

City of Fairfax

2020 FACT BOOK



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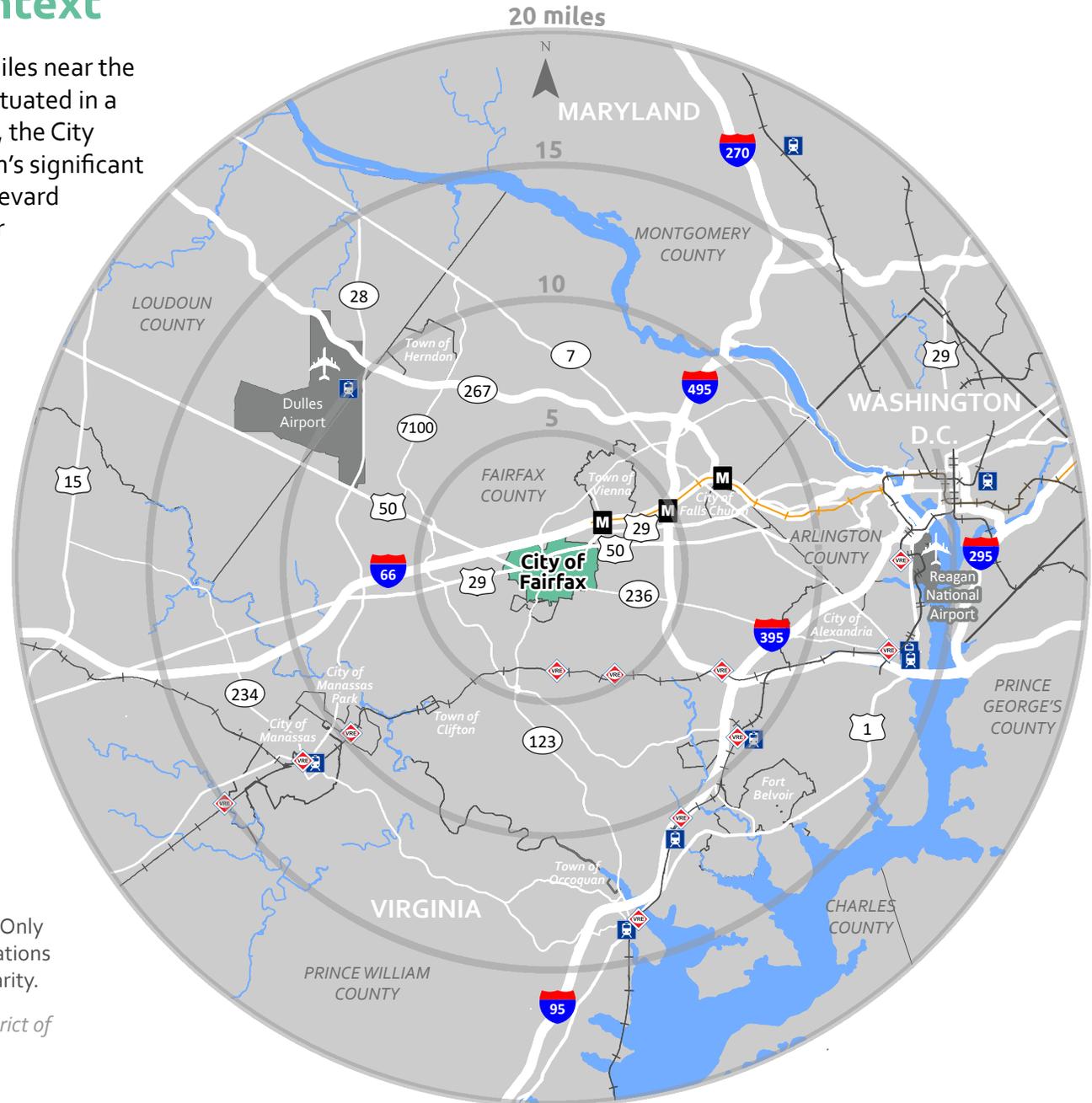
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FIGURE 1: Regional Context

The City of Fairfax occupies 6.3 square miles near the geographical center of Fairfax County. Situated in a central location within Northern Virginia, the City is home to, or nearby, many of the region's significant thoroughfares, such as I-66, Fairfax Boulevard (Routes 29 & 50), Main Street/Little River Turnpike (Rte. 236), Chain Bridge Road (Rte. 123) and Metrorail and Virginia Railway Express (VRE) stations.



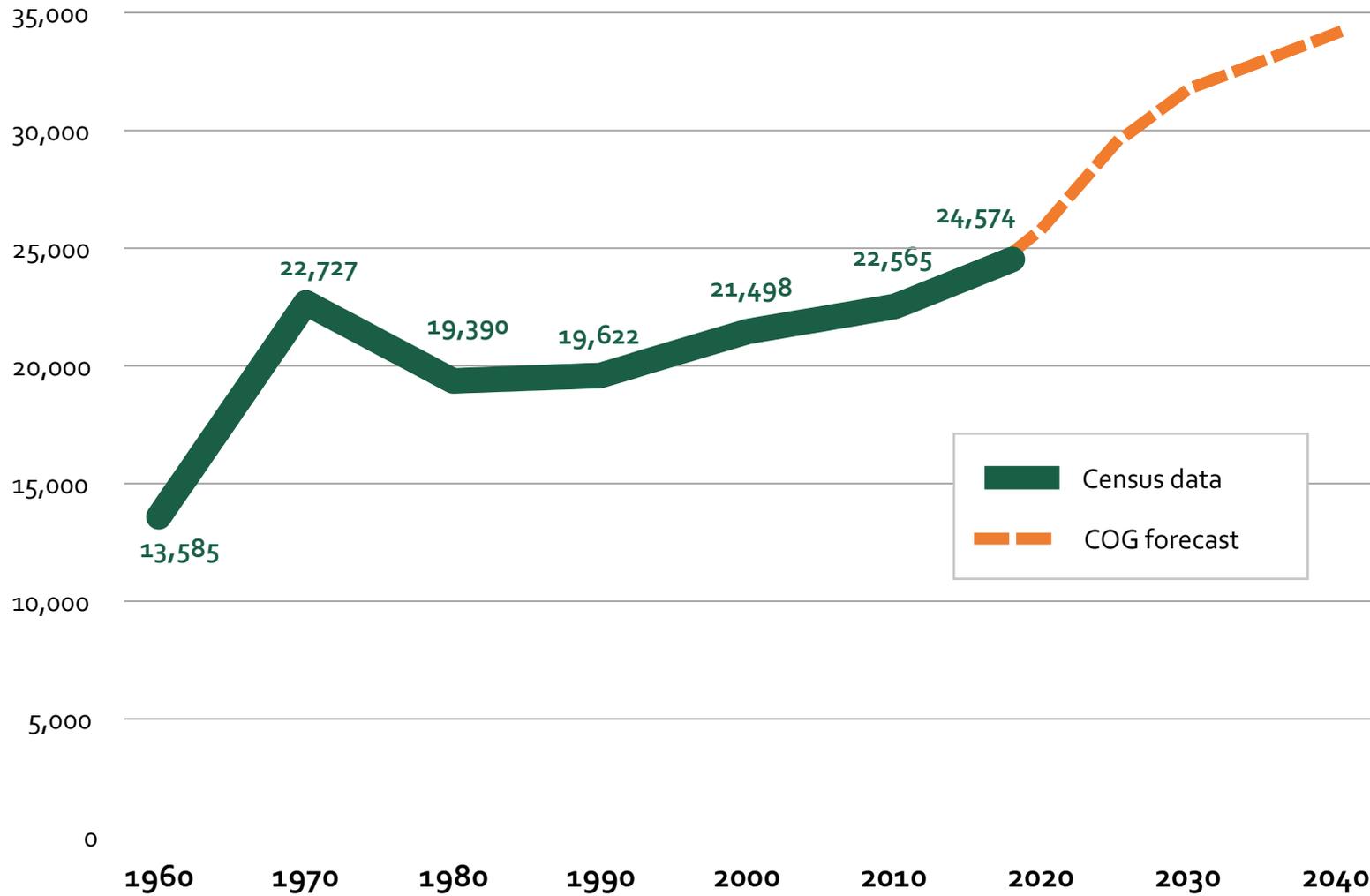
Legend

-  Metrorail Station
-  Virginia Railway Express (VRE) Station
-  Amtrak Station

Note: Map is for illustrative purposes only. Only the three closest Metrorail Orange Line Stations are shown and the others are left off for clarity.

Sources: City of Fairfax, Fairfax County, District of Columbia, and ESRI

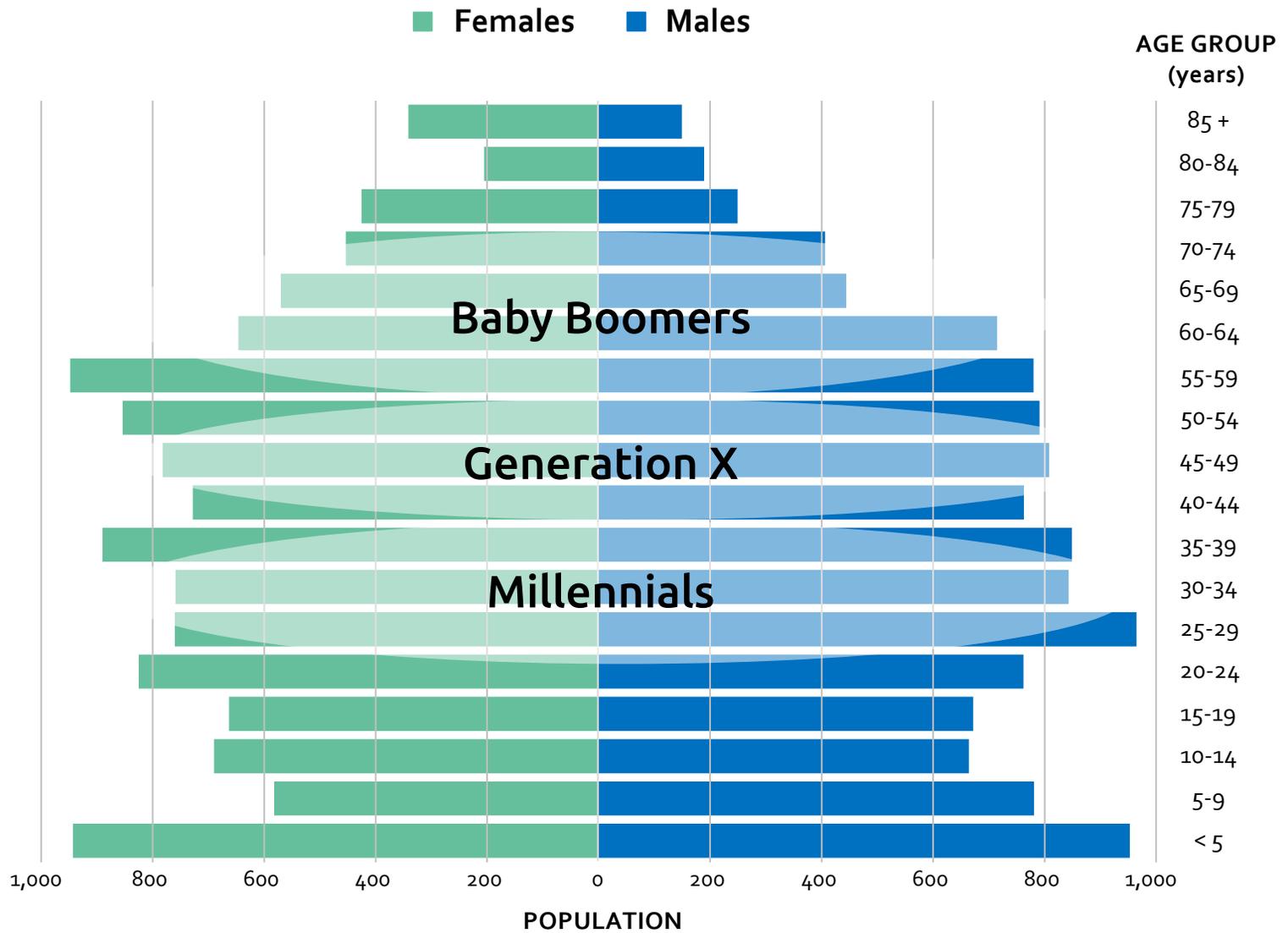
FIGURE 2: Population History and Forecasts



Source: US Census and MWCOG Round 9.1 Cooperative Forecasting: Population and Household Forecasts

FIGURE 3: Age and Gender Distribution

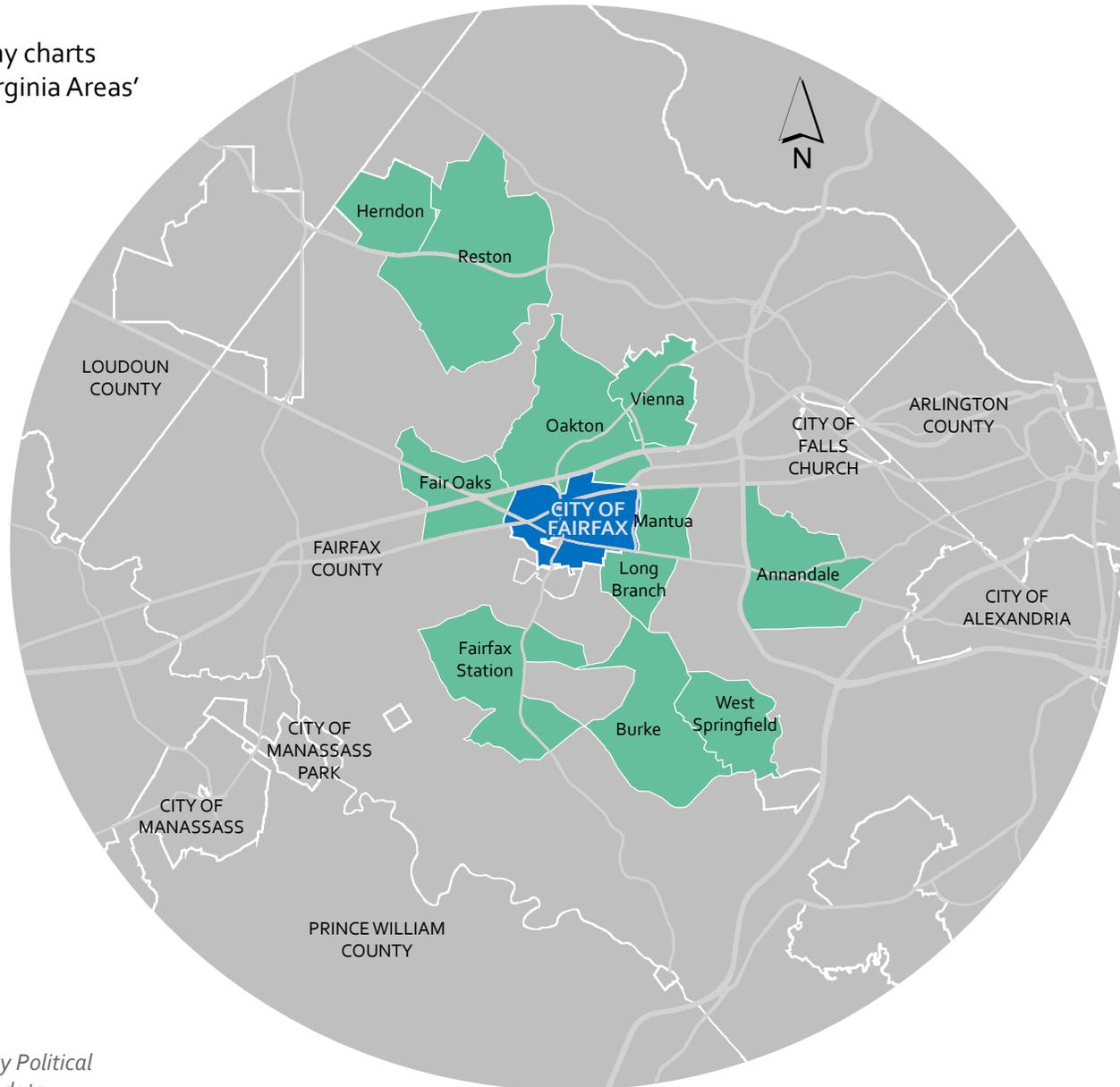
City of Fairfax, 2019



Source: US Census ACS, 2014-18

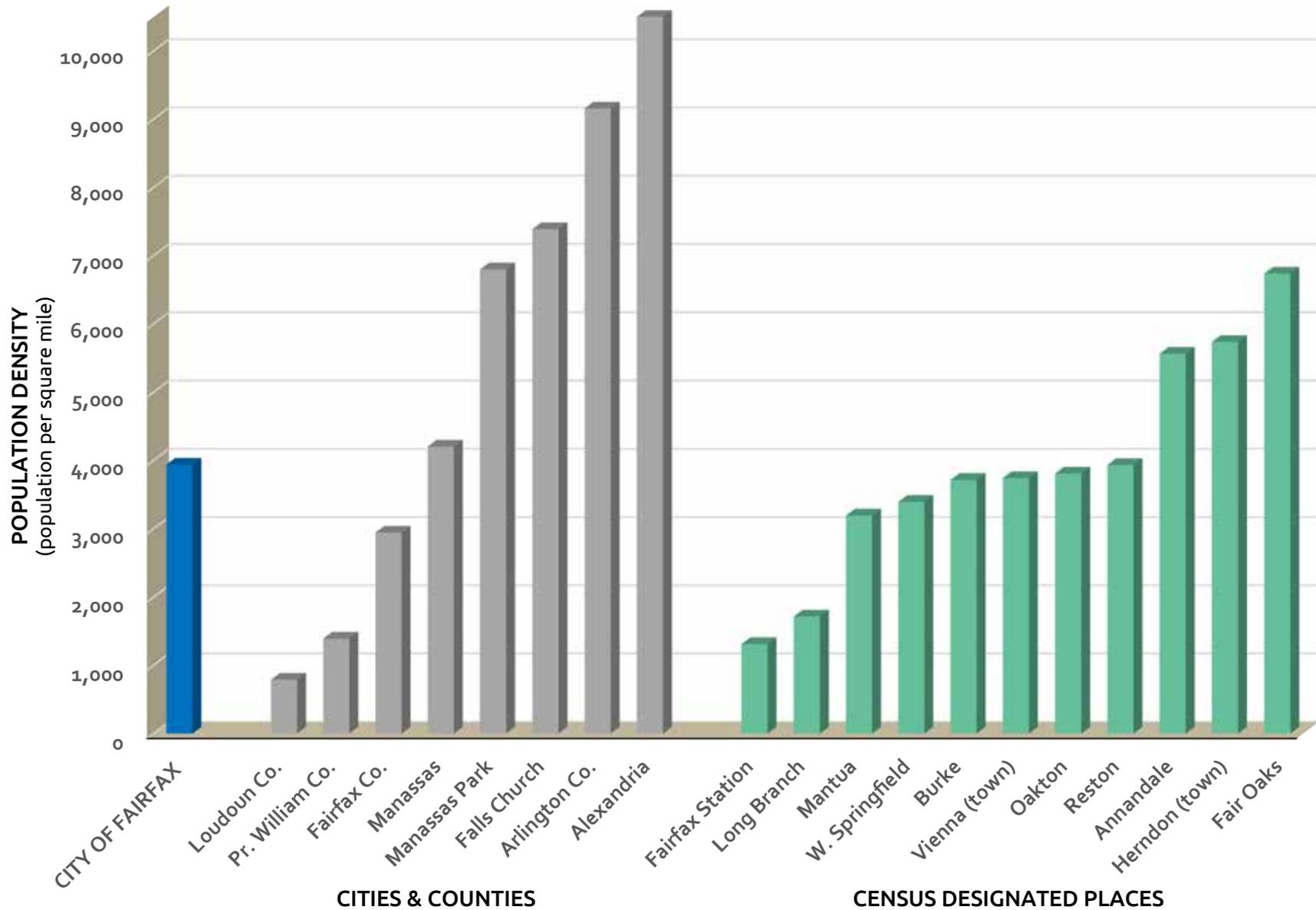
FIGURE 4: City of Fairfax and Select Northern Virginia Areas Cities, Counties and Census Designated Places

This map is provided to accompany charts which refer to 'Select Northern Virginia Areas' using Census Designated Places.



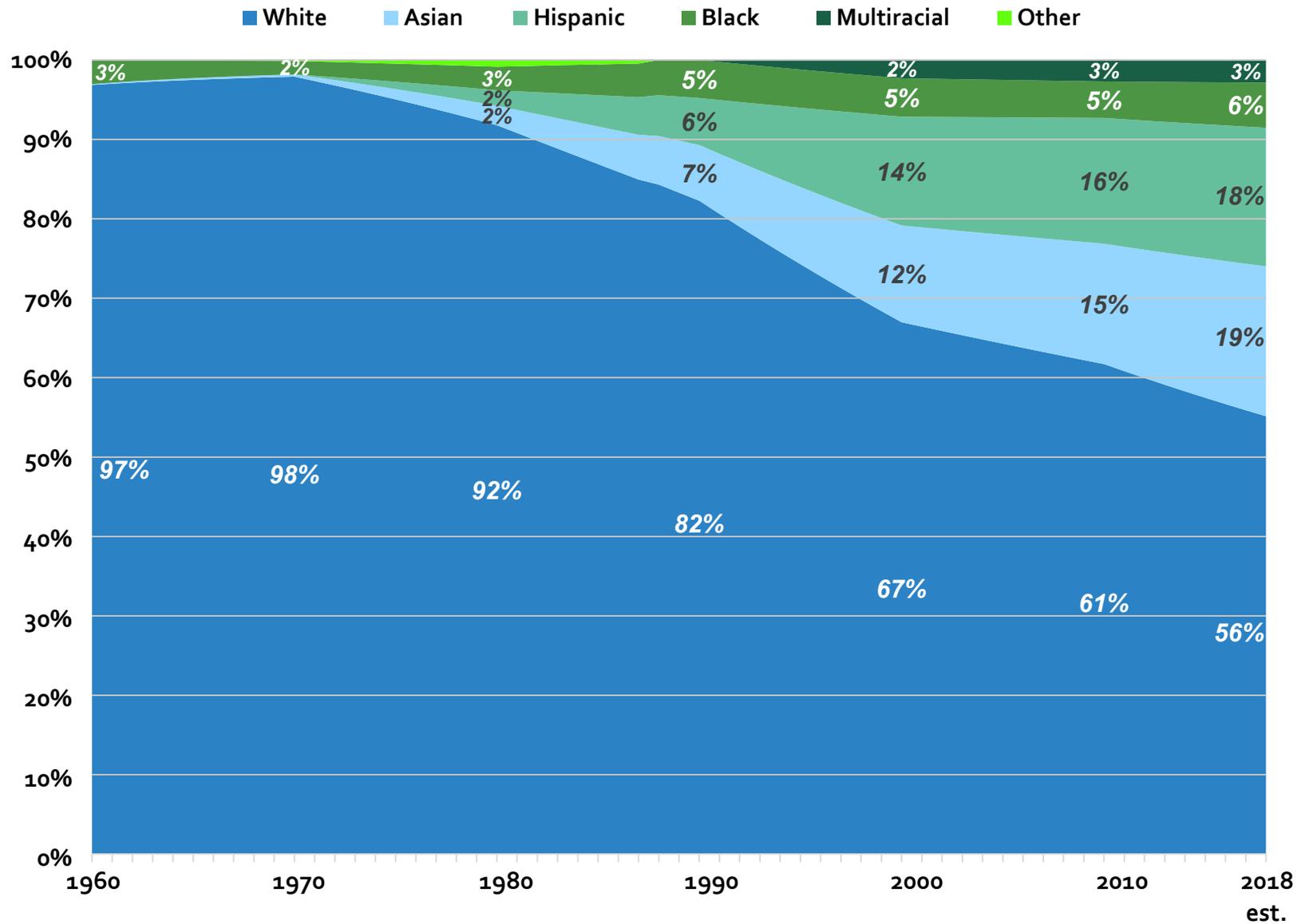
Sources: City of Fairfax GIS, Fairfax County Political Jurisdictions and Census Designated Places data

FIGURE 5: Population Density
 City of Fairfax and Select Northern Virginia Areas



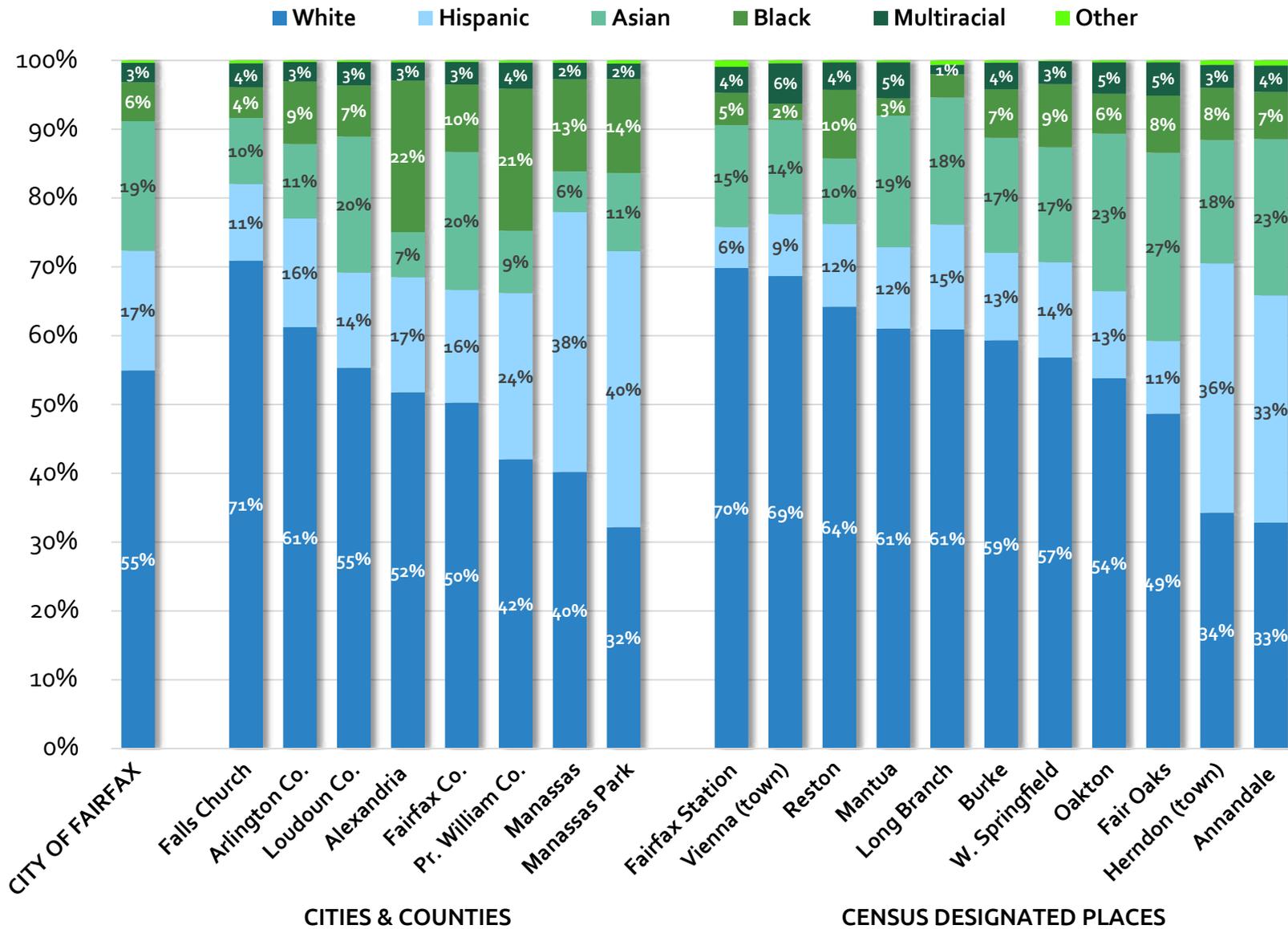
Sources: Population: US Census 2018 (Counties & Cities) and 2014-18 ACS (towns & CDPs)

FIGURE 6: Percentage of Population by Ethnicity
City of Fairfax (1960-2018)



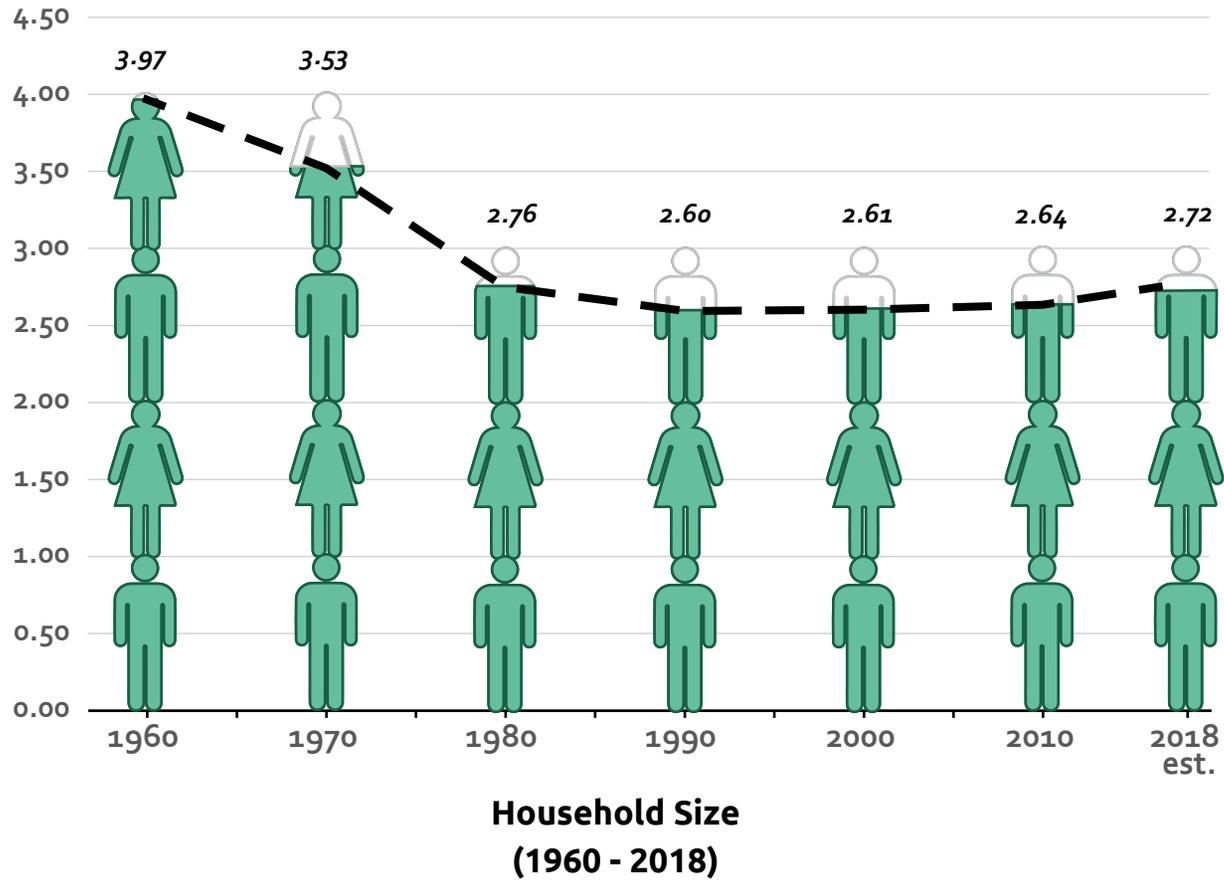
Source: US Census Bureau 2018

FIGURE 7: Percentage of Population by Ethnicity
City of Fairfax and Select Northern Virginia Areas



