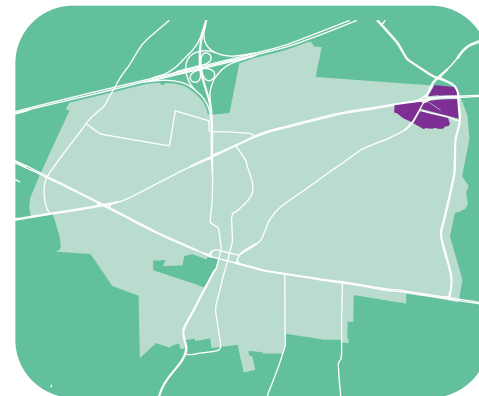


Fairfax Circle **FACT BOOK**



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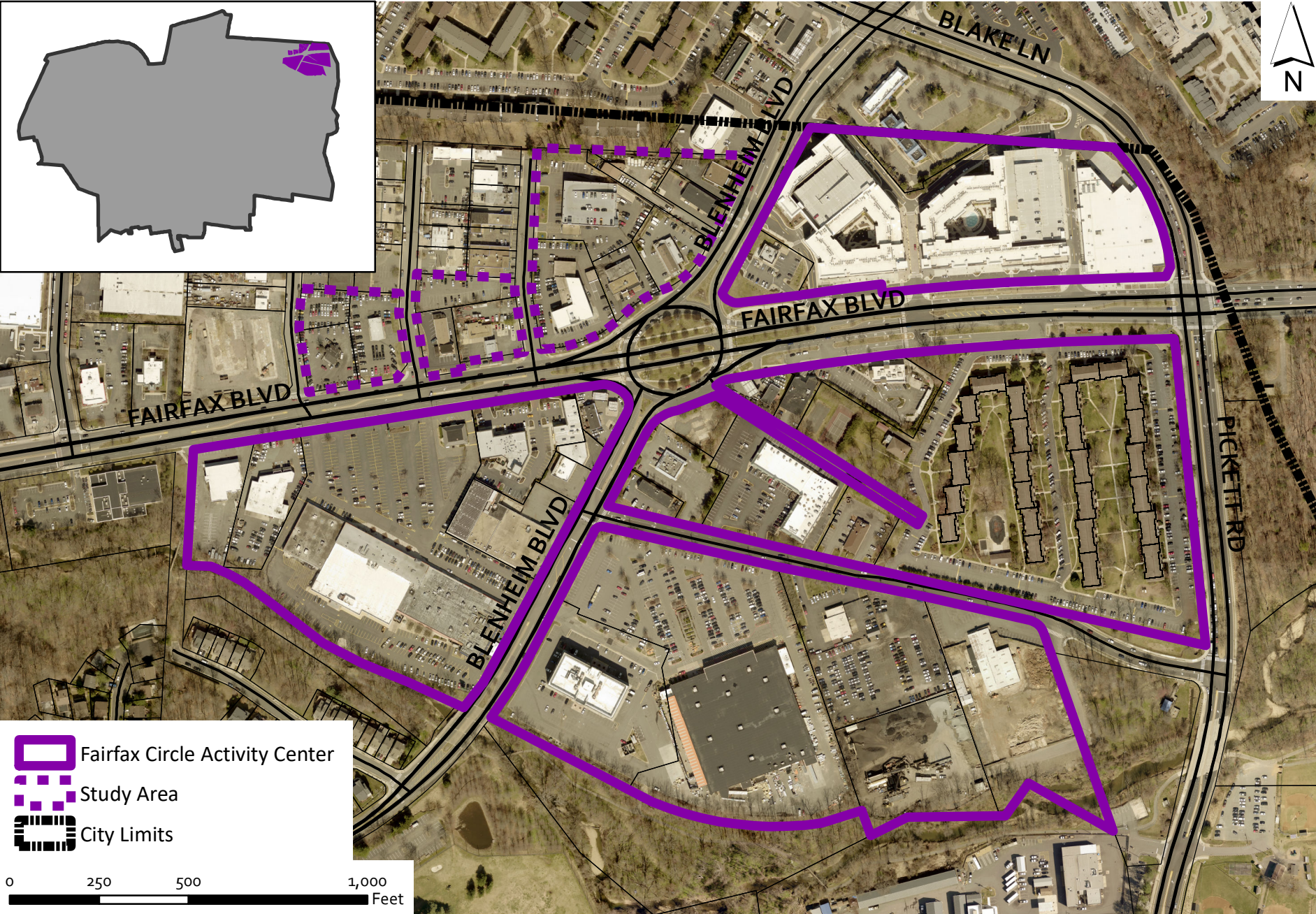
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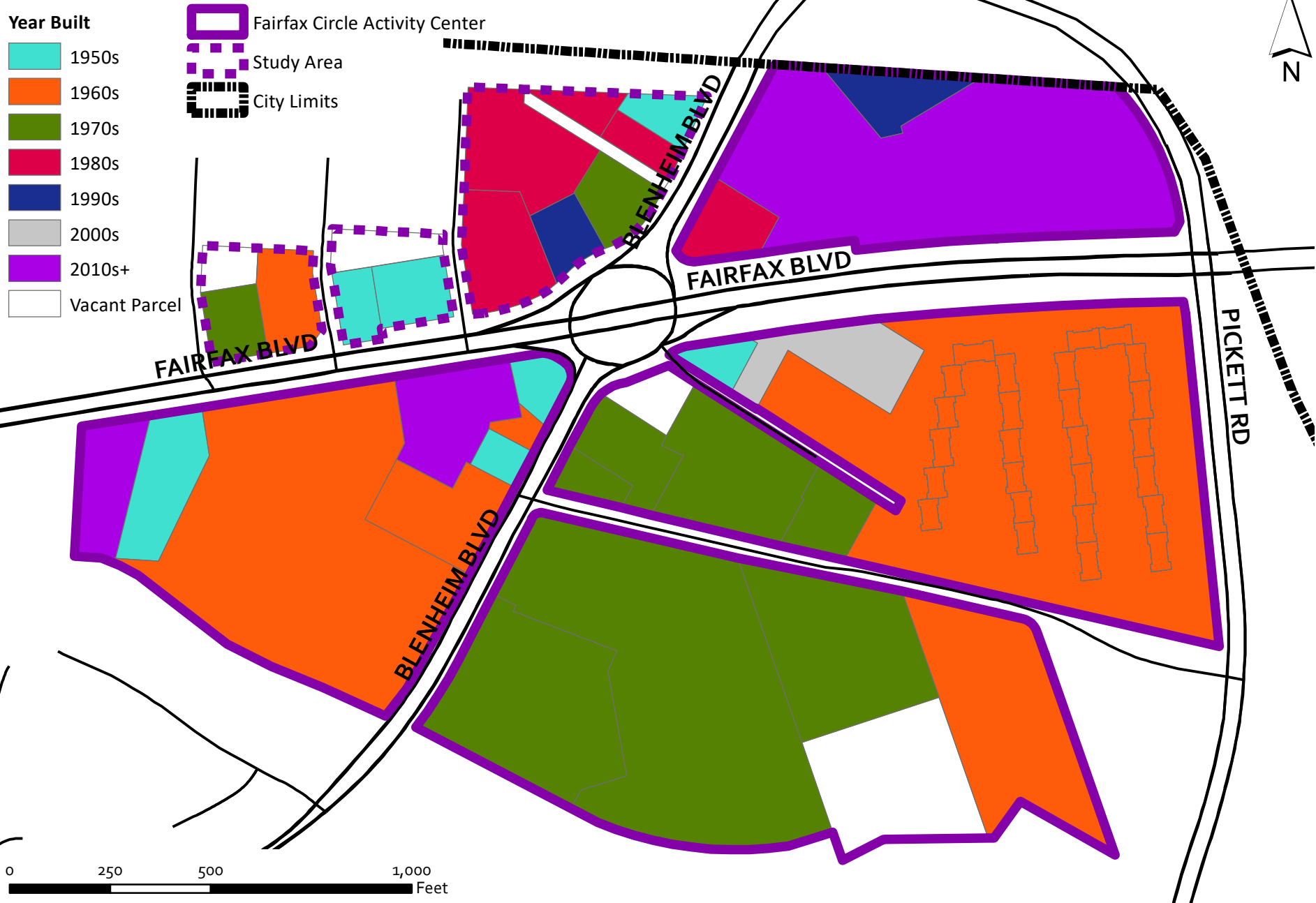
Fairfax Circle Activity Center Context



Fairfax Circle

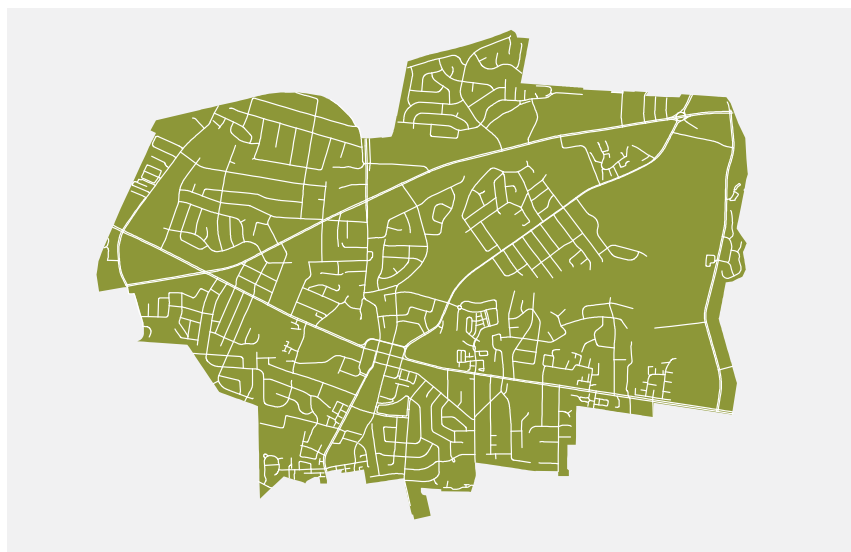


Fairfax Circle Building Ages

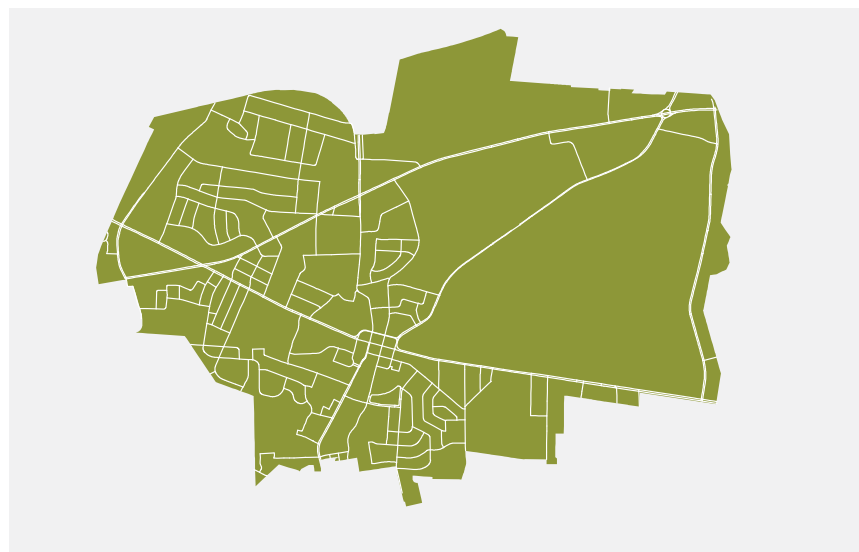


Transportation Network

TOTAL VEHICULAR NETWORK



FUNCTIONAL VEHICULAR NETWORK



A comparison of the entire City of Fairfax street grid to a functional grid, where all roads can be used to make connections to any other part of the city, paints a stark picture. The east side of the city almost entirely consists of neighborhoods isolated by physical barriers. The west side of the city is far more integrated with the city center and areas immediately northwest, southwest, and south of city boundaries. When the trail network and other non-motorized connections are introduced, the east side, as well as the city as a whole, sees much higher network connectivity.

