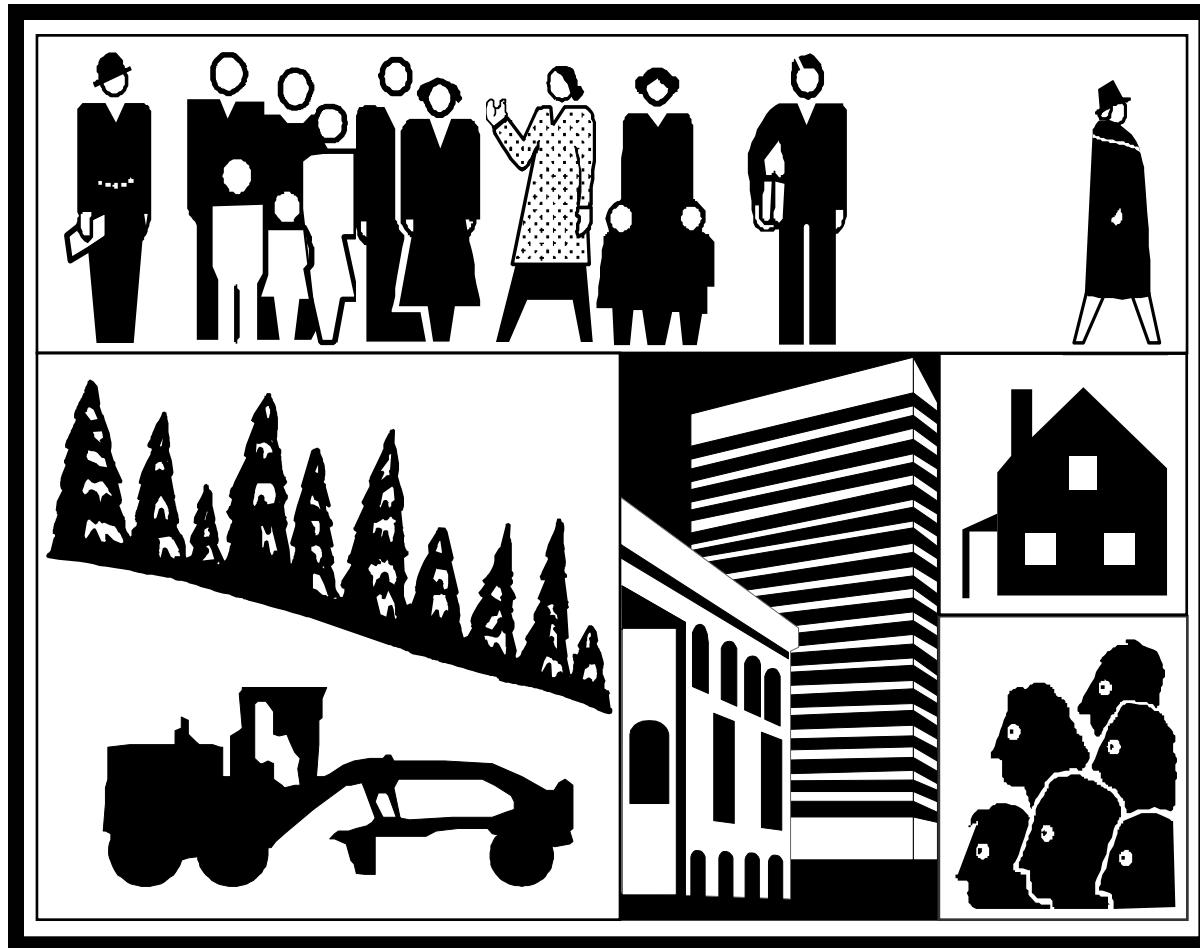


Demographic Reports 2004

A Report of the Urban Development Information System (UDIS)



County of Fairfax
Virginia



Fairfax County Department of Systems Management for Human Services

Demographic Reports 2004

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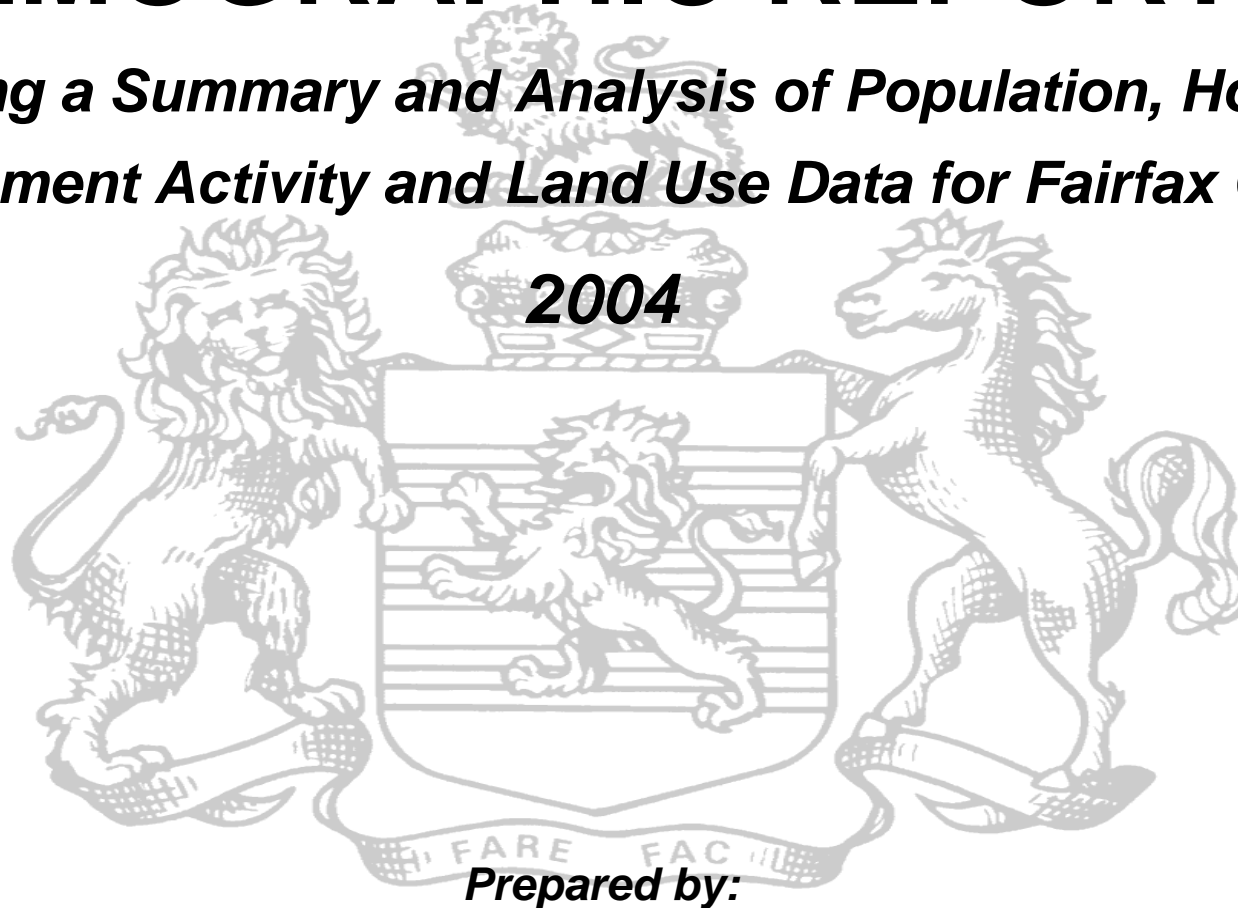
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DEMOGRAPHIC REPORTS[®]

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



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FOREWORD

The Demographic 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 trends 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 gross floor area; and existing and planned land use data. Various geographic arrangements are used to present the data, such as supervisor districts, planning districts, human services regions, sewersheds, and census/subcensus tracts. Also, most of the sections of the Demographic Reports consist of methodologies, tables and graphs. All information, except the historical and forecast data, is as of January 1, 2003.

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, existing residential and non-residential condominium projects, office building listings with gross floor area

information, listings of wholesale and warehouse storage facilities.

Tabular data presented in the Demographic Reports is available electronically on the world wide web at <http://www.fairfaxcounty.gov/aboutfairfax>. The printed report and computer diskettes containing tabular data are both available from the Maps and Publications Sales office with Fairfax County. The address and telephone number for the Maps and Publications office is as follows:

**Maps and Publications Sales
12000 Government Center Parkway
Suite 156
Fairfax, Virginia 22035-0009
(703) 324-2974.**

Inquiries concerning the Demographic Reports should be directed to:

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for Human Services
12011 Government Center Parkway
Suite 222
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(703) 324-4519 or
TTY: 711 (Virginia Relay).**

NOTES

The population and housing unit estimates and forecasts, the residential development activity summaries, the nonresidential gross floor area summaries, and the land use summaries for Fairfax County are produced by the Research, Analysis and Project Services Group of the Fairfax County Department of Systems Management for Human Services, using the Urban Development Information System (UDIS). All information produced reflects estimates and forecasts as of January 1 of each year. Periodically, Fairfax County's estimates and forecasts, in conjunction with estimates and forecasts from other local jurisdictions, are provided to the Metropolitan Washington Council of Governments (MWCOC) for purposes of transportation planning, air quality modeling and other programs of regional significance.

MAP NOTES

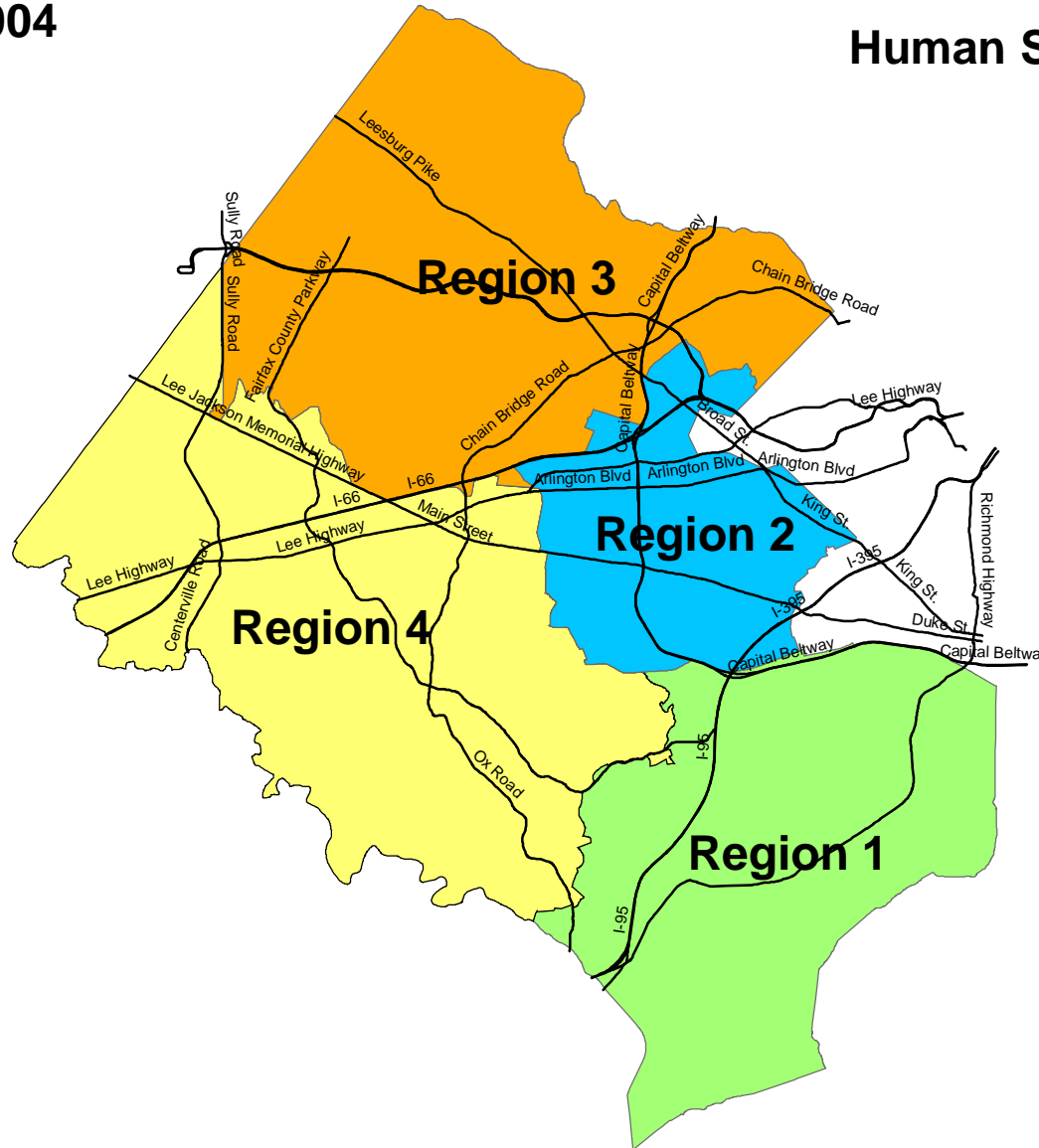
The information contained in the Demographic Reports is presented in a variety of geographic arrangements -- supervisor district, planning district, human services region, sanitary sewershed, census tract and subcensus tract. The large-scale map (4,000 feet = 1 inch) included with the Demographic Reports displays supervisor districts, planning districts and census and subcensus tracts. A smaller scale map of human services regions and sanitary sewersheds with sewershed codes are displayed on the following pages. Additional copies of the large-scale map are available through Maps and Publications Sales in the Fairfax County Government Center (see address on page iv).

Fairfax County, Virginia January 2004



FIGURE 1.1

Human Services Regions



Source: Fairfax County Department of Systems Management for Human Services.

Fairfax County, Virginia January 2004

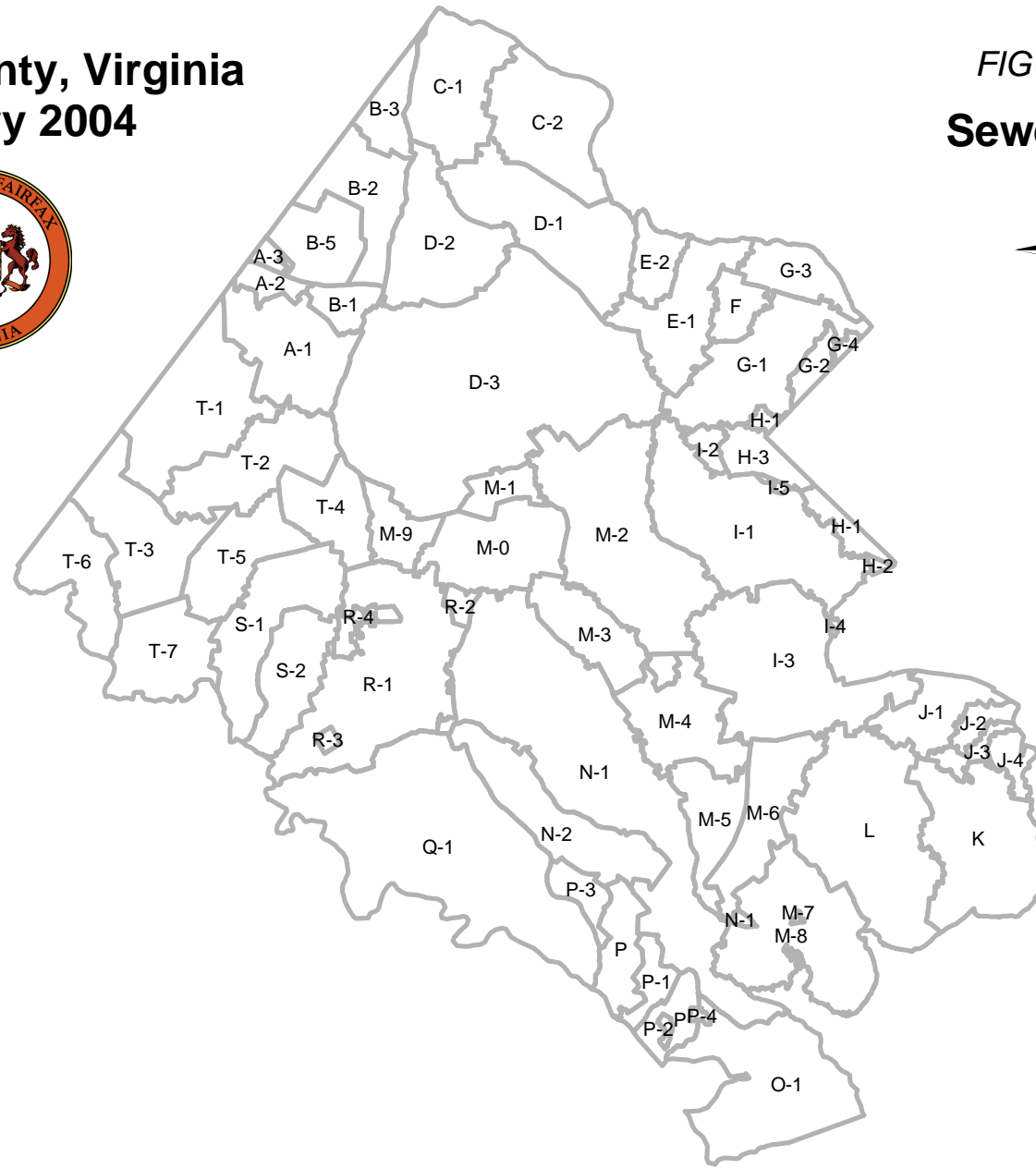
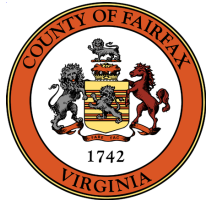


FIGURE 1.2
Sewersheds



Source: Fairfax County Department of Public Works and Environmental Services.

TABLE 1.1

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-0	Accotink Creek (City of Fairfax)	Lower Potomac
A-2	Horsepen Creek E Branch	Blue Plains	M-1	Accotink Creek	Lower Potomac
A-3	Horsepen Creek F Branch	Blue Plains	M-2	Accotink Creek	Lower Potomac
B-1	Sugarland Run	Blue Plains	M-3	Accotink Creek	Lower Potomac
B-2	Sugarland Run	Blue Plains	M-4	Accotink Creek	Lower Potomac
B-3	Sugarland Run	Blue Plains	M-5	Accotink Creek	Lower Potomac
B-5	Sugarland Run (Herndon) and Follylick Branch	Blue Plains	M-6	Long Branch	Lower Potomac
C-1	Nichols Run	None	M-7	Accotink Village	Lower Potomac
C-2	Pond Branch	Blue Plains	M-8	Fort Belvoir	Lower Potomac
D-1	Difficult Run	Blue Plains	M-9	Accotink Creek	Lower Potomac
D-2	Colvin Run	Blue Plains	N-1	Pohick Creek	Lower Potomac
D-3	Difficult Run	Blue Plains	N-2	Pohick Creek	Lower Potomac
E-1	Scotts Run	Blue Plains	O-1	Kane Branch	None
E-2	Bull Neck Run	None	P	Mill Branch	None
F	Dead Run	Blue Plains	P-1	Mill Branch (Lorton South)	Lower Potomac
G-1	Pimmit	Blue Plains	P-2	Mill Branch (Harbor View)	Harbor View
G-2	Little Pimmit	Blue Plains	P-3	Mill Branch (Giles Run)	Lower Potomac
G-3	Turkey Run	Blue Plains	P-4	Mill Branch (Gunston-Wiley)	Pump and Haul
G-4	Strohman Run	Blue Plains	Q-1	Occoquan	None
H-1	Four Mile Run	Arlington	R-1	Popes Head Creek	None
H-2	Four Mile Run	Arlington	R-2	Upper Popes Head Creek	Lower Potomac
H-3	Cameron (Falls Church Service Area)	Alexandria and Arlington	R-3	Popes Head Creek (Clifton)	Pump and Haul
I-1	Cameron Run	Alexandria	R-4	Popes Head Creek	UOSA
I-2	Cameron Run	Alexandria	S-1	Little Rocky Run	UOSA
I-3	Cameron Run	Alexandria	S-2	Johnny Moore Creek	None
I-4	Cameron Run	Alexandria	T-1	Cub Run	UOSA
I-5	Cameron Run	Alexandria	T-2	Cub Run	UOSA
J-1	Cameron Run	Alexandria	T-3	Cub Run	UOSA
J-2	Cameron Run	Alexandria	T-4	Cub Run	UOSA
J-3	Cameron Run	Alexandria	T-5	Cub Run	UOSA
J-4	Cameron Run	Alexandria	T-6	Bull Run	None
K	Little Hunting Creek	Lower Potomac	T-7	Cub Run	UOSA
L	Dogue Creek	Lower Potomac			

DEMOGRAPHIC TRENDS NOTES

The following section provides an overview of the information about Fairfax County. This section presents tables and graphics on the following subjects:

Population, Housing Units and Households
Population Age Distributions
Racial and Ethnic Distributions
Measures of Income
Housing Units by Type of Structure
Rental Housing Complex Characteristics
Market Value of Housing Units
Unemployment Rates and Total Employment

Data presented cover historical, current and future time frames.

More detailed information about some of these subjects can be found in other sections of the [Demographic Reports](#).

TABLE 2.1

**Historical, Estimated and Forecast
Population, Housing Units and Occupied Housing Units
Fairfax County, 1970 through 2025**

Year	Population			Total Housing Units ¹	Households ²		
	Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	454,300 ³	--	--	130,800	126,500	--	--
1975	537,200	16,600	3.4%	173,000	166,400	8,000	5.6%
1980	596,900	11,900	2.1%	215,600	205,200	7,800	4.3%
1985	668,300	14,300	2.3%	247,800	238,500	6,700	3.1%
1990	818,600	30,100	4.1%	302,500	289,000	10,100	3.9%
1995	879,400	12,200	1.4%	328,200	317,000	5,600	1.9%
2000	969,700	18,100	2.0%	359,000	353,100	7,200	2.2%
2001	984,400	14,700	1.5%	363,300	358,100	5,000	1.4%
2002	1,004,400	20,000	2.0%	370,600	363,700	5,600	1.6%
2003	1,012,100	7,700	0.8%	373,900	366,600	2,900	0.8%
2004	1,022,300	10,200	1.0%	378,600	370,300	3,700	1.0%
2005	1,041,200	18,900	1.8%	384,700	377,600	7,300	2.0%
2010	1,133,000	18,400	1.7%	419,900	411,500	6,800	1.7%
2015	1,179,300	9,300	0.8%	436,400	427,600	3,200	0.8%
2020	1,193,400	2,800	0.2%	441,500	432,600	1,000	0.2%
2025	1,197,800	900	0.1%	443,100	434,100	300	0.1%

Sources: U.S. Bureau of the Census, 1970, 1980, 1990 and 2000 (figures as of April 1);

Department of Systems Management for Human Services, Fairfax County, 1975, 1985, 1995, 2001 through 2025 (figures as of January 1), 2004 UDIS.

Note: All numbers are rounded to nearest hundred.

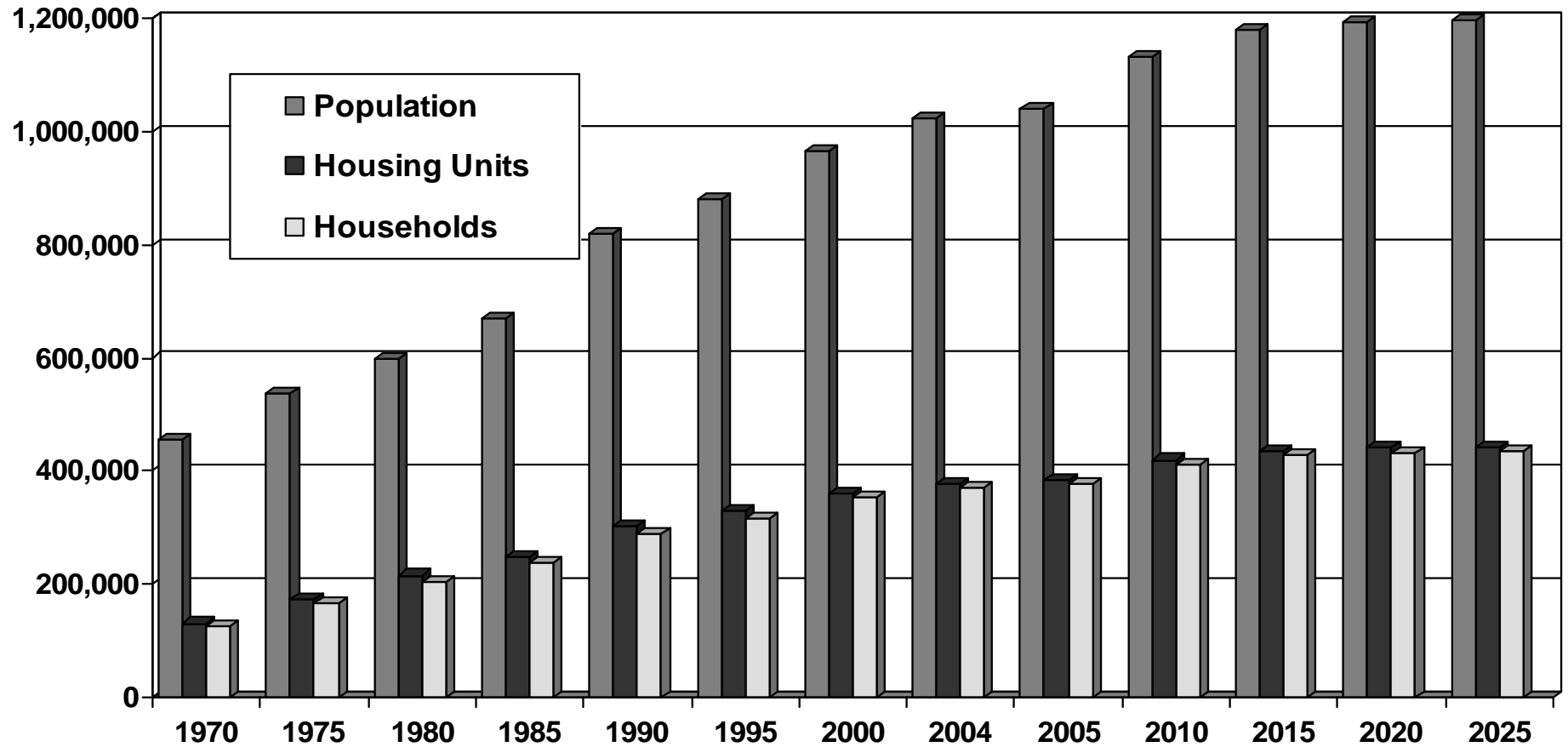
¹ 1970 and 1980 figures are Census counts and include Fort Belvoir. All other years exclude Fort Belvoir housing units.

² 1970 and 1980 figures are Census counts and include Fort Belvoir. All other years exclude Fort Belvoir housing units.

³ Datum is 1970 Census total population after 1975 revision.

FIGURE 2.1

**Historical, Estimated and Forecast
Population, Housing Units and Households
Fairfax County, 1970 through 2025**



Sources: U.S. Bureau of the Census, U.S. Censuses of Population and Housing, population, housing units, and households, 1970 and 1980; and population, 1990 and 2000; Fairfax County Department of Systems Management for Human Services, population, housing units, and households, 1975, 1985, 1995, 2004 through 2025; and housing units and households, 1990 and 2000; 2004 UDIS.

TABLE 2.2**Population Age Distribution
Fairfax County, 1970 through 2003**

Age Group	1970 ¹		1980		1990		2000		2003 ²	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	40,726	9.0%	38,326	6.4%	57,892	7.1%	67,781	7.0%	69,221	7.0%
5 to 9	52,113	11.5%	45,307	7.6%	55,698	6.8%	70,076	7.2%	71,971	7.2%
10 to 14	56,178	12.3%	54,936	9.2%	53,112	6.5%	68,544	7.1%	72,450	7.3%
15 to 19	42,934	9.4%	54,754	9.2%	54,207	6.6%	59,762	6.2%	62,171	6.3%
20 to 24	34,269	7.5%	47,646	8.0%	59,425	7.3%	52,425	5.4%	50,251	5.1%
25 to 34	64,926	14.3%	112,191	18.8%	158,602	19.4%	150,257	15.5%	128,536	12.9%
35 to 44	67,648	14.9%	98,037	16.4%	158,119	19.3%	178,871	18.4%	176,633	17.8%
45 to 54	59,141	13.0%	70,151	11.8%	107,709	13.2%	157,350	16.2%	164,698	16.6%
55 to 64	23,412	5.1%	48,564	8.1%	60,276	7.4%	87,865	9.1%	114,497	11.5%
65 and Over	13,674	3.0%	26,989	4.5%	53,544	6.5%	76,818	7.9%	82,996	8.4%
Total	455,021	100.0%	596,901	100.0%	818,584	100.0%	969,749	100.0%	993,424	100.0%
Median Age	25.2 Years		30.1 Years		33.1 Years		35.9 Years		37.9 Years	

Source: U.S. Bureau of the Census, U.S. Census of Population, 1970 through 2000; and U.S. Bureau of the Census, 2003 American Community Survey, 2003 age distribution.

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

¹ The 1970 Fairfax County population total was revised to 454,275 in September 1975 by the Census Bureau. However, population age distributions were not made available based on this revised total.

² The 2003 population figure only includes those persons living in housing units (household population). Excluded are persons living in group quarters such as nursing homes, dormitories, and correctional facilities.

TABLE 2.3

**Projected Population Age Distribution
Fairfax County, 2005 through 2025**

Age Group	2005		2010		2015		2020		2025	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	72,571	7.0%	78,142	6.9%	80,886	6.9%	79,980	6.7%	78,734	6.6%
5 to 9	70,677	6.8%	76,917	6.8%	79,026	6.7%	79,394	6.7%	78,364	6.5%
10 to 14	73,430	7.1%	76,452	6.7%	79,637	6.8%	79,904	6.7%	79,821	6.7%
15 to 19	62,407	6.0%	67,747	6.0%	68,494	5.8%	69,486	5.8%	69,362	5.8%
20 to 24	59,988	5.8%	64,930	5.7%	65,596	5.6%	64,152	5.4%	64,159	5.4%
25 to 34	155,268	14.9%	171,907	15.2%	174,105	14.8%	168,706	14.1%	165,000	13.8%
35 to 44	182,902	17.6%	189,049	16.7%	193,045	16.4%	192,734	16.1%	189,623	15.8%
45 to 54	164,606	15.8%	179,909	15.9%	184,749	15.7%	183,748	15.4%	183,251	15.3%
55 to 64	111,670	10.7%	123,474	10.9%	129,121	10.9%	136,726	11.5%	138,519	11.6%
65 and Over	87,725	8.4%	104,431	9.2%	124,599	10.6%	138,573	11.6%	150,962	12.6%
Total	1,041,242	100.0%	1,132,957	100.0%	1,179,258	100.0%	1,193,402	100.0%	1,197,796	100.0%

Source: Fairfax County Department of Systems Management for Human Services, 2004.

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

TABLE 2.4

**Population of Towns
Fairfax County, 1984 through 2004**

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
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
1995	222	16,737	14,838	31,798
1996	218	17,836	15,099	33,153
1997	218	18,085	15,122	33,425
1998	223	18,419	15,654	34,296
1999	223	18,522	15,672	34,471
2000	185	21,655	14,453	36,293
2001	253	18,818	15,543	34,614
2002	273	19,141	15,669	35,083
2003	280	19,721	15,649	35,650
2004	276	19,742	15,660	35,678

Sources: U.S. Bureau of the Census, *Census of Population and Housing, 1990 and 2000*;

Fairfax County Department of Systems Management for Human Services,
1983 through 1989, 1991 through 1999, 2001 through 2004 UDIS.

TABLE 2.5

**Racial and Ethnic Population Distribution
Fairfax County, 1990, 2000 and 2003**

Race	1990		2000		2003 ¹	
	Persons	Percent	Persons	Percent	Persons	Percent
White	665,399	81.3%	677,904	69.9%	699,126	70.4%
Black	63,325	7.7%	83,098	8.6%	85,113	8.6%
Asian and Pacific Islander	69,338	8.5%	126,729	13.1%	159,860	16.1%
American Indian and Alaska Native	2,038	0.2%	2,561	0.3%	2,189	0.2%
Other	18,484	2.3%	79,457	8.2%	47,136	4.7%
<i>Fairfax County</i>	818,584	100.0%	969,749	100.0%	993,424	100.0%
Hispanic*	51,874	6.3%	106,958	11.0%	122,492	12.3%

Source: U.S. Bureau of the Census, *Census of Population and Housing, 1990 and 2000*; American Community Survey, 2003.

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

¹ The 2003 population figure only includes those persons living in housing units (household population).

Excluded are persons living in group quarters such as nursing homes, dormitories, and correctional facilities.

* Hispanic persons may be of any race.

TABLE 2.6		
Household and Family Income Distribution Fairfax County, 2003		
Income Level	Percent of Households	Percent of Families
Under \$25,000	8.9%	5.0%
\$25,000 - \$49,999	17.7%	15.4%
\$50,000 - \$74,999	18.8%	16.5%
\$75,000 - \$99,999	15.9%	16.4%
\$100,000 - \$149,999	21.2%	24.2%
\$150,000 or More	17.6%	22.4%
Total	100.0%	100.0%

Source: U.S. Bureau of the Census, 2003 American Community Survey.

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

TABLE 2.7		
Estimates of Median Household Income and Median Family Income Fairfax County, 1979 through 2003		
Year	Median Household Income	Median Family Income
1979	\$30,078	\$33,236
1981	n/a	\$41,600
1983	\$42,600	\$47,100
1985	\$49,700	\$54,200
1987	\$55,100	\$62,000
1989	\$59,284	\$65,201
1991	\$61,000	\$70,000
1993	\$64,000	\$72,000
1994	\$66,000	\$74,000
1995	\$70,000	\$78,000
1997	\$72,000	\$84,000
1999	\$81,050	\$92,146
2000	\$82,000	\$95,000
2001	\$84,683	\$99,085
2002	\$85,310	\$95,612
2003	\$80,753	\$93,978

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1979, 1989 and 1999; U.S. Bureau of the Census, 2001 Supplemental Survey; American Community Survey, 2002 & 2003; and Fairfax County Department of Systems Management for Human Services, all other years.

Household Income is defined as that income which is available to all residents of a housing unit, regardless of relationship.

Income is from all sources, before taxes and deductions, and includes wages, business, retirement, SSI, alimony, child support, interest, etc.

Family Income is derived by including only those households containing two or more persons related by blood, marriage or adoption.

TABLE 2.8

**Historical, Estimated and Forecast Housing Units
by Type of Structure
Fairfax County, 1950 through 2025**

Year	Single Family		Townhouse		Multifamily		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
1950	19,979	75.2%	1,997	7.5%	4,582	17.3%	26,558	100.0%
1960	59,261	85.7%	3,526	5.1%	6,394	9.2%	69,181	100.0%
1970 ¹	91,134	69.7%	7,747	5.9%	31,887	24.4%	130,768	100.0%
1980 ¹	125,717	58.3%	31,882	14.8%	58,072	26.9%	215,671	100.0%
1990	163,029	53.9%	67,306	22.3%	72,129	23.8%	302,464	100.0%
1995	172,359	52.5%	77,356	23.6%	78,436	23.9%	328,151	100.0%
2000	181,591	50.6%	87,171	24.3%	90,198	25.1%	358,960	100.0%
2004	187,032	49.4%	93,107	24.6%	98,500	26.0%	378,639	100.0%
2005	189,268	49.2%	95,321	24.8%	100,109	26.0%	384,698	100.0%
2010	201,380	48.0%	110,105	26.2%	108,457	25.8%	419,942	100.0%
2015	213,783	49.0%	111,835	25.6%	110,817	25.4%	436,435	100.0%
2020	217,477	49.3%	112,427	25.5%	111,586	25.3%	441,490	100.0%
2025	218,556	49.3%	112,659	25.4%	111,861	25.2%	443,076	100.0%

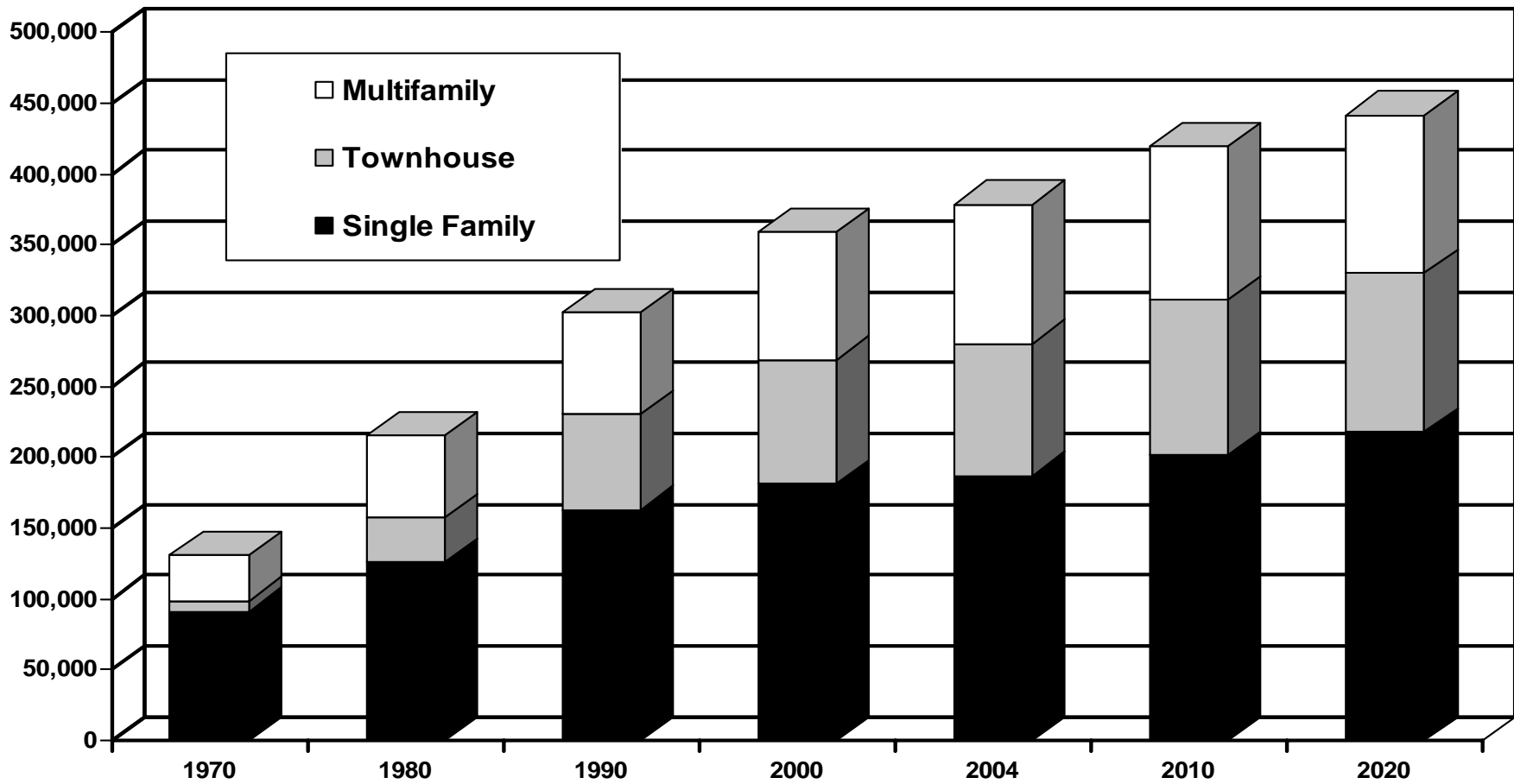
Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980;
Fairfax County Department of Systems Management for Human Services, 1990 through 2025, 2004 UDIS.

Note: 1950 through 2004 figures are estimates. 2005 through 2025 figures are forecasts. Due to rounding, total housing units on this page may not correspond with total housing units elsewhere. Single family category includes single family detached units and mobile homes; townhouse category includes single family attached, duplex and multiplex units; multifamily category includes garden, mid-rise and high-rise units.

¹ Data are estimates based on a sample and, therefore, may not agree with similar published information.

FIGURE 2.2

**Historical and Forecast Housing Units
by Type of Structure
Fairfax County, 1970 through 2020**



Sources: U.S. Census Bureau, 1970 and 1980;

Fairfax County Department of Systems Management for Human Services, 1990 through 2020, 2004 UDIS.

TABLE 2.9			
Rental Housing Complexes: Total Units, Vacancy Rate and Average Monthly Rent Fairfax County, 1980 through 2004			
Year	Total Units	Vacancy Rate	Average Monthly Rent
1980	44,130	4.1%	\$334
1981	43,114	2.6%	\$367
1982	42,238	2.6%	\$403
1983	41,600	3.0%	\$430
1984	40,813	2.1%	\$466
1985	40,186	2.2%	\$517
1986	40,762	2.5%	\$566
1987	41,745	4.4%	\$615
1988	42,802	3.1%	\$662
1989	45,578	7.4%	\$705
1990	48,567	6.6%	\$734
1991	49,253	7.6%	\$747
1992	50,148	6.2%	\$739
1993	49,811	5.2%	\$753
1994	50,184	4.7%	\$767
1995	50,111	4.9%	\$792
1996	51,186	5.4%	\$800
1997	52,024	5.0%	\$809
1998	54,243	5.5%	\$849
2000	57,226	1.6%	\$989
2001	59,128	2.5%	\$1,129
2002	60,175	5.5%	\$1,157
2003	61,297	5.6%	\$1,168
2004	62,934	5.8%	\$1,157

Source: Fairfax County Department of Systems Management for Human Services, 2004

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

TABLE 2.10		
Estimated Median Market Value Owned Housing Units Fairfax County, 1978 through 2004		
Year	Median Market Value	Percent Change
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%
1995	\$186,800	1.3%
1996	\$186,300	-0.3%
1997	\$185,700	-0.3%
1998	\$185,600	-0.1%
1999	\$192,100	3.5%
2000	\$226,800	18.1%
2001	\$229,200	1.1%
2002	\$265,600	15.9%
2003	\$307,600	15.8%
2004	\$349,000	13.5%

Source: Fairfax County Department of Systems Management for Human Services, 2004 UDIS.

TABLE 2.11**Population, Median Household Income and Median Family Income by Jurisdiction
Washington DC Metropolitan Area, State of Virginia and the United States, 2000**

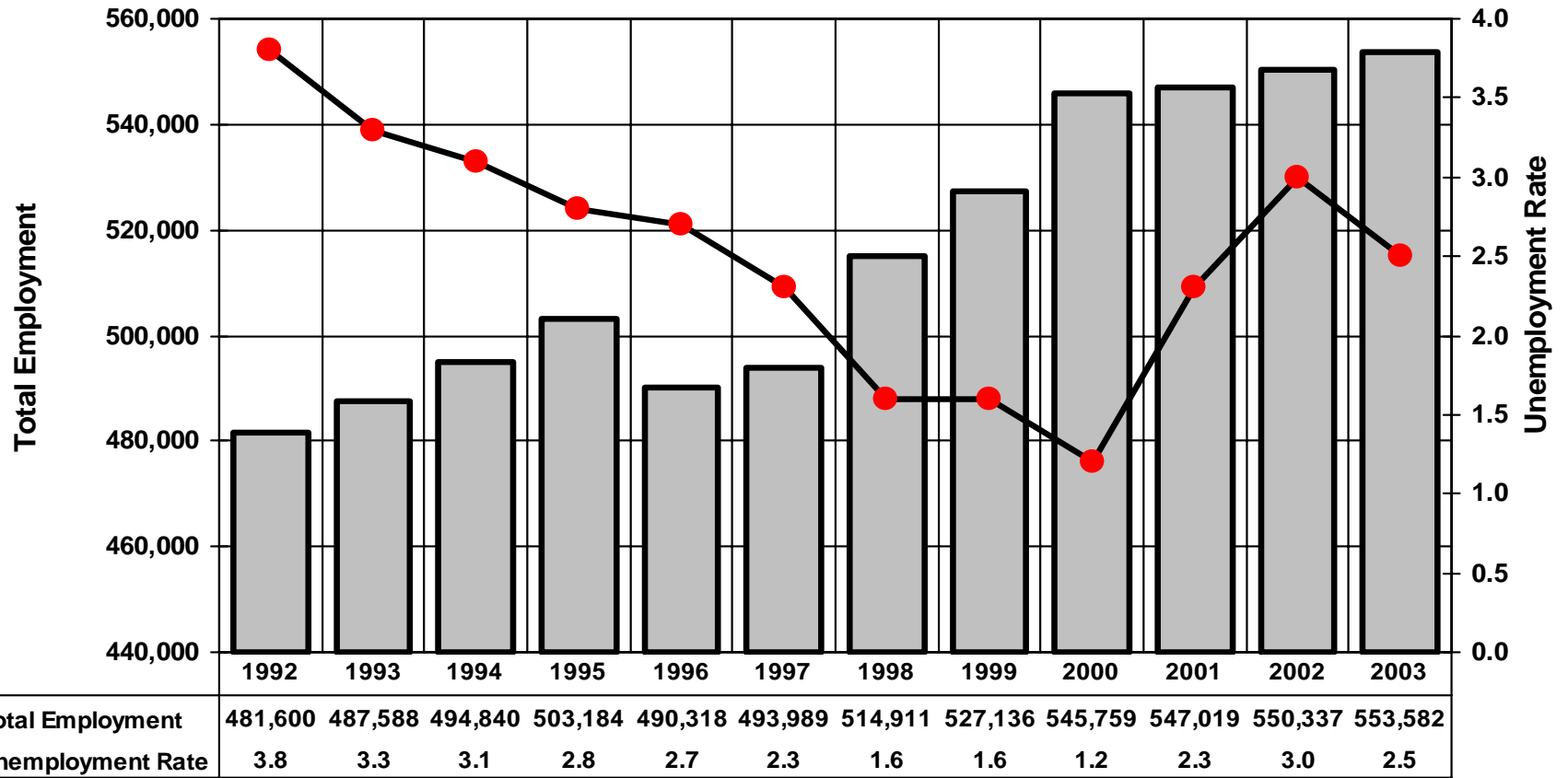
Jurisdiction	2000 Population	1999 Median Household Income	1999 Median Family Income
Fairfax County, VA	969,749	\$81,050	\$92,146
Arlington County, VA	189,453	\$63,001	\$78,877
Clarke County, VA	12,652	\$51,601	\$59,750
Culpeper County, VA	34,262	\$45,290	\$51,475
Fauquier County, VA	55,139	\$61,999	\$69,507
King George County, VA	16,803	\$49,882	\$55,160
Loudoun County, VA	169,599	\$80,648	\$88,387
Prince William County, VA	280,813	\$65,960	\$71,622
Spotsylvania County, VA	90,395	\$57,525	\$62,422
Stafford County, VA	92,446	\$66,809	\$71,575
Warren County, VA	31,584	\$42,422	\$50,487
Alexandria City, VA	128,283	\$56,054	\$67,023
Fairfax City, VA	21,498	\$67,642	\$78,921
Falls Church City, VA	10,377	\$74,924	\$97,225
Fredericksburg City, VA	19,279	\$34,585	\$47,148
Manassas City, VA	35,135	\$60,409	\$70,141
Manassas Park City, VA	10,290	\$60,794	\$61,075
Calvert County, MD	74,563	\$65,945	\$71,545
Charles County, MD	120,546	\$62,199	\$67,602
Frederick County, MD	195,277	\$60,276	\$67,879
Montgomery County, MD	873,341	\$71,551	\$84,035
Prince Georges County, MD	801,515	\$55,256	\$62,467
District of Columbia	572,059	\$40,127	\$46,283
Berkeley County, WV	75,905	\$38,763	\$44,302
Jefferson County, WV	42,190	\$44,374	\$51,351
Washington DC-MD-VA-WV PMSA	4,923,153	\$62,216	\$72,247
State of Virginia	7,078,515	\$46,677	\$54,169
United States	281,421,906	\$41,994	\$50,046

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing, 2000.

Note: Household Income is defined as that income which is available to all residents of a housing unit, regardless of relationship. Income is from all sources, before taxes and deductions, and includes wages, business, retirement, SSI, alimony, child support, interest, etc. Family Income is derived by including only those households containing two or more persons.

FIGURE 2.3

**Average Annual Unemployment Rate and
Total Employment
Fairfax County, 1992 through 2004**



Source: Virginia Employment Commission, 2004.

Note: Total Employment refers to the number of employed Fairfax County residents, regardless of their place of employment. Beginning in 1996, Total Employment was estimated based on revised benchmark. Therefore, figures beginning with 1996 may not be comparable to earlier figures.

CURRENT POPULATION

The current population estimates are summarized by supervisor district and township, planning district, sewershed, human services region, and census and subcensus tract. Total population is a combination of household population and group quarters population as of January 1 of the current year.

Household 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.

The household size factors used for the household population estimates are determined from the results of the most recent U.S. Census Bureau data. The vacancy rates for owned housing are determined using the Fairfax County Water Authority files, and other adjacent jurisdictions' water customer files, which serve Fairfax

County residents. The multifamily rental unit vacancies are derived from data gathered by the County.

Group quarters population for each geographical area is added to the household population estimate to obtain the total population estimate. The population of special institutions, such as Fort Belvoir, Fairfax County adult and juvenile detention centers, pre-release centers, nursing homes, George Mason University dormitories, and other group facilities, are obtained directly from these institutions. Institutional and group quarters population is included in all geographies.

Population Density

Population density is based on the total zoned acres or square miles in the County, excluding roads, water areas and other land that cannot be zoned or developed.

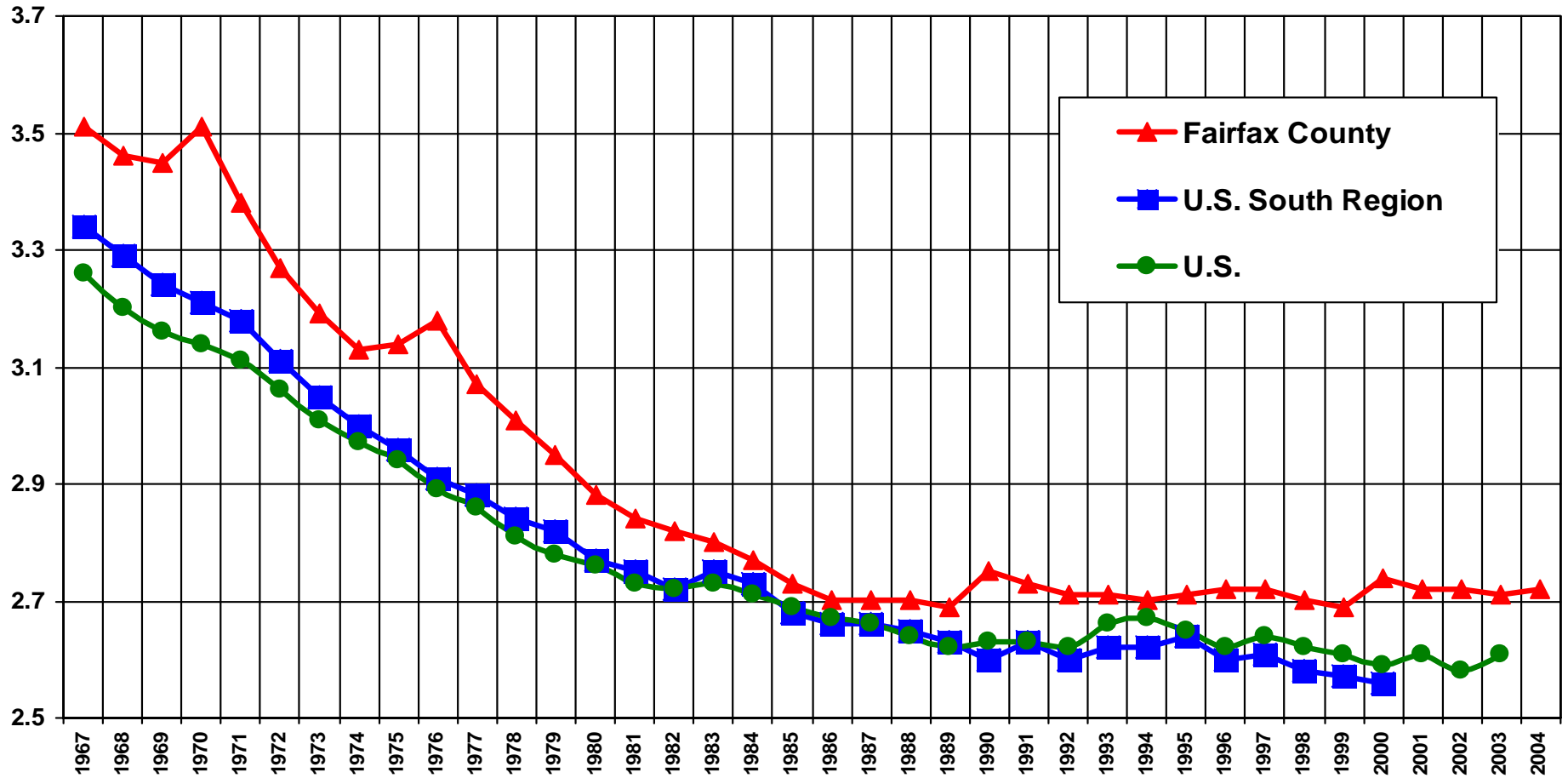
TABLE 3.1

**Average Household Size and Vacancy Rate by Planning District
Fairfax County, January 2004**

Planning District	Average Household Size (Persons per Occupied Unit)					Vacancy Rate			
	Single Family	Townhouse	Multi-Family	Mobile Home	Overall	Nonrental Complex Units		Rental Complex Units	Overall
						Single Family	Townhouse/Condo		
Annandale	2.88	2.82	2.45		2.77	1.0	0.3	5.2	2.1
Baileys	2.90	2.57	2.54		2.65	1.1	0.1	4.8	1.9
Bull Run	3.38	2.78	1.82	2.44	2.82	1.4	1.7	5.4	2.3
Fairfax	2.97	2.62	2.00	2.52	2.49	2.9	0.4	6.5	2.5
Jefferson	2.95	2.87	2.11		2.60	0.5	1.0	5.0	2.7
Lincolnia	2.98	2.90	2.78		2.87	1.9	0.2	3.1	2.2
Lower Potomac	2.93	3.28	2.18		2.87	13.5	8.2	4.0	9.2
McLean	2.89	2.12	1.71		2.51	0.9	0.5	6.0	1.9
Mount Vernon	2.71	2.73	2.09	2.74	2.49	1.4	2.2	5.7	4.4
Pohick	3.20	2.83	2.12		3.04	0.8	0.6	5.5	0.9
Rose Hill	2.87	2.45	1.70		2.45	2.0	0.6	4.9	1.6
Springfield	3.09	2.64	2.21		2.80	2.4	1.0	1.8	2.1
Upper Potomac	3.22	2.63	2.15		2.80	0.8	0.7	6.1	1.6
Vienna	2.91	2.56	2.30		2.74	1.1	0.6	7.5	1.4
Fairfax County	3.04	2.70	2.13	2.64	2.72	1.4	1.1	5.6	2.2

Source: Fairfax County Department of Systems Management for Human Services, 2004.

FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1967 through 2004



Sources: U.S. Bureau of the Census; Fairfax County Department of Systems Management for Human Services, 2004.

TABLE 3.2

**Special Institutional (Group Quarters) Population
Fairfax County, 1985 through 2004**

Year	Fort Belvoir	Other *	Total
1985	12,247	3,537	15,784
1990	8,590	10,920	19,510
1995	6,723	13,497	20,220
2000	7,069	8,499	15,568
2004	5,609	8,172	13,781

Sources: District of Columbia Department of Corrections; U.S. Department of the Army;
Fairfax County Office of the Sheriff; and Fairfax Department of Systems Management for Human Services, 2004.

* Includes the Fairfax County Adult Detention, Juvenile Detention, and Prerelease Centers; nursing homes; George Mason University dormitories;
and other group quarters facilities. Also includes the D.C. Correctional Complex at Lorton, which closed in December 2001.

Fairfax County, Virginia January 2004

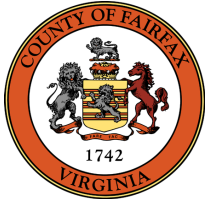
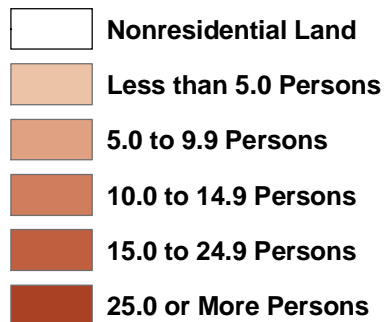


FIGURE 3.2

Population Density by Subcensus Tract



Persons Per Acre



Note: Population of City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

Source: Fairfax County Department of Systems Management for Human Services.

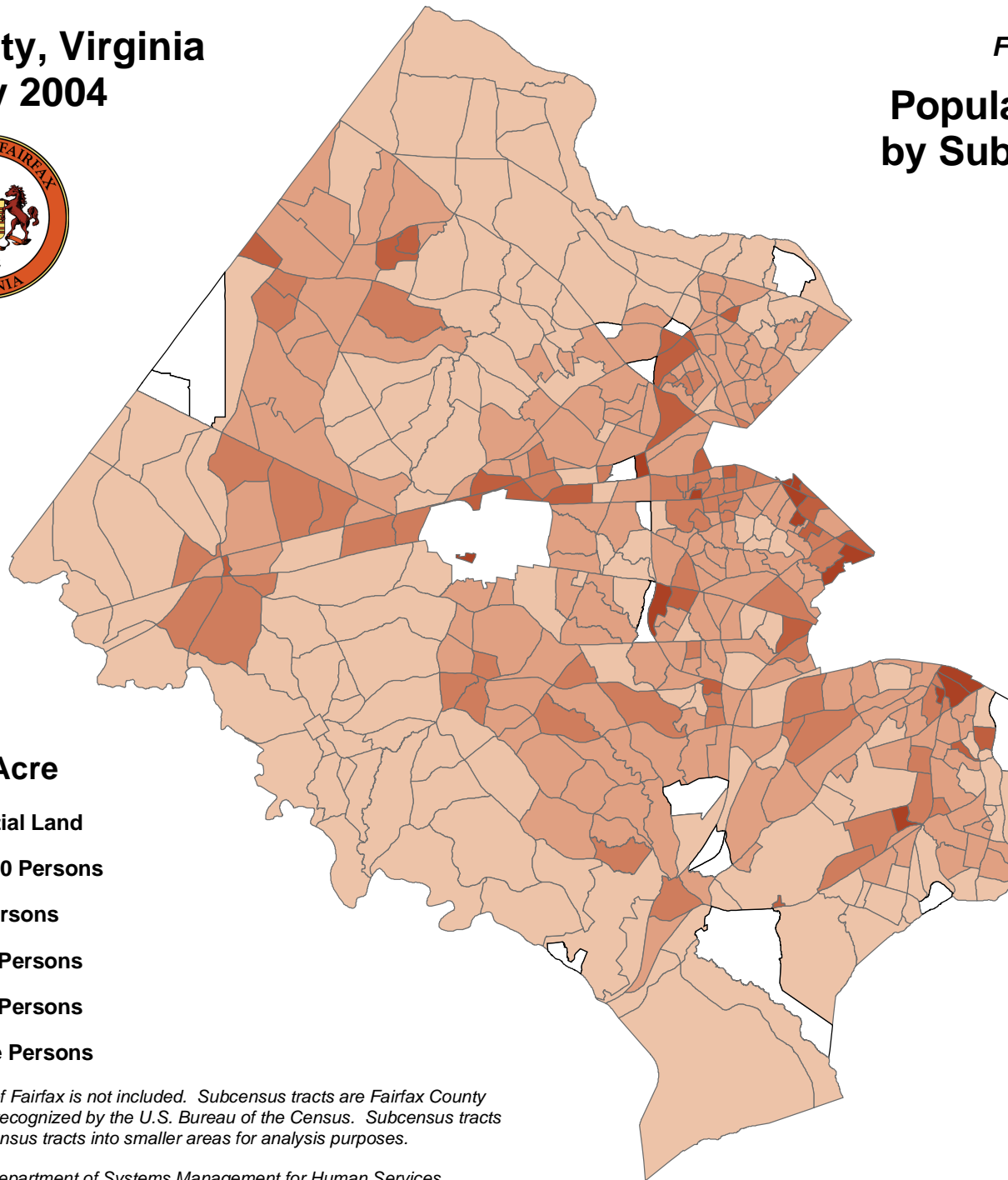


Table 3.3
Population by Supervisor District
Fairfax County, January 2004

Supervisor District	2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	107,408	13,304	8.1	20.79	5,167
Dranesville 1/	110,176	37,801	2.9	59.06	1,865
Hunter Mill 2/	127,426	19,700	6.5	30.78	4,140
Lee	102,933	15,318	6.7	23.93	4,301
Mason	105,877	11,530	9.2	18.02	5,877
Mount Vernon	116,791	38,884	3.0	60.76	1,922
Providence	114,052	14,257	8.0	22.28	5,120
Springfield 3/	122,214	44,123	2.8	68.94	1,773
Sully	115,421	32,842	3.5	51.32	2,249
Fairfax County	1,022,298	227,759	4.5	355.87	2,873

Table 3.4
Population by Town
Fairfax County, January 2004

Town	2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	276	150	1.8	0.23	1,180
Town of Herndon	19,742	2,317	8.5	3.62	5,452
Town of Vienna	15,660	2,384	6.6	3.72	4,205
Towns Total	35,678	4,851	7.4	7.58	4,707

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Land area (acres and square miles) does not include roads, water and small areas of land that cannot be developed.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 3.5
Population by Planning District
Fairfax County, January 2004

Planning District	2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	70,422	10,059	7.0	15.72	4,480
Baileys	45,416	3,444	13.2	5.38	8,442
Bull Run	116,718	28,855	4.0	45.09	2,589
Fairfax	62,487	11,172	5.6	17.46	3,579
Jefferson	49,477	5,180	9.6	8.09	6,116
Lincolnia	17,596	1,723	10.2	2.69	6,541
Lower Potomac	23,718	23,480	1.0	36.69	646
McLean	66,890	16,400	4.1	25.63	2,610
Mount Vernon	88,459	11,845	7.5	18.51	4,779
Pohick 1/	139,333	45,547	3.1	71.17	1,958
Rose Hill	49,162	8,127	6.0	12.70	3,871
Springfield	49,752	8,836	5.6	13.81	3,603
Upper Potomac 2/	180,192	42,844	4.2	66.94	2,692
Vienna 3/	62,676	10,248	6.1	16.01	3,915
Fairfax County	1,022,298	227,759	4.5	355.87	2,873

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Land area (acres and square miles) does not include roads, water and small areas of land that cannot be developed.

1/ *Includes the Town of Clifton.*

2/ *Includes the Town of Herndon.*

3/ *Includes the Town of Vienna.*

Table 3.6
Population by Human Services Region
Fairfax County, January 2004

Human Services Region	2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
Region 1	217,038	53,078	4.1	82.93	2,617
Region 2	225,085	25,760	8.7	40.25	5,592
Region 3 1/	292,166	69,851	4.2	109.14	2,677
Region 4 2/	288,009	79,071	3.6	123.55	2,331
Fairfax County	1,022,298	227,759	4.5	355.87	2,873

Source: Fairfax County Department of Systems Management for Human Services, 2004.

Note: Land area (acres and square miles) does not include roads, water and small areas of land that cannot be developed.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

**Table 3.7
Population by Sewershed
Fairfax County, January 2004**

Sewershed Code	2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	32,017	4,059	7.9	6.34	5,050
A2	4,062	708	5.7	1.11	3,659
A3	4,085	254	16.1	0.40	10,213
B1	5,307	919	5.8	1.44	3,685
B2	23,358	3,037	7.7	4.75	4,917
B3	2,442	1,470	1.7	2.30	1,062
B5 1/	19,224	2,314	8.3	3.62	5,310
C1	3,248	4,819	0.7	7.53	431
C2	3,883	5,637	0.7	8.81	441
D1	9,262	6,116	1.5	9.56	969
D2	26,553	4,755	5.6	7.43	3,574
D3 2/	79,217	20,536	3.9	32.09	2,469
E1	15,700	3,175	4.9	4.96	3,165
E2	1,749	1,315	1.3	2.05	853
F	7,153	1,066	6.7	1.67	4,283
G1	33,721	4,616	7.3	7.21	4,677
G2	3,247	646	5.0	1.01	3,215
G3	2,057	1,978	1.0	3.09	666
G4	988	155	6.4	0.24	4,117
H1	15,258	966	15.8	1.51	10,105
H2	8,866	100	88.9	0.16	55,413
H3	555	55	10.0	0.09	6,167
I1	68,417	7,601	9.0	11.88	5,759
I2	3,650	490	7.5	0.77	4,740
I3	57,696	7,624	7.6	11.91	4,844
I4	132	48	2.7	0.08	1,650
I5	828	62	13.3	0.10	8,280
J1	20,839	1,995	10.4	3.12	6,679

(Continued)

**Table 3.7
Population by Sewershed
Fairfax County, January 2004**

Sewershed Code	2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
J2	7,033	621	11.3	0.97	7,251
J3	4,875	636	7.7	0.99	4,924
J4	4,997	704	7.1	1.10	4,543
K	41,539	6,339	6.6	9.91	4,192
L	45,689	7,848	5.8	12.26	3,727
M0	6,795	571	11.9	0.89	7,635
M1	10,521	789	13.3	1.23	8,554
M2 2/	68,128	8,673	7.9	13.55	5,028
M3	18,332	2,755	6.7	4.30	4,263
M4	22,422	3,645	6.2	5.69	3,941
M5	8,223	2,195	3.7	3.43	2,397
M6	17,458	3,345	5.2	5.23	3,338
M7	442	28	15.9	0.04	11,050
M8	5,895	8,476	0.7	13.24	445
M9	13,220	1,353	9.8	2.11	6,265
N1	117,128	14,407	8.1	22.51	5,203
N2	18,589	4,599	4.0	7.19	2,585
O1	1,067	6,958	0.2	10.87	98
P	225	768	0.3	1.20	188
P1	458	1,181	0.4	1.85	248
P2	449	100	4.5	0.16	2,806
P3	3,069	818	3.8	1.28	2,398
P4	195	81	2.4	0.13	1,500
Q1	8,171	18,924	0.4	29.57	276
R1	8,852	9,349	0.9	14.61	606
R2	739	140	5.3	0.22	3,359
R3 3/	272	155	1.8	0.24	1,133
R4	908	561	1.6	0.88	1,032

(Continued)

**Table 3.7
Population by Sewershed
Fairfax County, January 2004**

Sewershed Code	2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
S1	29,336	5,060	5.8	7.91	3,709
S2	769	2,591	0.3	4.05	190
T1	4,773	6,333	0.8	9.90	482
T2	23,143	3,831	6.0	5.99	3,864
T3	18,188	5,082	3.6	7.94	2,291
T4	23,449	2,294	10.2	3.58	6,550
T5	26,015	2,516	10.3	3.93	6,620
T6	523	4,090	0.1	6.39	82
T7	6,897	3,429	2.0	5.36	1,287
Fairfax County	1,022,298	227,759	4.5	355.87	2,873

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Land area (acres and square miles) does not include roads, water and small areas of land that cannot be developed.

1/ Includes the Town of Herndon.

2/ Comprises part of the Town of Vienna.

3/ Includes the Town of Clifton.

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
151	151.01	1,280	163	7.9	0.25	5,120
	151.02	1,312	239	5.5	0.37	3,546
	151.03	821	89	9.2	0.14	5,864
	Census Tract Total	3,413	491	7.0	0.77	4,432
152	152.01	916	307	3.0	0.48	1,908
	152.02	3,071	171	18.0	0.27	11,374
	152.03	315	65	4.8	0.10	3,150
	152.04		72		0.11	
	Census Tract Total	4,302	616	7.0	0.96	4,481
153	153.01	783	91	8.6	0.14	5,593
	153.02	1,565	178	8.8	0.28	5,589
	153.03	1,262	67	18.8	0.10	12,620
	153.04	267	109	2.4	0.17	1,571
	Census Tract Total	3,877	446	8.7	0.70	5,539
154	154.01	5,231	526	9.9	0.82	6,379
	154.02	1,095	237	4.6	0.37	2,959
	154.03	1,052	102	10.3	0.16	6,575
	Census Tract Total	7,378	865	8.5	1.35	5,465
155	155.01	3,078	421	7.3	0.66	4,664
	155.02	1,836	266	6.9	0.42	4,371
	155.03	805	120	6.7	0.19	4,237
	155.04	241	27	8.9	0.04	6,025
	Census Tract Total	5,960	835	7.1	1.30	4,585
156	156.01	1,473	351	4.2	0.55	2,678
	156.02	211	43	4.9	0.07	3,014
	156.03	796	216	3.7	0.34	2,341
	156.04	334	558	0.6	0.87	384
	Census Tract Total	2,814	1,168	2.4	1.83	1,538

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
157	157.01	1,157	224	5.2	0.35	3,306
	157.02	1,994	355	5.6	0.55	3,625
	157.03	519	342	1.5	0.53	979
	Census Tract Total	3,670	921	4.0	1.44	2,549
158	158.01	1,788	259	6.9	0.41	4,361
	158.02	1,464	242	6.1	0.38	3,853
	158.03	1,294	265	4.9	0.41	3,156
	Census Tract Total	4,546	766	5.9	1.20	3,788
159	159.01	2,306	576	4.0	0.90	2,562
	159.02	515	235	2.2	0.37	1,392
	159.03		119		0.19	
	159.04	361	193	1.9	0.30	1,203
	Census Tract Total	3,182	1,123	2.8	1.75	1,818
160	160.01	1,552	200	7.8	0.31	5,006
	160.02	2,596	326	8.0	0.51	5,090
	160.03	815	208	3.9	0.33	2,470
	Census Tract Total	4,963	734	6.8	1.15	4,316
161	161.01	553	415	1.3	0.65	851
	161.02	267	61	4.4	0.09	2,967
	161.03	1,678	460	3.6	0.72	2,331
	161.04	1,267	342	3.7	0.53	2,391
	Census Tract Total	3,765	1,277	2.9	2.00	1,883
162	162.01	4,655	2,766	1.7	4.32	1,078
	162.02		2,046		3.20	
	Census Tract Total	4,655	4,812	1.0	7.52	619

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
163	163.01	681	2,355	0.3	3.68	185
	163.02	1,206	6,695	0.2	10.46	115
	Census Tract Total	1,887	9,050	0.2	14.14	133
201	201.01	1,143	130	8.8	0.20	5,715
	201.02	2,256	545	4.1	0.85	2,654
	Census Tract Total	3,399	675	5.0	1.05	3,237
202	202.01	5,874	476	12.3	0.74	7,938
	202.02	2,662	413	6.4	0.65	4,095
	Census Tract Total	8,536	890	9.6	1.39	6,141
203	203.01	1,814	281	6.5	0.44	4,123
	203.02	1,801	368	4.9	0.57	3,160
	203.03	678	88	7.7	0.14	4,843
	203.04	1,193	148	8.1	0.23	5,187
	Census Tract Total	5,486	885	6.2	1.38	3,975
204	204.01	3,313	126	26.3	0.20	16,565
	Census Tract Total	3,313	126	26.3	0.20	16,565
205	205.01	6,492	199	32.5	0.31	20,942
	205.02	468	35	13.3	0.06	7,800
	Census Tract Total	6,960	235	29.6	0.37	18,811
206	206.01	480	39	12.4	0.06	8,000
	206.02	1,092	40	27.6	0.06	18,200
	206.03	2,556	209	12.2	0.33	7,745
	Census Tract Total	4,128	288	14.4	0.45	9,173
207	207.01	1,797	258	7.0	0.40	4,493
	207.02	625	97	6.4	0.15	4,167
	207.03	1,573	244	6.4	0.38	4,139
	Census Tract Total	3,995	600	6.7	0.94	4,250

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
208	208.01	995	247	4.0	0.39	2,551
	208.02	748	81	9.2	0.13	5,754
	208.03	1,611	232	7.0	0.36	4,475
	Census Tract Total	3,354	560	6.0	0.87	3,855
210	210.01	2,660	458	5.8	0.72	3,694
	210.02	1,959	136	14.4	0.21	9,329
	210.03	695	215	3.2	0.34	2,044
	210.04	1,574	480	3.3	0.75	2,099
	Census Tract Total	6,888	1,289	5.3	2.01	3,427
211	211.01	8,547	1,118	7.6	1.75	4,884
	211.02	4,516	885	5.1	1.38	3,272
	211.03	750	136	5.5	0.21	3,571
	Census Tract Total	13,813	2,139	6.5	3.34	4,136
212	212.01	1,943	487	4.0	0.76	2,557
	Census Tract Total	1,943	487	4.0	0.76	2,557
213	213.01	3,634	384	9.5	0.60	6,057
	213.02	269	1,545	0.2	2.41	112
	Census Tract Total	3,903	1,929	2.0	3.01	1,297
214	214.01	1,867	190	9.8	0.30	6,223
	214.02	3,056	231	13.2	0.36	8,489
	Census Tract Total	4,923	421	11.7	0.66	7,459
215	215.01	5,065	400	12.7	0.62	8,169
	Census Tract Total	5,065	400	12.7	0.62	8,169
216	216.01	3,525	126	28.0	0.20	17,625
	216.02	1,155	126	9.2	0.20	5,775
	Census Tract Total	4,680	252	18.6	0.39	12,000

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
217	217.01	6,666	514	13.0	0.80	8,333
	Census Tract Total	6,666	514	13.0	0.80	8,333
218	218.01	4,854	368	13.2	0.58	8,369
	Census Tract Total	4,854	368	13.2	0.58	8,369
219	219.01	954	3,416	0.3	5.34	179
	Census Tract Total	954	3,416	0.3	5.34	179
220	220.01		230		0.36	
	220.02		247		0.39	
	220.03	1,793	270	6.7	0.42	4,269
	220.04	375	116	3.2	0.18	2,083
	220.05	442	28	15.9	0.04	11,050
	Census Tract Total	2,610	890	2.9	1.39	1,878
221	221.01	6,141	600	10.2	0.94	6,533
	221.02	3	210	0.0	0.33	9
	221.03	2,649	728	3.6	1.14	2,324
	221.04	3,337	427	7.8	0.67	4,981
	221.05	1,181	508	2.3	0.79	1,495
	221.06	86	423	0.2	0.66	130
	Census Tract Total	13,397	2,897	4.6	4.53	2,957
222	222.01	215	2,892	0.1	4.52	48
	Census Tract Total	215	2,892	0.1	4.52	48
223	223.01	7,651	717	10.7	1.12	6,831
	Census Tract Total	7,651	717	10.7	1.12	6,831
224	224.01	8,514	1,019	8.4	1.59	5,355
	224.02	1,264	157	8.1	0.24	5,267
	Census Tract Total	9,778	1,175	8.3	1.84	5,314

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
301	301.01	1,501	283	5.3	0.44	3,411
	301.02	3,447	428	8.1	0.67	5,145
	301.03	2,921	208	14.0	0.33	8,852
	Census Tract Total	7,869	919	8.6	1.44	5,465
302	302.01	12,195	1,389	8.8	2.17	5,620
	Census Tract Total	12,195	1,389	8.8	2.17	5,620
304	304.01	4,171	957	4.4	1.49	2,799
	304.02	2,438	373	6.5	0.58	4,203
	Census Tract Total	6,609	1,330	5.0	2.08	3,177
305	305.01	1,622	211	7.7	0.33	4,915
	Census Tract Total	1,622	211	7.7	0.33	4,915
306	306.01	1,460	90	16.2	0.14	10,429
	306.02	1,056	75	14.0	0.12	8,800
	306.03	1,225	122	10.1	0.19	6,447
	306.04	1,304	168	7.8	0.26	5,015
	Census Tract Total	5,045	454	11.1	0.71	7,106
307	307.01	655	185	3.5	0.29	2,259
	307.02	1,020	208	4.9	0.33	3,091
	307.03	1,122	210	5.3	0.33	3,400
	Census Tract Total	2,797	604	4.6	0.94	2,976
308	308.01	8,885	890	10.0	1.39	6,392
	Census Tract Total	8,885	890	10.0	1.39	6,392
309	309.01	7,130	854	8.4	1.33	5,361
	Census Tract Total	7,130	854	8.4	1.33	5,361
310	310.01	6,822	669	10.2	1.04	6,560
	Census Tract Total	6,822	669	10.2	1.04	6,560

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
313	313.01	4,332	532	8.1	0.83	5,219
	Census Tract Total	4,332	532	8.1	0.83	5,219
314	314.01	4,062	469	8.7	0.73	5,564
	Census Tract Total	4,062	469	8.7	0.73	5,564
315	315.01	5,844	846	6.9	1.32	4,427
	Census Tract Total	5,844	846	6.9	1.32	4,427
316	316.01	3,163	532	5.9	0.83	3,811
	316.02	2,384	323	7.4	0.50	4,768
	316.03	9	807	0.0	1.26	7
	Census Tract Total	5,556	1,661	3.3	2.60	2,137
318	318.01	7,264	731	9.9	1.14	6,372
	Census Tract Total	7,264	731	9.9	1.14	6,372
319	319.01	3,335	333	10.0	0.52	6,413
	Census Tract Total	3,335	333	10.0	0.52	6,413
320	320.01	3,275	324	10.1	0.51	6,422
	Census Tract Total	3,275	324	10.1	0.51	6,422
321	321.01	3,918	387	10.1	0.61	6,423
	Census Tract Total	3,918	387	10.1	0.61	6,423
322	322.01	7,050	715	9.9	1.12	6,295
	Census Tract Total	7,050	715	9.9	1.12	6,295
323	323.01	3,425	352	9.7	0.55	6,227
	323.02	1,762	277	6.4	0.43	4,098
	Census Tract Total	5,187	629	8.3	0.98	5,293
324	324.01	8,816	991	8.9	1.55	5,688
	Census Tract Total	8,816	991	8.9	1.55	5,688
325	325.01	5,826	723	8.1	1.13	5,156
	Census Tract Total	5,826	723	8.1	1.13	5,156

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
326	326.01	4,712	632	7.5	0.99	4,760
	Census Tract Total	4,712	632	7.5	0.99	4,760
327	327.01	7,774	869	8.9	1.36	5,716
	Census Tract Total	7,774	869	8.9	1.36	5,716
328	328.01	2,041	686	3.0	1.07	1,907
	Census Tract Total	2,041	686	3.0	1.07	1,907
401	401.01	2,403	421	5.7	0.66	3,641
	401.02	2,951	584	5.1	0.91	3,243
	401.03	2,448	288	8.5	0.45	5,440
	Census Tract Total	7,802	1,293	6.0	2.02	3,862
402	402.01	1,631	296	5.5	0.46	3,546
	402.02	4,975	557	8.9	0.87	5,718
	402.03		118		0.18	
	402.04	424	211	2.0	0.33	1,285
	Census Tract Total	7,030	1,182	5.9	1.85	3,800
403	403.01	1,368	343	4.0	0.54	2,533
	403.02	1,327	303	4.4	0.47	2,823
	Census Tract Total	2,695	645	4.2	1.01	2,668
405	405.01	3,473	426	8.2	0.67	5,184
	405.02	1,318	217	6.1	0.34	3,876
	405.03	4,616	948	4.9	1.48	3,119
	405.04	1,251	48	26.0	0.08	15,638
	Census Tract Total	10,658	1,639	6.5	2.56	4,163
406	406.01	2,584	635	4.1	0.99	2,610
	Census Tract Total	2,584	635	4.1	0.99	2,610

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
407	407.01	5,130	726	7.1	1.13	4,540
	407.02	2,853	388	7.4	0.61	4,677
	Census Tract Total	7,983	1,114	7.2	1.74	4,588
408	408.01	2,388	353	6.8	0.55	4,342
	408.02	286	63	4.6	0.10	2,860
	408.03	1,280	225	5.7	0.35	3,657
	408.04	1,973	481	4.1	0.75	2,631
	408.05		233		0.36	
	Census Tract Total	5,927	1,355	4.4	2.12	2,796
501	501.01	3,337	265	12.6	0.41	8,139
	501.02	879	66	13.3	0.10	8,790
	501.03	1,206	100	12.1	0.16	7,538
	Census Tract Total	5,422	431	12.6	0.67	8,093
502	502.01	1,358	43	31.4	0.07	19,400
	502.02	709	58	12.3	0.09	7,878
	502.03	510	63	8.1	0.10	5,100
	502.04	1,153	101	11.4	0.16	7,206
	Census Tract Total	3,730	265	14.1	0.41	9,098
503	503.01	892	60	15.0	0.09	9,911
	503.02	863	63	13.6	0.10	8,630
	503.03	1,964	163	12.0	0.25	7,856
	503.04	700	63	11.1	0.10	7,000
	Census Tract Total	4,419	349	12.7	0.55	8,035
504	504.01	1,086	206	5.3	0.32	3,394
	504.02	992	140	7.1	0.22	4,509
	504.03	674	182	3.7	0.28	2,407
	Census Tract Total	2,752	528	5.2	0.83	3,316

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
505	505.01	1,056	80	13.1	0.13	8,123
	505.02	898	72	12.4	0.11	8,164
	505.03	657	52	12.7	0.08	8,213
	Census Tract Total	2,611	205	12.8	0.32	8,159
506	506.01	561	177	3.2	0.28	2,004
	506.02	3,844	338	11.4	0.53	7,253
	506.03	875	82	10.6	0.13	6,731
	506.04	555	69	8.1	0.11	5,045
	506.05	783	116	6.8	0.18	4,350
	506.06	1,133	112	10.1	0.17	6,665
	506.07	519	61	8.5	0.09	5,767
	Census Tract Total	8,270	955	8.7	1.49	5,550
507	507.01	2,771	443	6.3	0.69	4,016
	507.02	3,480	258	13.5	0.40	8,700
	Census Tract Total	6,251	701	8.9	1.09	5,735
508	508.01	864	117	7.4	0.18	4,800
	508.02	1,291	171	7.5	0.27	4,781
	508.03	1,182	125	9.5	0.20	5,910
	Census Tract Total	3,337	413	8.1	0.65	5,134
509	509.01	889	165	5.4	0.26	3,419
	509.02	869	166	5.2	0.26	3,342
	Census Tract Total	1,758	330	5.3	0.52	3,381
510	510.01	1,169	127	9.2	0.20	5,845
	510.02	1,607	217	7.4	0.34	4,726
	Census Tract Total	2,776	344	8.1	0.54	5,141

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
511	511.01	1,035	168	6.2	0.26	3,981
	511.02	1,299	201	6.5	0.31	4,190
	Census Tract Total	2,334	369	6.3	0.58	4,024
512	512.01	657	175	3.8	0.27	2,433
	512.02	887	225	3.9	0.35	2,534
	512.03	290	100	2.9	0.16	1,813
	Census Tract Total	1,834	500	3.7	0.78	2,351
513	513.01	1,255	207	6.1	0.32	3,922
	513.02	1,244	146	8.5	0.23	5,409
	Census Tract Total	2,499	352	7.1	0.55	4,544
514	514.01	517	15	33.5	0.02	25,850
	514.02	1,981	32	61.8	0.05	39,620
	514.03	929	52	17.8	0.08	11,613
	Census Tract Total	3,427	100	34.4	0.16	21,419
515	515.01	2,453	94	26.2	0.15	16,353
	515.02	3,385	166	20.4	0.26	13,019
	515.03	2,134	237	9.0	0.37	5,768
	515.04	2,453	140	17.5	0.22	11,150
	Census Tract Total	10,425	637	16.4	1.00	10,425
516	516.01	2,086	66	31.8	0.10	20,860
	516.02	232	30	7.9	0.05	4,640
	516.03	1,960	86	22.7	0.13	15,077
	516.04	1,571	110	14.3	0.17	9,241
	516.05	1,092	146	7.5	0.23	4,748
	Census Tract Total	6,941	437	15.9	0.68	10,207

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
518	518.01	1,328	164	8.1	0.26	5,108
	518.02	603	95	6.4	0.15	4,020
	518.03	1,241	205	6.1	0.32	3,878
	Census Tract Total	3,172	464	6.8	0.72	4,406
519	519.01	6,775	615	11.0	0.96	7,057
	Census Tract Total	6,775	615	11.0	0.96	7,057
520	520.01	3,045	492	6.2	0.77	3,955
	Census Tract Total	3,045	492	6.2	0.77	3,955
521	521.01	351	135	2.6	0.21	1,671
	521.02	2,700	375	7.2	0.59	4,576
	521.03	1,587	231	6.9	0.36	4,408
	521.04	1,887	266	7.1	0.41	4,602
	521.05	1,125	253	4.5	0.39	2,885
	Census Tract Total	7,650	1,259	6.1	1.97	3,883
522	522.01	3,606	206	17.5	0.32	11,269
	522.02	1,091	165	6.6	0.26	4,196
	522.03	1,004	113	8.9	0.18	5,578
	Census Tract Total	5,701	483	11.8	0.75	7,601
523	523.01	7,629	235	32.4	0.37	20,619
	Census Tract Total	7,629	235	32.4	0.37	20,619
524	524.01	1,445	165	8.7	0.26	5,558
	524.02	984	89	11.0	0.14	7,029
	524.03	810	83	9.7	0.13	6,231
	524.04	1,844	207	8.9	0.32	5,763
	524.05	1,373	178	7.7	0.28	4,904
	Census Tract Total	6,456	723	8.9	1.13	5,713

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
525	525.01	824	444	1.9	0.69	1,194
	525.02	1,917	309	6.2	0.48	3,994
	525.03	1,031	259	4.0	0.40	2,578
	525.04	4,336	246	17.6	0.38	11,411
	Census Tract Total	8,108	1,258	6.4	1.97	4,116
526	526.01	2,069	295	7.0	0.46	4,498
	526.02	2,539	186	13.6	0.29	8,755
	526.03	846	122	6.9	0.19	4,453
	Census Tract Total	5,454	603	9.0	0.94	5,802
527	527.01	4,656	326	14.3	0.51	9,129
	Census Tract Total	4,656	326	14.3	0.51	9,129
528	528.01	10,128	261	38.8	0.41	24,702
	Census Tract Total	10,128	261	38.8	0.41	24,702
601	601.01	1,027	494	2.1	0.77	1,334
	601.02	1,899	519	3.7	0.81	2,344
	601.03	1,074	418	2.6	0.65	1,652
	Census Tract Total	4,000	1,431	2.8	2.24	1,786
602	602.01	1,554	811	1.9	1.27	1,224
	602.02	349	161	2.2	0.25	1,396
	602.03	1,922	921	2.1	1.44	1,335
	Census Tract Total	3,825	1,892	2.0	2.96	1,292
603	603.01	717	190	3.8	0.30	2,390
	603.02	2,025	291	7.0	0.45	4,500
	Census Tract Total	2,742	480	5.7	0.75	3,656

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
604	604.01	824	230	3.6	0.36	2,289
	604.02	3,772	502	7.5	0.78	4,836
	604.03	484	91	5.3	0.14	3,457
	Census Tract Total	5,080	822	6.2	1.28	3,969
605	605.01	2,453	445	5.5	0.69	3,555
	605.02	2,029	231	8.8	0.36	5,636
	605.03	1,048	115	9.1	0.18	5,822
	605.04	590	96	6.1	0.15	3,933
	605.05	2,236	265	8.4	0.41	5,454
	Census Tract Total	8,356	1,152	7.3	1.80	4,642
606	606.01	427	90	4.8	0.14	3,050
	606.02	3,455	451	7.7	0.70	4,936
	Census Tract Total	3,882	540	7.2	0.84	4,621
607 /1	607.01	7,608	964	7.9	1.51	5,038
	Census Tract Total	7,608	964	7.9	1.51	5,038
608 /1	608.01	3,154	492	6.4	0.77	4,096
	Census Tract Total	3,154	492	6.4	0.77	4,096
609 /1	609.01	2,477	585	4.2	0.91	2,722
	Census Tract Total	2,477	585	4.2	0.91	2,722
610 /1	610.01	2,421	342	7.1	0.54	4,483
	Census Tract Total	2,421	342	7.1	0.54	4,483
611	611.01	1,875	550	3.4	0.86	2,180
	611.02	5,092	866	5.9	1.35	3,772
	Census Tract Total	6,967	1,416	4.9	2.21	3,152

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
612	612.01	646	590	1.1	0.92	702
	612.02	3,512	1,709	2.1	2.67	1,315
	612.03	335	310	1.1	0.48	698
	612.04	3,739	304	12.3	0.47	7,955
	Census Tract Total	8,232	2,912	2.8	4.55	1,809
615	615.01	1,084	154	7.0	0.24	4,517
	615.02	847	102	8.3	0.16	5,294
	615.03	1,326	146	9.1	0.23	5,765
	615.04	2,178	216	10.1	0.34	6,406
	615.05	256	35	7.2	0.06	4,267
	Census Tract Total	5,691	654	8.7	1.02	5,579
616	616.01	3,547	252	14.1	0.39	9,095
	616.02	1,083	221	4.9	0.35	3,094
	616.04	2,814	95	29.7	0.15	18,760
	616.05	998	79	12.6	0.12	8,317
	616.06		193		0.30	
	Census Tract Total	8,442	840	10.0	1.31	6,444
617	617.01	5,122	338	15.1	0.53	9,664
	617.02	807	170	4.7	0.27	2,989
	Census Tract Total	5,929	509	11.7	0.79	7,505
618	618.01	814	117	7.0	0.18	4,522
	618.02	5,386	250	21.6	0.39	13,810
	Census Tract Total	6,200	366	16.9	0.57	10,877
619	619.02	4,080	223	18.3	0.35	11,657
	Census Tract Total	4,080	223	18.3	0.35	11,657

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
701	701.01	805	269	3.0	0.42	1,917
	701.02	1,298	770	1.7	1.20	1,082
	701.03	169	94	1.8	0.15	1,127
	701.04	449	302	1.5	0.47	955
	Census Tract Total	2,721	1,435	1.9	2.24	1,215
702	702.01	6	815	0.0	1.27	5
	Census Tract Total	6	815	0.0	1.27	5
703	703.01	1,953	378	5.2	0.59	3,310
	703.02	386	104	3.7	0.16	2,413
	703.03	927	194	4.8	0.30	3,090
	Census Tract Total	3,266	676	4.8	1.06	3,081
704	704.01	1,337	401	3.3	0.63	2,122
	704.02	124	44	2.8	0.07	1,771
	704.03	1,037	378	2.7	0.59	1,758
	704.04	810	192	4.2	0.30	2,700
	704.05	1,494	249	6.0	0.39	3,831
	Census Tract Total	4,802	1,264	3.8	1.97	2,438
705	705.01	327	77	4.2	0.12	2,725
	705.02	945	188	5.0	0.29	3,259
	705.03	1,880	327	5.8	0.51	3,686
	705.04	845	140	6.0	0.22	3,841
	705.05	501	70	7.2	0.11	4,555
	705.06	955	62	15.5	0.10	9,550
	Census Tract Total	5,453	863	6.3	1.35	4,039

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
706	706.01	629	214	2.9	0.33	1,906
	706.02	577	88	6.6	0.14	4,121
	706.03	1,012	105	9.7	0.16	6,325
	706.04	564	71	8.0	0.11	5,127
	Census Tract Total	2,782	477	5.8	0.74	3,759
707	707.01	852	155	5.5	0.24	3,550
	707.02	1,175	144	8.2	0.22	5,341
	707.03	836	148	5.7	0.23	3,635
	707.04	1,082	143	7.6	0.22	4,918
	707.05	561	78	7.2	0.12	4,675
	707.06	742	78	9.5	0.12	6,183
	Census Tract Total	5,248	745	7.0	1.16	4,524
708	708.01	754	143	5.3	0.22	3,427
	708.02	2,151	276	7.8	0.43	5,002
	Census Tract Total	2,905	419	6.9	0.65	4,469
709	709.01	1,842	312	5.9	0.49	3,759
	709.02	2,064	217	9.5	0.34	6,071
	709.03	734	72	10.3	0.11	6,673
	709.04	858	173	5.0	0.27	3,178
	709.05	973	110	8.9	0.17	5,724
	709.06	312	27	11.5	0.04	7,800
	Census Tract Total	6,783	910	7.5	1.42	4,777
710	710.01	188	84	2.2	0.13	1,446
	710.02	665	115	5.8	0.18	3,694
	710.03	1,194	154	7.8	0.24	4,975
	Census Tract Total	2,047	352	5.8	0.55	3,722

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
711	711.01	483	44	11.0	0.07	6,900
	711.02	584	61	9.6	0.10	5,840
	711.03	765	79	9.7	0.12	6,375
	711.04	877	80	11.0	0.12	7,308
	711.05	702	65	10.8	0.10	7,020
	711.06	1,480	150	9.8	0.23	6,435
	711.07	555	78	7.1	0.12	4,625
	711.08	1,100	183	6.0	0.29	3,793
	Census Tract Total	6,546	740	8.8	1.16	5,643
712	712.01	3	75	0.0	0.12	25
	712.02	1,058	59	18.0	0.09	11,756
	712.03	524	31	16.9	0.05	10,480
	712.04	5,058	315	16.1	0.49	10,322
	Census Tract Total	6,643	480	13.9	0.75	8,857
713	713.01	7,630	434	17.6	0.68	11,221
	713.02	1,807	249	7.3	0.39	4,633
	Census Tract Total	9,437	683	13.8	1.07	8,820
714	714.01	4,572	625	7.3	0.98	4,665
	714.02	2,061	108	19.1	0.17	12,124
	Census Tract Total	6,633	733	9.0	1.15	5,768
801	801.01	1,491	3,230	0.5	5.05	295
	801.02	747	787	0.9	1.23	607
	801.03	803	1,207	0.7	1.89	425
	801.04	910	2,009	0.5	3.14	290
	801.05	630	1,352	0.5	2.11	299
	Census Tract Total	4,581	8,584	0.5	13.41	342

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
802	802.01	1,312	682	1.9	1.07	1,226
	802.02	1,345	433	3.1	0.68	1,978
	802.03	1,659	255	6.5	0.40	4,148
	802.04	4,947	537	9.2	0.84	5,889
	802.05		128		0.20	
	Census Tract Total	9,263	2,036	4.6	3.18	2,913
803	803.01	3,251	2,443	1.3	3.82	851
	803.02	782	569	1.4	0.89	879
	803.03	3,013	1,745	1.7	2.73	1,104
	803.04		92		0.14	
	Census Tract Total	7,046	4,848	1.5	7.58	930
804	804.01	2,416	1,418	1.7	2.22	1,088
	804.02	2,403	2,412	1.0	3.77	637
	804.03	1,294	1,096	1.2	1.71	757
	804.04	1,626	707	2.3	1.10	1,478
	804.05	2,827	1,248	2.3	1.95	1,450
	Census Tract Total	10,566	6,880	1.5	10.75	983
805	805.01	5,936	600	9.9	0.94	6,315
	805.02	6,183	1,275	4.8	1.99	3,107
	805.03	7,260	846	8.6	1.32	5,500
	Census Tract Total	19,379	2,722	7.1	4.25	4,560
808 /2	808.01	7,300	1,024	7.1	1.60	4,563
	Census Tract Total	7,300	1,024	7.1	1.60	4,563
809 /2	809.01	12,442	1,294	9.6	2.02	6,159
	Census Tract Total	12,442	1,294	9.6	2.02	6,159
810	810.01	4,665	290	16.1	0.45	10,367
	Census Tract Total	4,665	290	16.1	0.45	10,367

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
811	811.01	2,851	250	11.4	0.39	7,310
	811.02	8,132	570	14.3	0.89	9,137
	811.03	4,169	469	8.9	0.73	5,711
	811.04	4,668	717	6.5	1.12	4,168
	Census Tract Total	19,820	2,006	9.9	3.14	6,312
812	812.01	6,677	1,040	6.4	1.62	4,122
	Census Tract Total	6,677	1,040	6.4	1.62	4,122
814	814.01	7,549	1,226	6.2	1.92	3,932
	Census Tract Total	7,549	1,226	6.2	1.92	3,932
815	815.01	2,586	1,114	2.3	1.74	1,486
	Census Tract Total	2,586	1,114	2.3	1.74	1,486
816	816.01	1,752	979	1.8	1.53	1,145
	816.02	1,683	1,097	1.5	1.71	984
	Census Tract Total	3,435	2,075	1.7	3.24	1,060
817	817.01	2,098	863	2.4	1.35	1,554
	817.02	2,339	871	2.7	1.36	1,720
	817.03	1,872	628	3.0	0.98	1,910
	817.04	4,491	602	7.5	0.94	4,778
	Census Tract Total	10,800	2,965	3.6	4.63	2,333
819	819.01	3,945	1,368	2.9	2.14	1,843
	819.02	1,995	1,069	1.9	1.67	1,195
	Census Tract Total	5,940	2,436	2.4	3.81	1,559
820	820.01	8,727	1,152	7.6	1.80	4,848
	820.02	1,328	173	7.7	0.27	4,919
	Census Tract Total	10,055	1,325	7.6	2.07	4,857
821	821.01	3,639	207	17.6	0.32	11,372
	Census Tract Total	3,639	207	17.6	0.32	11,372

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
822	822.01	3,990	426	9.4	0.67	5,955
	822.02	979	313	3.1	0.49	1,998
	822.03	5,243	326	16.1	0.51	10,280
	Census Tract Total	10,212	1,065	9.6	1.66	6,152
823	823.01	13,997	1,276	11.0	1.99	7,034
	Census Tract Total	13,997	1,276	11.0	1.99	7,034
824	824.01	2,471	897	2.8	1.40	1,765
	Census Tract Total	2,471	897	2.8	1.40	1,765
825	825.01	4,093	1,766	2.3	2.76	1,483
	825.02	12,888	1,860	6.9	2.91	4,429
	Census Tract Total	16,981	3,625	4.7	5.66	3,000
826	826.01	2,398	394	6.1	0.62	3,868
	826.02	10,124	1,635	6.2	2.55	3,970
	Census Tract Total	12,522	2,029	6.2	3.17	3,950
901	901.01		556		0.87	
	901.02	40	436	0.1	0.68	59
	901.03	3,013	1,759	1.7	2.75	1,096
	901.04	616	909	0.7	1.42	434
	901.05	7,377	1,552	4.8	2.42	3,048
	901.06		2,501		3.91	
	Census Tract Total	11,046	7,713	1.4	12.05	917
905	905.01	2,987	235	12.7	0.37	8,073
	905.02	6,366	2,102	3.0	3.28	1,941
	Census Tract Total	9,353	2,338	4.0	3.65	2,562
909 /3	909.01	276	150	1.8	0.23	1,200
	Census Tract Total	276	150	1.8	0.23	1,200

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
910	910.01	170	1,706	0.1	2.67	64
	910.02	1,899	2,738	0.7	4.28	444
	Census Tract Total	2,069	4,444	0.5	6.94	298
911	911.01	13,366	2,976	4.5	4.65	2,874
	Census Tract Total	13,366	2,976	4.5	4.65	2,874
912	912.01	6,247	433	14.4	0.68	9,187
	912.02	577	100	5.8	0.16	3,606
	Census Tract Total	6,824	533	12.8	0.83	8,222
913	913.01	71	804	0.1	1.26	56
	913.02	120	1,576	0.1	2.46	49
	913.03	2,077	834	2.5	1.30	1,598
	913.04	10,351	966	10.7	1.51	6,855
	Census Tract Total	12,619	4,180	3.0	6.53	1,932
914	914.01	18,822	1,638	11.5	2.56	7,352
	Census Tract Total	18,822	1,638	11.5	2.56	7,352
915	915.01	6,841	1,240	5.5	1.94	3,526
	915.02	3,307	468	7.1	0.73	4,530
	915.03	1,167	59	19.8	0.09	12,967
	Census Tract Total	11,315	1,767	6.4	2.76	4,100
916	916.01	9,167	869	10.5	1.36	6,740
	Census Tract Total	9,167	869	10.5	1.36	6,740
917	917.01	7,251	490	14.8	0.77	9,417
	917.02	1,868	228	8.2	0.36	5,189
	917.03	2,741	727	3.8	1.14	2,404
	917.04	6,534	624	10.5	0.97	6,736
	Census Tract Total	18,394	2,069	8.9	3.23	5,695

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
918	918.01	12,145	1,180	10.3	1.84	6,601
	Census Tract Total	12,145	1,180	10.3	1.84	6,601
919	919.01	362	1,228	0.3	1.92	189
	919.02	445	988	0.5	1.54	289
	919.03	502	1,116	0.5	1.74	289
	919.04	213	274	0.8	0.43	495
	919.05	955	2,444	0.4	3.82	250
	919.06	168	334	0.5	0.52	323
	919.07	349	1,763	0.2	2.76	126
	919.08	60	106	0.6	0.17	353
	919.09	408	677	0.6	1.06	385
	919.10	146	193	0.8	0.30	487
	919.11	168	1,315	0.1	2.06	82
	919.12	300	486	0.6	0.76	395
	Census Tract Total	4,076	10,924	0.4	17.07	239
920	920.01	2,332	1,935	1.2	3.02	772
	920.02	2,210	2,235	1.0	3.49	633
	920.03	2,306	1,329	1.7	2.08	1,109
	Census Tract Total	6,848	5,499	1.2	8.59	797
921	921.01	304	488	0.6	0.76	400
	921.02	466	763	0.6	1.19	392
	921.03	1,184	2,023	0.6	3.16	375
	921.04	724	632	1.1	0.99	731
	921.05	1,177	654	1.8	1.02	1,154
	921.06	1,224	1,227	1.0	1.92	638
	921.07	1,803	1,404	1.3	2.19	823
	Census Tract Total	6,882	7,191	1.0	11.24	612

(Continued)

Table 3.8
Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2004 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
922	922.01	390	2,649	0.1	4.14	94
	922.02	1,771	2,934	0.6	4.58	387
	922.03	6,608	1,279	5.2	2.00	3,304
	922.04	653	1,707	0.4	2.67	245
	922.05	4,072	1,026	4.0	1.60	2,545
	Census Tract Total	13,494	9,596	1.4	14.99	900
923	923.01	3,283	533	6.2	0.83	3,955
	Census Tract Total	3,283	533	6.2	0.83	3,955
924	924.01	4,907	490	10.0	0.77	6,373
	Census Tract Total	4,907	490	10.0	0.77	6,373
Fairfax County	Total	1,022,298	227,759	4.5	355.87	2,873

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: All census tracts in Fairfax County begin with number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02 and 160.03 comprise U.S. Census Bureau census tract 4160. Land area (acres and square miles) does not include roads, water and small areas of land that cannot be developed.

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

POPULATION FORECASTS

Population forecasts are derived from forecast housing units and calculated similarly to the current population estimates for each geographic area considered. Thus, population forecasts reflect projections as of January 1 of each year. Forecast household population is calculated using the forecast number of housing units by type. Vacancy rates and average household sizes are applied based on estimates of vacancies and average persons per household by planning district. Finally, total population is calculated by adding the most recent estimate of group quarters population to the forecast household population.

Vacancy rates and household size factors are developed by the Fairfax County Department of Systems Management for Human Services. An overall vacancy rate of 2.2 percent (and thus, an occupancy rate of 97.8 percent) is assumed for all forecast years in Fairfax County. This is based on trends in the overall occupancy rate, which has remained in the 95 to 98 percent range for the last 20 years. The increasingly diverse racial

composition of Fairfax County and emerging differences in average household size by unit type are significant factors that are likely to influence projected average household size.

Between 1990 and 2000, the population of Fairfax County increased by 151,165 persons. All of the net population increase comprised nonwhites and persons of Hispanic origin. As a result, whites make up a smaller proportion of total population than in 1990. It is important to note that the average household size for Asian, Black and Hispanic households are higher than the current countywide average household size. As these minority households increase as a proportion of total households in the future it will put upward pressure on Fairfax County's overall average household size.

This trend, offset by the long-term trend toward smaller household size within each racial or ethnic category, will result in relatively stable average household sizes for Fairfax County through 2025.

TABLE 4.1			
Average Household Size by Race Fairfax County, 1990, 2000 and 2003			
Racial or Ethnic Origin Group	Average Household Size		
	1990	2000	2003
White	2.65	2.57	2.62
Black	2.86	2.74	2.38
Asian	3.69	3.33	3.25
Hispanic ¹	3.66	4.06	3.88
Fairfax County	2.75	2.74	2.71

Source: U.S. Bureau of the Census, 1990 and 2000 Decennial;
2003 American Community Survey.

1. Persons of Hispanic origin may be of any race.

TABLE 4.2					
Average Household Size by Planning District Fairfax County, 2005 through 2025					
Planning District	2005	2010	2015	2020	2025
Annandale	2.77	2.77	2.77	2.78	2.77
Baileys	2.65	2.65	2.65	2.65	2.66
Bull Run	2.82	2.82	2.83	2.84	2.84
Fairfax	2.49	2.49	2.49	2.50	2.50
Jefferson	2.60	2.59	2.59	2.59	2.59
Lincolnia	2.87	2.87	2.87	2.87	2.87
Lower Potomac	2.87	2.91	2.91	2.91	2.91
McLean	2.50	2.49	2.51	2.52	2.52
Mount Vernon	2.48	2.49	2.50	2.50	2.50
Pohick	3.05	3.05	3.05	3.05	3.05
Rose Hill	2.45	2.46	2.47	2.47	2.48
Springfield	2.80	2.80	2.80	2.80	2.80
Upper Potomac	2.80	2.78	2.79	2.79	2.79
Vienna	2.74	2.73	2.73	2.73	2.73
Fairfax County	2.72	2.72	2.73	2.73	2.73

Source: Fairfax County Department of Systems Management for Human Services, 2004.

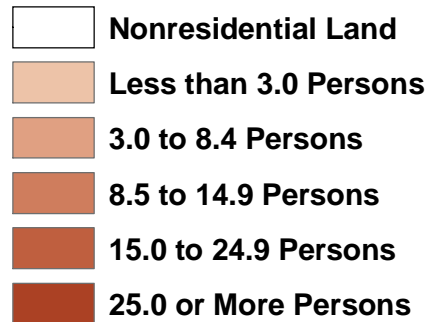
Fairfax County, Virginia January 2004



FIGURE 4.1
Year 2025
Forecast Population Density
by Subcensus Tract

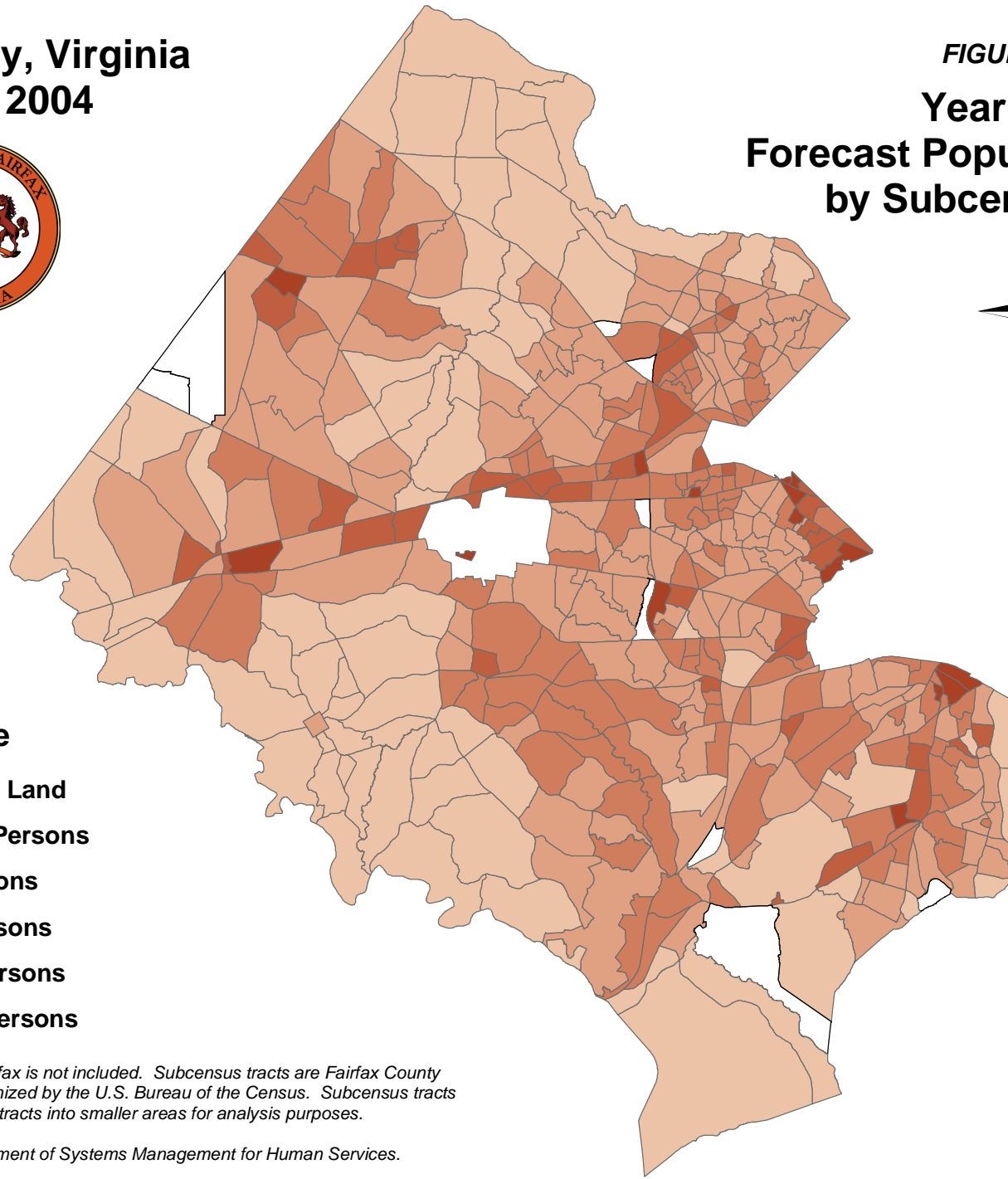


Persons Per Acre



Note: Population of City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

Source: Fairfax County Department of Systems Management for Human Services.