Source: US Census 2018 (Counties & Cities) and 2014-18 ACS (towns & CDPs)

FIGURE 8: Average Household Size
City of Fairfax

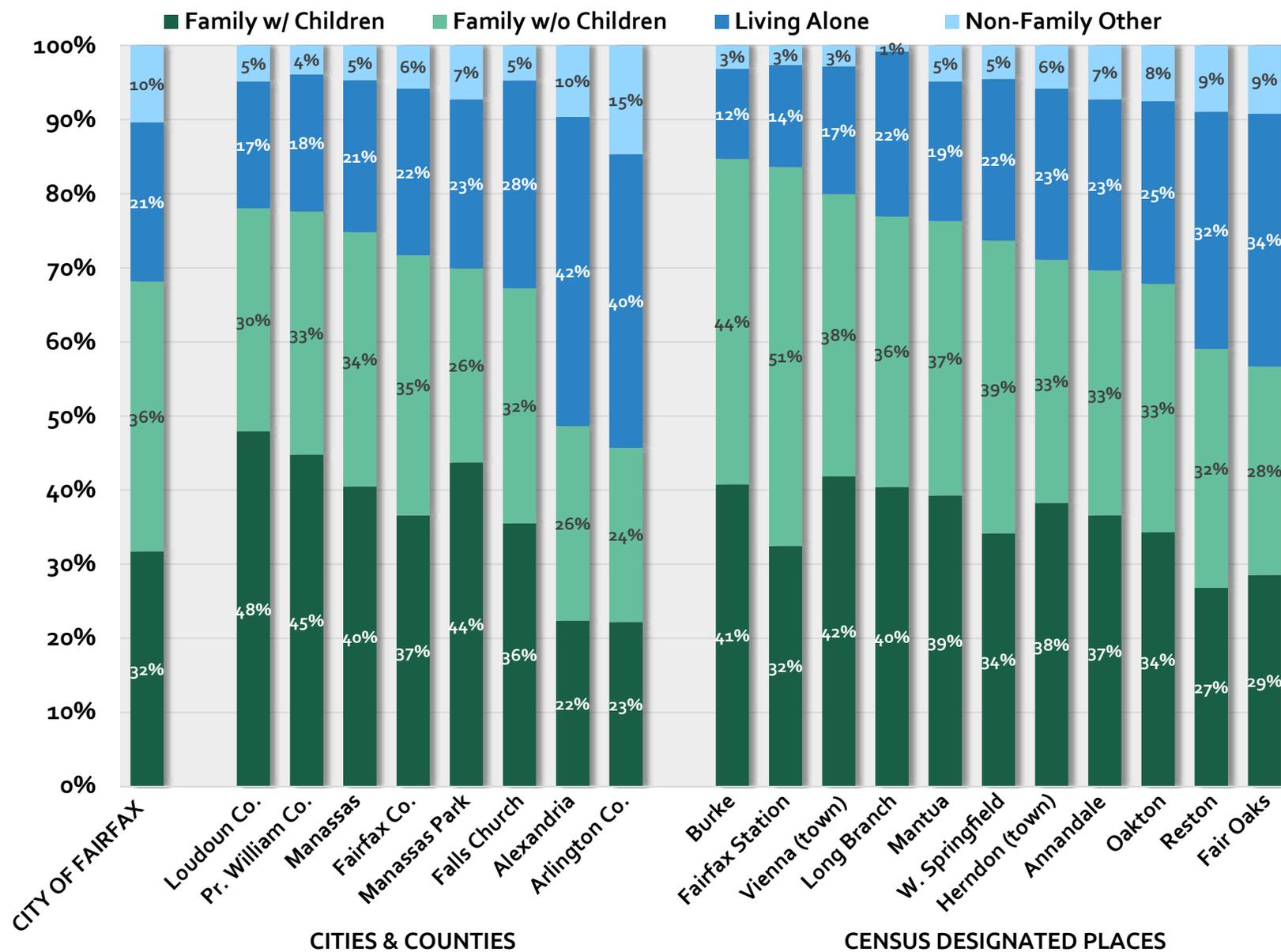


Median Age by Ethnicity
(2018)

White	Black	Asian	Hispanic	Multiracial
43.7	36.1	36.6	33.0	14.6

Source: US Census ACS 2014-18

FIGURE 9: Percentage of Households by Type
City of Fairfax and Select Northern Virginia Areas



Source: US Census ACS 2014-18

FIGURE 10: Median Household Income
City of Fairfax and Select Northern Virginia Areas

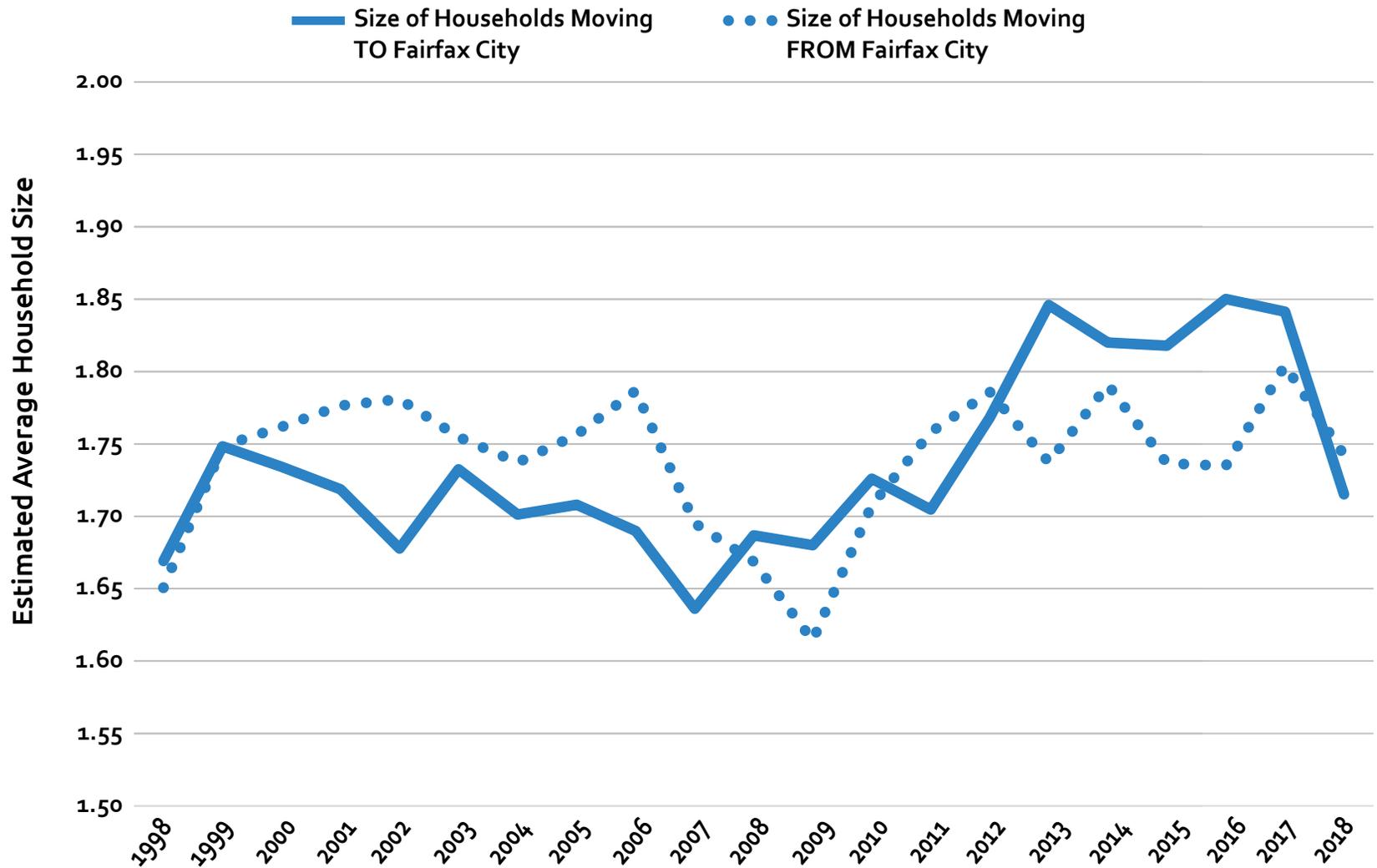
■ Under 90% of City of Fairfax median income
 ■ 90 - 110% of City of Fairfax median income
 ■ Over 110% of City of Fairfax median income

		INCOME BY CATEGORY				COMPARISON TO FAIRFAX MEDIAN INCOME			
		Median Household Income	Median Family Income	Median Family w/kids Income	Median 65+ Household Income	Median Household Income	Median Family Income	Median Family w/kids Income	Median 65+ Household Income
CITY OF FAIRFAX		\$111,574	\$138,696	\$147,621	\$79,671				
CITIES & COUNTIES	Manassas	\$78,462	\$83,744	\$69,556	\$59,216	70%	60%	47%	74%
	Manassas Park	\$80,667	\$83,343	\$75,361	\$58,107	72%	60%	51%	73%
	Alexandria	\$96,733	\$124,369	\$106,301	\$81,384	87%	90%	72%	102%
	Pr. William Co.	\$103,445	\$114,610	\$107,143	\$80,572	93%	83%	73%	101%
	Fairfax Co.	\$121,133	\$140,373	\$139,463	\$96,163	109%	101%	94%	121%
	Arlington Co.	\$117,374	\$154,204	\$162,340	\$83,786	105%	111%	110%	105%
	Loudoun Co.	\$136,268	\$153,521	\$160,173	\$84,080	122%	111%	109%	106%
	Falls Church	\$124,796	\$178,542	\$188,220	\$91,875	112%	129%	128%	115%
CENSUS DESIGNATED PLACES	Annandale	\$90,545	\$98,022	\$82,109	\$78,942	81%	71%	56%	99%
	Fair Oaks	\$108,764	\$126,452	\$121,901	\$69,152	97%	91%	83%	87%
	Herndon (town)	\$112,835	\$117,117	\$110,744	\$83,571	101%	84%	75%	105%
	Reston	\$116,375	\$135,982	\$136,042	\$84,426	104%	98%	92%	106%
	W. Springfield	\$126,820	\$146,789	\$148,750	\$102,647	114%	106%	101%	129%
	Long Branch	\$148,848	\$169,746	\$172,821	\$75,625	133%	122%	117%	95%
	Oakton	\$128,504	\$151,647	\$168,769	\$106,150	115%	109%	114%	133%
	Burke	\$140,229	\$149,731	\$149,162	\$111,000	126%	108%	101%	139%
	Vienna (town)	\$155,490	\$181,151	\$204,345	\$88,750	139%	131%	138%	111%
	Mantua	\$163,188	\$183,875	\$199,554	\$125,144	146%	133%	135%	157%
	Fairfax Station	\$174,432	\$191,472	\$178,242	\$150,227	156%	138%	121%	189%

Source: US Census ACS, 2014-2018

FIGURE 11:

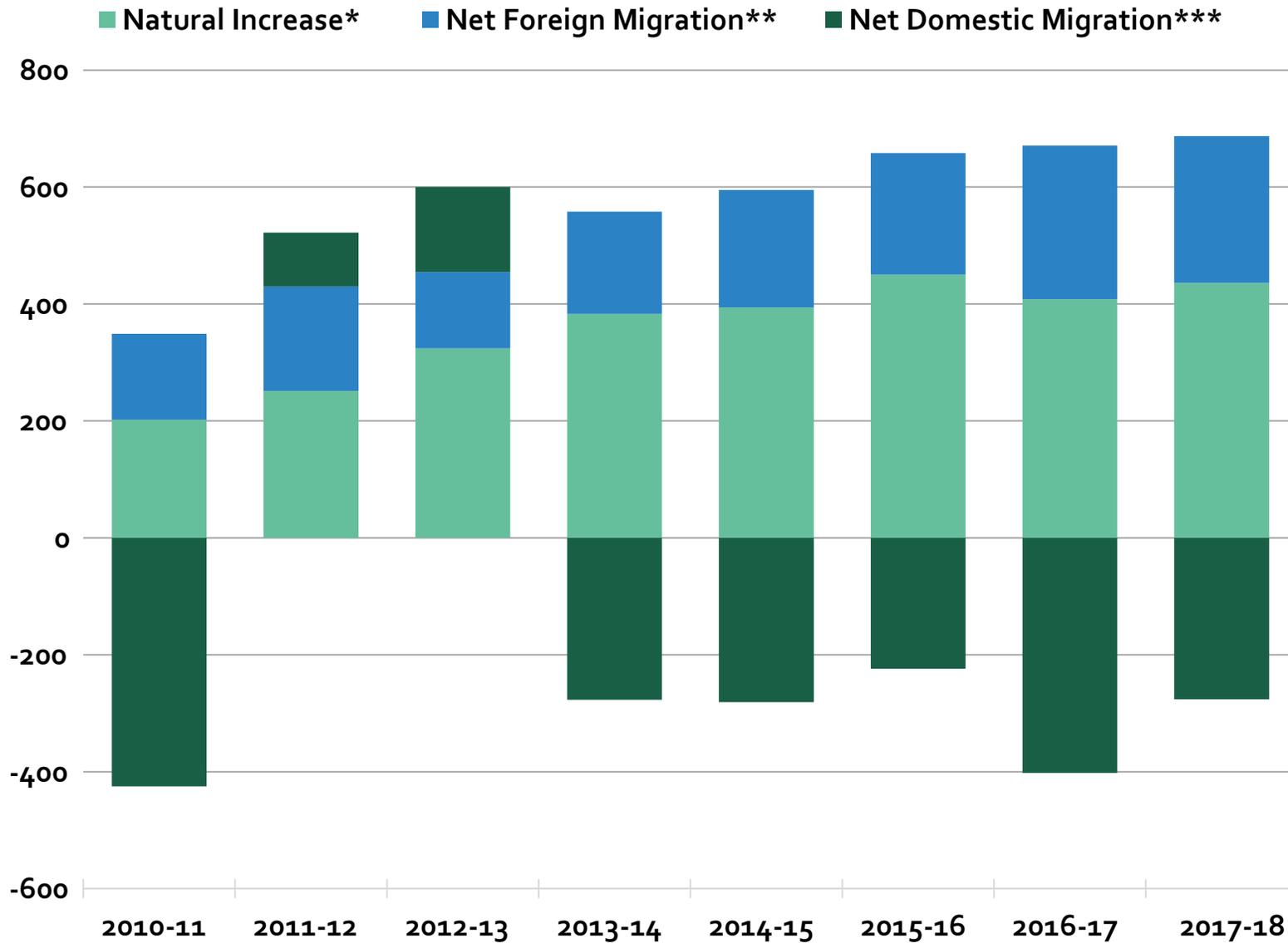
Estimated Size of Households Moving TO and FROM Fairfax City of Fairfax (1998 - 2018)



Source : Internal Revenue Service Migration Data
Note: For this chart each tax return is imputed as a household and each exemption is imputed as a person.

FIGURE 12: Components of Resident Population Change

City of Fairfax (2010-2018)



* Natural increase measured the difference between the number of births and the number of deaths

** Includes both foreign nationals and US citizens living abroad

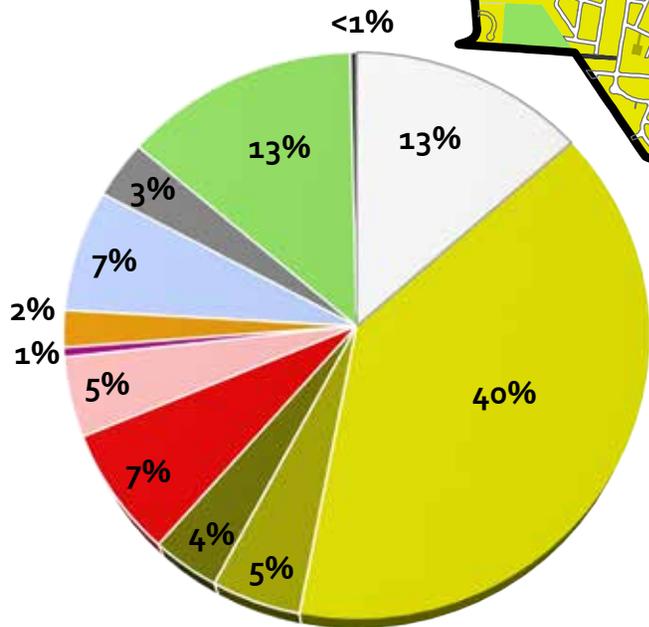
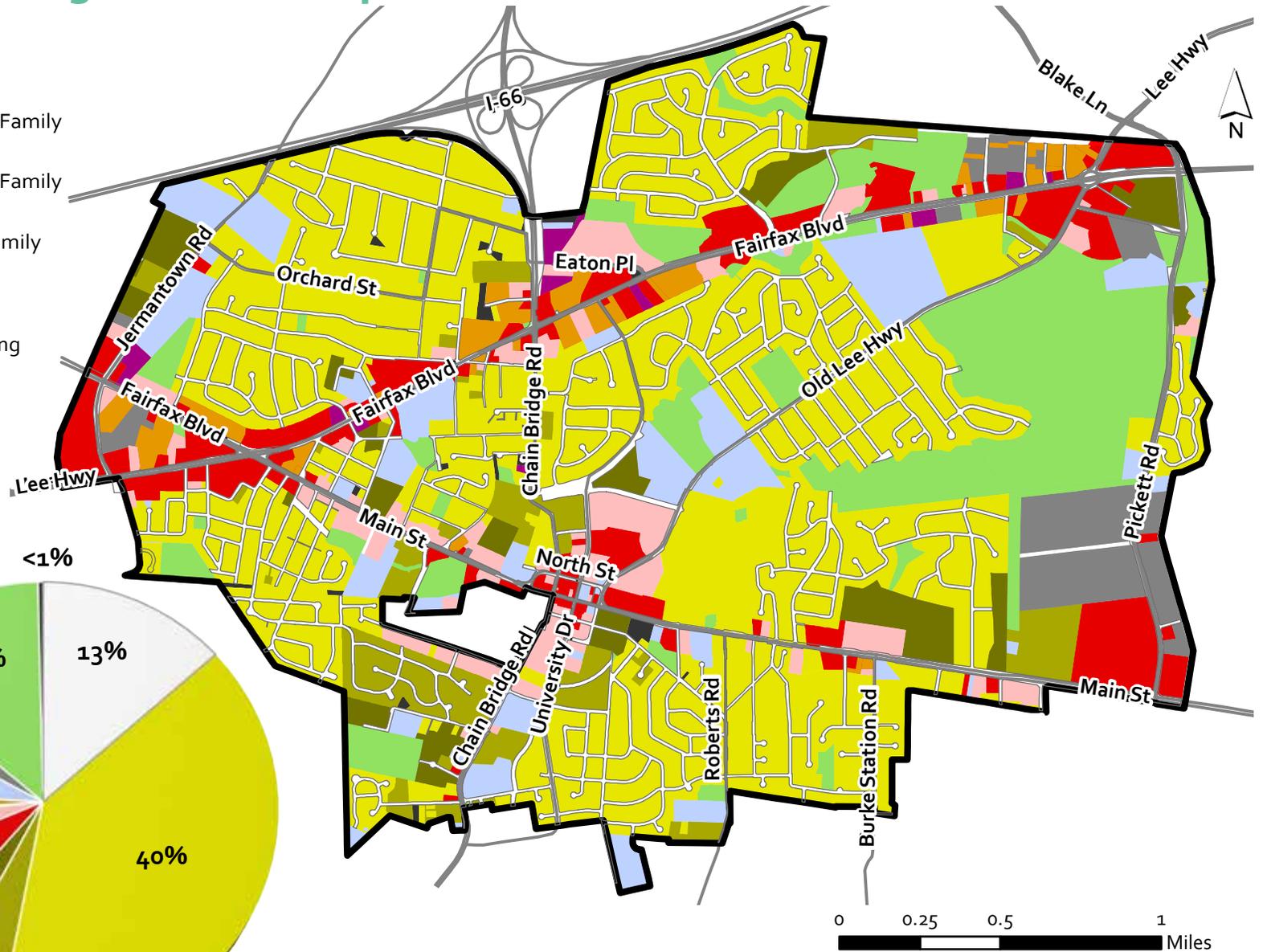
*** Includes both US citizens and foreign nationals living elsewhere in the US

Source: US Census Bureau Annual Population Estimates

FIGURE 13: Existing Land Use Map

Legend

- Right-of-Way
- Residential - Single-Family Detached
- Residential - Single-Family Attached
- Residential - Multifamily
- Commercial - Retail
- Commercial - Office
- Commercial - Lodging
- Commercial - Auto
- Institutional
- Industrial
- Open Space
- Vacant



Source: City of Fairfax GIS Parcels, March 2020

FIGURE 14: Zoning Map

On July 12, 2016, the City Council repealed the previous zoning and subdivision ordinances in their entirety and adopted new ordinances with significant revisions, effective October 1, 2016. Two new zoning districts, Commercial Urban (CU) and Planned Development - Industrial (PD-I), are included in the legend, but implementation of the districts will require an application from a property owner and the approval of City Council.

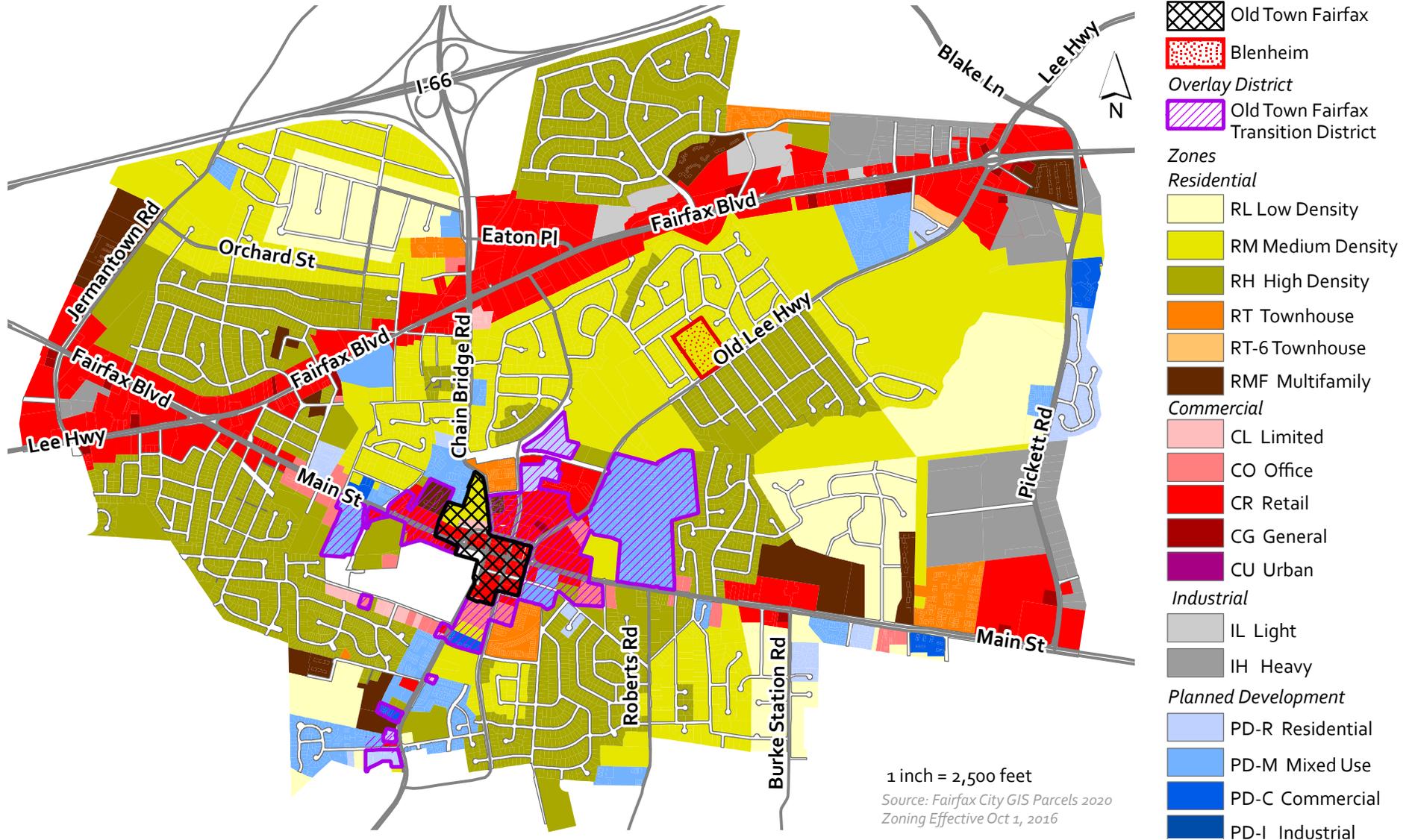
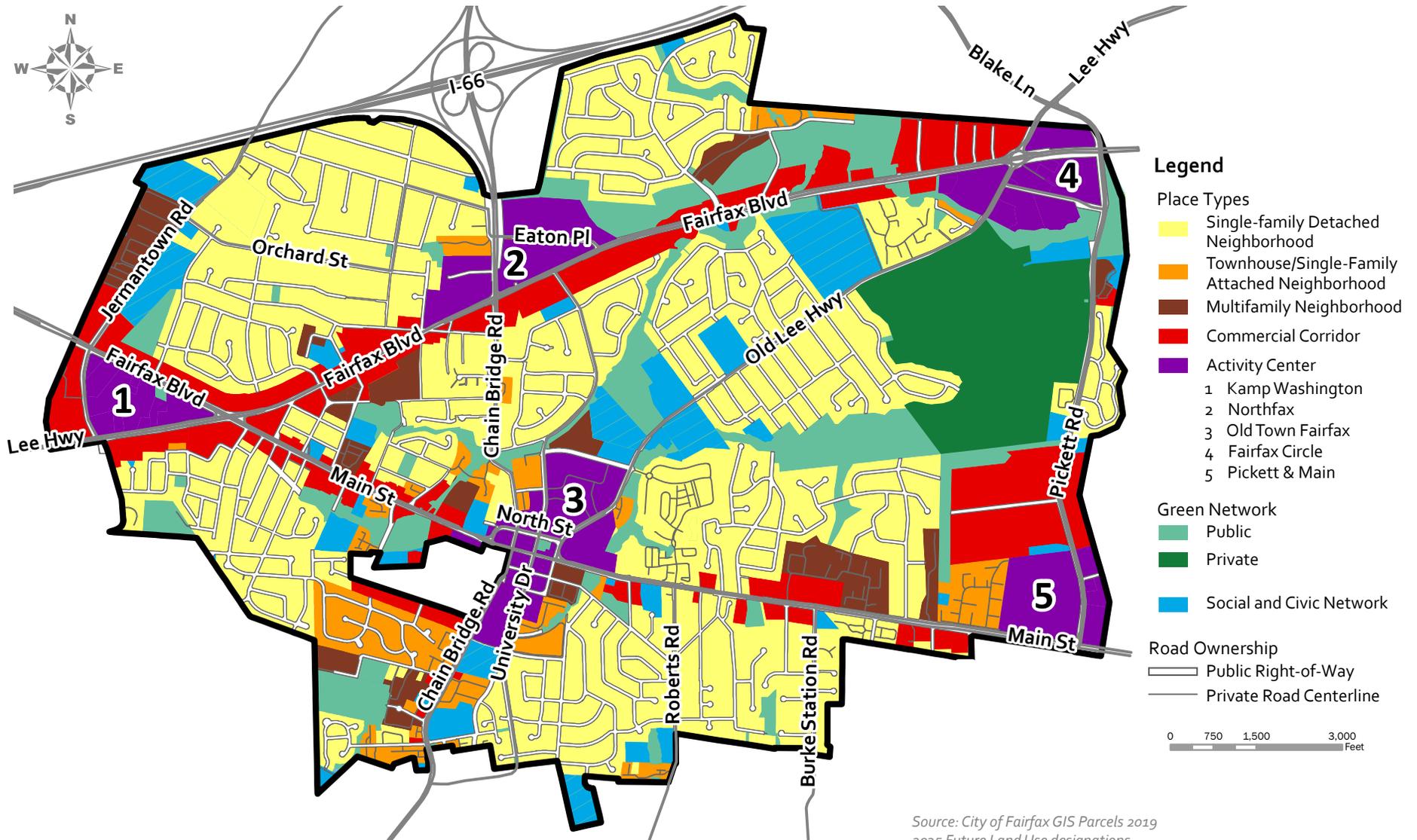


FIGURE 15: Future Land Use Map
2035 Comprehensive Plan



Source: City of Fairfax GIS Parcels 2019
2035 Future Land Use designations
Adopted February 12, 2019

