2,735	3,230	549	6,514
915	915.01	1,315	1		1,316	845			845	2,160	1		2,161
	915.02	159	292		451	496	260		756	655	552		1,207
	915.03	5		164	169	3		38	41	8		202	210
	CENSUS TOTAL	1,479	293	164	1,936	1,344	260	38	1,642	2,823	553	202	3,578
916	916.01	1,349	1,126	1	2,476	149	26	17	192	1,498	1,152	18	2,668
	CENSUS TOTAL	1,349	1,126	1	2,476	149	26	17	192	1,498	1,152	18	2,668
917	917.01	14	727	749	1,490	30	382	375	787	44	1,109	1,124	2,277
	917.02	5		737	742	15	53		68	20	53	737	810
	917.03	70			70	873			873	943			943
	917.04	103	271	768	1,142	112	131	279	522	215	402	1,047	1,664
	CENSUS TOTAL	192	998	2,254	3,444	1,030	566	654	2,250	1,222	1,564	2,908	5,694
918	918.01	1,933	270	1,693	3,896	179			179	2,112	270	1,693	4,075
	CENSUS TOTAL	1,933	270	1,693	3,896	179			179	2,112	270	1,693	4,075
919	919.01	102			102	104			104	206			206
	919.02	123			123	60			60	183			183
	919.03	147			147	75			75	222			222
	919.04	47			47	17			17	64			64
	919.05	112			112	249			249	361			361
	919.06	40			40	18			18	58			58
	919.07	90			90	81			81	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 1994)

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	46			46	10			10	56			56
	919.12	91			91	11			11	102			102
	CENSUS TOTAL	967			967	651			651	1,618			1,618
920	920.01	647			647	272			272	919			919
	920.02	653	2		655	83			83	736	2		738
	920.03	655			655	125			125	780			780
	CENSUS TOTAL	1,955	2		1,957	480			480	2,435	2		2,437
921	921.01	81			81	20			20	101			101
	921.02	125			125	42			42	167			167
	921.03	328			328	85			85	413			413
	921.04	218			218	12			12	230			230
	921.05	238			238	206			206	444			444
	921.06	347			347	49			49	396			396
	921.07	746			746	15			15	761			761
	CENSUS TOTAL	2,083			2,083	429			429	2,512			2,512
922	922.01	115			115	32	4	4	40	147	4	4	155
	922.02	427			427	459			459	886			886
	922.03	1,558	115		1,673	413	79		492	1,971	194		2,165
	922.04	181			181	161			161	342			342
	922.05	900			900	470			470	1,370			1,370
	CENSUS TOTAL	3,181	115		3,296	1,535	83	4	1,622	4,716	198	4	4,918
923	923.01	616	467		1,083	42			42	658	467		1,125
	CENSUS TOTAL	616	467		1,083	42			42	658	467		1,125
924	924.01	307	1,211		1,518	182			182	489	1,211		1,700
	CENSUS TOTAL	307	1,211		1,518	182			182	489	1,211		1,700
TOTAL		169,738	74,581	77,688	322,007	41,411	11,035	16,999	69,445	211,149	85,616	94,687	391,452

- 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).