Fairfax County, Virginia January 2004



FIGURE 4.2
2004 to 2025
Forecast Population Growth
by Subcensus Tract



Persons Per Acre

-  Negative or No Growth
-  1 to 499
-  500 to 999
-  1,000 to 2,499
-  2,500 to 4,999
-  5,000 to 10,000

Note: Population of City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

Source: Fairfax County Department of Systems Management for Human Services.

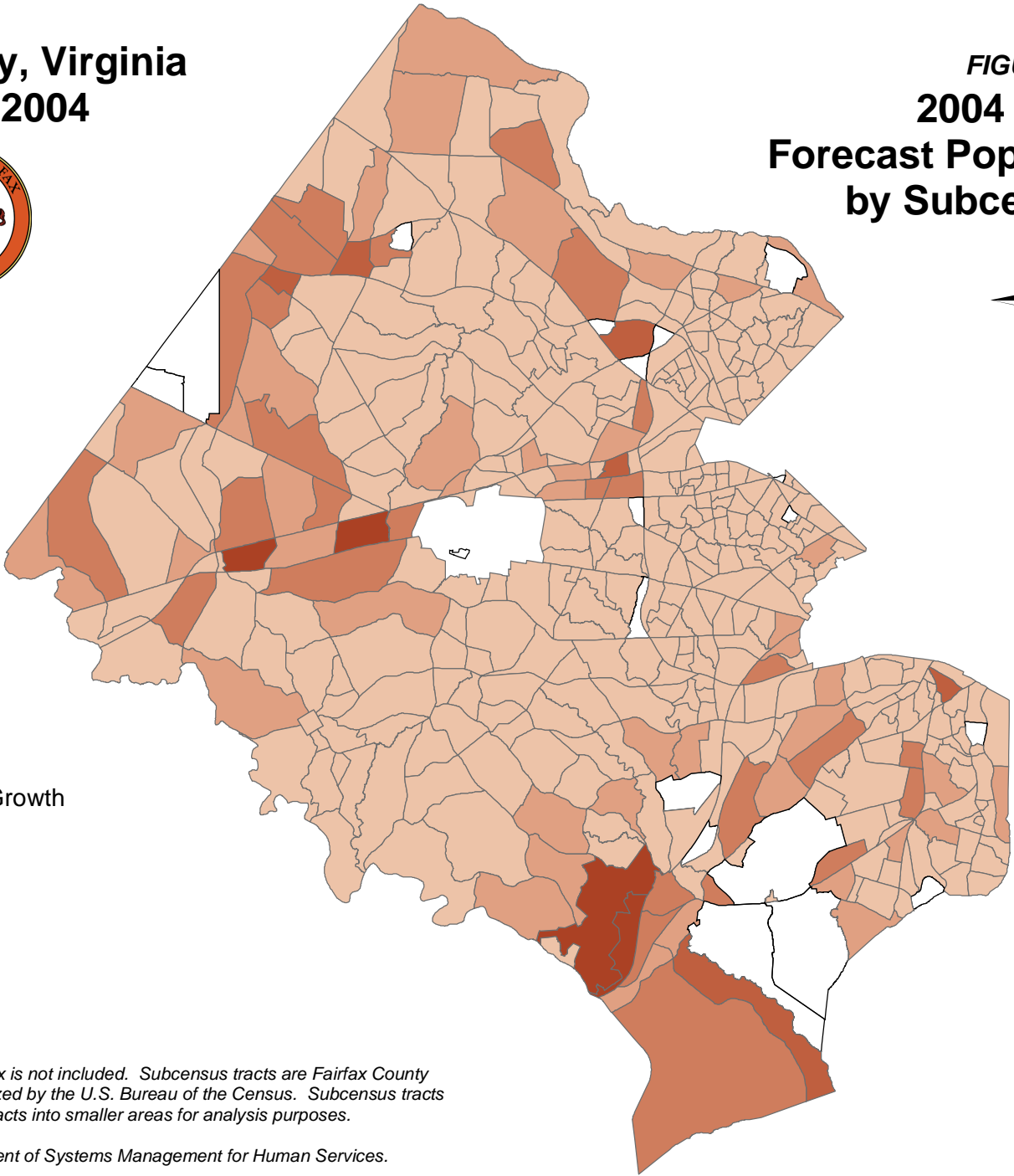


Table 4.3
Historical, Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2004

Supervisor District	2000	2004	2005	2010	2015	2020	2025
Braddock	105,713	107,408	107,835	108,879	110,562	111,134	111,359
Dranesville 1/	107,439	110,176	111,060	116,547	126,501	129,428	130,247
Hunter Mill 2/	109,538	127,426	129,670	141,406	144,575	145,602	145,972
Lee	102,504	102,933	104,619	109,838	114,546	115,982	116,428
Mason	103,179	105,877	106,827	109,570	113,236	114,375	114,737
Mount Vernon	112,218	116,791	123,592	154,300	161,279	163,391	164,035
Providence	108,980	114,052	116,253	130,220	135,361	136,932	137,424
Springfield 3/	111,466	122,214	123,576	132,997	138,016	139,568	140,050
Sully	108,712	115,421	117,810	129,200	135,182	136,990	137,544
Fairfax County	969,749	1,022,298	1,041,242	1,132,957	1,179,258	1,193,402	1,197,796

Table 4.4
Historical, Estimated and Forecasted Population by Town
Fairfax County, January 2004

Town	2000	2004	2005	2010	2015	2020	2025
Town of Clifton	185	276	282	333	453	487	496
Town of Herndon	21,662	19,742	19,929	20,924	22,490	22,953	23,084
Town of Vienna	14,453	15,660	15,663	15,753	16,047	16,145	16,181
Towns Total	36,300	35,678	35,874	37,010	38,990	39,585	39,761

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 2000, and Fairfax County Department of Systems Management for Human Services, 2004 through 2025.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 4.5
Historical, Estimated and Forecasted Population by Planning District
Fairfax County, January 2004

Planning District	1980	1990	2000	2004	2005	2010	2015	2020	2025
Annandale	66,466	66,329	70,152	70,422	70,981	71,644	73,170	73,668	73,845
Baileys	30,290	38,392	43,989	45,416	45,448	45,949	47,193	47,588	47,720
Bull Run	23,566	66,234	107,798	116,718	119,386	131,493	137,991	139,949	140,540
Fairfax	32,332	45,244	56,024	62,487	63,344	71,138	73,602	74,359	74,599
Jefferson	38,152	42,859	48,092	49,477	50,192	54,975	56,545	57,044	57,206
Lincolnia	9,978	14,010	16,819	17,596	18,136	19,801	20,919	21,254	21,353
Lower Potomac	16,305	24,371	23,769	23,718	28,004	49,795	52,105	52,796	53,008
McLean	54,669	58,747	63,278	66,890	67,831	72,644	78,378	80,064	80,539
Mount Vernon	79,533	82,483	86,944	88,459	91,555	100,321	104,445	105,714	106,101
Pohick 1/	71,543	127,040	137,166	139,333	139,932	143,570	148,248	149,708	150,181
Rose Hill	23,262	34,520	45,646	49,162	49,522	51,653	53,843	54,511	54,720
Springfield	31,667	39,919	48,736	49,752	50,270	52,629	54,982	55,694	55,914
Upper Potomac 2/	70,795	125,169	162,010	180,192	183,245	199,436	206,470	208,649	209,352
Vienna 3/	48,343	53,267	59,326	62,676	63,396	67,909	71,367	72,404	72,718
Fairfax County	596,901	818,584	969,749	1,022,298	1,041,242	1,132,957	1,179,258	1,193,402	1,197,796

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1980, 1990 and 2000; and Fairfax County Department of Systems Management for Human Services, 2004 through 2025.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 4.6
Estimated and Forecasted Population by Human Services Region
Fairfax County, January 2004

Human Services Region	2004	2005	2010	2015	2020	2025
Region 1	217,038	225,405	260,586	272,043	275,524	276,593
Region 2	225,085	227,448	237,540	245,601	248,105	248,903
Region 3 1/	292,166	296,242	318,907	333,839	338,357	339,735
Region 4 2/	288,009	292,147	315,924	327,775	331,416	332,565
Fairfax County	1,022,298	1,041,242	1,132,957	1,179,258	1,193,402	1,197,796

Source: Fairfax County Department of Systems Management for Human Services, 2004 through 2025.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
151	151.01		1,280	1,280	1,305	1,417	1,449	1,458
	151.02		1,312	1,309	1,348	1,483	1,523	1,534
	151.03		821	824	875	949	971	978
	Census Tract Total	3,237	3,413	3,413	3,528	3,849	3,943	3,970
152	152.01		916	920	971	1,047	1,069	1,076
	152.02		3,071	3,016	3,020	3,038	3,046	3,050
	152.03		315	316	335	369	380	383
	152.04					2	2	3
	Census Tract Total	3,032	4,302	4,252	4,326	4,456	4,497	4,512
153	153.01		783	860	1,183	1,219	1,230	1,233
	153.02		1,565	1,593	1,624	1,637	1,643	1,645
	153.03		1,262	1,257	1,259	1,267	1,271	1,273
	153.04		267	267	267	268	268	268
	Census Tract Total	3,783	3,877	3,977	4,333	4,391	4,412	4,419
154	154.01		5,231	5,505	5,617	5,774	5,824	5,840
	154.02		1,095	1,099	1,144	1,211	1,231	1,237
	154.03		1,052	1,062	1,084	1,142	1,159	1,164
	Census Tract Total	7,744	7,378	7,666	7,845	8,127	8,214	8,241
155	155.01		3,078	3,195	3,395	3,822	3,946	3,979
	155.02		1,836	1,837	1,853	1,879	1,888	1,892
	155.03		805	807	847	915	934	940
	155.04		241	244	273	273	273	273
	Census Tract Total	5,744	5,960	6,083	6,368	6,889	7,041	7,084
156	156.01		1,473	1,479	1,541	1,579	1,591	1,596
	156.02		211	211	212	215	216	217
	156.03		796	854	1,090	1,124	1,135	1,138
	156.04		334	349	565	1,006	1,132	1,163
	Census Tract Total	2,478	2,814	2,893	3,408	3,924	4,074	4,114

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
157	157.01		1,157	1,158	1,169	1,198	1,208	1,211
	157.02		1,994	1,999	2,046	2,086	2,100	2,105
	157.03		519	518	521	530	534	535
	Census Tract Total	3,622	3,670	3,675	3,736	3,814	3,842	3,851
158	158.01		1,788	1,830	2,211	2,248	2,261	2,265
	158.02		1,464	1,470	1,512	1,580	1,601	1,607
	158.03		1,294	1,310	1,470	1,539	1,560	1,566
	Census Tract Total	4,434	4,546	4,610	5,193	5,367	5,422	5,438
159	159.01		2,306	2,316	2,398	2,507	2,539	2,549
	159.02		515	559	946	946	947	948
	159.03							
	159.04		361	363	393	419	427	429
	Census Tract Total	3,034	3,182	3,238	3,737	3,872	3,913	3,926
160	160.01		1,552	1,657	1,892	2,038	2,082	2,093
	160.02		2,596	2,688	2,924	3,042	3,078	3,089
	160.03		815	819	861	898	909	913
	Census Tract Total	4,080	4,963	5,164	5,677	5,978	6,069	6,095
161	161.01		553	609	951	1,113	1,160	1,172
	161.02		267	271	284	300	305	307
	161.03		1,678	1,688	1,811	1,967	2,013	2,025
	161.04		1,267	1,275	1,414	1,692	1,772	1,793
	Census Tract Total	3,461	3,765	3,843	4,460	5,072	5,250	5,297
162	162.01		4,655	4,655	4,655	4,655	4,655	4,655
	162.02							
	Census Tract Total	4,201	4,655	4,655	4,655	4,655	4,655	4,655
163	163.01		681	849	2,670	3,525	3,768	3,832
	163.02		1,206	1,328	2,548	3,362	3,593	3,653
	Census Tract Total	1,750	1,887	2,177	5,218	6,887	7,361	7,485

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
201	201.01		1,143	1,143	1,169	1,280	1,312	1,321
	201.02		2,256	2,268	2,320	2,343	2,351	2,355
	Census Tract Total	3,371	3,399	3,411	3,489	3,623	3,663	3,676
202	202.01		5,874	5,879	5,941	6,175	6,246	6,269
	202.02		2,662	2,715	3,001	3,322	3,416	3,441
	Census Tract Total	6,946	8,536	8,594	8,942	9,497	9,662	9,710
203	203.01		1,814	1,818	1,851	1,915	1,936	1,942
	203.02		1,801	1,799	1,865	2,141	2,221	2,243
	203.03		678	694	762	775	780	782
	203.04		1,193	1,193	1,221	1,343	1,379	1,388
	Census Tract Total	5,210	5,486	5,504	5,699	6,174	6,316	6,355
204	204.01		3,313	3,505	3,519	3,574	3,593	3,600
	Census Tract Total	2,513	3,313	3,505	3,519	3,574	3,593	3,600
205	205.01		6,492	7,118	9,170	9,176	9,187	9,197
	205.02		468	468	474	499	507	509
	Census Tract Total	5,812	6,960	7,586	9,644	9,675	9,694	9,706
206	206.01		480	478	480	488	491	492
	206.02		1,092	1,095	1,096	1,097	1,099	1,100
	206.03		2,556	2,644	2,682	2,788	2,821	2,831
	Census Tract Total	4,396	4,128	4,217	4,258	4,373	4,411	4,423
207	207.01		1,797	1,797	1,808	1,854	1,868	1,873
	207.02		625	625	634	677	689	693
	207.03		1,573	1,575	1,625	1,719	1,748	1,756
	Census Tract Total	3,689	3,995	3,997	4,067	4,250	4,305	4,322
208	208.01		995	995	1,007	1,056	1,071	1,076
	208.02		748	748	762	821	838	843
	208.03		1,611	1,610	1,631	1,720	1,747	1,755
	Census Tract Total	3,358	3,354	3,353	3,400	3,597	3,656	3,674

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
210	210.01		2,660	2,710	2,791	2,943	2,989	3,002
	210.02		1,959	1,966	2,028	2,168	2,209	2,221
	210.03		695	711	812	977	1,024	1,037
	210.04		1,574	1,623	1,628	1,632	1,635	1,637
	Census Tract Total	6,433	6,888	7,010	7,259	7,720	7,857	7,897
211	211.01		8,547	8,708	9,591	10,279	10,481	10,540
	211.02		4,516	4,565	4,849	5,132	5,216	5,242
	211.03		750	750	804	1,034	1,099	1,116
	Census Tract Total	12,538	13,813	14,023	15,244	16,445	16,796	16,898
212	212.01		1,943	1,974	2,098	2,098	2,100	2,102
	Census Tract Total	2,053	1,943	1,974	2,098	2,098	2,100	2,102
213	213.01		3,634	3,638	3,643	3,662	3,670	3,675
	213.02		269	269	273	292	297	299
	Census Tract Total	3,833	3,903	3,907	3,916	3,954	3,967	3,974
214	214.01		1,867	1,995	2,055	2,118	2,138	2,145
	214.02		3,056	3,323	4,063	4,413	4,516	4,545
	Census Tract Total	5,945	4,923	5,318	6,118	6,531	6,654	6,690
215	215.01		5,065	5,376	6,248	6,250	6,256	6,262
	Census Tract Total	5,622	5,065	5,376	6,248	6,250	6,256	6,262
216	216.01		3,525	3,579	3,660	3,663	3,668	3,672
	216.02		1,155	1,214	1,237	1,277	1,290	1,294
	Census Tract Total	5,549	4,680	4,793	4,897	4,940	4,958	4,966
217	217.01		6,666	6,725	6,785	7,026	7,101	7,124
	Census Tract Total	7,890	6,666	6,725	6,785	7,026	7,101	7,124
218	218.01		4,854	5,221	6,241	6,337	6,370	6,383
	Census Tract Total	4,568	4,854	5,221	6,241	6,337	6,370	6,383
219	219.01		954	954	954	954	954	954
	Census Tract Total	3,059	954	954	954	954	954	954

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
220	220.01							
	220.02			1	6	6	6	6
	220.03		1,793	1,793	1,807	1,867	1,886	1,892
	220.04		375	521	1,228	1,375	1,418	1,429
	220.05		442	443	444	447	448	449
	Census Tract Total	2,717	2,610	2,758	3,485	3,695	3,758	3,776
221	221.01		6,141	6,603	8,445	8,447	8,455	8,464
	221.02		3	3	8	32	39	41
	221.03		2,649	3,900	10,540	10,541	10,552	10,563
	221.04		3,337	3,760	5,472	5,521	5,539	5,549
	221.05		1,181	1,215	1,487	1,711	1,775	1,794
	221.06		86	197	890	1,020	1,057	1,067
	Census Tract Total	9,469	13,397	15,678	26,842	27,272	27,417	27,478
222	222.01		215	1,783	8,647	8,648	8,657	8,666
	Census Tract Total	2,574	215	1,783	8,647	8,648	8,657	8,666
223	223.01		7,651	7,764	8,386	8,424	8,443	8,454
	Census Tract Total	7,320	7,651	7,764	8,386	8,424	8,443	8,454
224	224.01		8,514	8,598	9,016	9,395	9,511	9,547
	224.02		1,264	1,266	1,280	1,322	1,335	1,340
	Census Tract Total	9,498	9,778	9,864	10,296	10,717	10,846	10,887
301	301.01		1,501	1,501	1,519	1,571	1,587	1,592
	301.02		3,447	3,446	3,461	3,525	3,546	3,554
	301.03		2,921	2,975	3,185	3,186	3,189	3,192
	Census Tract Total	7,543	7,869	7,922	8,165	8,282	8,322	8,338
302	302.01		12,195	12,226	12,370	12,501	12,549	12,570
	Census Tract Total	12,065	12,195	12,226	12,370	12,501	12,549	12,570

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
304	304.01		4,171	4,172	4,173	4,175	4,179	4,184
	304.02		2,438	2,438	2,438	2,440	2,443	2,446
	Census Tract Total	6,597	6,609	6,610	6,611	6,615	6,622	6,630
305	305.01		1,622	1,622	1,625	1,637	1,642	1,645
	Census Tract Total	1,686	1,622	1,622	1,625	1,637	1,642	1,645
306	306.01		1,460	1,483	1,495	1,546	1,562	1,567
	306.02		1,056	1,056	1,056	1,058	1,060	1,061
	306.03		1,225	1,255	1,255	1,257	1,259	1,260
	306.04		1,304	1,303	1,318	1,383	1,403	1,409
	Census Tract Total	6,307	5,045	5,097	5,124	5,244	5,284	5,297
307	307.01		655	655	659	679	685	687
	307.02		1,020	1,020	1,020	1,022	1,023	1,025
	307.03		1,122	1,122	1,127	1,142	1,148	1,151
	Census Tract Total	2,586	2,797	2,797	2,806	2,843	2,856	2,863
308	308.01		8,885	8,878	8,879	8,884	8,894	8,903
	Census Tract Total	8,097	8,885	8,878	8,879	8,884	8,894	8,903
309	309.01		7,130	7,167	7,285	7,506	7,576	7,598
	Census Tract Total	7,122	7,130	7,167	7,285	7,506	7,576	7,598
310	310.01		6,822	6,824	6,849	6,937	6,969	6,982
	Census Tract Total	7,052	6,822	6,824	6,849	6,937	6,969	6,982
313	313.01		4,332	4,335	4,368	4,455	4,484	4,494
	Census Tract Total	4,388	4,332	4,335	4,368	4,455	4,484	4,494
314	314.01		4,062	4,063	4,066	4,082	4,090	4,096
	Census Tract Total	4,315	4,062	4,063	4,066	4,082	4,090	4,096
315	315.01		5,844	5,847	6,237	6,423	6,482	6,501
	Census Tract Total	4,903	5,844	5,847	6,237	6,423	6,482	6,501

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
316	316.01		3,163	3,256	3,555	3,902	4,003	4,031
	316.02		2,384	2,431	2,712	2,774	2,794	2,801
	316.03		9	9	9	9	9	9
	Census Tract Total	6,057	5,556	5,696	6,276	6,685	6,806	6,841
318	318.01		7,264	7,268	7,306	7,419	7,457	7,473
	Census Tract Total	7,297	7,264	7,268	7,306	7,419	7,457	7,473
319	319.01		3,335	3,335	3,337	3,345	3,351	3,355
	Census Tract Total	3,433	3,335	3,335	3,337	3,345	3,351	3,355
320	320.01		3,275	3,298	3,316	3,321	3,325	3,329
	Census Tract Total	3,367	3,275	3,298	3,316	3,321	3,325	3,329
321	321.01		3,918	3,895	3,909	3,969	3,990	3,998
	Census Tract Total	3,505	3,918	3,895	3,909	3,969	3,990	3,998
322	322.01		7,050	7,096	7,122	7,235	7,273	7,288
	Census Tract Total	7,061	7,050	7,096	7,122	7,235	7,273	7,288
323	323.01		3,425	3,425	3,428	3,442	3,449	3,454
	323.02		1,762	1,782	1,829	1,860	1,870	1,874
	Census Tract Total	4,949	5,187	5,207	5,257	5,302	5,319	5,328
324	324.01		8,816	8,816	8,829	8,890	8,916	8,929
	Census Tract Total	8,942	8,816	8,816	8,829	8,890	8,916	8,929
325	325.01		5,826	5,830	5,856	5,949	5,981	5,993
	Census Tract Total	5,870	5,826	5,830	5,856	5,949	5,981	5,993
326	326.01		4,712	4,733	4,937	5,252	5,346	5,373
	Census Tract Total	4,721	4,712	4,733	4,937	5,252	5,346	5,373
327	327.01		7,774	7,821	7,999	8,140	8,188	8,206
	Census Tract Total	7,717	7,774	7,821	7,999	8,140	8,188	8,206
328	328.01		2,041	2,075	2,158	2,241	2,266	2,274
	Census Tract Total	2,182	2,041	2,075	2,158	2,241	2,266	2,274

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
401	401.01		2,403	2,411	2,449	2,566	2,601	2,611
	401.02		2,951	2,951	2,987	3,141	3,188	3,202
	401.03		2,448	2,450	2,482	2,620	2,661	2,673
	Census Tract Total	7,485	7,802	7,812	7,918	8,327	8,450	8,486
402	402.01		1,631	1,865	2,692	2,692	2,695	2,698
	402.02		4,975	4,969	4,998	5,080	5,108	5,119
	402.03							
	402.04		424	424	458	601	643	653
	Census Tract Total	7,076	7,030	7,258	8,148	8,373	8,446	8,470
403	403.01		1,368	1,369	1,380	1,428	1,443	1,448
	403.02		1,327	1,328	1,360	1,458	1,487	1,495
	Census Tract Total	2,691	2,695	2,697	2,740	2,886	2,930	2,943
405	405.01		3,473	3,496	3,589	3,657	3,676	3,681
	405.02		1,318	1,318	1,328	1,372	1,385	1,390
	405.03		4,616	4,627	4,707	4,903	4,962	4,981
	405.04		1,251	1,251	1,251	1,251	1,251	1,251
	Census Tract Total	10,128	10,658	10,692	10,875	11,183	11,274	11,303
406	406.01		2,584	2,597	2,783	2,979	3,037	3,053
	Census Tract Total	2,437	2,584	2,597	2,783	2,979	3,037	3,053
407	407.01		5,130	5,129	5,139	5,181	5,198	5,206
	407.02		2,853	2,852	2,862	2,901	2,915	2,921
	Census Tract Total	7,994	7,983	7,981	8,001	8,082	8,113	8,127
408	408.01		2,388	2,406	2,423	2,477	2,494	2,500
	408.02		286	286	287	294	296	297
	408.03		1,280	1,280	1,289	1,331	1,344	1,348
	408.04		1,973	1,973	2,047	2,316	2,394	2,415
	408.05							
	Census Tract Total	5,576	5,927	5,945	6,046	6,418	6,528	6,560

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
501	501.01		3,337	3,375	3,375	3,378	3,382	3,385
	501.02		879	894	895	902	905	907
	501.03		1,206	1,203	1,207	1,221	1,226	1,228
	Census Tract Total	5,020	5,422	5,472	5,477	5,501	5,513	5,520
502	502.01		1,358	1,454	1,454	1,455	1,456	1,458
	502.02		709	710	711	712	714	714
	502.03		510	512	522	564	577	580
	502.04		1,153	1,153	1,163	1,206	1,219	1,223
	Census Tract Total	4,596	3,730	3,829	3,850	3,937	3,966	3,975
503	503.01		892	892	897	920	928	930
	503.02		863	863	863	865	866	867
	503.03		1,964	1,993	2,033	2,182	2,227	2,239
	503.04		700	702	715	761	775	779
	Census Tract Total	4,553	4,419	4,450	4,508	4,728	4,796	4,815
504	504.01		1,086	1,086	1,100	1,161	1,180	1,185
	504.02		992	992	995	1,009	1,014	1,016
	504.03		674	675	701	812	844	852
	Census Tract Total	2,458	2,752	2,753	2,796	2,982	3,038	3,053
505	505.01		1,056	1,056	1,057	1,061	1,063	1,064
	505.02		898	898	900	907	910	911
	505.03		657	657	658	662	663	664
	Census Tract Total	2,856	2,611	2,611	2,615	2,630	2,636	2,639
506	506.01		561	560	613	841	906	922
	506.02		3,844	3,908	3,911	3,924	3,932	3,937
	506.03		875	874	876	885	889	890
	506.04		555	555	555	555	555	556
	506.05		783	783	790	821	830	833
	506.06		1,133	1,133	1,135	1,142	1,145	1,146
	506.07		519	519	525	548	555	557

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
506	Census Tract Total	8,042	8,270	8,332	8,405	8,716	8,812	8,841
507	507.01		2,771	2,773	2,792	2,863	2,885	2,893
	507.02		3,480	3,664	3,694	3,754	3,774	3,783
	Census Tract Total	7,007	6,251	6,437	6,486	6,617	6,659	6,676
508	508.01		864	869	896	924	932	935
	508.02		1,291	1,292	1,296	1,315	1,322	1,324
	508.03		1,182	1,172	1,193	1,243	1,258	1,262
	Census Tract Total	3,192	3,337	3,333	3,385	3,482	3,512	3,521
509	509.01		889	889	893	909	914	916
	509.02		869	869	873	893	899	901
	Census Tract Total	1,598	1,758	1,758	1,766	1,802	1,813	1,817
510	510.01		1,169	1,169	1,170	1,171	1,173	1,174
	510.02		1,607	1,608	1,615	1,643	1,652	1,655
	Census Tract Total	2,712	2,776	2,777	2,785	2,814	2,825	2,829
511	511.01		1,035	1,036	1,042	1,056	1,061	1,063
	511.02		1,299	1,300	1,302	1,313	1,317	1,319
	Census Tract Total	2,141	2,334	2,336	2,344	2,369	2,378	2,382
512	512.01		657	657	658	661	663	664
	512.02		887	887	889	897	901	902
	512.03		290	290	306	365	382	386
	Census Tract Total	1,631	1,834	1,834	1,853	1,923	1,946	1,952
513	513.01		1,255	1,256	1,285	1,388	1,419	1,427
	513.02		1,244	1,238	1,240	1,253	1,258	1,259
	Census Tract Total	2,140	2,499	2,494	2,525	2,641	2,677	2,686
514	514.01		517	505	505	505	506	506
	514.02		1,981	2,018	2,018	2,022	2,025	2,027
	514.03		929	943	943	945	946	947
	Census Tract Total	3,191	3,427	3,466	3,466	3,472	3,477	3,480

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
515	515.01		2,453	2,451	2,452	2,460	2,464	2,467
	515.02		3,385	3,338	3,404	3,611	3,672	3,690
	515.03		2,134	2,150	2,167	2,239	2,261	2,268
	515.04		2,453	2,497	2,511	2,575	2,595	2,602
	Census Tract Total	10,056	10,425	10,436	10,534	10,885	10,992	11,027
516	516.01		2,086	2,068	2,069	2,077	2,081	2,083
	516.02		232	232	233	235	235	236
	516.03		1,960	1,994	1,994	1,995	1,997	1,999
	516.04		1,571	1,595	1,613	1,649	1,661	1,665
	516.05		1,092	1,102	1,107	1,126	1,132	1,135
	Census Tract Total	9,117	6,941	6,991	7,016	7,082	7,106	7,118
518	518.01		1,328	1,328	1,331	1,347	1,354	1,356
	518.02		603	603	606	620	624	626
	518.03		1,241	1,242	1,273	1,405	1,444	1,456
	Census Tract Total	3,216	3,172	3,173	3,210	3,372	3,422	3,438
519	519.01		6,775	6,859	6,918	7,135	7,203	7,225
	Census Tract Total	6,144	6,775	6,859	6,918	7,135	7,203	7,225
520	520.01		3,045	3,108	3,219	3,328	3,361	3,372
	Census Tract Total	2,733	3,045	3,108	3,219	3,328	3,361	3,372
521	521.01		351	351	353	362	365	365
	521.02		2,700	2,733	2,752	2,831	2,855	2,864
	521.03		1,587	1,589	1,611	1,690	1,714	1,721
	521.04		1,887	1,889	1,910	1,961	1,978	1,983
	521.05		1,125	1,142	1,218	1,273	1,289	1,294
	Census Tract Total	7,209	7,650	7,704	7,844	8,117	8,201	8,227

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
522	522.01		3,606	3,708	3,733	3,754	3,764	3,769
	522.02		1,091	1,092	1,098	1,122	1,130	1,132
	522.03		1,004	1,004	1,004	1,008	1,010	1,011
	Census Tract Total	6,059	5,701	5,804	5,835	5,884	5,904	5,912
523	523.01		7,629	7,694	7,704	7,749	7,769	7,779
	Census Tract Total	7,599	7,629	7,694	7,704	7,749	7,769	7,779
524	524.01		1,445	1,445	1,446	1,448	1,450	1,452
	524.02		984	984	984	984	985	986
	524.03		810	810	810	812	813	814
	524.04		1,844	1,910	1,914	1,931	1,938	1,941
	524.05		1,373	1,385	1,453	1,528	1,551	1,557
	Census Tract Total	6,494	6,456	6,534	6,607	6,703	6,737	6,750
525	525.01		824	824	824	826	828	829
	525.02		1,917	1,911	1,932	2,012	2,037	2,045
	525.03		1,031	1,034	1,051	1,083	1,093	1,096
	525.04		4,336	4,419	4,498	4,835	4,935	4,963
	Census Tract Total	9,031	8,108	8,188	8,305	8,756	8,893	8,933
526	526.01		2,069	2,416	3,802	3,802	3,806	3,810
	526.02		2,539	2,561	2,637	2,962	3,056	3,082
	526.03		846	847	895	1,102	1,161	1,177
	Census Tract Total	4,247	5,454	5,824	7,334	7,866	8,023	8,069
527	527.01		4,656	4,695	4,930	5,169	5,241	5,263
	Census Tract Total	4,790	4,656	4,695	4,930	5,169	5,241	5,263
528	528.01		10,128	10,023	10,071	10,280	10,349	10,374
	Census Tract Total	7,707	10,128	10,023	10,071	10,280	10,349	10,374

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
601	601.01		1,027	1,034	1,089	1,180	1,207	1,215
	601.02		1,899	1,903	1,963	2,082	2,118	2,128
	601.03		1,074	1,083	1,145	1,257	1,290	1,299
	Census Tract Total	3,795	4,000	4,020	4,197	4,519	4,615	4,642
602	602.01		1,554	1,558	1,593	1,685	1,712	1,720
	602.02		349	350	369	423	439	443
	602.03		1,922	1,923	1,936	1,991	2,009	2,015
	Census Tract Total	4,030	3,825	3,831	3,898	4,099	4,160	4,178
603	603.01		717	717	782	1,050	1,126	1,146
	603.02		2,025	2,027	2,052	2,159	2,191	2,201
	Census Tract Total	2,715	2,742	2,744	2,834	3,209	3,317	3,347
604	604.01		824	829	866	925	942	947
	604.02		3,772	3,789	3,858	3,971	4,007	4,019
	604.03		484	490	527	579	594	599
	Census Tract Total	4,310	5,080	5,108	5,251	5,475	5,543	5,565
605	605.01		2,453	2,453	2,492	2,605	2,639	2,650
	605.02		2,029	2,037	2,075	2,241	2,290	2,304
	605.03		1,048	1,048	1,066	1,142	1,164	1,171
	605.04		590	600	681	711	719	722
	605.05		2,236	2,295	3,623	3,758	3,799	3,811
	Census Tract Total	7,953	8,356	8,433	9,937	10,457	10,611	10,658
606	606.01		427	426	440	501	518	523
	606.02		3,455	3,455	3,545	3,928	4,039	4,069
	Census Tract Total	4,373	3,882	3,881	3,985	4,429	4,557	4,592
607 /1	607.01		7,608	7,626	7,663	7,773	7,812	7,828
	Census Tract Total	6,991	7,608	7,626	7,663	7,773	7,812	7,828
608 /1	608.01		3,154	3,142	3,170	3,243	3,267	3,275
	Census Tract Total	2,878	3,154	3,142	3,170	3,243	3,267	3,275

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
609 /1	609.01		2,477	2,476	2,488	2,541	2,558	2,564
	Census Tract Total	2,262	2,477	2,476	2,488	2,541	2,558	2,564
610 /1	610.01		2,421	2,419	2,432	2,490	2,508	2,514
	Census Tract Total	2,322	2,421	2,419	2,432	2,490	2,508	2,514
611	611.01		1,875	1,877	1,918	2,034	2,069	2,079
	611.02		5,092	5,107	5,164	5,385	5,452	5,473
	Census Tract Total	6,939	6,967	6,984	7,082	7,419	7,521	7,552
612	612.01		646	647	658	686	695	697
	612.02		3,512	3,574	3,906	4,002	4,033	4,043
	612.03		335	361	467	477	480	482
	612.04		3,739	3,892	5,771	5,902	5,944	5,960
	Census Tract Total	5,713	8,232	8,474	10,802	11,067	11,152	11,182
615	615.01		1,084	1,093	1,145	1,230	1,255	1,263
	615.02		847	861	912	927	931	934
	615.03		1,326	1,328	1,345	1,355	1,359	1,361
	615.04		2,178	2,289	2,801	2,917	2,953	2,964
	615.05		256	256	256	256	257	257
	Census Tract Total	5,199	5,691	5,827	6,459	6,685	6,755	6,779
616	616.01		3,547	3,576	3,626	3,840	3,903	3,922
	616.02		1,083	1,218	1,835	1,853	1,860	1,863
	616.04		2,814	2,882	2,928	3,062	3,103	3,115
	616.05		998	999	1,002	1,019	1,025	1,027
	616.06			1	3,411	3,412	3,415	3,419
	Census Tract Total	6,684	8,442	8,676	12,802	13,186	13,306	13,346
617	617.01		5,122	5,188	5,354	5,694	5,795	5,825
	617.02		807	1,037	2,038	2,371	2,467	2,492
	Census Tract Total	5,811	5,929	6,225	7,392	8,065	8,262	8,317

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
618	618.01		814	818	904	1,261	1,363	1,389
	618.02		5,386	5,377	5,479	5,549	5,574	5,585
	Census Tract Total	5,462	6,200	6,195	6,383	6,810	6,937	6,974
619	619.02		4,080	4,066	4,090	4,196	4,229	4,240
	Census Tract Total	5,155	4,080	4,066	4,090	4,196	4,229	4,240
701	701.01		805	805	822	884	902	908
	701.02		1,298	1,298	1,325	1,434	1,466	1,475
	701.03		169	170	195	283	308	314
	701.04		449	453	573	1,032	1,162	1,195
	Census Tract Total	2,847	2,721	2,726	2,915	3,633	3,838	3,892
702	702.01		6	6	6	6	6	6
	Census Tract Total		6	6	6	6	6	6
703	703.01		1,953	1,956	2,011	2,187	2,238	2,252
	703.02		386	387	400	445	458	461
	703.03		927	927	961	1,076	1,109	1,119
	Census Tract Total	3,132	3,266	3,270	3,372	3,708	3,805	3,832
704	704.01		1,337	1,338	1,413	1,722	1,811	1,835
	704.02		124	123	127	144	149	151
	704.03		1,037	1,038	1,107	1,374	1,450	1,470
	704.04		810	810	821	874	889	893
	704.05		1,494	1,501	1,550	1,664	1,697	1,706
	Census Tract Total	4,754	4,802	4,810	5,018	5,778	5,996	6,055
705	705.01		327	326	346	430	454	461
	705.02		945	945	947	956	959	961
	705.03		1,880	1,879	1,957	2,287	2,382	2,407
	705.04		845	845	851	877	885	888
	705.05		501	501	532	664	702	712
	705.06		955	977	989	989	990	991
	Census Tract Total	5,121	5,453	5,473	5,622	6,203	6,372	6,420

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
706	706.01		629	629	676	838	885	897
	706.02		577	581	619	689	710	715
	706.03		1,012	1,032	1,054	1,101	1,115	1,119
	706.04		564	566	584	605	611	613
	Census Tract Total	2,320	2,782	2,808	2,933	3,233	3,321	3,344
707	707.01		852	874	1,088	1,109	1,116	1,119
	707.02		1,175	1,174	1,191	1,265	1,288	1,294
	707.03		836	838	859	929	950	955
	707.04		1,082	1,082	1,083	1,087	1,089	1,090
	707.05		561	561	562	566	567	568
	707.06		742	742	742	742	743	743
	Census Tract Total	4,973	5,248	5,271	5,525	5,698	5,753	5,769
708	708.01		754	760	783	784	784	785
	708.02		2,151	2,163	2,224	2,272	2,287	2,293
	Census Tract Total	2,782	2,905	2,923	3,007	3,056	3,071	3,078
709	709.01		1,842	1,869	1,915	2,027	2,060	2,070
	709.02		2,064	2,064	2,072	2,100	2,110	2,114
	709.03		734	734	738	759	766	768
	709.04		858	859	902	1,086	1,138	1,152
	709.05		973	975	1,006	1,098	1,124	1,132
	709.06		312	312	316	339	346	348
	Census Tract Total	6,359	6,783	6,813	6,949	7,409	7,544	7,584
710	710.01		188	190	204	255	270	274
	710.02		665	681	901	902	904	905
	710.03		1,194	1,187	1,208	1,296	1,323	1,329
	Census Tract Total	1,772	2,047	2,058	2,313	2,453	2,497	2,508

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
711	711.01		483	482	483	485	485	487
	711.02		584	584	584	584	585	585
	711.03		765	765	770	794	802	804
	711.04		877	876	877	883	885	886
	711.05		702	702	702	704	705	706
	711.06		1,480	1,520	1,520	1,520	1,521	1,523
	711.07		555	556	558	566	569	570
	711.08		1,100	1,100	1,116	1,189	1,210	1,217
	Census Tract Total	6,479	6,546	6,585	6,610	6,725	6,762	6,778
712	712.01		3	6	20	20	20	20
	712.02		1,058	1,028	1,028	1,028	1,029	1,030
	712.03		524	524	530	556	564	566
	712.04		5,058	5,172	5,380	5,445	5,468	5,478
	Census Tract Total	6,240	6,643	6,730	6,958	7,049	7,081	7,094
713	713.01		7,630	7,791	7,928	8,060	8,105	8,123
	713.02		1,807	1,806	1,852	2,047	2,105	2,121
	Census Tract Total	8,666	9,437	9,597	9,780	10,107	10,210	10,244
714	714.01		4,572	4,587	4,686	4,888	4,949	4,968
	714.02		2,061	2,055	2,061	2,088	2,098	2,102
	Census Tract Total	6,967	6,633	6,642	6,747	6,976	7,047	7,070
801	801.01		1,491	1,503	1,650	1,952	2,038	2,061
	801.02		747	748	775	878	908	917
	801.03		803	1,072	2,142	2,147	2,151	2,154
	801.04		910	921	994	1,119	1,155	1,165
	801.05		630	636	706	895	948	963
	Census Tract Total	4,076	4,581	4,880	6,267	6,991	7,200	7,260

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
802	802.01		1,312	1,334	1,522	1,959	2,084	2,117
	802.02		1,345	1,346	1,390	1,567	1,619	1,632
	802.03		1,659	1,660	1,672	1,723	1,740	1,745
	802.04		4,947	5,544	7,821	7,824	7,831	7,838
	802.05							
	Census Tract Total	8,336	9,263	9,884	12,405	13,073	13,274	13,332
803	803.01		3,251	3,257	3,350	3,693	3,794	3,821
	803.02		782	788	838	945	976	984
	803.03		3,013	3,030	3,270	3,995	4,205	4,258
	803.04							
	Census Tract Total	6,552	7,046	7,075	7,458	8,633	8,975	9,063
804	804.01		2,416	2,430	2,516	2,607	2,635	2,644
	804.02		2,403	2,413	2,547	2,880	2,978	3,005
	804.03		1,294	1,306	1,384	1,564	1,617	1,630
	804.04		1,626	1,636	1,694	1,823	1,861	1,871
	804.05		2,827	2,838	2,940	3,191	3,266	3,286
	Census Tract Total	9,752	10,566	10,623	11,081	12,065	12,357	12,436
805	805.01		5,936	5,948	6,040	6,210	6,264	6,282
	805.02		6,183	6,196	6,265	6,366	6,400	6,414
	805.03		7,260	7,297	7,389	7,694	7,788	7,817
	Census Tract Total	18,097	19,379	19,441	19,694	20,270	20,452	20,513
808 /2	808.01		7,300	7,448	8,175	9,091	9,358	9,431
	Census Tract Total	8,123	7,300	7,448	8,175	9,091	9,358	9,431
809 /2	809.01		12,442	12,481	12,749	13,399	13,595	13,653
	Census Tract Total	13,539	12,442	12,481	12,749	13,399	13,595	13,653
810	810.01		4,665	4,718	4,797	5,138	5,239	5,269
	Census Tract Total	3,952	4,665	4,718	4,797	5,138	5,239	5,269

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
811	811.01		2,851	3,848	7,698	7,709	7,720	7,728
	811.02		8,132	8,263	8,780	9,508	9,722	9,783
	811.03		4,169	4,170	4,195	4,294	4,325	4,337
	811.04		4,668	4,686	4,767	4,829	4,851	4,861
	Census Tract Total	16,498	19,820	20,967	25,440	26,340	26,618	26,709
812	812.01		6,677	6,682	6,696	6,738	6,755	6,765
	Census Tract Total	7,716	6,677	6,682	6,696	6,738	6,755	6,765
814	814.01		7,549	7,543	7,549	7,580	7,595	7,605
	Census Tract Total	6,294	7,549	7,543	7,549	7,580	7,595	7,605
815	815.01		2,586	2,591	2,606	2,609	2,613	2,615
	Census Tract Total	2,143	2,586	2,591	2,606	2,609	2,613	2,615
816	816.01		1,752	1,760	1,794	1,833	1,846	1,850
	816.02		1,683	1,686	1,707	1,730	1,738	1,741
	Census Tract Total	3,052	3,435	3,446	3,501	3,563	3,584	3,591
817	817.01		2,098	2,100	2,192	2,451	2,526	2,547
	817.02		2,339	2,340	2,372	2,451	2,475	2,483
	817.03		1,872	1,873	1,889	1,936	1,951	1,956
	817.04		4,491	4,462	4,549	4,838	4,923	4,948
	Census Tract Total	9,722	10,800	10,775	11,002	11,676	11,875	11,934
819	819.01		3,945	3,965	4,112	4,294	4,350	4,367
	819.02		1,995	1,997	2,011	2,077	2,098	2,105
	Census Tract Total	5,518	5,940	5,962	6,123	6,371	6,448	6,472
820	820.01		8,727	8,736	8,846	9,020	9,078	9,099
	820.02		1,328	1,328	1,328	1,328	1,329	1,331
	Census Tract Total	8,264	10,055	10,064	10,174	10,348	10,407	10,430
821	821.01		3,639	3,608	3,608	3,608	3,612	3,616
	Census Tract Total	3,225	3,639	3,608	3,608	3,608	3,612	3,616

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
822	822.01		3,990	4,743	8,014	8,016	8,023	8,032
	822.02		979	990	990	990	991	992
	822.03		5,243	5,474	6,318	6,320	6,327	6,334
	Census Tract Total	6,302	10,212	11,207	15,322	15,326	15,341	15,358
823	823.01		13,997	13,946	14,454	14,456	14,470	14,485
	Census Tract Total	12,337	13,997	13,946	14,454	14,456	14,470	14,485
824	824.01		2,471	2,472	2,488	2,556	2,577	2,584
	Census Tract Total	2,373	2,471	2,472	2,488	2,556	2,577	2,584
825	825.01		4,093	4,133	5,855	6,037	6,095	6,113
	825.02		12,888	12,957	13,277	13,499	13,573	13,603
	Census Tract Total	15,190	16,981	17,090	19,132	19,536	19,668	19,716
826	826.01		2,398	2,425	3,085	3,146	3,167	3,174
	826.02		10,124	10,276	10,994	11,369	11,484	11,523
	Census Tract Total	11,239	12,522	12,701	14,079	14,515	14,651	14,697
901	901.01							
	901.02		40	41	87	275	328	342
	901.03		3,013	3,015	3,542	3,645	3,677	3,688
	901.04		616	615	623	657	668	671
	901.05		7,377	7,396	7,420	7,528	7,565	7,580
	901.06							
	Census Tract Total	10,360	11,046	11,067	11,672	12,105	12,238	12,281
905	905.01		2,987	3,021	3,052	3,085	3,097	3,102
	905.02		6,366	6,465	7,072	7,963	8,222	8,291
	Census Tract Total	8,437	9,353	9,486	10,124	11,048	11,319	11,393
909 /3	909.01		276	282	333	453	487	496
	Census Tract Total	185	276	282	333	453	487	496

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
910	910.01		170	170	258	634	740	767
	910.02		1,899	1,901	2,151	3,187	3,482	3,557
	Census Tract Total	1,911	2,069	2,071	2,409	3,821	4,222	4,324
911	911.01		13,366	13,373	13,458	13,698	13,778	13,809
	Census Tract Total	13,607	13,366	13,373	13,458	13,698	13,778	13,809
912	912.01		6,247	6,262	6,354	6,749	6,866	6,901
	912.02		577	589	590	592	593	594
	Census Tract Total	7,418	6,824	6,851	6,944	7,341	7,459	7,495
913	913.01		71	70	110	284	334	346
	913.02		120	120	128	164	175	177
	913.03		2,077	2,096	2,145	2,289	2,332	2,344
	913.04		10,351	10,421	10,839	11,810	12,094	12,173
	Census Tract Total	13,211	12,619	12,707	13,222	14,547	14,935	15,040
914	914.01		18,822	18,841	18,955	19,143	19,212	19,245
	Census Tract Total	18,702	18,822	18,841	18,955	19,143	19,212	19,245
915	915.01		6,841	6,863	7,083	7,644	7,810	7,857
	915.02		3,307	5,189	12,739	13,096	13,208	13,246
	915.03		1,167	1,182	1,183	1,187	1,189	1,191
	Census Tract Total	7,397	11,315	13,234	21,005	21,927	22,207	22,294
916	916.01		9,167	9,198	9,279	9,413	9,459	9,478
	Census Tract Total	8,484	9,167	9,198	9,279	9,413	9,459	9,478
917	917.01		7,251	7,545	8,674	8,791	8,832	8,849
	917.02		1,868	1,876	1,877	1,882	1,886	1,888
	917.03		2,741	2,808	3,140	3,444	3,533	3,558
	917.04		6,534	7,125	11,664	11,743	11,776	11,793
	Census Tract Total	12,646	18,394	19,354	25,355	25,860	26,027	26,088
918	918.01		12,145	12,205	12,611	12,713	12,755	12,774
	Census Tract Total	10,802	12,145	12,205	12,611	12,713	12,755	12,774

(Continued)

Table 4.7

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
919	919.01		362	363	417	637	700	716
	919.02		445	445	482	629	670	681
	919.03		502	502	542	704	751	763
	919.04		213	213	216	229	233	234
	919.05		955	959	1,047	1,371	1,462	1,487
	919.06		168	169	175	193	198	199
	919.07		349	362	498	635	675	685
	919.08		60	62	78	78	78	78
	919.09		408	410	417	422	425	425
	919.10		146	146	146	148	149	149
	919.11		168	168	170	178	180	181
	919.12		300	303	311	322	326	327
	Census Tract Total		3,662	4,076	4,102	4,499	5,546	5,847
920	920.01		2,332	2,333	2,427	2,829	2,945	2,977
	920.02		2,210	2,219	2,260	2,329	2,351	2,358
	920.03		2,306	2,314	2,375	2,513	2,556	2,567
	Census Tract Total		6,211	6,848	6,866	7,062	7,671	7,852
921	921.01		304	305	314	327	331	332
	921.02		466	470	509	562	578	582
	921.03		1,184	1,194	1,302	1,384	1,408	1,415
	921.04		724	727	752	758	760	761
	921.05		1,177	1,182	1,264	1,476	1,538	1,555
	921.06		1,224	1,229	1,263	1,309	1,323	1,328
	921.07		1,803	1,808	1,840	1,840	1,842	1,844
	Census Tract Total		6,575	6,882	6,915	7,244	7,656	7,780

(Continued)

Table 4.7
Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		2000	2004	2005	2010	2015	2020	2025
922	922.01		390	400	479	499	506	508
	922.02		1,771	1,789	1,926	1,995	2,017	2,023
	922.03		6,608	6,632	6,815	7,147	7,247	7,277
	922.04		653	774	1,415	1,453	1,466	1,470
	922.05		4,072	4,111	4,458	4,660	4,719	4,738
	Census Tract Total	13,483	13,494	13,706	15,093	15,754	15,955	16,016
923	923.01		3,283	3,297	3,362	3,414	3,432	3,439
	Census Tract Total	3,431	3,283	3,297	3,362	3,414	3,432	3,439
924	924.01		4,907	4,928	5,006	5,169	5,219	5,236
	Census Tract Total	4,272	4,907	4,928	5,006	5,169	5,219	5,236
Fairfax County	Total	969,749	1,022,298	1,041,242	1,132,957	1,179,258	1,193,402	1,197,796

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 2000; and Fairfax County Department of Systems Management for Human Services, 2004 through 2025.

Note: All census tracts in Fairfax County begin with number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02 and 160.03 comprise U.S. Census Bureau census tract 4160.

1/ Comprises part of the Town of Vienna.

2/ Comprises part of the Town of Herndon.

3/ Town of Clifton.

HOUSING UNIT INVENTORY

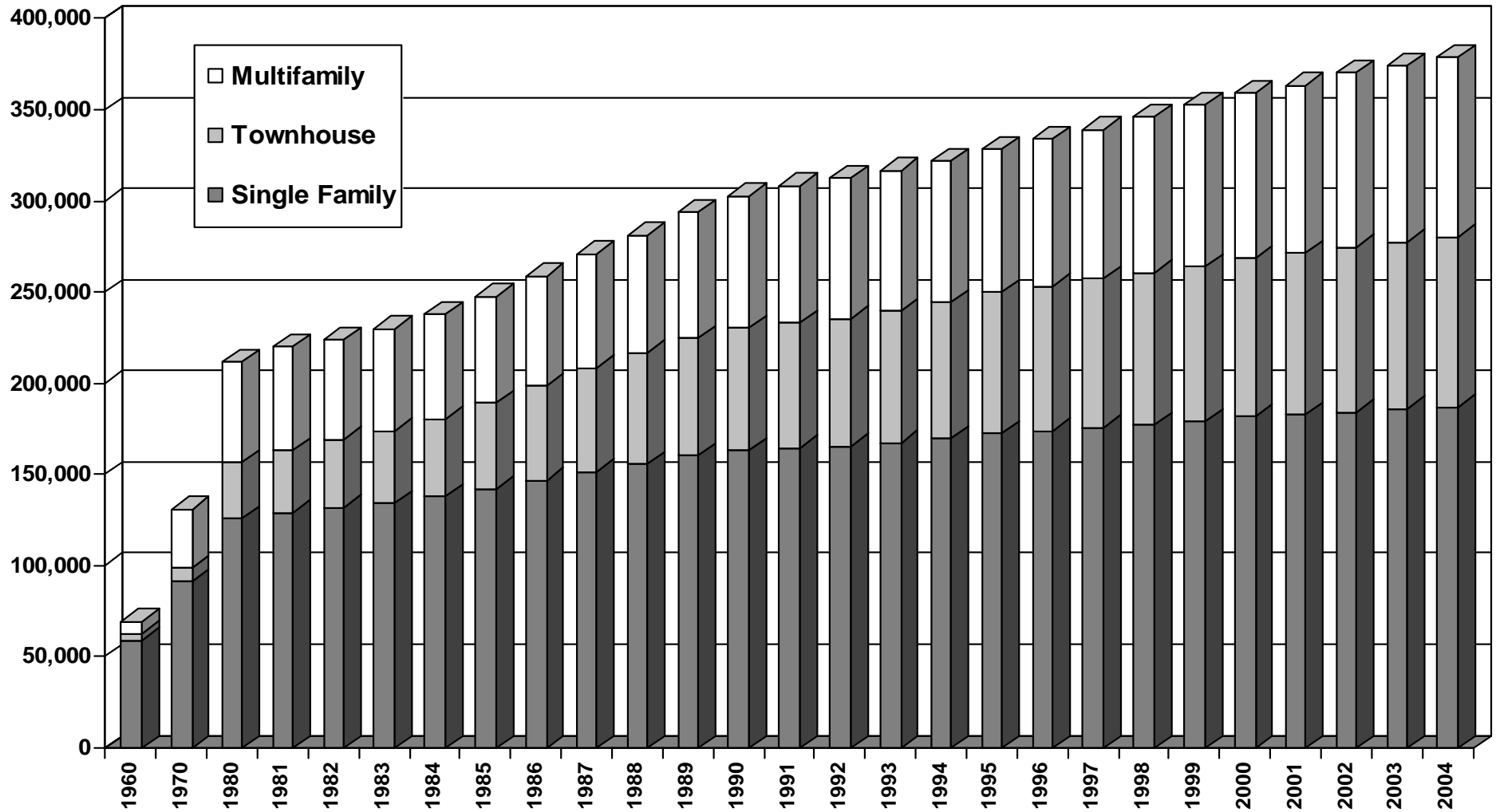
Housing units are summarized from the real estate tax assessment files as of January 1 of the current year. Building permit data and utility hook-up information are used to determine whether structures are habitable housing units. Housing unit type is determined based on the existing land use code. Specific codes are assigned to each type of housing unit (i.e. single-family detached, duplexes, townhouse, multifamily, etc. See Table 10.2 in Current Land Use Section) Most of the housing unit information is available by supervisor district, township, planning district, human services region, sewershed, and census and subcensus tract. The age of housing unit data are available by supervisor district, township, and planning district.