FIGURE 16: Housing Type

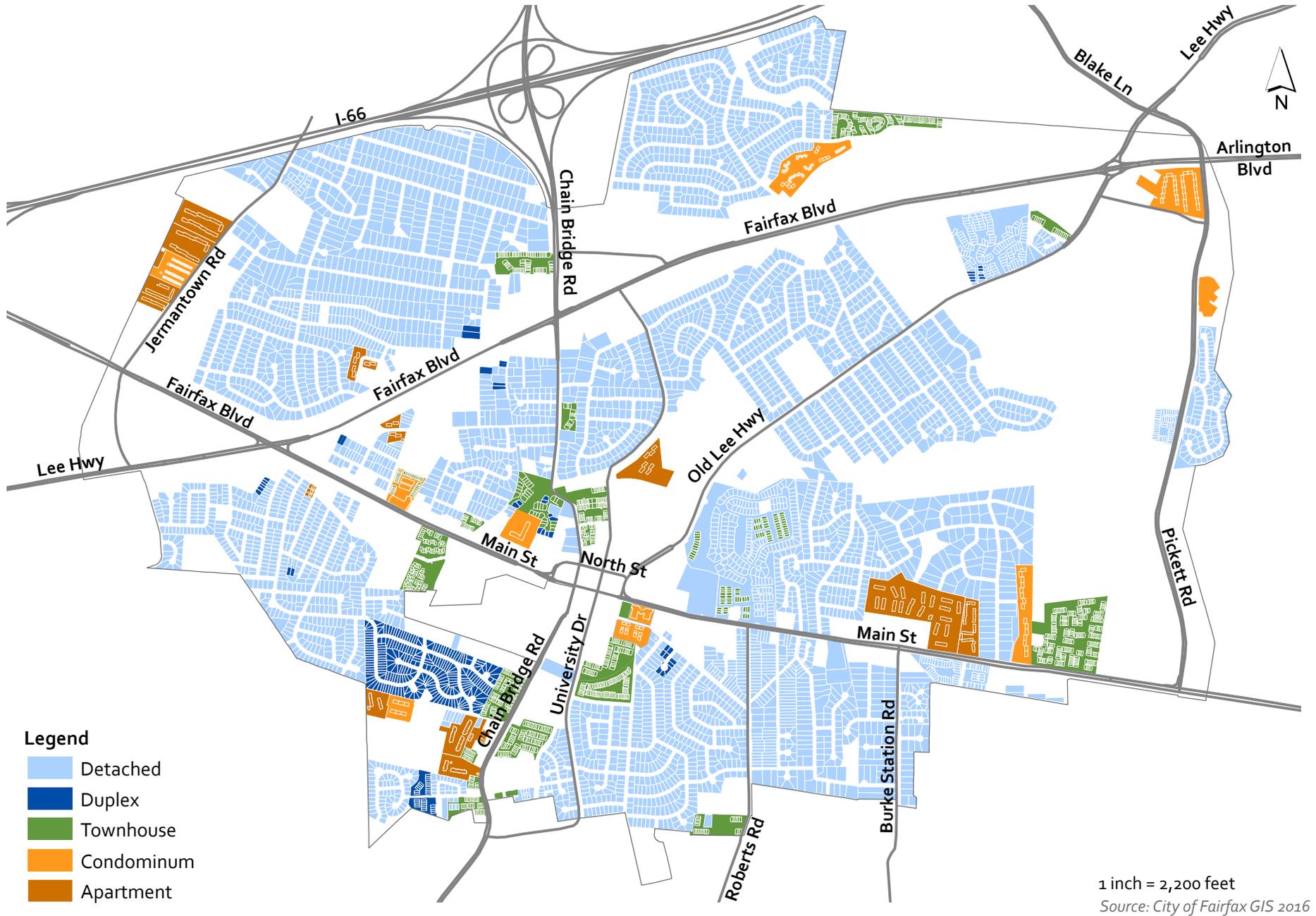
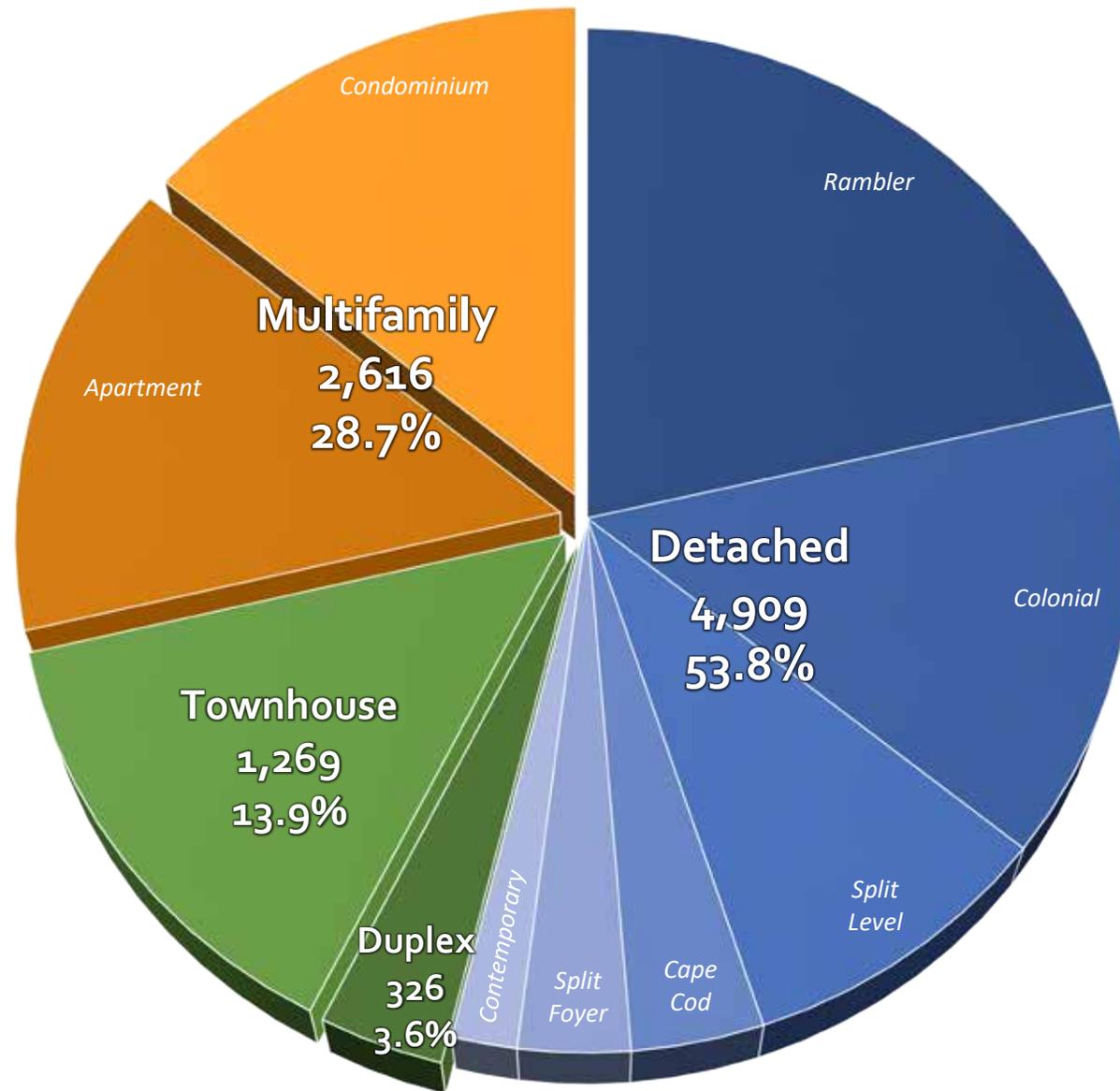
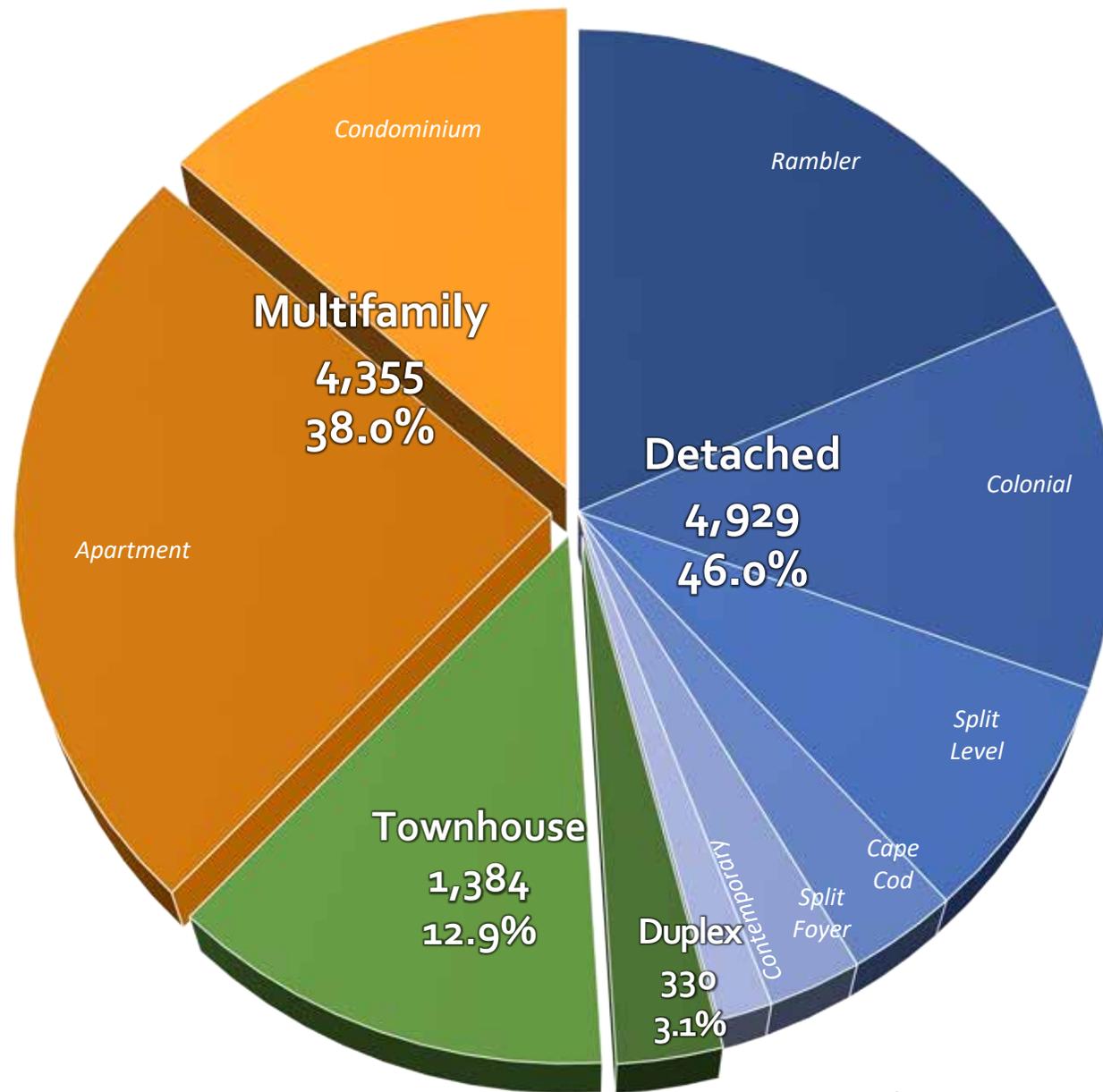


FIGURE 17: Housing Type (existing)



Source: Fairfax City Real Estate Assessments, Includes units under construction as of December 31, 2019

FIGURE 18: Housing Type (existing and approved)



Source: Fairfax City Real Estate Assessments, December 2019
Includes units under construction as of December 31, 2019

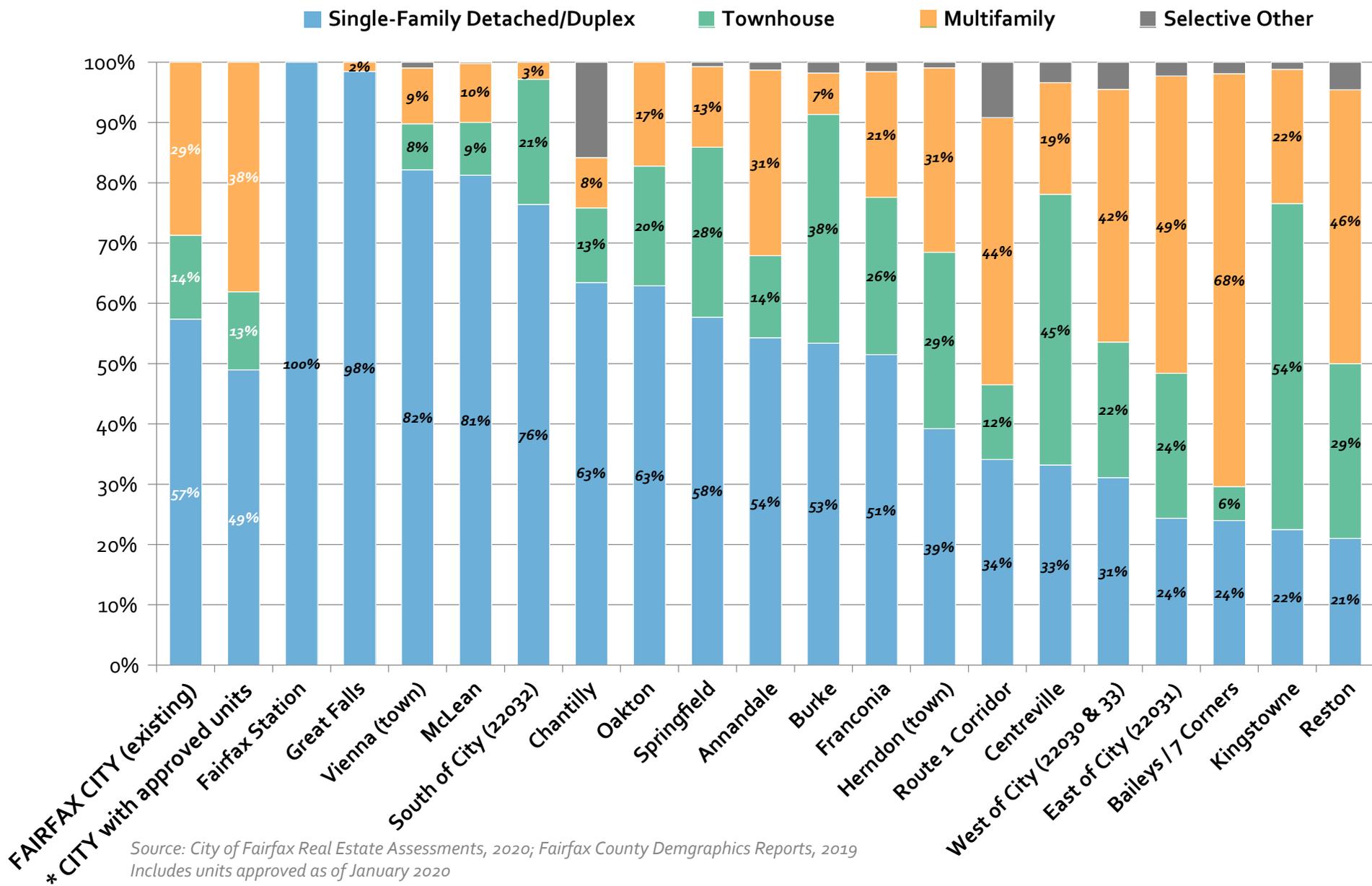
FIGURE 19: City of Fairfax and Select Areas of Fairfax County
 Cities and Zip Code Areas

This map is provided to accompany charts which refer to 'Select Areas of Fairfax County' using Zip Codes.



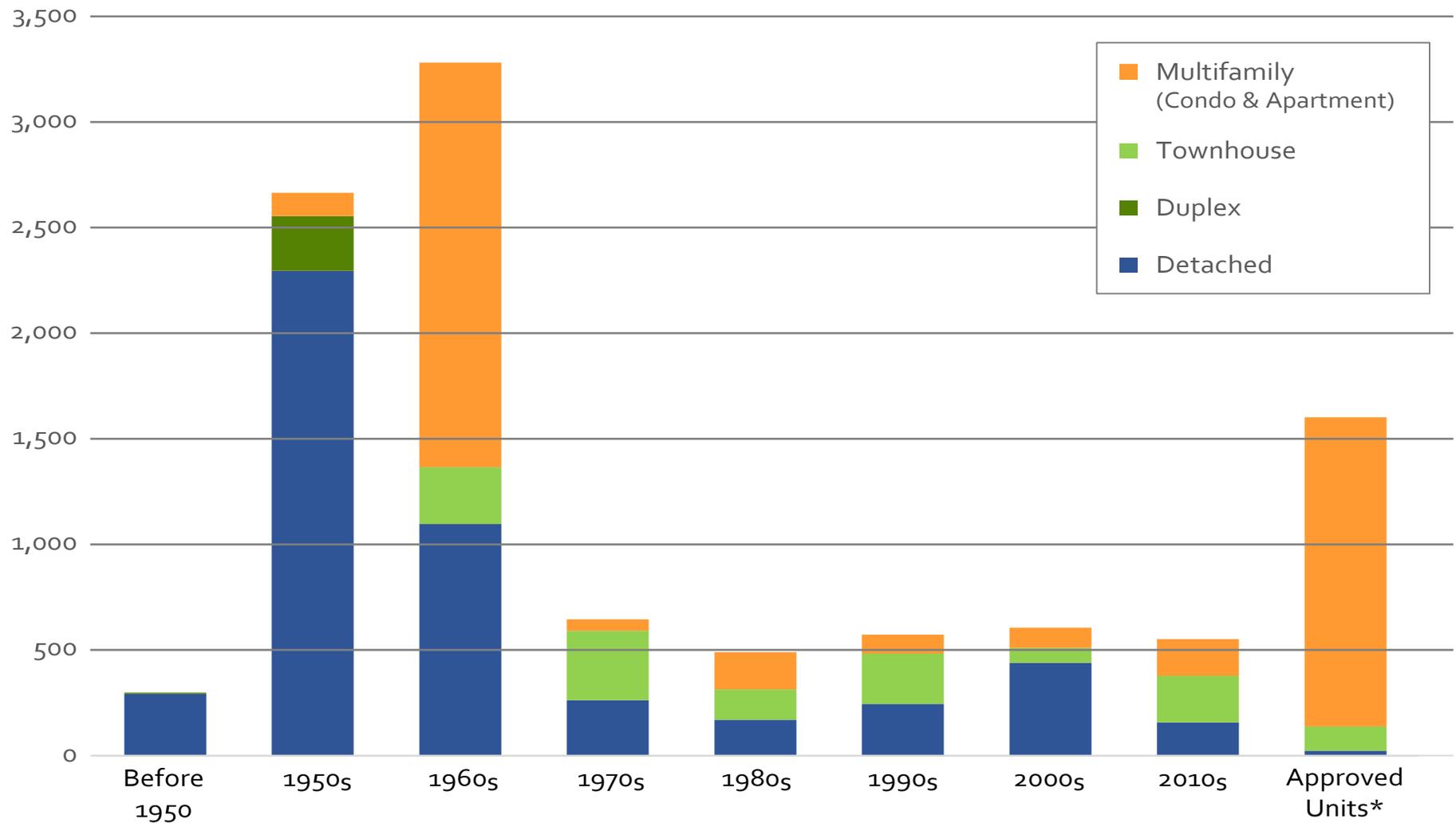
Source: Fairfax County Zip Code and Political Jurisdictions shapefiles

FIGURE 20: Housing Units by Type
Fairfax City and Select Areas of Fairfax County



Source: City of Fairfax Real Estate Assessments, 2020; Fairfax County Demographics Reports, 2019
Includes units approved as of January 2020

FIGURE 21: Housing Units by Type and Decade Built
City of Fairfax



Note: "Approved Units" includes housing units under construction, as well as projects that have been approved by City Council, but for which construction has not begun.

Source: Fairfax City Real Estate Assessments, January 2020
Includes units approved as of January 2020

FIGURE 22: Housing Age by Decade Built

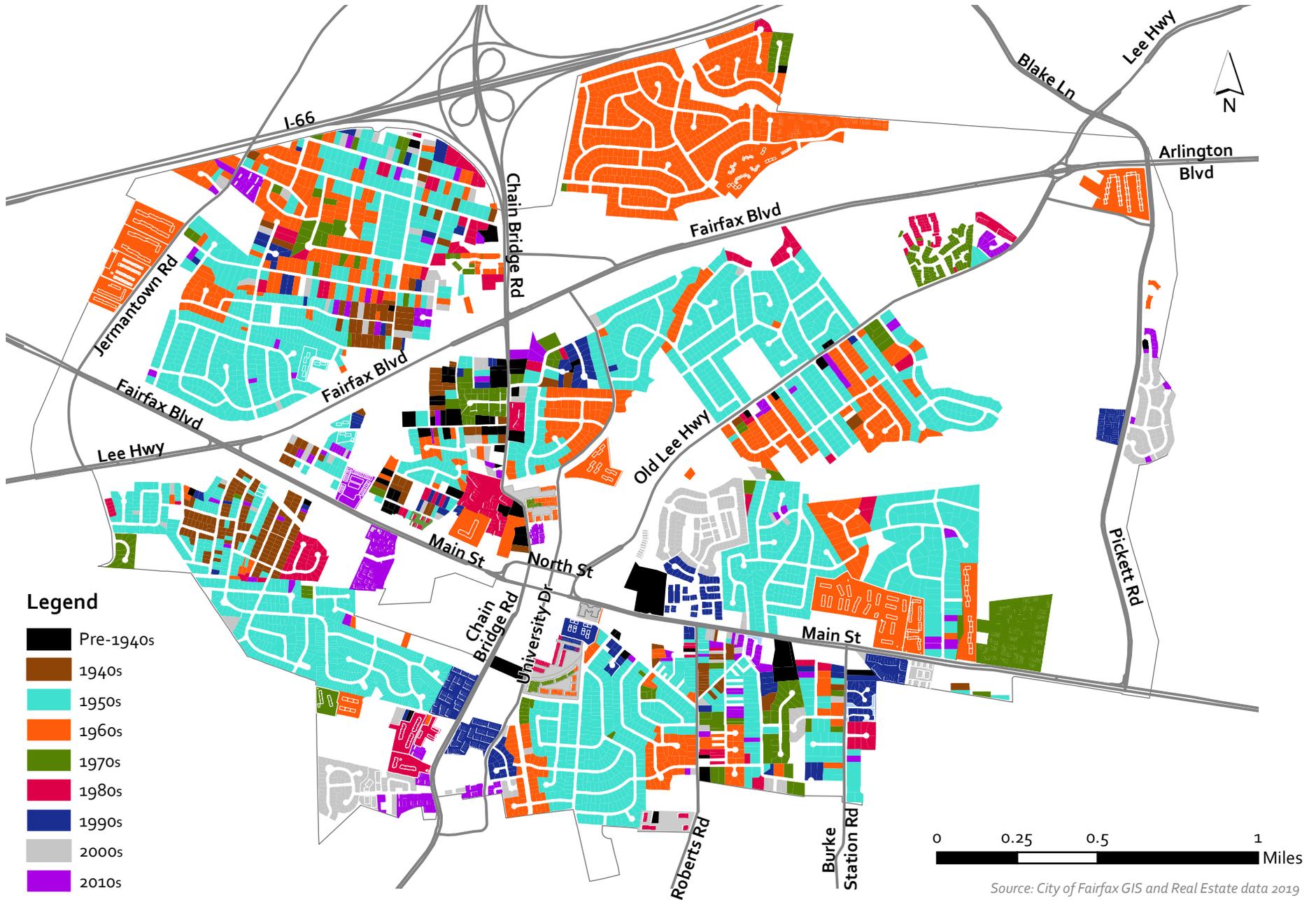
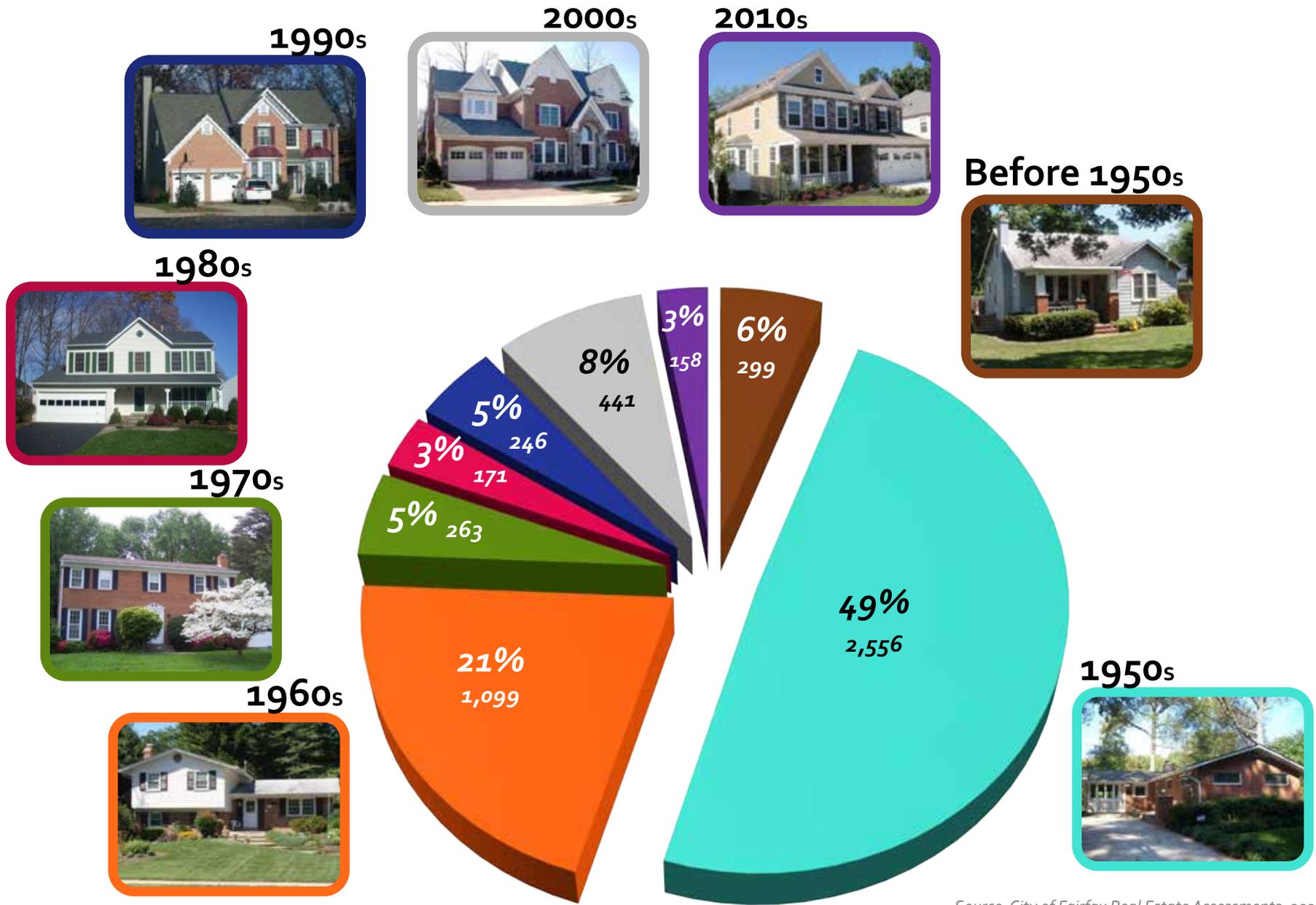
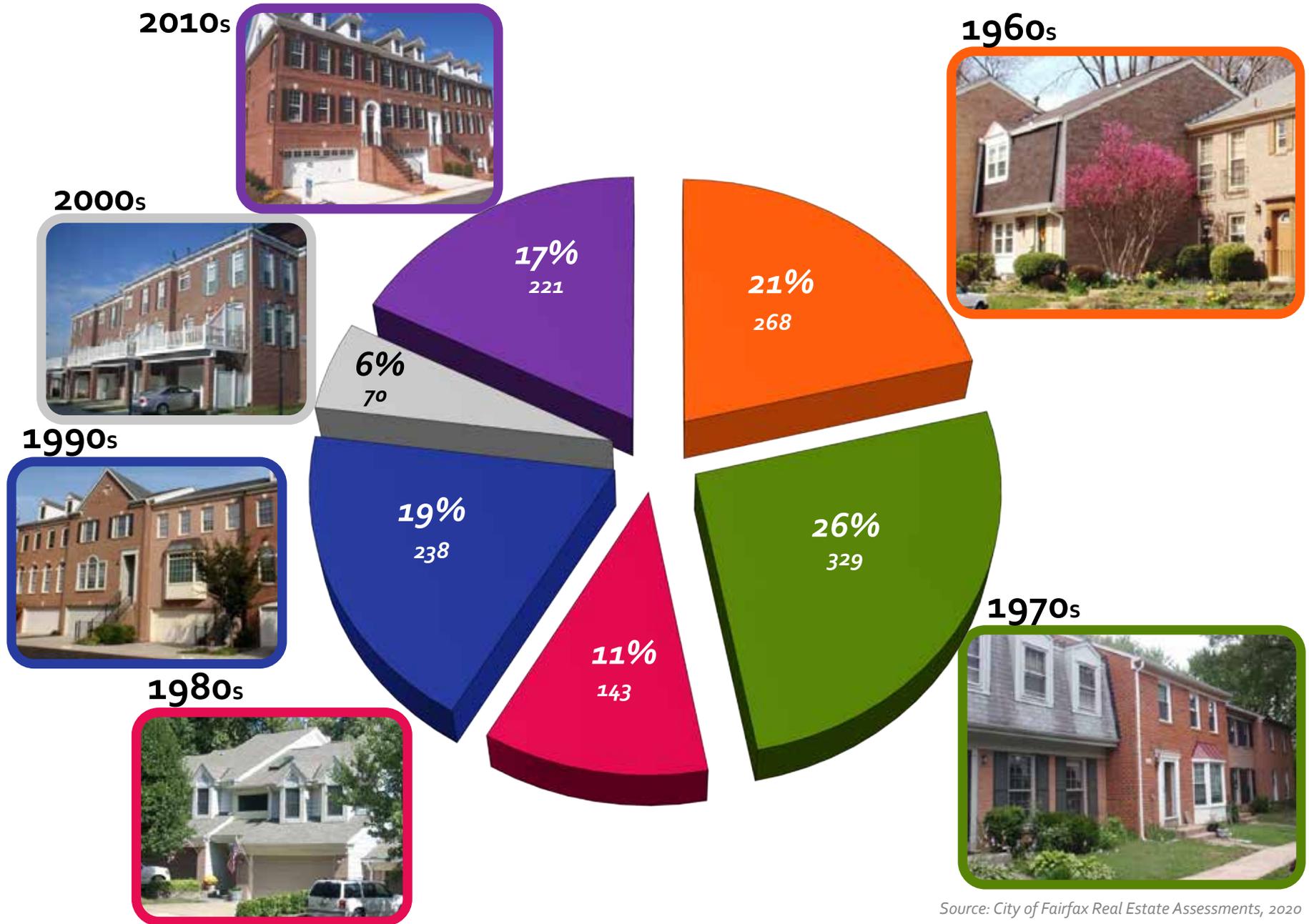