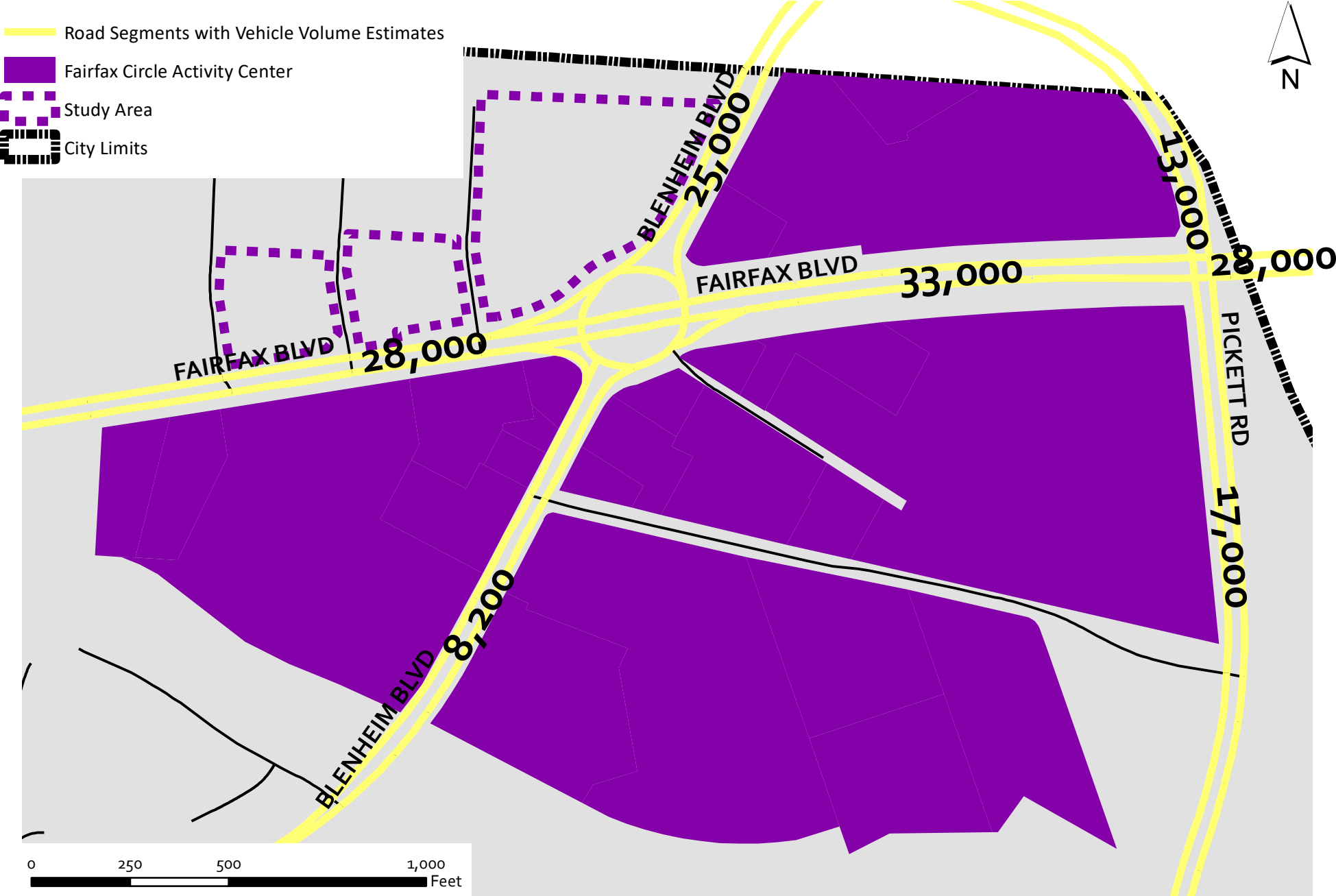
FUNCTIONAL NON-MOTORIZED NETWORK



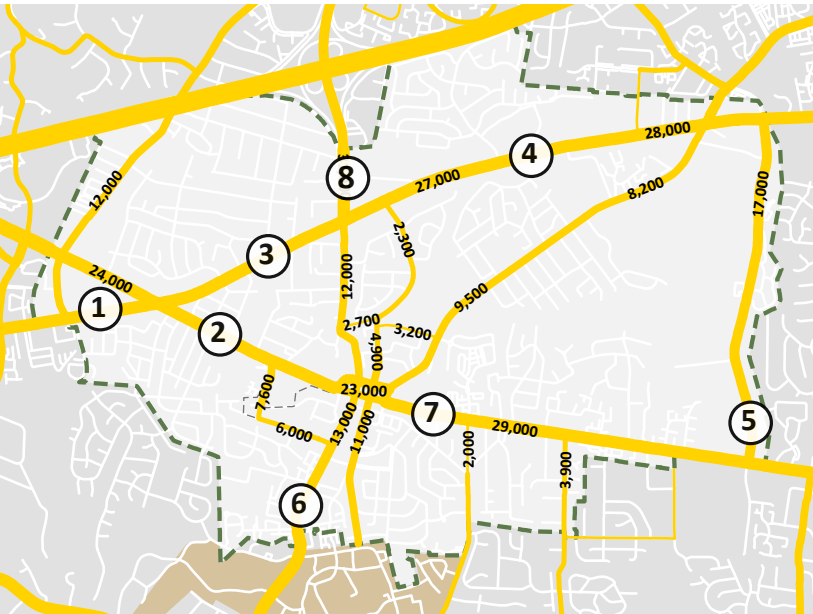
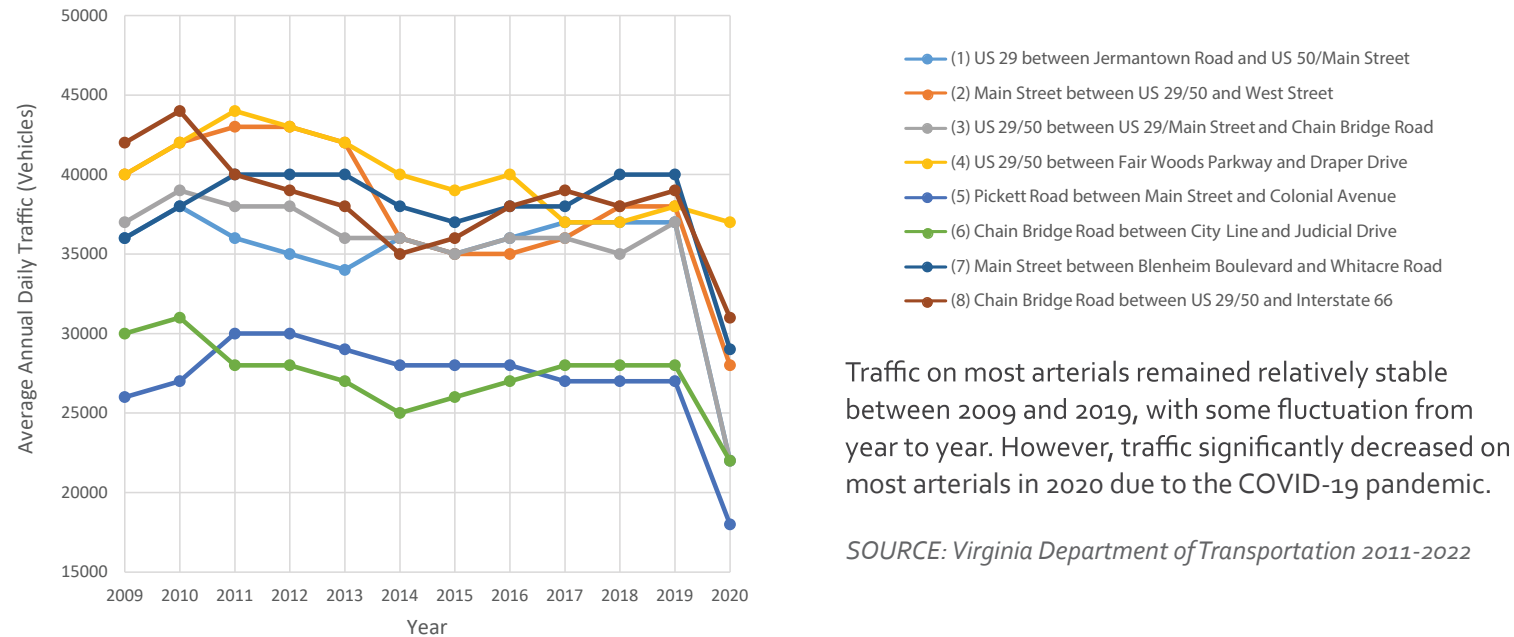
PREPARED BY NELSON\NYGAARD

SOURCE: Fairfax City, 2016

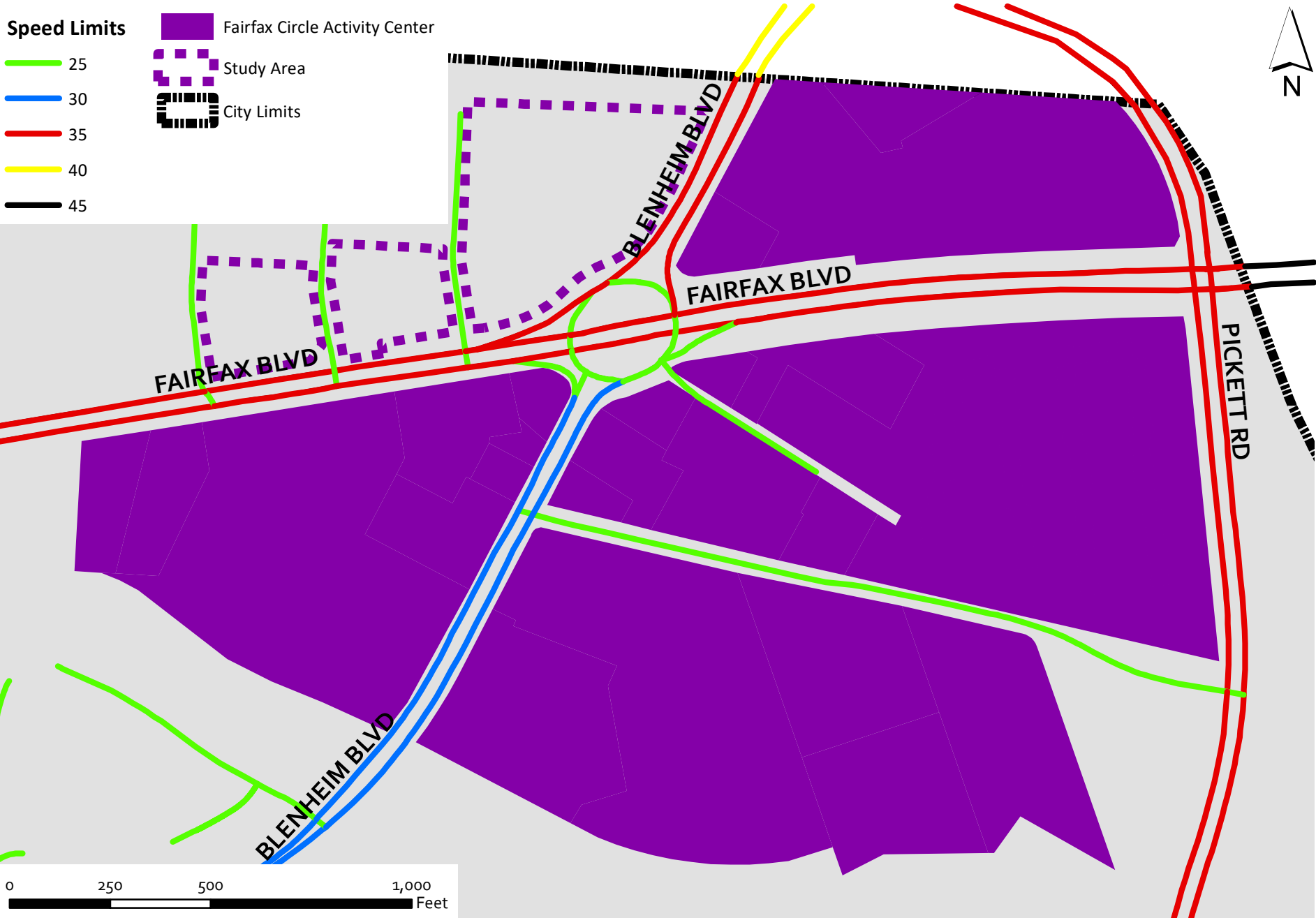
Fairfax Circle Annual Average Daily Traffic Volume Estimates, 2020