Total Housing Units Fairfax County, 1983 through 2004			
Year	Housing Units	Annual Change	
		Number	Percent
1985	247,777	9,927	4.2%
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%
1995	328,151	6,144	1.9%
1996	334,123	5,972	1.8%
1997	339,119	4,996	1.5%
1998	345,969	6,850	2.0%
1999	352,741	6,772	2.0%
2000	358,960	6,219	1.8%
2001	363,333	4,373	1.2%
2002	370,551	7,218	2.0%
2003	373,902	3,351	0.9%
2004	378,639	4,737	1.3%

*Source: Fairfax County Department of Systems
Management for Human Services, 2004.*

FIGURE 5.1

**Housing Units by Structure Type
Fairfax County, 1960 through 2004**



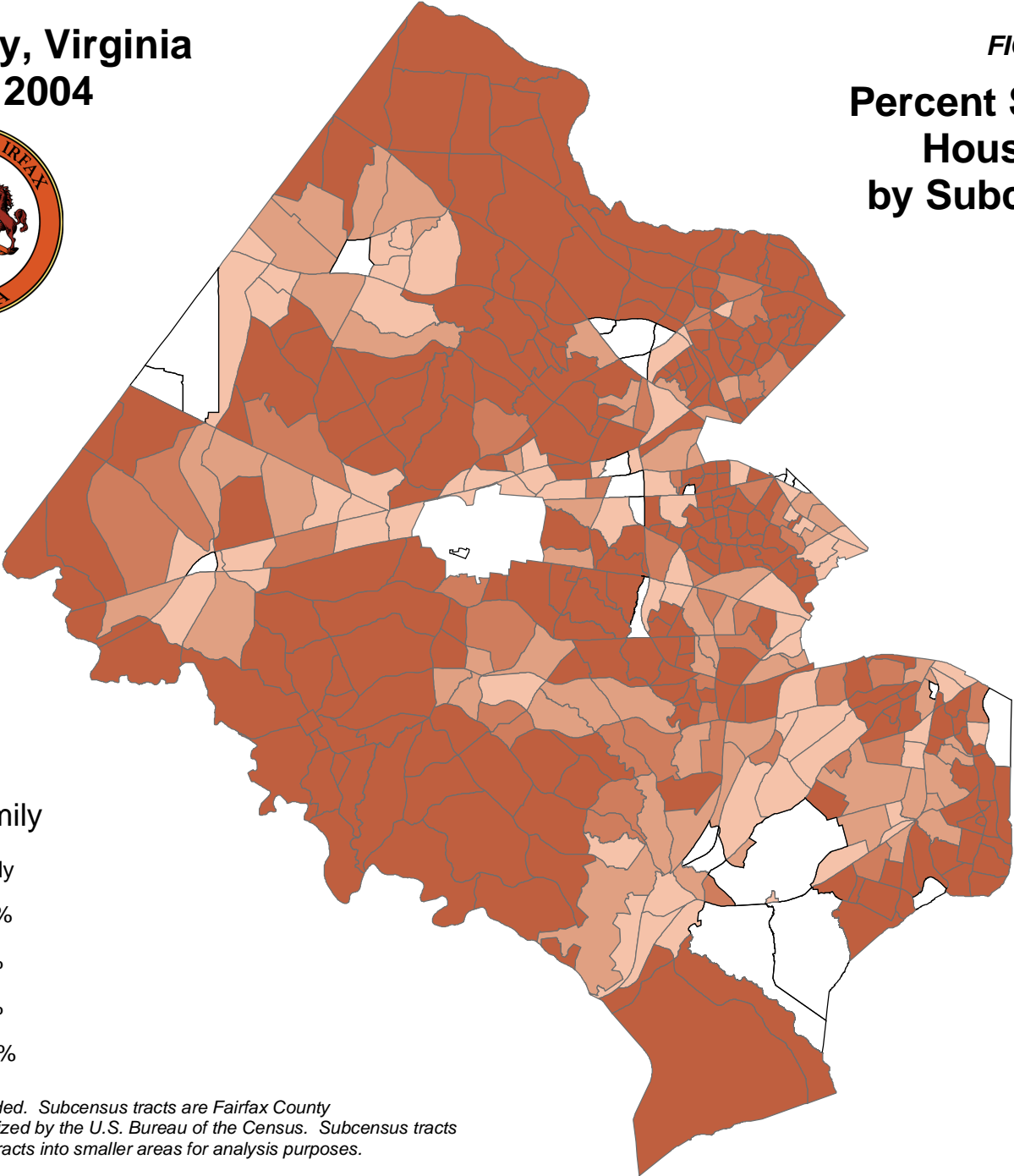
Sources: U.S. Bureau of the Census; Fairfax County Department of Systems Management for Human Services, 2004

Fairfax County, Virginia January 2004








FIGURE 5.2

Percent Single Family Housing Units by Subcensus Tract



Percent Single Family

-  No Single Family
-  Less than 25.0%
-  25.0% to 49.9%
-  50.0% to 74.9%
-  75.0% to 100.0%

Note: City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

Source: Fairfax County Department of Systems Management for Human Services.

Fairfax County, Virginia January 2004

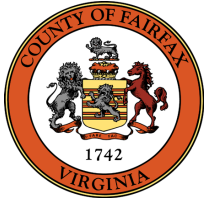
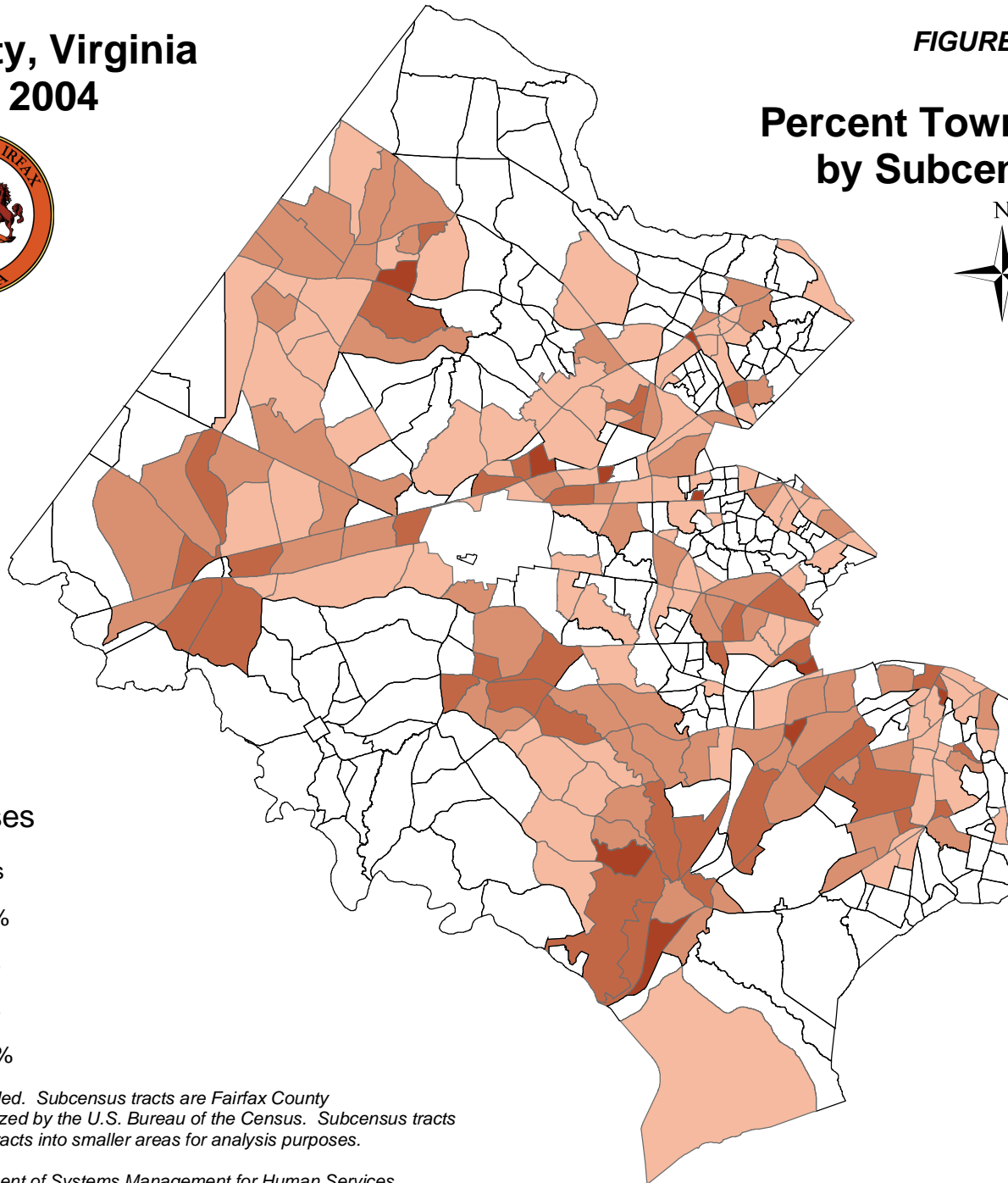
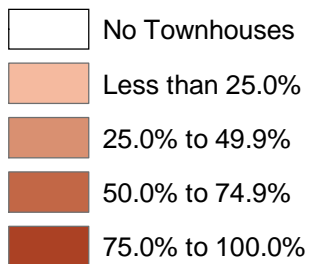


FIGURE 5.3

Percent Townhouse Units by Subcensus Tract



Percent Townhouses



Note: City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

Source: Fairfax County Department of Systems Management for Human Services.

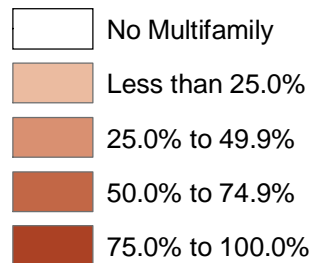
Fairfax County, Virginia January 2004



FIGURE 5.4
**Percent Multifamily
Housing Units
by Subcensus Tract**



Percent Multifamily



Note: City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

Source: Fairfax County Department of Systems Management for Human Services.

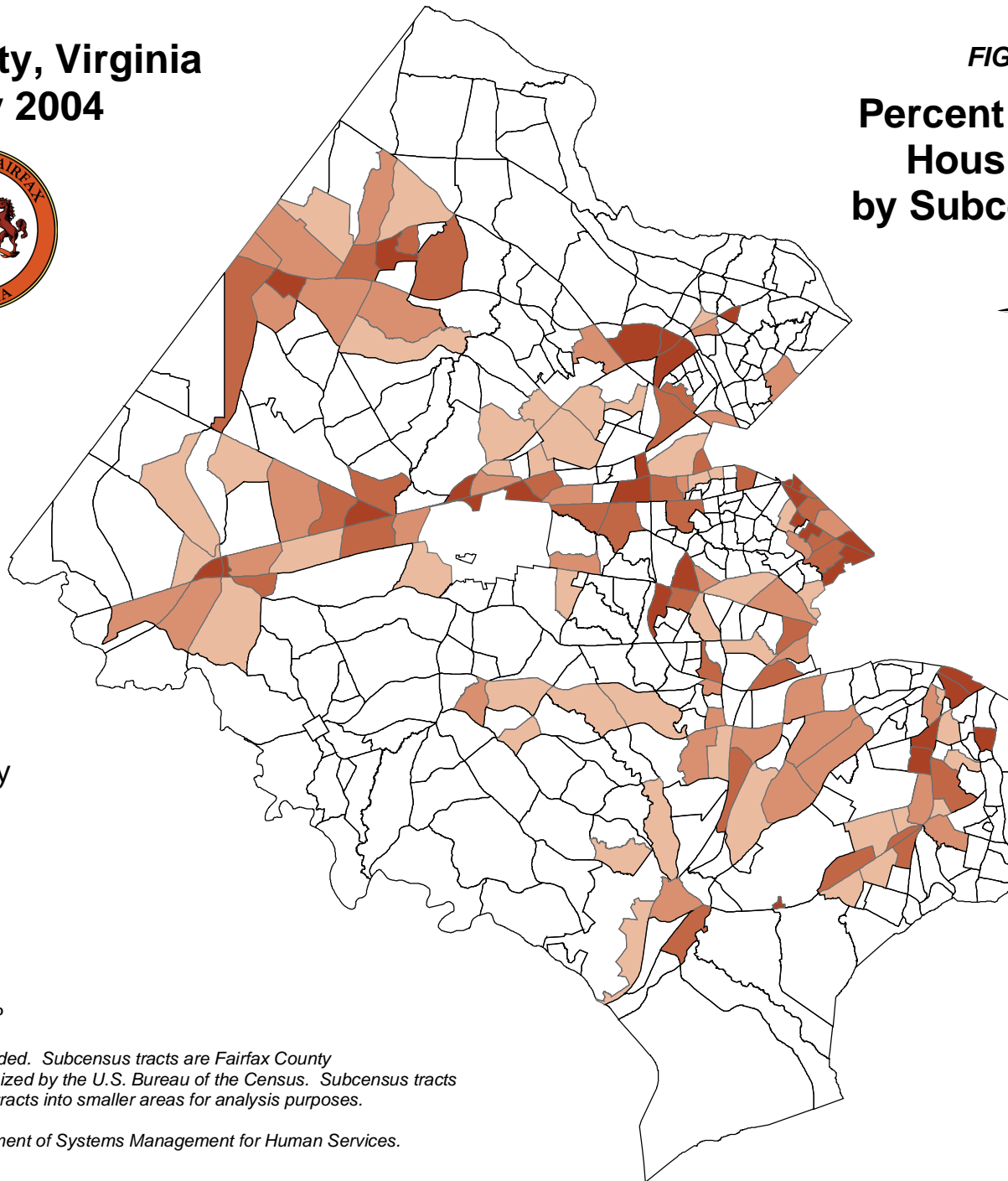


Table 5.1
Housing Unit Inventory by Unit Type by Supervisor District
Fairfax County, January 2004

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Braddock	22,034	366	8,033	186	5,772	269		155	36,815
Dranesville 1/	29,748	64	4,593	209	3,635	435	522		39,206
Hunter Mill 2/	20,311	31	11,368	1,718	13,266	842	582		48,118
Lee	15,848	558	11,610	1,557	11,260	50		760	41,643
Mason	16,789	32	5,206	627	9,739	1,056	5,752		39,201
Mount Vernon	20,342	1,147	8,807	1,247	7,300	130	3,958	325	43,256
Providence	15,411	5	9,760	871	17,384	285	3,470		47,186
Springfield 3/	24,651	18	9,692	852	7,490				42,703
Sully	20,158		13,352	1,198	5,303			500	40,511
Fairfax County	185,292	2,221	82,421	8,465	81,149	3,067	14,284	1,740	378,639

Table 5.2
Housing Unit Inventory by Unit Type by Town
Fairfax County, January 2004

Town	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Town of Clifton	87								87
Town of Herndon	2,906	60	2,014	7	2,436				7,423
Town of Vienna	4,614	2	448	30	521				5,615
Towns Total	7,607	62	2,462	37	2,957				13,125

Source: Fairfax County Department of Systems Management for Human Services, 2004

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

Table 5.3
Housing Unit Inventory by Unit Type by Planning District
Fairfax County, January 2004

Planning District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Annandale	16,081	8	3,342	256	5,075	513	471		25,746
Baileys	5,143	16	932	81	5,191	810	5,281		17,454
Bull Run	17,101	10	14,031	1,482	8,941			500	42,065
Fairfax	8,947		4,377	369	9,655	285		155	23,788
Jefferson	8,657	8	2,610	237	6,804		1,230		19,546
Lincolnia	1,599	4	1,998	290	2,350				6,241
Lower Potomac	1,978	3	2,261	741	1,908				6,891
McLean	17,321	4	1,848	520	4,706	435	2,208		27,042
Mount Vernon	15,367	1,652	3,020	1,760	10,082	130	3,958	1,085	37,054
Pohick 1/	29,517	414	14,141	522	1,450				46,044
Rose Hill	8,628	2	6,686	172	4,939				20,427
Springfield	8,735	8	6,626	291	2,372	52			18,084
Upper Potomac 2/	31,906	72	15,255	1,434	15,315	568	582		65,132
Vienna 3/	14,312	20	5,294	310	2,361	274	554		23,125
Fairfax County	185,292	2,221	82,421	8,465	81,149	3,067	14,284	1,740	378,639

Source: Fairfax County Department of Systems Management for Human Services, 2004

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

Table 5.4
Housing Unit Inventory by Unit Type by Human Services Region
Fairfax County, January 2004

Human Services Region	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Region 1	35,344	1,705	20,417	2,804	18,560	180	3,958	1,085	84,053
Region 2	39,796	37	12,380	1,226	22,957	1,435	7,536		85,367
Region 3 1/	58,406	95	20,327	2,199	24,559	1,450	2,790		109,826
Region 4 2/	51,746	384	29,297	2,236	15,073	2		655	99,393
Fairfax County	185,292	2,221	82,421	8,465	81,149	3,067	14,284	1,740	378,639

Source: Fairfax County Department of Systems Management for Human Services, 2004.

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

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

TABLE 5.5

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2003**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
A1	6,645		2,413	115	2,054				11,227
A2	45		344		1,493				1,882
A3	198		678	14	806				1,696
B1	1,024	2	383		494				1,903
B2	4,346		1,493	272	1,926		297		8,334
B3	765								765
B5 1/	2,906	60	2,015	7	2,192				7,180
C1	1,017								1,017
C2	1,217								1,217
D1	2,966	2							2,968
D2	2,593		3,040	379	3,919	446	61		10,438
D3 2/	18,507	29	4,847	677	3,037	396	1,379		28,872
E1	2,186		305	332	4,313	144	531		7,811
E2	611								611
F	1,871		434		14		522		2,841
G1	7,977	1	1,976	188	1,533	112	1,230		13,017
G2	1,009					179			1,188
G3	692		35						727
G4	345								345
H1	1,182	1	414		2,364	409	1,581		5,951
H2					256		3,281		3,537
H3	191								191
I1	13,842	25	2,555	319	8,363	401	419		25,924
I2	1,204		36						1,240
I3	10,032	12	5,510	717	4,488	246	219		21,224
I4	46								46
I5	249		35						284
J1	3,858	1,126	615		1,324		1,587		8,510

(Continued)

TABLE 5.5

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2003**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
J2	831	2	140		324		1,848	91	3,236
J3	1,136	187	156		496				1,975
J4	739		20		930		523		2,212
K	8,348	337	1,408	1,123	4,726	130		875	16,947
L	6,794		5,836	637	5,973			119	19,359
M0	861		151		1,109			155	2,276
M1	836		1,569	128	1,603	285			4,421
M2 2/	11,393	2	5,215	449	8,302	267	806		26,434
M3	6,179		227						6,406
M4	4,938		1,888		1,160	52			8,038
M5	1,477	8	1,308	160					2,953
M6	1,677		3,912	131	826				6,546
M7	26				184				210
M8	95								95
M9	386		1,983	72	3,442				5,883
N1	19,904	370	14,114	1,263	3,027				38,678
N2	4,159	46	1,875		1				6,081
O1	421								421
P	83	1							84
P1	63				146				209
P2	177								177
P3	967								967
P4	77								77
Q1	2,544		41						2,585
R1	2,766	2							2,768
R2	238								238
R3 3/	86								86
R4	284								284

(Continued)

TABLE 5.5
Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2003

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
S1	4,329	8	4,409		1,661				10,407
S2	242								242
T1	1,094		1					500	1,595
T2	4,472		2,077	580	824				7,953
T3	3,615		2,248						5,863
T4	2,541		2,194	284	4,312				9,331
T5	2,938		3,346	618	3,116				10,018
T6	157								157
T7	895		1,175		411				2,481
Fairfax County	185,292	2,221	82,421	8,465	81,149	3,067	14,284	1,740	378,639

Source: Fairfax County Department of Systems Management for Human Services, 2004

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

1/ Includes the Town of Herndon.

2/ Comprises part of the Town of Vienna.

3/ Includes the Town of Clifton.

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
151	151.01	405		74						479
	151.02	321				102			91	514
	151.03	307								307
	Census Tract Total	1,033		74		102			91	1,300
152	152.01	212		131						343
	152.02	18		20		930		523		1,491
	152.03	118								118
	152.04									
	Census Tract Total	348		151		930		523		1,952
153	153.01	241	28	24						293
	153.02	274	202			157				633
	153.03	181	290							471
	153.04	100								100
	Census Tract Total	796	520	24		157				1,497
154	154.01	613		156		1,549			115	2,433
	154.02	410								410
	154.03	124		228		60				412
	Census Tract Total	1,147		384		1,609			115	3,255
155	155.01	456		400		209	130			1,195
	155.02	687								687
	155.03	267								267
	155.04	90								90
	Census Tract Total	1,500		400		209	130			2,239
156	156.01	551								551
	156.02	79								79
	156.03	296	2							298
	156.04	125								125
	Census Tract Total	1,051	2							1,053

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
157	157.01	433								433
	157.02	746								746
	157.03	194								194
	Census Tract Total	1,373								1,373
158	158.01	669								669
	158.02	548								548
	158.03	484								484
	Census Tract Total	1,701								1,701
159	159.01	863								863
	159.02	193								193
	159.03									
	159.04	135								135
	Census Tract Total	1,191								1,191
160	160.01	187		137		336				660
	160.02	524		11	149	242			119	1,045
	160.03	305								305
	Census Tract Total	1,016		148	149	578			119	2,010
161	161.01	176				45				221
	161.02	101								101
	161.03	628								628
	161.04	474								474
	Census Tract Total	1,379				45				1,424
162	162.01									
	162.02									
	Census Tract Total									

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
163	163.01	269								269
	163.02	474	1							475
	Census Tract Total	743	1							744
201	201.01	379								379
	201.02	614		156						770
	Census Tract Total	993		156						1,149
202	202.01	594		739	172	1,204				2,709
	202.02	655		337						992
	Census Tract Total	1,249		1,076	172	1,204				3,701
203	203.01	645								645
	203.02	394		284						678
	203.03	241								241
	203.04	219		237						456
	Census Tract Total	1,499		521						2,020
204	204.01	24	273	48		66		1,222		1,633
	Census Tract Total	24	273	48		66		1,222		1,633
205	205.01	82	301	140		384		2,213		3,120
	205.02	175								175
	Census Tract Total	257	301	140		384		2,213		3,295
206	206.01	63	116							179
	206.02		360			67				427
	206.03	357	78	141		551				1,127
	Census Tract Total	420	554	141		618				1,733
207	207.01	639								639
	207.02	184		44						228
	207.03	560								560
	Census Tract Total	1,383		44						1,427

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
208	208.01	354								354
	208.02	266								266
	208.03	511		71						582
	Census Tract Total	1,131		71						1,202
210	210.01	279		443		278				1,000
	210.02	66		673						739
	210.03	175		64						239
	210.04	287				347				634
	Census Tract Total	807		1,180		625				2,612
211	211.01	685		2,180	131	201				3,197
	211.02	427		824		790				2,041
	211.03	91		182						273
	Census Tract Total	1,203		3,186	131	991				5,511
212	212.01	691								691
	Census Tract Total	691								691
213	213.01	912		441						1,353
	213.02	42		62						104
	Census Tract Total	954		503						1,457
214	214.01	196		1		727				924
	214.02	278	2	28		1,215				1,523
	Census Tract Total	474	2	29		1,942				2,447
215	215.01	219		83	192	887			760	2,141
	Census Tract Total	219		83	192	887			760	2,141
216	216.01	95		72	931	323				1,421
	216.02	85		112		342				539
	Census Tract Total	180		184	931	665				1,960

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
217	217.01	1,083		810	131	657				2,681
	Census Tract Total	1,083		810	131	657				2,681
218	218.01	175		404	357	1,233				2,169
	Census Tract Total	175		404	357	1,233				2,169
219	219.01									
	Census Tract Total									
220	220.01									
	220.02									
	220.03	265		372						637
	220.04	93		46						139
	220.05	26				184				210
	Census Tract Total	384		418		184				986
221	221.01	599		663		1,238				2,500
	221.02	1								1
	221.03	61		210	461	234				966
	221.04	29	2	784	280					1,095
	221.05	91		145		252				488
	221.06	34								34
	Census Tract Total	815	2	1,802	741	1,724				5,084
222	222.01	36		41						77
	Census Tract Total	36		41						77
223	223.01	485	2	1,381		1,743				3,611
	Census Tract Total	485	2	1,381		1,743				3,611
224	224.01	484		2,122		1,202				3,808
	224.02	325		144						469
	Census Tract Total	809		2,266		1,202				4,277

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
301	301.01	473								473
	301.02	1,086								1,086
	301.03	343		652						995
	Census Tract Total	1,902		652						2,554
302	302.01	2,496	2	1,423						3,921
	Census Tract Total	2,496	2	1,423						3,921
304	304.01	1,142		326						1,468
	304.02	855								855
	Census Tract Total	1,997		326						2,323
305	305.01	569								569
	Census Tract Total	569								569
306	306.01	280		106		166				552
	306.02	350								350
	306.03	257				220				477
	306.04	432								432
	Census Tract Total	1,319		106		386				1,811
307	307.01	217								217
	307.02	338								338
	307.03	372								372
	Census Tract Total	927								927
308	308.01	1,350		1,153		820	2			3,325
	Census Tract Total	1,350		1,153		820	2			3,325
309	309.01	1,038		1,194		243				2,475
	Census Tract Total	1,038		1,194		243				2,475
310	310.01	772		1,318	237					2,327
	Census Tract Total	772		1,318	237					2,327

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
313	313.01	1,097		302						1,399
	Census Tract Total	1,097		302						1,399
314	314.01	776		470	99					1,345
	Census Tract Total	776		470	99					1,345
315	315.01	1,206	8	676	160					2,050
	Census Tract Total	1,206	8	676	160					2,050
316	316.01	548		306		241	50			1,145
	316.02	541		205		99				845
	316.03	3								3
	Census Tract Total	1,092		511		340	50			1,993
318	318.01	860	52	1,561						2,473
	Census Tract Total	860	52	1,561						2,473
319	319.01	1,051								1,051
	Census Tract Total	1,051								1,051
320	320.01	491		617						1,108
	Census Tract Total	491		617						1,108
321	321.01	499	128	181	186	448				1,442
	Census Tract Total	499	128	181	186	448				1,442
322	322.01	560	184	1,239		580				2,563
	Census Tract Total	560	184	1,239		580				2,563
323	323.01	716		410						1,126
	323.02	429		73		100				602
	Census Tract Total	1,145		483		100				1,728
324	324.01	2,342		492						2,834
	Census Tract Total	2,342		492						2,834
325	325.01	1,454		432						1,886
	Census Tract Total	1,454		432						1,886

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
326	326.01	1,135	2	393						1,530
	Census Tract Total	1,135	2	393						1,530
327	327.01	1,069		1,505		78				2,652
	Census Tract Total	1,069		1,505		78				2,652
328	328.01	265		482						747
	Census Tract Total	265		482						747
401	401.01	257		150		566				973
	401.02	1,023								1,023
	401.03	445			161	387				993
	Census Tract Total	1,725		150	161	953				2,989
402	402.01			110	56	580				746
	402.02	415		575	8	1,165				2,163
	402.03									
	402.04	147								147
	Census Tract Total	562		685	64	1,745				3,056
403	403.01	480								480
	403.02	465								465
	Census Tract Total	945								945
405	405.01	54		46						100
	405.02	457								457
	405.03	1,601								1,601
	405.04									
	Census Tract Total	2,112		46						2,158
406	406.01	747		10		12			155	924
	Census Tract Total	747		10		12			155	924

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
407	407.01	1,664		137						1,801
	407.02	999								999
	Census Tract Total	2,663		137						2,800
408	408.01	711		33		120				864
	408.02	100								100
	408.03	449								449
	408.04	692								692
	408.05									
	Census Tract Total	1,952		33		120				2,105
501	501.01	94		231	117	1,032				1,474
	501.02	200				150				350
	501.03	350		16		64				430
	Census Tract Total	644		247	117	1,246				2,254
502	502.01			512						512
	502.02	242								242
	502.03	157				25				182
	502.04	393								393
	Census Tract Total	792		512		25				1,329
503	503.01	304								304
	503.02	294								294
	503.03	196	3	99		551				849
	503.04	239								239
	Census Tract Total	1,033	3	99		551				1,686
504	504.01	277	2	94						373
	504.02	338								338
	504.03	230								230
	Census Tract Total	845	2	94						941

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
505	505.01	360								360
	505.02	306								306
	505.03	224								224
	Census Tract Total	890								890
506	506.01	191								191
	506.02	391		116		1,189				1,696
	506.03	298								298
	506.04	188	1							189
	506.05	267								267
	506.06	386								386
	506.07	175	2							177
	Census Tract Total	1,896	3	116		1,189				3,204
507	507.01	534		445						979
	507.02	326	2			887		252		1,467
	Census Tract Total	860	2	445		887		252		2,446
508	508.01	303								303
	508.02	453								453
	508.03	238		18	1	184				441
	Census Tract Total	994		18	1	184				1,197
509	509.01	303								303
	509.02	296								296
	Census Tract Total	599								599
510	510.01	410								410
	510.02	494								494
	Census Tract Total	904								904

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
511	511.01	361								361
	511.02	453								453
	Census Tract Total	814								814
512	512.01	229								229
	512.02	309								309
	512.03	101								101
	Census Tract Total	639								639
513	513.01	415	2	23						440
	513.02	306	2	34		108				450
	Census Tract Total	721	4	57		108				890
514	514.01					204				204
	514.02					502		313		815
	514.03			102		225	50			377
	Census Tract Total			102		931	50	313		1,396
515	515.01	48		36		587	310			981
	515.02	324		55	81			830		1,290
	515.03	249		229		292	49			819
	515.04	60		30		446		438		974
	Census Tract Total	681		350	81	1,325	359	1,268		4,064
516	516.01	14					400	419		833
	516.02	81								81
	516.03	98				692				790
	516.04	172				444				616
	516.05	215				196				411
	Census Tract Total	580				1,332	400	419		2,731

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
518	518.01	420		48						468
	518.02	210								210
	518.03	432				1				433
	Census Tract Total	1,062		48		1				1,111
519	519.01	482	4	1,075	210	607				2,378
	Census Tract Total	482	4	1,075	210	607				2,378
520	520.01	528		354			246			1,128
	Census Tract Total	528		354			246			1,128
521	521.01	123								123
	521.02	372	2	332				219		925
	521.03	332		228						560
	521.04	302	2	108	255					667
	521.05	257		140						397
	Census Tract Total	1,386	4	808	255			219		2,672
522	522.01	218		336		898				1,452
	522.02	383								383
	522.03	352								352
	Census Tract Total	953		336		898				2,187
523	523.01	1		409		2,482	267			3,159
	Census Tract Total	1		409		2,482	267			3,159
524	524.01	507								507
	524.02	345								345
	524.03	284								284
	524.04	326				412				738
	524.05	159		327						486
	Census Tract Total	1,621		327		412				2,360

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
525	525.01	289								289
	525.02	419	2	149		92				662
	525.03	343		10						353
	525.04	281		238		1,065				1,584
	Census Tract Total	1,332	2	397		1,157				2,888
526	526.01	365				367				732
	526.02	55		456	80	311				902
	526.03	73		219						292
	Census Tract Total	493		675	80	678				1,926
527	527.01	285	12	375		1,148	1			1,821
	Census Tract Total	285	12	375		1,148	1			1,821
528	528.01	361				346		3,281		3,988
	Census Tract Total	361				346		3,281		3,988
601	601.01	359								359
	601.02	663								663
	601.03	369		8						377
	Census Tract Total	1,391		8						1,399
602	602.01	540								540
	602.02	121								121
	602.03	668								668
	Census Tract Total	1,329								1,329
603	603.01	249								249
	603.02	704								704
	Census Tract Total	953								953

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
604	604.01	286								286
	604.02	443	17	409		372	274			1,515
	604.03	168								168
	Census Tract Total	897	17	409		372	274			1,969
605	605.01	787		70						857
	605.02	311		437		13				761
	605.03	363		1						364
	605.04	62		162						224
	605.05	441	1	378						820
	Census Tract Total	1,964	1	1,048		13				3,026
606	606.01	148								148
	606.02	1,160								1,160
	Census Tract Total	1,308								1,308
607 /1	607.01	2,215	2	228		300				2,745
	Census Tract Total	2,215	2	228		300				2,745
608 /1	608.01	893		33	30	185				1,141
	Census Tract Total	893		33	30	185				1,141
609 /1	609.01	786		84						870
	Census Tract Total	786		84						870
610 /1	610.01	720		103		36				859
	Census Tract Total	720		103		36				859
611	611.01	651								651
	611.02	1,152		132	275	300				1,859
	Census Tract Total	1,803		132	275	300				2,510

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
612	612.01	224								224
	612.02	1,182		39						1,221
	612.03	116								116
	612.04	1		760	72	801				1,634
	Census Tract Total	1,523		799	72	801				3,195
615	615.01	318		23			39			380
	615.02	295								295
	615.03	204		290						494
	615.04	22		727		115				864
	615.05	89								89
	Census Tract Total	928		1,040		115	39			2,122
616	616.01	69		591	5	844				1,509
	616.02	337		44						381
	616.04	4		221	64	1,006				1,295
	616.05	63		321						384
	616.06									
	Census Tract Total	473		1,177	69	1,850				3,569
617	617.01	175		1,182		196		554		2,107
	617.02	190		102						292
	Census Tract Total	365		1,284		196		554		2,399
618	618.01	74				313				387
	618.02	4		1,227	128	690	246			2,295
	Census Tract Total	78		1,227	128	1,003	246			2,682
619	619.02	233		176		1,521				1,930
	Census Tract Total	233		176		1,521				1,930

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
701	701.01	281								281
	701.02	453								453
	701.03	59								59
	701.04	131		35						166
	Census Tract Total	924		35						959
702	702.01	2								2
	Census Tract Total	2								2
703	703.01	679								679
	703.02	135								135
	703.03	324								324
	Census Tract Total	1,138								1,138
704	704.01	300		227						527
	704.02	43								43
	704.03	362								362
	704.04	280								280
	704.05	522								522
	Census Tract Total	1,507		227						1,734
705	705.01	114								114
	705.02	329								329
	705.03	439		295						734
	705.04	295								295
	705.05	175								175
	705.06	3		49				522		574
	Census Tract Total	1,355		344				522		2,221

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
706	706.01	219								219
	706.02	145		62		14				221
	706.03	247		40			144			431
	706.04	175		29						204
	Census Tract Total	786		131		14	144			1,075
707	707.01	292		7						299
	707.02	410								410
	707.03	292								292
	707.04	378								378
	707.05	196								196
	707.06	259								259
	Census Tract Total	1,827		7						1,834
708	708.01	240		32						272
	708.02	622	1	174						797
	Census Tract Total	862	1	206						1,069
709	709.01	518					179			697
	709.02	510		243						753
	709.03	256								256
	709.04	115		251						366
	709.05	323	1	22						346
	709.06	106								106
	Census Tract Total	1,828	1	516			179			2,524
710	710.01	66								66
	710.02	232								232
	710.03	188			188	152				528
	Census Tract Total	486			188	152				826

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
711	711.01	156		17						173
	711.02	204								204
	711.03	267								267
	711.04	306								306
	711.05	245								245
	711.06	335				227	112			674
	711.07	194								194
	711.08	384								384
	Census Tract Total	2,091		17			227	112		
712	712.01	1								1
	712.02					622				622
	712.03	52		178						230
	712.04	53		152	332	1,869		531		2,937
	Census Tract Total	106		330	332	2,491		531		3,790
713	713.01	366		639		1,154		1,230		3,389
	713.02	568		49						617
	Census Tract Total	934		688		1,154		1,230		4,006
714	714.01	765		523		414				1,702
	714.02	255				639				894
	Census Tract Total	1,020		523		1,053				2,596
801	801.01	467								467
	801.02	234								234
	801.03	252								252
	801.04	285								285
	801.05	220								220
	Census Tract Total	1,458								

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
802	802.01	458								458
	802.02	470								470
	802.03	546								546
	802.04			27		1,822		1,155		3,004
	802.05									
	Census Tract Total	1,474		27		1,822		1,155		4,478
803	803.01	1,016								1,016
	803.02	273								273
	803.03	1,051	2							1,053
	803.04									
	Census Tract Total	2,340	2							2,342
804	804.01	757								757
	804.02	752								752
	804.03	406								406
	804.04	510								510
	804.05	885								885
	Census Tract Total	3,310								3,310
805	805.01	1,858								1,858
	805.02	1,726		257						1,983
	805.03	766		909	168	980				2,823
	Census Tract Total	4,350		1,166	168	980				6,664
808 /2	808.01	1,274		852		494				2,620
	Census Tract Total	1,274		852		494				2,620
809 /2	809.01	1,632	60	1,162	7	1,942				4,803
	Census Tract Total	1,632	60	1,162	7	1,942				4,803
810	810.01	198		910	14	806				1,928
	Census Tract Total	198		910	14	806				1,928

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
811	811.01	42		219		1,051				1,312
	811.02	434		1,441	115	1,315				3,305
	811.03	1,297		10						1,307
	811.04	1,448		17						1,465
	Census Tract Total	3,221		1,687	115	2,366				7,389
812	812.01	1,187	2	561		684				2,434
	Census Tract Total	1,187	2	561		684				2,434
814	814.01	1,111		1,042	133	222		224		2,732
	Census Tract Total	1,111		1,042	133	222		224		2,732
815	815.01	810								810
	Census Tract Total	810								810
816	816.01	549								549
	816.02	583								583
	Census Tract Total	1,132								1,132
817	817.01	657								657
	817.02	731		1						732
	817.03	649								649
	817.04	350		528		1,072				1,950
	Census Tract Total	2,387		529		1,072				3,988
819	819.01	215		325		923	158			1,621
	819.02	625								625
	Census Tract Total	840		325		923	158			2,246
820	820.01	1,332		933	333	566				3,164
	820.02	154		320						474
	Census Tract Total	1,486		1,253	333	566				3,638
821	821.01	91		560	46	727	48	61		1,533
	Census Tract Total	91		560	46	727	48	61		1,533

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
822	822.01			326	104	946		297		1,673
	822.02	49		319						368
	822.03	74		381		1,703	240			2,398
	Census Tract Total	123		1,026	104	2,649	240	297		4,439
823	823.01	595	10	2,581	514	1,775	122			5,597
	Census Tract Total	595	10	2,581	514	1,775	122			5,597
824	824.01	774								774
	Census Tract Total	774								774
825	825.01	213		384		1,181				1,778
	825.02	3,663		455						4,118
	Census Tract Total	3,876		839		1,181				5,896
826	826.01	751								751
	826.02	2,086		1,290						3,376
	Census Tract Total	2,837		1,290						4,127
901	901.01									
	901.02	12								12
	901.03	544						500		1,044
	901.04	74		135						209
	901.05	1,444		648		464				2,556
	901.06									
	Census Tract Total	2,074		783		464		500		3,821
905	905.01	247		322		748				1,317
	905.02	1,781	2	120						1,903
	Census Tract Total	2,028	2	442		748				3,220
909 /3	909.01	87								87
	Census Tract Total	87								87

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
910	910.01	51								51
	910.02	570								570
	Census Tract Total	621								621
911	911.01	2,322		2,060						4,382
	Census Tract Total	2,322		2,060						4,382
912	912.01	379		1,668		252				2,299
	912.02					336				336
	Census Tract Total	379		1,668		588				2,635
913	913.01	21								21
	913.02	36								36
	913.03	218		236		411				865
	913.04	808		1,456	618	1,148				4,030
	Census Tract Total	1,083		1,692	618	1,559				4,952
914	914.01	2,274		3,785		516				6,575
	Census Tract Total	2,274		3,785		516				6,575
915	915.01	2,021		39						2,060
	915.02	213		699		400				1,312
	915.03	3				668				671
	Census Tract Total	2,237		738		1,068				4,043
916	916.01	1,557		652	580	360				3,149
	Census Tract Total	1,557		652	580	360				3,149
917	917.01	40		1,298	128	1,698				3,164
	917.02	3				968				971
	917.03	546	8	232		13				799
	917.04	64		843		2,160				3,067
	Census Tract Total	653	8	2,373	128	4,839				8,001

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
918	918.01	1,940		681	156	1,927				4,704
	Census Tract Total	1,940		681	156	1,927				4,704
919	919.01	114								114
	919.02	140								140
	919.03	158								158
	919.04	67								67
	919.05	301								301
	919.06	53								53
	919.07	110								110
	919.08	19								19
	919.09	129								129
	919.10	46								46
	919.11	53								53
	919.12	95								95
	Census Tract Total	1,285								
920	920.01	735								735
	920.02	697								697
	920.03	727								727
	Census Tract Total	2,159								2,159
921	921.01	96								96
	921.02	147								147
	921.03	373								373
	921.04	228								228
	921.05	371								371
	921.06	386								386
	921.07	568								568
	Census Tract Total	2,169								2,169

(Continued)

TABLE 5.6

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
922	922.01	123								123
	922.02	558								558
	922.03	1,973		123						2,096
	922.04	206								206
	922.05	1,282		1						1,283
	Census Tract Total	4,142		124						4,266
923	923.01	621	46	421						1,088
	Census Tract Total	621	46	421						1,088
924	924.01	367		1,334		1				1,702
	Census Tract Total	367		1,334		1				1,702
Fairfax County	Total	185,292	2,221	82,421	8,465	81,149	3,067	14,284	1,740	378,639

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Figures exclude group quarters (i.e. Fort Belvoir, nursing homes and religious quarters). All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02 and 160.03 comprise U.S. Census Bureau census tract 4160.

1/ Comprises part of the Town of Vienna.

2/ Comprises part of the Town of Herndon.

3/ Town of Clifton.

Fairfax County, Virginia January 2004

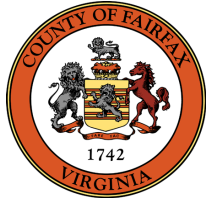
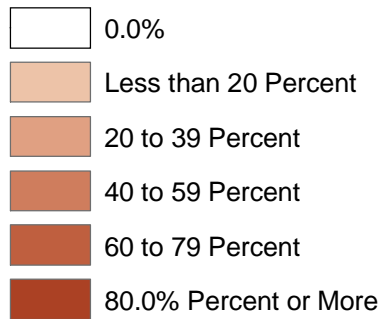


FIGURE 5.5

Percent of Housing Stock Older than 30 Years by Census Tract

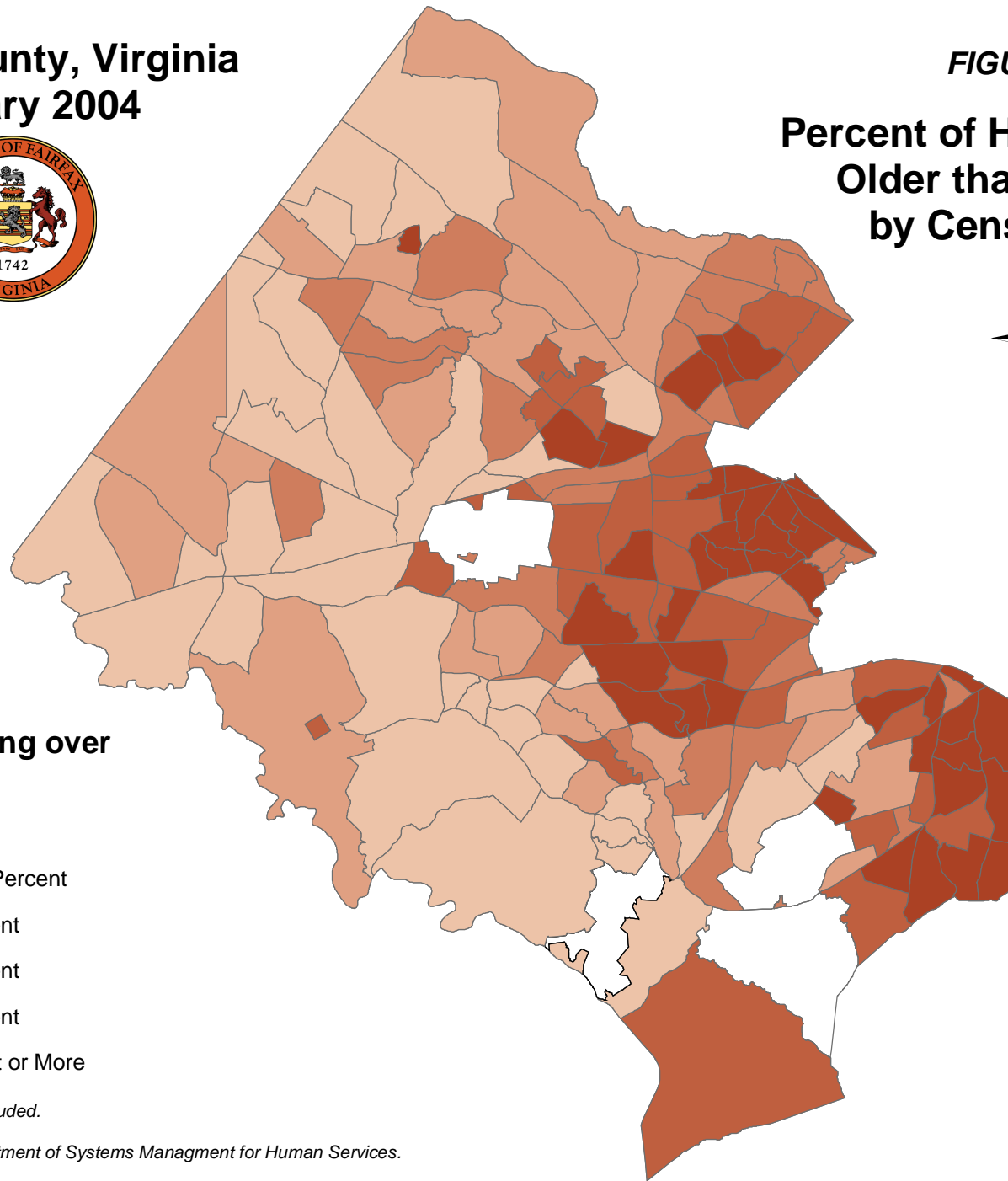


Percent of Housing over 30 Years of Age



Note: City of Fairfax is not included.

Source: Fairfax County Department of Systems Management for Human Services.



Fairfax County, Virginia January 2004

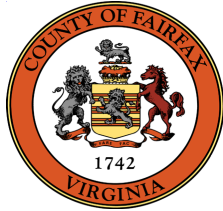
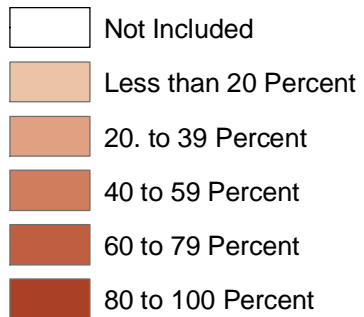


FIGURE 5.6
Percent of Housing Stock
Less than 30 Years Old
by Census Tract



Percent of Housing Under 30 Years of Age



Note: City of Fairfax is not included.

Source: Fairfax County Department of Systems Management for Human Services.

Table 5.7

**Housing Unit Inventory by Year Built and Supervisor District
Fairfax County, January 2004**

Year Built	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1960	3,018	8.2	7,700	19.6	3,273	6.8	9,661	23.6	13,828	35.3	8,734	20.5	6,818	14.5	2,038	4.8	1,154	2.9	56,224	14.9
1960 to 1969	12,069	32.9	5,583	14.2	5,761	12.0	7,155	17.5	10,332	26.4	9,950	23.4	10,596	22.6	4,407	10.3	1,846	4.6	67,699	18.0
1970 to 1979	12,481	34.1	10,599	27.0	14,876	30.9	6,212	15.2	6,864	17.5	8,022	18.9	11,704	24.9	9,308	21.8	3,678	9.2	83,744	22.3
1980 to 1989	8,133	22.2	8,134	20.8	10,170	21.1	8,258	20.2	5,864	15.0	10,584	24.9	9,838	21.0	14,789	34.6	18,835	47.1	94,605	25.1
1990 to 1999	664	1.8	4,776	12.2	9,619	20.0	7,235	17.7	1,658	4.2	3,075	7.2	5,420	11.5	9,344	21.9	11,307	28.3	53,098	14.1
2000 to 2004	277	0.8	2,403	6.1	4,418	9.2	2,355	5.8	622	1.6	2,178	5.1	2,562	5.5	2,816	6.6	3,191	8.0	20,822	5.5
Total Units	36,642	100.0	39,195	100.0	48,117	100.0	40,876	100.0	39,168	100.0	42,543	100.0	46,938	100.0	42,702	100.0	40,011	100.0	376,192	100.0

Table 5.8

**Housing Unit Inventory by Year Built and Town
Fairfax County, January 2004**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1960	58	66.7	533	7.2	2,459	43.8	3,050	23.2
1960 to 1969	1	1.1	610	8.2	1,923	34.3	2,534	19.3
1970 to 1979	1	1.1	3,262	44.0	598	10.7	3,861	29.4
1980 to 1989	4	4.6	1,446	19.5	293	5.2	1,743	13.3
1990 to 1999	6	6.9	1,419	19.1	269	4.8	1,694	12.9
2000 to 2004	17	19.5	152	2.0	72	1.3	241	1.8
Total Units	87	100.0	7,422	100.0	5,614	100.0	13,123	100.0

Source: Fairfax County Department of Systems Management for Human Services, 2004.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 5.9

**Housing Unit Inventory by Year Built and Planning District
Fairfax County, January 2004**

Year Built	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		Mclean		Mount Vernon	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1960	6,138	23.9	6,464	37.0	1,196	2.9	2,291	9.8	7,544	38.6	987	15.9	633	9.7	7,264	26.9	9,814	27.3
1960 to 1969	10,341	40.2	4,136	23.7	2,927	7.0	4,736	20.2	5,556	28.4	2,708	43.6	557	8.6	5,803	21.5	12,427	34.6
1970 to 1979	6,815	26.5	3,269	18.7	3,213	7.7	4,988	21.3	2,529	12.9	226	3.6	1,279	19.7	5,883	21.8	7,154	19.9
1980 to 1989	1,385	5.4	2,836	16.2	17,337	41.7	6,116	26.1	2,423	12.4	1,597	25.7	1,499	23.0	4,601	17.0	4,773	13.3
1990 to 1999	844	3.3	631	3.6	13,780	33.2	3,252	13.9	763	3.9	389	6.3	1,244	19.1	2,476	9.2	1,075	3.0
2000 to 2004	204	0.8	117	0.7	3,112	7.5	2,007	8.6	729	3.7	305	4.9	1,296	19.9	1,003	3.7	721	2.0
Total Units	25,727	100.0	17,453	100.0	41,565	100.0	23,390	100.0	19,544	100.0	6,212	100.0	6,508	100.0	27,030	100.0	35,964	100.0

Year Built	Pohick 1/		Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1960	851	1.8	3,945	19.3	3,969	22.0	1,616	2.5	3,512	15.2	56,224	14.9
1960 to 1969	2,705	5.9	2,416	11.8	4,871	26.9	3,499	5.4	5,017	21.7	67,699	18.0
1970 to 1979	18,123	39.4	1,814	8.9	2,467	13.6	19,837	30.5	6,147	26.6	83,744	22.3
1980 to 1989	18,961	41.2	6,063	29.7	3,539	19.6	20,051	30.8	3,424	14.8	94,605	25.1
1990 to 1999	4,362	9.5	4,940	24.2	2,226	12.3	13,401	20.6	3,715	16.1	53,098	14.1
2000 to 2004	1,041	2.3	1,244	6.1	1,010	5.6	6,724	10.3	1,309	5.7	20,822	5.5
Total Units	46,043	100.0	20,422	100.0	18,082	100.0	65,128	100.0	23,124	100.0	376,192	100.0

Source: Fairfax County Department of Systems Management for Human Services, 2004.

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

HOUSING UNIT FORECASTS

The forecasts of housing units in Fairfax County are based on planned residential land uses and densities, vacant and underutilized residential planned land, and residential units at various stages in the process of being developed (in the “development pipeline”). Both short-term and long-term forecasts are produced, each with different methods, with long-term forecasts building upon the short-term figures. All housing unit forecasts reflect projections as of January 1 of each year.