FIGURE 23: Housing Age - Detached and Duplex



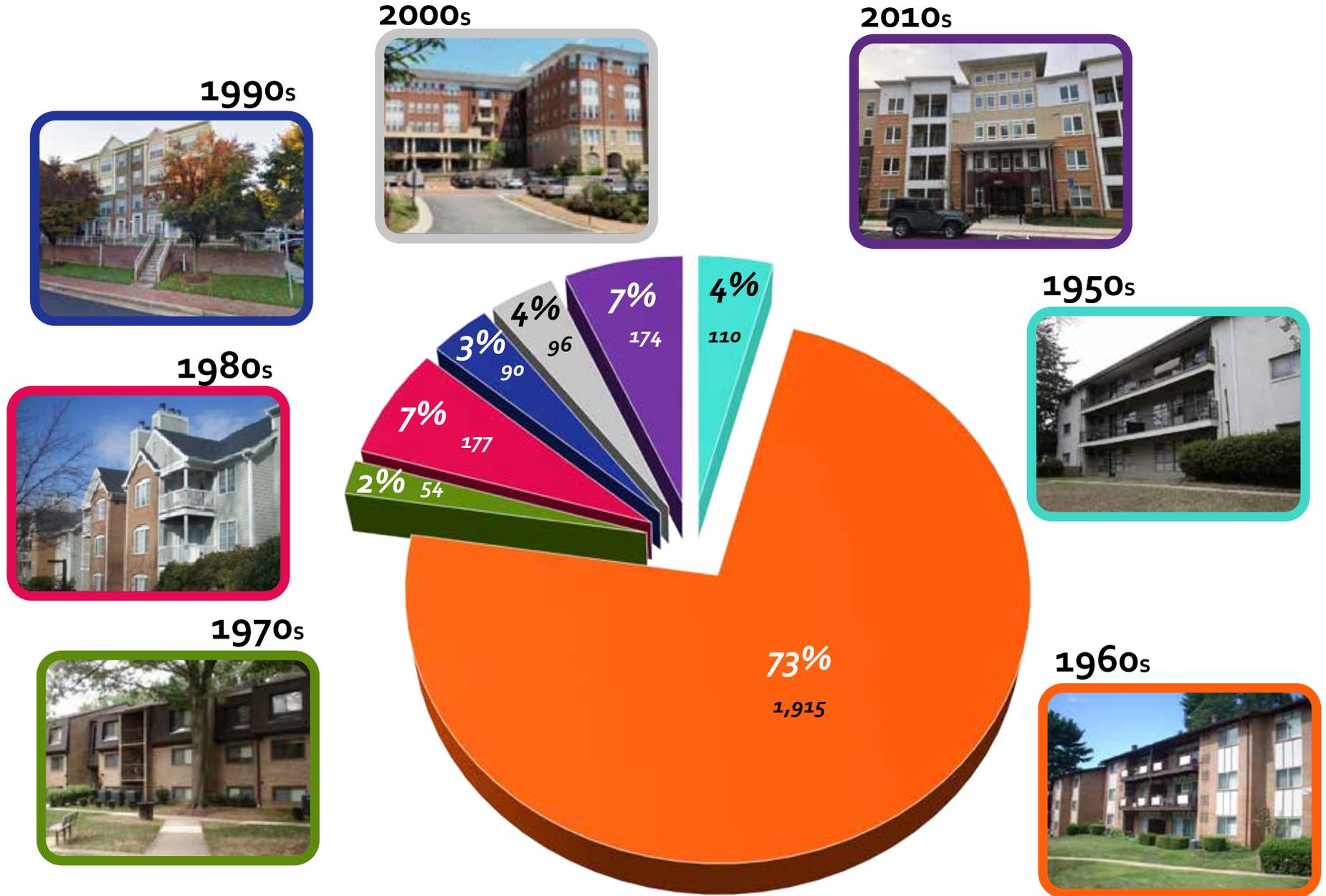
Source: City of Fairfax Real Estate Assessments, 2020

FIGURE 24: Housing Age - Townhouses



Source: City of Fairfax Real Estate Assessments, 2020

FIGURE 25: Housing Age - Multifamily Units



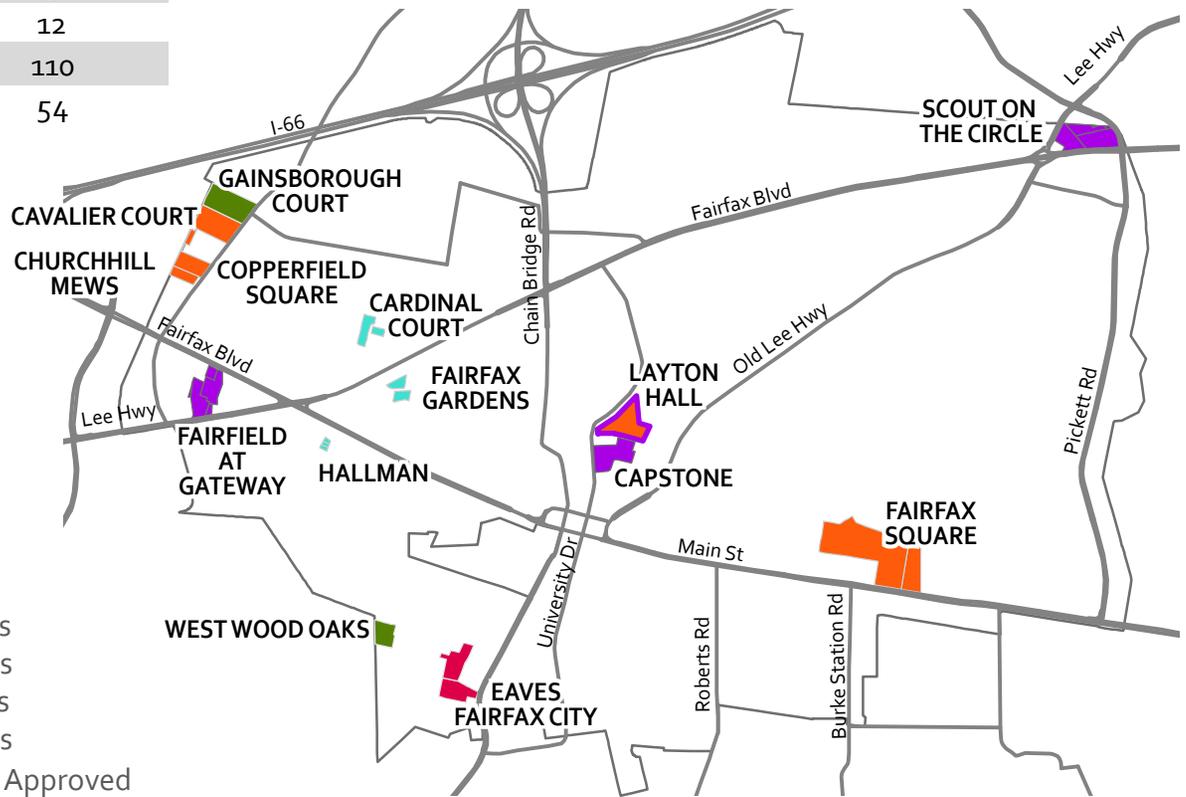
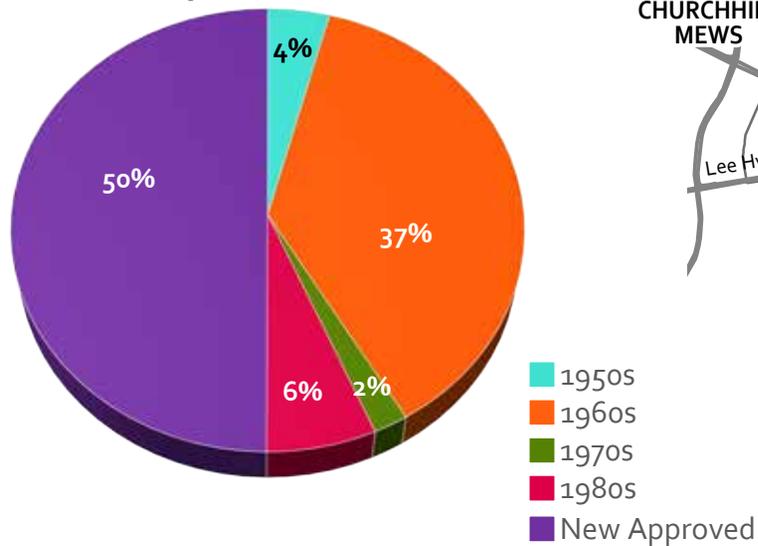
Source: City of Fairfax Real Estate Assessments, 2020

FIGURE 26: Multifamily Rental Complexes by Decade Built
Fairfax City

Existing Complex Name	Year Built	# of Units
Cardinal Court	1959	60
Cavalier Court	1964	128
Churchill Mews	1965	20
Copperfield Square	1963	77
eaves Fairfax City	1987	141
Fairfax Gardens	1959	38
Fairfax Square	1964	502
Gainsborough Court	1970	151
Hallman Street Apartments	1953	12
Layton Hall Apartments	1961	110
West Wood Oaks	1971	54

Approved New Rental Complexes	# of Units
Capstone	275
Layton Hall (replaces existing complex)	360
Fairfield at Gateway	403
Scout on the Circle	392

Percentage of Total Multifamily Units by Decade Built



Source: Fairfax City Real Estate Assessments, January 2020

FIGURE 27: Detached Housing Styles

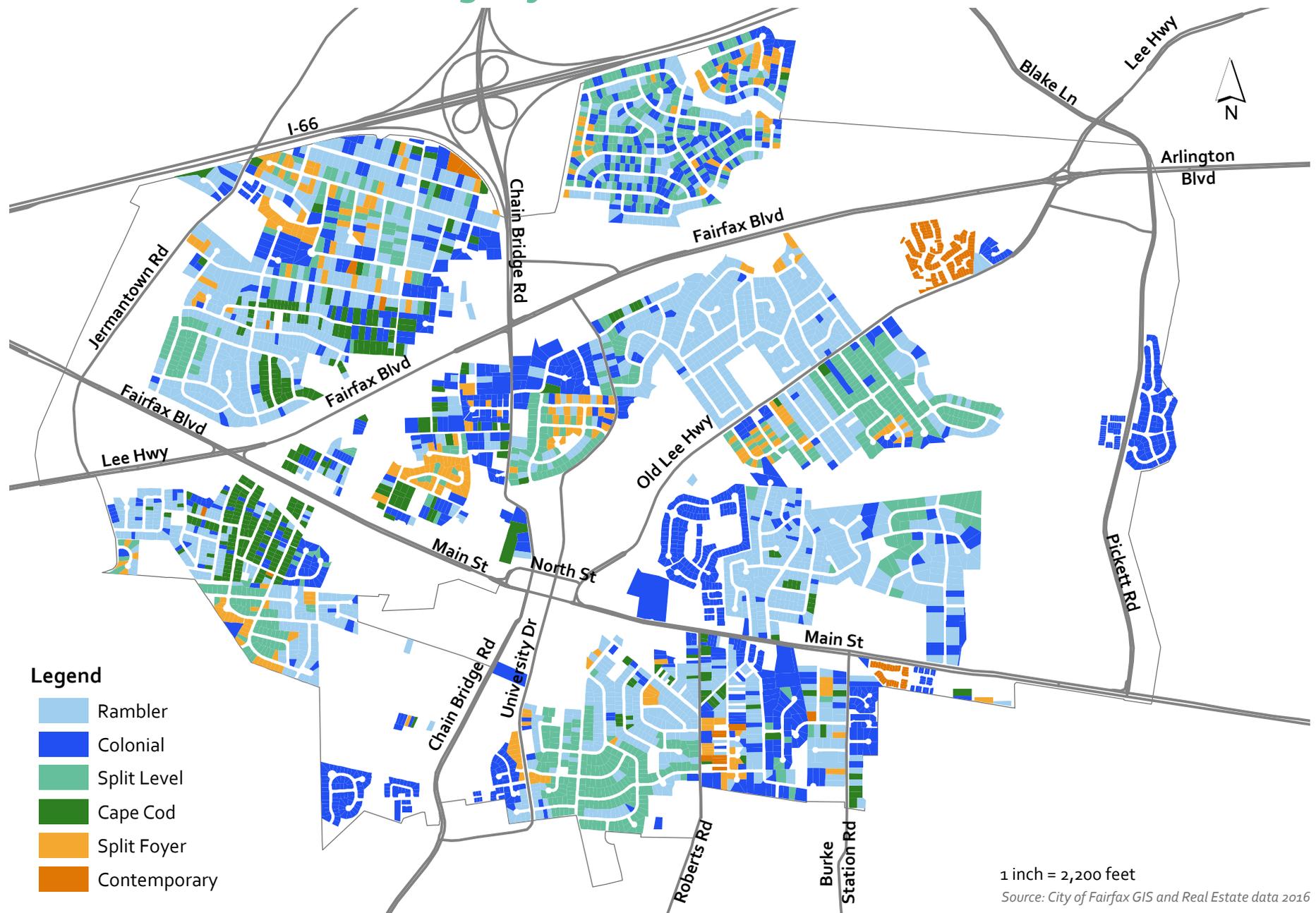
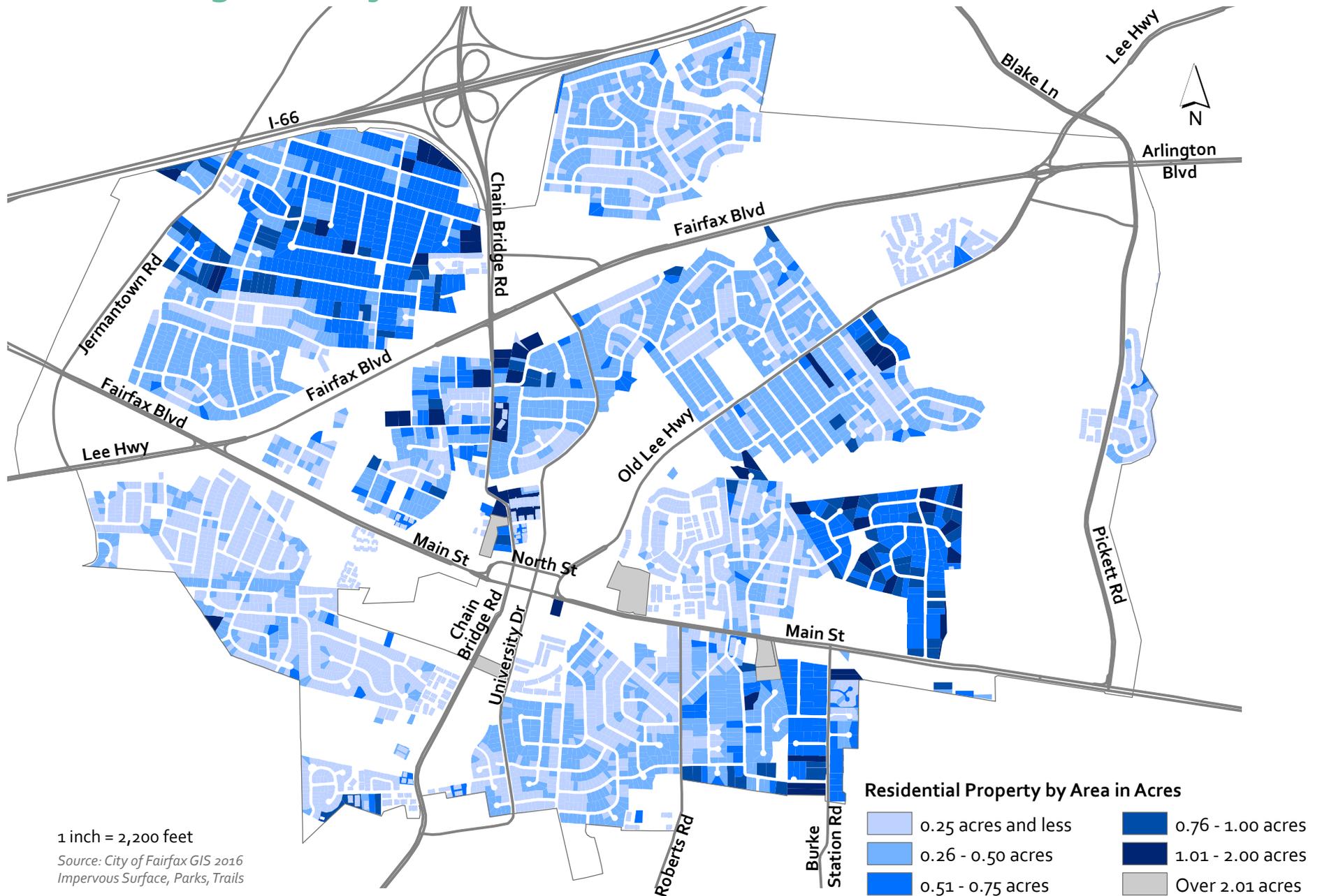


FIGURE 28: Single Family Residential Lot Size



1 inch = 2,200 feet

Source: City of Fairfax GIS 2016
Impervious Surface, Parks, Trails

FIGURE 29: Dwelling Units per Acre

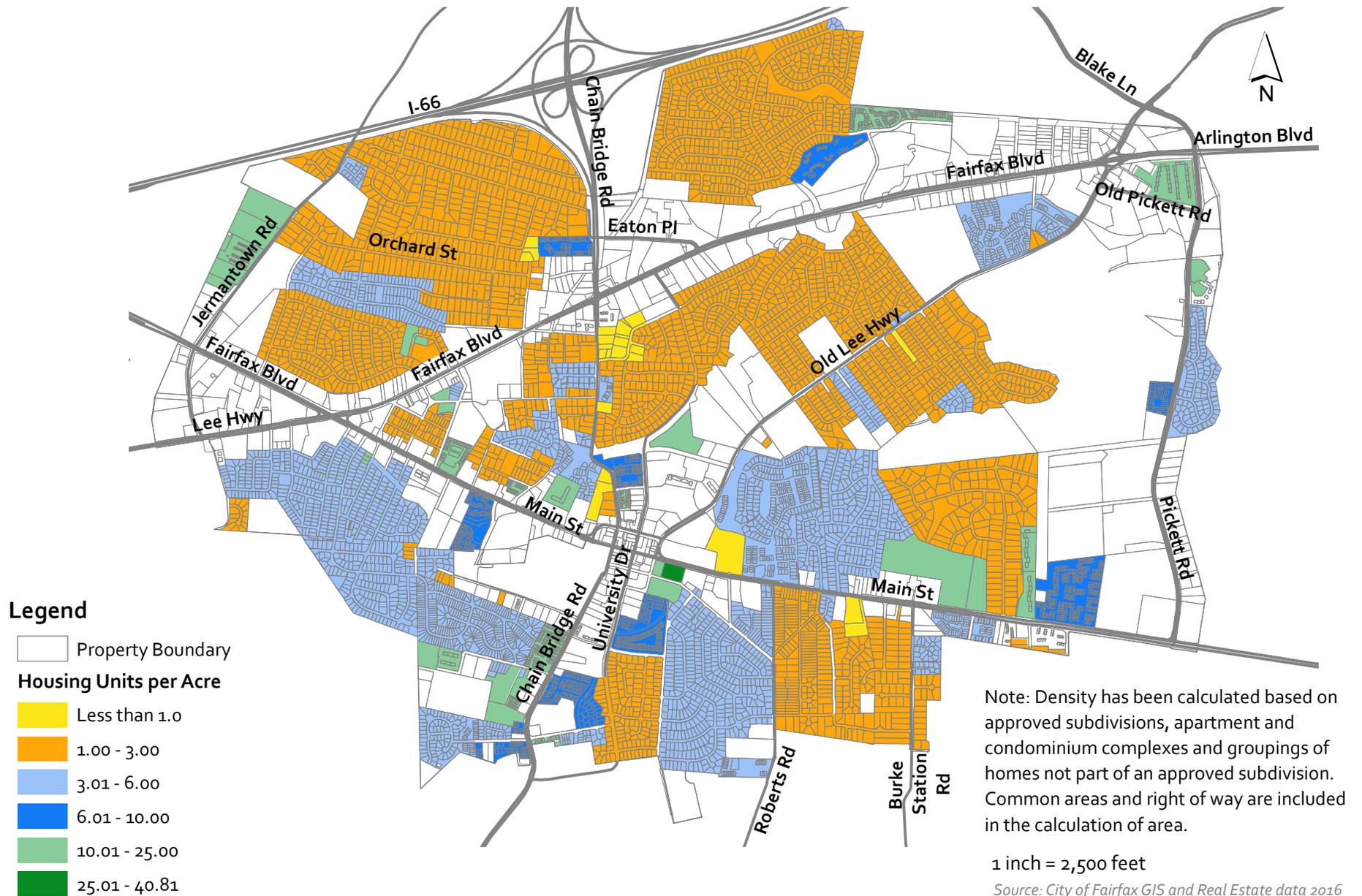


FIGURE 30: Neighborhood, Commercial and Private Recreation

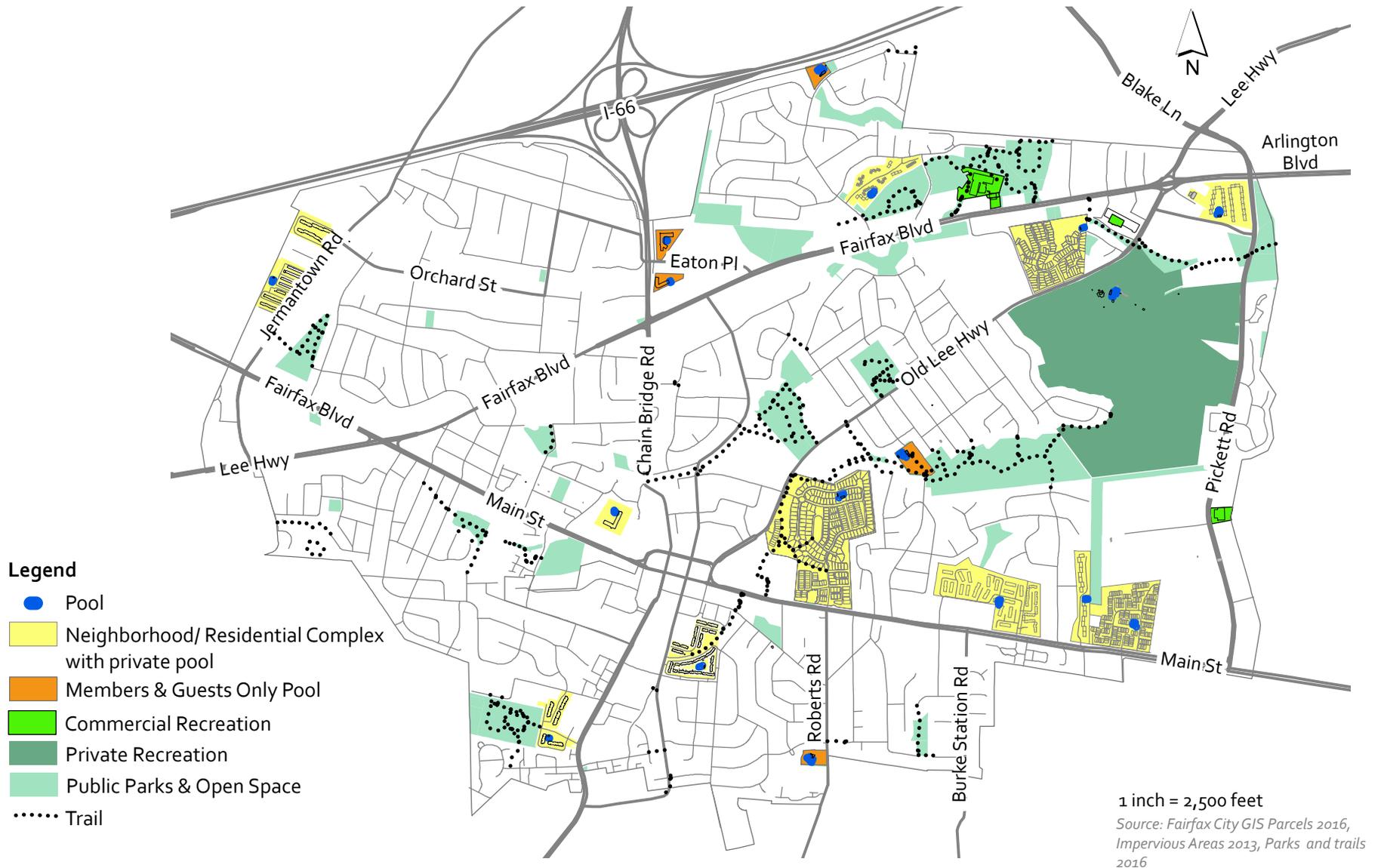
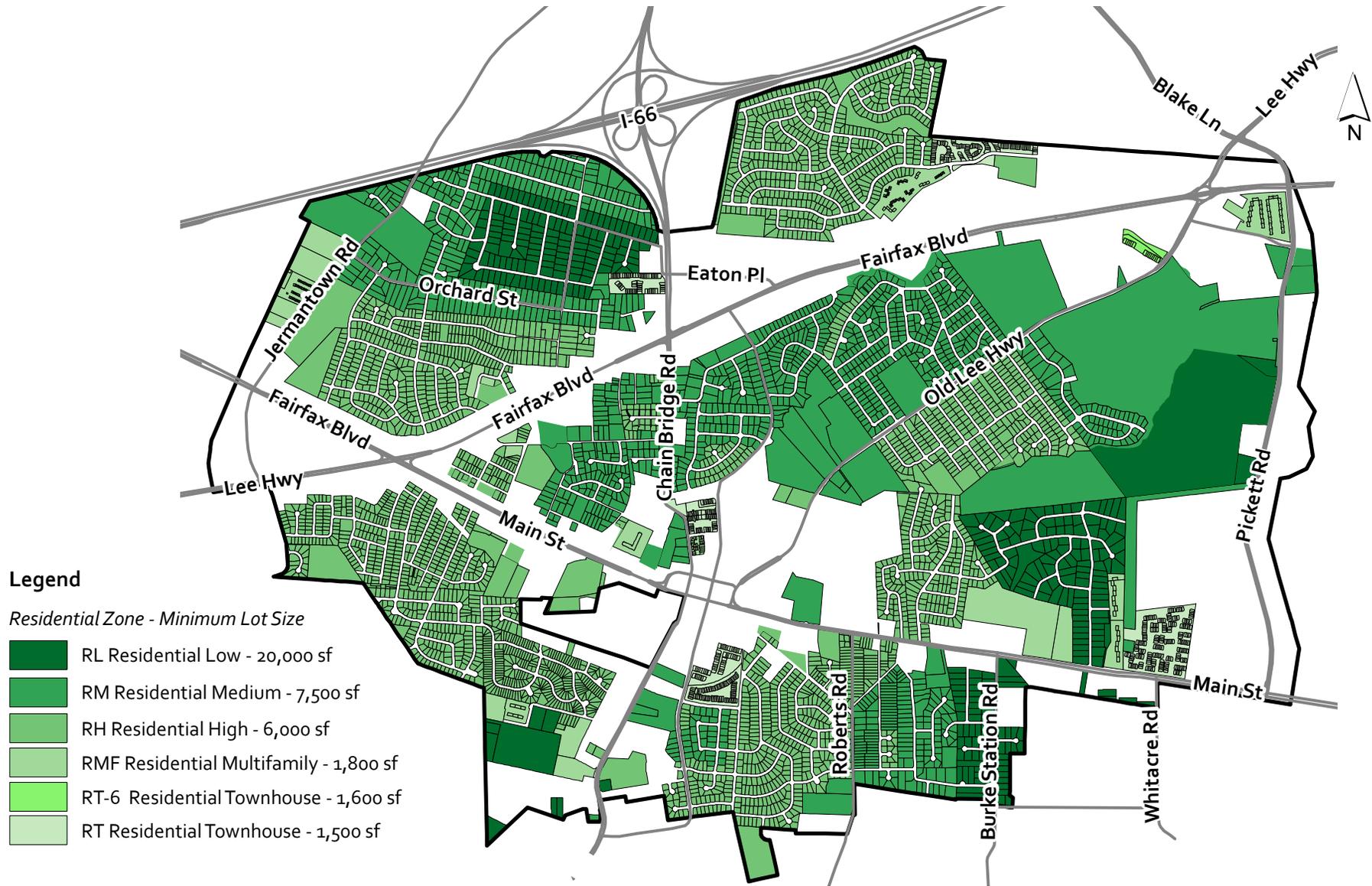


FIGURE 31: Minimum Lot Size for Residential Zoning Districts



1 inch = 2,500 feet

Source: Fairfax City GIS Parcels, 2017

FIGURE 32: Combined Residential Subdivisions

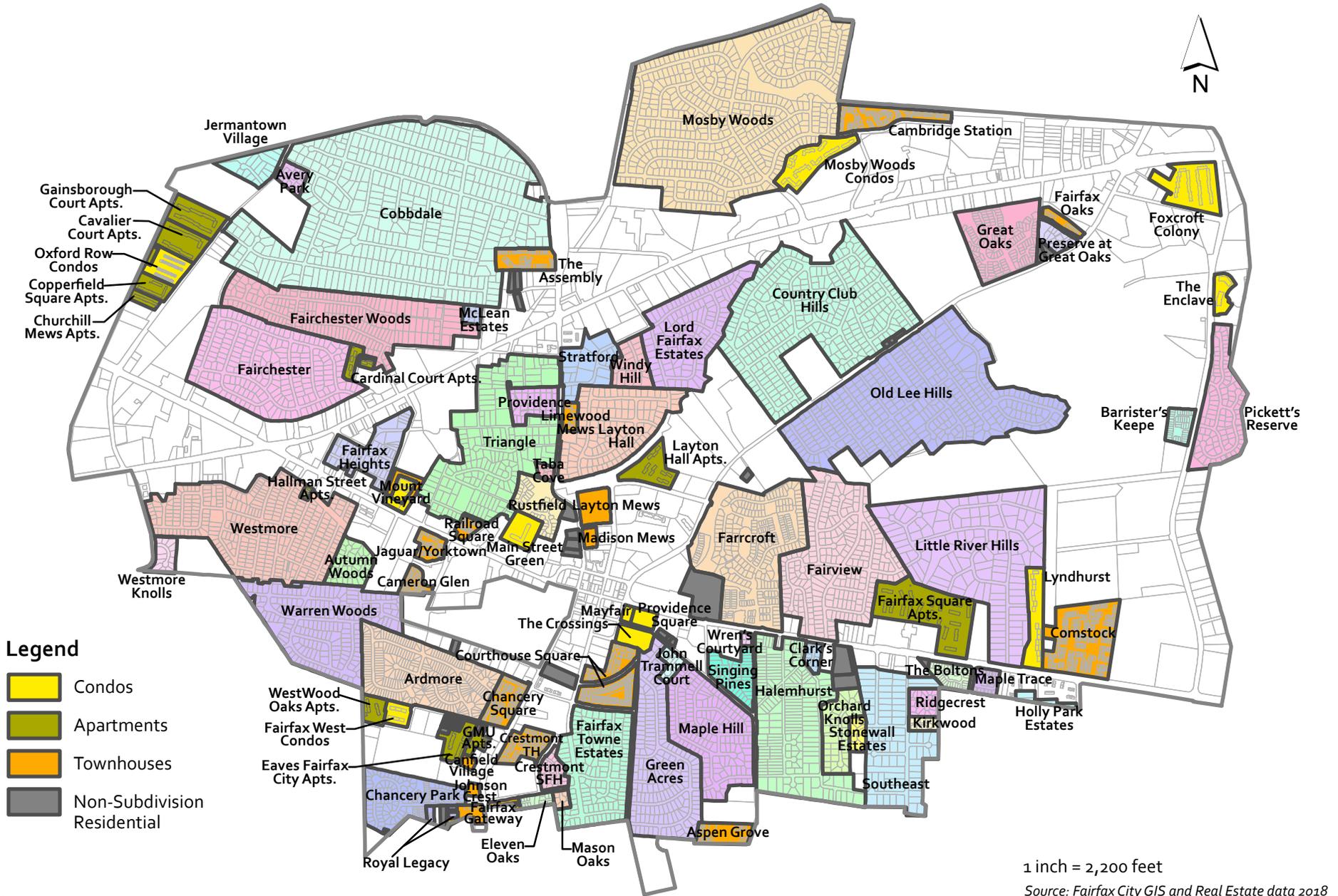
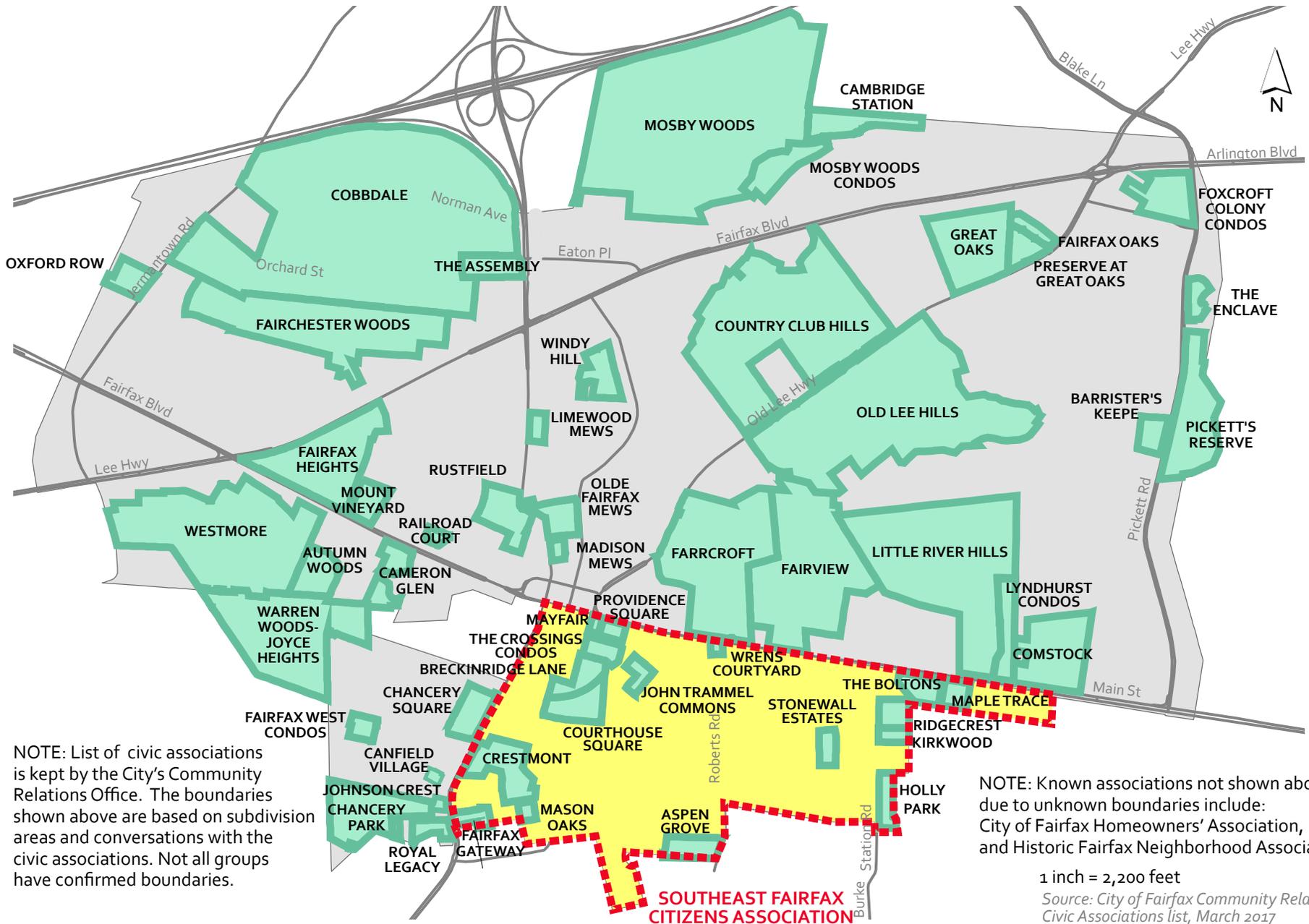


FIGURE 34: Civic Associations



NOTE: List of civic associations is kept by the City's Community Relations Office. The boundaries shown above are based on subdivision areas and conversations with the civic associations. Not all groups have confirmed boundaries.