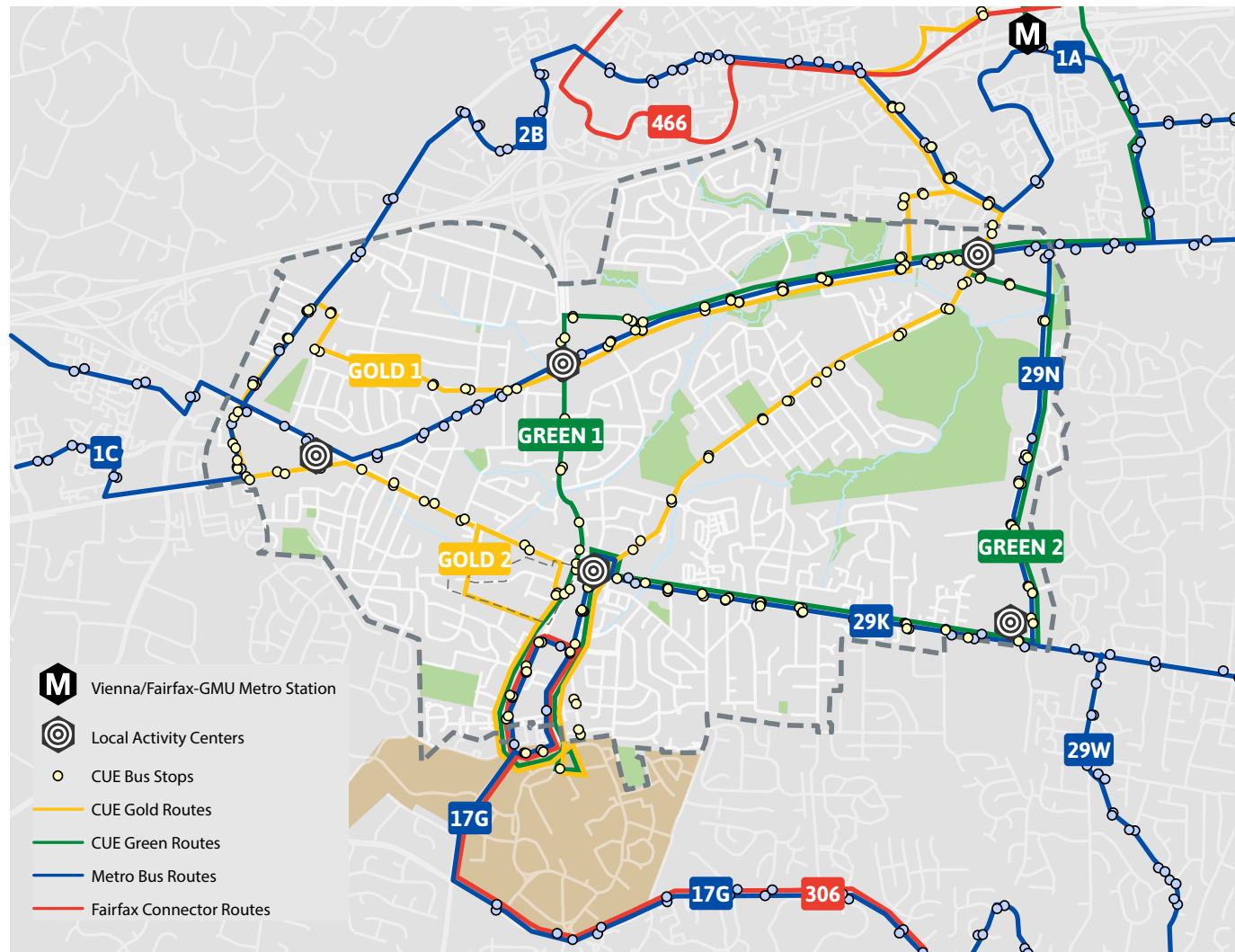
Annual Traffic Trends



Fairfax Circle Posted Speed Limits



Transit Coverage

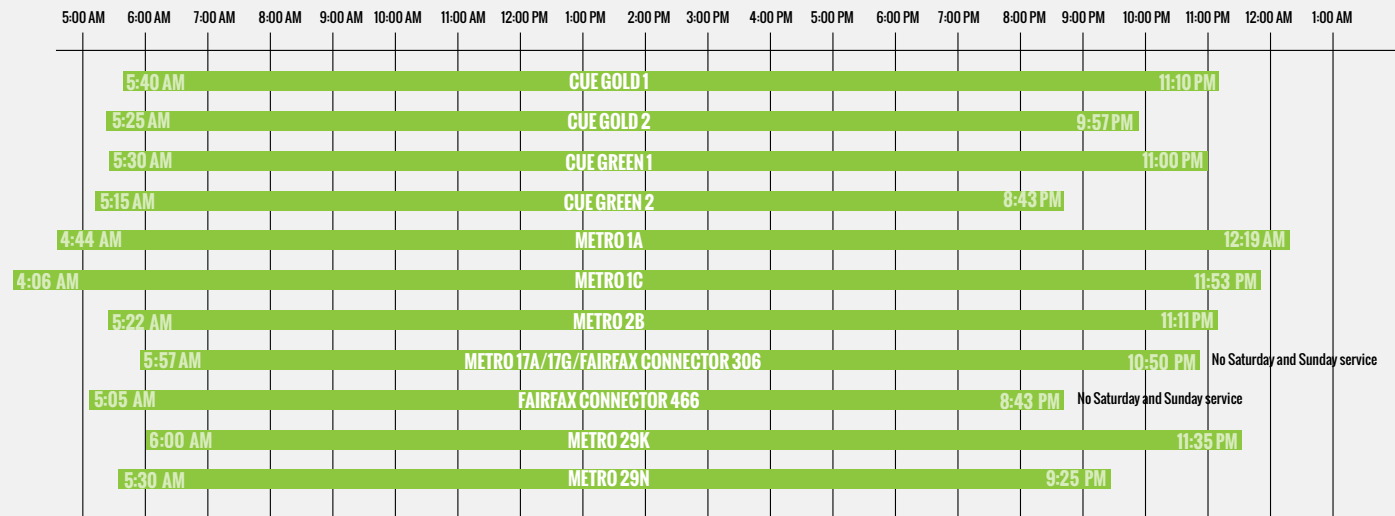


The City of Fairfax is crisscrossed by a mix of CUE, Metro, and Fairfax Connector bus service. Multiple routes serve each of the local activity centers, the Vienna/Fairfax Metro station, and George Mason University.

SOURCE: Washington Metropolitan Area Transit Authority, City-University Energysaver, Fairfax Connector, 2016
 PREPARED BY NELSON\NYGAARD

Transit Frequency And Span

WEEKDAY START AND STOP TIMES

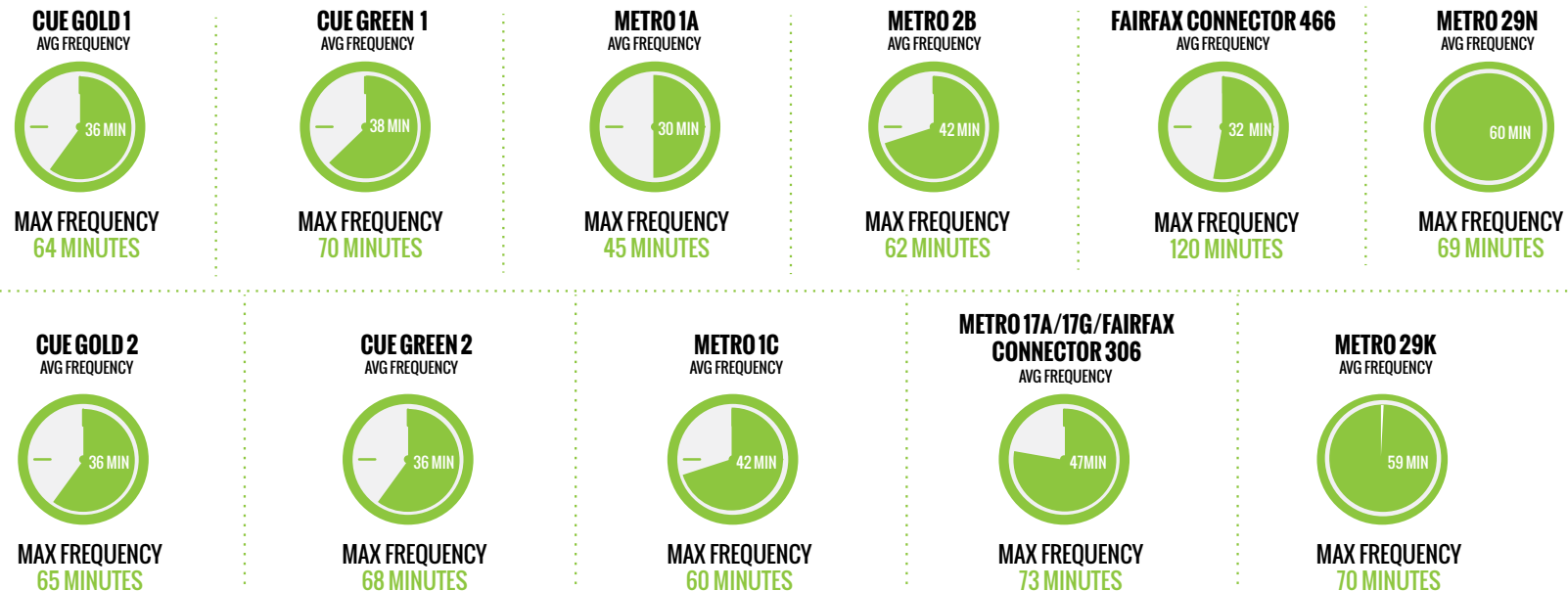


All routes run from early in the morning well into the evening on weekdays. There is Saturday and Sunday coverage on all but a pair of route groups.

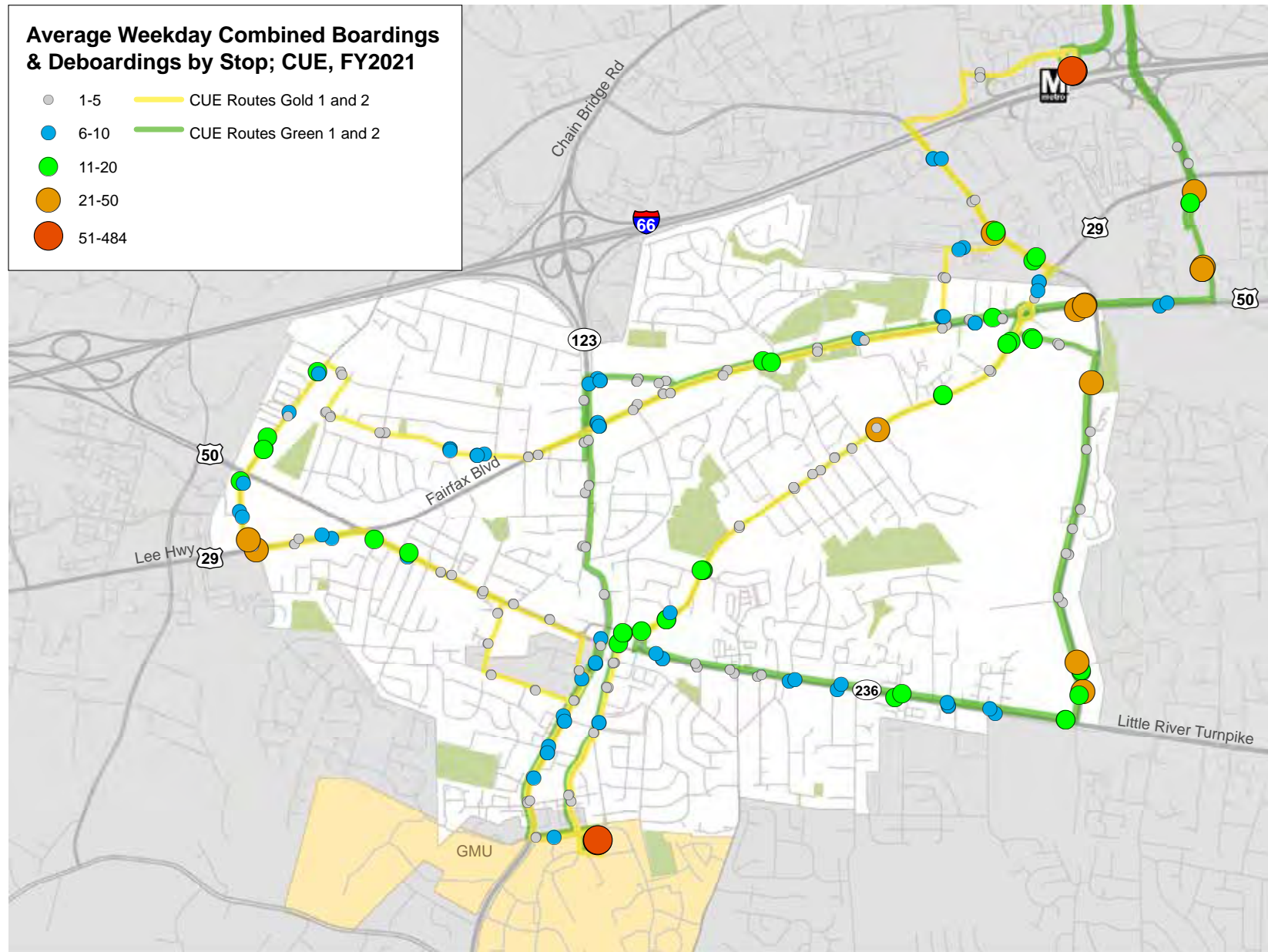
SOURCE: Washington Metropolitan Area Transit Authority, City-University Energysaver, Fairfax Connector, 2016