Short-Term Forecasts

The short-term housing unit forecast horizon is five years into the future. Active residential development is the primary influence on short-term forecasts. Fairfax County’s short-term forecasting method assumes that housing units in the “development pipeline” are expected to be built before units which may be planned at some future time that are not presently in that process. Furthermore, housing units in the process of being developed are expected to be completed according to their stage within the process as of January 1 of the current report year.

The general stages considered are:

- 1) units under construction;
- 2) units with building permits issued but not started;
- 3) units shown on an approved site plan;
- 4) units shown on a site plan under review;
- 5) units shown on a development plan proffered as a condition to a rezoning approval; and

- 6) units shown on a proposed development plan submitted with a rezoning application under review.

Long-Term Forecasts

The long-term housing unit forecast horizon is beyond five years in the future. After units in the development process are forecast to be completed, areas either reach buildout (no additional capacity exists for residential development according to planned land uses and densities in the currently adopted Comprehensive Plan) or have additional capacity for residential development remaining on vacant or underutilized land. Additional capacity beyond buildout may be forecast over the long-term based on recent development activity that has occurred within that area.

Based on general planned land use designations from the Comprehensive Plan effective January 2004, buildout is expected to occur between 2010 and 2015 for land planned for medium to higher density residential development (townhouses and multifamily). Lower density residential development is expected to continue throughout the forecast period (through 2025).

Realistically, residential development will not stop when buildout is reached for a variety of reasons. Comprehensive Plan updates, redevelopment, conversion of land uses, and other factors will likely allow for housing development to continue beyond the general capacities designated on the present Comprehensive Plan. However, the areas that will be re-planned and/or

redeveloped and the extent of these changes are presently unknown. Consequently, the forecasts through the year 2025 follow the assumption that re-planning and redevelopment will occur throughout Fairfax County in proportion to the area's planned residential development activity and potential.

TABLE 6.1 Forecast Housing Unit Change by Supervisor District Fairfax County, 2004 through 2025		
Supervisor District	Forecast Unit Increase 2004 through 2025	Percent of Total Change
Braddock	1,231	1.9%
Dranesville	7,007	10.9%
Hunter Mill	7,330	11.4%
Lee	4,782	7.4%
Mason	2,975	4.6%
Mount Vernon	17,639	27.4%
Providence	9,367	14.5%
Springfield	6,344	9.8%
Sully	7,759	12.0%
Fairfax County	64,434	100.0%

Source: Fairfax County Department of Systems Management for Human Services, 2004.

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

TABLE 6.2 Forecast Housing Unit Change by Planning District Fairfax County, 2004 through 2025		
Planning District	Forecast Unit Change 2004 through 2025	Percent of Total Change
Annandale	1,039	1.6%
Baileys	843	1.3%
Bull Run	8,251	12.8%
Fairfax	4,954	7.7%
Jefferson	2,878	4.5%
Lincolnia	1,263	2.0%
Lower Potomac	11,203	17.4%
McLean	5,272	8.2%
Mount Vernon	6,385	9.9%
Pohick	3,451	5.4%
Rose Hill	2,066	3.2%
Springfield	2,135	3.3%
Upper Potomac	10,910	16.9%
Vienna	3,784	5.9%
Fairfax County	64,434	100.0%

Source: Fairfax County Department of Systems Management for Human Services, 2004.

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

Table 6.3
Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2004

Supervisor District	2004	2005	2010	2015	2020	2025
Braddock	36,815	36,862	37,192	37,769	37,966	38,046
Dranesville 1/	39,206	39,446	41,424	44,899	45,922	46,213
Hunter Mill 2/	48,118	48,992	53,739	54,925	55,315	55,448
Lee	41,643	41,976	43,952	45,720	46,254	46,425
Mason	39,201	39,370	40,362	41,649	42,050	42,176
Mount Vernon	43,256	45,548	57,234	59,855	60,649	60,895
Providence	47,186	47,923	53,748	55,750	56,358	56,553
Springfield 3/	42,703	43,191	46,764	48,382	48,884	49,047
Sully	40,511	41,375	45,524	47,487	48,085	48,270
Fairfax County	378,639	384,683	419,939	436,436	441,483	443,073

Table 6.4
Estimated and Forecasted Housing Units by Town
Fairfax County, January 2004

Town	2004	2005	2010	2015	2020	2025
Town of Clifton	87	89	105	143	154	156
Town of Herndon	7,423	7,485	7,860	8,412	8,574	8,622
Town of Vienna	5,615	5,617	5,649	5,752	5,788	5,800
Towns Total	13,125	13,191	13,614	14,307	14,516	14,578

Source: Fairfax County Department of Systems Management for Human Services, 2004 through 2025.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 6.5
Historical, Estimated and Forecasted Housing Units by Planning District
Fairfax County, January 2004

Planning District	1980	1990	2000	2004	2005	2010	2015	2020	2025
Annandale	23,600	24,901	25,614	25,746	25,772	26,004	26,545	26,722	26,785
Baileys	13,963	16,573	17,367	17,454	17,470	17,657	18,105	18,247	18,297
Bull Run	7,705	24,559	38,745	42,065	43,001	47,354	49,473	50,118	50,316
Fairfax	11,838	17,181	20,992	23,788	24,197	27,391	28,349	28,646	28,742
Jefferson	15,033	17,365	18,862	19,546	19,648	21,597	22,182	22,361	22,424
Lincolnia	4,128	5,464	5,908	6,241	6,370	6,973	7,355	7,472	7,504
Lower Potomac	3,968	3,936	5,898	6,891	8,557	16,834	17,742	18,011	18,094
McLean	19,874	23,601	26,269	27,042	27,394	29,485	31,534	32,138	32,314
Mount Vernon	31,491	35,338	37,000	37,054	37,687	41,155	42,783	43,284	43,439
Pohick 1/	22,547	41,032	45,153	46,044	46,197	47,382	48,873	49,339	49,495
Rose Hill	7,591	13,524	19,102	20,427	20,573	21,358	22,168	22,412	22,493
Springfield	11,432	14,590	17,151	18,084	18,202	19,073	19,894	20,142	20,219
Upper Potomac 2/	25,702	44,898	58,989	65,132	66,256	72,553	75,024	75,795	76,042
Vienna 3/	16,774	19,502	21,910	23,125	23,359	25,123	26,409	26,796	26,909
Fairfax County	215,646	302,464	358,960	378,639	384,683	419,939	436,436	441,483	443,073

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1980; and Fairfax County Department of Systems Management for Human Services, 1990 through 2025.

Note: 1980 figure includes units at Fort Belvoir; 1990 through 2025 do not. In April 1990, there were 2,106 units at Fort Belvoir and, in April 2000, there were 2,058 units at Fort Belvoir

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 6.6
Estimated and Forecasted Housing Units by Human Services Region
Fairfax County, January 2004

Human Services Region	2004	2005	2010	2015	2020	2025
Region 1	84,053	86,641	100,059	104,376	105,683	106,093
Region 2	85,367	85,785	89,662	92,620	93,532	93,830
Region 3 1/	109,826	111,370	120,470	125,823	127,453	127,947
Region 4 2/	99,393	100,887	109,748	113,617	114,815	115,203
Fairfax County	378,639	384,683	419,939	436,436	441,483	443,073

Source: Fairfax County Department of Systems Management for Human Services, 2004 through 2025.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
151	151.01	479	479	489	530	542	546
	151.02	514	514	530	582	598	603
	151.03	307	309	327	355	364	366
	Census Tract Total	1,300	1,302	1,346	1,467	1,504	1,515
152	152.01	343	344	364	392	400	402
	152.02	1,491	1,491	1,493	1,501	1,505	1,507
	152.03	118	118	125	139	142	143
	152.04				1	1	1
	Census Tract Total	1,952	1,953	1,982	2,033	2,048	2,053
153	153.01	293	322	443	456	460	462
	153.02	633	636	647	652	654	655
	153.03	471	471	472	475	476	477
	153.04	100	100	100	100	100	100
	Census Tract Total	1,497	1,529	1,662	1,683	1,690	1,694
154	154.01	2,433	2,440	2,483	2,543	2,561	2,568
	154.02	410	411	428	453	461	463
	154.03	412	413	421	443	449	451
	Census Tract Total	3,255	3,264	3,332	3,439	3,471	3,482
155	155.01	1,195	1,204	1,279	1,439	1,486	1,498
	155.02	687	687	693	703	706	708
	155.03	267	268	283	308	316	318
	155.04	90	91	102	102	102	102
	Census Tract Total	2,239	2,250	2,357	2,552	2,610	2,626
156	156.01	551	554	576	591	596	597
	156.02	79	79	79	80	81	81
	156.03	298	319	408	421	425	426
	156.04	125	131	212	377	423	435
	Census Tract Total	1,053	1,083	1,275	1,469	1,525	1,539

(Continued)

Table 6.7

**Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004**

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
157	157.01	433	433	438	448	452	453
	157.02	746	748	766	781	786	787
	157.03	194	194	195	198	200	200
	Census Tract Total	1,373	1,375	1,399	1,427	1,438	1,440
158	158.01	669	685	827	841	846	848
	158.02	548	550	566	591	599	601
	158.03	484	490	550	576	584	586
	Census Tract Total	1,701	1,725	1,943	2,008	2,029	2,035
159	159.01	863	866	898	937	950	954
	159.02	193	210	354	354	354	355
	159.03						
	159.04	135	136	147	157	160	161
	Census Tract Total	1,191	1,212	1,399	1,448	1,464	1,470
160	160.01	660	679	771	841	861	867
	160.02	1,045	1,066	1,160	1,204	1,218	1,222
	160.03	305	306	322	336	340	342
	Census Tract Total	2,010	2,051	2,253	2,381	2,419	2,431
161	161.01	221	239	367	428	445	450
	161.02	101	101	106	112	114	115
	161.03	628	632	678	736	753	758
	161.04	474	477	529	633	663	671
	Census Tract Total	1,424	1,449	1,680	1,909	1,975	1,994
162 /1	162.01						
	162.02						
	Census Tract Total						
163	163.01	269	335	994	1,330	1,426	1,451
	163.02	475	523	967	1,287	1,379	1,402
	Census Tract Total	744	858	1,961	2,617	2,805	2,853

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
201	201.01	379	379	388	424	435	438
	201.02	770	773	790	799	803	804
	Census Tract Total	1,149	1,152	1,178	1,223	1,238	1,242
202	202.01	2,709	2,710	2,732	2,818	2,845	2,854
	202.02	992	1,011	1,117	1,248	1,287	1,297
	Census Tract Total	3,701	3,721	3,849	4,066	4,132	4,151
203	203.01	645	647	658	682	688	691
	203.02	678	678	701	800	828	835
	203.03	241	247	275	280	281	283
	203.04	456	456	466	509	522	526
	Census Tract Total	2,020	2,028	2,100	2,271	2,319	2,335
204	204.01	1,633	1,633	1,639	1,660	1,668	1,671
	Census Tract Total	1,633	1,633	1,639	1,660	1,668	1,671
205	205.01	3,120	3,342	4,230	4,233	4,238	4,242
	205.02	175	175	178	189	192	193
	Census Tract Total	3,295	3,517	4,408	4,422	4,430	4,435
206	206.01	179	179	180	183	184	184
	206.02	427	427	427	428	428	429
	206.03	1,127	1,127	1,141	1,181	1,194	1,197
	Census Tract Total	1,733	1,733	1,748	1,792	1,806	1,810
207	207.01	639	639	643	659	664	666
	207.02	228	228	232	247	251	252
	207.03	560	560	578	612	622	625
	Census Tract Total	1,427	1,427	1,453	1,518	1,537	1,543
208	208.01	354	354	358	376	381	383
	208.02	266	266	271	292	298	300
	208.03	582	582	589	621	631	634
	Census Tract Total	1,202	1,202	1,218	1,289	1,310	1,317

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
210	210.01	1,000	1,004	1,035	1,101	1,120	1,126
	210.02	739	742	767	825	842	847
	210.03	239	245	280	336	352	356
	210.04	634	634	636	638	639	639
	Census Tract Total	2,612	2,625	2,718	2,900	2,953	2,968
211	211.01	3,197	3,254	3,571	3,798	3,866	3,886
	211.02	2,041	2,060	2,163	2,270	2,302	2,311
	211.03	273	273	291	367	389	394
	Census Tract Total	5,511	5,587	6,025	6,435	6,557	6,591
212	212.01	691	702	746	746	747	748
	Census Tract Total	691	702	746	746	747	748
213	213.01	1,353	1,353	1,354	1,362	1,364	1,366
	213.02	104	104	106	112	114	114
	Census Tract Total	1,457	1,457	1,460	1,474	1,478	1,480
214	214.01	924	928	950	973	981	984
	214.02	1,523	1,547	1,833	2,001	2,051	2,064
	Census Tract Total	2,447	2,475	2,783	2,974	3,032	3,048
215	215.01	2,141	2,232	2,596	2,597	2,599	2,602
	Census Tract Total	2,141	2,232	2,596	2,597	2,599	2,602
216	216.01	1,421	1,421	1,451	1,453	1,455	1,456
	216.02	539	540	549	569	575	576
	Census Tract Total	1,960	1,961	2,000	2,022	2,030	2,032
217	217.01	2,681	2,681	2,706	2,805	2,835	2,845
	Census Tract Total	2,681	2,681	2,706	2,805	2,835	2,845
218	218.01	2,169	2,262	2,647	2,695	2,711	2,717
	Census Tract Total	2,169	2,262	2,647	2,695	2,711	2,717
219 /1	219.01						
	Census Tract Total						

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
220	220.01						
	220.02			2	2	2	2
	220.03	637	637	643	666	673	676
	220.04	139	195	462	520	536	542
	220.05	210	210	210	212	212	212
	Census Tract Total	986	1,042	1,317	1,400	1,423	1,432
221	221.01	2,500	2,660	3,318	3,319	3,322	3,325
	221.02	1	1	3	13	15	17
	221.03	966	1,471	4,046	4,047	4,051	4,055
	221.04	1,095	1,256	1,905	1,930	1,938	1,941
	221.05	488	500	606	687	710	717
	221.06	34	78	337	387	402	405
	Census Tract Total	5,084	5,966	10,215	10,383	10,438	10,460
222	222.01	77	691	3,343	3,344	3,347	3,351
	Census Tract Total	77	691	3,343	3,344	3,347	3,351
223	223.01	3,611	3,668	3,898	3,913	3,919	3,925
	Census Tract Total	3,611	3,668	3,898	3,913	3,919	3,925
224	224.01	3,808	3,839	3,996	4,131	4,174	4,187
	224.02	469	469	475	490	494	496
	Census Tract Total	4,277	4,308	4,471	4,621	4,668	4,683
301	301.01	473	473	479	495	500	502
	301.02	1,086	1,086	1,091	1,111	1,117	1,120
	301.03	995	1,012	1,078	1,078	1,079	1,080
	Census Tract Total	2,554	2,571	2,648	2,684	2,696	2,702
302	302.01	3,921	3,930	3,976	4,019	4,034	4,041
	Census Tract Total	3,921	3,930	3,976	4,019	4,034	4,041

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
304	304.01	1,468	1,468	1,468	1,469	1,471	1,472
	304.02	855	855	855	856	857	858
	Census Tract Total	2,323	2,323	2,323	2,325	2,328	2,330
305	305.01	569	569	570	574	576	577
	Census Tract Total	569	569	570	574	576	577
306	306.01	552	552	557	576	582	584
	306.02	350	350	350	351	351	352
	306.03	477	477	477	478	478	479
	306.04	432	432	438	466	474	477
	Census Tract Total	1,811	1,811	1,822	1,871	1,885	1,892
307	307.01	217	217	219	226	228	229
	307.02	338	338	338	339	339	340
	307.03	372	372	373	379	381	381
	Census Tract Total	927	927	930	944	948	950
308	308.01	3,325	3,325	3,325	3,327	3,331	3,334
	Census Tract Total	3,325	3,325	3,325	3,327	3,331	3,334
309	309.01	2,475	2,481	2,520	2,591	2,614	2,621
	Census Tract Total	2,475	2,481	2,520	2,591	2,614	2,621
310	310.01	2,327	2,327	2,336	2,365	2,375	2,380
	Census Tract Total	2,327	2,327	2,336	2,365	2,375	2,380
313	313.01	1,399	1,400	1,412	1,438	1,447	1,451
	Census Tract Total	1,399	1,400	1,412	1,438	1,447	1,451
314	314.01	1,345	1,345	1,346	1,351	1,354	1,355
	Census Tract Total	1,345	1,345	1,346	1,351	1,354	1,355
315	315.01	2,050	2,051	2,205	2,267	2,286	2,292
	Census Tract Total	2,050	2,051	2,205	2,267	2,286	2,292

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
316	316.01	1,145	1,168	1,287	1,402	1,435	1,445
	316.02	845	861	960	980	987	990
	316.03	3	3	3	3	3	3
	Census Tract Total	1,993	2,032	2,250	2,385	2,425	2,438
318	318.01	2,473	2,474	2,487	2,524	2,537	2,542
	Census Tract Total	2,473	2,474	2,487	2,524	2,537	2,542
319	319.01	1,051	1,051	1,052	1,054	1,056	1,057
	Census Tract Total	1,051	1,051	1,052	1,054	1,056	1,057
320	320.01	1,108	1,110	1,116	1,118	1,119	1,120
	Census Tract Total	1,108	1,110	1,116	1,118	1,119	1,120
321	321.01	1,442	1,442	1,446	1,466	1,473	1,476
	Census Tract Total	1,442	1,442	1,446	1,466	1,473	1,476
322	322.01	2,563	2,563	2,571	2,607	2,620	2,625
	Census Tract Total	2,563	2,563	2,571	2,607	2,620	2,625
323	323.01	1,126	1,126	1,127	1,131	1,134	1,135
	323.02	602	605	620	630	633	634
	Census Tract Total	1,728	1,731	1,747	1,761	1,767	1,769
324	324.01	2,834	2,834	2,838	2,858	2,867	2,871
	Census Tract Total	2,834	2,834	2,838	2,858	2,867	2,871
325	325.01	1,886	1,886	1,895	1,924	1,934	1,938
	Census Tract Total	1,886	1,886	1,895	1,924	1,934	1,938
326	326.01	1,530	1,537	1,602	1,701	1,731	1,740
	Census Tract Total	1,530	1,537	1,602	1,701	1,731	1,740
327	327.01	2,652	2,664	2,724	2,772	2,788	2,794
	Census Tract Total	2,652	2,664	2,724	2,772	2,788	2,794
328	328.01	747	752	781	810	819	821
	Census Tract Total	747	752	781	810	819	821

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
401	401.01	973	974	987	1,028	1,040	1,044
	401.02	1,023	1,023	1,035	1,089	1,105	1,110
	401.03	993	993	1,004	1,052	1,066	1,070
	Census Tract Total	2,989	2,990	3,026	3,169	3,211	3,224
402	402.01	746	834	1,186	1,186	1,187	1,189
	402.02	2,163	2,164	2,175	2,208	2,220	2,224
	402.03						
	402.04	147	147	159	208	222	227
	Census Tract Total	3,056	3,145	3,520	3,602	3,629	3,640
403	403.01	480	480	484	501	506	508
	403.02	465	466	477	511	521	524
	Census Tract Total	945	946	961	1,012	1,027	1,032
405	405.01	100	107	143	166	172	175
	405.02	457	457	461	476	480	482
	405.03	1,601	1,604	1,633	1,704	1,726	1,733
	405.04						
	Census Tract Total	2,158	2,168	2,237	2,346	2,378	2,390
406	406.01	924	929	970	1,038	1,058	1,064
	Census Tract Total	924	929	970	1,038	1,058	1,064
407	407.01	1,801	1,801	1,805	1,819	1,825	1,828
	407.02	999	999	1,002	1,016	1,021	1,023
	Census Tract Total	2,800	2,800	2,807	2,835	2,846	2,851
408	408.01	864	864	870	889	896	897
	408.02	100	100	101	103	104	104
	408.03	449	449	452	467	471	473
	408.04	692	692	718	812	840	847
	408.05						
	Census Tract Total	2,105	2,105	2,141	2,271	2,311	2,321

(Continued)

Table 6.7

**Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004**

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
501	501.01	1,474	1,474	1,474	1,475	1,477	1,478
	501.02	350	350	351	353	354	355
	501.03	430	430	431	436	438	439
	Census Tract Total	2,254	2,254	2,256	2,264	2,269	2,272
502	502.01	512	512	512	512	513	513
	502.02	242	242	242	243	243	243
	502.03	182	182	185	200	204	205
	502.04	393	393	396	411	415	417
	Census Tract Total	1,329	1,329	1,335	1,366	1,375	1,378
503	503.01	304	304	306	314	316	317
	503.02	294	294	294	295	295	296
	503.03	849	849	862	914	929	934
	503.04	239	239	244	260	264	265
	Census Tract Total	1,686	1,686	1,706	1,783	1,804	1,812
504	504.01	373	373	378	399	405	407
	504.02	338	338	339	344	346	346
	504.03	230	230	239	277	288	291
	Census Tract Total	941	941	956	1,020	1,039	1,044
505	505.01	360	360	360	362	362	363
	505.02	306	306	307	309	310	310
	505.03	224	224	224	226	226	226
	Census Tract Total	890	890	891	897	898	899
506	506.01	191	191	209	287	309	314
	506.02	1,696	1,696	1,697	1,701	1,705	1,706
	506.03	298	298	299	302	303	303
	506.04	189	189	189	189	189	189
	506.05	267	267	269	280	283	284
	506.06	386	386	387	389	390	390
	506.07	177	177	179	187	189	190

(Continued)

Table 6.7

**Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004**

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
506	Census Tract Total	3,204	3,204	3,229	3,335	3,368	3,376
507	507.01	979	979	986	1,011	1,018	1,021
	507.02	1,467	1,468	1,479	1,500	1,508	1,511
	Census Tract Total	2,446	2,447	2,465	2,511	2,526	2,532
508	508.01	303	305	314	324	327	328
	508.02	453	453	455	461	464	464
	508.03	441	442	449	467	472	474
	Census Tract Total	1,197	1,200	1,218	1,252	1,263	1,266
509	509.01	303	303	304	310	312	312
	509.02	296	296	298	304	306	307
	Census Tract Total	599	599	602	614	618	619
510	510.01	410	410	410	411	411	412
	510.02	494	494	496	506	509	510
	Census Tract Total	904	904	906	917	920	922
511	511.01	361	361	363	368	369	371
	511.02	453	453	454	458	459	460
	Census Tract Total	814	814	817	826	828	831
512	512.01	229	229	229	231	231	231
	512.02	309	309	310	313	314	314
	512.03	101	101	107	127	133	135
	Census Tract Total	639	639	646	671	678	680
513	513.01	440	440	450	486	497	500
	513.02	450	450	451	456	457	457
	Census Tract Total	890	890	901	942	954	957
514	514.01	204	204	204	204	204	204
	514.02	815	815	815	817	818	819
	514.03	377	377	377	378	378	379
	Census Tract Total	1,396	1,396	1,396	1,399	1,400	1,402

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
515	515.01	981	981	982	984	986	987
	515.02	1,290	1,292	1,317	1,394	1,417	1,424
	515.03	819	819	825	850	858	861
	515.04	974	974	979	1,003	1,011	1,013
	Census Tract Total	4,064	4,066	4,103	4,231	4,272	4,285
516	516.01	833	833	834	836	838	839
	516.02	81	81	81	82	82	82
	516.03	790	790	790	790	791	792
	516.04	616	617	623	635	639	642
	516.05	411	411	413	419	422	422
	Census Tract Total	2,731	2,732	2,741	2,762	2,772	2,777
518	518.01	468	468	469	475	477	477
	518.02	210	210	211	216	218	218
	518.03	433	433	444	490	503	508
	Census Tract Total	1,111	1,111	1,124	1,181	1,198	1,203
519	519.01	2,378	2,379	2,399	2,474	2,497	2,504
	Census Tract Total	2,378	2,379	2,399	2,474	2,497	2,504
520	520.01	1,128	1,136	1,175	1,213	1,225	1,228
	Census Tract Total	1,128	1,136	1,175	1,213	1,225	1,228
521	521.01	123	123	124	127	128	128
	521.02	925	925	931	959	968	971
	521.03	560	560	568	596	605	607
	521.04	667	668	675	693	699	701
	521.05	397	403	429	449	455	456
	Census Tract Total	2,672	2,679	2,727	2,824	2,855	2,863

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
522	522.01	1,452	1,454	1,463	1,470	1,474	1,476
	522.02	383	383	385	393	396	397
	522.03	352	352	352	354	354	355
	Census Tract Total	2,187	2,189	2,200	2,217	2,224	2,228
523	523.01	3,159	3,159	3,163	3,181	3,189	3,194
	Census Tract Total	3,159	3,159	3,163	3,181	3,189	3,194
524	524.01	507	507	507	508	508	509
	524.02	345	345	345	345	345	346
	524.03	284	284	284	285	285	286
	524.04	738	738	739	746	748	749
	524.05	486	490	514	541	549	551
	Census Tract Total	2,360	2,364	2,389	2,425	2,435	2,441
525	525.01	289	289	289	290	290	291
	525.02	662	662	670	698	707	709
	525.03	353	354	360	370	374	375
	525.04	1,584	1,584	1,611	1,726	1,761	1,770
	Census Tract Total	2,888	2,889	2,930	3,084	3,132	3,145
526	526.01	732	859	1,366	1,366	1,368	1,369
	526.02	902	902	928	1,039	1,071	1,080
	526.03	292	292	309	380	401	406
	Census Tract Total	1,926	2,053	2,603	2,785	2,840	2,855
527	527.01	1,821	1,834	1,922	2,005	2,031	2,038
	Census Tract Total	1,821	1,834	1,922	2,005	2,031	2,038
528	528.01	3,988	3,988	4,007	4,088	4,114	4,124
	Census Tract Total	3,988	3,988	4,007	4,088	4,114	4,124

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
601	601.01	359	361	380	412	422	424
	601.02	663	664	686	727	740	743
	601.03	377	380	402	441	453	456
	Census Tract Total	1,399	1,405	1,468	1,580	1,615	1,623
602	602.01	540	541	553	585	595	598
	602.02	121	122	128	147	152	154
	602.03	668	668	672	692	698	700
	Census Tract Total	1,329	1,331	1,353	1,424	1,445	1,452
603	603.01	249	249	272	365	391	398
	603.02	704	704	713	750	761	765
	Census Tract Total	953	953	985	1,115	1,152	1,163
604	604.01	286	288	301	321	327	329
	604.02	1,515	1,517	1,542	1,583	1,596	1,600
	604.03	168	170	183	201	207	208
	Census Tract Total	1,969	1,975	2,026	2,105	2,130	2,137
605	605.01	857	858	871	910	922	926
	605.02	761	761	774	832	849	854
	605.03	364	364	370	397	404	406
	605.04	224	227	255	266	269	269
	605.05	820	843	1,425	1,472	1,487	1,491
	Census Tract Total	3,026	3,053	3,695	3,877	3,931	3,946
606	606.01	148	148	153	174	180	182
	606.02	1,160	1,160	1,195	1,344	1,387	1,399
	Census Tract Total	1,308	1,308	1,348	1,518	1,567	1,581
607 /2	607.01	2,745	2,746	2,759	2,799	2,814	2,819
	Census Tract Total	2,745	2,746	2,759	2,799	2,814	2,819
608 /2	608.01	1,141	1,142	1,152	1,177	1,186	1,189
	Census Tract Total	1,141	1,142	1,152	1,177	1,186	1,189

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
609 /2	609.01	870	870	874	892	898	900
	Census Tract Total	870	870	874	892	898	900
610 /2	610.01	859	859	864	884	890	892
	Census Tract Total	859	859	864	884	890	892
611	611.01	651	652	666	707	719	722
	611.02	1,859	1,859	1,880	1,957	1,981	1,988
	Census Tract Total	2,510	2,511	2,546	2,664	2,700	2,710
612	612.01	224	224	228	238	241	242
	612.02	1,221	1,243	1,358	1,391	1,401	1,405
	612.03	116	125	162	165	166	167
	612.04	1,634	1,723	2,538	2,599	2,619	2,626
	Census Tract Total	3,195	3,315	4,286	4,393	4,427	4,440
615	615.01	380	383	401	431	440	442
	615.02	295	299	317	322	324	324
	615.03	494	495	501	505	506	507
	615.04	864	919	1,149	1,191	1,204	1,208
	615.05	89	89	89	89	89	89
	Census Tract Total	2,122	2,185	2,457	2,538	2,563	2,570
616	616.01	1,509	1,509	1,527	1,606	1,629	1,636
	616.02	381	428	643	650	653	654
	616.04	1,295	1,297	1,318	1,379	1,397	1,403
	616.05	384	384	385	391	394	394
	616.06			1,398	1,398	1,399	1,402
	Census Tract Total	3,569	3,618	5,271	5,424	5,472	5,489
617	617.01	2,107	2,116	2,182	2,321	2,362	2,374
	617.02	292	372	728	879	922	934
	Census Tract Total	2,399	2,488	2,910	3,200	3,284	3,308

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
618	618.01	387	387	429	604	654	667
	618.02	2,295	2,303	2,344	2,381	2,393	2,398
	Census Tract Total	2,682	2,690	2,773	2,985	3,047	3,065
619	619.02	1,930	1,930	1,941	1,989	2,004	2,009
	Census Tract Total	1,930	1,930	1,941	1,989	2,004	2,009
701	701.01	281	281	287	309	315	317
	701.02	453	453	463	501	512	515
	701.03	59	59	68	99	107	110
	701.04	166	167	209	370	415	427
	Census Tract Total	959	960	1,027	1,279	1,349	1,369
702	702.01	2	2	2	2	2	2
	Census Tract Total	2	2	2	2	2	2
703	703.01	679	680	699	761	778	784
	703.02	135	135	139	155	160	161
	703.03	324	324	336	375	387	390
	Census Tract Total	1,138	1,139	1,174	1,291	1,325	1,335
704	704.01	527	527	553	661	692	701
	704.02	43	43	44	50	52	53
	704.03	362	363	387	480	506	513
	704.04	280	280	284	302	308	309
	704.05	522	524	541	581	592	596
	Census Tract Total	1,734	1,737	1,809	2,074	2,150	2,172
705	705.01	114	114	121	150	159	161
	705.02	329	329	330	333	334	334
	705.03	734	734	762	886	922	931
	705.04	295	295	297	306	309	310
	705.05	175	175	186	232	245	249
	705.06	574	575	581	581	582	582
	Census Tract Total	2,221	2,222	2,277	2,488	2,551	2,567

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
706	706.01	219	220	237	293	309	313
	706.02	221	223	239	263	271	273
	706.03	431	432	442	459	464	466
	706.04	204	205	212	221	224	225
	Census Tract Total	1,075	1,080	1,130	1,236	1,268	1,277
707	707.01	299	313	441	449	451	452
	707.02	410	410	416	442	450	452
	707.03	292	292	299	324	332	334
	707.04	378	378	378	380	380	381
	707.05	196	196	196	198	198	198
	707.06	259	259	259	259	259	260
	Census Tract Total	1,834	1,848	1,989	2,052	2,070	2,077
708	708.01	272	274	282	282	282	283
	708.02	797	803	833	859	867	870
	Census Tract Total	1,069	1,077	1,115	1,141	1,149	1,153
709	709.01	697	698	715	754	766	769
	709.02	753	753	756	766	769	771
	709.03	256	256	257	265	267	268
	709.04	366	366	383	454	475	480
	709.05	346	347	357	390	399	401
	709.06	106	106	108	116	118	119
	Census Tract Total	2,524	2,526	2,576	2,745	2,794	2,808
710	710.01	66	66	71	89	94	96
	710.02	232	238	333	334	334	335
	710.03	528	528	537	573	584	588
	Census Tract Total	826	832	941	996	1,012	1,019

(Continued)

Table 6.7

**Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004**

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
711	711.01	173	173	173	174	174	174
	711.02	204	204	204	204	204	204
	711.03	267	267	269	277	280	281
	711.04	306	306	306	308	309	310
	711.05	245	245	245	246	246	246
	711.06	674	674	674	674	675	675
	711.07	194	194	195	198	199	199
	711.08	384	384	390	415	423	425
	Census Tract Total	2,447	2,447	2,456	2,496	2,510	2,514
712	712.01	1	2	7	7	7	7
	712.02	622	622	622	622	623	623
	712.03	230	230	232	241	244	244
	712.04	2,937	2,953	3,059	3,091	3,102	3,108
	Census Tract Total	3,790	3,807	3,920	3,961	3,976	3,982
713	713.01	3,389	3,398	3,447	3,503	3,522	3,529
	713.02	617	617	636	719	742	749
	Census Tract Total	4,006	4,015	4,083	4,222	4,264	4,278
714	714.01	1,702	1,705	1,740	1,813	1,835	1,842
	714.02	894	894	897	905	908	910
	Census Tract Total	2,596	2,599	2,637	2,718	2,743	2,752
801	801.01	467	470	519	614	641	648
	801.02	234	234	243	275	284	287
	801.03	252	336	670	672	674	674
	801.04	285	288	311	350	362	365
	801.05	220	222	246	312	332	336
	Census Tract Total	1,458	1,550	1,989	2,223	2,293	2,310

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
802	802.01	458	466	531	685	728	739
	802.02	470	470	485	547	565	570
	802.03	546	546	550	568	574	576
	802.04	3,004	3,274	4,354	4,355	4,359	4,364
	802.05						
	Census Tract Total	4,478	4,756	5,920	6,155	6,226	6,249
803	803.01	1,016	1,017	1,046	1,153	1,185	1,194
	803.02	273	275	293	330	341	344
	803.03	1,053	1,059	1,142	1,396	1,468	1,487
	803.04						
	Census Tract Total	2,342	2,351	2,481	2,879	2,994	3,025
804	804.01	757	761	788	817	826	828
	804.02	752	755	797	901	932	941
	804.03	406	408	434	489	506	510
	804.04	510	512	530	570	583	586
	804.05	885	888	921	999	1,023	1,029
	Census Tract Total	3,310	3,324	3,470	3,776	3,870	3,894
805	805.01	1,858	1,862	1,891	1,945	1,961	1,967
	805.02	1,983	1,986	2,009	2,040	2,051	2,056
	805.03	2,823	2,825	2,855	2,960	2,992	3,002
	Census Tract Total	6,664	6,673	6,755	6,945	7,004	7,025
808 /3	808.01	2,620	2,671	2,941	3,228	3,311	3,335
	Census Tract Total	2,620	2,671	2,941	3,228	3,311	3,335
809 /3	809.01	4,803	4,814	4,919	5,184	5,263	5,287
	Census Tract Total	4,803	4,814	4,919	5,184	5,263	5,287
810	810.01	1,928	1,928	1,966	2,130	2,178	2,193
	Census Tract Total	1,928	1,928	1,966	2,130	2,178	2,193

(Continued)

Table 6.7

**Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004**

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
811	811.01	1,312	1,720	3,351	3,356	3,360	3,363
	811.02	3,305	3,332	3,522	3,859	3,958	3,985
	811.03	1,307	1,307	1,315	1,346	1,356	1,359
	811.04	1,465	1,470	1,495	1,515	1,522	1,525
	Census Tract Total	7,389	7,829	9,683	10,076	10,196	10,232
812	812.01	2,434	2,434	2,439	2,452	2,458	2,461
	Census Tract Total	2,434	2,434	2,439	2,452	2,458	2,461
814	814.01	2,732	2,732	2,734	2,744	2,749	2,752
	Census Tract Total	2,732	2,732	2,734	2,744	2,749	2,752
815	815.01	810	811	816	817	818	819
	Census Tract Total	810	811	816	817	818	819
816	816.01	549	551	562	574	578	579
	816.02	583	584	592	600	603	604
	Census Tract Total	1,132	1,135	1,154	1,174	1,181	1,183
817	817.01	657	657	686	767	792	797
	817.02	732	733	743	767	775	778
	817.03	649	649	655	671	676	678
	817.04	1,950	1,952	1,984	2,090	2,123	2,131
	Census Tract Total	3,988	3,991	4,068	4,295	4,366	4,384
819	819.01	1,621	1,629	1,675	1,732	1,750	1,757
	819.02	625	625	630	650	657	659
	Census Tract Total	2,246	2,254	2,305	2,382	2,407	2,416
820	820.01	3,164	3,164	3,199	3,253	3,272	3,279
	820.02	474	474	474	474	475	475
	Census Tract Total	3,638	3,638	3,673	3,727	3,747	3,754
821	821.01	1,533	1,533	1,533	1,533	1,535	1,536
	Census Tract Total	1,533	1,533	1,533	1,533	1,535	1,536

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
822	822.01	1,673	1,999	3,404	3,405	3,408	3,411
	822.02	368	368	368	368	368	369
	822.03	2,398	2,479	2,802	2,803	2,806	2,809
	Census Tract Total	4,439	4,846	6,574	6,576	6,582	6,589
823	823.01	5,597	5,597	5,791	5,792	5,797	5,803
	Census Tract Total	5,597	5,597	5,791	5,792	5,797	5,803
824	824.01	774	774	779	800	807	809
	Census Tract Total	774	774	779	800	807	809
825	825.01	1,778	1,778	2,441	2,524	2,550	2,558
	825.02	4,118	4,139	4,240	4,310	4,332	4,341
	Census Tract Total	5,896	5,917	6,681	6,834	6,882	6,899
826	826.01	751	763	1,022	1,041	1,048	1,050
	826.02	3,376	3,432	3,692	3,815	3,852	3,866
	Census Tract Total	4,127	4,195	4,714	4,856	4,900	4,916
901	901.01						
	901.02	12	12	26	82	98	103
	901.03	1,044	1,044	1,063	1,094	1,104	1,107
	901.04	209	209	211	222	225	226
	901.05	2,556	2,556	2,564	2,596	2,607	2,612
	901.06						
	Census Tract Total	3,821	3,821	3,864	3,994	4,034	4,048
905	905.01	1,317	1,319	1,328	1,338	1,342	1,344
	905.02	1,903	1,932	2,117	2,391	2,471	2,493
	Census Tract Total	3,220	3,251	3,445	3,729	3,813	3,837
909 /4	909.01	87	89	105	143	154	156
	Census Tract Total	87	89	105	143	154	156

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
910	910.01	51	51	77	190	222	230
	910.02	570	570	646	956	1,045	1,068
	Census Tract Total	621	621	723	1,146	1,267	1,298
911	911.01	4,382	4,385	4,410	4,482	4,507	4,516
	Census Tract Total	4,382	4,385	4,410	4,482	4,507	4,516
912	912.01	2,299	2,299	2,336	2,497	2,545	2,558
	912.02	336	336	336	337	337	338
	Census Tract Total	2,635	2,635	2,672	2,834	2,882	2,896
913	913.01	21	21	33	85	100	104
	913.02	36	36	39	49	52	53
	913.03	865	866	881	924	938	942
	913.04	4,030	4,044	4,187	4,550	4,657	4,687
	Census Tract Total	4,952	4,967	5,140	5,608	5,747	5,786
914	914.01	6,575	6,581	6,620	6,693	6,721	6,731
	Census Tract Total	6,575	6,581	6,620	6,693	6,721	6,731
915	915.01	2,060	2,067	2,133	2,302	2,352	2,366
	915.02	1,312	2,053	5,040	5,154	5,190	5,204
	915.03	671	671	671	673	674	674
	Census Tract Total	4,043	4,791	7,844	8,129	8,216	8,244
916	916.01	3,149	3,153	3,179	3,229	3,246	3,253
	Census Tract Total	3,149	3,153	3,179	3,229	3,246	3,253
917	917.01	3,164	3,265	3,679	3,728	3,745	3,752
	917.02	971	971	971	973	975	976
	917.03	799	819	921	1,013	1,039	1,047
	917.04	3,067	3,325	5,221	5,248	5,262	5,268
	Census Tract Total	8,001	8,380	10,792	10,962	11,021	11,043
918	918.01	4,704	4,712	4,857	4,888	4,901	4,908
	Census Tract Total	4,704	4,712	4,857	4,888	4,901	4,908

(Continued)

Table 6.7

**Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004**

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
919	919.01	114	114	131	201	220	226
	919.02	140	140	152	198	211	215
	919.03	158	158	170	222	236	241
	919.04	67	67	68	72	73	74
	919.05	301	302	330	432	462	469
	919.06	53	53	55	61	62	63
	919.07	110	114	159	202	215	218
	919.08	19	20	25	25	25	25
	919.09	129	129	131	133	134	134
	919.10	46	46	46	47	47	47
	919.11	53	53	54	56	57	57
	919.12	95	95	98	101	103	103
	Census Tract Total	1,285	1,291	1,419	1,750	1,845	1,872
920	920.01	735	735	765	891	927	938
	920.02	697	699	712	734	741	743
	920.03	727	729	748	792	806	809
	Census Tract Total	2,159	2,163	2,225	2,417	2,474	2,490
921	921.01	96	96	99	103	104	105
	921.02	147	148	161	178	183	184
	921.03	373	376	412	438	446	448
	921.04	228	229	237	239	240	240
	921.05	371	373	399	466	485	491
	921.06	386	387	398	413	417	419
	921.07	568	570	580	580	581	581
	Census Tract Total	2,169	2,179	2,286	2,417	2,456	2,468

(Continued)

Table 6.7
Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2004

Census and Subcensus Tract		2004	2005	2010	2015	2020	2025
922	922.01	123	126	153	160	162	163
	922.02	558	564	609	631	638	640
	922.03	2,096	2,103	2,164	2,274	2,307	2,317
	922.04	206	244	452	464	467	469
	922.05	1,283	1,295	1,410	1,474	1,492	1,498
	Census Tract Total	4,266	4,332	4,788	5,003	5,066	5,087
923	923.01	1,088	1,092	1,113	1,129	1,135	1,137
	Census Tract Total	1,088	1,092	1,113	1,129	1,135	1,137
924	924.01	1,702	1,705	1,730	1,781	1,797	1,803
	Census Tract Total	1,702	1,705	1,730	1,781	1,797	1,803
Fairfax County	Total	378,639	384,683	419,939	436,436	441,483	443,073

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: All census tracts in Fairfax County begin with number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02 and 160.03 comprise U.S. Census Bureau census tract 4160.

1/ On Fort Belvoir Military Reservation, Fairfax County does not estimate or forecast dwelling units.

2/ Comprises part of the Town of Vienna.

3/ Comprises part of the Town of Herndon.

4/ Town of Clifton.

MARKET VALUE

Market value refers to the estimated market value of owned housing units as of January 1 of the current report year. Estimated market value for each dwelling unit represents a previous year sales price or is derived from the latest tax assessment value. For housing units without a previous year sales price, market value is derived by comparing the spread between current sales prices and assessments of properties that sold during the previous year.

Median market value is a statistic calculated from individual market value information for a particular geography. The estimated median market value of individually owned housing units indicates that half of all owned housing units in the County had market values exceeding this value, and half had values below this level.

Average market value also is a statistic calculated from individual market value information for a particular geography. Often called the mean, the average is a measure of central tendency. The estimated average market value of individually owned housing units is calculated by summing the individual market values of all owned housing units and dividing by the number of owned housing units.

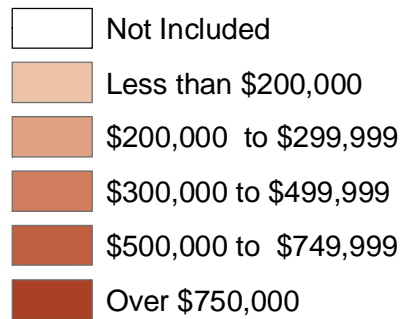
Fairfax County, Virginia January 2004



FIGURE 7.1
Median Market Value
of Owned Housing Units
by Census Tract



Median Market Value (in Dollars)



Note: City of Fairfax is not included.

Source: Fairfax County Department of Systems Management for Human Services.

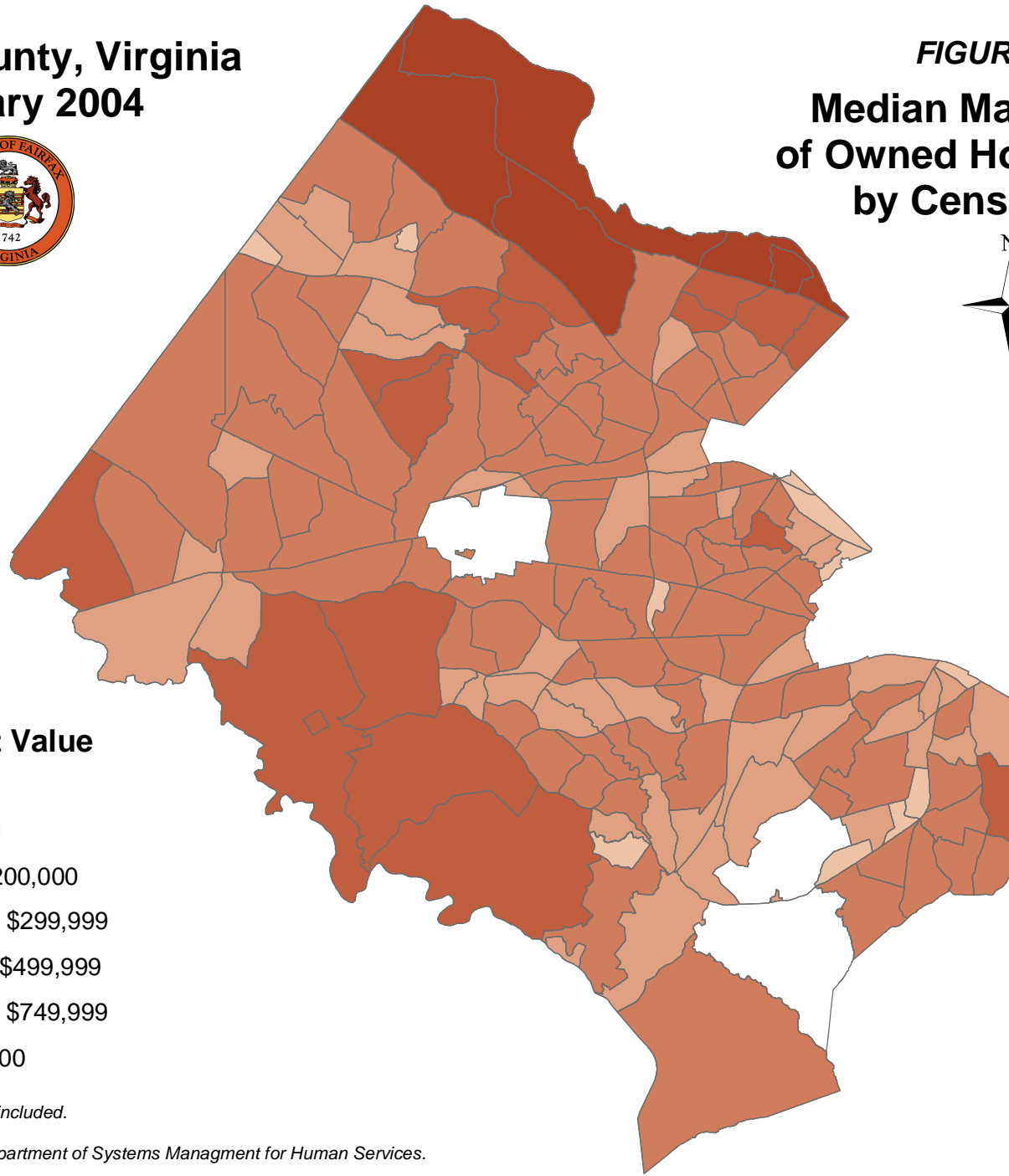


TABLE 7.1			
Median Market Value of Housing Units by Supervisor District Fairfax County, 2003 and 2004			
Supervisor District	Median Market Value		Percent Change
	2003	2004	
Braddock	\$303,456	\$343,590	13.2%
Dranesville	\$456,731	\$518,750	13.6%
Hunter Mill	\$332,260	\$372,177	12.0%
Lee	\$252,740	\$290,884	15.1%
Mason	\$282,608	\$325,875	15.3%
Mount Vernon	\$269,666	\$310,390	15.1%
Providence	\$301,347	\$339,318	12.6%
Springfield	\$343,461	\$386,076	12.4%
Sully	\$302,345	\$341,434	12.9%
Fairfax County	\$307,630	\$349,000	13.4%

Source: Fairfax County Department of Systems Management for Human Services, 2004.

TABLE 7.2			
Median Market Value of Housing Units by Planning District Fairfax County, 2003 and 2004			
Planning District	Median Market Value		Percent Change
	2003	2004	
Annandale	\$305,157	\$349,000	14.4%
Baileys	\$222,725	\$275,586	23.7%
Bull Run	\$278,331	\$318,178	14.3%
Fairfax	\$335,478	\$375,000	11.8%
Jefferson	\$281,682	\$321,119	14.0%
Lincolnia	\$278,320	\$312,921	12.4%
Lower Potomac	\$204,578	\$248,340	21.4%
McLean	\$453,864	\$510,844	12.6%
Mount Vernon	\$258,543	\$296,582	14.7%
Pohick	\$326,201	\$367,538	12.7%
Rose Hill	\$266,430	\$307,714	15.5%
Springfield	\$265,434	\$302,652	14.0%
Upper Potomac	\$342,467	\$378,811	10.6%
Vienna	\$377,070	\$424,750	12.6%
Fairfax County	\$307,630	\$349,000	13.4%

Source: Fairfax County Department of Systems Management for Human Services, 2004.