NOTE: Known associations not shown above due to unknown boundaries include: City of Fairfax Homeowners' Association, and Historic Fairfax Neighborhood Association.

1 inch = 2,200 feet

Source: City of Fairfax Community Relations Civic Associations list, March 2017

FIGURE 35: Commercial and Industrial Uses

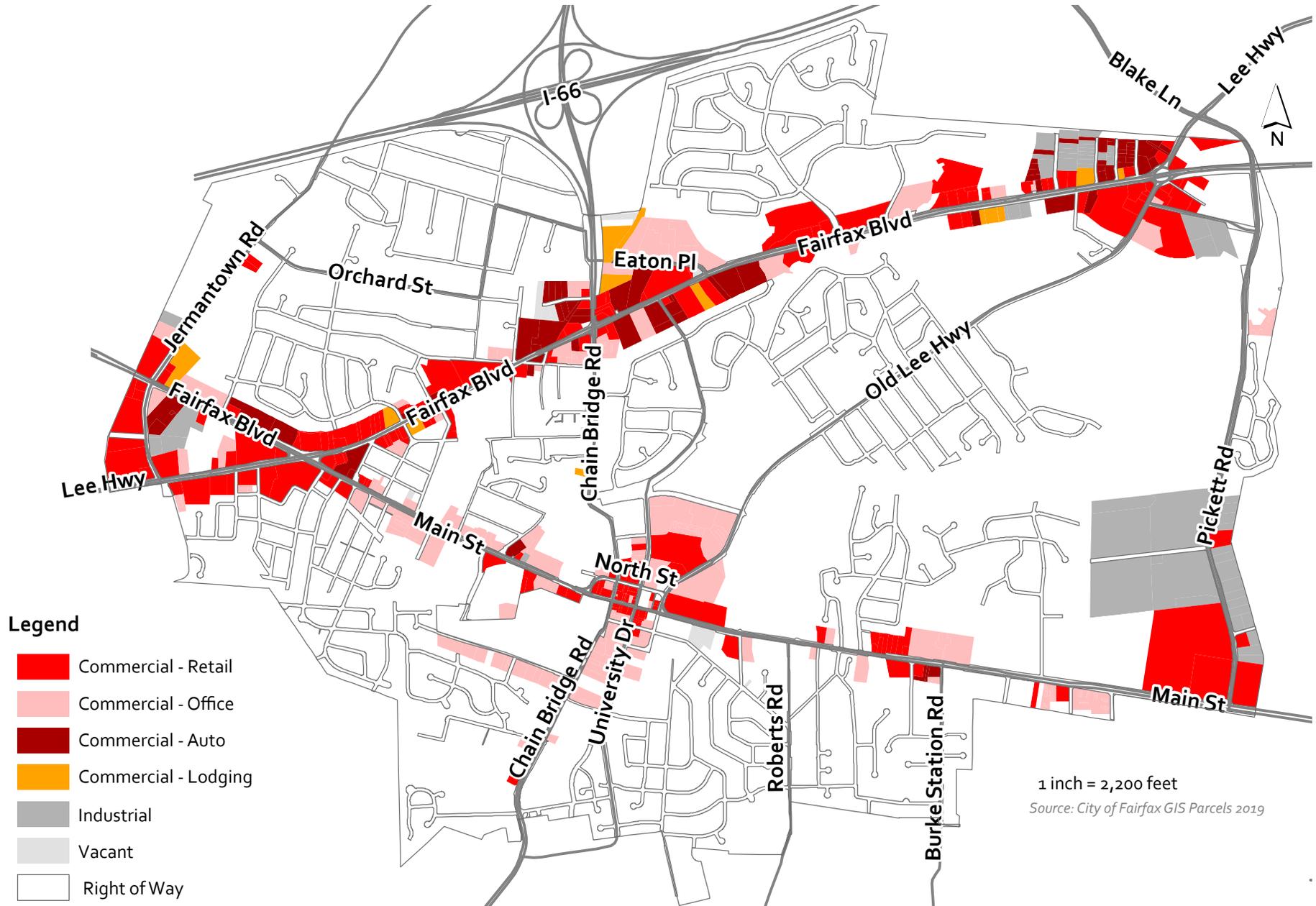
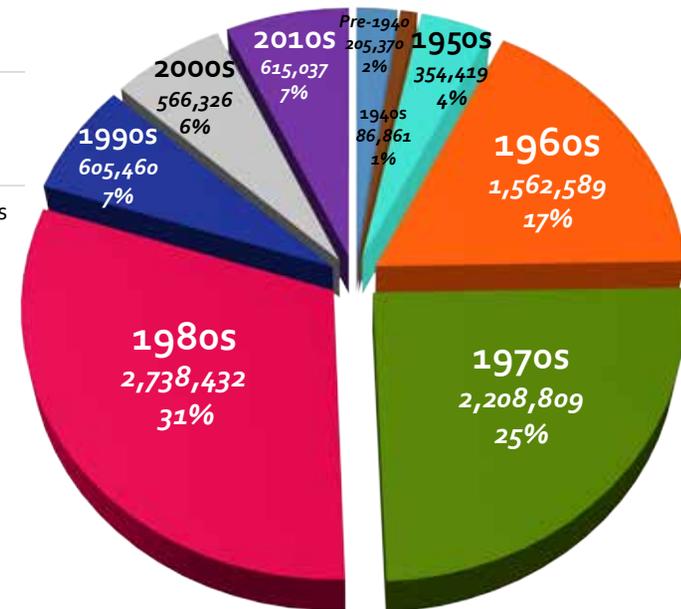
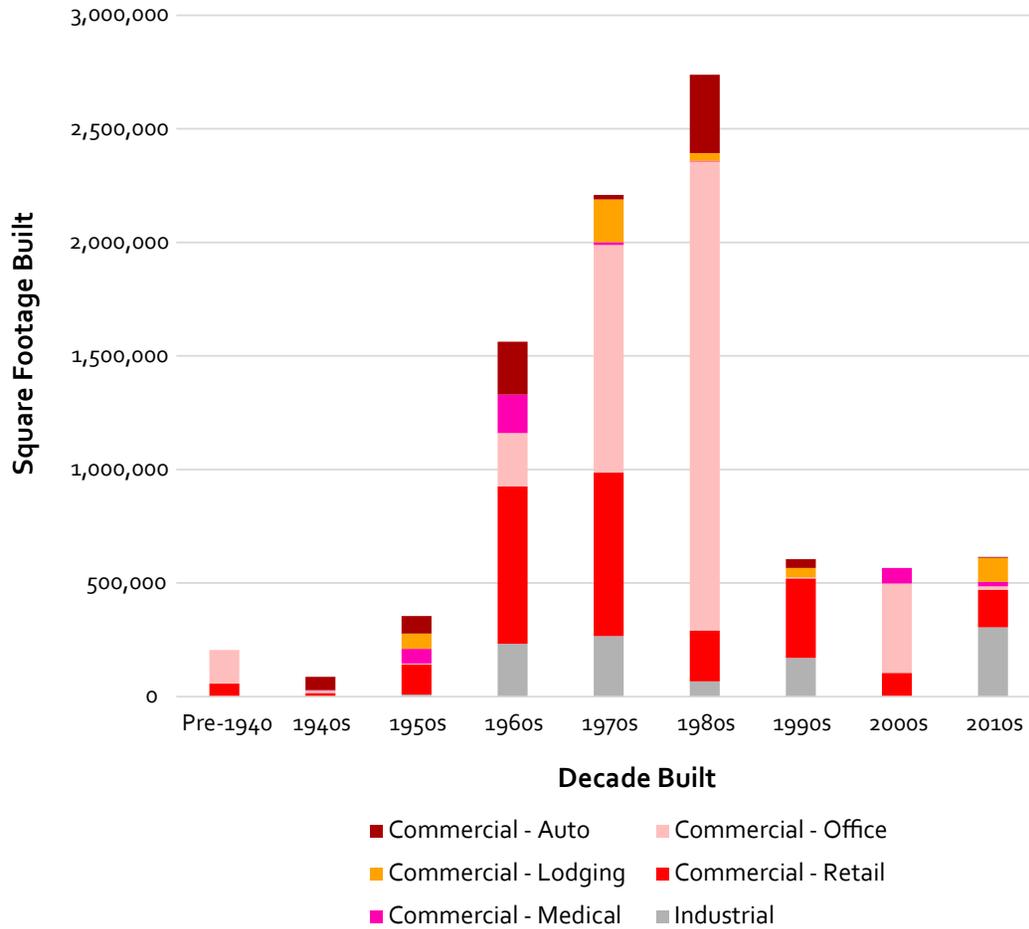


FIGURE 36: Commercial and Industrial Square Footage by Decade Built



Source: City of Fairfax Real Estate Assessments, 2020

FIGURE 37: Commercial and Industrial Building Age by Decade Built

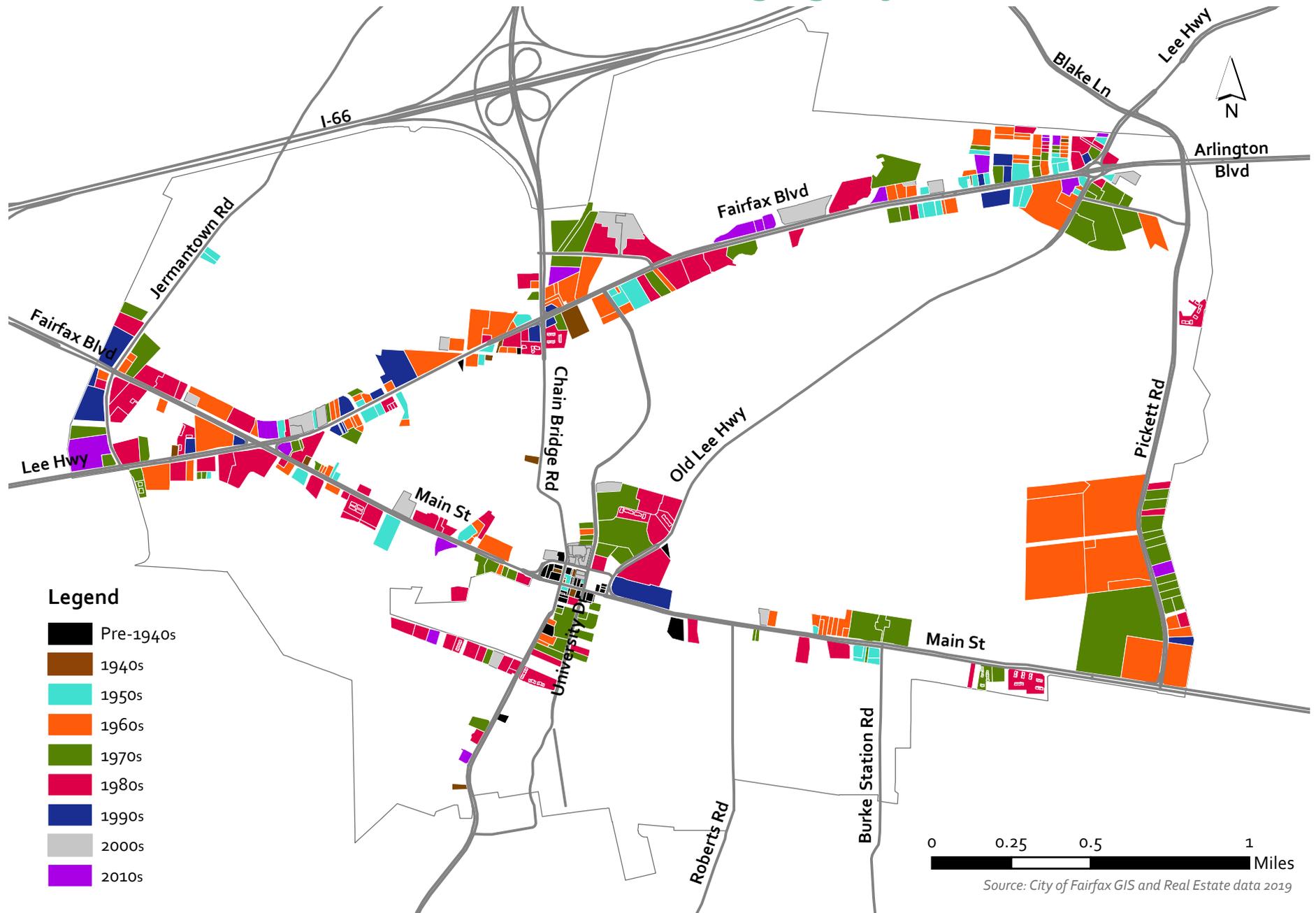


FIGURE 38: Commercial and Industrial Surface and Structured Parking

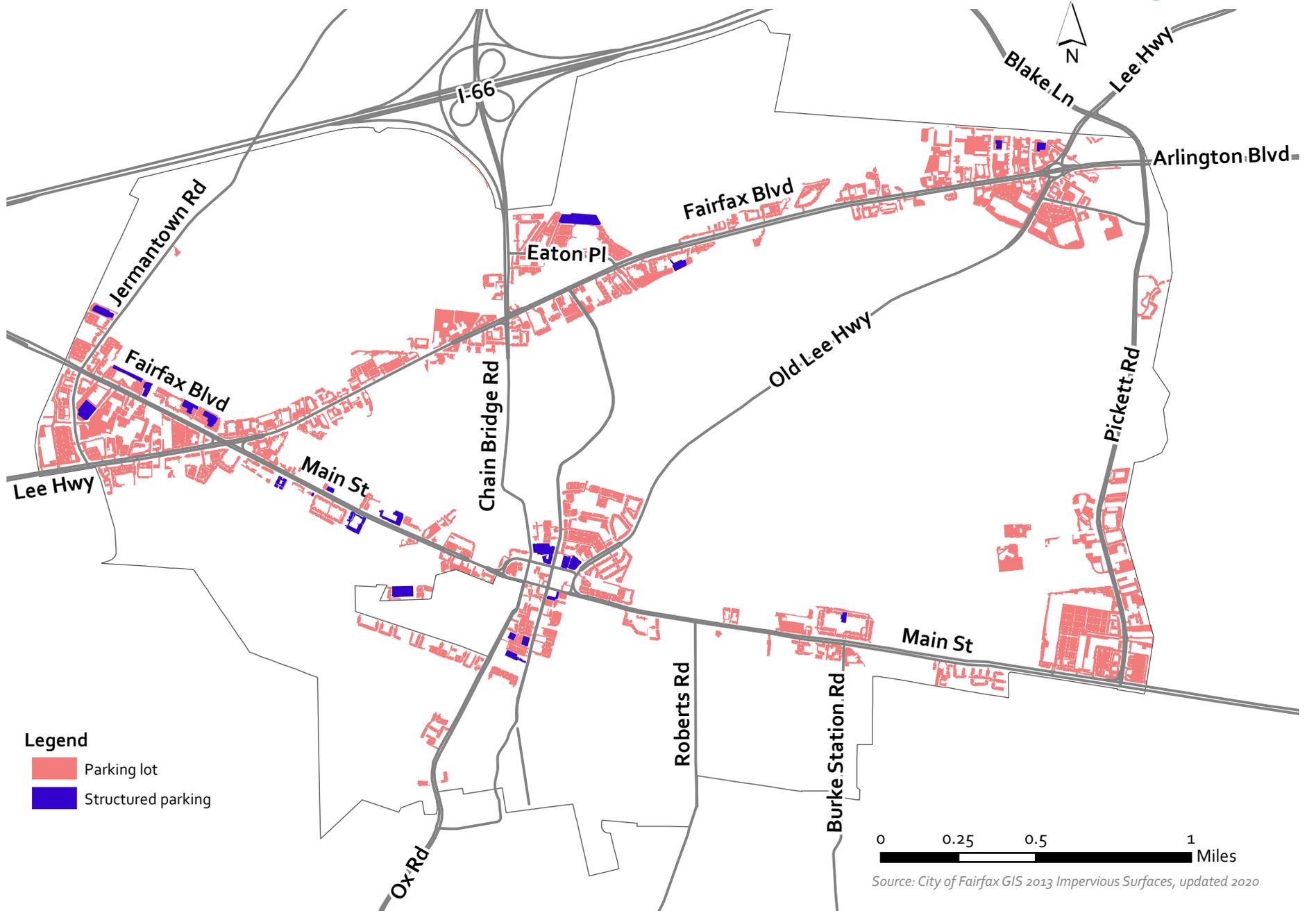
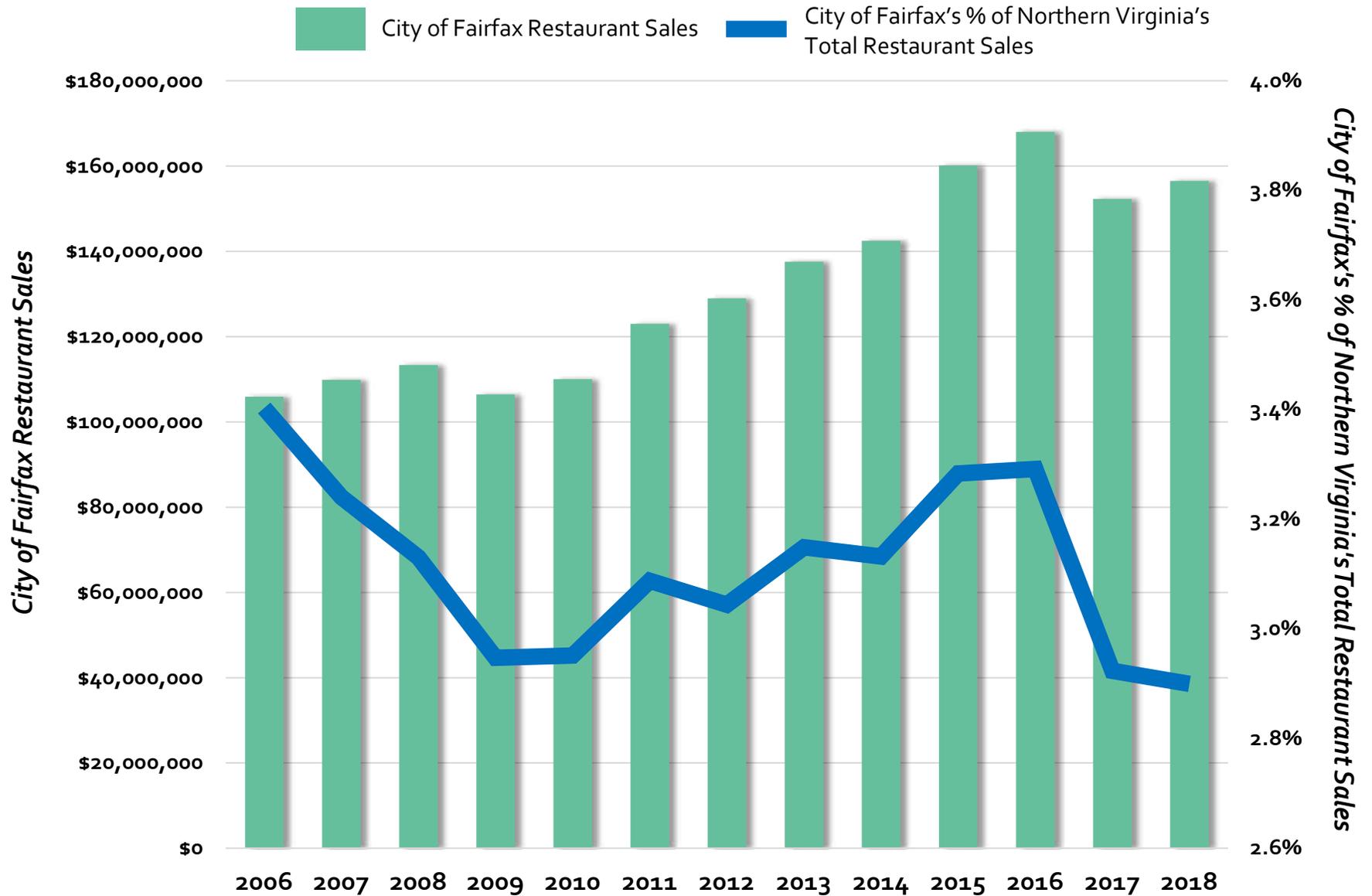


FIGURE 39: Restaurant Sales

City of Fairfax, 2006-2018



Source: Virginia Department of Taxation

FIGURE 40: Recent and Anticipated Development Projects, 2015 - 2020

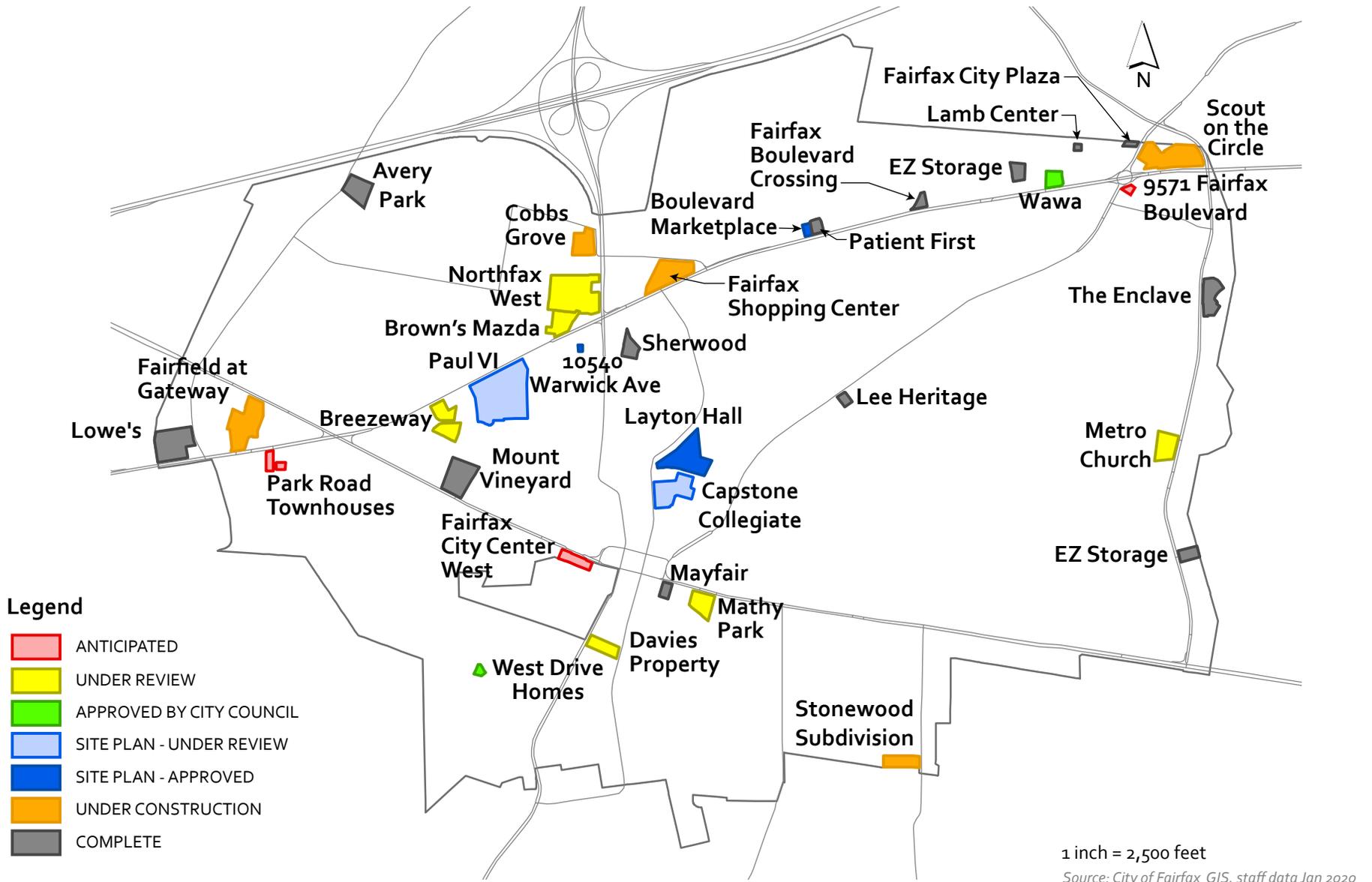


FIGURE 41: Nearby Major Mixed Use Centers

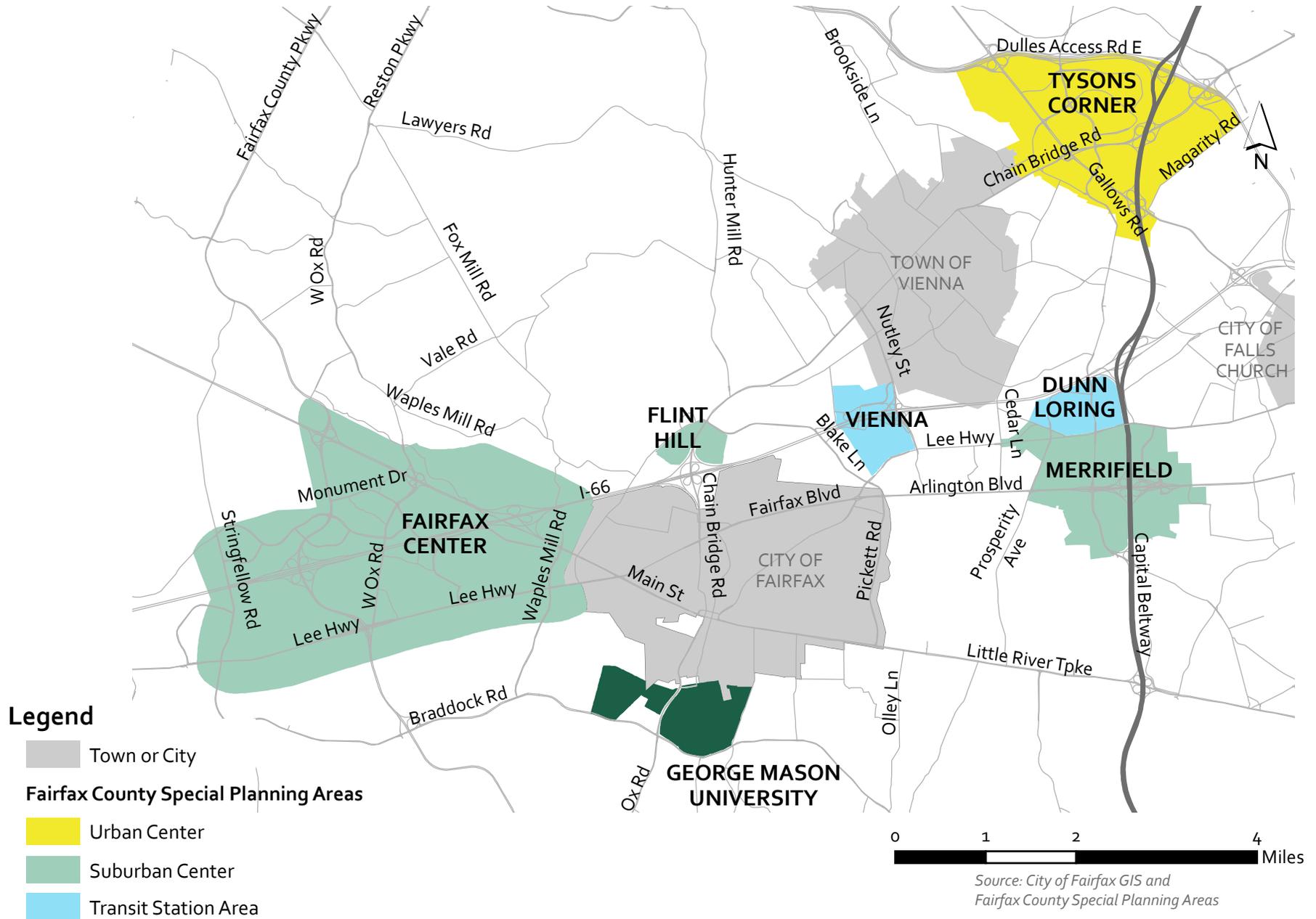
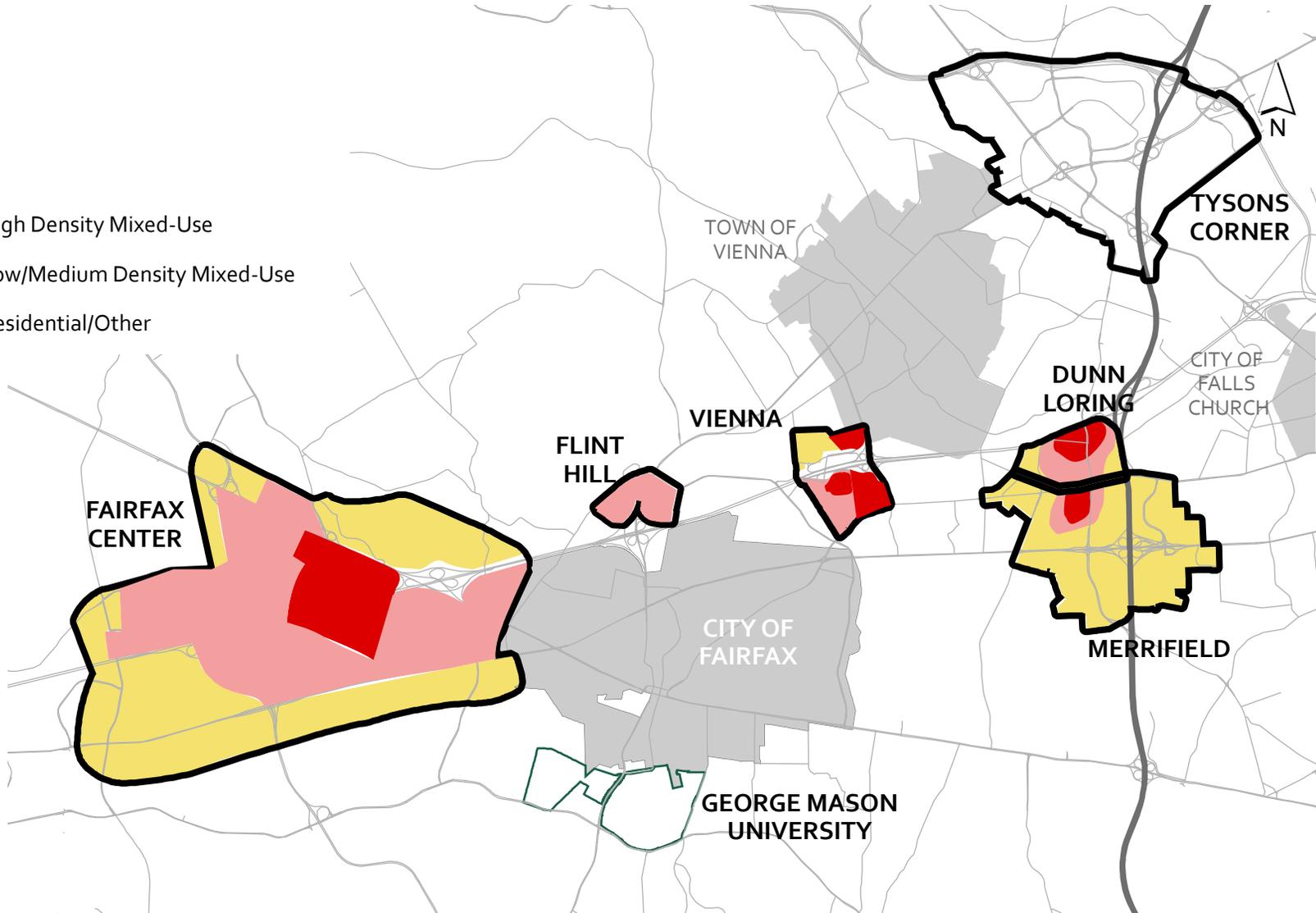