PREPARED BY NELSON\NYGAARD

AVERAGE TIME BETWEEN BUSES

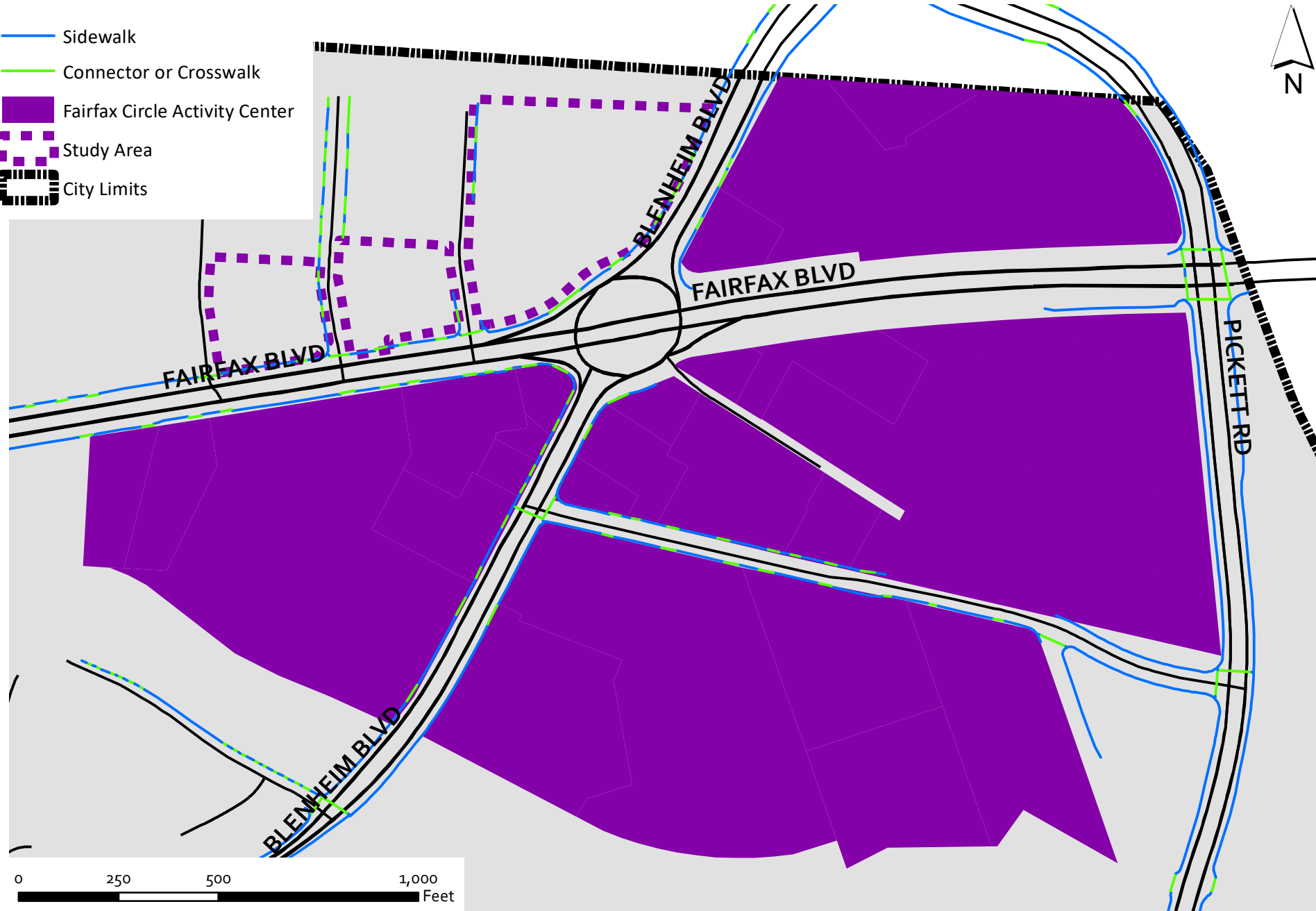


CUE Bus Ridership

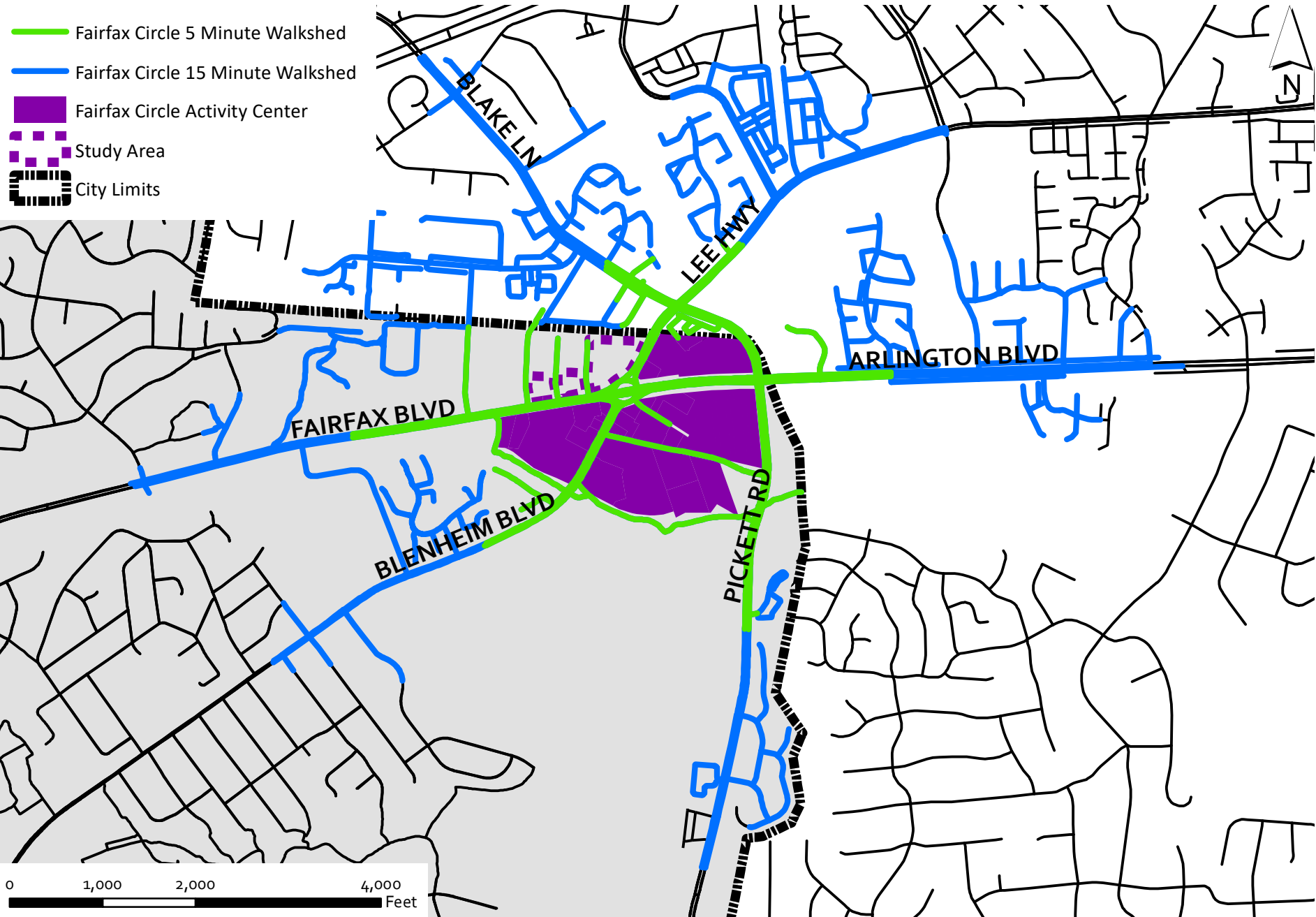


SOURCE: City of Fairfax Public Works

Fairfax Circle Sidewalk Network

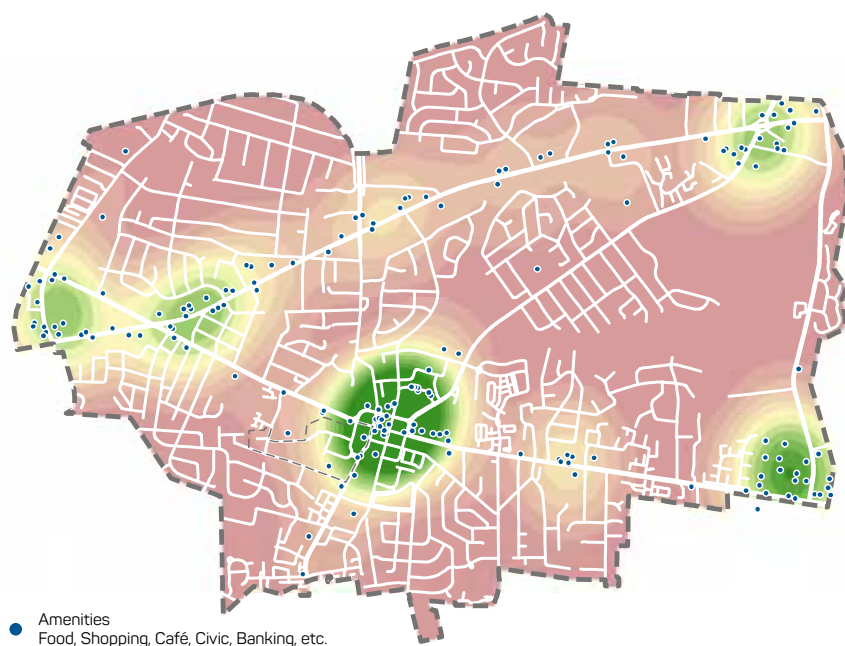


Fairfax Circle 15 Minute Walkshed



Concentration of Community Amenities and Walkable Infrastructure

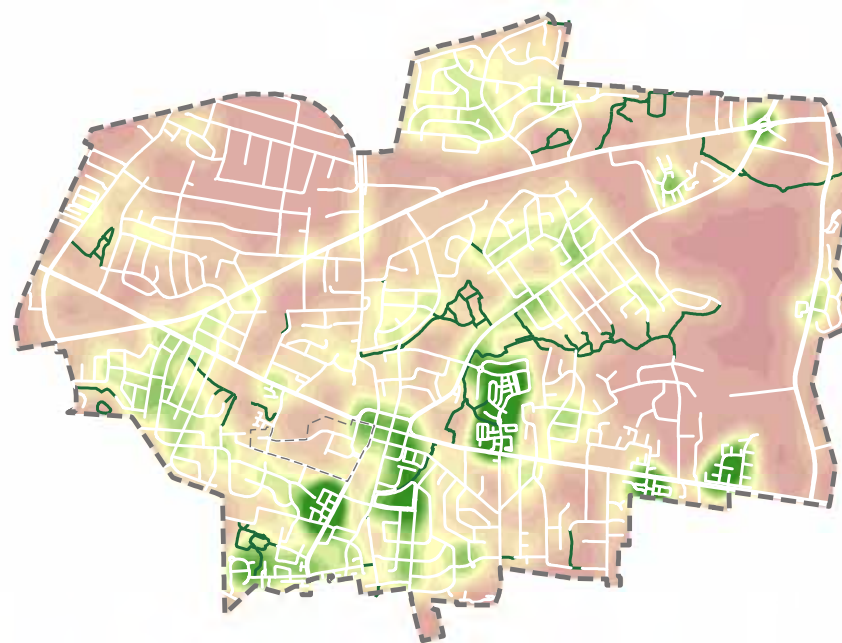
COMMUNITY AMENITY CONCENTRATION



SOURCE: Google Earth, 2016

PREPARED BY NELSON\NYGAARD

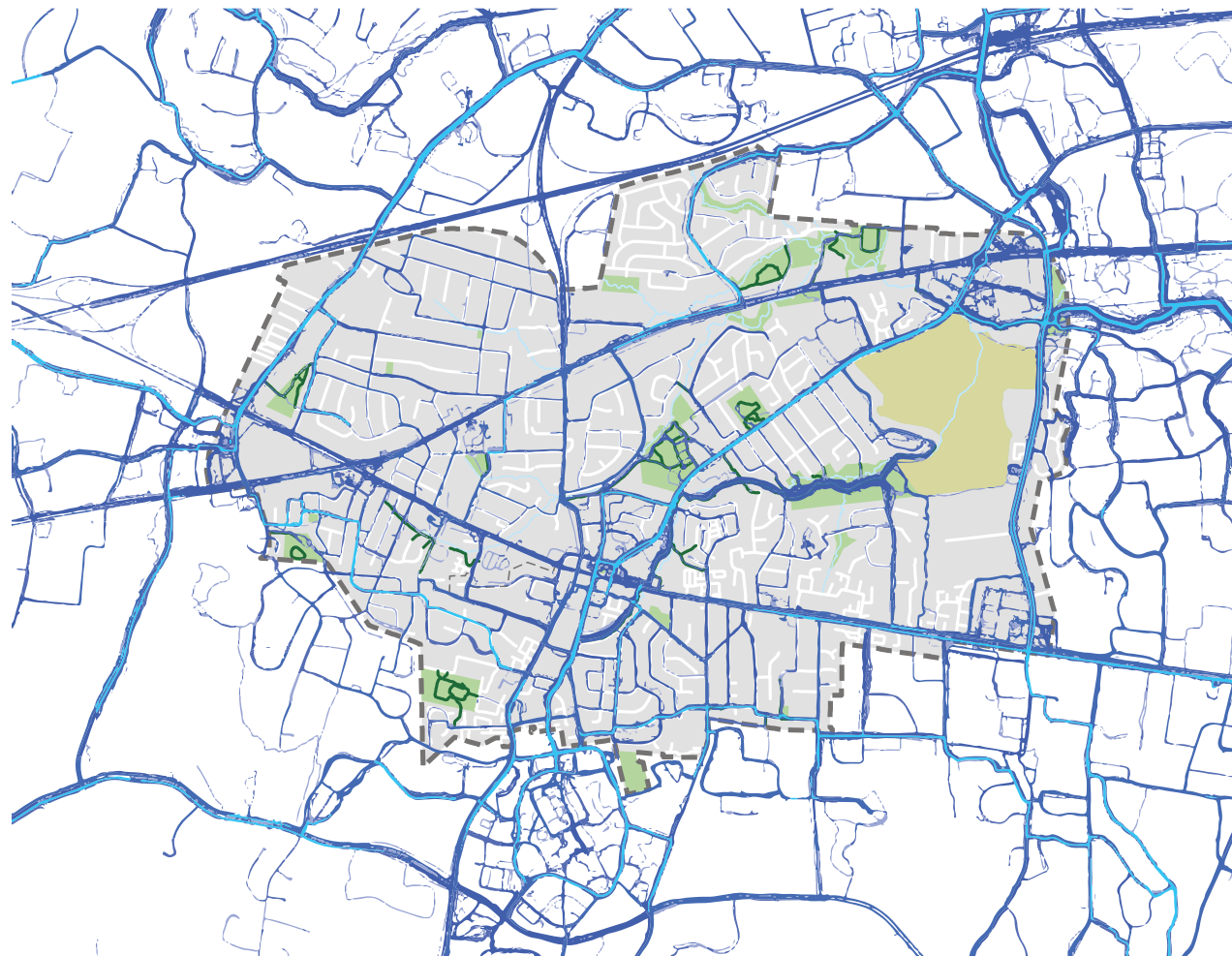
WALKABLE INFRASTRUCTURE CONCENTRATION



SOURCE: Fairfax City, 2016

Portions of the City of Fairfax could have excellent walkability based on proximity to amenities alone, however a mismatch between the location of those amenities/attractions (including restaurants, cafés, bars, both small and large format retail, pharmacies, banks, government offices, post offices, schools, and museums) and walkable infrastructure features (sidewalk coverage, high intersection density) reduces the overall attractiveness of walking in the city. While walkable areas are dispersed throughout the city, the Old Town local activity center uniquely combines a high destination count with a high concentration of walkable infrastructure. The Old Town infrastructure does come with some limitations however, sidewalks are narrow and lack a protective buffer or planting strip between the walkway and the curb.