Table 7.3
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Supervisor District
Fairfax County, January 2004

Supervisor District	Median Market Value				Average Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units	Single Family	Townhouse	Condominium Apartment	All Units
Braddock	\$382,626	\$251,038	\$138,511	\$343,590	\$397,208	\$248,569	\$142,557	\$335,894
Dranesville 1/	\$570,678	\$254,903	\$175,566	\$518,750	\$681,974	\$338,784	\$184,112	\$620,612
Hunter Mill 2/	\$465,760	\$280,313	\$152,305	\$372,177	\$501,823	\$297,953	\$182,780	\$395,140
Lee	\$319,510	\$265,632	\$198,500	\$290,884	\$351,422	\$274,824	\$182,155	\$304,016
Mason	\$388,383	\$295,302	\$147,674	\$325,875	\$418,961	\$306,153	\$158,468	\$342,403
Mount Vernon	\$400,869	\$220,126	\$181,000	\$310,390	\$436,259	\$227,220	\$190,031	\$344,855
Providence	\$445,309	\$311,247	\$197,338	\$339,318	\$489,804	\$325,899	\$205,665	\$369,097
Springfield 3/	\$459,852	\$287,291	\$216,977	\$386,076	\$499,914	\$290,314	\$215,041	\$428,438
Sully	\$443,672	\$241,098	\$174,388	\$341,434	\$482,793	\$242,799	\$168,175	\$378,128
Fairfax County	\$424,945	\$263,340	\$171,363	\$349,000	\$487,391	\$277,044	\$182,605	\$393,660

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Townhouses include townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 7.4
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Planning District
Fairfax County, January 2004

Planning District	Median Market Value				Average Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units	Single Family	Townhouse	Condominium Apartment	All Units
Annandale	\$377,000	\$281,582	\$132,727	\$349,000	\$397,801	\$281,491	\$143,625	\$353,224
Baileys	\$413,557	\$303,880	\$145,623	\$275,586	\$456,204	\$311,322	\$157,602	\$306,406
Bull Run	\$432,329	\$246,283	\$186,377	\$318,178	\$449,504	\$251,820	\$189,871	\$347,083
Fairfax	\$490,540	\$322,198	\$184,661	\$375,000	\$534,751	\$312,026	\$189,771	\$419,148
Jefferson	\$349,904	\$317,228	\$148,868	\$321,119	\$378,253	\$316,298	\$166,250	\$322,944
Lincolnia	\$356,483	\$301,896	\$149,700	\$312,921	\$395,101	\$315,819	\$137,813	\$338,938
Lower Potomac	\$381,813	\$213,497	\$187,688	\$248,340	\$417,987	\$224,005	\$187,092	\$299,367
McLean	\$593,750	\$444,543	\$240,000	\$510,844	\$716,055	\$470,466	\$247,034	\$609,775
Mount Vernon	\$396,340	\$195,967	\$154,710	\$296,582	\$433,595	\$205,516	\$177,629	\$336,338
Pohick 1/	\$423,777	\$251,038	\$177,922	\$367,538	\$473,104	\$249,865	\$170,283	\$395,933
Rose Hill	\$337,937	\$303,393	\$215,521	\$307,714	\$368,086	\$309,876	\$203,306	\$326,592
Springfield	\$339,766	\$260,538	\$138,511	\$302,652	\$364,938	\$268,422	\$151,673	\$311,189
Upper Potomac 2/	\$474,826	\$259,900	\$148,744	\$378,811	\$557,958	\$275,985	\$174,764	\$436,877
Vienna 3/	\$462,345	\$328,681	\$269,075	\$424,750	\$500,303	\$354,683	\$237,863	\$453,482
Fairfax County	\$424,945	\$263,340	\$171,363	\$349,000	\$487,391	\$277,044	\$182,605	\$393,660

Source: Fairfax County Department of Systems Management for Human Services,

Note: Townhouses include townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 7.5
Estimated Median Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2004

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
151	\$395,475	\$408,025	\$102,613	\$379,005
152	\$443,219	\$420,000	\$195,659	\$201,000
153	\$289,000	\$191,576		\$240,390
154	\$466,992	\$248,906		\$424,612
155	\$364,505	\$299,805		\$348,835
156	\$574,296	\$498,906		\$573,544
157	\$435,805			\$435,805
158	\$443,554			\$443,554
159	\$393,000			\$393,000
160	\$372,120	\$196,153		\$353,601
161	\$480,087			\$480,087
163	\$405,527	\$179,406		\$405,021
201	\$335,347	\$227,943		\$316,391
202	\$396,786	\$281,162	\$243,296	\$303,472
203	\$293,645	\$293,664		\$293,664
204	\$231,813	\$189,390	\$98,680	\$187,294
205	\$249,475	\$194,461	\$199,295	\$208,678
206	\$357,043	\$208,000		\$232,816
207	\$311,285	\$415,794		\$313,445
208	\$277,654	\$231,934		\$274,000
210	\$296,266	\$267,114		\$286,271
211	\$429,905	\$271,587	\$225,983	\$294,092
212	\$363,747			\$363,747
213	\$343,948	\$227,245		\$320,186
214	\$281,807	\$188,681	\$115,914	\$279,719
215	\$276,901	\$193,791	\$78,778	\$195,465
216	\$252,395	\$134,692	\$137,312	\$134,692

Table 7.5
Estimated Median Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2004

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
217	\$283,659	\$241,813	\$81,000	\$245,005
218	\$228,659	\$142,098	\$121,312	\$139,005
220	\$281,060	\$246,115		\$267,983
221	\$391,082	\$206,950	\$187,688	\$220,208
222	\$498,901	\$344,890		\$437,807
223	\$339,733	\$350,123	\$194,675	\$281,519
224	\$364,395	\$298,725	\$215,521	\$302,346
301	\$397,842	\$252,494		\$379,994
302	\$361,760	\$254,363		\$340,146
304	\$343,244	\$258,390		\$339,376
305	\$348,230			\$348,230
306	\$302,929	\$235,342		\$299,793
307	\$303,119			\$303,119
308	\$368,554	\$220,081	\$137,351	\$283,407
309	\$376,519	\$252,154		\$284,948
310	\$368,510	\$249,236		\$265,030
313	\$349,472	\$283,154		\$338,076
314	\$343,011	\$310,637		\$328,862
315	\$392,432	\$314,998		\$353,358
316	\$340,082	\$325,000	\$130,505	\$328,592
318	\$410,019	\$248,888		\$271,494
319	\$425,326			\$425,326
320	\$429,440	\$240,939		\$272,307
321	\$433,831	\$241,692	\$177,922	\$246,521
322	\$405,198	\$254,637		\$268,000
323	\$427,166	\$262,153		\$395,875
324	\$402,358	\$287,000		\$390,380

Table 7.5
Estimated Median Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2004

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
325	\$401,586	\$264,918		\$383,788
326	\$402,859	\$265,717		\$380,233
327	\$380,760	\$246,593		\$280,516
328	\$371,114	\$255,090		\$285,815
401	\$506,793	\$210,000		\$484,530
402	\$462,076	\$270,163	\$146,587	\$247,557
403	\$469,453			\$469,453
405	\$406,722			\$406,722
406	\$341,543	\$142,579		\$340,676
407	\$409,851	\$275,329		\$406,778
408	\$423,697	\$328,917		\$422,521
501	\$318,304	\$260,997	\$162,000	\$268,011
502	\$328,000			\$328,000
503	\$338,225	\$300,500	\$105,560	\$326,448
504	\$424,288	\$366,456		\$407,233
505	\$283,222			\$283,222
506	\$339,521	\$336,402	\$208,159	\$329,168
507	\$459,445	\$302,857		\$380,000
508	\$366,291	\$472,131	\$129,055	\$359,109
509	\$388,222			\$388,222
510	\$377,142			\$377,142
511	\$493,081			\$493,081
512	\$567,715			\$567,715
513	\$420,668	\$367,146	\$192,837	\$411,434
514		\$362,739	\$103,040	\$115,775
515	\$373,619	\$293,565	\$115,505	\$163,674
516	\$405,187		\$120,000	\$268,831

Table 7.5
Estimated Median Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2004

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
518	\$349,298	\$417,334		\$351,195
519	\$473,497	\$280,600		\$306,940
520	\$443,214	\$292,032		\$397,362
521	\$386,025	\$266,076		\$324,970
522	\$340,354	\$273,967	\$132,727	\$317,075
523	\$358,247	\$215,642	\$135,000	\$147,616
524	\$327,989	\$291,065		\$322,565
525	\$334,036	\$317,500	\$246,815	\$324,186
526	\$295,900	\$396,160	\$149,700	\$299,166
527	\$347,315	\$238,108	\$185,640	\$233,649
528	\$413,402		\$176,696	\$187,500
601	\$599,032	\$144,111		\$598,801
602	\$590,340			\$590,340
603	\$481,885			\$481,885
604	\$497,961	\$495,799	\$295,268	\$485,989
605	\$558,788	\$403,895		\$490,000
606	\$395,690			\$395,690
607 /1	\$350,375	\$367,708		\$351,565
608 /1	\$414,027	\$268,681	\$144,430	\$384,195
609 /1	\$479,027	\$397,418		\$469,900
610 /1	\$420,654	\$290,016	\$147,768	\$407,239
611	\$516,152	\$202,263		\$495,076
612	\$637,880	\$351,576	\$245,600	\$470,000
615	\$552,239	\$351,923	\$280,700	\$393,474
616	\$428,342	\$302,722	\$295,000	\$314,423
617	\$546,380	\$291,502		\$307,934
618	\$305,864	\$303,951	\$193,361	\$269,239

Table 7.5
Estimated Median Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2004

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
619	\$419,684	\$258,527	\$169,972	\$229,891
701	\$968,771	\$1,009,347		\$971,739
702	\$1,537,365			\$1,537,365
703	\$712,451			\$712,451
704	\$657,801	\$599,309		\$638,880
705	\$599,322	\$477,309	\$248,898	\$550,688
706	\$577,354	\$709,946	\$1,224,900	\$630,409
707	\$476,056	\$439,668		\$475,978
708	\$478,844	\$419,543		\$472,000
709	\$491,577	\$426,880		\$452,806
710	\$447,959	\$322,073	\$261,388	\$383,911
711	\$305,607	\$478,619		\$306,317
712	\$583,510	\$211,546	\$217,950	\$218,377
713	\$460,293	\$347,418	\$145,802	\$359,983
714	\$400,000	\$273,456	\$127,736	\$280,755
801	\$1,041,712			\$1,041,712
802	\$791,247	\$322,543	\$244,792	\$327,872
803	\$893,704	\$779,782		\$893,665
804	\$755,983			\$755,983
805	\$388,600	\$234,711		\$361,016
808 /2	\$339,524	\$198,093		\$289,394
809 /2	\$318,266	\$216,653	\$143,311	\$244,041
810	\$315,010	\$191,065		\$198,428
811	\$428,510	\$305,505		\$366,229
812	\$405,168	\$189,900	\$130,833	\$332,819
814	\$449,978	\$253,500	\$148,744	\$291,005
815	\$516,880			\$516,880

Table 7.5
Estimated Median Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2004

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
816	\$600,402			\$600,402
817	\$538,934	\$336,619	\$208,583	\$444,527
819	\$693,470	\$288,412	\$156,561	\$396,250
820	\$612,895	\$329,950	\$231,194	\$422,673
821	\$473,516	\$330,950	\$147,283	\$186,516
822	\$440,445	\$298,283	\$230,627	\$289,280
823	\$484,103	\$260,873	\$148,083	\$240,785
824	\$502,706			\$502,706
825	\$436,000	\$251,695		\$415,364
826	\$434,570	\$272,123		\$407,114
901	\$365,857	\$276,961		\$342,587
905	\$527,233	\$272,851		\$488,989
909 /3	\$517,375			\$517,375
910	\$593,576			\$593,576
911	\$408,170	\$219,870		\$307,494
912	\$355,027	\$222,412		\$234,722
913	\$429,373	\$242,689	\$160,488	\$260,003
914	\$472,500	\$244,236	\$172,175	\$273,717
915	\$497,824	\$281,439	\$183,166	\$437,118
916	\$355,428	\$187,192		\$299,640
917	\$552,700	\$325,417	\$229,272	\$328,104
918	\$339,516	\$305,593	\$184,472	\$328,593
919	\$681,385			\$681,385
920	\$548,299			\$548,299
921	\$647,008			\$647,008
922	\$561,647	\$330,697		\$557,334
923	\$328,125	\$217,054		\$285,416

Table 7.5
Estimated Median Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2004

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
924	\$308,125	\$191,807		\$196,928
Fairfax County	\$424,945	\$263,340	\$171,363	\$349,000

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Townhouses include townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units. All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table.

1/ Comprises part of the Town of Vienna.

2/ Comprises part of the Town of Herndon.

3/ Town of Clifton.

Table 7.6
Market Value of Housing Units by Unit Type by Supervisor District
Fairfax County, January 2004

Supervisor District/Unit Type		Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 and Over	Total Units
Braddock	Single Family	8	50	324	3,285	7,432	6,354	2,660	1,067	325	185	107	107	21,933
	Townhouse	14	1,408	4,755	2,061	177	6							8,421
	Condominium Apt	2,086	1,024	68										3,178
	Total	2,108	2,482	5,147	5,346	7,609	6,360	2,660	1,067	325	185	107	107	33,532
Dranesville 1/	Single Family	4	19	776	1,682	2,016	2,464	2,907	2,404	2,327	1,861	1,621	1,621	26,486
	Townhouse	2	373	223	219	307	516	351	68	124	56	56	56	2,512
	Condominium Apt	41	104	113	109	35								402
	Total	47	496	1,112	2,010	2,358	2,980	3,258	2,472	2,451	1,917	1,677	1,677	29,400
Hunter Mill 2/	Single Family	3	8	273	630	1,396	2,819	2,743	2,396	1,625	1,042	644	644	15,523
	Townhouse	114	1,844	3,295	3,052	1,883	910	540	461	137	46	52	52	12,389
	Condominium Apt	1,805	1,244	350	225	195	75	32	24	11	7			3,973
	Total	1,922	3,096	3,918	3,907	3,474	3,804	3,315	2,881	1,773	1,095	696	696	31,885
Lee	Single Family	14	208	2,845	6,064	3,329	1,228	595	419	385	237	143	143	15,560
	Townhouse	979	1,775	4,348	3,025	2,093	859	243	6	1				13,329
	Condominium Apt	835	1,160	877	19									2,891
	Total	1,828	3,143	8,070	9,108	5,422	2,087	838	425	386	237	143	143	31,780
Mason	Single Family	14	132	1,406	4,047	3,327	2,776	2,139	1,145	575	411	181	181	16,657
	Townhouse	48	541	1,066	2,070	805	533	200	29	3				5,296
	Condominium Apt	3,090	1,955	761	68	26	1							5,901
	Total	3,152	2,628	3,233	6,185	4,158	3,310	2,339	1,174	578	411	181	181	27,854
Mount Vernon	Single Family	109	450	1,941	2,701	4,140	4,090	2,470	1,357	933	526	301	301	19,848
	Townhouse	880	4,044	3,712	1,496	141	119	68	13	1				10,474
	Condominium Apt	1,601	1,223	301	307	23	60	177						3,692
	Total	2,590	5,717	5,954	4,504	4,304	4,269	2,715	1,370	934	526	301	301	34,014

(Continued)

Table 7.6
Market Value of Housing Units by Unit Type by Supervisor District
Fairfax County, January 2004

Supervisor District/Unit Type		Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 and Over	Total Units
Providence	Single Family	20	72	337	2,407	2,547	2,541	1,869	1,635	1,271	704	507	507	15,132
	Townhouse	165	817	2,055	2,832	1,640	903	511	348	68	43	55	55	9,472
	Condominium Apt	1,771	2,925	1,386	829	391	138	65	41	3	2			7,552
	Total	1,956	3,814	3,778	6,068	4,578	3,582	2,445	2,024	1,342	749	562	562	32,156
Springfield 3/	Single Family	46	124	195	2,026	4,991	3,799	3,082	2,395	2,547	1,827	1,083	1,083	24,230
	Townhouse	176	791	2,906	3,363	1,833	717	93	3	2		1	1	9,885
	Condominium Apt	177	480	570	138									1,365
	Total	399	1,395	3,671	5,527	6,824	4,516	3,175	2,398	2,549	1,827	1,084	1,084	35,480
Sully	Single Family	36	65	210	1,537	2,770	3,706	3,828	2,374	1,751	1,164	671	671	19,580
	Townhouse	400	2,908	6,107	3,874	540	125	72	3	2				14,032
	Condominium Apt	176	527	27										730
	Total	612	3,500	6,344	5,411	3,310	3,831	3,900	2,377	1,753	1,164	671	671	34,342
Town of Clifton	Single Family	2	5	10	4	5	4	14	8	10		8	8	84
	Total	2	5	10	4	5	4	14	8	10	0	8	8	84
Town of Herndon	Single Family	2	17	157	1,095	633	379	268	203	97	26	16	16	2,902
	Townhouse	25	848	728	243	3			2					1,849
	Condominium Apt	384	478	54										916
	Total	411	1,343	939	1,338	636	379	268	205	97	26	16	16	5,667
Town of Vienna	Single Family	1	26	78	405	1,804	910	637	311	138	81	81	81	4,597
	Townhouse		8	52	116	119	100	75	8	1				479
	Condominium Apt	106	115											221
	Total	107	149	130	521	1,923	1,010	712	319	139	81	81	81	5,297
Fairfax County	Single Family	259	1,176	8,552	25,883	34,390	31,070	23,212	15,714	11,984	8,064	5,363	5,363	182,532
	Townhouse	2,803	15,357	29,247	22,351	9,541	4,788	2,153	941	339	145	164	164	88,138
	Condominium Apt	12,072	11,235	4,507	1,695	670	274	274	65	14	9	0	0	30,821
	Total	15,134	27,768	42,306	49,929	44,601	36,132	25,639	16,720	12,337	8,218	5,527	5,527	301,491

Source: Fairfax County Department of Systems Management for Human Services, 2004.

Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2004. Market value for each unit is derived from the 2004 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 7.7

**Market Value of Housing Units by Unit Type by Planning District
Fairfax County, January 2004**

Planning District/Unit Type		Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 and Over	Total Units
Annandale	Single Family	1	26	535	3,731	4,898	3,311	2,087	765	238	137	85	188	16,002
	Townhouse	25	441	778	1,861	339	50	40	11	3				3,548
	Condominium Apt	1,545	456	169	13	1								2,184
	Total	1,571	923	1,482	5,605	5,238	3,361	2,127	776	241	137	85	188	21,734
Baileys	Single Family	10	58	317	965	882	887	698	471	251	172	64	340	5,115
	Townhouse		36	299	223	275	122	34	4				1	994
	Condominium Apt	2,740	1,739	637	55	25	1							5,197
	Total	2,750	1,833	1,253	1,243	1,182	1,010	732	475	251	172	64	341	11,306
Bull Run	Single Family	55	96	210	1,933	3,550	2,431	2,962	2,257	1,485	879	371	333	16,562
	Townhouse	432	2,985	5,619	3,974	1,257	440	87	3	2				14,799
	Condominium Apt	333	1,006	418	60									1,817
	Total	820	4,087	6,247	5,967	4,807	2,871	3,049	2,260	1,487	879	371	333	33,178
Fairfax	Single Family	11	26	87	631	1,439	1,472	1,189	1,253	859	547	358	1,002	8,874
	Townhouse	61	268	961	1,115	970	463	14	3	25	11		2	3,893
	Condominium Apt	413	1,330	601	78									2,422
	Total	485	1,624	1,649	1,824	2,409	1,935	1,203	1,256	884	558	358	1,004	15,189
Jefferson	Single Family	8	49	963	3,159	1,842	1,198	520	375	210	101	51	88	8,564
	Townhouse	144	157	515	457	473	271	170	27					2,214
	Condominium Apt	1,286	1,043	451	75	34	3							2,892
	Total	1,438	1,249	1,929	3,691	2,349	1,472	690	402	210	101	51	88	13,670
Lincolnia	Single Family	3	48	84	507	289	233	170	99	40	60	16	12	1,561
	Townhouse	23	275	398	502	180	306	108	11					1,803
	Condominium Apt	167	65											232
	Total	193	388	482	1,009	469	539	278	110	40	60	16	12	3,596

(Continued)

Table 7.7

**Market Value of Housing Units by Unit Type by Planning District
Fairfax County, January 2004**

Planning District/Unit Type		Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 and Over	Total Units
Lower Potomac	Single Family	64	124	294	346	169	209	200	95	49	17	12	100	1,679
	Townhouse	297	1,342	774	285	7								2,705
	Condominium Apt		88											88
	Total	361	1,554	1,068	631	176	209	200	95	49	17	12	100	4,472
McLean	Single Family	2	8	751	1,061	762	1,686	2,367	1,758	1,608	1,146	947	5,037	17,133
	Townhouse	6	345	19	179	284	496	351	68	134	74	82	234	2,272
	Condominium Apt	160	803	619	805	391	133	64	41	3	2		1	3,022
	Total	168	1,156	1,389	2,045	1,437	2,315	2,782	1,867	1,745	1,222	1,029	5,272	22,427
Mount Vernon	Single Family	38	317	2,187	2,251	2,870	2,657	1,853	969	629	427	269	718	15,185
	Townhouse	1,528	2,304	1,477	445	49	122	68	13	1				6,007
	Condominium Apt	2,137	1,219	301	307	23	60	177						4,224
	Total	3,703	3,840	3,965	3,003	2,942	2,839	2,098	982	630	427	269	718	25,416
Pohick 1/	Single Family	35	176	294	2,129	7,053	7,145	3,459	2,005	2,293	1,631	1,008	2,110	29,338
	Townhouse	56	2,511	8,056	3,638	588	29			1		1		14,880
	Condominium Apt	55	393											448
	Total	146	3,080	8,350	5,767	7,641	7,174	3,459	2,005	2,294	1,631	1,009	2,110	44,666
Rose Hill	Single Family	7	67	1,328	2,821	2,150	791	449	276	289	158	75	59	8,470
	Townhouse	9	399	1,698	2,459	1,365	675	222	5					6,832
	Condominium Apt	205	1,068	679	19									1,971
	Total	221	1,534	3,705	5,299	3,515	1,466	671	281	289	158	75	59	17,273
Springfield	Single Family	5	88	849	3,098	1,898	1,387	497	323	246	102	70	34	8,597
	Townhouse	75	1,035	2,714	1,565	1,015	213	21	1	1				6,640
	Condominium Apt	736	188	198										1,122
	Total	816	1,311	3,761	4,663	2,913	1,600	518	324	247	102	70	34	16,359

(Continued)

Table 7.7
Market Value of Housing Units by Unit Type by Planning District
Fairfax County, January 2004

Planning District/Unit Type		Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 and Over	Total Units
Upper Potomac 2/	Single Family	10	53	492	2,585	3,751	5,032	4,564	3,236	2,635	1,951	1,433	5,537	31,279
	Townhouse	140	2,899	5,136	3,940	1,889	968	555	284	91	38	45	50	16,035
	Condominium Apt	2,186	1,721	404	127	143	75	32	24	11	7		5	4,735
	Total	2,336	4,673	6,032	6,652	5,783	6,075	5,151	3,544	2,737	1,996	1,478	5,592	52,049
Vienna 3/	Single Family	10	40	161	666	2,837	2,631	2,197	1,832	1,152	736	604	1,307	14,173
	Townhouse	7	360	803	1,708	850	633	483	511	81	22	36	22	5,516
	Condominium Apt	109	116	30	156	53	2	1						467
	Total	126	516	994	2,530	3,740	3,266	2,681	2,343	1,233	758	640	1,329	20,156
Fairfax County	Single Family	259	1,176	8,552	25,883	34,390	31,070	23,212	15,714	11,984	8,064	5,363	16,865	182,532
	Townhouse	2,803	15,357	29,247	22,351	9,541	4,788	2,153	941	339	145	164	309	88,138
	Condominium Apt	12,072	11,235	4,507	1,695	670	274	274	65	14	9		6	30,821
	Total	15,134	27,768	42,306	49,929	44,601	36,132	25,639	16,720	12,337	8,218	5,527	17,180	301,491

Source: Fairfax County Department of Systems Management for Human Services, 2004.

Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2004. Market value for each unit is derived from the 2004 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

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 Fairfax County at one specific point in time (January 1 of the current report year), and does not reflect cumulative activity occurring throughout the preceding year. Further, specific units are counted only within the stage of the development process in which they occur on January 1 of the current report year.

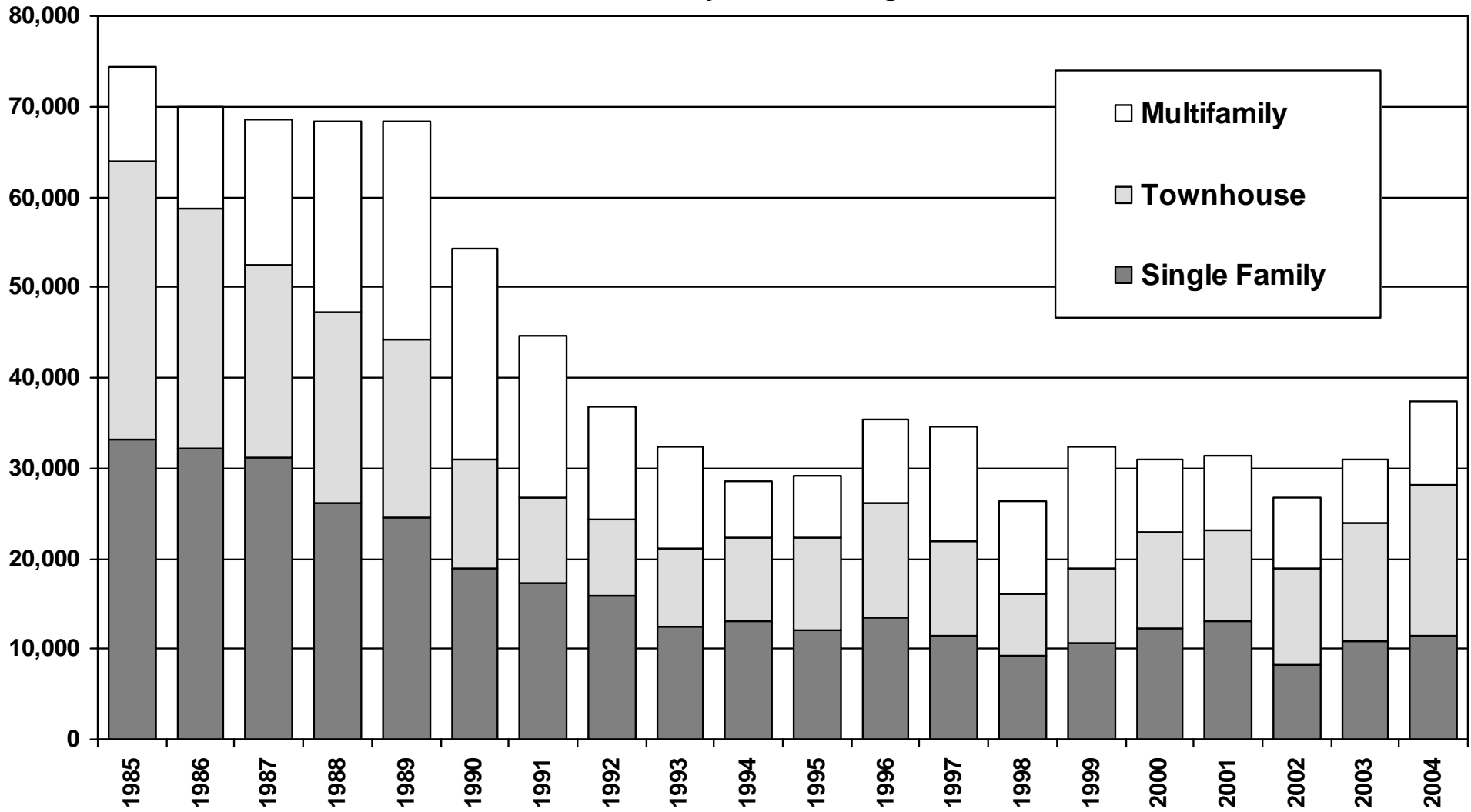
Stages in the development process include the following:

- 1) The number of residential units under construction.
- 2) The number of units for which building permits were issued but not started.
- 3) Approved site plans or subdivision plats.
- 4) Site and subdivision plans submitted.
- 5) Approved rezoning requests (identified as “Rezoning Granted” in the tables). Residential units counted in this stage typically are shown on development plans proffered with approved rezoning requests.
- 6) Rezoning requests submitted (identified as “Rezoning Pending”).

The number of units in the development process are categorized by unit type. The single-family category includes only single-family detached units. The townhouse category includes owned and rental townhouses, duplexes, and multiplex units. The multifamily category includes both condominium and rental units, either of which may be garden, medium-rise, or high-rise types.

FIGURE 8.1

**Housing Units in the Residential Development Process
by Structure Type
Fairfax County, 1985 through 2004**



Source: Fairfax County Department of Systems Management for Human Services, 2004.

TABLE 8.1

**Housing Units in the Development Process
by Development Stage
January 2003 and 2004**

Development Stage	Housing Units in the Development Process		
	2003	2004	Percent Change
Under Construction	887	2,653	199.1%
Building Permit Issued but Not Started	4,007	3,090	-22.9%
Site Plan Approved	13,183	14,592	10.7%
Site Plan Submitted	7,306	7,825	7.1%
Rezoning Granted	5,513	9,047	64.1%
Rezoning Pending	159	268	68.6%
Total Units in the Residential Development Process	31,055	37,475	20.7%

Source: Fairfax County Department of Systems Management for Human Services, 2004.

TABLE 8.2

**Housing Units in the Development Process
by Unit Type
January 2003 and 2004**

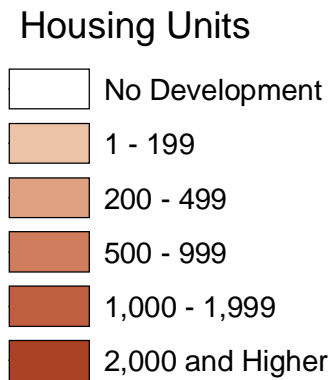
Unit Type	Housing Units in the Development Process		
	2003	2004	Percent Change
Single Family	10,785	11,463	6.3%
Townhouse	13,227	16,601	25.5%
Multifamily	7,043	9,411	33.6%
Total Units in the Residential Development Process	31,055	37,475	20.7%

Source: Fairfax County Department of Systems Management for Human Services, 2004.

Fairfax County, Virginia January 2004



FIGURE 8.1
**Residential
Development Activity
by Subcensus Tract**



Note: City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

Source: Fairfax County Department of Systems Management for Human Services.

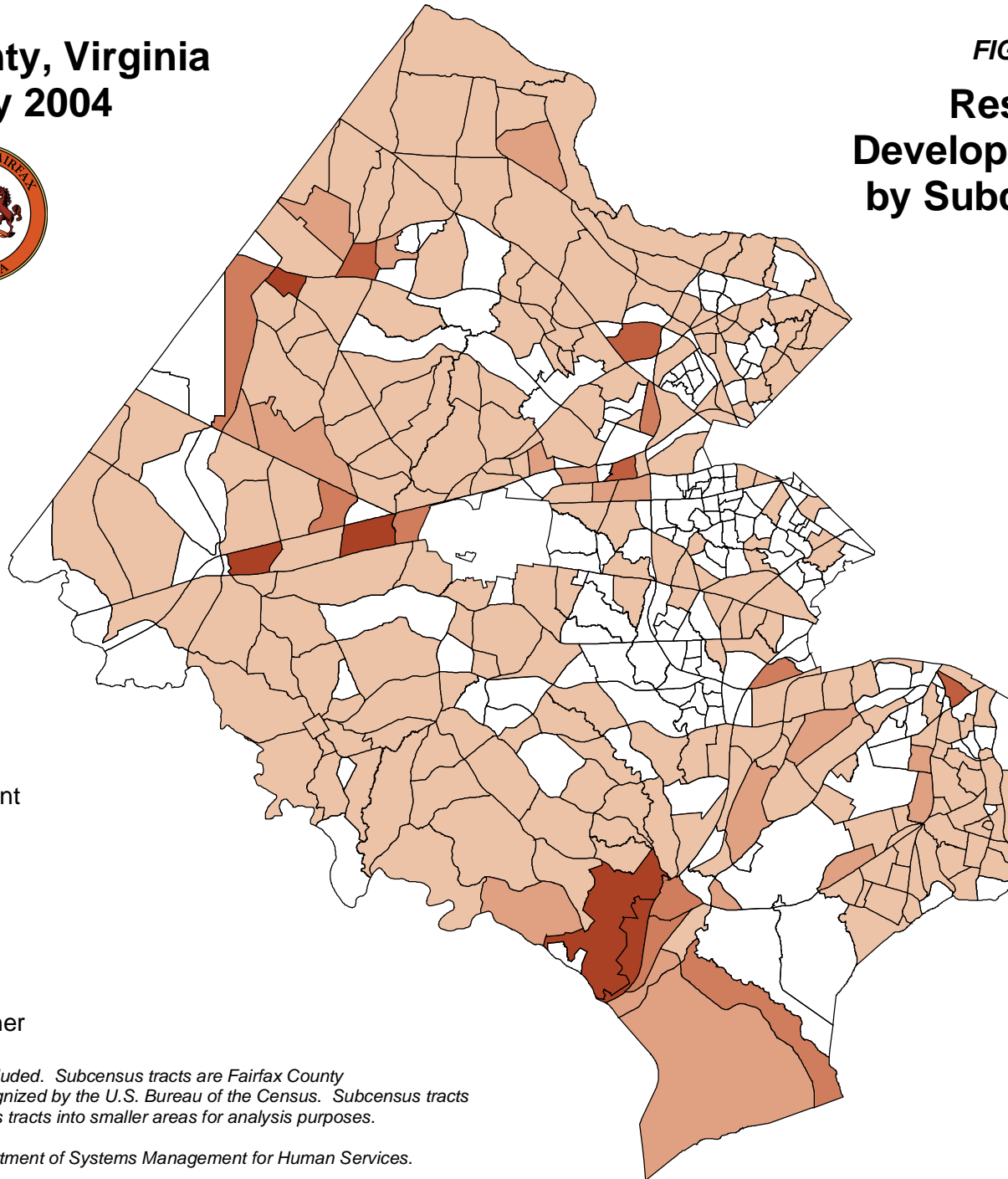


Table 8.3

**Residential Development Activity by Stage of Development by Supervisor District
Fairfax County, January 2004**

Supervisor District	Under Construction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock					8			8	24			24	65	43	1	109
Dranesville 1/	499	14		513	78		76	154	100	175	69	344	133		1	134
Hunter Mill 2/	16	1		17	7		1,422	1,429	150	1,296		1,446	197	1,663	4	1,864
Lee	67	118		185	32	42	80	154	578	263	147	988	121	260		381
Mason	28			28	8			8					86	28		114
Mount Vernon	200	119		319	190	109		299	4,411	3,305	524	8,240	409	1,093	181	1,683
Providence	465	53		518	33	31	688	752	232	900	1	1,133	77	1,786		1,863
Springfield 3/	87	21	2	110	40	29	89	158	219	672		891	106	1,250		1,356
Sully	92	871		963	45	31	52	128	355	1,171		1,526	240	81		321
Fairfax County	1,454	1,197	2	2,653	441	242	2,407	3,090	6,069	7,782	741	14,592	1,434	6,204	187	7,825

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	94	8		102					191	51	1	243
Dranesville 1/	34	71	70	175	20	74		94	864	334	216	1,414
Hunter Mill 2/	18	14	550	582	10			10	398	2,974	1,976	5,348
Lee	139	41		180		12		12	937	736	227	1,900
Mason	12	49	634	695		14		14	134	91	634	859
Mount Vernon	1,060	229	1,403	2,692	133			133	6,403	4,855	2,108	13,366
Providence	214	133	1,482	1,829	5			5	1,026	2,903	2,171	6,100
Springfield 3/	79	339	755	1,173					531	2,311	846	3,688
Sully	247	192	1,180	1,619					979	2,346	1,232	4,557
Fairfax County	1,897	1,076	6,074	9,047	168	100		268	11,463	16,601	9,411	37,475

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: The numbers in the table refer to housing units. Single family category includes only single family detached units. Townhouse includes townhouses, duplexes and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 8.4

**Residential Development Activity by Stage of Development by Town
Fairfax County, January 2004**

Town	Under Construction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton	1			1								
Town of Herndon	2			2	10			10	14	157	69	240
Town of Vienna	10			10								
Town Total	13			13	10			10	14	157	69	240

Town	Site Plan and/or Subdivision Plat Submitted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton	8			8					9			9
Town of Herndon	12			12		44		44	38	201	69	308
Town of Vienna									10			10
Town Total	20			20		44		44	57	201	69	327

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: The numbers in the table refer to housing units. Single family category includes only single family detached units. Townhouse includes townhouses, duplexes and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

Table 8.5
Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2004

Planning District	Under Construction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	18			18	4			4					66	34	1	101
Baileys	7			7	4			4					23			23
Bull Run	128	877		1,005	64	47		111	379	990		1,369	225	555		780
Fairfax	39		2	41	26	12	445	483	111	725		836	48	804		852
Jefferson	14	46		60	2	5	11	18	25	375	1	401	24	436		460
Lincolnia	3			3	1			1					4			4
Lower Potomac	142	51		193	142	58		200	3,435	2,347	468	6,250	238	632	181	1,051
McLean	53	21		74	45	14	76	135	50	61		111	65	1,350		1,415
Mount Vernon	61	169		230	28	46		74	947	789	169	1,905	26	721		747
Pohick 1/	45			45	29			29	295	252		547	236	9		245
Rose Hill	22	12		34	21	19		40	283	132	2	417	111			111
Springfield	23	5		28	19	28	126	173	207	287	32	526	21			21
Upper Potomac 2/	472	16		488	39	13	1,474	1,526	226	1,781	69	2,076	316	1,655	5	1,976
Vienna 3/	427			427	17		275	292	111	43		154	31	8		39
Fairfax County	1,454	1,197	2	2,653	441	242	2,407	3,090	6,069	7,782	741	14,592	1,434	6,204	187	7,825

Table 8.5

**Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2004**

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	12			12					100	34	1	135
Baileys		49		49		14		14	34	63		97
Bull Run	260	94	1,180	1,534					1,056	2,563	1,180	4,799
Fairfax	39	368	755	1,162	5			5	268	1,909	1,202	3,379
Jefferson	5		972	977					70	862	984	1,916
Lincolnia			634	634					8		634	642
Lower Potomac	954	153	803	1,910	127			127	5,038	3,241	1,452	9,731
McLean	35	71	102	208		30		30	248	1,547	178	1,973
Mount Vernon	95	66	600	761	6			6	1,163	1,791	769	3,723
Pohick 1/	96	30		126					701	291		992
Rose Hill	101	41		142					538	204	2	744
Springfield	38			38		12		12	308	332	158	798
Upper Potomac 2/	53	112	550	715	20	44		64	1,126	3,621	2,098	6,845
Vienna 3/	209	92	478	779	10			10	805	143	753	1,701
Fairfax County	1,897	1,076	6,074	9,047	168	100		268	11,463	16,601	9,411	37,475

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: The numbers in the table refer to housing units. Single family category includes only single family detached units. Townhouse includes townhouses, duplexes and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 8.6

**Residential Development Activity by Stage of Development by Human Service Region
Fairfax County, January 2004**

Human Services Region	Under Construction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Region 1	258	237		495	213	151	80	444	4,931	3,502	671	9,104	408	1,353	181	1,942
Region 2	445	46		491	14	5	11	30	111	418	1	530	121	470	1	592
Region 3 1/	585	22		607	116	14	1,773	1,903	408	1,532	69	2,009	431	3,013	5	3,449
Region 4 2/	166	892	2	1,060	98	72	543	713	619	2,330		2,949	474	1,368		1,842
Fairfax County	1,454	1,197	2	2,653	441	242	2,407	3,090	6,069	7,782	741	14,592	1,434	6,204	187	7,825

Human Services Region	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Region 1	1,199	270	1,403	2,872	133	12		145	7,142	5,525	2,335	15,002
Region 2	223	120	1,606	1,949	5	14		19	919	1,073	1,619	3,611
Region 3 1/	55	147	1,130	1,332	30	74		104	1,625	4,802	2,977	9,404
Region 4 2/	420	539	1,935	2,894					1,777	5,201	2,480	9,458
Fairfax County	1,897	1,076	6,074	9,047	168	100		268	11,463	16,601	9,411	37,475

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: The numbers in the table refer to housing units. Single family category includes only single family detached units. Townhouse includes townhouses, duplexes and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 8.7

**Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
151	151.02			4				4
	151.03			14				14
	Census Tract Total			18				18
152	152.01			14				14
	152.03			4				4
	Census Tract Total			18				18
153	153.01	1	1	145				147
	153.02	1		12				13
	Census Tract Total	2	1	157				160
154	154.01	5	5	27				37
	154.02			12				12
	154.03			4				4
	Census Tract Total	5	5	43				53
155	155.01		6	41				47
	155.02			4				4
	155.03			10				10
	155.04			12				12
	Census Tract Total		6	67				73
156	156.01			22				22
	156.03	1		106				107
	156.04	1	1	39	7			48
	Census Tract Total	2	1	167	7			177
157	157.01			2				2
	157.02	2		14				16
	Census Tract Total	2		16				18

(Continued)

Table 8.7
Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
158	158.01	1		154				155
	158.02	2		4	6			12
	158.03		1	59				60
	Census Tract Total	3	1	217	6			227
159	159.01	1		16	8			25
	159.02	1		160				161
	159.04			10				10
	Census Tract Total	2		186	8			196
160	160.01	1	8	32		47	6	94
	160.02			66		39		105
	160.03			14				14
	Census Tract Total	1	8	112		86	6	213
161	161.01			107		25		132
	161.02			4				4
	161.03			36				36
	161.04	1		30				31
	Census Tract Total	1		177		25		203
163	163.01	12	3	631				646
	163.02	11	2	404				417
	Census Tract Total	23	5	1,035				1,063
201	201.02	3	5	5	5			18
	Census Tract Total	3	5	5	5			18
202	202.01				3			3
	202.02	9	16	69				94
	Census Tract Total	9	16	69	3			97

(Continued)

Table 8.7

**Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
203	203.01				8			8
	203.03	12	19		2			33
	Census Tract Total	12	19		10			41
204	204.01				1			1
	Census Tract Total				1			1
205	205.01				460	650		1,110
	Census Tract Total				460	650		1,110
206	206.03				5			5
	Census Tract Total				5			5
207	207.03			10				10
	Census Tract Total			10				10
210	210.01		1	15		4		20
	210.02			2			12	14
	210.03			28				28
	210.04			2				2
	Census Tract Total		1	47		4	12	64
211	211.01	23	39	225		34		321
	211.02			18	40	40		98
	Census Tract Total	23	39	243	40	74		419
212	212.01				55			55
	Census Tract Total				55			55
214	214.01	1		20				21
	214.02			40	230			270
	Census Tract Total	1		60	230			291
215	215.01	142	26	287				455
	Census Tract Total	142	26	287				455

(Continued)

Table 8.7

**Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
216	216.01				30			30
	216.02			6				6
	Census Tract Total			6	30			36
217	217.01			2				2
	Census Tract Total			2				2
218	218.01	69	26	372				467
	Census Tract Total	69	26	372				467
220	220.02			2				2
	220.04	31	18	158			102	309
	Census Tract Total	31	18	160			102	311
221	221.01	22	33	601	126	36		818
	221.03	1	35	2,014	444	586		3,080
	221.04	20	23	720	42			805
	221.05				37	37	25	99
	221.06	7	22	189		73		291
	Census Tract Total	50	113	3,524	649	732	25	5,093
222	222.01	89	64	1,533	402	1,178		3,266
	Census Tract Total	89	64	1,533	402	1,178		3,266
223	223.01	13	5	164		102		284
	Census Tract Total	13	5	164		102		284
224	224.01			154	3			157
	224.02			2				2
	Census Tract Total			156	3			159
301	301.01				2			2
	301.03			20	43	20		83
	Census Tract Total			20	45	20		85

(Continued)

Table 8.7

**Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
302	302.01				4	41		45
	Census Tract Total				4	41		45
309	309.01	2		4	11	12		29
	Census Tract Total	2		4	11	12		29
310	310.01			2				2
	Census Tract Total			2				2
313	313.01			6				6
	Census Tract Total			6				6
315	315.01		46	95				141
	Census Tract Total		46	95				141
316	316.01	1	81	33				115
	316.02		1	109				110
	Census Tract Total	1	82	142				225
318	318.01				5			5
	Census Tract Total				5			5
320	320.01					8		8
	Census Tract Total					8		8
323	323.02			4		12		16
	Census Tract Total			4		12		16
325	325.01			2				2
	Census Tract Total			2				2
326	326.01	3	3	40		3		49
	Census Tract Total	3	3	40		3		49
327	327.01	5		46		10		61
	Census Tract Total	5		46		10		61

(Continued)

Table 8.7
Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
328	328.01	1		10	16			27
	Census Tract Total	1		10	16			27
401	401.01						5	5
	Census Tract Total						5	5
402	402.01	46	6	118		270		440
	402.02					4		4
	Census Tract Total	46	6	118		274		444
403	403.02	4						4
	Census Tract Total	4						4
405	405.01				37			37
	405.03		7	4	4			15
	Census Tract Total		7	4	41			52
406	406.01					30		30
	Census Tract Total					30		30
408	408.01		1		1			2
	408.04				4			4
	Census Tract Total		1		5			6
503	503.03	1	1					2
	503.04	1						1
	Census Tract Total	2	1					3
507	507.01	1						1
	507.02	5	2					7
	Census Tract Total	6	2					8
508	508.01	2			7			9
	508.03	3	1					4
	Census Tract Total	5	1		7			13

(Continued)

Table 8.7
Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
511	511.01	1						1
	Census Tract Total	1						1
512	512.03		1					1
	Census Tract Total		1					1
513	513.01		2					2
	Census Tract Total		2					2
515	515.02		1		7			8
	Census Tract Total		1		7			8
516	516.04	4						4
	Census Tract Total	4						4
519	519.01	3	1					4
	Census Tract Total	3	1					4
520	520.01	1			25	12		38
	Census Tract Total	1			25	12		38
521	521.03				2			2
	521.04	1			3			4
	521.05				28			28
	Census Tract Total	1			33			34
522	522.01				9			9
	Census Tract Total				9			9
524	524.05				22			22
	Census Tract Total				22			22
525	525.02	1						1
	525.03				4			4
	Census Tract Total	1			4			5

(Continued)

Table 8.7
Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
526	526.01					634		634
	Census Tract Total					634		634
527	527.01	2			16	49	14	81
	Census Tract Total	2			16	49	14	81
601	601.01		2	12				14
	601.02		7	6				13
	601.03			16				16
	Census Tract Total		9	34				43
602	602.01	1	3	2				6
	602.02				3			3
	Census Tract Total	1	3	2	3			9
603	603.01		1					1
	Census Tract Total		1					1
604	604.01						10	10
	604.02	1		9	8			18
	604.03	1			5	5		11
	Census Tract Total	2		9	13	5	10	39
605	605.01			3	2			5
	605.04		1		14	14		29
	605.05	4	1		2	587		594
	Census Tract Total	4	2	3	18	601		628
607 /1	607.01	5						5
	Census Tract Total	5						5
608 /1	608.01	5						5
	Census Tract Total	5						5

(Continued)

Table 8.7
Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
611	611.01		1		5			6
	611.02	1	1					2
	Census Tract Total	1	2		5			8
612	612.01	2						2
	612.02	23	10	96				129
	612.03	8	7		30			45
	612.04	2	455	421	12			890
	Census Tract Total	35	472	517	42			1,066
615	615.01	4	2	3	5			14
	615.02	5	5	11				21
	615.03	3	3					6
	615.04		275					275
	Census Tract Total	12	285	14	5			316
616	616.02		1	86		173		260
	616.04		9					9
	616.06		1	258	437	702		1,398
	Census Tract Total		11	344	437	875		1,667
617	617.01			43				43
	617.02	401						401
	Census Tract Total	401		43				444
618	618.01	1						1
	618.02					41		41
	Census Tract Total	1				41		42

(Continued)

Table 8.7

**Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
701	701.01		1					1
	701.02		1					1
	701.03	1	1					2
	701.04	1	2		3			6
	Census Tract Total	2	5		3			10
703	703.01		2		4			6
	703.02	1						1
	703.03				2			2
	Census Tract Total	1	2		6			9
704	704.01		1					1
	704.03				3			3
	704.05	5	3		2			10
	Census Tract Total	5	4		5			14
705	705.06	7						7
	Census Tract Total	7						7
706	706.01	2	2					4
	706.02	4	8					12
	706.03	7						7
	706.04	6						6
	Census Tract Total	19	10					29
707	707.01		70			70		140
	707.03					2		2
	Census Tract Total		70			72		142
708	708.01				10			10
	708.02						30	30
	Census Tract Total				10		30	40

(Continued)

Table 8.7

**Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
709	709.01	3		3	3			9
	709.02	1						1
	709.05				4			4
	Census Tract Total	4		3	7			14
710	710.01		1					1
	710.02	1				100		101
	710.03		1					1
	Census Tract Total	1	2			100		103
712	712.01				6			6
	712.04	7	14	61		33		115
	Census Tract Total	7	14	61	6	33		121
713	713.01	9	1	21	9	5		45
	Census Tract Total	9	1	21	9	5		45
714	714.01	3		4	14			21
	Census Tract Total	3		4	14			21
801	801.01	4		26				30
	801.02	1						1
	801.03	405	2		11			418
	801.04	6	4	7				17
	801.05	3	2		6			11
	Census Tract Total	419	8	33	17			477
802	802.01	13	12		13			38
	802.02	1						1
	802.04				1,350			1,350
	Census Tract Total	14	12		1,363			1,389

(Continued)

Table 8.7

**Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
803	803.01	4	1					5
	803.02	2			9			11
	803.03	9	5	13		3		30
	Census Tract Total	15	6	13	9	3		46
804	804.01	5	1	17	2			25
	804.02	13	4	4				21
	804.03	2	1		11			14
	804.04				11			11
	804.05	1	6		10			17
	Census Tract Total	21	12	21	34			88
805	805.01				1		20	21
	805.02	3	4		11			18
	805.03		1		7			8
	Census Tract Total	3	5		19		20	47
808 /2	808.01	2	4	240	8			254
	Census Tract Total	2	4	240	8			254
809 /2	809.01		6		4		44	54
	Census Tract Total		6		4		44	54
811	811.01		494	994		550		2,038
	811.02				125	14		139
	811.03		1					1
	811.04				13	13		26
	Census Tract Total		495	994	138	577		2,204
812	812.01				2			2
	Census Tract Total				2			2

(Continued)

Table 8.7
Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
815	815.01	1			5			6
	Census Tract Total	1			5			6
816	816.01	8	2					10
	816.02				7			7
	Census Tract Total	8	2		7			17
817	817.01	2		8				10
	817.02	2	1		2			5
	817.03				2			2
	817.04	1		8				9
	Census Tract Total	5	1	16	4			26
819	819.01			41				41
	Census Tract Total			41				41
820	820.01	1		16	5			22
	Census Tract Total	1		16	5			22
822	822.01		928	100	703			1,731
	822.03				404			404
	Census Tract Total		928	100	1,107			2,135
823	823.01				194			194
	Census Tract Total				194			194
825	825.01			284	359			643
	825.02	10		29	67			106
	Census Tract Total	10		313	426			749
826	826.01		52	206	8			266
	826.02	18	14	104	13	138		287
	Census Tract Total	18	66	310	21	138		553

(Continued)

Table 8.7
Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
901	901.02		1					1
	901.03				12			12
	Census Tract Total		1		12			13
905	905.01		1			8		9
	905.02	15	4	61	17	53		150
	Census Tract Total	15	5	61	17	61		159
909 /3	909.01	1			8			9
	Census Tract Total	1			8			9
910	910.02	2	1					3
	Census Tract Total	2	1					3
911	911.01	7	4					11
	Census Tract Total	7	4					11
913	913.03	5	1					6
	913.04			17		55		72
	Census Tract Total	5	1	17		55		78
914	914.01	6	13		5	5		29
	Census Tract Total	6	13		5	5		29
915	915.01	22	7			5		34
	915.02	877	32	1,158	231	1,404		3,702
	Census Tract Total	899	39	1,158	231	1,409		3,736
916	916.01	6	5	4		4		19
	Census Tract Total	6	5	4		4		19
917	917.01		5	25	474			504
	917.03	45	15		41			101
	917.04		2	304	755	1,087		2,148
	Census Tract Total	45	22	329	1,270	1,087		2,753

(Continued)

Table 8.7
Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
918	918.01	20	22	104				146
	Census Tract Total	20	22	104				146
919	919.01		1					1
	919.02	1						1
	919.03		1					1
	919.05	3	2					5
	919.06	1						1
	919.07	1	6	32				39
	919.08			6				6
	919.09			2				2
	919.12			2				2
	Census Tract Total	6	10	42				58
920	920.02	8	2					10
	920.03	2			6	3		11
	Census Tract Total	10	2		6	3		21
921	921.01			2				2
	921.02			10				10
	921.03	1		32				33
	921.04	1		8				9
	921.05			10	2			12
	921.06	1	2	6				9
	921.07			8	4			12
	Census Tract Total	3	2	76	6			87

(Continued)

Table 8.7
Summary of Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plat Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
922	922.01	2		26				28
	922.02	2	2	35	7			46
	922.03			34		9		43
	922.04	1	1	108	133			243
	922.05	8	9	87	8			112
	Census Tract Total	13	12	290	148	9		472
923	923.01	2		15	4			21
	Census Tract Total	2		15	4			21
924	924.01				8	8		16
	Census Tract Total				8	8		16
Fairfax County	Total	2,653	3,090	14,592	7,825	9,047	268	37,475

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: The numbers contained in the table refer to housing units. All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02 and 160.03 comprise U.S. Census Bureau census tract 4160.

1/ Comprises part of the Town of Vienna.

2/ Comprises part of the Town of Herndon.

3/ Town of Clifton.

NONRESIDENTIAL GROSS FLOOR AREA

Nonresidential gross floor area is summarized as of January 1 of the year shown. Totals of nonresidential gross floor area are categorized by year built and general activity type – retail, office, industrial and institutional. It should be noted that the data presented are continuously updated and represent the latest information available on the gross floor area of nonresidential structures by year built. Previous year’s totals may change due to newly available information, structure demolitions or use modifications.

This table lists the individual land use categories included in each of the general activity types that are presented in the data tables in this chapter.

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

Table 9.1
Nonresidential Structure Gross Floor Area by General Activity Type
Fairfax County, January 2004

General Activity Type	Gross Floor Area	Percent of Total
Industrial	41,150,059	17.9
Office	102,844,513	44.8
Retail	48,147,367	21.0
Institutional	37,382,797	16.3
Fairfax County	229,524,736	100.0

Table 9.2
Nonresidential Structure Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
Fairfax County, January 2004

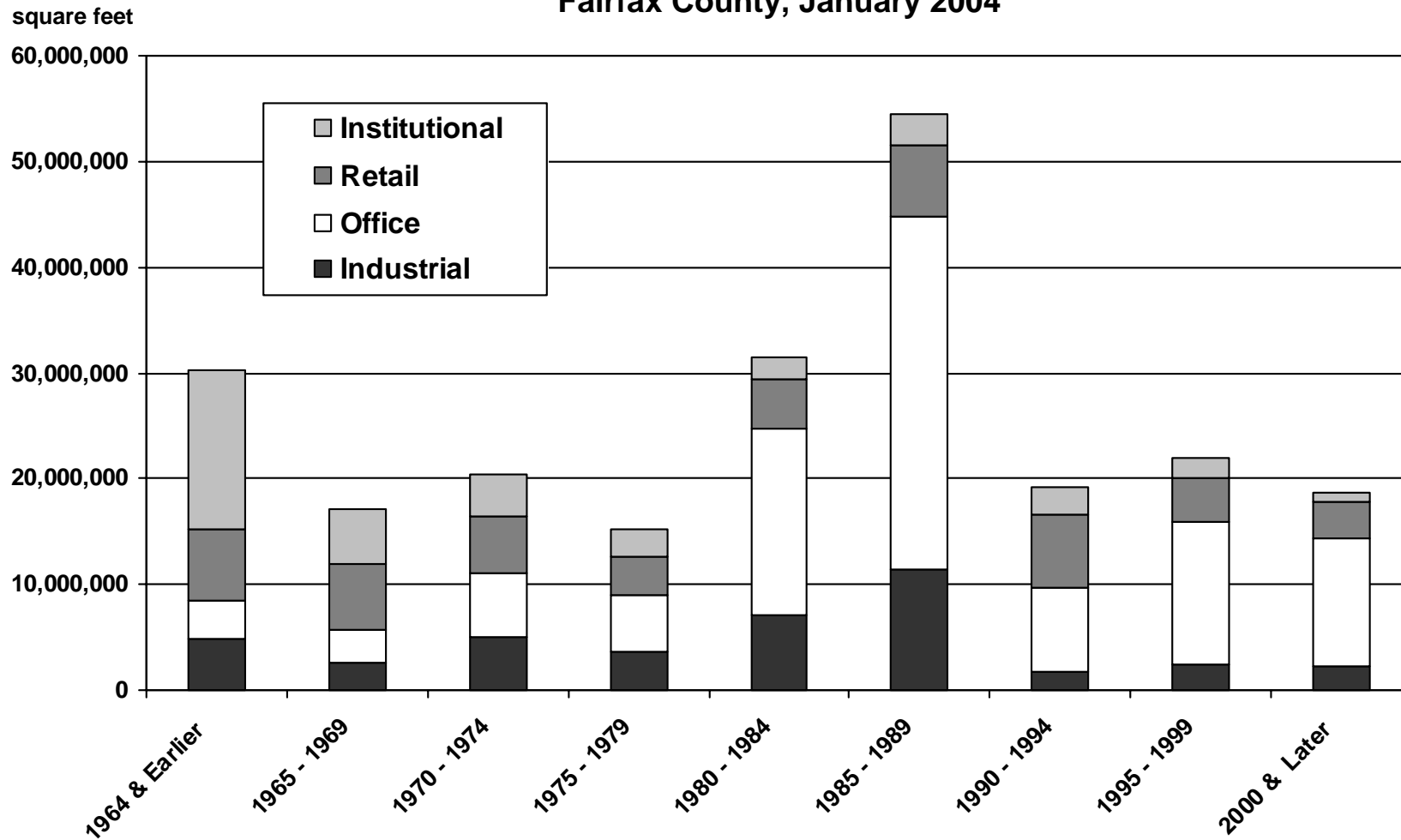
Year Built	Industrial	Office	Retail	Institutional	Total
Unknown	4,447	362,999	23,481	408,466	799,393
1964 and Earlier	4,838,904	3,636,439	6,826,429	15,016,371	30,318,143
1965 to 1969	2,671,375	3,009,650	6,296,561	5,074,775	17,052,361
1970 to 1974	4,961,145	6,071,026	5,405,468	4,010,494	20,448,133
1975 to 1979	3,641,120	5,344,275	3,620,401	2,567,015	15,172,811
1980 to 1984	7,143,613	17,573,392	4,670,230	2,051,398	31,438,633
1985 to 1989	11,449,025	33,387,350	6,655,991	3,019,920	54,512,286
1990 to 1994	1,812,867	7,873,578	6,997,717	2,493,061	19,177,223
1995 to 1999	2,432,479	13,392,953	4,287,941	1,840,568	21,953,941
2000	476,248	4,005,018	898,853	483,482	5,863,601
2001	871,881	6,877,149	1,101,574	141,739	8,992,343
2002	664,557	755,373	408,083	129,360	1,957,373
2003	182,398	555,311	954,638	146,148	1,838,495
Total	41,150,059	102,844,513	48,147,367	37,382,797	229,524,736

Source: Fairfax County Department of Systems Management for Human Services, 2004

Notes: Totals based on year built of each nonresidential structure in current County inventory. All data in square feet.