FIGURE 42: Conceptual Land Use of Nearby Major Mixed Use Centers

Legend

- High Density Mixed-Use
- Low/Medium Density Mixed-Use
- Residential/Other



1 inch = 8,000 feet

Source: Fairfax County Special Planning Areas and 2014 Zoning data

FIGURE 43: Public Right-of-Way Widths and Building Footprints
 Old Town



FIGURE 44: Public Right-of-Way Widths and Building Footprints

Kamp Washington

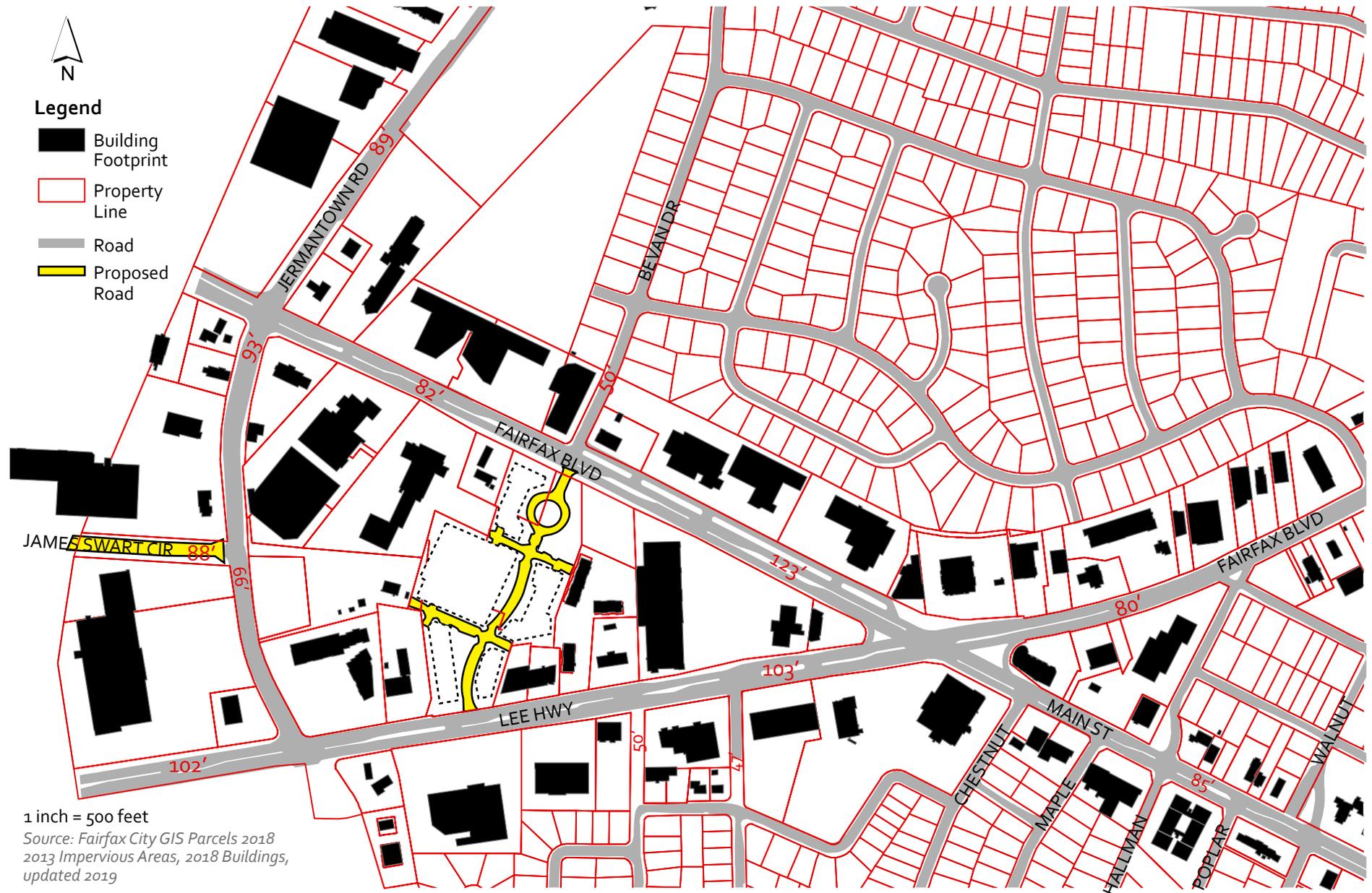


FIGURE 46: Public Right-of-Way Widths and Building Footprints
 Fairfax Circle

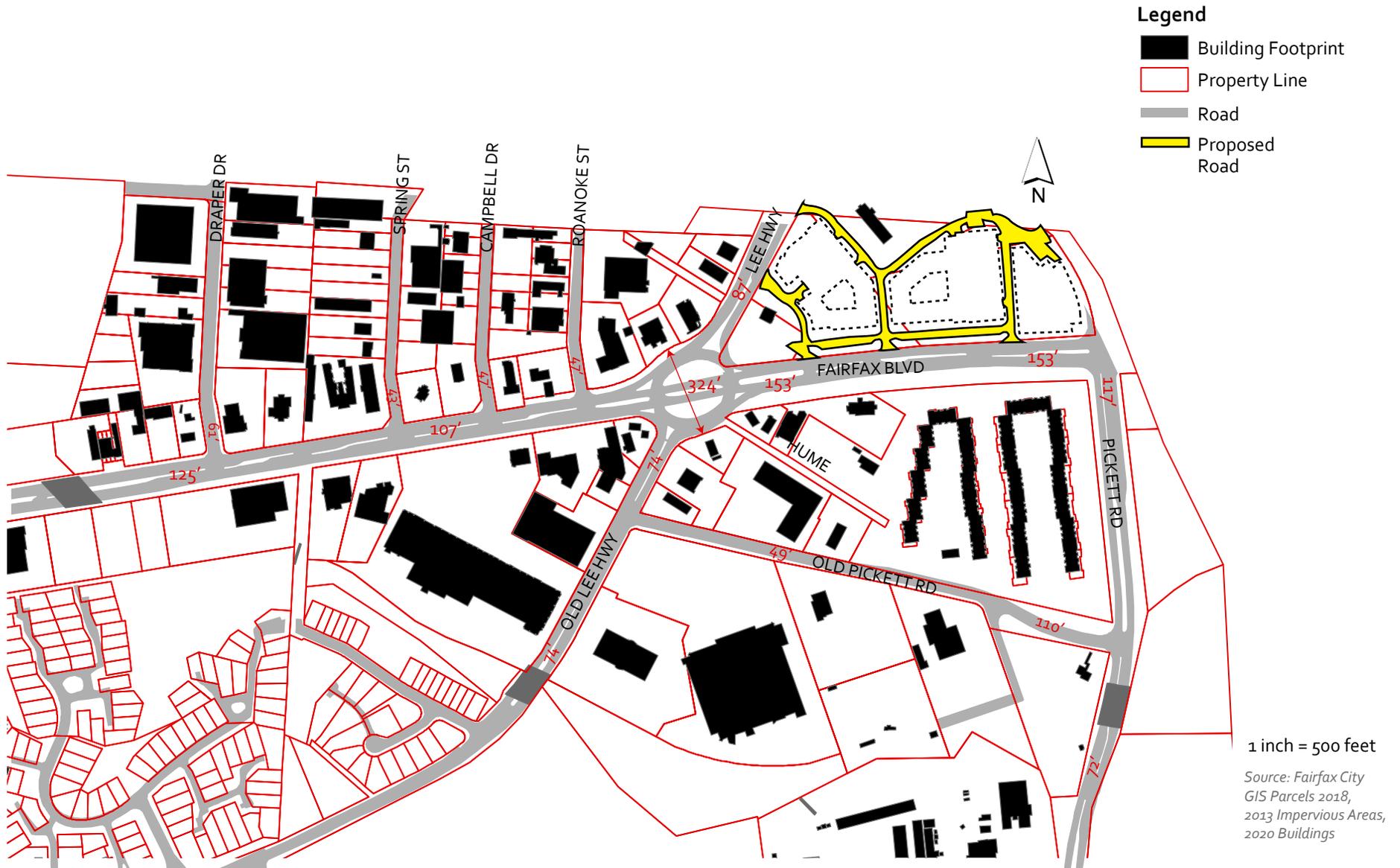


FIGURE 47: Public Right-of-Way Widths and Building Footprints

Pickett and Main



Legend

- Building Footprint
- Property Line
- Road

1 inch = 500 feet

Source: Fairfax City GIS Parcels 2018, 2013 impervious Areas, 2018 Buildings

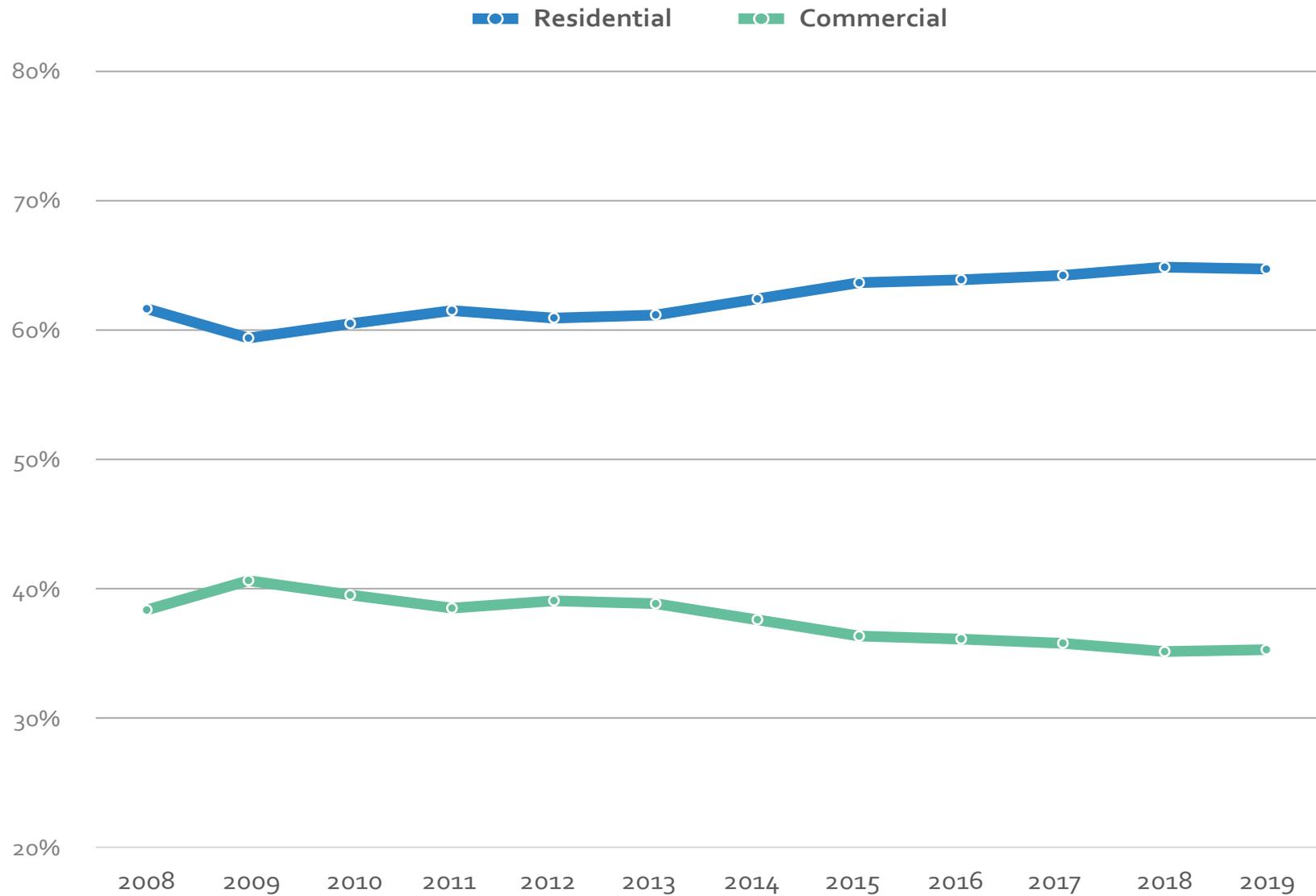
FIGURE 48:

Grocery Stores, Farmers Markets, and Community Gardens



Source: Fairfax City GIS Parcels 2018, Department of Community Development and Planning 2020

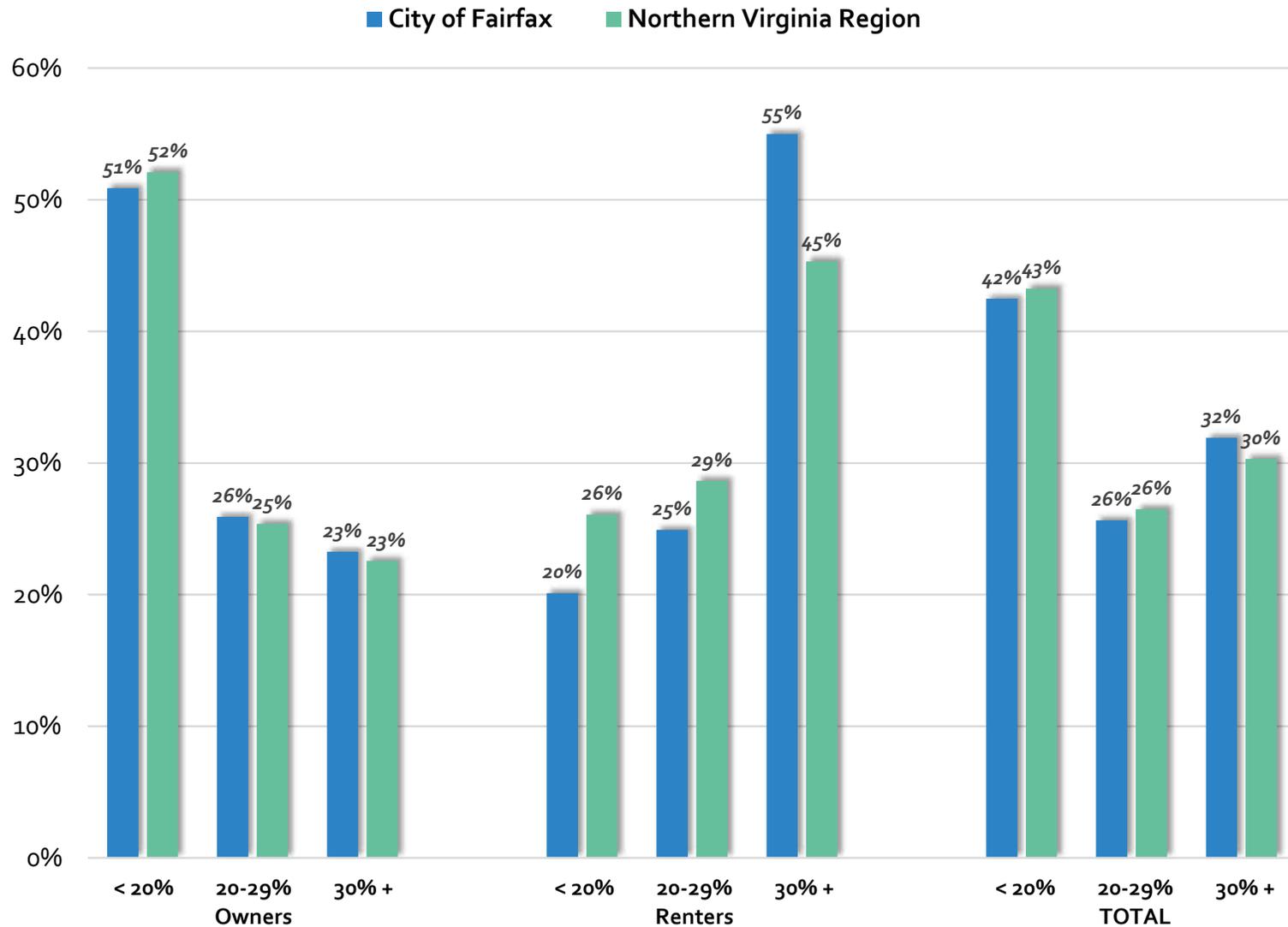
FIGURE 49: Real Estate Assessments by Commercial and Residential Sectors
 City of Fairfax, 2008-2019



NOTE: Data pertains to calendar year assessed values.

Source: City of Fairfax Budgets

FIGURE 50: Housing Costs as a Percentage of Household Income
by Tenure and in Total



Source: US Census ACS, 2014-18

Note: 30% of annual income is considered to be the maximum affordable housing cost for The Department of Housing and Urban Development's Housing Affordability Index.

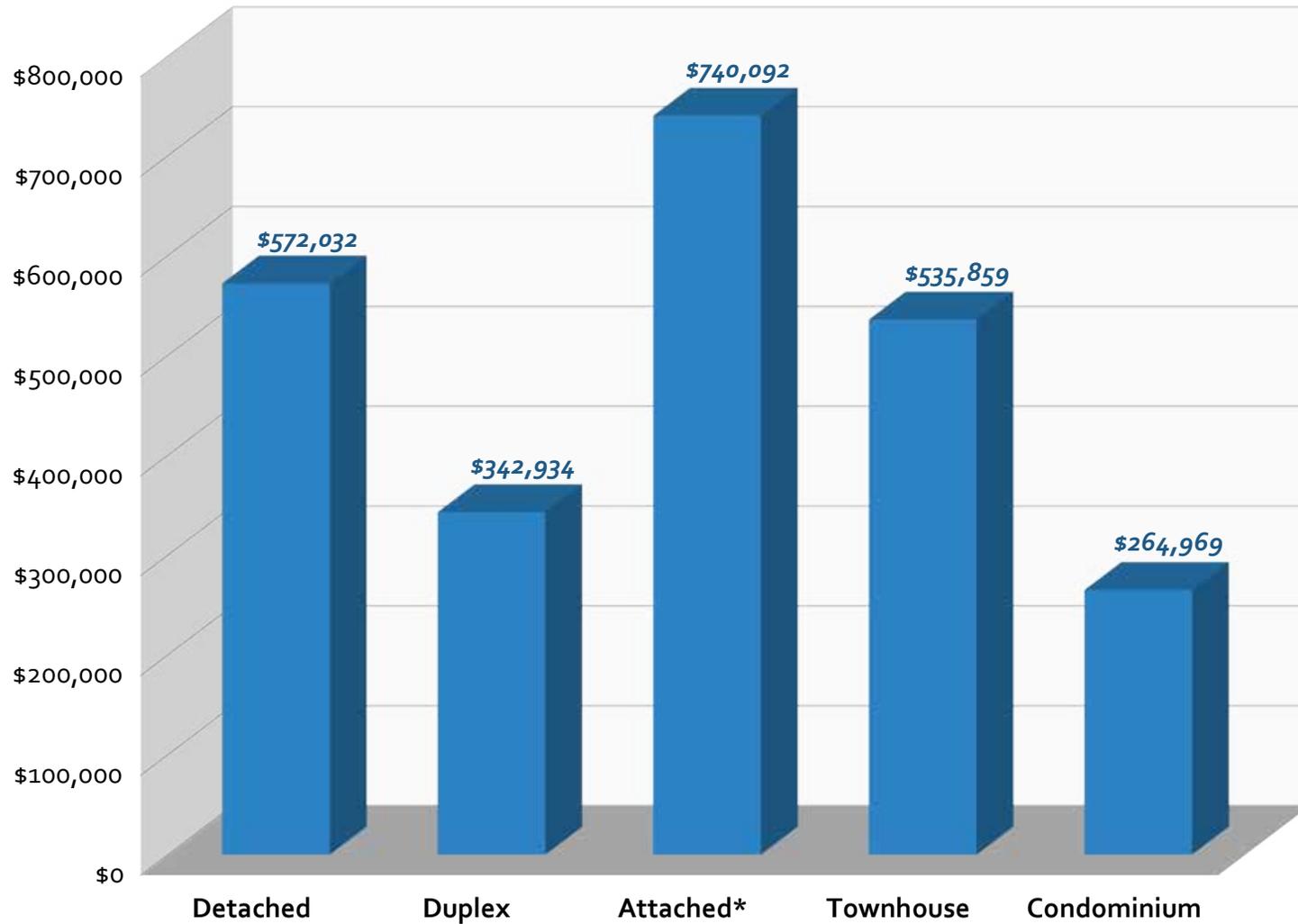
FIGURE 51: Area Median Family Income

Washington, D.C. Metropolitan Area, 2019

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
LOW INCOME (60%)	\$51,000	\$58,260	\$65,520	\$72,780	\$78,660	\$84,480	\$90,300	\$96,120
VERY LOW INCOME (50%)	\$42,500	\$48,550	\$54,600	\$60,650	\$65,550	\$70,400	\$75,250	\$80,100
MEDIAN INCOME (100%)	\$121,300							

Source: US Department of Housing and Urban Development; Multifamily Tax Subsidy Income Limits (www.huduser.gov/portal/datasets/mtsp/mtsp19/HERA-Income-Limits-Report.pdf)

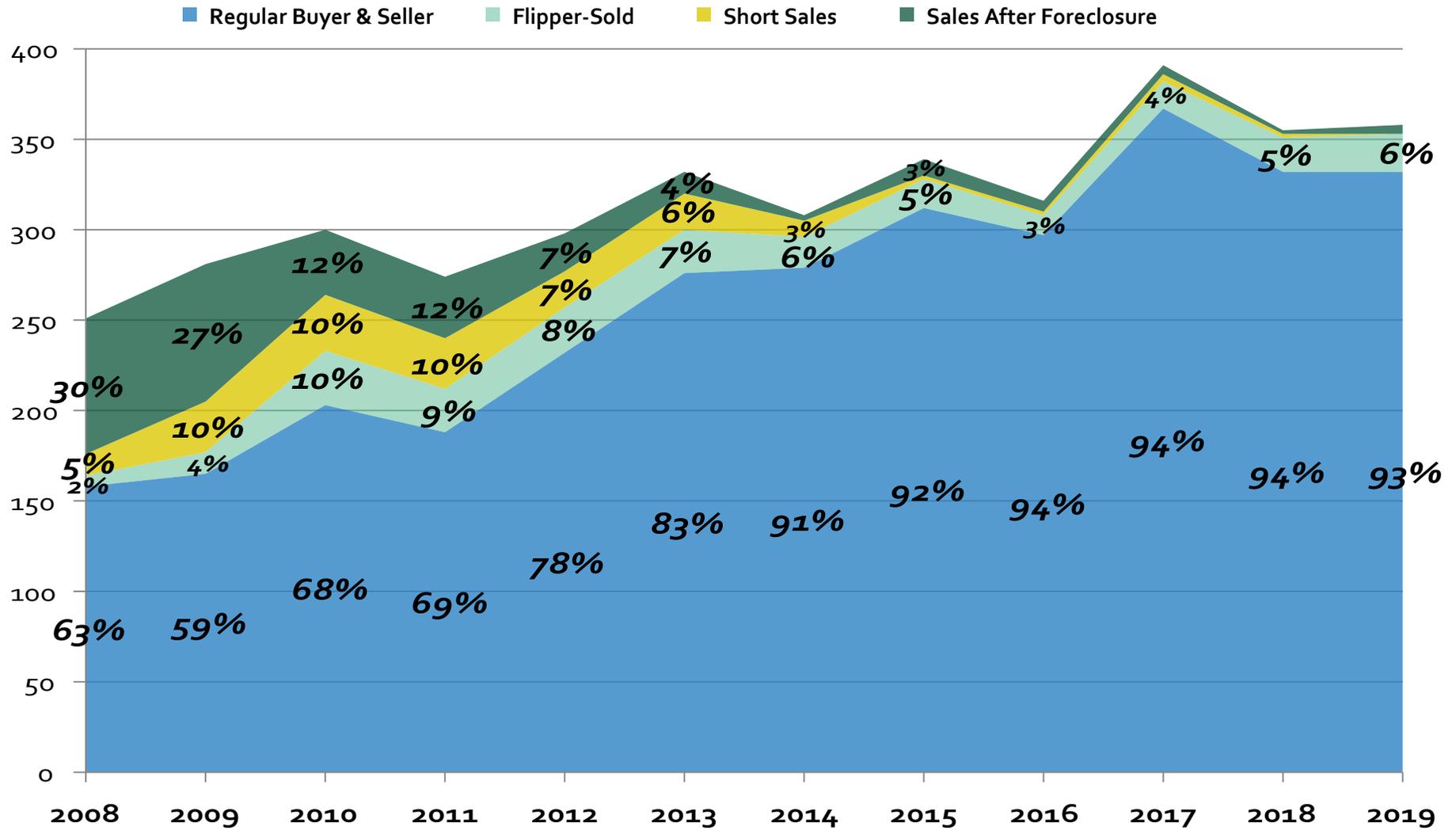
FIGURE 52: Average Assessed Value by Housing Unit Type
City of Fairfax, 2019



* Attached housing units are clusters of 2 or 3 houses in newer subdivisions.

Source: City of Fairfax Real Estate Assessments, 2019

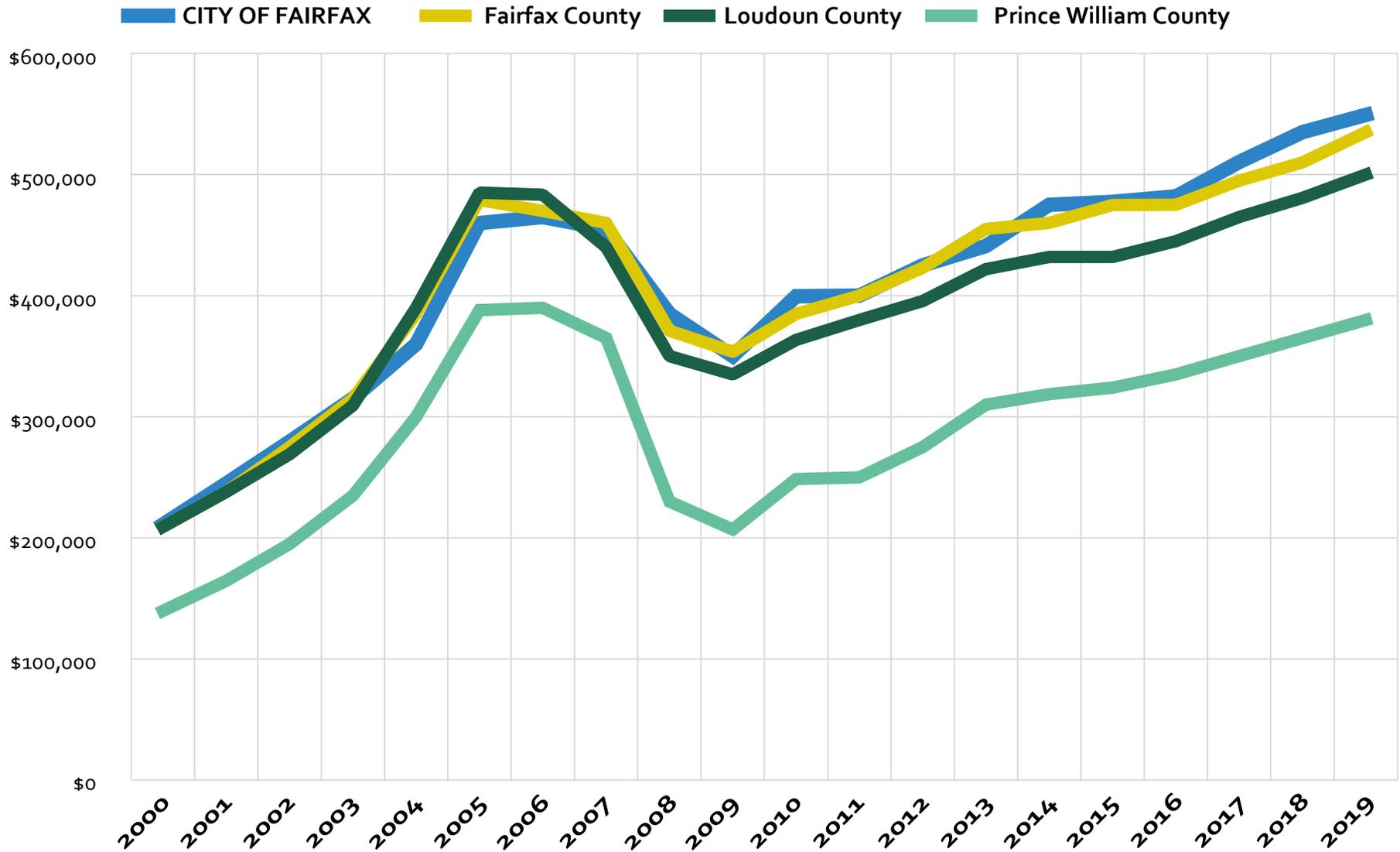
FIGURE 53: Home Sales by Type of Sale
City of Fairfax, 2008 - 2019



Note: Includes resales only (does not include new housing units). 'Flipper-Sold' means a housing unit that was sold twice within a 1-year period, after significant improvements.