Bicycle Activity



Other than the city's impressive off-street trail network, dedicated bicycle facilities are limited to a shared-use path along George Mason Boulevard, bicycle lanes on Breckinridge Drive, and recently installed bike lanes on Layton Hall Drive and University Drive. As a result, bicycle activity is drawn to major vehicular corridors and limits riders to those with high bicycle stress tolerance.

LEGEND

Bicycle Facilities

— Off-Street Trails

— Low Activity

— High Activity

0 0.25 0.5 1 Miles

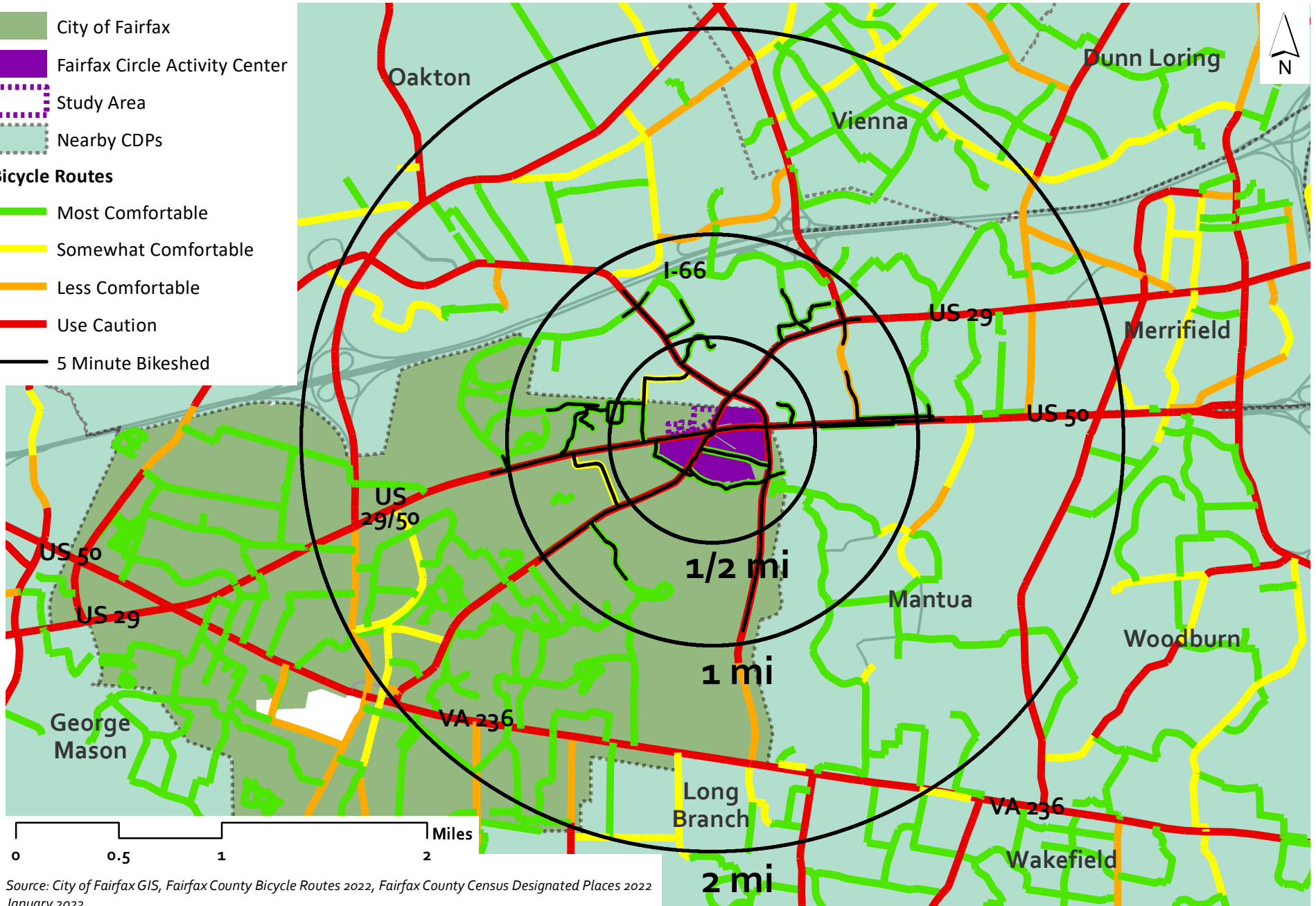
SOURCE: Quality Counts, 2012; Fairfax City, 2016
PREPARED BY NELSON\NYGAARD

Regional Bicycle Routes

- City of Fairfax
- Fairfax Circle Activity Center
- Study Area
- Nearby CDPs

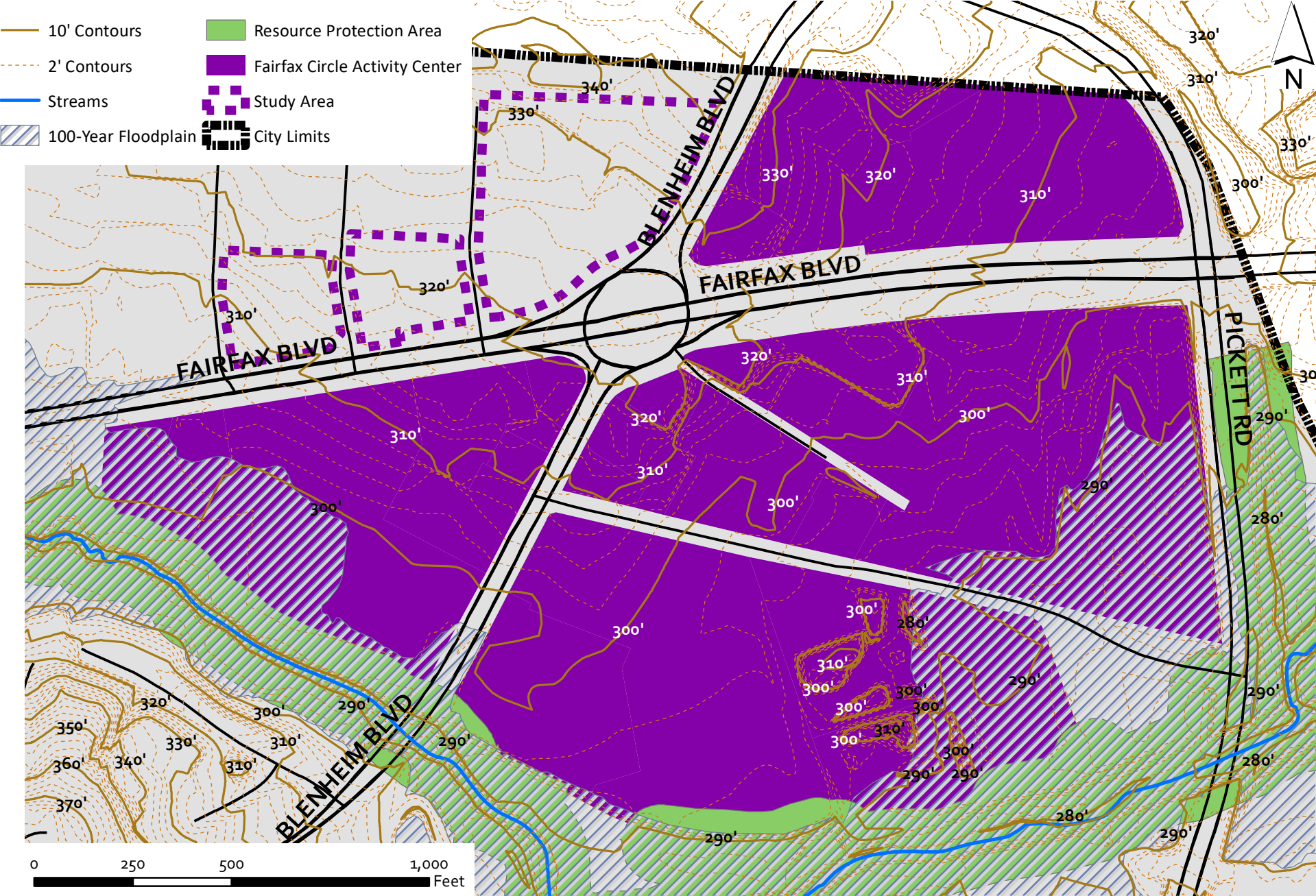
Bicycle Routes

- Most Comfortable
- Somewhat Comfortable
- Less Comfortable
- Use Caution
- 5 Minute Bikedshed



Source: City of Fairfax GIS, Fairfax County Bicycle Routes 2022, Fairfax County Census Designated Places 2022 January 2023

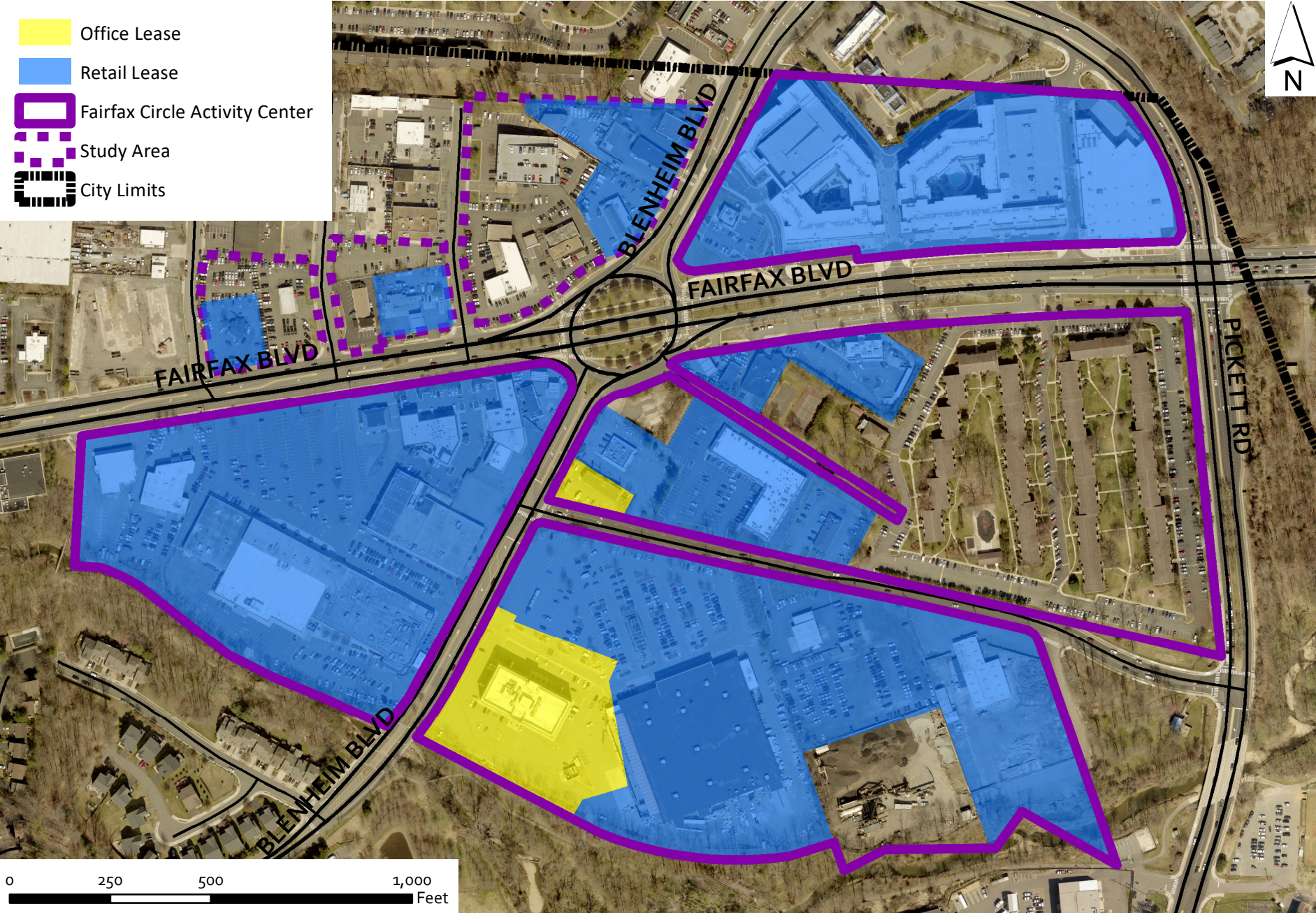
Fairfax Circle Land Constraints and Environmental Features