FIGURE 9.1

**Nonresidential Structures Gross Floor Area
by Period Built and Structure Type
Fairfax County, January 2004**



Source: Fairfax County Department of Systems Management for Human Services.

Table 9.3
Nonresidential Structure Gross Floor Area by General Activity by Supervisor District
Fairfax County, January 2004

Supervisor District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Braddock	2,787,958	1,384,059	1,603,922	5,208,315	10,984,254
Dranesville 1/	1,704,203	10,781,876	3,437,378	4,379,035	20,302,492
Hunter Mill 2/	1,698,415	26,965,614	5,552,254	3,336,771	37,553,054
Lee	5,754,286	2,912,813	6,719,128	3,532,451	18,918,678
Mason	4,258,655	7,934,524	7,090,163	3,628,602	22,911,944
Mount Vernon	8,150,312	1,432,687	2,973,079	4,717,259	17,273,337
Providence	5,221,398	35,572,911	9,112,826	5,830,369	55,737,504
Springfield 3/	379,953	6,213,269	6,350,294	3,066,857	16,010,373
Sully	11,194,879	9,646,760	5,308,323	3,683,138	29,833,100
Fairfax County	41,150,059	102,844,513	48,147,367	37,382,797	229,524,736

Table 9.4
Nonresidential Structure Gross Floor Area by General Activity by Town
Fairfax County, January 2004

Town	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Town of Clifton		20,273	20,051	23,657	63,981
Town of Herndon	723,699	5,995,954	2,036,198	581,973	9,337,824
Town of Vienna	338,711	1,929,615	981,682	580,237	3,830,245
Towns Total	1,062,410	7,945,842	3,037,931	1,185,867	13,232,050

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: All data in square feet.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 9.5

**Nonresidential Structure Gross Floor Area by General Activity by Planning District
Fairfax County, January 2004**

Planning District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Annandale	3,885,875	3,379,033	2,019,938	3,193,055	12,477,901
Baileys	442,401	4,299,256	3,626,782	1,155,034	9,523,473
Bull Run	8,956,791	10,090,325	5,643,167	3,459,190	28,149,473
Fairfax	428,226	8,544,661	3,766,515	3,663,936	16,403,338
Jefferson	3,553,760	8,538,013	2,695,190	2,731,443	17,518,406
Lincolnia	1,760,029	805,794	1,303,397	443,839	4,313,059
Lower Potomac	2,276,259	133,101	337,390	853,899	3,600,649
McLean	1,692,828	21,356,436	6,333,895	2,970,299	32,353,458
Mount Vernon	202,200	1,313,924	3,886,863	3,783,408	9,186,395
Pohick 1/	665,722	654,485	2,045,938	4,236,769	7,602,914
Rose Hill	456,538	488,663	1,309,883	1,987,120	4,242,204
Springfield	11,350,054	2,578,020	4,065,444	1,747,101	19,740,619
Upper Potomac 2/	4,621,560	31,241,594	7,285,497	4,926,229	48,074,880
Vienna 3/	857,816	9,421,208	3,827,468	2,231,475	16,337,967
Fairfax County	41,150,059	102,844,513	48,147,367	37,382,797	229,524,736

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: All data in square feet.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 9.6

**Nonresidential Structure Gross Floor Area by General Activity by Human Services Region
Fairfax County, January 2004**

Human Services Region	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Region 1	13,904,598	4,345,500	9,561,344	8,089,243	35,900,685
Region 2	10,168,608	19,474,234	10,137,382	10,483,946	50,264,170
Region 3 1/	6,789,714	61,954,227	16,287,489	8,600,338	93,631,768
Region 4 2/	10,287,139	17,070,552	12,161,152	10,209,270	49,728,113
Fairfax County	41,150,059	102,844,513	48,147,367	37,382,797	229,524,736

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: All data in square feet.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 9.7
Nonresidential Structure Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2004

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Retail	Industrial	Office	
A1	628,347	670,359	1,662,367	1,621,275	4,582,348
A2	20,330	943,007		4,657,050	5,620,387
A3	105,210			173,160	278,370
B1	85,064		389,339	4,482,525	4,956,928
B2	1,093,920	1,197,396	109,639	3,522,038	5,922,993
B3	12,290	33,057		1,817	47,164
B5 1/	581,973	2,036,198	723,699	5,995,954	9,337,824
C1	5,468	7,870		396	13,734
C2	190,120	9,212	10,366	40,826	250,524
D1	155,072	189,954	395,274	37,072	777,372
D2	646,005	348,416	795,087	6,467,131	8,256,639
D3	1,924,258	4,524,543	1,558,995	15,878,818	23,886,614
E1	331,073	4,723,780	255,377	12,430,544	17,740,774
E2	7,035	19,493		6,151	32,679
F	452,601	342,727	891	996,907	1,793,126
G1	1,415,776	790,806	163,129	2,006,562	4,376,273
G2	135,196	97,978		11,825	244,999
G3	233,069			1,472,000	1,705,069
H1	311,759	2,962,445	391,105	925,116	4,590,425
H2		324,940		2,978,101	3,303,041
H3	3,336				3,336
I1	3,470,834	2,573,412	1,265,466	6,876,230	14,185,942
I2	558,539	18,370	23,623	76,189	676,721
I3	3,454,636	3,735,122	5,007,209	3,524,721	15,721,688
I4	1,676	484,648			486,324
I5	802				802
J1	291,230	518,708	64,741	381,331	1,256,010

(Continued)

Table 9.7
Nonresidential Structure Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2004

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Retail	Industrial	Office	
J2	161,906	741,227	11,713	82,208	997,054
J3	217,358	378,232		185,577	781,167
J4	544,606	242,156	1,044	31,459	819,265
K	1,820,229	1,367,759	136,160	189,988	3,514,136
L	1,904,744	1,597,307	291,675	773,843	4,567,569
M0	133,573	227,153	258,117	861,146	1,479,989
M1	274,977	78,162		1,528,476	1,881,615
M2 2/	3,890,887	1,144,039	2,861,274	5,350,274	13,246,474
M3	819,131	222,773	590,600	408,683	2,041,187
M4	1,116,435	679,364	1,667,638	581,471	4,044,908
M5	11,984	433,008	3,666,992	371,679	4,483,663
M6	447,296	1,959,570	7,788,804	1,275,254	11,470,924
M7	3,250	16,816			20,066
M8	23,807			3,050	26,857
M9	21,899	2,819,093	108,564	4,127,246	7,076,802
N1	4,362,602	1,967,098	981,849	416,018	7,727,567
N2	199,556	27,628	2,376		229,560
O1	17,429				17,429
P	108,494		16,431		124,925
P1	4,800	25,456	321,809	125,467	477,532
P3	93,553	135,901	2,952		232,406
Q1	171,938	5,000	18,322	2,608	197,868
R1	236,297	45,692	26,362	22,020	330,371
R2	14,656				14,656
R3 3/	23,657	20,051		20,273	63,981
R4	24,557			3,360	27,917
S1	757,980	202,774		3,102	963,856

(Continued)

Table 9.7
Nonresidential Structure Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2004

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Retail	Industrial	Office	
S2	21,911				21,911
T1	755,943	1,621,403	7,231,989	3,317,994	12,927,329
T2	573,252	1,643,652	1,968,517	4,344,110	8,529,531
T3	609,821			9,484	619,305
T4	1,157,530	1,844,077	48,558	3,643,798	6,693,963
T5	608,055	2,141,507	69,234	602,186	3,420,982
T6	5,468	3,125	14,835		23,428
T7	127,597	4,903	247,937		380,437
Fairfax County	37,382,797	48,147,367	41,150,059	102,844,513	229,524,736

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: All data in square feet.

1/ Town of Herndon.

2/ Comprises part of the Town of Vienna.

3/ Includes the Town of Clifton.

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
151	151.01			114,345		114,345
	151.02		34,412	228,419	442,706	705,537
	151.03				19,213	19,213
	Census Tract Total		34,412	342,764	461,919	839,095
152	152.01		148,623	105,418	16,064	270,105
	152.02	1,044	22,030	231,814	150,000	404,888
	Census Tract Total	1,044	170,653	337,232	166,064	674,993
153	153.01		46,331	25,307	9,840	81,478
	153.02				52,152	52,152
	153.04				50,564	50,564
	Census Tract Total		46,331	25,307	112,556	184,194
154	154.01			106,856	225,339	332,195
	154.02				7,444	7,444
	154.03	1,680	40,014	37,033	6,531	85,258
	Census Tract Total	1,680	40,014	143,889	239,314	424,897
155	155.01		113,132	19,357	575,426	707,915
	155.02			46,464	103,858	150,322
	155.03		5,382	71,299	36,324	113,005
	Census Tract Total		118,514	137,120	715,608	971,242
156	156.01				7,000	7,000
	156.03				17,689	17,689
	156.04				3,638	3,638
	Census Tract 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 Tract Total				100,760	100,760

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
158	158.01				56,761	56,761
	158.02		16,960	4,234	300,391	321,585
	158.03			4,656	117,368	122,024
	Census Tract Total		16,960	8,890	474,520	500,370
159	159.01				31,857	31,857
	159.02				537,198	537,198
	Census Tract Total				569,055	569,055
160	160.01	8,584	36,477	68,246	301,989	415,296
	160.02		76,123	54,851	23,500	154,474
	160.03				69,784	69,784
	Census Tract Total	8,584	112,600	123,097	395,273	639,554
161	161.01		89,697	259,333	40,967	389,997
	161.02				13,870	13,870
	161.03				68,006	68,006
	Census Tract Total		89,697	259,333	122,843	471,873
162	162.01		3,050		3,050	6,100
	Census Tract Total		3,050		3,050	6,100
163	163.01				18,873	18,873
	163.02	12,431			119,659	132,090
	Census Tract Total	12,431			138,532	150,963
201	201.01		44,222	178,463	1,432	224,117
	201.02	393,437			534,202	927,639
	Census Tract Total	393,437	44,222	178,463	535,634	1,151,756
202	202.01		135,485	165,062	28,108	328,655
	202.02	96,455	18,015	16,356	62,064	192,890
	Census Tract Total	96,455	153,500	181,418	90,172	521,545

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
203	203.01				178,280	178,280
	203.02				54,342	54,342
	203.03				41,977	41,977
	203.04	16,828	8,608	11,485	20,672	57,593
	Census Tract Total	16,828	8,608	11,485	295,271	332,192
204	204.01	40,285	137,479	138,740	1,560	318,064
	Census Tract Total	40,285	137,479	138,740	1,560	318,064
205	205.01	3,206	15,264	74,007		92,477
	205.02		2,368	53,243		55,611
	Census Tract Total	3,206	17,632	127,250		148,088
206	206.01		131,957	31,178	1,640	164,775
	206.02			66,212		66,212
	206.03			140,889	80,626	221,515
	Census Tract Total		131,957	238,279	82,266	452,502
207	207.01				55,668	55,668
	207.02				16,004	16,004
	207.03	4,422		10,372	38,966	53,760
	Census Tract Total	4,422		10,372	110,638	125,432
208	208.01				133,291	133,291
	208.03				3,872	3,872
	Census Tract Total				137,163	137,163
210	210.01		467,255	1,538,676	173,706	2,179,637
	210.02		180,234	20,341	39,875	240,450
	210.03	883,612	571,760		3,116	1,458,488
	210.04	1,942,422		92,545	130,000	2,164,967
	Census Tract Total	2,826,034	1,219,249	1,651,562	346,697	6,043,542

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
211	211.01	938,165	47,701	139,411		1,125,277
	211.02	65,904	5,763	22,190	617,287	711,144
	Census Tract Total	1,004,069	53,464	161,601	617,287	1,836,421
212	212.01				41,993	41,993
	Census Tract Total				41,993	41,993
213	213.01				93,400	93,400
	213.02		74,000	40,703	28,120	142,823
	Census Tract Total		74,000	40,703	121,520	236,223
214	214.01	11,713	37,492	499,445		548,650
	214.02	67,430	99,601	75,799	3,200	246,030
	Census Tract Total	79,143	137,093	575,244	3,200	794,680
215	215.01	67,050		939,775	160,748	1,167,573
	Census Tract Total	67,050		939,775	160,748	1,167,573
216	216.02	1,208	183,109	151,125	60,193	395,635
	Census Tract Total	1,208	183,109	151,125	60,193	395,635
217	217.01			10,031		10,031
	Census Tract Total			10,031		10,031
218	218.01		77,473	328,787	89,202	495,462
	Census Tract Total		77,473	328,787	89,202	495,462
219	219.01				2,075	2,075
	Census Tract Total				2,075	2,075
220	220.01	1,677,953	43,362	13,519		1,734,834
	220.02	717,822	62,768		2,600	783,190
	220.03	891,745		5,480		897,225
	220.04	680,135	2,784			682,919
	220.05			16,816	3,250	20,066
	Census Tract Total	3,967,655	108,914	35,815	5,850	4,118,234

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
221	221.01	25,065			621,679	646,744
	221.02	18,322				18,322
	221.03	120,336	111,427	74,986	40,232	346,981
	221.04	407,928		211,868	36,961	656,757
	221.05				8,120	8,120
	221.06	120,297	15,840	28,240		164,377
	Census Tract Total	691,948	127,267	315,094	706,992	1,841,301
223	223.01		8,595	444,076	481,729	934,400
	Census Tract Total		8,595	444,076	481,729	934,400
224	224.01	272,929	238,197	599,639	91,347	1,202,112
	Census Tract Total	272,929	238,197	599,639	91,347	1,202,112
301	301.01		20,700	132,269	152,551	305,520
	301.02		2,640	113,586	88,778	205,004
	301.03			111,275	13,923	125,198
	Census Tract Total		23,340	357,130	255,252	635,722
302	302.01			110,850	925,405	1,036,255
	Census Tract Total			110,850	925,405	1,036,255
304	304.01	922	37,563	90,970	134,168	263,623
	304.02	1,128,102	239,145	131,803	64,029	1,563,079
	Census Tract Total	1,129,024	276,708	222,773	198,197	1,826,702
305	305.01				450	450
	Census Tract Total				450	450
306	306.01	48,560			17,688	66,248
	306.03		20,426	523,797	9,375	553,598
	306.04	437	224,243	540,670	65,576	830,926
	Census Tract Total	48,997	244,669	1,064,467	92,639	1,450,772

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
307	307.01	600,211			946	601,157
	307.02	96,543	10,842		60,219	167,604
	307.03				49,589	49,589
	Census Tract Total	696,754	10,842		110,754	818,350
308	308.01	380,453	168,208	93,348	432,252	1,074,261
	Census Tract Total	380,453	168,208	93,348	432,252	1,074,261
309	309.01		115,031	223,269	319,295	657,595
	Census Tract Total		115,031	223,269	319,295	657,595
310	310.01		35,346	361,867	114,486	511,699
	Census Tract Total		35,346	361,867	114,486	511,699
313	313.01		56,152		57,242	113,394
	Census Tract Total		56,152		57,242	113,394
314	314.01		4,850	1,920	68,571	75,341
	Census Tract Total		4,850	1,920	68,571	75,341
315	315.01			52,656	63,475	116,131
	Census Tract Total			52,656	63,475	116,131
316	316.01		7,504	3,084	62,910	73,498
	316.02	3,447	357,816	435,926	90,290	887,479
	316.03	47,250				47,250
	Census Tract Total	50,697	365,320	439,010	153,200	1,008,227
318	318.01	171,176	197,799		600,401	969,376
	Census Tract Total	171,176	197,799		600,401	969,376
320	320.01	290,023	43,123	7,202	113,187	453,535
	Census Tract Total	290,023	43,123	7,202	113,187	453,535
321	321.01	172,833	24,172	124,687		321,692
	Census Tract Total	172,833	24,172	124,687		321,692
322	322.01		106,411	364,583	91,414	562,408
	Census Tract Total		106,411	364,583	91,414	562,408

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
323	323.01				107,301	107,301
	323.02				54,024	54,024
	Census Tract Total				161,325	161,325
324	324.01				255,454	255,454
	Census Tract Total				255,454	255,454
325	325.01			102,030	36,096	138,126
	Census Tract Total			102,030	36,096	138,126
326	326.01			2,976	11,024	14,000
	Census Tract Total			2,976	11,024	14,000
327	327.01			104,792	111,616	216,408
	Census Tract Total			104,792	111,616	216,408
328	328.01	3,619,742	371,679	433,008	9,850	4,434,279
	Census Tract Total	3,619,742	371,679	433,008	9,850	4,434,279
401	401.01				810,759	810,759
	401.02				69,334	69,334
	401.03	20,900	27,796	56,462	80,515	185,673
	Census Tract Total	20,900	27,796	56,462	960,608	1,065,766
402	402.01	542,776	1,963,267	763,458	1,193,255	4,462,756
	402.02		1,189,888	46,686	720,132	1,956,706
	402.03		1,431,248			1,431,248
	402.04		28,950	12,347		41,297
	Census Tract Total	542,776	4,613,353	822,491	1,913,387	7,892,007
403	403.01		230,323	4,430	76,853	311,606
	403.02				116,512	116,512
	Census Tract Total		230,323	4,430	193,365	428,118

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
405	405.01		47,961		839,197	887,158
	405.02				9,890	9,890
	405.03		550	19,491	507,615	527,656
	405.04		822,826			822,826
	Census Tract Total		871,337	19,491	1,356,702	2,247,530
406	406.01	61,273	17,398	216,857	63,942	359,470
	Census Tract Total	61,273	17,398	216,857	63,942	359,470
407	407.01				62,670	62,670
	407.02				22,040	22,040
	Census Tract Total				84,710	84,710
408	408.01				64,133	64,133
	408.03				77,556	77,556
	408.04				378,328	378,328
	408.05				71,624	71,624
	Census Tract Total				591,641	591,641
501	501.01	437,740	1,027,912	245,124	67,365	1,778,141
	501.02		7,688	7,685	29,896	45,269
	501.03	2,700	26,776	137,034		166,510
	Census Tract Total	440,440	1,062,376	389,843	97,261	1,989,920
502	502.01			40,270	89,317	129,587
	502.02				5,275	5,275
	502.03		23,025	3,900	58,552	85,477
	502.04		32,224	10,794	57,497	100,515
	Census Tract Total		55,249	54,964	210,641	320,854
503	503.01	5,920	14,806	58,429		79,155
	503.03	27,422	14,411	203,119	41,562	286,514
	503.04		440,611	33,228		473,839
	Census Tract Total	33,342	469,828	294,776	41,562	839,508

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
504	504.01		247,124	143,527	71,089	461,740
	504.02			8,343	3,600	11,943
	Census Tract Total		247,124	151,870	74,689	473,683
505	505.01			103,744		103,744
	505.02				74,448	74,448
	Census Tract Total			103,744	74,448	178,192
506	506.01		1,615,240			1,615,240
	506.02			254,945	449,846	704,791
	506.03			35,839	12,952	48,791
	506.04				35,529	35,529
	506.05				11,379	11,379
	506.07				8,400	8,400
	Census Tract Total		1,615,240	290,784	518,106	2,424,130
507	507.01		83,196		11,484	94,680
	507.02		203,337	215,463	41,226	460,026
	Census Tract Total		286,533	215,463	52,710	554,706
508	508.01				2,700	2,700
	508.02		1,344		118,622	119,966
	508.03		166,591	110,755	115,383	392,729
	Census Tract Total		167,935	110,755	236,705	515,395
509	509.01				4,686	4,686
	509.02				63,671	63,671
	Census Tract Total				68,357	68,357
510	510.02				94,466	94,466
	Census Tract Total				94,466	94,466
511	511.01				79,670	79,670
	Census Tract Total				79,670	79,670

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
512	512.01				102,860	102,860
	512.03				9,132	9,132
	Census Tract Total				111,992	111,992
513	513.01		266,541	169,473	8,536	444,550
	513.02		50,096	6,020	15,258	71,374
	Census Tract Total		316,637	175,493	23,794	515,924
514	514.01		1,944	65,130		67,074
	514.02			122,956	37,558	160,514
	514.03		32,126	322,257	3	354,386
	Census Tract Total		34,070	510,343	37,561	581,974
515	515.01		41,617	678,730		720,347
	515.02		113,696	4,167		117,863
	515.03		213,244	543,116	179,296	935,656
	515.04	162,777	414,719	796,327	12,051	1,385,874
	Census Tract Total	162,777	783,276	2,022,340	191,347	3,159,740
516	516.01				280,441	280,441
	516.02				5,680	5,680
	516.03			130,475	111,881	242,356
	516.04		43,774	163,132	10,302	217,208
	516.05		980	10,014		10,994
	Census Tract Total		44,754	303,621	408,304	756,679
518	518.01			116,980	62,143	179,123
	518.02				124,711	124,711
	518.03				32,758	32,758
	Census Tract Total			116,980	219,612	336,592
519	519.01		91,992	672,809	184,927	949,728
	Census Tract Total		91,992	672,809	184,927	949,728

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
520	520.01	1,920	431,054	250,366	136,827	820,167
	Census Tract Total	1,920	431,054	250,366	136,827	820,167
521	521.01				3,960	3,960
	521.02	62,710	31,338	18,680	205,162	317,890
	521.03	4,436	68,948	275,830	137,070	486,284
	521.04		182,403	131,490	24,730	338,623
	521.05		34,844	16,927	344,630	396,401
	Census Tract Total	67,146	317,533	442,927	715,552	1,543,158
522	522.01	36,970	328,673	128,231	103,024	596,898
	522.02				393,716	393,716
	522.03				17,133	17,133
	Census Tract Total	36,970	328,673	128,231	513,873	1,007,747
523	523.01		110,592	67,778	8,288	186,658
	Census Tract Total		110,592	67,778	8,288	186,658
524	524.01				83,256	83,256
	524.04	663,656	25,200			688,856
	524.05		86,996	19,838	33,307	140,141
	Census Tract Total	663,656	112,196	19,838	116,563	912,253
525	525.01	1,910,857	492,488	553,569	68,307	3,025,221
	525.02	76,302	624,998	3,808	181,401	886,509
	525.03		96,550	157,393	147,315	401,258
	525.04		113,328	72,946	10,716	196,990
	Census Tract Total	1,987,159	1,327,364	787,716	407,739	4,509,978
526	526.01	1,269,545	462,068	400,249	51,821	2,183,683
	526.02		41,856		49,060	90,916
	526.03	490,484				490,484
	Census Tract Total	1,760,029	503,924	400,249	100,881	2,765,083

(Continued)

**Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004**

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
527	527.01	279,624	139,448	169,223	81,938	670,233
	Census Tract Total	279,624	139,448	169,223	81,938	670,233
528	528.01		2,981,071	328,782	816	3,310,669
	Census Tract Total		2,981,071	328,782	816	3,310,669
601	601.01				5,928	5,928
	601.02	3,120			1,647	4,767
	601.03	222,250			18,900	241,150
	Census Tract Total	225,370			26,475	251,845
602	602.01				7,057	7,057
	602.02		2,542			2,542
	602.03				3,748	3,748
	Census Tract Total		2,542		10,805	13,347
603	603.01				56,189	56,189
	603.02				4,316	4,316
	Census Tract Total				60,505	60,505
604	604.01				9,186	9,186
	604.02		2,233,931	1,591,559	49,782	3,875,272
	Census Tract Total		2,233,931	1,591,559	58,968	3,884,458
605	605.01		3,542,740	783,658	76,349	4,402,747
	605.02	4,702	137,152	4,186	179,351	325,391
	605.04		208,691	2,630	52,597	263,918
	605.05		475,141		16,168	491,309
	Census Tract Total	4,702	4,363,724	790,474	324,465	5,483,365
606	606.01			6,345		6,345
	606.02				285,472	285,472
	Census Tract Total			6,345	285,472	291,817
607 /1	607.01	6,520	162,656	327,410	346,785	843,371
	Census Tract Total	6,520	162,656	327,410	346,785	843,371

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
608 /1	608.01		1,248,558	282,212	16,293	1,547,063
	Census Tract Total		1,248,558	282,212	16,293	1,547,063
609 /1	609.01	284,647	199,465	124,759	124,981	733,852
	Census Tract Total	284,647	199,465	124,759	124,981	733,852
610 /1	610.01	47,544	318,936	247,301	92,178	705,959
	Census Tract Total	47,544	318,936	247,301	92,178	705,959
611	611.01				68,425	68,425
	611.02		77,416	134,917	423,226	635,559
	Census Tract Total		77,416	134,917	491,651	703,984
612	612.01				1,674	1,674
	612.02		51,372	51,550	280,645	383,567
	612.03		20,232			20,232
	612.04	180,740	2,224,294	355,500		2,760,534
	Census Tract Total	180,740	2,295,898	407,050	282,319	3,166,007
615	615.01		10,910	9,357	108,156	128,423
	615.02	13,120	6,370	1,878	13,617	34,985
	615.03				318,919	318,919
	615.04	155,725			3,133	158,858
	Census Tract Total	168,845	17,280	11,235	443,825	641,185
616	616.01	2,885	492,594	1,202	5,351	502,032
	616.02	27,785		7,626		35,411
	616.04	37,800	580,077	33,150	3,400	654,427
	616.05		141,600	7,000		148,600
	616.06	2,312,940	452,340	165,171	7,850	2,938,301
	Census Tract Total	2,381,410	1,666,611	214,149	16,601	4,278,771
617	617.01		59,332	224,195	4,300	287,827
	617.02	314,888	114,084	80,590	74,052	583,614
	Census Tract Total	314,888	173,416	304,785	78,352	871,441

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
618	618.01		816,341		10,368	826,709
	618.02		649,853	17,255		667,108
	Census Tract Total		1,466,194	17,255	10,368	1,493,817
619	619.02	123,153		5,284	56,823	185,260
	Census Tract Total	123,153		5,284	56,823	185,260
701	701.02				223,432	223,432
	701.03				9,637	9,637
	701.04				6,592	6,592
	Census Tract Total				239,661	239,661
702	702.01		1,472,000			1,472,000
	Census Tract Total		1,472,000			1,472,000
703	703.02				1,701	1,701
	703.03			91,559	1,500	93,059
	Census Tract Total			91,559	3,201	94,760
704	704.01		103,308	150,850	178,251	432,409
	704.02			1,916		1,916
	704.03	3,748		1,800	81,922	87,470
	704.04				14,652	14,652
	Census Tract Total	3,748	103,308	154,566	274,825	536,447
705	705.01				70,000	70,000
	705.02	576			171,464	172,040
	705.03		18,032		28,433	46,465
	705.04				7,047	7,047
	705.05			12,054	38,157	50,211
	705.06		1,083,055	101,961	9,758	1,194,774
	Census Tract Total	576	1,101,087	114,015	324,859	1,540,537

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
706	706.01				17,093	17,093
	706.02		21,300		1,709	23,009
	706.03	315			84,223	84,538
	706.04		145,433	273,490	51,055	469,978
	Census Tract Total	315	166,733	273,490	154,080	594,618
707	707.01		391,448	187,887	36,245	615,580
	707.03				93,866	93,866
	707.04				53,980	53,980
	Census Tract Total		391,448	187,887	184,091	763,426
708	708.01				50,546	50,546
	708.02				245,773	245,773
	Census Tract Total				296,319	296,319
709	709.01		11,825	6,419	50,050	68,294
	709.02	4,010			60,308	64,318
	709.04	704			158,003	158,707
	709.06				3,336	3,336
	Census Tract Total	4,714	11,825	6,419	271,697	294,655
710	710.01	152,491				152,491
	710.02				30,652	30,652
	710.03				517,560	517,560
	Census Tract Total	152,491			548,212	700,703
711	711.02	2,880			39,196	42,076
	711.06		397,894	49,622	37,330	484,846
	711.08				64,275	64,275
	Census Tract Total	2,880	397,894	49,622	140,801	591,197

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
712	712.01		804,911			804,911
	712.02		272,140			272,140
	712.04	165,796	2,808,850	71,960	187,920	3,234,526
	Census Tract Total	165,796	3,885,901	71,960	187,920	4,311,577
713	713.01		560,243	353,953	305,368	1,219,564
	713.02	22,975	76,189	18,370	5,224	122,758
	Census Tract Total	22,975	636,432	372,323	310,592	1,342,322
714	714.01	163,487	24,832	75,107	67,561	330,987
	714.02				63,721	63,721
	Census Tract Total	163,487	24,832	75,107	131,282	394,708
801	801.01				5,052	5,052
	801.02				42,854	42,854
	801.03	10,366	23,892	2,598	98,166	135,022
	801.04				32,848	32,848
	801.05				101,870	101,870
	Census Tract Total	10,366	23,892	2,598	280,790	317,646
802	802.01			14,194		14,194
	802.02		6,151		41,766	47,917
	802.03				119,778	119,778
	802.04	2,100	11,939,227	2,421,889		14,363,216
	802.05		1,326,286	2,713,416		4,039,702
	Census Tract Total	2,100	13,271,664	5,149,499	161,544	18,584,807
803	803.01	92,921	2,468	104,566	2,088	202,043
	803.02			3,379		3,379
	803.03	298,254		1,920	32,866	333,040
	803.04	836,584	554,576	229,579	21,878	1,642,617
	Census Tract Total	1,227,759	557,044	339,444	56,832	2,181,079

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
804	804.01		1,817	6,424		8,241
	804.02		396	34,503	2,796	37,695
	804.03		16,934	6,614	24,900	48,448
	804.04	4,489		3,506	85,859	93,854
	804.05	93,680	110,380	120,857	58,280	383,197
	Census Tract Total	98,169	129,527	171,904	171,835	571,435
805	805.01			32,436	203,007	235,443
	805.02	90,700		8,737	327,201	426,638
	805.03		10,987	270,386	78,896	360,269
	Census Tract Total	90,700	10,987	311,559	609,104	1,022,350
808 /2	808.01	78,951	1,595,002	1,028,140	169,145	2,871,238
	Census Tract Total	78,951	1,595,002	1,028,140	169,145	2,871,238
809 /2	809.01	644,748	4,400,952	1,008,058	412,828	6,466,586
	Census Tract Total	644,748	4,400,952	1,008,058	412,828	6,466,586
810	810.01		174,678	183,888	105,210	463,776
	Census Tract Total		174,678	183,888	105,210	463,776
811	811.01		1,741,152	113,720	7,014	1,861,886
	811.02			315,731	116,535	432,266
	811.04		20,090	104,703	91,973	216,766
	Census Tract Total		1,761,242	534,154	215,522	2,510,918
812	812.01	389,339	4,335,607		85,064	4,810,010
	Census Tract Total	389,339	4,335,607		85,064	4,810,010
814	814.01		3,055	127,684	161,345	292,084
	Census Tract Total		3,055	127,684	161,345	292,084
815	815.01				62,131	62,131
	Census Tract Total				62,131	62,131

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
816	816.01				6,372	6,372
	816.02				23,140	23,140
	Census Tract Total				29,512	29,512
817	817.01			4,720	11,940	16,660
	817.02				1,040	1,040
	817.03				2,250	2,250
	Census Tract Total			4,720	15,230	19,950
819	819.01	332,945	2,113,382	80,146	147,816	2,674,289
	819.02				27,276	27,276
	Census Tract Total	332,945	2,113,382	80,146	175,092	2,701,565
820	820.01			10,999	125,543	136,542
	820.02				105,442	105,442
	Census Tract Total			10,999	230,985	241,984
821	821.01		80,101	48,463	12,283	140,847
	Census Tract Total		80,101	48,463	12,283	140,847
822	822.01	14,450	4,134,846	891,869	491,446	5,532,611
	822.02	621,268	2,445,667	163,801	22,150	3,252,886
	822.03		73,766		122,619	196,385
	Census Tract Total	635,718	6,654,279	1,055,670	636,215	8,981,882
823	823.01		1,674,910	370,111	411,966	2,456,987
	Census Tract Total		1,674,910	370,111	411,966	2,456,987
824	824.01	1,702	2,619,250		66,588	2,687,540
	Census Tract Total	1,702	2,619,250		66,588	2,687,540
825	825.01	2,157,701	5,141,361	1,146,758	314,863	8,760,683
	825.02	88,300	112,686	229,842	154,807	585,635
	Census Tract Total	2,246,001	5,254,047	1,376,600	469,670	9,346,318

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
826	826.01		2,414	715,734	139,500	857,648
	826.02		405,801	150,503	591,386	1,147,690
	Census Tract Total		408,215	866,237	730,886	2,005,338
901	901.01	1,241,764	589,537		67,156	1,898,457
	901.03	3,189,185	636,225	651,245	509,099	4,985,754
	901.04	2,686,339	1,998,071	660,140	51,670	5,396,220
	901.05	369,679	3,510,565	558,701	159,867	4,598,812
	901.06	300,000			8,133	308,133
	Census Tract Total	7,786,967	6,734,398	1,870,086	795,925	17,187,376
905	905.01		3,102	165,092	57,817	226,011
	905.02	1,515	62,074	62,582	102,132	228,303
	Census Tract Total	1,515	65,176	227,674	159,949	454,314
909 /3	909.01		20,273	20,051	23,657	63,981
	Census Tract Total		20,273	20,051	23,657	63,981
910	910.01			3,125	5,468	8,593
	910.02		9,484			9,484
	Census Tract Total		9,484	3,125	5,468	18,077
911	911.01				515,161	515,161
	Census Tract Total				515,161	515,161
912	912.01			138,693	40,554	179,247
	912.02		361,201	165,743	92,957	619,901
	Census Tract Total		361,201	304,436	133,511	799,148
913	913.01	14,835			526	15,361
	913.02	135,037			3,486	138,523
	913.03	182,134		13,975	105,245	301,354
	913.04		71,058	712,826	184,825	968,709
	Census Tract Total	332,006	71,058	726,801	294,082	1,423,947

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
914	914.01		121,814	211,442	316,868	650,124
	Census Tract Total		121,814	211,442	316,868	650,124
915	915.01				283,582	283,582
	915.02		5,922	57,004	30,720	93,646
	915.03		39,538	13,267	8,044	60,849
	Census Tract Total		45,460	70,271	322,346	438,077
916	916.01	829,905	184,694	190,913	206,757	1,412,269
	Census Tract Total	829,905	184,694	190,913	206,757	1,412,269
917	917.01		1,742,786	708,599	14,989	2,466,374
	917.02		1,347,322	2,383,125	15,488	3,745,935
	917.03			6,848	180,459	187,307
	917.04	42,160	1,288,968	592,601	64,008	1,987,737
	Census Tract Total	42,160	4,379,076	3,691,173	274,944	8,387,353
918	918.01	6,398	754,254	1,322,972	513,675	2,597,299
	Census Tract Total	6,398	754,254	1,322,972	513,675	2,597,299
919	919.01				355,911	355,911
	919.05				92,449	92,449
	919.07				10,960	10,960
	919.09				5,456	5,456
	919.11				1,080	1,080
	Census Tract Total				465,856	465,856
920	920.01	2,722	3,360		93,653	99,735
	920.02	17,176	22,020	96,052	59,096	194,344
	920.03	6,464			15,724	22,188
	Census Tract Total	26,362	25,380	96,052	168,473	316,267

(Continued)

Table 9.8
Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2004

Census and Subcensus Tract		Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
921	921.04		2,608		9,300	11,908
	921.05			3,840	21,457	25,297
	921.06			5,000	18,950	23,950
	921.07				20,189	20,189
	Census Tract Total		2,608	8,840	69,896	81,344
922	922.01				2,663	2,663
	922.02				18,150	18,150
	922.03	2,376		23,788	80,312	106,476
	922.04				1,374	1,374
	922.05	2,952		135,901	194,818	333,671
	Census Tract Total	5,328		159,689	297,317	462,334
923	923.01				83,250	83,250
	Census Tract Total				83,250	83,250
924	924.01				7,552	7,552
	Census Tract Total				7,552	7,552
Fairfax County	Total	41,150,059	102,844,513	48,147,367	37,382,797	229,524,736

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: The gross floor area data in the table are in square feet. All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02 and 160.03 comprise U.S. Census Bureau census tract 4160.

1/ Comprises part of the Town of Vienna.

2/ Comprises part of the Town of Herndon.

3/ Town of Clifton.

CURRENT LAND USE

Current land use as of January 1 is summarized two ways – using existing land use codes and using zoning codes. Existing land use codes provide information on how real estate parcels are currently used. Zoning codes provide information on how real estate parcels are currently intended to be used. The existing land use code and the zoning code for a particular real estate parcel may show dissimilar uses as some parcels are being used differently than the zoning.

Existing Land Use

Existing land use codes define how acreage is currently used. For the purposes of this report, acres of land are categorized into six major land use categories (see Table 10.2). Summaries of acreage by land use are available by supervisor district, planning district, and human services region. Land use codes are assigned by Fairfax County Department of Tax Administration.

Zoned Land

Summaries of acreage by major zoning class (residential, commercial and industrial) and zoning district are provided by supervisor district, township, planning district and human services region geography. Data are based on zoned land in Fairfax County and do not include areas in roads, water, or small areas of land unable to be zoned or developed. Zoned land is classified into various County zoning categories, and zoning categories associated with the Towns of Herndon, Clifton, and Vienna.

The lists of zoning codes that are used by Fairfax County and the towns within the County are listed in Table 10.5. Zoning codes reflect the zoning districts established in the Fairfax County Zoning Ordinance. 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. A summary of zoning codes for the towns are shown in Table 10.6.

TABLE 10.1

**Total Zoned and Vacant Acres
Fairfax County, 1980 through 2004**

Year	Vacant	Total	Percent Vacant
1980	75,550	234,744	32.2%
1985	66,685	232,941	29.2%
1990	45,042	230,678	19.5%
1995	37,006	229,366	16.1%
2000	29,529	228,541	12.9%
2004	24,307	227,751	10.7%

Source: Fairfax County Department of Systems Management for Human Services, 2004.

Note: Based on zoned land in Fairfax County. Total acreage by year figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

Table 10.2
Acres of Land by General Land Use Category
Fairfax County, January 2004

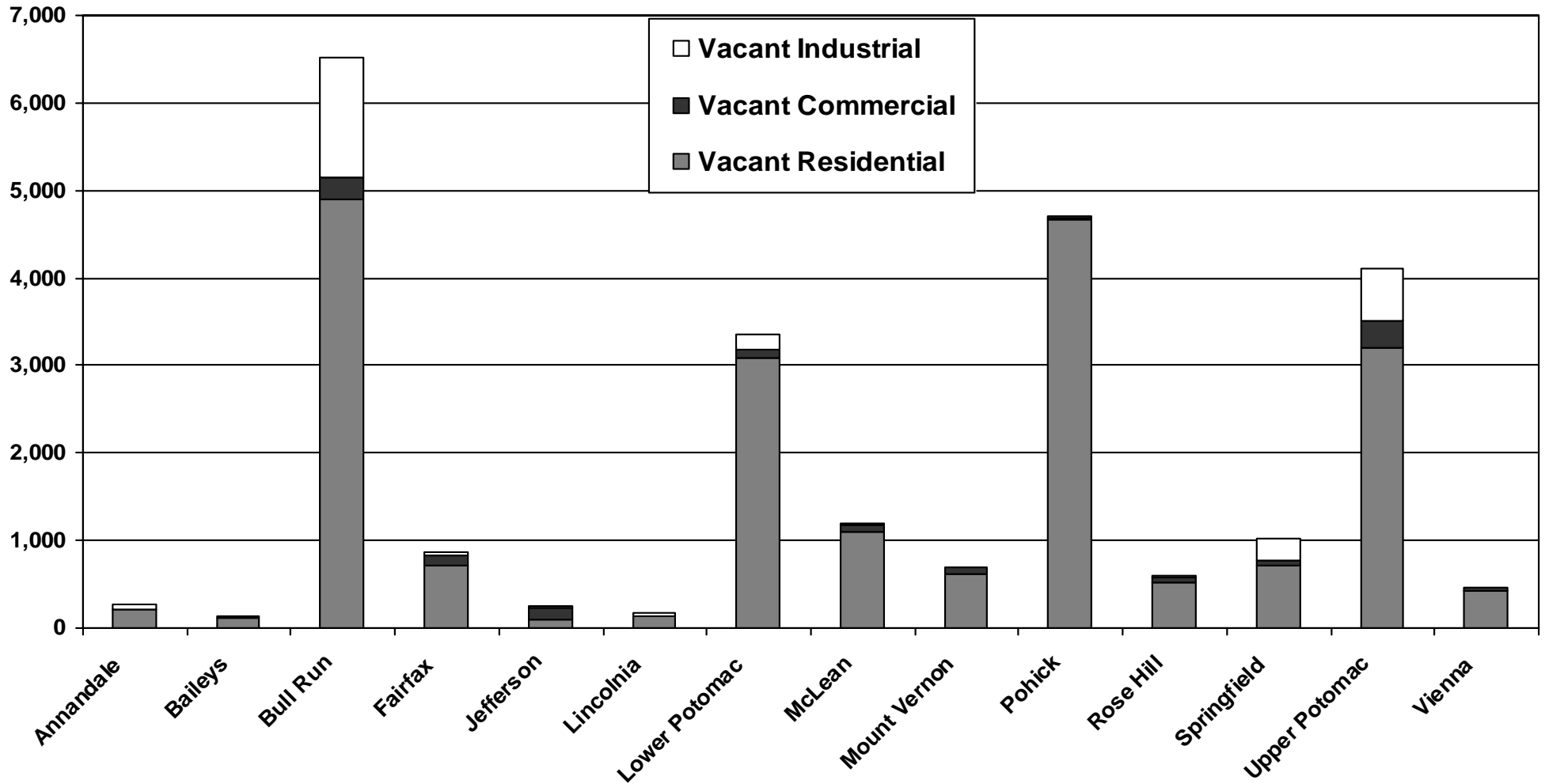
Existing Land Use	Total Acres	Percent of Total
Residential	130,903	57.5
Industrial	9,389	4.1
Commercial	9,990	4.4
Parks and Recreation	28,108	12.3
Public	23,657	10.4
Vacant and Natural Uses	25,712	11.3
Fairfax County	227,759	100.0

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Figures may not sum to total due to rounding. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

FIGURE 10.1

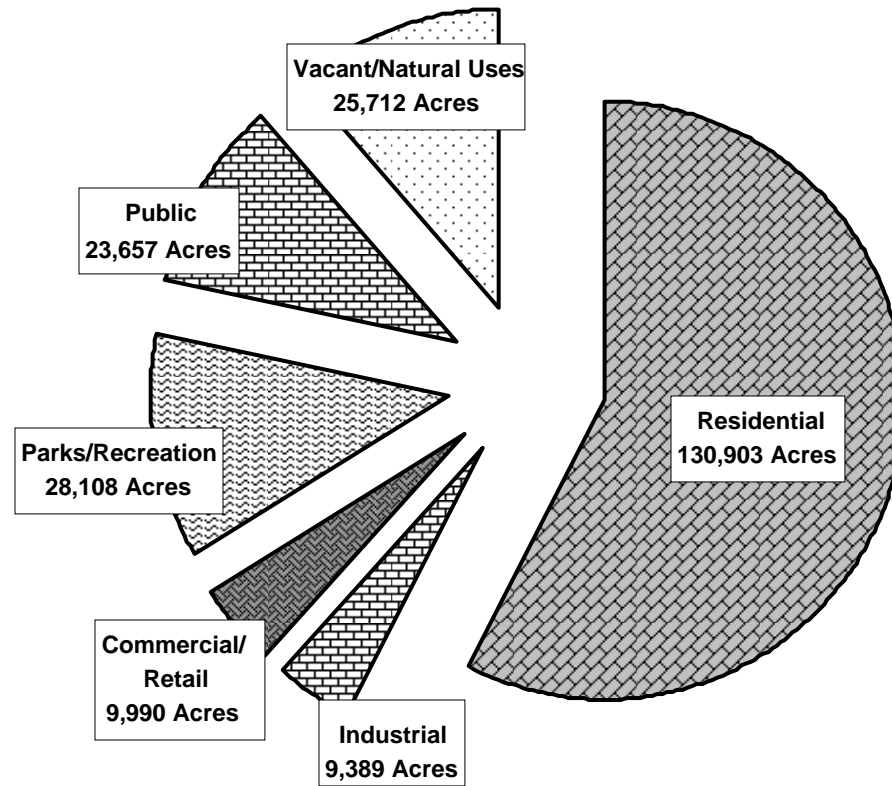
**Acres of Vacant Land by Major Zoning Class
by Planning District
Fairfax County, January 2004**



Source: Fairfax County Department of Systems Management for Human Services.

Note: Based on zoned land in Fairfax County. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

FIGURE 10.2
Existing Land Use by Major Class (in Acres)
Fairfax County, January 2004



Source: Fairfax County Department of Systems Management for Human Services, 2004.

Note: Land in Towns of Clifton, Herndon and Vienna included. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

Table 10.3

**Total Acres by Major Zoning Class by Planning District
Fairfax County, January 2004**

Planning District	Residential		Commercial		Industrial		Total	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	9,198	4.0	316	0.1	545	0.2	10,059	4.4
Baileys	2,994	1.3	439	0.2	11	0.0	3,444	1.5
Bull Run	24,560	10.8	1,213	0.5	3,081	1.4	28,854	12.7
Fairfax	10,158	4.5	861	0.4	152	0.1	11,171	4.9
Jefferson	4,078	1.8	736	0.3	366	0.2	5,180	2.3
Lincolnia	1,383	0.6	158	0.1	182	0.1	1,723	0.8
Lower Potomac	22,717	10.0	194	0.1	569	0.2	23,480	10.3
McLean	15,359	6.7	903	0.4	138	0.1	16,400	7.2
Mount Vernon	11,007	4.8	828	0.4	10	0.0	11,845	5.2
Pohick 1/	45,233	19.9	214	0.1	99	0.0	45,546	20.0
Rose Hill	7,671	3.4	227	0.1	229	0.1	8,127	3.6
Springfield	7,008	3.1	454	0.2	1,374	0.6	8,836	3.9
Upper Potomac 2/	39,151	17.2	1,395	0.6	2,292	1.0	42,838	18.8
Vienna 3/	9,490	4.2	546	0.2	212	0.1	10,248	4.5
Total Acres	210,007	92.2	8,484	3.7	9,260	4.1	227,751	100.0

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 10.4
Acres of Vacant Land by Major Zoning Class by Planning District
Fairfax County, January 2004

Planning District	Residential		Commercial		Industrial		Total	
	Vacant Acres	Percent	Vacant Acres	Percent	Vacant Acres	Percent	Vacant Acres	Percent
Annandale	217	0.9	4	0.0	45	0.2	266	1.1
Baileys	115	0.5	13	0.1	1	0.0	129	0.5
Bull Run	4,904	20.2	238	1.0	1,377	5.7	6,519	26.8
Fairfax	714	2.9	120	0.5	33	0.1	867	3.6
Jefferson	102	0.4	133	0.5	18	0.1	253	1.0
Lincolnia	129	0.5	12	0.0	28	0.1	169	0.7
Lower Potomac	3,076	12.7	101	0.4	173	0.7	3,350	13.8
McLean	1,102	4.5	76	0.3	14	0.1	1,192	4.9
Mount Vernon	610	2.5	81	0.3			691	2.8
Pohick 1/	4,673	19.2	19	0.1	6	0.0	4,698	19.3
Rose Hill	519	2.1	53	0.2	24	0.1	596	2.5
Springfield	709	2.9	60	0.2	248	1.0	1,017	4.2
Upper Potomac 2/	3,198	13.2	306	1.3	595	2.4	4,099	16.9
Vienna 3/	426	1.8	30	0.1	5	0.0	461	1.9
Total Acres	20,494	84.3	1,246	5.1	2,567	10.6	24,307	100.0

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

TABLE 10.5
Fairfax County Zoning Codes

ZONING
CODE DESIGNATION AGRICULTURAL - CONSERVATION

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.

ZONING
CODE DESIGNATION RESIDENTIAL

Attached and Detached

100	R-E	(Residential Estate)
101	R-EC	(Residential Estate Cluster Development ¹)
110	R-1	(Residential - 1 Dwelling Unit Per Acre)
111	R-1C	(R-1 with cluster development)
120	R-2	(Residential - 2 Dwelling Units Per Acre)
121	R-2C	(R-2 with cluster development)
130	R-3	(Residential - 3 Dwelling Units Per Acre)
131	R-3C	(R-3 with cluster development)
140	R-4	(Residential - 4 Dwelling Units Per Acre)
141	R-4C	(R-4 with cluster development)
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)

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

ZONING
CODE DESIGNATION RESIDENTIAL (continued)

Multi-Family

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)
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)
350	PRM	(Planned Residential Mixed Use)
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
CODE DESIGNATION COMMERCIAL - OFFICE - RETAIL

400	PDC	(Planned Development Commercial)
401	PDC-OS	(Open Space)
402	PDC-R	(Residential Development - not rental)
403	PDC-C/I	(Commercial/Industrial/Rental)
404	PDC-CF	(Community Facilities)
410	C-1	(Low-Rise 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.

ZONING

CODE DESIGNATION COMMERCIAL - OFFICE – RETAIL (continued)

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

CODE DESIGNATION INDUSTRIAL

500 I-I (Industrial Institutional)

510 I-1 (Industrial Light Research)

520 I-2 (Industrial Research)

530 I-3 (Industrial Light Intensity)

540 I-4 (Industrial Medium Intensity)

550 I-5 (Industrial General)

560 I-6 (Industrial Heavy)

596 P IND Predominately industrial but contains a mixture of industrial zonings.

597 P IND-R Predominately industrial but contains residential zonings, including apartments.

598 P IND-C Predominately industrial but contains some commercial zonings.

599 P IND-N Predominately industrial but contains a mixture of zonings not elsewhere classified.

TABLE 10.6
Zoning Codes for Towns within Fairfax County

ZONING
CODE DESIGNATION TOWN OF CLIFTON

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
CODE DESIGNATION TOWN OF HERNDON

800	H-RPC	(Residential Planned Community)
801	H-PDH	(Planned Development Housing)
802	H-SF.5AC	(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
CODE DESIGNATION TOWN OF VIENNA

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.

Table 10.7
Acres of Land by Zoning District by Supervisor District
Fairfax County, January 2004

Zoning District	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		Fairfax County	
	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			150	10							23	23					21	5	194	38
R-C	325	182			5						10,643	115			27,696	3,608	10,840	3,849	49,509	7,754
P AG-R														112	40	11	11	123	51	
P AG-C																				
R-E	46		15,518	2,121	1,317	106					9,003	1,617	76	7	226	104	978	107	27,164	4,062
R-EC			487	10	256	2											165		908	12
R-1	1,700	76	8,882	854	2,792	218	3,651	259	820	43	3,206	1,370	4,205	372	4,586	576	6,195	327	36,037	4,095
R-1C	54	9	2,199	18	1,298	33							520	7	461	7	1,020	81	5,552	155
R-2	1,316	45	2,126	152	641	17	781	63	3,925	168	4,336	287	836	31	326	13	416	22	14,703	798
R-2C	1,900	2	808	8	1,299	10	74	6	258	1	338	6	372	2	1,162	39	414		6,625	74
R-3	2,693	27	2,136	63	541	5	3,445	258	2,637	118	3,278	172	1,465	36	1,251	49	660	15	18,106	743
R-3C	1,018	3	654	24	478	12	426	7	157	1	676	6	231	1	2,421	5	1,172	17	7,233	76
R-4	129	2	941	27	2		1,127	36	949	9	785	35	1,161	34					5,094	143
R-4C							21		5		8		56	3	34				124	3
R-5	127		24		7		652	2	104	3	289	5	142	2	179	5	484	6	2,008	23
R-5C	156		6				86	7	5		97		62		244		45		701	7
R-8	93		52		45	2	333	8	61	1	322	10	122	2	150	3	560	2	1,738	28
R-8C	118		134		4		103		50	1	100		147		110		54	2	820	3
P RES	327		32	13	142	1	57	34	21	1	17	9	101		182	21	13		892	79
P RES-MF							2						16						18	
P RES-C							34				238	1			1		635		908	1
R-MHP	26						84												110	
R-12	41		12	1	16		71	7	129	22	63	3	163	17	23		16		534	50
R-12C	19		11						71				131	1	11				243	1
R-16			5				5		10	2	4		12				1		37	2
R-20	317	2	22		61		359	20	397		441		678	2	100		99		2,474	24
R-30			34				13		101	1	82		98						328	1
P MF			15						29										44	
P MF-R							2						11				13		26	
P MF-C									13										13	
PDH-1			323	60	102	1					100				377				902	61

(Continued)

Table 10.7
Acres of Land by Zoning District by Supervisor District
Fairfax County, January 2004

Zoning District	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		Fairfax County	
	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
PDH-2	2		85	1	159	12	74	18			195	48	56	3	1,289	97	1,619	75	3,479	254
PDH-3	587	4	47	5	135	21	29	5			1,382	66	180	12	780	20	1,094	35	4,234	168
PDH-4	54	7	13		25		1,277	225	117	58	454	260	174	15	137	7	496	39	2,747	611
PDH-5	21		62	6	55		17	1	23	2	323	84	47	15	41	1	100	4	689	113
PDH-8					26	4	347	30	114	4	71	17	276	6	130	16	395	119	1,359	196
PDH-12	5	5	28		189	67	39		32	2	130	87	100	2	198	35	337	12	1,058	210
PDH-16					229	50	71	15	19		76	10	28		59	14	20		502	89
PDH-20			54	13	24	1			14		5		162	8	85	2	120	9	464	33
PDH-30					68	5							63	3			2	2	133	10
PDH-40			10				27				8		14	1					59	1
350			2								61	24	23	23					86	47
PRC-GC	1,133	69			3,040	15	165	3							162	1			4,500	88
PRC-OS	4				364														368	
PRC-R	581	2			1,572	36			3										2,156	38
PRC-C/I	48				612	77									1				661	77
PRC-CF					65														65	
P PDH																	74	10	74	10
P PDH-R	2						17										43		62	
P PDH-C					15	15	109	54			65	65							189	134
PDC			1		390	227	128	49	46	6			300	58	267	46	210	59	1,342	445
PDC-OS															10	10			10	10
PDC-R							22		50				56		287	8			415	8
PDC-C/I									16				336	104	395	99			747	203
C-1									3				1		4				8	
C-2	24		46				41	15	82	2	17	4	49	2	9		11	4	279	27
C-3	16	1	27	6	55	4	32	10	62	2	48	6	482	46	2		73	22	797	97
C-4			1				6		2		1		180	14	9				199	14
C-5	4		23		5		44	6	68	3	39	6	39		15	1	18		255	16
C-6	59	1	80	2	46		265	5	285	2	99	20	121	2	175	7	123	9	1,253	48
C-7					91		121		58				93		135	1	58	3	556	4
C-8	31	2	50		9		200	16	168	16	349	64	102	5	34	3	282	74	1,225	180

(Continued)

Table 10.7
Acres of Land by Zoning District by Supervisor District
Fairfax County, January 2004

Zoning District	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		Fairfax County	
	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 COM	4		7		1	1	21	2	44		103	80	58	22	2	2	16		256	107
P COM-R	27		281	5	43	3	57	20	16	1	108	10	96	4	34	15	15	5	677	63
P COM-I							15		10		18		1	1	5		6	1	55	2
I-I			44	13			32	6											76	19
I-1			7																7	
I-2					16		9													25
I-3	12		4		224	16	9	6	11		1	1	112				1,051	633	1,424	656
I-4	70	7	23	16	576	51	275	37	47	19	179	46	125	6			243	62	1,538	244
I-5	119	9	17		199	60	321	99	121	10	413	71	312	18	47	27	1,889	703	3,438	997
I-6	22						60	14	155	13	436	113	1				33	12	707	152
P IND	11				27	13	11	3	62	15	68		52	3			516	145	747	179
P IND-R	66	11			13		151		145	1	188	42	11		11		149	129	734	183
P IND-C					39	39											2		41	39
P IND-N									15				4				37	37	56	37
Total Acres	13,307	466	35,483	3,428	17,318	1,124	15,318	1,346	11,530	527	38,886	4,783	14,259	890	43,975	4,882	32,844	6,647	222,920	24,093

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

1/ Excludes the Town of Herndon.