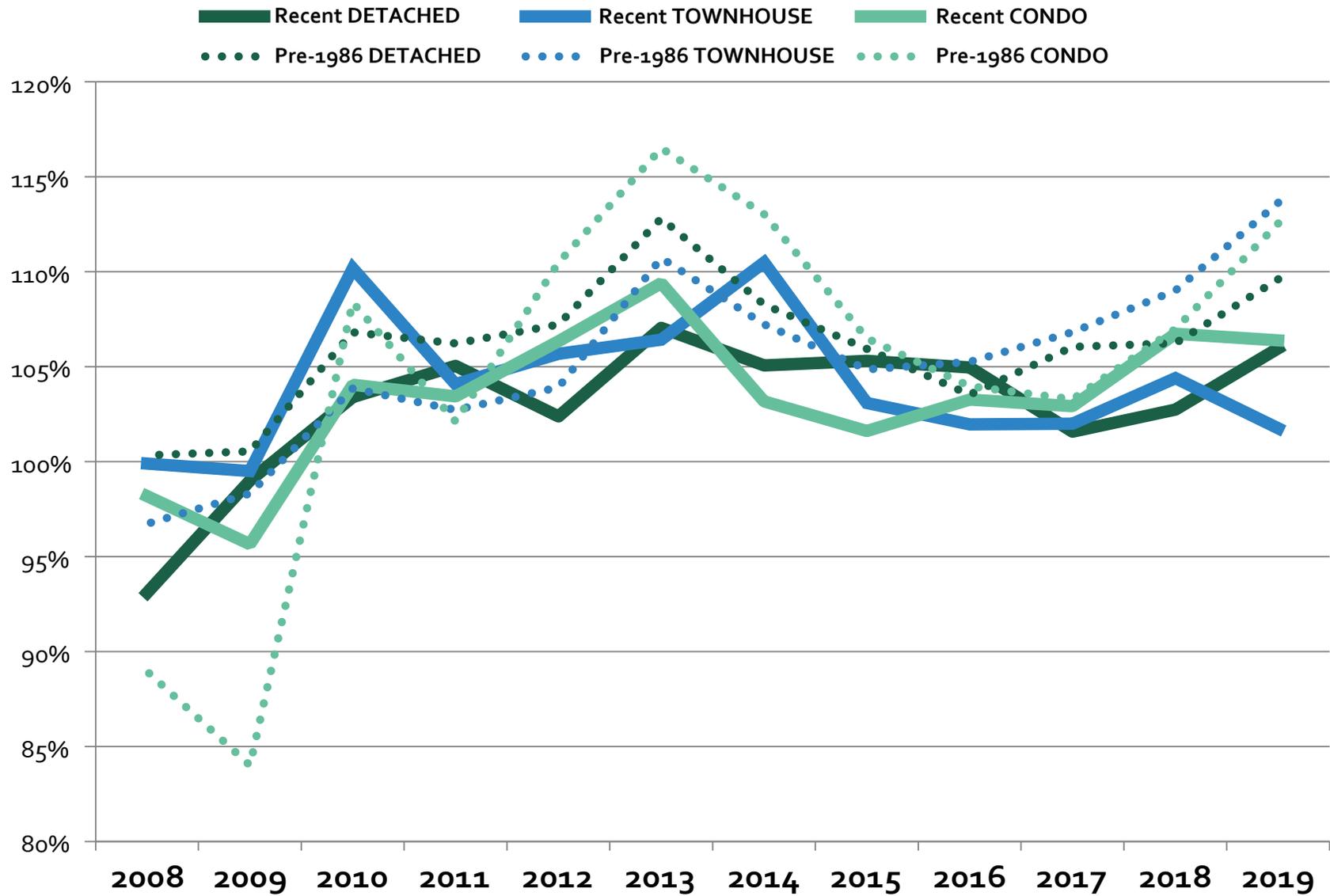
Source: Metropolitan Regional Information Systems (MRIS) and City of Fairfax Community Development and Planning data

FIGURE 54: Median Annual Residential Sales Price
2000 - 2019



Source: Metropolitan Regional Information Systems (MRIS)

FIGURE 55: Median Sales Price as Percentage of Assessed Value
 City of Fairfax, by Percent Change from 2008 Medians

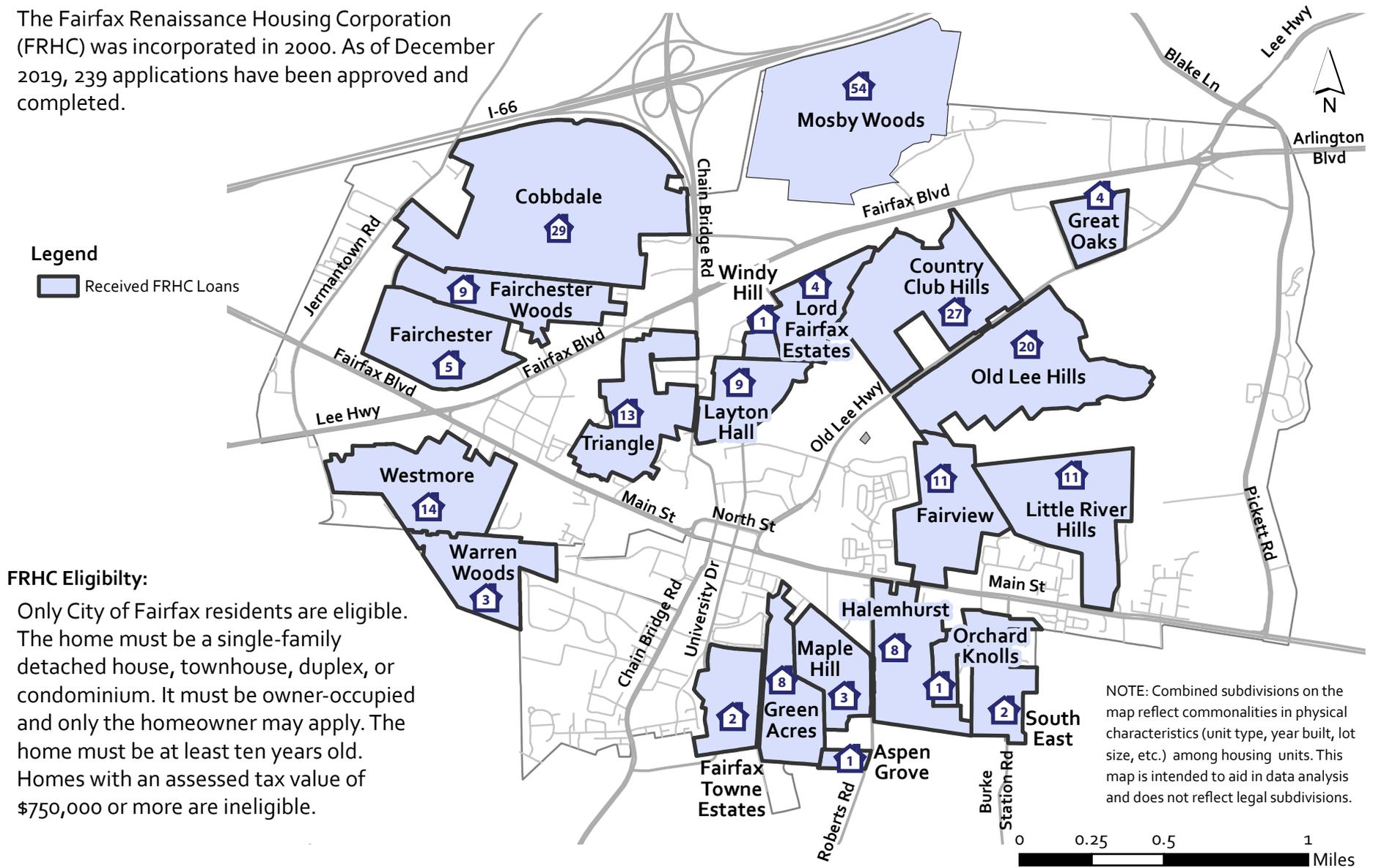


Note: Includes regular resales only (does not include foreclosures, short sales, or new housing units).

Source: Metropolitan Regional Information Systems (MRIS) and City of Fairfax Community Development and Planning data, 2020

FIGURE 56: Residential Improvement Projects with Fairfax Renaissance Housing Corporation (FRHC) Loans

The Fairfax Renaissance Housing Corporation (FRHC) was incorporated in 2000. As of December 2019, 239 applications have been approved and completed.

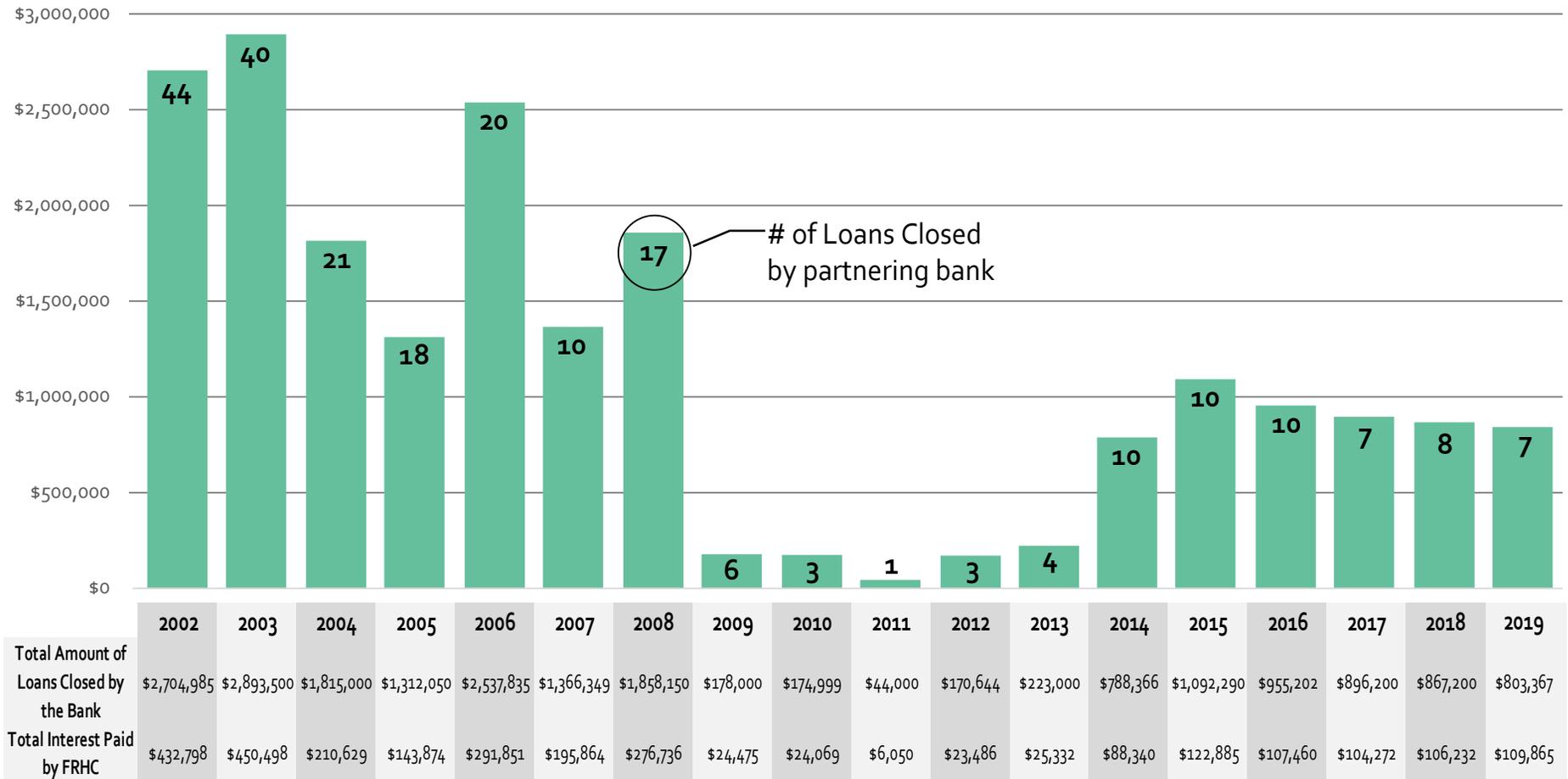


Source: Fairfax City GIS Parcels 2017 & FRHC Data January 2020

FIGURE 57:

Fairfax Renaissance Housing Corporation Loans

Number of Loans, Total Amounts, and Interest Paid, 2002 - 2019



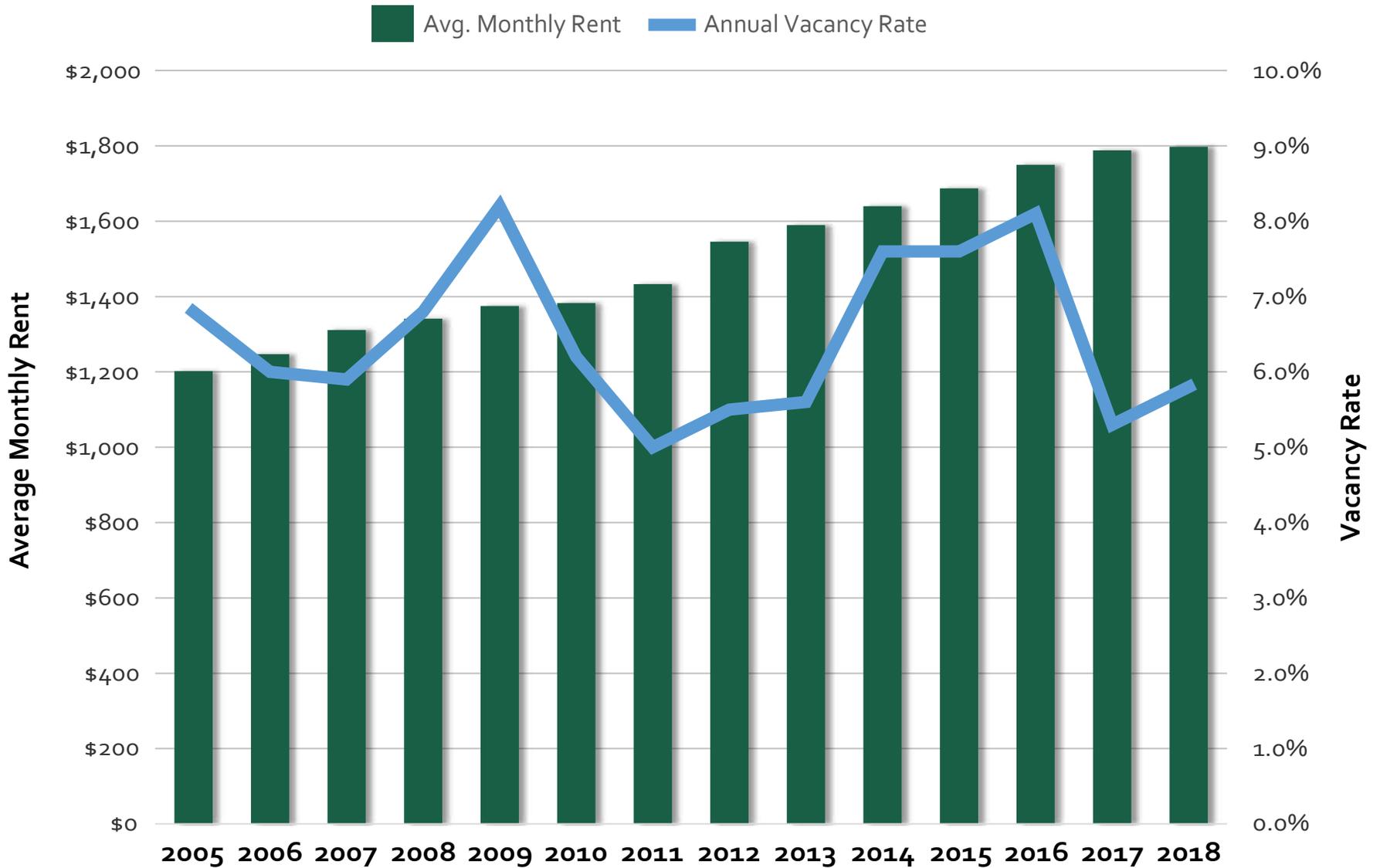
Sum of Loans Closed by the Bank from 2002 to 2019: **\$20,681,136**

Sum of Interest Paid by FRHC from 2002 to 2019: **\$2,744,714**

Source: Fairfax Renaissance Housing Corporation

FIGURE 58: Annual Fairfax County Rental Rates

Average rents and vacancy rates for apartment complexes, Fairfax County 2005 - 2018



Source: Fairfax County Rental Housing Complex Analysis 2018

FIGURE 59: Infill Housing by Decade Built

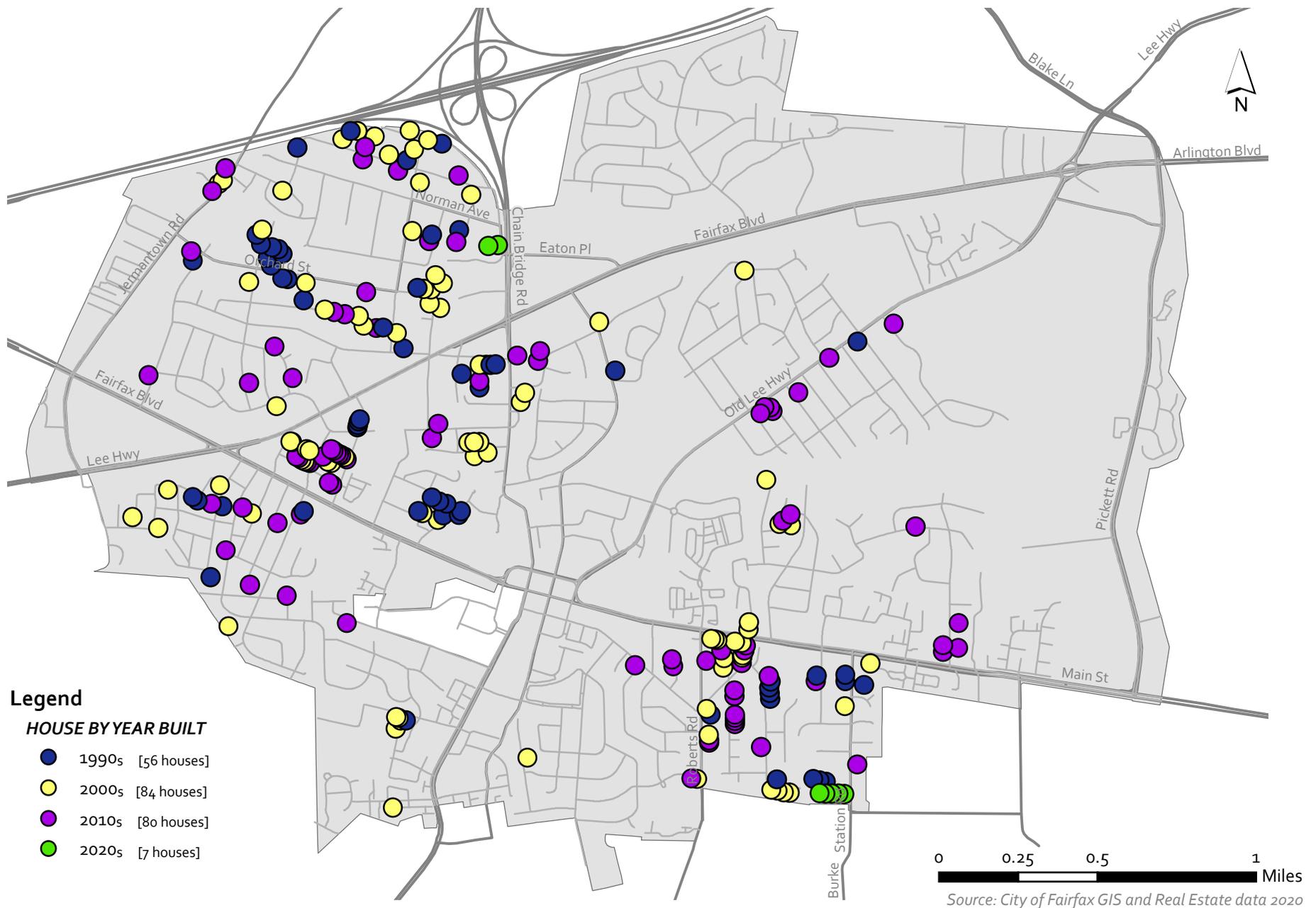
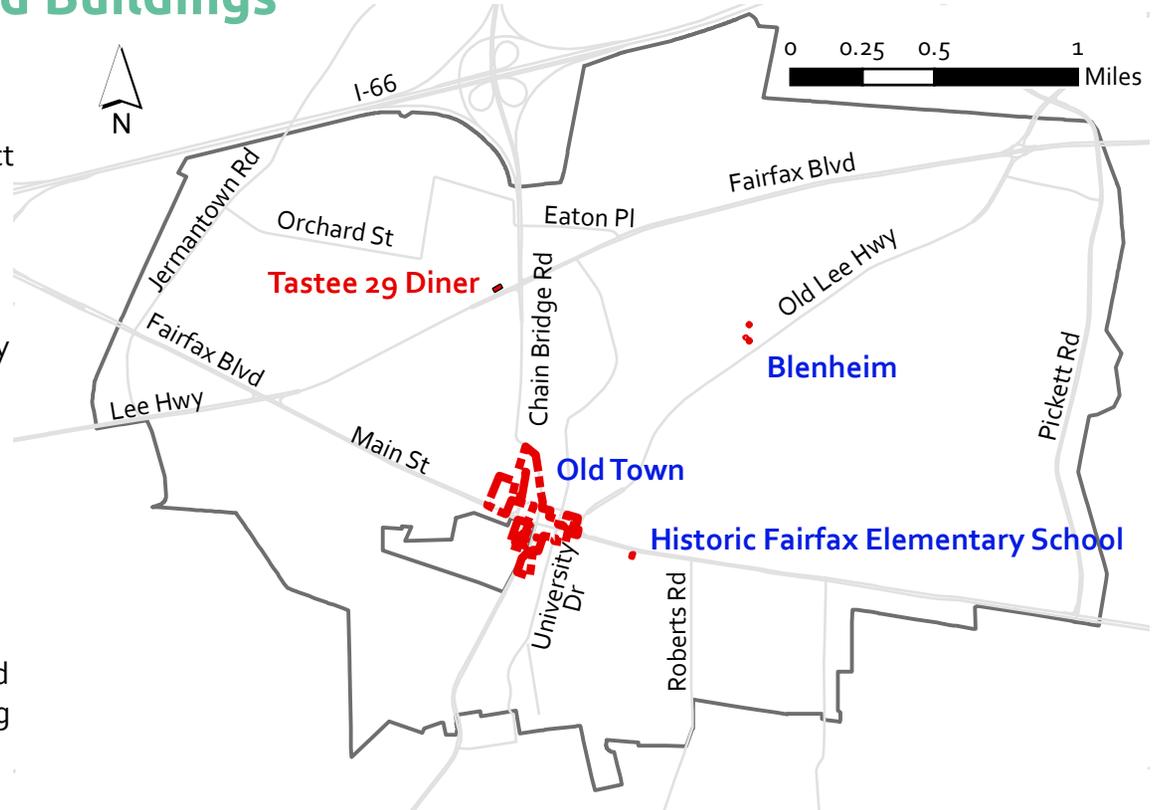


FIGURE 60: Historic Districts and Buildings

The City of Fairfax has four individual historic properties; Fairfax Public School, Ratcliffe-Allison House, Blenheim, and Tastee 29 Diner; and one district listed on the National Register of Historic Places. Located in Old Town but on Fairfax County land, the County Courthouse and Jail are also listed on the National Register. The City has three local historic districts; Old Town Fairfax, Historic Fairfax Elementary School, and Blenheim.

Legend

- | | | | |
|---|-------------------------------------|---|------------------------|
|  | National Register Historic District |  | Building |
|  | National Register Historic Building |  | Paved Road and Parking |
|  | City Historic District |  | Park |



Source: City of Fairfax GIS 2016 Impervious Surfaces, Zoning Overlays, National Register Districts

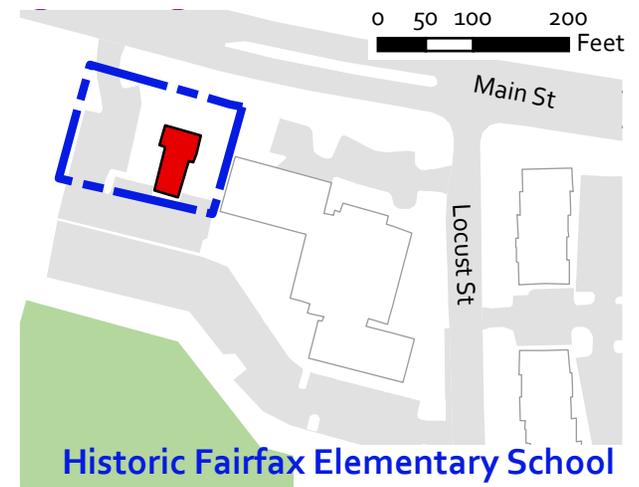
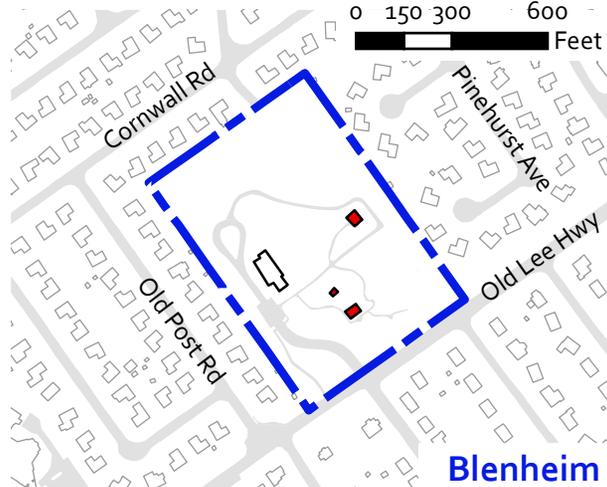


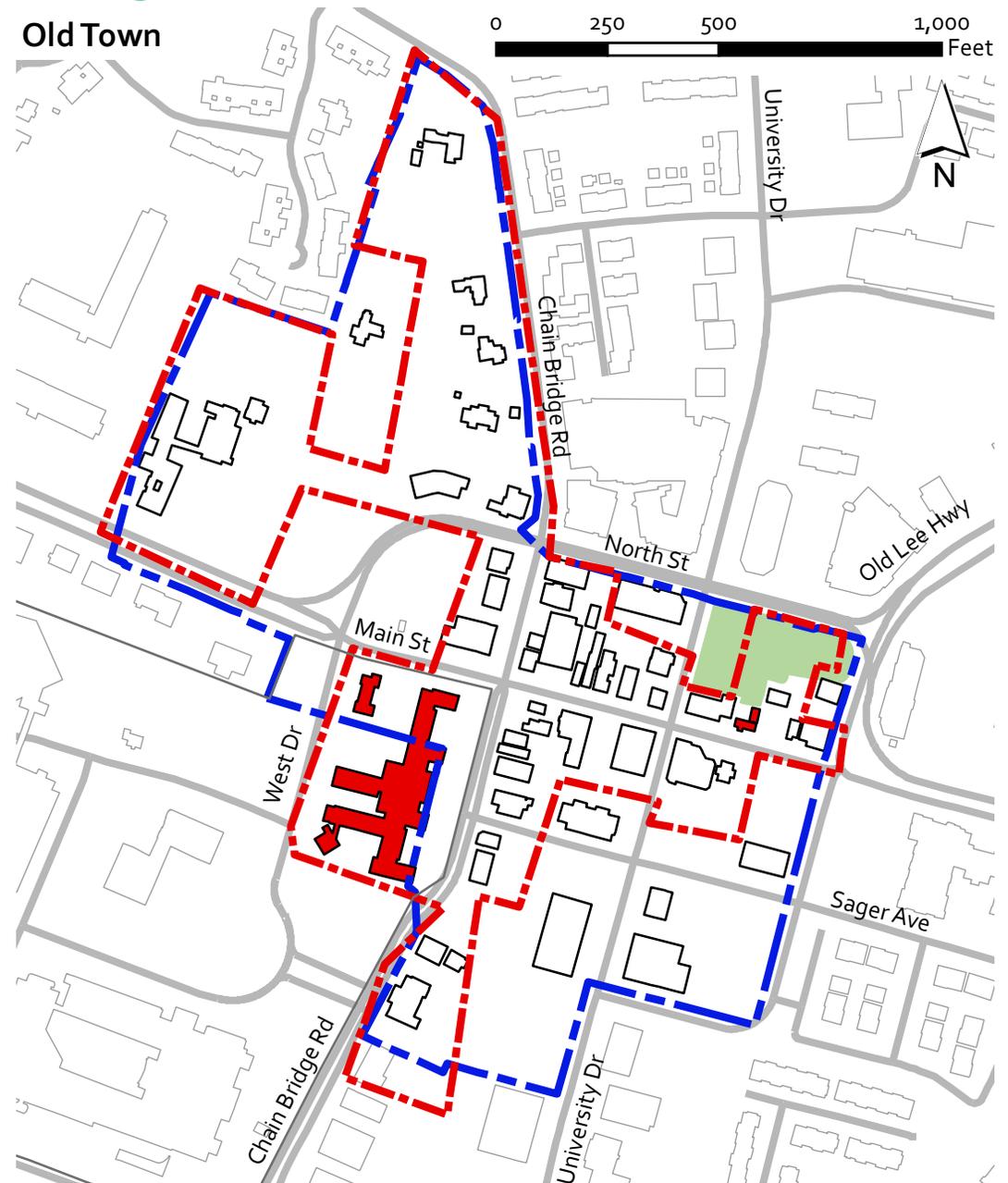
FIGURE 61: Historic Districts and Buildings

There are 52 buildings, 10 “other structures” and a monument within the National Register of Historic Places “City of Fairfax Historic District,” many of which are considered “contributing elements.” Six of the buildings predate 1850 while others are from the turn of the 20th century to the early 1930s.