Fairfax Circle Building Footprints and Impervious Surface

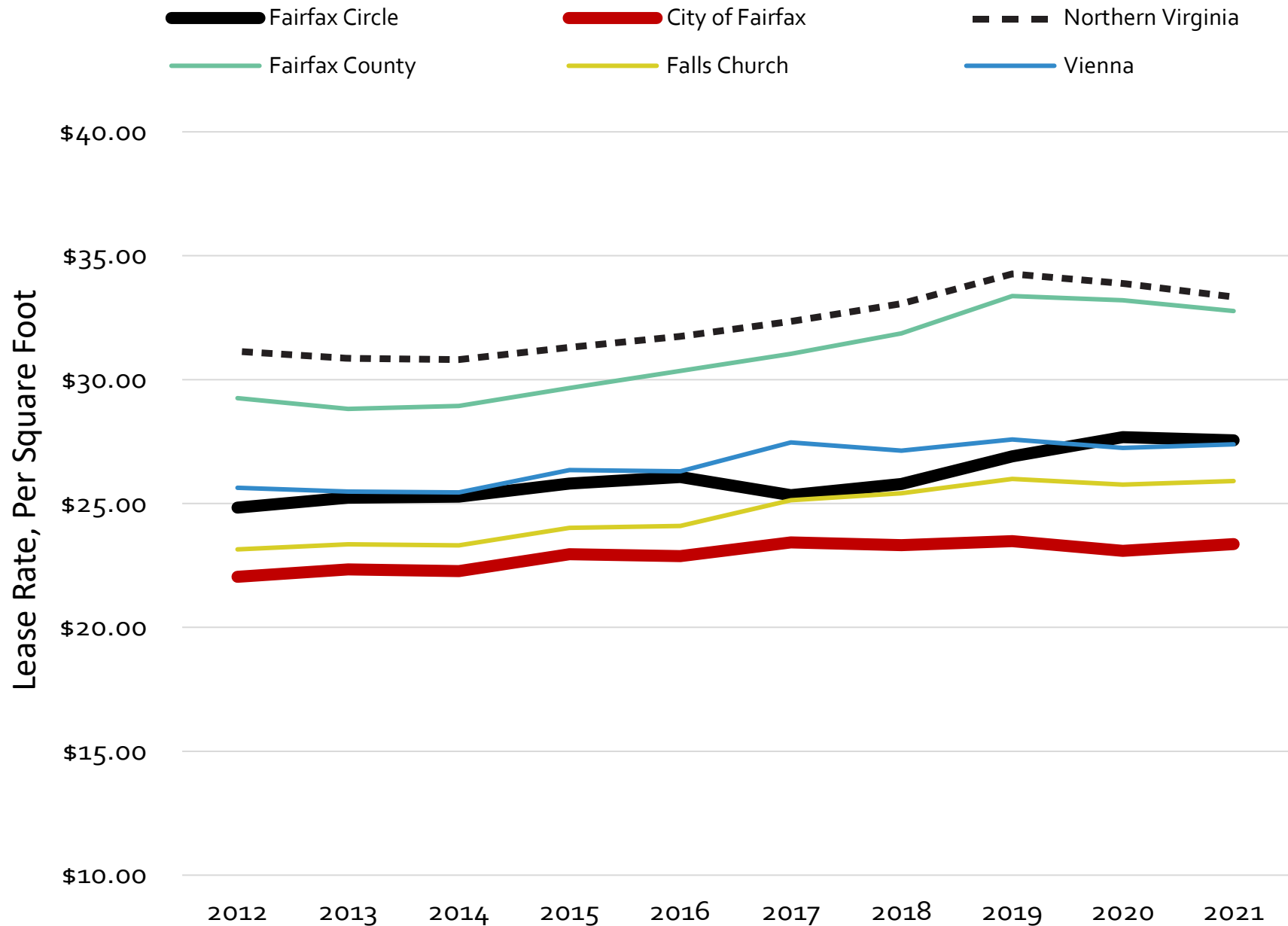


Fairfax Circle Offices and Retail Establishments Included in Office and Retail Lease Analyses (2012-2021)