2/ Excludes the Town of Vienna.

3/ Excludes the Town of Clifton.

Table 10.8
Acres of Land and Vacant Acres by Zoning District by Town
Fairfax County, January 2004

Zoning District	Town of Clifton	
	Total Acres	Vacant Acres
CL-AGRI	22	14
CL-RES	123	18
CL-COML	4	
CL-IND		
Total	149	32

Zoning District	Town of Herndon	
	Total Acres	Vacant Acres
H-RPC	109	2
H-PDH	145	
H-SF.5AC	45	10
H-SF15	122	8
H-SF10	953	34
H-RTH5	15	4
H-RGC	37	
H-RTH10	95	4
H-RMF20	92	
H-MF20	12	
H-PD-MU	6	3
H-PD-C	81	4
H-PD-SC	31	2
H-COMVAR	104	8
H-CENCOM	22	4
H-COMSER	2	
H-COMOFC	41	1
H-PD-IP	47	5
H-I-R	111	23
H-I-P	142	4
H-I-G	69	23
H-P RES	23	2
H-P MF	12	
H-P COML	2	2
Total	2,318	143

Zoning District	Town of Vienna	
	Total Acres	Vacant Acres
V-SF16	564	7
V-SF12.5	576	8
V-SF10	857	8
V-RTH	72	
V-MFAPT	28	
V-LOCCOM	38	
V-SPCCOM	32	1
V-GENCOM	30	
V-INDPK	76	1
V-LTDIND	20	3
V-TRANS	5	1
V-P RES	48	
V-P MF	5	
V-P COML	26	1
V-P IND	4	
Total	2,381	30

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

Table 10.9

**Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2004**

Zoning District	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
R-A													23	23	43	
R-C					11,615	4,068	322	181					10,643	115		
P AG-R					91	26										
P AG-C																
R-E					26		841	65					9,002	1,616	1,873	197
R-EC							165								42	
R-1	737	22			3,859	335	4,454	314	603	34	63	2	1,523	794	6,031	588
R-1C					88	1	954	22							904	9
R-2	2,911	119	1,035	26	195	17	768	31	258	3	720	54	1	1	1,953	150
R-2C	754	1			735	32	643	2	23						788	8
R-3	2,889	55	1,451	76	732	22	383	6	859	22	11	1	92	5	1,763	47
R-3C	397	1	101		1,579	8	124		65						48	2
R-4	351	7	5				11		1,620	29	129		1		941	27
R-4C	5															
R-5	105	3			269		70		15		21		106		24	
R-5C	46				45		41		7						6	
R-8	31		21	1	600	3	30	1	24		9		104	1	52	
R-8C	50	1			100	2	1		28				44		61	
P RES	286		1		61	6	87		18	1			2		32	13
P RES-MF							2								10	
P RES-C					635								144			
R-MHP							26									
R-12	31		34	7	16		30		48		60	15	47	3	12	1
R-12C	73		4				55	1	3		13					
R-16			10	2	1				12						5	
R-20	313	2	212		159		220		358		112		106		147	2
R-30	6		89	1							6				132	
P MF	29														15	
P MF-R					13		11									
P MF-C			13													
PDH-1															169	30

(Continued)

Table 10.9

**Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2004**

Zoning District	Mount Vernon		Pohick 1/		Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	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			194	38
R-C			26,924	3,391							5		49,509	7,755
P AG-R			32	26									123	52
P AG-C														
R-E	1	1	256	104					14,724	2,047	440	31	27,163	4,061
R-EC									608	12	92		907	12
R-1	397	1	5,082	899	2,008	55	1,933	295	6,762	511	2,586	245	36,038	4,095
R-1C			426	16					2,550	105	628	3	5,550	156
R-2	4,559	293	483	19	209	5	371	48	708	10	531	23	14,702	799
R-2C	338	6	1,603	1	43		61	12	892	2	743	9	6,623	73
R-3	3,086	162	1,239	56	2,344	203	1,491	51	936	22	829	14	18,105	742
R-3C	87		2,600	13	426	7	140		1,547	42	120	2	7,234	75
R-4	983	40	5		476	10	452	20			119	9	5,093	142
R-4C	7		34		9		13				56	3	124	3
R-5	34	4	367	6	447	2	235		225	6	89	2	2,007	23
R-5C			422		86	7	34				14		701	7
R-8	312	7	176	3	120	6	126	2	13		120	4	1,738	28
R-8C	31		222		32		55		73		122		819	3
P RES	5		163	25	40	34	13		30		154	1	892	80
P RES-MF	2										4		18	
P RES-C	1	1	1		32		95						908	1
R-MHP	84												110	
R-12	62	7	50		2		22		16		102	16	532	49
R-12C			11						11		74		244	1
R-16	4				5								37	2
R-20	634	20	78		14		40	1	20		61		2,474	25
R-30	79				13		3						328	1
P MF													44	
P MF-R							2						26	
P MF-C													13	
PDH-1			477						256	31			902	61

(Continued)

Table 10.9

**Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2004**

Zoning District	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
PDH-2	2				1,273	139	12		27	3					85	1
PDH-3	116				734	39	9	2	29				47	19	47	5
PDH-4					599	46	141	20			117	58	371	255	13	
PDH-5	3	2					35				20		178	74	62	6
PDH-8	16	2	1	1	498	134	304	7			97	1	66	17		
PDH-12	24	2	4		337	12	194	40	2		4		107	86	25	
PDH-16	19				20		59	14	28				46	2		
PDH-20			14		160	2	167	7	22						6	2
PDH-30					2	2			13						40	
PDH-40									4						10	
350									9	9					16	14
PRC-GC																
PRC-OS																
PRC-R									3							
PRC-C/I																
PRC-CF																
P PDH					74	10										
P PDH-R	2				43											
P PDH-C													65	65		
PDC			46	6	162	47	348	56	23	4					108	33
PDC-OS					10	10										
PDC-R			32		273	8	14		62		12					
PDC-C/I			12		290	75	105	25	339	104						
C-1	2		1													
C-2	61		16	2	11	4	16		6	1	8				44	
C-3	39	1	30	2	4		71	18	71	3	4				327	26
C-4			2				9		22				1		142	14
C-5	11	1	30	1	18		14	1	32	1	8	1	9	4	21	
C-6	136	1	75	1	143	9	73	6	70	1	92		4	2	64	3
C-7			58		58	3	135	1	8						70	
C-8	30	1	118	2	195	69	46	3	72	7	19	11	71	23	28	

(Continued)

Table 10.9

**Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2004**

Zoning District	Mount Vernon		Pohick 1/		Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	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
PDH-2	8	4	918	34			160	62	974	12	20		3,479	255
PDH-3	3	3	2,117	39	29	5	365	20	585	24	152	12	4,233	168
PDH-4			8		900	101	460	128	29		109	2	2,747	610
PDH-5	74	10	41	1	17	1	71		155	4	32	15	688	113
PDH-8	63	16			207	12	82	1	26	4			1,360	195
PDH-12	49	1	17		13				177	63	104	6	1,057	210
PDH-16	30	8			71	15			229	50			502	89
PDH-20	5								83	22	6		463	33
PDH-30									68	5	10	3	133	10
PDH-40	8						27				10	1	59	1
350	61	24											86	47
PRC-GC			775	6			684	68	3,040	15			4,499	89
PRC-OS			4						364				368	
PRC-R			534	2			48		1,572	36			2,157	38
PRC-C/I			24				24		612	77			660	77
PRC-CF									65				65	
P PDH													74	10
P PDH-R					17								62	
P PDH-C					109	54			15	15			189	134
PDC					72	30	56	19	449	239	79	11	1,343	445
PDC-OS													10	10
PDC-R					22								415	8
PDC-C/I													746	204
C-1			4								1		8	
C-2	16		21		17	7	24	11	1		36	2	277	27
C-3	61	11			7	4	12	2	120	30	51		797	97
C-4							6				18	1	200	15
C-5	41	4	17	1	14	1	19	2	9		13		256	17
C-6	140	1	139	17	35	1	156	5	85	1	41		1,253	48
C-7							121				105		555	4
C-8	413	47	1		28	3	38	6	142	6	25	1	1,226	179

(Continued)

Table 10.9

**Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2004**

Zoning District	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 COM	20		14		16		9	2	14	8	14		85	68	11	
P COM-R	6	1	6		33	13	15	8	15	3	2	1	7	6	88	
P COM-I	10				1		5		1	1			18			
I-I															44	13
I-1															7	
I-2																
I-3			11		1,036	621	33		45				1	1	4	
I-4	41	1			243	62	17		60	6	47	19	151	37	37	
I-5	72	3	1	1	1,150	428	88	31	205	12	101	9	50	18	43	1
I-6	167	13			27	6			1				160	80		
P IND	38	15			440	95	5	2	47	1	34		68			
P IND-R	211	12			149	129	9		8				139	36	3	
P IND-C																
P IND-N	15				37	37										
Total Arces	10,055	266	3,447	129	28,855	6,520	11,171	866	5,179	253	1,723	172	23,482	3,351	16,396	1,192

Table 10.9

**Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2004**

Zoning District	Mount Vernon		Pohick 1/		Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	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 COM	25	12			10		4	2	4	1	30	14	256	107
P COM-R	131	5	29		9	7	18	13	297	8	20		676	65
P COM-I					15				5	1			55	2
I-I					32	6							76	19
I-1													7	
I-2							9		16				25	
I-3			12				9	6	240	28	34		1,425	656
I-4					26	3	306	49	567	67	43		1,538	244
I-5	10		76	6	35	15	639	137	942	335	27	1	3,439	997
I-6			9				335	47	6	6			705	152
P IND							11	3	103	64			746	180
P IND-R			2		136		64	6	9		3		733	183
P IND-C									41	39			41	39
P IND-N											4		56	37
Total Arces	11,844	688	45,399	4,665	8,127	594	8,834	1,016	40,529	3,955	7,862	431	222,903	24,098

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

1/ Excludes the Town of Clifton.

2/ Excludes the Town of Herndon.

3/ Excludes the Town of Vienna.

Table 10.10

**Acres of Land by Zoning District by Human Services Region
Fairfax County, January 2004**

Zoning District	Region 1		Region 2		Region 3 1/		Region 4 2/		Fairfax County	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
R-A	23	23			171	15			194	38
R-C	10,643	115			5		38,861	7,640	49,509	7,755
P AG-R							123	51	123	51
P AG-C										
R-E	9,003	1,617			17,870	2,341	290	104	27,163	4,062
R-EC					908	13			908	13
R-1	6,005	1,172	3,044	178	16,718	1,441	10,271	1,303	36,038	4,094
R-1C			54	1	4,982	138	515	17	5,551	156
R-2	5,117	349	5,666	224	3,027	185	894	40	14,704	798
R-2C	412	12	961	3	2,337	19	2,914	41	6,624	75
R-3	6,666	430	5,863	172	2,915	66	2,662	74	18,106	742
R-3C	1,068	13	656	1	1,537	44	3,972	17	7,233	75
R-4	1,911	71	2,960	55	215	17	7		5,093	143
R-4C	29		5		56	3	34		124	3
R-5	936	7	159	4	139	2	773	12	2,007	25
R-5C	183	7	103		11		404		701	7
R-8	654	18	114	2	166	2	803	5	1,737	27
R-8C	203		203	1	133		281	2	820	3
P RES	74	43	374	12	190	3	253	21	891	79
P RES-MF	2				16				18	
P RES-C	272	1					635		907	1
R-MHP	84						26		110	
R-12	134	10	242	38	89	2	69		534	50
R-12C			175	1	57		11		243	1
R-16	9		27	2			1		37	2
R-20	801	21	1,100	2	342	2	232		2,475	25
R-30	94		135	1	98				327	1
P MF			45						45	
P MF-R	2				11		13		26	
P MF-C			13						13	
PDH-1					425	61	477		902	61

(Continued)

Table 10.10

**Acres of Land by Zoning District by Human Services Region
Fairfax County, January 2004**

Zoning District	Region 1		Region 2		Region 3 1/		Region 4 2/		Fairfax County	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
PDH-2	213	65	62	3	1,011	13	2,192	174	3,478	255
PDH-3	1,411	72	219	12	302	28	2,301	58	4,233	170
PDH-4	1,731	484	132	58	198	15	687	53	2,748	610
PDH-5	340	85	89	15	115	8	146	6	690	114
PDH-8	417	47	114	4	302	10	525	135	1,358	196
PDH-12	169	87	115	4	234	68	540	52	1,058	211
PDH-16	148	25	46		229	50	78	14	501	89
PDH-20	5		39		192	19	228	14	464	33
PDH-30			13		118	8	2	2	133	10
PDH-40	36		4		20	1			60	1
350	61	24	9	9	16	14			86	47
PRC-GC	165	3			3,040	15	1,294	70	4,499	88
PRC-OS					364		4		368	
PRC-R			3		1,572	36	581	2	2,156	38
PRC-C/I					612	77	49		661	77
PRC-CF					65				65	
P PDH							74	10	74	10
P PDH-R	17		2				43		62	
P PDH-C	175	120			15	15			190	135
PDC	128	49	126	20	563	270	526	105	1,343	444
PDC-OS							10	10	10	10
PDC-R	22		106				287	8	415	8
PDC-C/I			352	104			395	99	747	203
C-1			3		1		4		8	
C-2	58	18	111	2	71	2	39	4	279	26
C-3	80	16	208	27	429	32	82	22	799	97
C-4	7		24		160	14	9		200	14
C-5	82	11	95	3	42		35	2	254	16
C-6	343	9	405	2	160	4	342	33	1,250	48
C-7	121		67		175		193	5	556	5
C-8	549	80	251	21	103	4	321	74	1,224	179

(Continued)

Table 10.10

**Acres of Land by Zoning District by Human Services Region
Fairfax County, January 2004**

Zoning District	Region 1		Region 2		Region 3 1/		Region 4 2/		Fairfax County	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
P COM	124	82	80	22	33	1	18	2	255	107
P COM-R	165	30	36	4	401	9	74	20	676	63
P COM-I	33		12	1	5	1	6		56	2
I-I	32	6			44	13			76	19
I-1					7				7	
I-2	9				16				25	
I-3	10	7	56		311	28	1,048	621	1,425	656
I-4	454	83	160	25	636	67	289	68	1,539	243
I-5	734	170	398	26	1,006	336	1,300	464	3,438	996
I-6	496	127	169	13	6	6	36	6	707	152
P IND	79	3	119	16	103	64	445	96	746	179
P IND-R	340	42	218	12	16		160	129	734	183
P IND-C					41	39			41	39
P IND-N			20				37	37	57	37
Total Acres	53,079	5,654	25,762	1,100	65,152	5,621	78,921	11,722	222,914	24,097

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

1/ Excludes the Towns of Herndon and Vienna.

2/ Excludes the Town of Clifton.

Table 10.11

**Acres of Land by Land Use Category by Supervisor District
Fairfax County, January 2004**

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	Fairfax County
Single Family Detached	6,868	21,745	7,652	4,900	6,607	8,428	6,535	23,993	10,229	95	897	1,554	99,503
Single Family Semi-Detached			18						1				19
Two or More Sgl Fam-Sgl Lot	27	744	67	68	32	1,440	40	538	705	2	3	10	3,676
Other Sgl Family Structure						6		1					7
Sgl Fam Influenced by Busns	3	23	49	38	8	40	13	38	255	1	8		476
Duplex	34		3	50		111	1	1			7		207
Other Two Family	1	6		1	9	3		2			1	1	24
Townhouse-Ownership	284	115	464	510	188	346	369	426	570		82	33	3,387
Townhouse-Condominium	107	23	12	1	38	7	22	19	5		1	1	236
Townhouse-Rental	18	13	3	7	23	52	58		9		13		196
Multiplex-Ownership													
Multiplex-Condominium	20	11	93	118	42	75	36	52	79		1		527
Multiplex-Rental							2						2
Rental Combin - Prdom Thse				1									1
Other Townhouse / Multiplex		3	7				4						14
Garden Apts-Rental	150	48	494	412	354	253	434	304	251		79	13	2,792
Garden Apts-Condominium	223	5	269	146	91	122	315	79	82		39	9	1,380
Medium Rise Apts-Rental		18	20	82	23		10						153
Medium Rise Apts-Condo	9	2	4		17								32
HiRise Apts-Rent w/o Comm			5		36	51	34						126
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						0	7	1					8
Other Apartments	7					10	33						50
Mobile Homes	26			89		66			82				263
Motels/Hotels/Tourist Homes	10	42	52	38	28	47	66	58	95		25	2	463
Nursing Homes		20			19	47	40					1	127
Garage/Shed Etc-Sep Parcel	2	134	13	2	8	56	7	162	39		3	1	427
Priv Open Space-Subdiv	1,310	1,595	2,919	1,587	495	1,521	1,120	2,662	2,947	3	144	32	16,335
Priv Open Space-Not Subdiv	67	53	18	19	70	62	33	56	19		3	12	412
Other Residential	6	66	31	5	8	19	11	16	1			1	164
Other Industrial	6	1	6	133	51	35	18	126	74		2		452

(Continued)

Table 10.11
Acres of Land by Land Use Category by Supervisor District
Fairfax County, January 2004

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	Fairfax County
Manufacturing	33	1		22	119	16	1	2	41		8		243
Printing and Publishing	13				11	2							26
Research and Testing		67	24	17	21	24	18		32			1	204
Wholesale-Warehouse Storage	114	8	29	226	141	640	191	20	698		35	14	2,116
Contract Construction		8				9	2		19				38
Transportation Related	156	67	29	281	28	176	67	105	2,479	9	1	2	3,400
Utility Related	64	136	31	43	58	542	44	976	409		15	15	2,333
Communication Related	2	33	6	23	13	13	12	7	4		2		115
Neighborhood Shopping Center	11	25	7	26	27	10	27	27	44		15	14	233
Specialty Shopping Center	21	37	3	86	67	46	18	38	70		2	12	400
Community Shopping Center	92	14	62	130	82	57	54	115	142		46	16	810
Regional Shopping Center			19	20	57			9					105
Super Regional Center				77			107	112					296
Promotional Center			13	41	69	13	36		12				184
Town Center			45			8		60					113
Condominium Center		7	4										11
Building Material-Hardware	1	1		6	9	13	16	8			1		55
Department and Variety Stores	20	7	36	77	34	19	1	70	51			1	316
Apparel / Accessories		1		28	2		4				1	1	37
Furniture	1		2	6	9	6	8		2				34
Drug Stores				1	5	3	2		2			1	14
Condominium Retail					1								1
Food Store	1	2	11	12	18	10	6	7	3			6	76
Restaurant	8	14	13	29	32	35	36	25	33		11	7	243
Motor Vehicle Sales	1		51	42	19	28	31		41		3		216
Gas Station	8	12	13	18	30	18	20	9	24	1	4	4	161
Other Auto Retail and Repair	4	6	2	24	19	49	22	5	21		9	4	165
Other Retail	3	8	3	10	37	20	34	56	10	1	4	4	190
Other Office		3	3	7	22	1	56				1		93
General Low Rise Office	45	80	607	87	143	78	405	238	571		241	73	2,568
Condominium Office	33	24	27	16	52	17	31	12	20		16	10	258
Cluster Office			2				2					3	7
General Medium/High Rise Office	13	996	557	36	64	9	790	85	247		57	40	2,894

(Continued)

Table 10.11
Acres of Land by Land Use Category by Supervisor District
Fairfax County, January 2004

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	Fairfax County
Finance/Insurance/Real Estate	4	5	1	7	7	1	7	4	1		2	1	40
Personal and Repair Service	39	1		3	8	3	9	6	9	1	1	3	83
Veterinary Hospitals	4	2		1	1	4	1		8		1		22
Cemeteries	90	14	1	54	17	8	177	14	7		24	2	408
Hospital / Health Facilities	93		31	5	3	39	55		13				239
Post Office		3	4	5	3		32	6	12			4	69
Police Stations				1	10				131				142
Fire Stations		4	4	8	10	8	7	6	11	1		1	60
Correctional Institutions						1,434	7	22					1,463
Military Institutions		12		1,003		8,224							9,239
Other Public Land Uses	173	559	233	148	103	1,333	70	497	49	1	78	74	3,318
House of Worship	168	242	123	130	260	181	136	241	142	1	43	37	1,704
Civic/Social/Fraternal Uses	6	10	7	9	13	10	43		46		1	12	157
Libraries	3	7	5	4	9	12			21			1	62
Permanent Exhibitions						2,104		5	37			1	2,147
Nursery Schools	10	13	24	15	13	11	13	13	26		5	3	146
Public Schools	463	362	277	358	291	310	369	298	333		51	58	3,170
Private Schools	16	474	11	40	53	15	43	6	17			6	681
Colleges / Universities	435			6									441
Special Training Schools						1		33					34
Other Institutional Use		15	2			1		28	4			1	51
Places of Public Assembly		117	16			1							134
Parks	1,499	3,715	1,303	2,233	770	3,817	855	6,328	3,720		30	92	24,362
Indoor Recreation Facility	5	7	13	5	8	11	59	18	19			3	148
Golf Courses		251	332	198		380	138	1,033	943		156	157	3,588
Swimming Pools	8												8
Boat Slips													
Horticultural Activities		2			8			11					21
Quarries				136		97			229				462
Conservation Areas						1,371							1,371
Water Areas													
Vacant Land	467	3,380	1,103	1,310	517	4,730	875	4,613	6,194	25	139	29	23,382

(Continued)

Table 10.11

**Acres of Land by Land Use Category by Supervisor District
Fairfax County, January 2004**

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	Fairfax County
Vacant Land w/Dilap Struct		50	22	37	9	54	14	272	455	7	6	1	927
Total Acres	13,305	35,479	17,316	15,314	11,527	38,880	14,249	43,974	32,845	148	2,317	2,384	227,738

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

1/ Excludes the Town of Herndon.

2/ Excludes the Town of Vienna.

3/ Excludes the Town of Clifton.

Table 10.12

**Acres of Land by Land Use Category by Planning District
Fairfax County, January 2004**

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper Potomac 2/	Vienna 3/	Fairfax County
Single Family Detached	5,849	1,929	7,569	5,917	2,547	692	1,840	9,340	5,511	24,893	2,693	2,728	21,909	6,086	99,503
Single Family Semi-Detached				1									18		19
Two or More Sgl Fam-Sgl Lot	22	8	687	67	8	4	1,333	169	96	536	47	9	639	51	3,676
Other Sgl Family Structure									6	1					7
Sgl Fam Influenced by Busns	8	3	221	7	5		16	1	18	14	14	19	148	3	477
Duplex			1		1		2		150	42		1	9	2	208
Other Two Family	3	2	1	1	2	3	1	6	1	3	1		1	1	26
Townhouse-Ownership	136	29	607	156	73	60	91	92	127	584	290	254	632	255	3,386
Townhouse-Condominium	22	21	5	23	9	16		27	8	28		63	13	2	237
Townhouse-Rental	1		9	23	38	23			18	19		33	29	3	196
Multiplex-Ownership															
Multiplex-Condominium	13	6	99	15	9	23	43	24	123	45	10	21	78	17	526
Multiplex-Rental				2											2
Rental Combin - Prdom Thse									1						1
Other Townhouse / Multiplex													10	4	14
Garden Apts-Rental	159	169	381	298	204	97	87	108	370	57	141	63	592	65	2,791
Garden Apts-Condominium	125	58	143	131	117	12	8	89	149	40	100	81	301	27	1,381
Medium Rise Apts-Rental	8	15		10				18				82	8	11	152
Medium Rise Apts-Condo	9	17						2					4		32
HiRise Apts-Rent w/o Comm	16	20			21				51				5	13	126
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				1					0	0				7	8
Other Apartments				14	19				10	7					50
Mobile Homes			82	26					155						263
Motels/Hotels/Tourist Homes	5	16	93	24	26	5	5	61	47	18	3	32	98	29	462
Nursing Homes	15			34		5	40	20	7					7	128
Garage/Shed Etc-Sep Parcel	2	5	31	7	3		36	8	20	159	2	1	145	9	428
Priv Open Space-Subdiv	336	197	2,391	823	162	107	383	675	277	3,608	1,079	694	4,864	738	16,334
Priv Open Space-Not Subdiv	71	15	10	26	32	12	5	48	53	68	12	16	21	22	411
Other Residential	7	1	3	8	2		9	46	9	18	4	1	35	18	161

(Continued)

Table 10.12
Acres of Land by Land Use Category by Planning District
Fairfax County, January 2004

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincoln- ia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper Potomac 2/	Vienna 3/	Fairfax County
Other Industrial	41	14	172	5	5	2	13	4	2	1	10	142	30	9	450
Manufacturing	125	1	10		1	2	13		1	11		39	39		242
Printing and Publishing	24											2			26
Research and Testing	14		7	1	16	6	7	65			12	23	51	1	203
Wholesale-Warehouse Storage	105	11	586	20	139	100	239	40	7	38	16	610	178	25	2,114
Contract Construction			19		2		6	2				2	6		37
Transportation Related	78	1	2,479	6	18	20	124	67	37	196	32	264	30	47	3,399
Utility Related	104	5	391	14	16		416	20	52	964	29	77	218	29	2,335
Communication Related		1	1		8	12	3	21	23	9	7	3	25	1	114
Neighborhood Shopping Center	7	11	23		29		2	28	14	34		21	49	15	233
Specialty Shopping Center	12	33	75	23	30	3	2	24	66	30	13	54	21	14	400
Community Shopping Center	57	31	114	37	14	29	16	11	102	99	42	24	168	67	811
Regional Shopping Center		57	9									20	19		105
Super Regional Center				112				107				77			296
Promotional Center	20	29	12		32	19		2	24		20	9		15	182
Town Center			23	37					8				45		113
Condominium Center													11		11
Building Material-Hardware	9	1		8	15			1	17		2		1	1	55
Department and Variety Stores		25	104	16	1	8			29	24	26	37	37	8	315
Apparel / Accessories	1	1		1	2			2	2		25		1	1	36
Furniture	1	1			1	9		5	10			3	3	2	35
Drug Stores	3	3	1		1				3		1		1	2	15
Condominium Retail		1													1
Food Store	3	12	7	1	7		2	2	12	2	1	8	14	7	78
Restaurant	14	13	47	10	20	4	12	12	32	4	6	16	41	12	243
Motor Vehicle Sales	1	4	41		6	13	2	22	39		1	28	3	56	216
Gas Station	18	10	17	2	13	3	4	11	16	8	6	11	31	11	161
Other Auto Retail and Repair	7	11	23	1	7		2	11	11	2	3	59	16	11	164
Other Retail	25	10	55		14	1	6	9	19	12	3	2	16	17	189
Other Office	1	1			46	20		10	7		1	1	6		93
General Low Rise Office	111	23	469	236	86	24	11	164	48	47	35	75	1,038	198	2,565
Condominium Office	41	11	20	12	8	7		14	14	22	6	19	59	25	258

(Continued)

Table 10.12
Acres of Land by Land Use Category by Planning District
Fairfax County, January 2004

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper Potomac 2/	Vienna 3/	Fairfax County
Cluster Office					1								2	4	7
General Medium/High Rise Office	24	44	222	173	250			1,350	13	2	3	30	632	152	2,895
Finance/Insurance/Real Estate	3	2	1	1	5	3		4	3	7	1	5	4	1	40
Personal and Repair Service	6	2	12	39	2			8	5	3		1	2	3	83
Veterinary Hospitals	2		8					1	1	3		2	3	1	21
Cemeteries	14		8	91	173	4	2	6	5	15	53		32	3	406
Hospital / Health Facilities	2			55	3				39	91	5		44		239
Post Office	3		8	3	29			1		6	5		10	4	69
Police Stations	10		131						1						142
Fire Stations	5	2	4	3	1		6	5	2	7	4	4	13	5	61
Correctional Institutions			22	7			1,434								1,463
Military Institutions							8,224				200	803	12		9,239
Other Public Land Uses	87	4	134	27	22	23	876	535	421	557	97	77	253	206	3,319
House of Worship	221	58	101	100	55	14	54	142	117	265	96	69	275	135	1,702
Civic/Social/Fraternal Uses	1	5		85	3		5	9	4	6	6	2	9	20	155
Libraries	5	2	21		3		6	7	6	3	2	2	5	1	63
Permanent Exhibitions			37				556		1,548	5				1	2,147
Nursery Schools	10	3	23	14	1			9	6	20	14	2	37	9	148
Public Schools	270	109	322	151	209	38	14	262	300	382	230	155	479	249	3,170
Private Schools	11	40		36	2	3		451	25	6	30		51	26	681
Colleges / Universities	76			358								6			440
Special Training Schools							1			33					34
Other Institutional Use			2				1			28			18	1	50
Places of Public Assembly								117		1				16	134
Parks	1,401	132	3,290	859	252	121	2,703	844	489	6,869	1,756	683	4,125	840	24,364
Indoor Recreation Facility	4		20	57		4		4	14	21	2		18	3	147
Golf Courses			690	80	58				288	874	198	252	992	157	3,589
Swimming Pools				5						2					7
Boat Slips															
Horticultural Activities	8		11					1					1		21
Quarries			229				97				136				462
Conservation Areas							1,371								1,371

(Continued)

Table 10.12
Acres of Land by Land Use Category by Planning District
Fairfax County, January 2004

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper Potomac 2/	Vienna 3/	Fairfax County
Water Areas															
Vacant Land	258	129	6,058	867	245	168	3,324	1,161	672	4,418	592	984	4,051	454	23,381
Vacant Land w/Dilap Struct	7		460		8	2	25	30	18	280	4	32	52	7	925
Total Acres	10,057	3,442	28,852	11,167	5,177	1,721	23,478	16,396	11,840	45,547	8,127	8,833	42,842	10,242	227,721

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 10.13

**Acres of Land by Land Use Category by Human Services Region
Fairfax County, January 2004**

Land Use	Region 1	Region 2	Region 3 1/	Region 4 2/	Fairfax County
Single Family Detached	12,848	14,207	38,125	34,323	99,503
Single Family Semi-Detached			19		19
Two or More Sgl Fam-Sgl Lot	1,487	63	893	1,234	3,677
Other Sgl Family Structure	6			1	7
Sgl Fam Influenced by Busns	69	16	156	234	475
Duplex	160	1	11	36	208
Other Two Family	4	10	7	3	24
Townhouse-Ownership	856	441	877	1,211	3,385
Townhouse-Condominium	8	69	50	111	238
Townhouse-Rental	59	75	35	26	195
Multiplex-Ownership					
Multiplex-Condominium	193	72	111	151	527
Multiplex-Rental		2			2
Rental Combin - Prdom Thse	1				1
Other Townhouse / Multiplex			15		15
Garden Apts-Rental	666	708	819	600	2,793
Garden Apts-Condominium	268	358	483	272	1,381
Medium Rise Apts-Rental	82	28	42		152
Medium Rise Apts-Condo		26	6		32
HiRise Apts-Rent w/o Comm	51	70	5		126
HiRise Apts-Condo w/o Comm	34	63	45		142
HiRise Apts-Rent w/Comm		35	7		42
HiRise Apts-Condo w/Comm	27	19	15		61
Rental Combin - Predom Apts	0	1	6	1	8
Other Apartments	10	19	14	7	50
Mobile Homes	155			107	262
Motels/Hotels/Tourist Homes	85	56	181	139	461
Nursing Homes	47	67	13		127
Garage/Shed Etc-Sep Parcel	58	14	161	193	426
Priv Open Space-Subdiv	3,008	1,136	6,114	6,076	16,334
Priv Open Space-Not Subdiv	80	148	90	93	411
Other Residential	23	19	99	22	163
Other Industrial	168	70	35	178	451

(Continued)

Table 10.13

**Acres of Land by Land Use Category by Human Services Region
Fairfax County, January 2004**

Land Use	Region 1	Region 2	Region 3 1/	Region 4 2/	Fairfax County
Manufacturing	39	130	39	36	244
Printing and Publishing	2	24			26
Research and Testing	41	37	119	7	204
Wholesale-Warehouse Storage	866	368	238	643	2,115
Contract Construction	9	2	8	19	38
Transportation Related	458	217	47	2,678	3,400
Utility Related	575	140	220	1,400	2,335
Communication Related	36	35	33	11	115
Neighborhood Shopping Center	37	53	82	62	234
Specialty Shopping Center	133	81	59	128	401
Community Shopping Center	185	156	154	314	809
Regional Shopping Center	20	57	19	9	105
Super Regional Center	77		107	112	296
Promotional Center	53	101	17	12	183
Town Center	8		45	60	113
Condominium Center			11		11
Building Material-Hardware	19	26	2	8	55
Department and Variety Stores	92	35	45	144	316
Apparel / Accessories	28	4	5		37
Furniture	12	11	9	2	34
Drug Stores	5	7	3	1	16
Condominium Retail		1			1
Food Store	23	23	22	9	77
Restaurant	64	54	68	58	244
Motor Vehicle Sales	69	23	82	41	215
Gas Station	36	47	49	28	160
Other Auto Retail and Repair	73	33	32	28	166
Other Retail	30	54	38	67	189
Other Office	9	68	17		94
General Low Rise Office	165	298	1,404	700	2,567
Condominium Office	33	79	91	55	258
Cluster Office		1	7		8
General Medium/High Rise Office	45	352	2,124	375	2,896

(Continued)

Table 10.13

**Acres of Land by Land Use Category by Human Services Region
Fairfax County, January 2004**

Land Use	Region 1	Region 2	Region 3 1/	Region 4 2/	Fairfax County
Finance/Insurance/Real Estate	9	13	10	8	40
Personal and Repair Service	6	10	14	54	84
Veterinary Hospitals	4	3	4	11	22
Cemeteries	62	191	44	111	408
Hospital / Health Facilities	44	59	31	104	238
Post Office	5	32	19	14	70
Police Stations	1	10		131	142
Fire Stations	16	12	17	17	62
Correctional Institutions	1,434	7		22	1,463
Military Institutions	9,227		12		9,239
Other Public Land Uses	1,481	174	967	696	3,318
House of Worship	305	405	534	458	1,702
Civic/Social/Fraternal Uses	18	47	84	6	155
Libraries	16	14	9	24	63
Permanent Exhibitions	2,104		1	42	2,147
Nursery Schools	26	25	53	43	147
Public Schools	650	760	836	923	3,169
Private Schools	55	73	532	20	680
Colleges / Universities	6	76		358	440
Special Training Schools	1			33	34
Other Institutional Use	1		20	30	51
Places of Public Assembly	1		133		134
Parks	6,050	2,352	6,044	9,917	24,363
Indoor Recreation Facility	16	8	83	41	148
Golf Courses	578	58	976	1,975	3,587
Swimming Pools				8	8
Boat Slips					
Horticultural Activities		8	2	11	21
Quarries	233			229	462
Conservation Areas	1,371				1,371
Water Areas					
Vacant Land	5,571	1,083	5,711	11,018	23,383

(Continued)

Table 10.13

**Acres of Land by Land Use Category by Human Services Region
Fairfax County, January 2004**

Land Use	Region 1	Region 2	Region 3 1/	Region 4 2/	Fairfax County
Vacant Land w/Dilap Struct	85	21	86	736	928
Total Acres	53,071	25,751	69,852	79,065	227,739

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

PLANNED LAND USE

The planned land use data produced by the Research, Analysis and Project Services Group of the Fairfax County Department of Systems Management for Human Services is a result of extensive review by the Fairfax County Department of Planning and Zoning to maintain the currency of these data with plan land use changes to Fairfax County's Comprehensive Plan. The planned land use acreage totals include most land within Fairfax County but generally exclude land such as public roads and water.

Planned land uses can generally be divided into three major categories: residential, commercial/industrial, and other nonresidential land use designations, which include parks, private recreation, and public and institutional uses. Most residential planned uses are expressed as dwelling unit densities. For example, the designation "1 - 2 Du/Ac" means that the planned density is between one and two dwelling units per acre.

Vacant and Underutilized Land Methodology

Vacant (undeveloped) and underdeveloped acreage is the land on which new development may occur. While vacant land is fairly easy to identify, measuring underutilized land is much more difficult. For example, a nonresidential parcel with a high-rise office building and a planned land use of industrial probably is not underutilized. Because of the complexities involved in determining whether nonresidential land is

underdeveloped, estimates of underdeveloped acreage are only made for residential land.

To estimate residential underutilized land, a formula was developed that first determines the 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, the difference between currently utilized acreage and total acreage is classified as underutilized residential 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.

Table 11.1
Acres of Land
by Planned Land Use Category
Fairfax County, January 2004

Planned Land Use	Acres	Percent of Total
Residential	143,496	63.0
Industrial	8,290	3.6
Commercial/Retail-Office	5,259	2.3
Public Facilities and Mixed Use	26,725	11.7
Parks, Recreation and Floodplains	43,852	19.3
Fairfax County	227,622	100.0

Table 11.2
Acres of Vacant and Underutilized
Residential and Vacant Nonresidential Land
by Planned Land Use Category
Fairfax County, January 2004

Planned Land Use	Acres	Percent of Total
Residential	22,505	73.4
Industrial	2,326	7.6
Commercial/Retail-Office	710	2.3
Public Facilities and Mixed Use	1,356	4.4
Parks, Recreation and Floodplains	3,779	12.3
Fairfax County	30,676	100.0

Source: Fairfax County Department of Systems Management for Human Services, 2004.

Note: Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed. Figures may not sum due to rounding.

Table 11.3
Acres of Land by Planned Land Use by Supervisor District
Fairfax County, January 2004

Planned Land Use		Braddock	Dranesville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Providence	Springfield 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	Fairfax County
Residential	.1-.2 HU/Ac	334	3,009	159			2,454	71	21,231	8,141	12			35,411
	.2-.5 HU/Ac	98	10,702	711			1,580	678	1,275	1,528	1			16,573
	.5-1 HU/Ac	132	2,967	2,413		331	352	734	1,111	2,280	124			10,444
	1-2 HU/Ac	1,307	5,381	1,843	811	2,449	738	1,375	2,912	2,057		6		18,879
	2-3 HU/Ac	4,807	3,500	1,697	3,790	3,601	6,967	2,787	3,470	2,733		50	892	34,294
	3-4 HU/Ac	191	884	18	2,750	877	591	1,558	239	881		998	756	9,743
	4-5 HU/Ac	112	129	50	145	109	334	160	231	198		90	1	1,559
	5-8 HU/Ac	230	55	69	478	265	662	431	411	727		46	13	3,387
	8-12 HU/Ac	174	73	93	271	113	393	347	80	237		123	16	1,920
	12-16 HU/Ac		46	47	7	140	44	107	66	46				503
	16-20 HU/Ac	186	80	44	401	425	489	809	132	216		128	10	2,920
	20-30 HU/Ac				4		8	105		3			13	133
	30-40 HU/Ac		14		28									42
	Mobile Home				3					82				85
	Res Planned Com	1,715		5,521	165	3			164	35				7,603
Subtotal	9,286	26,840	12,665	8,853	8,313	14,612	9,162	31,322	19,164	137	1,441	1,701	143,496	
Commercial/Industrial	Industrial	300	62	1,328	698	558	1,042	541	51	3,341		282	87	8,290
	Comm-Retail	116	170	156	432	503	252	578	289	166		131	106	2,899
	Comm-Office	40	61	185	234	207	186	682	593	72		94	6	2,360
	Subtotal	456	293	1,669	1,364	1,268	1,480	1,801	933	3,579		507	199	13,549
Other Non-Residential	Mixed Use		66	458	1,076	74	383	251	347	645				3,300
	Public Facility	1,394	1,912	567	1,060	771	12,033	917	1,204	3,358	10	94	105	23,425
	Public Parks	1,495	4,886	1,518	2,561	729	7,565	1,284	7,337	4,308		200	142	32,025
	Private Rec	509	1,232	360	249	282	2,643	378	1,752	1,135		79	205	8,824
	Floodplain	152	242	83	130	85	144	437	1,066	645			19	3,003
	Subtotal	3,550	8,338	2,986	5,076	1,941	22,768	3,267	11,706	10,091	10	373	471	70,577
Total Acres		13,292	35,471	17,320	15,293	11,522	38,860	14,230	43,961	32,834	147	2,321	2,371	227,622

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

1/ Excludes the Town of Herndon.

2/ Excludes the Town of Vienna.

3/ Excludes the Town of Clifton.

Table 11.4
Acres of Land by Planned Land Use by Planning District
Fairfax County, January 2004

Planned Land Use		Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper Potomac 2/	Vienna 3/	Fairfax County
Residential	.1-.2 HU/Ac			8,751	438	1		2,023			20,976			3,222		35,411
	.2-.5 HU/Ac			11	1,416			1,431	1,442	1	1,522			10,433	317	16,573
	.5-1 HU/Ac	302		115	1,393	45		54	507		1,545			5,838	645	10,444
	1-2 HU/Ac	1,456	205	3,089	709	510	624	275	5,272		2,215	274	857	1,599	1,794	18,879
	2-3 HU/Ac	4,130	1,859	2,651	1,821	864	126	230	2,701	5,334	4,748	2,449	1,805	2,882	2,694	34,294
	3-4 HU/Ac	298	20	619	229	1,491	106		884	710	150	1,633	994	1,381	1,228	9,743
	4-5 HU/Ac	28	60	161	50	27	21	155	129	99	300	55	171	181	122	1,559
	5-8 HU/Ac	71	25	908	355	35	193	356	55	408	342	278	73	123	165	3,387
	8-12 HU/Ac	155	24	237	83	105	4	196	44	298	174	3	133	245	219	1,920
	12-16 HU/Ac	78	27	54	58	100	35	31	44	15		5		56		503
	16-20 HU/Ac	183	298	263	413	319	82	64	148	740	40	27	59	187	97	2,920
	20-30 HU/Ac			3		3			102	8			4		13	133
	30-40 HU/Ac								14				28			42
	Mobile Home			82						3						85
	Res Planned Com			1		3					1,287		756	5,556		7,603
Subtotal	6,701	2,518	16,945	6,965	3,503	1,191	4,815	11,342	7,616	33,299	4,724	4,880	31,703	7,294	143,496	
Commercial/ Industrial	Industrial	553	12	2,399	25	87	177	372	442	3	93	38	1,355	2,529	205	8,290
	Comm-Retail	182	226	163	229	169	97	87	382	262	149	62	265	267	359	2,899
	Comm-Office	121	71	463	360	266	28	83	202	133	16	142	62	319	94	2,360
	Subtotal	856	309	3,025	614	522	302	542	1,026	398	258	242	1,682	3,115	658	13,549
Other Non-Residential	Mixed Use		74	716	228	198		355	12	138		148	818	560	53	3,300
	Public Facility	813	214	3,480	933	508	77	11,441	1,695	552	1,239	655	458	822	538	23,425
	Public Parks	1,316	156	3,229	1,611	339	100	5,881	1,923	1,261	7,656	2,160	638	4,773	982	32,025
	Private Rec	196	140	798	334	49	29	389	263	1,770	2,236	180	219	1,642	579	8,824
	Floodplain	171	27	651	475	30	25	58	120	67	844	7	143	257	128	3,003
Subtotal	2,496	611	8,874	3,581	1,124	231	18,124	4,013	3,788	11,975	3,150	2,276	8,054	2,280	70,577	
Total Acres	10,053	3,438	28,844	11,160	5,149	1,724	23,481	16,381	11,802	45,532	8,116	8,838	42,872	10,232	227,622	

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 11.5
Acres of Land by Planned Land Use by Human Services Region
Fairfax County, January 2004

Planned Land Use		Region 1	Region 2	Region 3 1/	Region 4 2/	Fairfax County
Residential	.1-.2 HU/Ac	2,023	1	3,329	30,058	35,411
	.2-.5 HU/Ac	1,432		13,608	1,533	16,573
	.5-1 HU/Ac	76	423	8,129	1,816	10,444
	1-2 HU/Ac	1,397	3,507	7,950	6,025	18,879
	2-3 HU/Ac	10,662	8,691	7,301	7,640	34,294
	3-4 HU/Ac	3,341	2,891	2,276	1,235	9,743
	4-5 HU/Ac	479	296	243	541	1,559
	5-8 HU/Ac	1,140	362	553	1,332	3,387
	8-12 HU/Ac	664	462	387	407	1,920
	12-16 HU/Ac	51	250	90	112	503
	16-20 HU/Ac	890	1,033	646	351	2,920
	20-30 HU/Ac	12	3	115	3	133
	30-40 HU/Ac	28		14		42
	Mobile Home	3			82	85
	Res Planned Com	165	3	5,521	1,914	7,603
Subtotal	22,363	17,922	50,162	53,049	143,496	
Commercial/Industrial	Industrial	1,740	857	3,080	2,613	8,290
	Comm-Retail	683	750	949	517	2,899
	Comm-Office	420	565	610	765	2,360
	Subtotal	2,843	2,172	4,639	3,895	13,549
Other Non-Residential	Mixed Use	1,459	322	575	944	3,300
	Public Facility	13,075	1,903	2,802	5,645	23,425
	Public Parks	10,126	2,427	8,604	10,868	32,025
	Private Rec	2,889	551	2,327	3,057	8,824
	Floodplain	274	410	744	1,575	3,003
	Subtotal	27,823	5,613	15,052	22,089	70,577
Total Acres		53,029	25,707	69,853	79,033	227,622

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 11.6
Acres of Vacant and Underutilized Residential Land and
Acres of Vacant Nonresidential Land by Planned Land Use by Supervisor District
Fairfax County, January 2004

Planned Land Use		Braddock	Dranesville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Providence	Springfield 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	Fairfax County
Residential	.1-.2 HU/Ac	183	814				1,720	6	4,266	4,372				11,361
	.2-.5 HU/Ac	19	1,609	46			905	72	179	129				2,959
	.5-1 HU/Ac	36	367	299		16	112	164	45	181	53			1,273
	1-2 HU/Ac	87	1,018	127	113	217	310	126	342	271		4		2,615
	2-3 HU/Ac	168	212	127	349	268	771	275	93	80		15	29	2,387
	3-4 HU/Ac	11	38	1	248	33	83	122	37	93		129	13	808
	4-5 HU/Ac	5	22		31	18	86	34	46	12				254
	5-8 HU/Ac	3	2	2	56	24	118	17	25	66				313
	8-12 HU/Ac	2		5	19	2	86	21	6	18		9		168
	12-16 HU/Ac		4	29			4	6						43
	16-20 HU/Ac	2	14		16	9	19	45	6	5		15	1	132
	20-30 HU/Ac				1									1
	30-40 HU/Ac				3									3
	Mobile Home				2									2
	Res Planned Com	70		112	3					1				186
Subtotal	586	4,100	748	841	587	4,214	888	5,046	5,227	53	172	43	22,505	
Commercial/ Industrial	Industrial	27	14	298	296	42	243	39	3	1,320		41	3	2,326
	Comm-Retail	3	4	4	21	10	42	63	2	6		7	1	163
	Comm-Office	2	10	97	53	13	67	99	184	20		2		547
	Subtotal	32	28	399	370	65	352	201	189	1,346		50	4	3,036
Other Non-Residential	Mixed Use			111	28	1	196	25	59	312				732
	Public Facility	2	39	29	50	10	385	6	11	90			2	624
	Public Parks	14	231	147	235	39	564	51	80	540		13		1,914
	Private Rec		277	12	16	13	421	13	93	172			2	1,019
	Floodplain	7	58	12	66	39	62	68	363	171				846
	Subtotal	23	605	311	395	102	1,628	163	606	1,285		13	4	5,135
Total Acres		641	4,733	1,458	1,606	754	6,194	1,252	5,841	7,858	53	235	51	30,676

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

1/ Excludes the Town of Herndon.

2/ Excludes the Town of Vienna.

3/ Excludes the Town of Clifton.

Table 11.7

**Acres of Vacant and Underutilized Residential Land and
Acres of Vacant Nonresidential Land by Planned Land Use by Planning District
Fairfax County, January 2004**

Planned Land Use		Bull Run	Fairfax	Jefferson	Lower Potomac	Pohick 1/	Springfield	Upper Potomac 2/	McLean	Mount Vernon	Vienna 3/	Annan-dale	Baileys	Lincol-nia	Rose Hill	Fairfax County
Residential	.1-2 HU/Ac	4,612	199		1,376	4,360		814								11,361
	.2-5 HU/Ac	5	105		868	234		1,494	245	1	7					2,959
	.5-1 HU/Ac	9	172	2	20	216		646	90		103	15				1,273
	1-2 HU/Ac	505	72	43	185	112	196	83	1,009		180	108	16	71	35	2,615
	2-3 HU/Ac	70	148	89	101	259	83	112	177	556	205	143	116	62	266	2,387
	3-4 HU/Ac	100	34	50		9	150	136	38	75	82	22	7		105	808
	4-5 HU/Ac	3	3		68	48	11	12	22	37	31	8	6	4	1	254
	5-8 HU/Ac	78	17	1	54	16	9	6	2	64	2	3	2	18	41	313
	8-12 HU/Ac	18	5	2	80	4	10	14		13	19	1	1	1		168
	12-16 HU/Ac			6	4			30	3							43
	16-20 HU/Ac	7	25	2	10		2	28	3	23	22	1	9			132
	20-30 HU/Ac						1									1
	30-40 HU/Ac						3									3
	Mobile Home									2						2
	Res Planned Com					7	67	112								186
Subtotal	5,407	780	195	2,766	5,265	532	3,487	1,589	771	651	301	157	156	448	22,505	
Commercial/ Industrial	Subtotal	1,121	97	77	230	8	399	811	98	36	22	51	7	17	62	3,036
	Industrial	981	6	1	155	4	376	679	49		4	41	1	15	14	2,326
	Comm-Retail	5	3	14	23	4	20	16	36	17	16	3	2	2	2	163
	Comm-Office	135	88	62	52		3	116	13	19	2	7	4		46	547
Other Non-Residential	Subtotal	1,253	228	46	1,375	400	181	806	161	193	112	59	27	26	268	5,135
	Mixed Use	301	53	15	196			128		4	10		1		24	732
	Public Facility	65	5	4	359	4	8	75	21	31	4	8	1	2	37	624
	Public Parks	468	64	21	423	82	88	280	105	94	53	40	2		194	1,914
	Private Rec	179	40		365	43	11	278	9	55	20	1	12		6	1,019
	Floodplain	240	66	6	32	271	74	45	26	9	25	10	11	24	7	846
Total Acres	7,781	1,105	318	4,371	5,673	1,112	5,104	1,848	1,000	785	411	191	199	778	30,676	

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 11.8

**Acres of Vacant and Underutilized Residential Land and
Acres of Vacant Nonresidential Land by Planned Land Use by Human Services Region
Fairfax County, January 2004**

Planned Land Use		Region 1	Region 2	Region 3 1/	Region 4 2/	Fairfax County
Residential	.1-.2 HU/Ac	1,376		830	9,155	11,361
	.2-.5 HU/Ac	869		1,851	239	2,959
	.5-1 HU/Ac	21	19	978	255	1,273
	1-2 HU/Ac	397	316	1,199	703	2,615
	2-3 HU/Ac	1,109	576	444	258	2,387
	3-4 HU/Ac	331	135	204	138	808
	4-5 HU/Ac	117	56	18	63	254
	5-8 HU/Ac	174	24	21	94	313
	8-12 HU/Ac	105	24	14	25	168
	12-16 HU/Ac	4	6	33		43
	16-20 HU/Ac	35	32	53	12	132
	20-30 HU/Ac	1				1
	30-40 HU/Ac	3				3
	Mobile Home	2				2
	Res Planned Com	3		112	71	186
Subtotal	4,547	1,188	5,757	11,013	22,505	
Commercial/ Industrial	Industrial	539	60	731	996	2,326
	Comm-Retail	62	36	55	10	163
	Comm-Office	120	96	119	212	547
	Subtotal	721	192	905	1,218	3,036
Other Non-Residential	Mixed Use	224	26	128	354	732
	Public Facility	435	15	76	98	624
	Public Parks	799	68	487	560	1,914
	Private Rec	437	16	317	249	1,019
	Floodplain	128	68	118	532	846
	Subtotal	2,023	193	1,126	1,793	5,135
Total Acres	7,291	1,573	7,788	14,024	30,676	

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water or small areas of land unable to be zoned or developed.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.