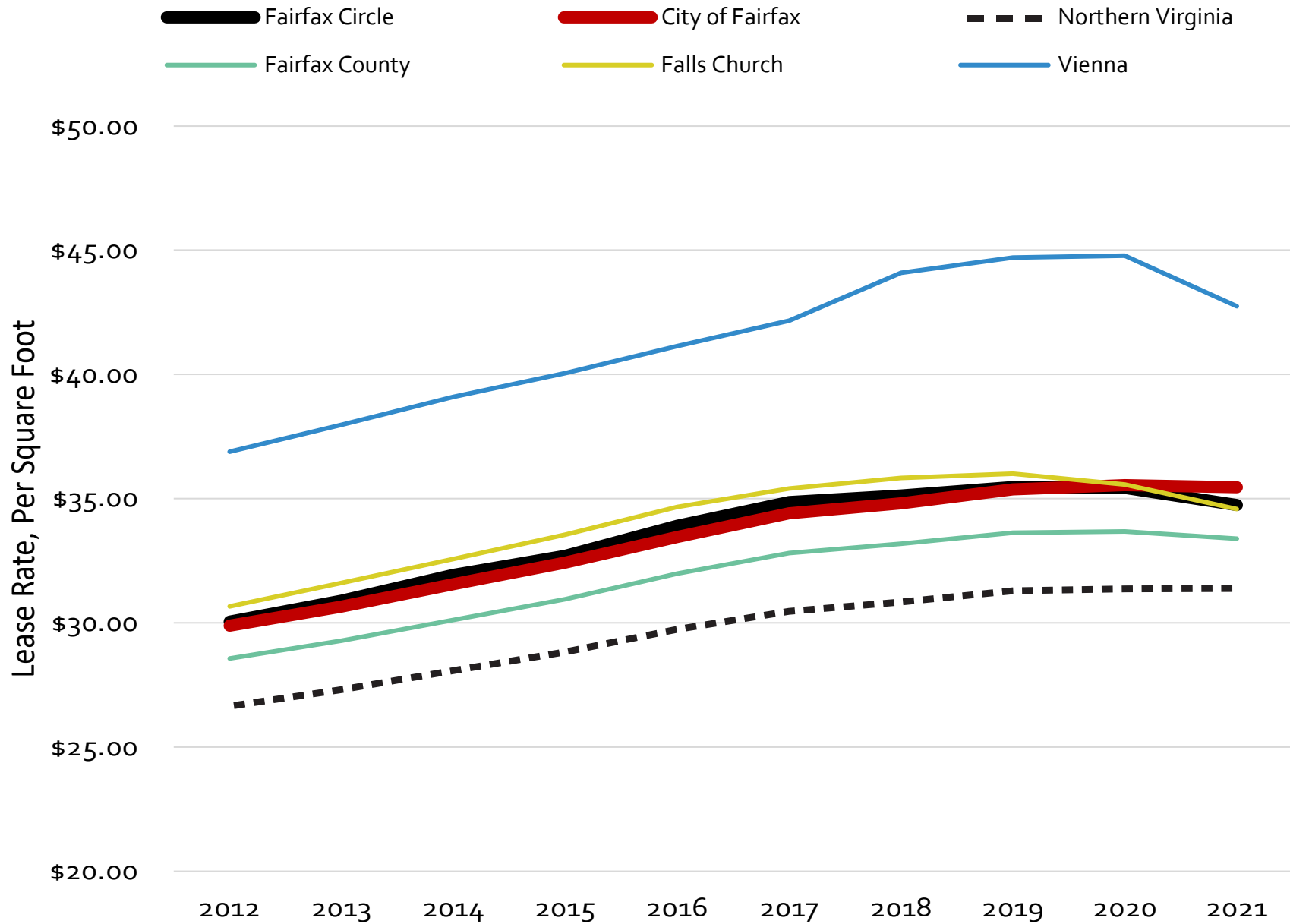
Office Lease Analysis

Fairfax Circle, City of Fairfax, and Select Northern Virginia Areas, 2012-2021



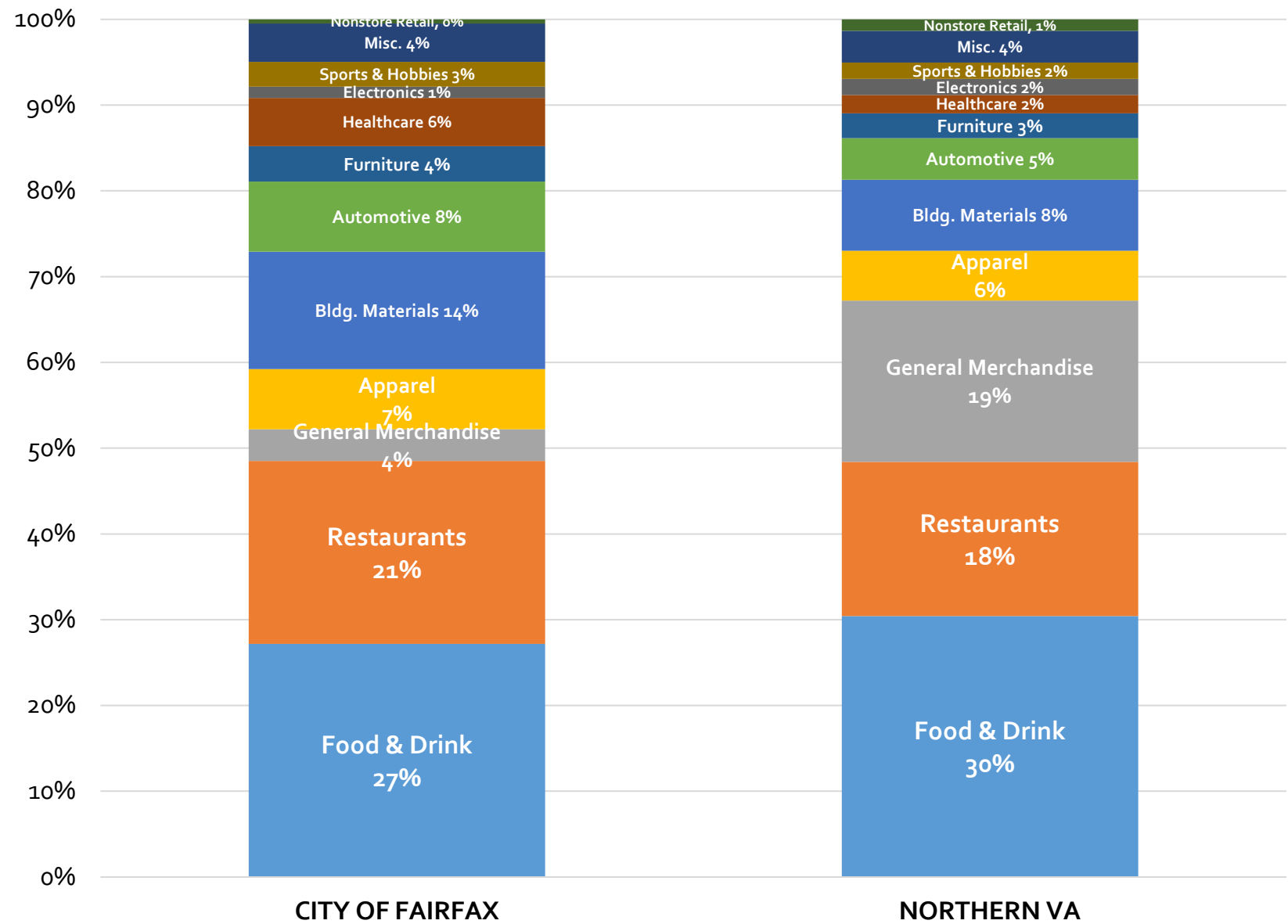
Retail Lease Analysis

Fairfax Circle, City of Fairfax, and Select Northern Virginia Areas, 2012-2021



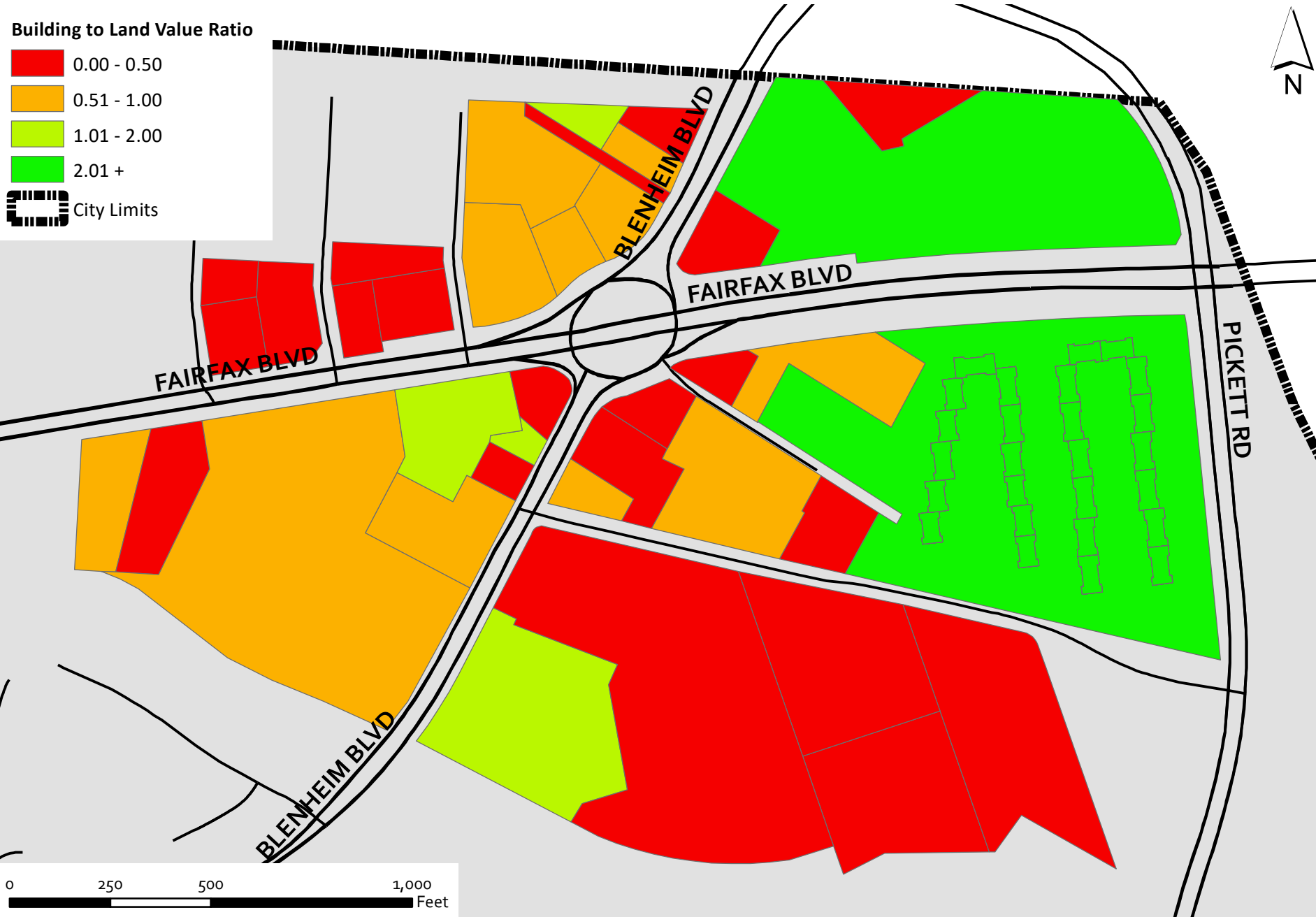
Percentage of Taxable Retail Sales

by Store Classification, 2020



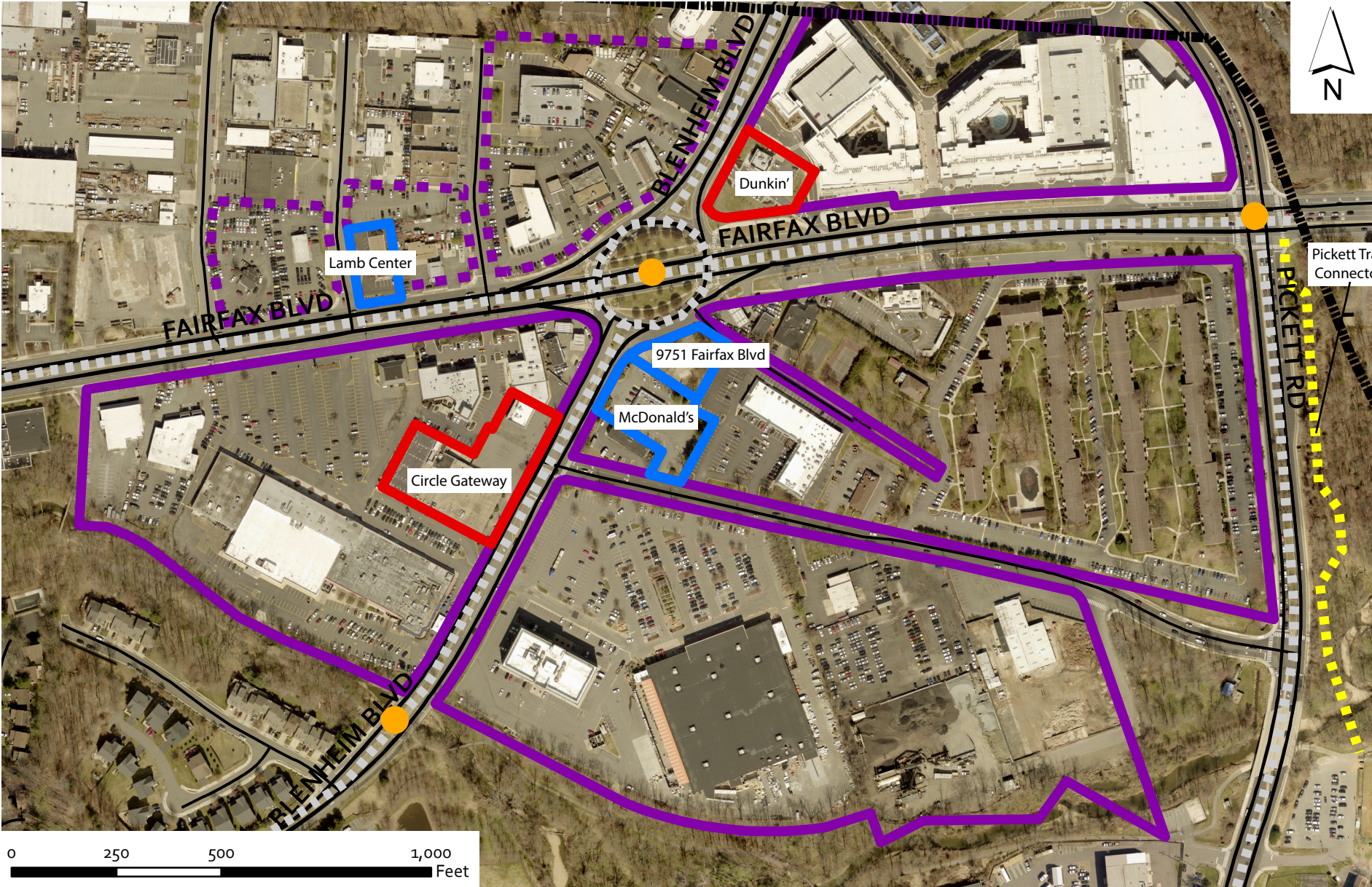
Source: Virginia Department of Taxation

Fairfax Circle Building to Land Value Ratio



Fairfax Circle Proposed and Planned Development Projects and Transportation Improvements

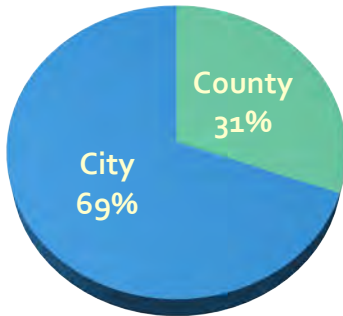
- Development Projects Under Review
- Approved Development Projects
- Proposed Long-Term Multimodal Improvements
- Planned Off-Road Bike Facility Improvements
- Proposed Bicycle Network Spot Improvements
- Fairfax Circle Activity Center
- Study Area
- City Limits



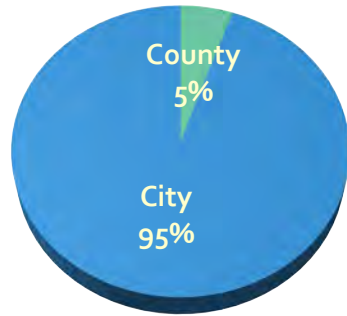
School Enrollment by Students Place of Residence and Program Capacity

Fairfax County Public Schools (FCPS) located in City of Fairfax, 2021

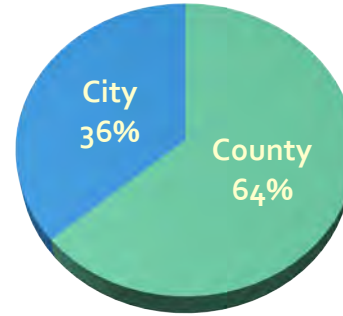
**PROVIDENCE
ELEMENTARY SCHOOL**



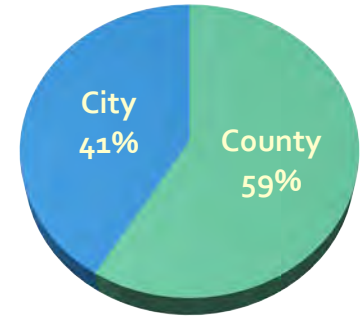
**DANIELS RUN
ELEMENTARY SCHOOL**



**JOHNSON
MIDDLE SCHOOL**



**FAIRFAX
HIGH SCHOOL**

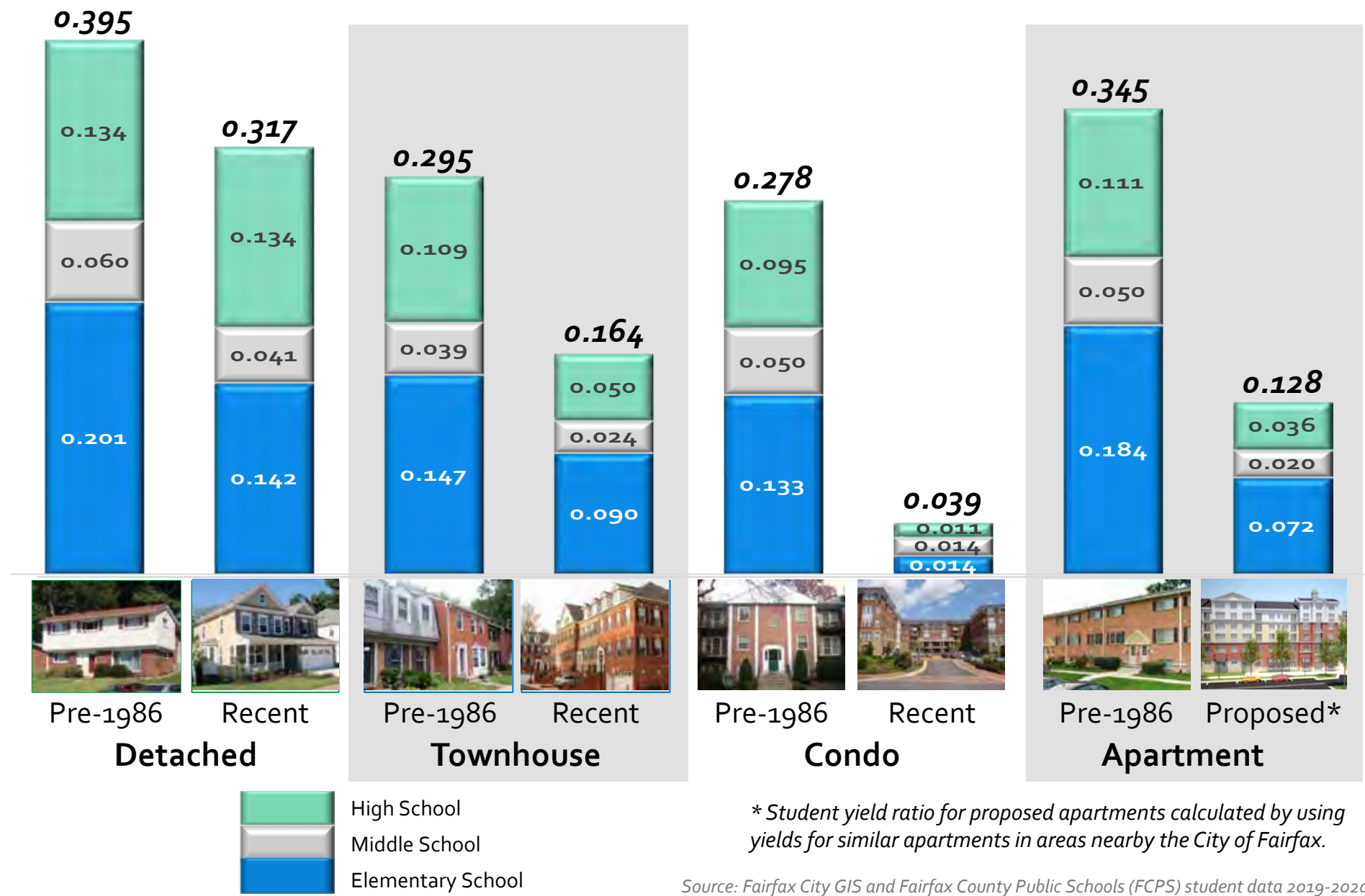


School	2021-22 Program Capacity	2021-22 Enrollment	2021-22 % of Capacity	2026-27 Projected Enrollment
Fairfax High	2,413	2,277	94%	2,245
Johnson Middle	1,150	1,072	93%	1,065
Daniels Run	849	773	91%	719
Providence	974	881	90%	843

Source: Fairfax County Public Schools (FCPS) student data 2021-22 CIP 2023-27

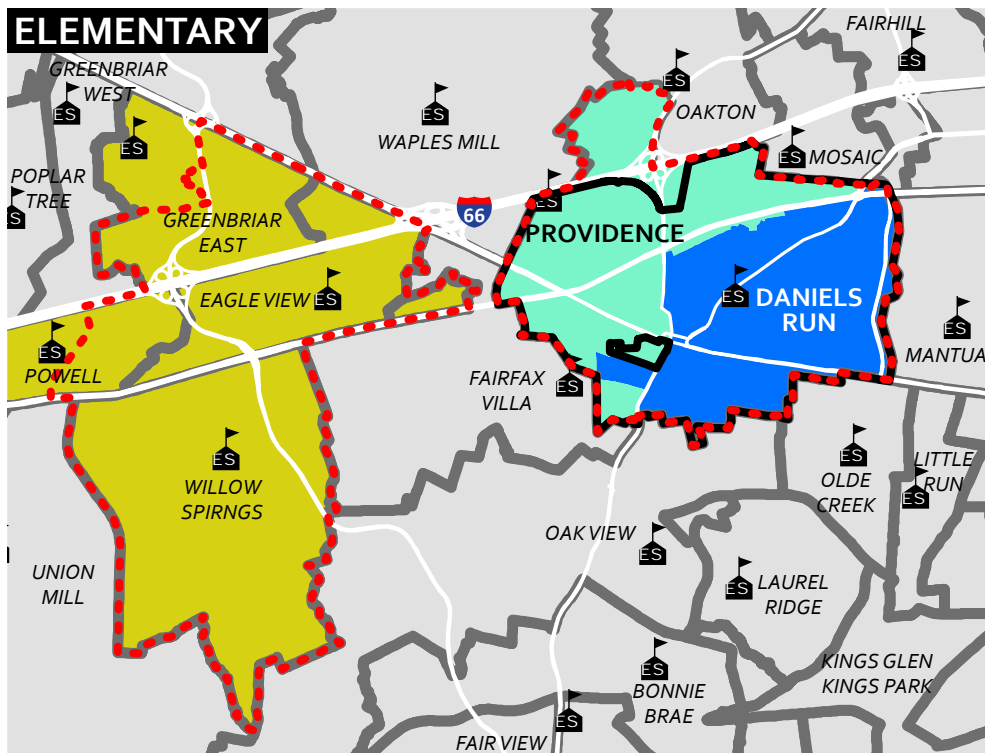
Student Yield Ratios

Fairfax City, 2019

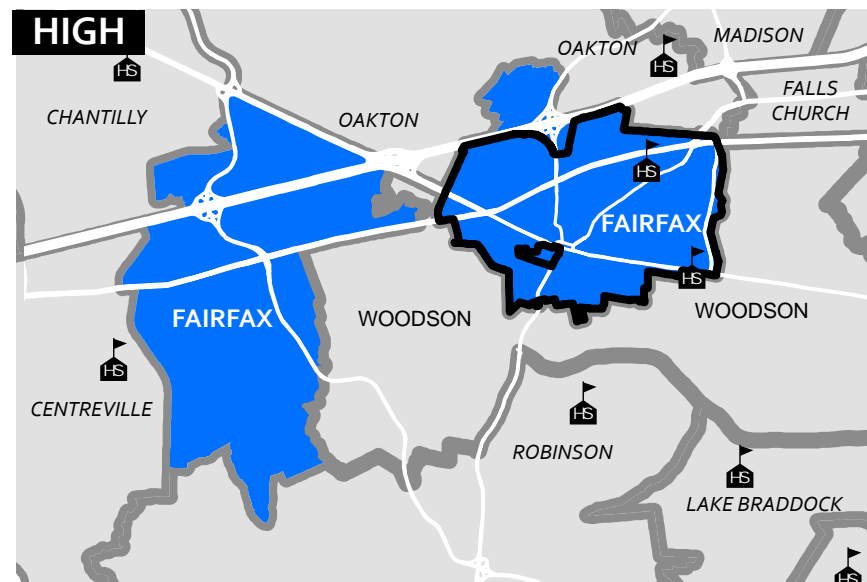
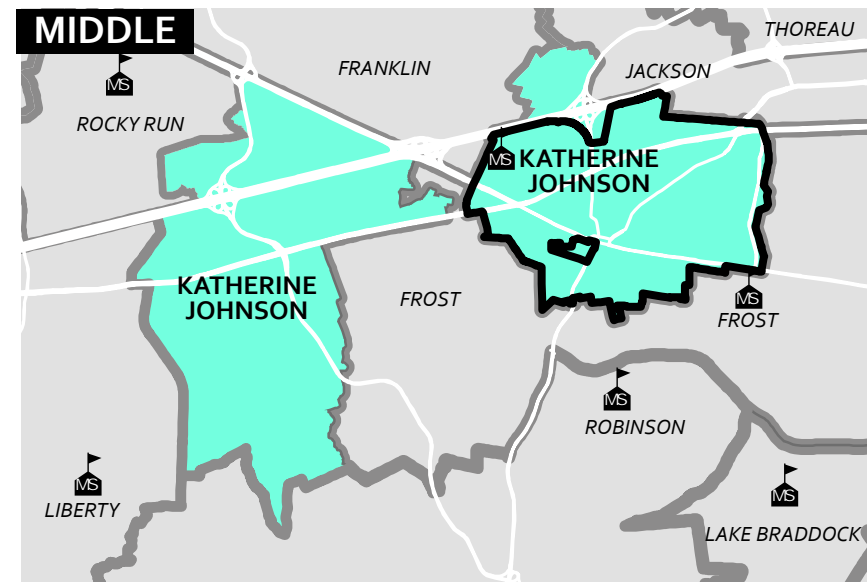
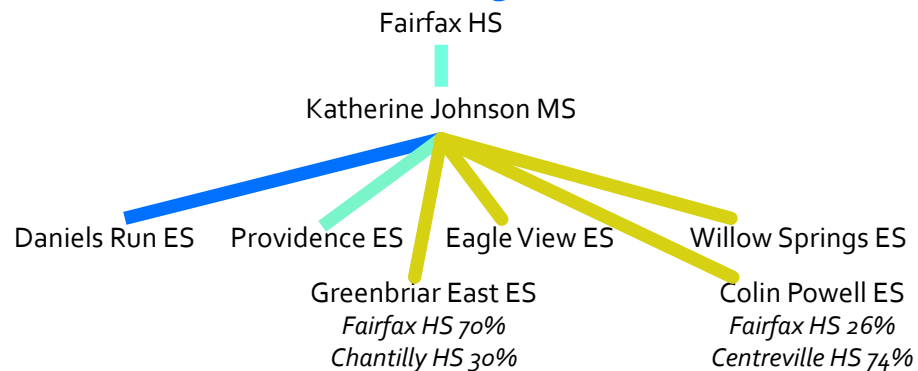


School Attendance Areas

Fairfax County Public Schools, 2016-2017

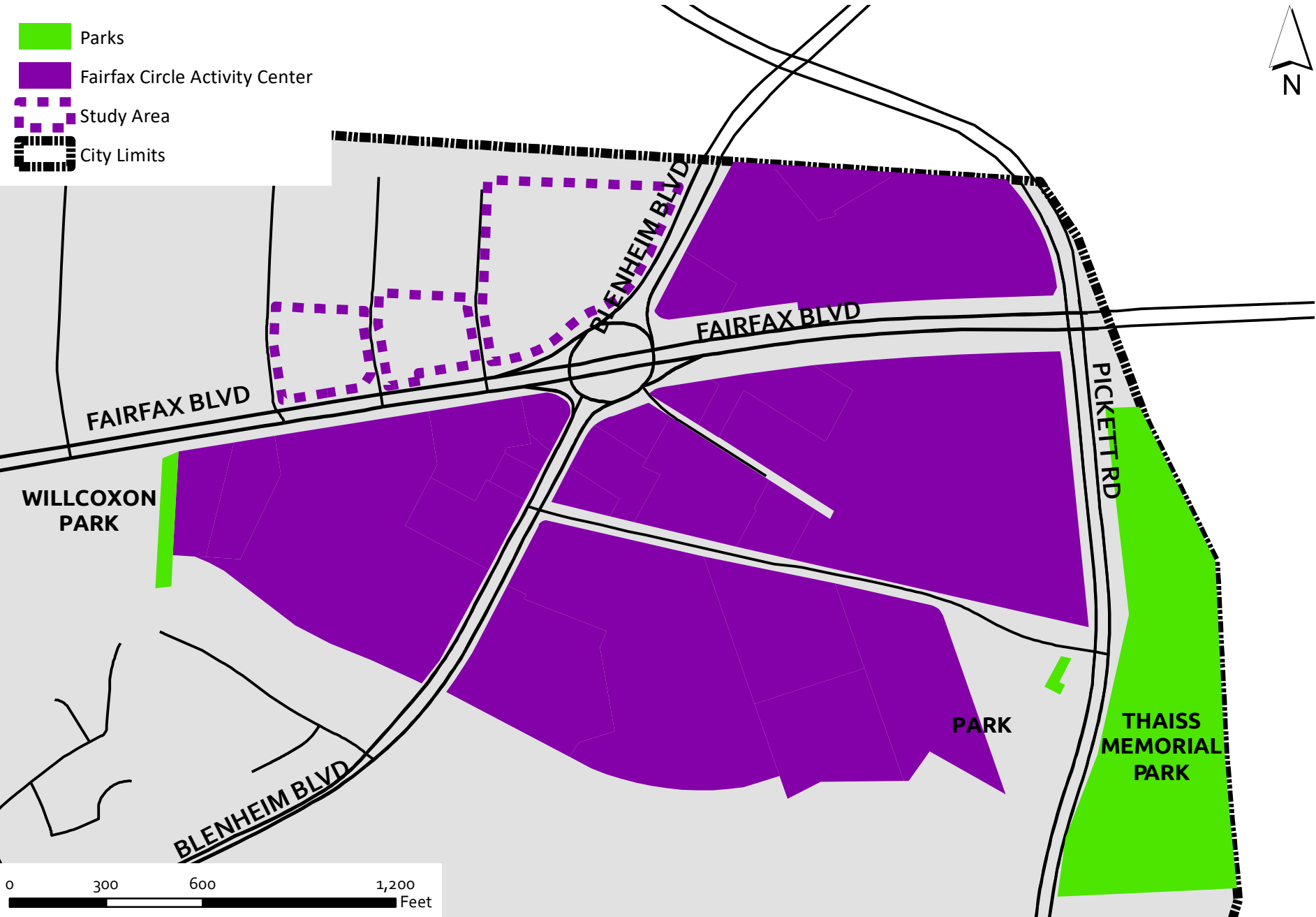


Elementary and Middle School Feeders into Fairfax High School

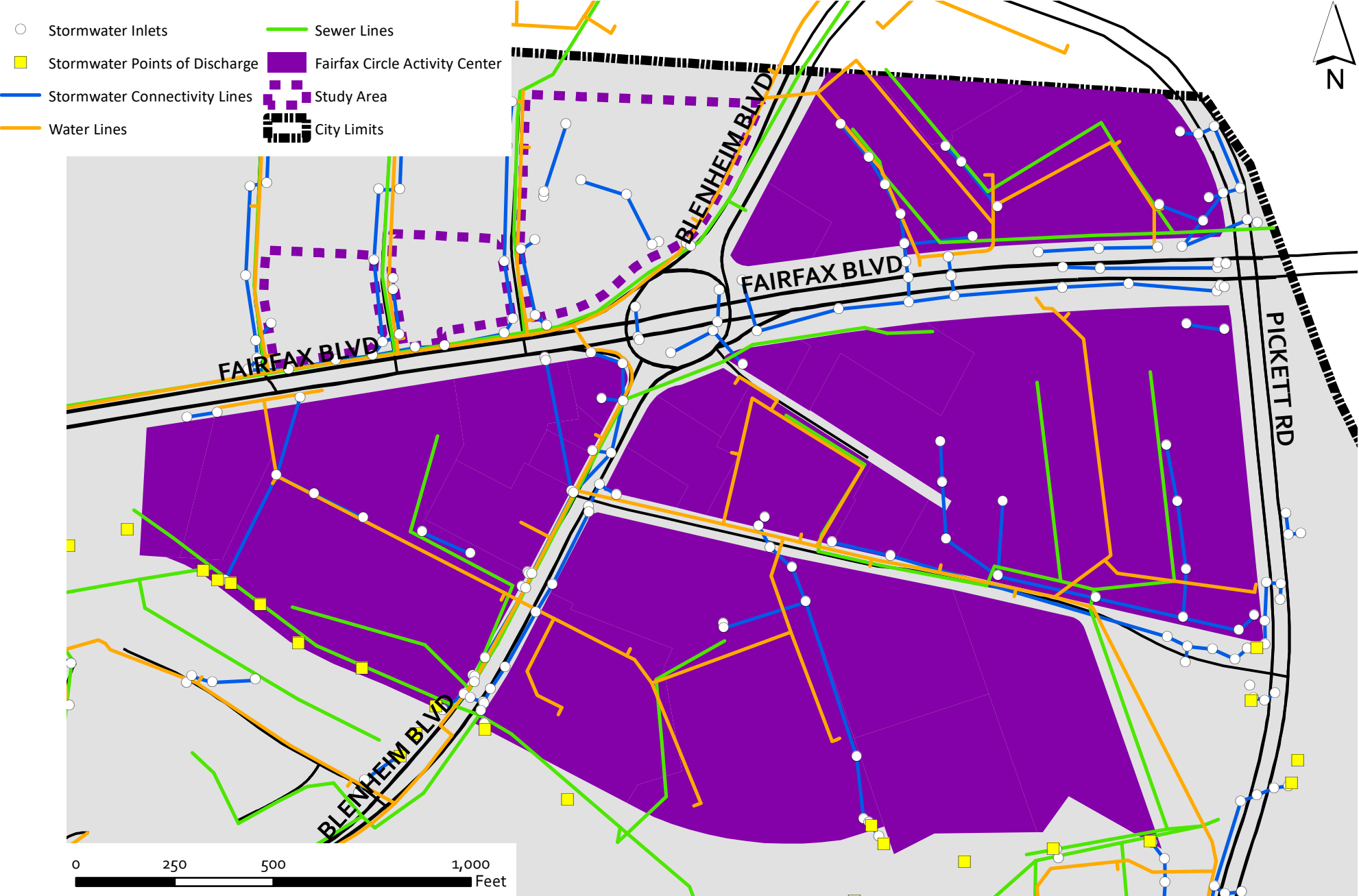


Source: Fairfax City GIS and Fairfax County School Attendance Area data 2016-2017

Fairfax Circle Parks



Fairfax Circle Water and Sewer Infrastructure



Fairfax Circle Street Lights and Traffic Lights