The City’s locally designated Old Town historic district is larger in area than the National Register district.

Legend

- | | | | |
|---|-------------------------------------|---|--------------------|
|  | National Register Historic District |  | Building |
|  | National Register Historic Building |  | Centerline of Road |
|  | City Historic District |  | Park |



Source: City of Fairfax GIS 2016 Impervious Surfaces, Zoning Overlays, National Register Districts

FIGURE 62: Buildings and Structures over 50 Years Old

The oldest buildings in the City, the Joshua Gunnell House and Ford Building, were built in 1800 and are located in Old Town Fairfax. Currently 4,470 residential and 201 'non-residential' buildings are 50 years of age or older.

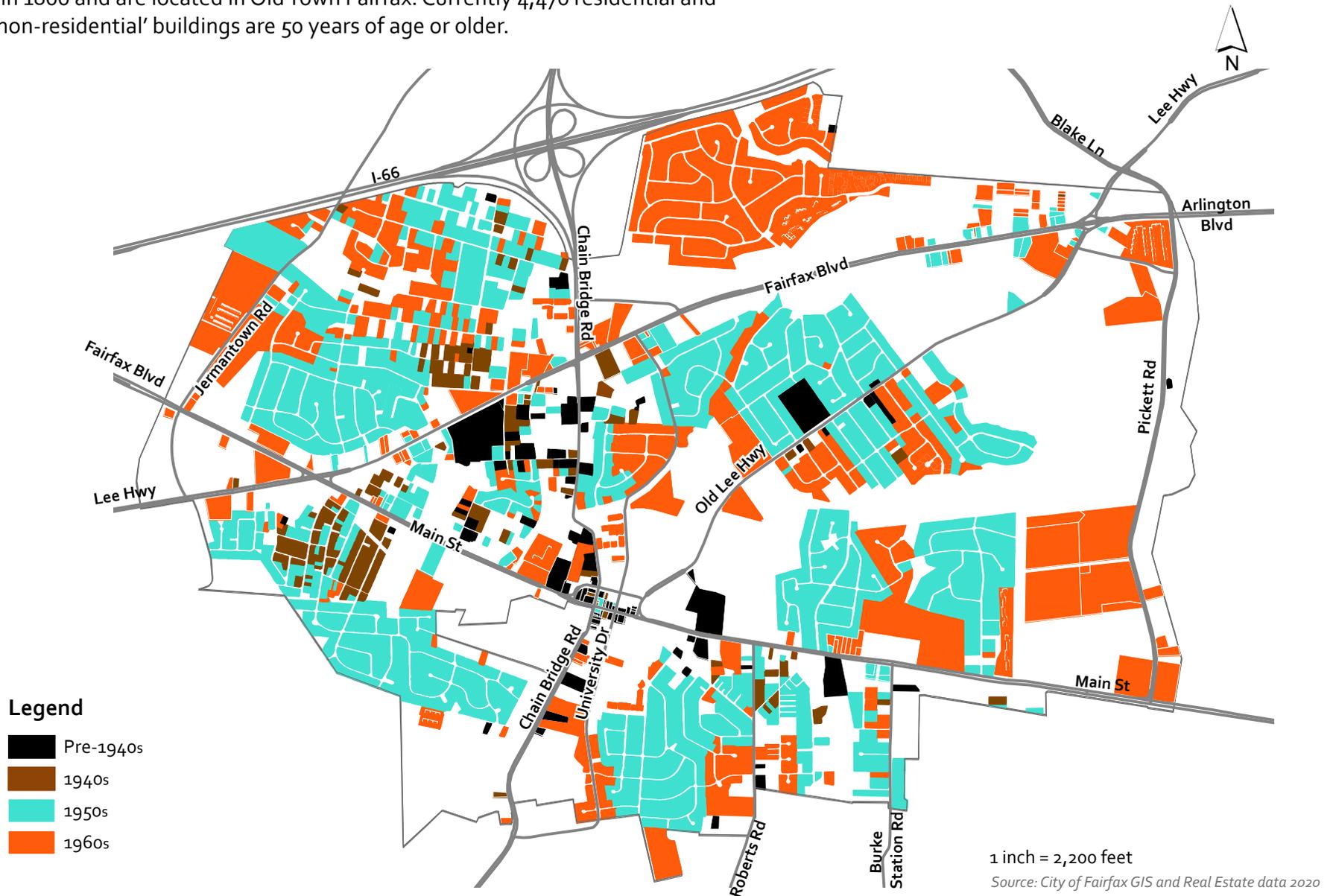
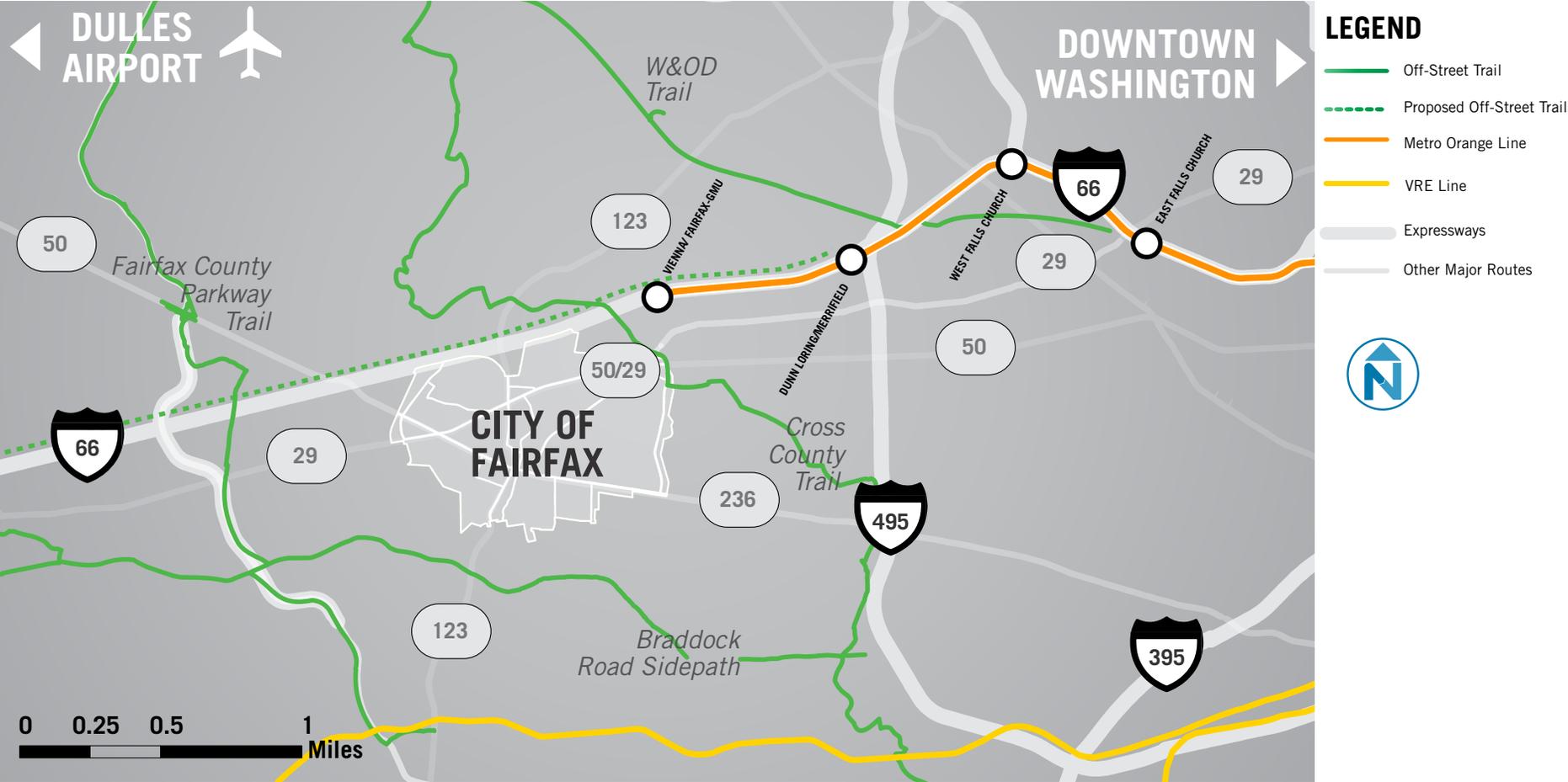


FIGURE 63: Regional Trails, Transit, And Roadway Assets/Facilities

The City of Fairfax is well positioned in the regional transportation system, surrounded by multiple significant regional transportation assets such as Dulles Airport, the Metro Orange Line, and regional trails. Although in close proximity, most generally must be accessed by vehicle.

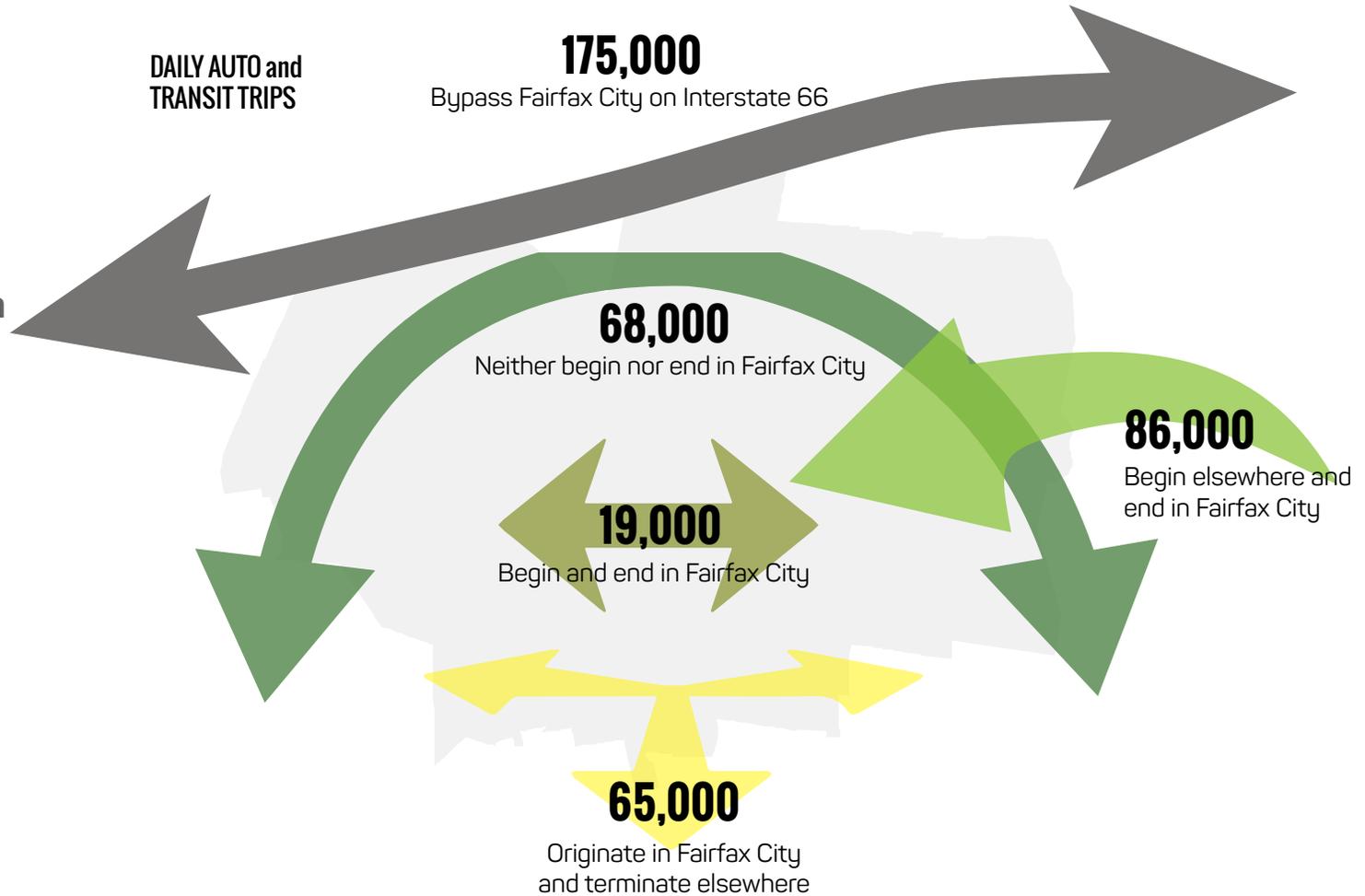


PREPARED BY NELSON\NYGAARD

FIGURE 64: Daily Trips To, From and Through the City of Fairfax

Over one quarter of all daily trips taken on City of Fairfax streets pass through the city without either origin or destination within in the city.

175,000 daily trips bypass the City of Fairfax on Interstate 66, just outside the northern city boundary.

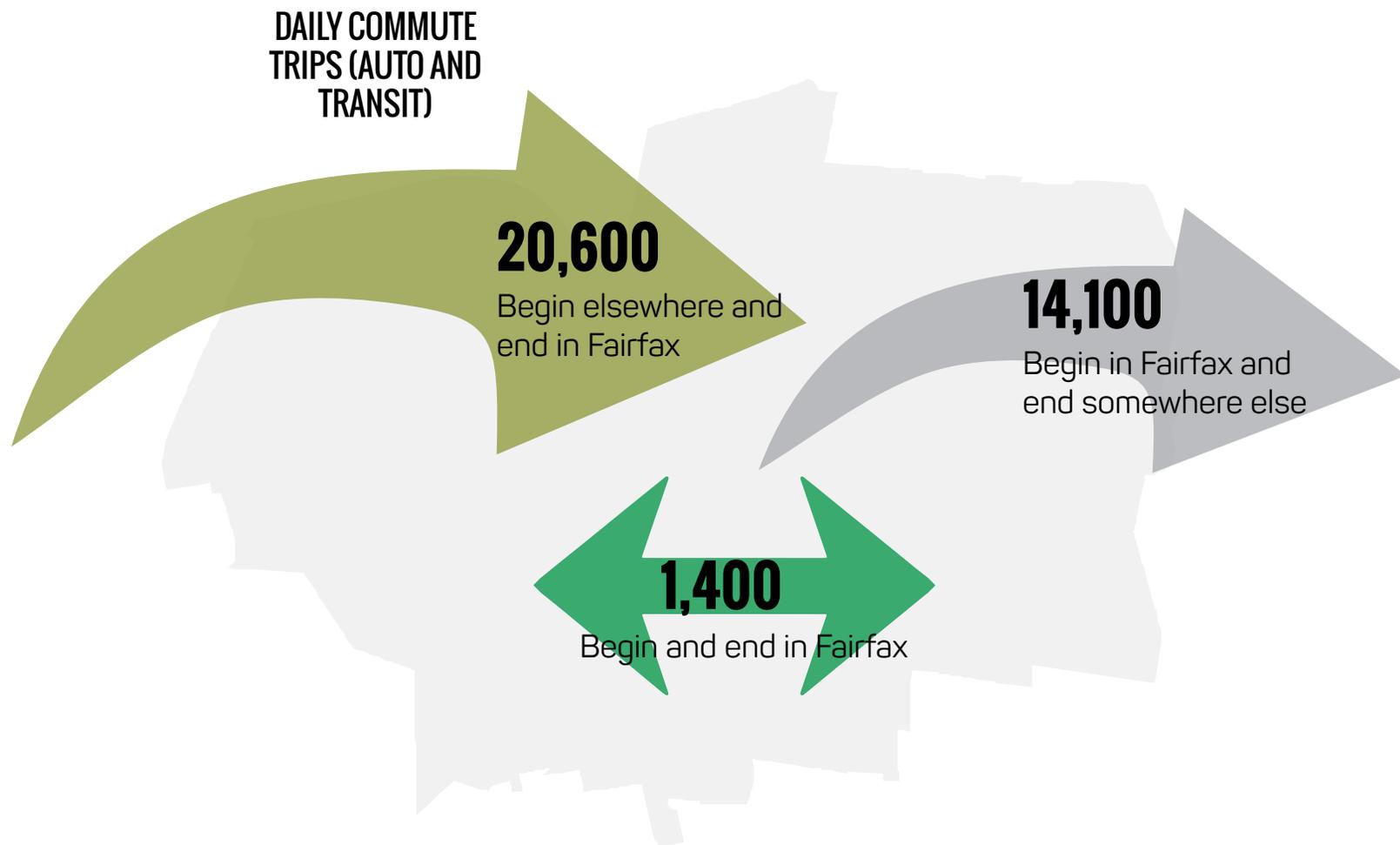


PREPARED BY NELSON\NYGAARD

SOURCE: MWCOG 2.3 v57a Model, 2015

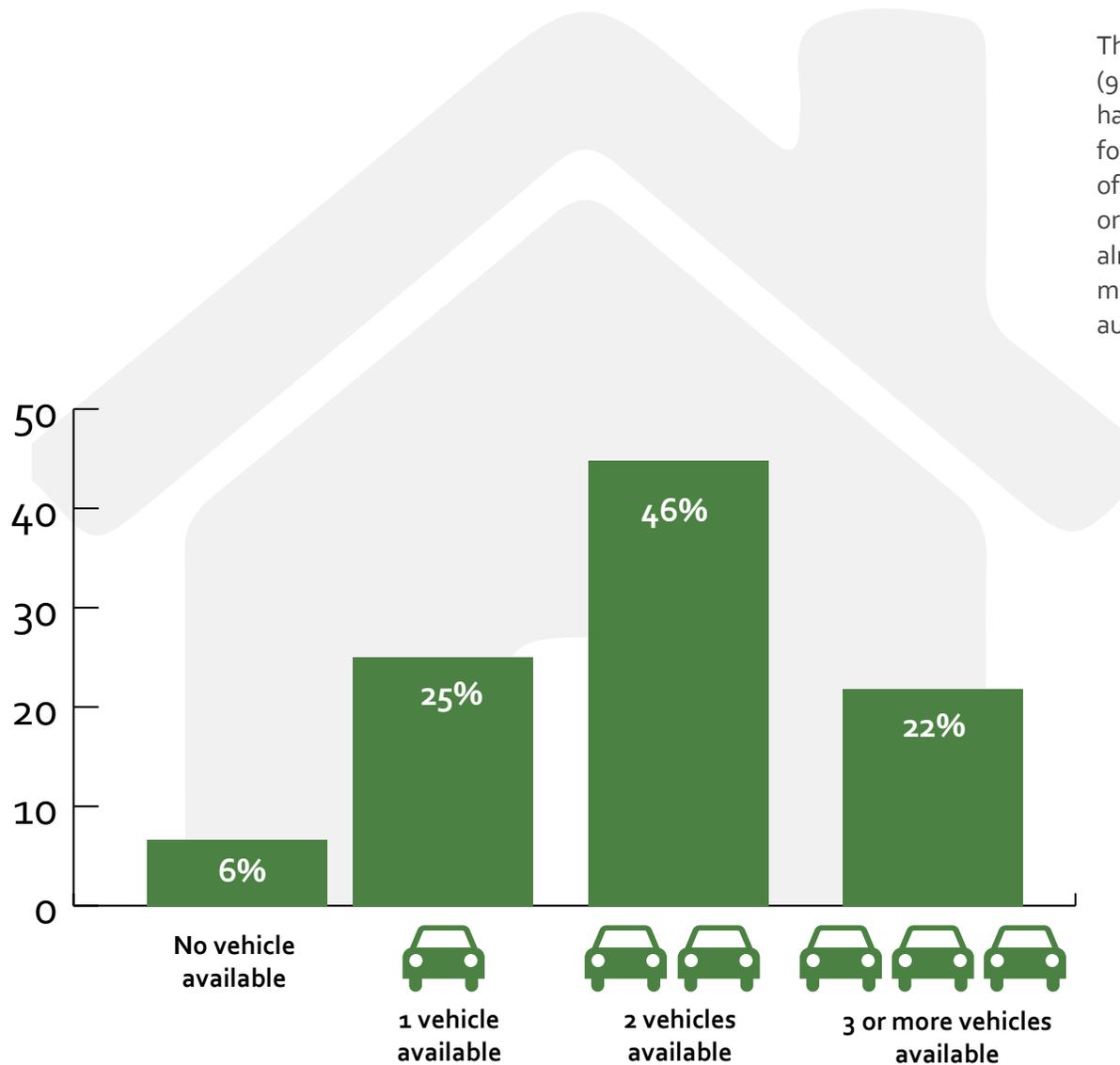
FIGURE 65: Resident And Worker Commute

With respect to commute trips originating in or destined to the City of Fairfax, 57 percent are made by non-city residents traveling into City of Fairfax for work. 39 percent are City of Fairfax residents commuting elsewhere on a daily basis. Only 4 percent of commute trips are generated by those who both live and work in the City of Fairfax.



SOURCE: MWCOG 2.3 v57a Model, 2015
PREPARED BY NELSON\NYGAARD

FIGURE 66: Vehicle Ownership



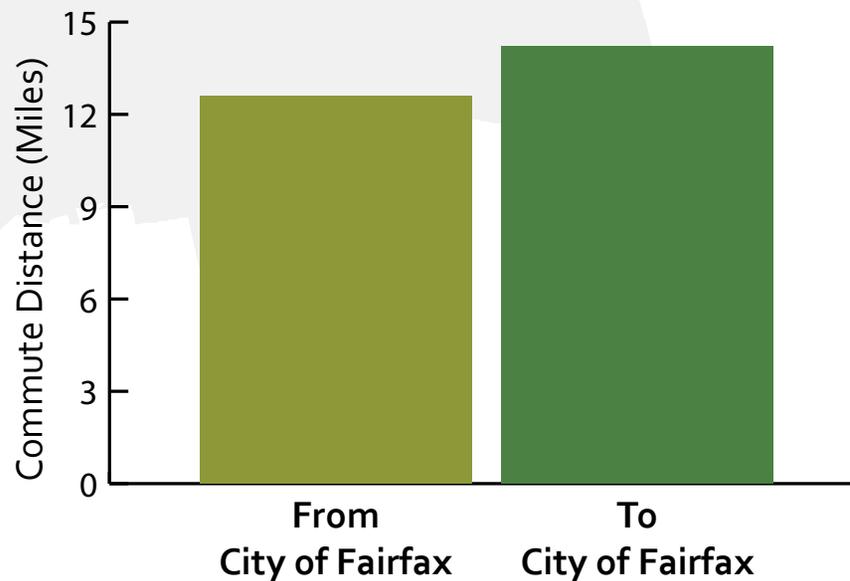
The vast majority of households (95 percent) in the City of Fairfax have at least one vehicle available for use. Approximately two-thirds of those households have two or more vehicles available, while almost one quarter of households make use of three or more personal automobiles.

PREPARED BY NELSON\NYGAARD

SOURCE: American Community Survey Dataset B08201, 2013-17

FIGURE 67: Average Commute Distance

The average commute distance for single-occupancy vehicles and carpools into and out of the City of Fairfax is relatively short in terms of distance. The average commute time for those who live in the City of Fairfax and work elsewhere is 12.6 miles while workers commuting into City of Fairfax travel 14.2 miles on average for each trip spending roughly 35 minutes in each direction.



PREPARED BY NELSON\NYGAARD
SOURCE: MWCOG 2.3 v57a Model, 2015

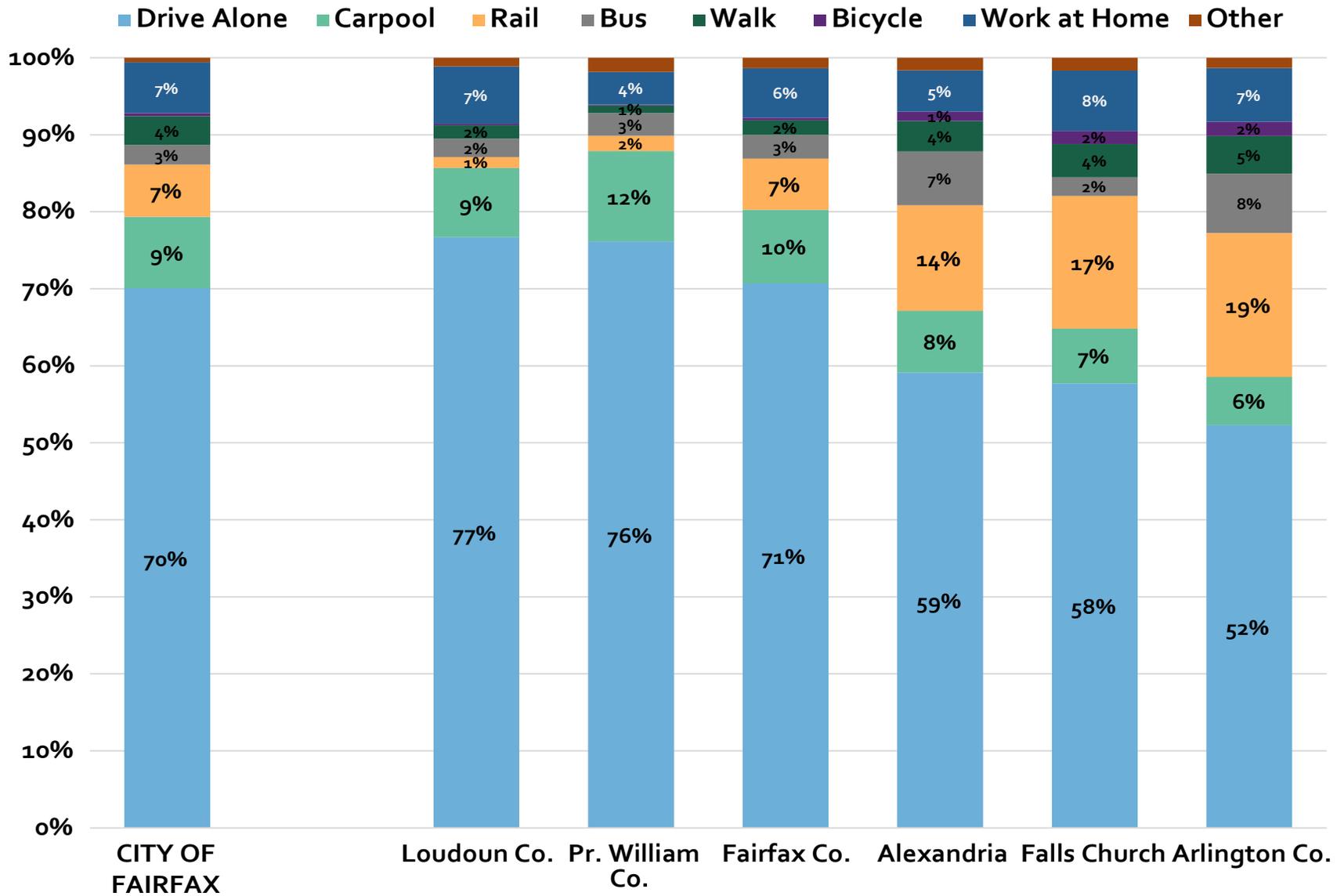


35 MIN COMMUTE
From City of Fairfax



36 MIN COMMUTE
To City of Fairfax

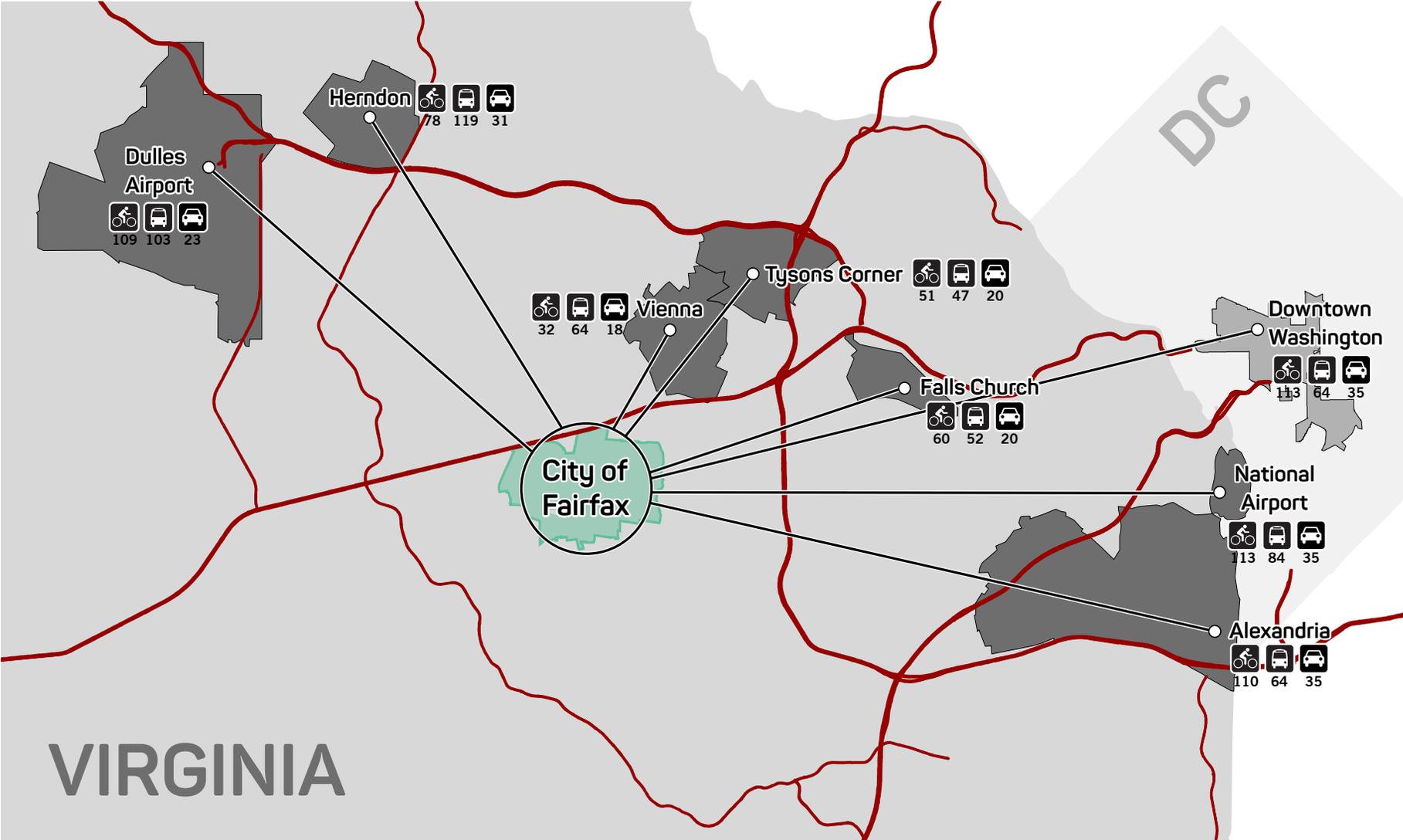
FIGURE 68: Mode Share Comparison (Commute)



Source: US Census American Community Survey 2014-18

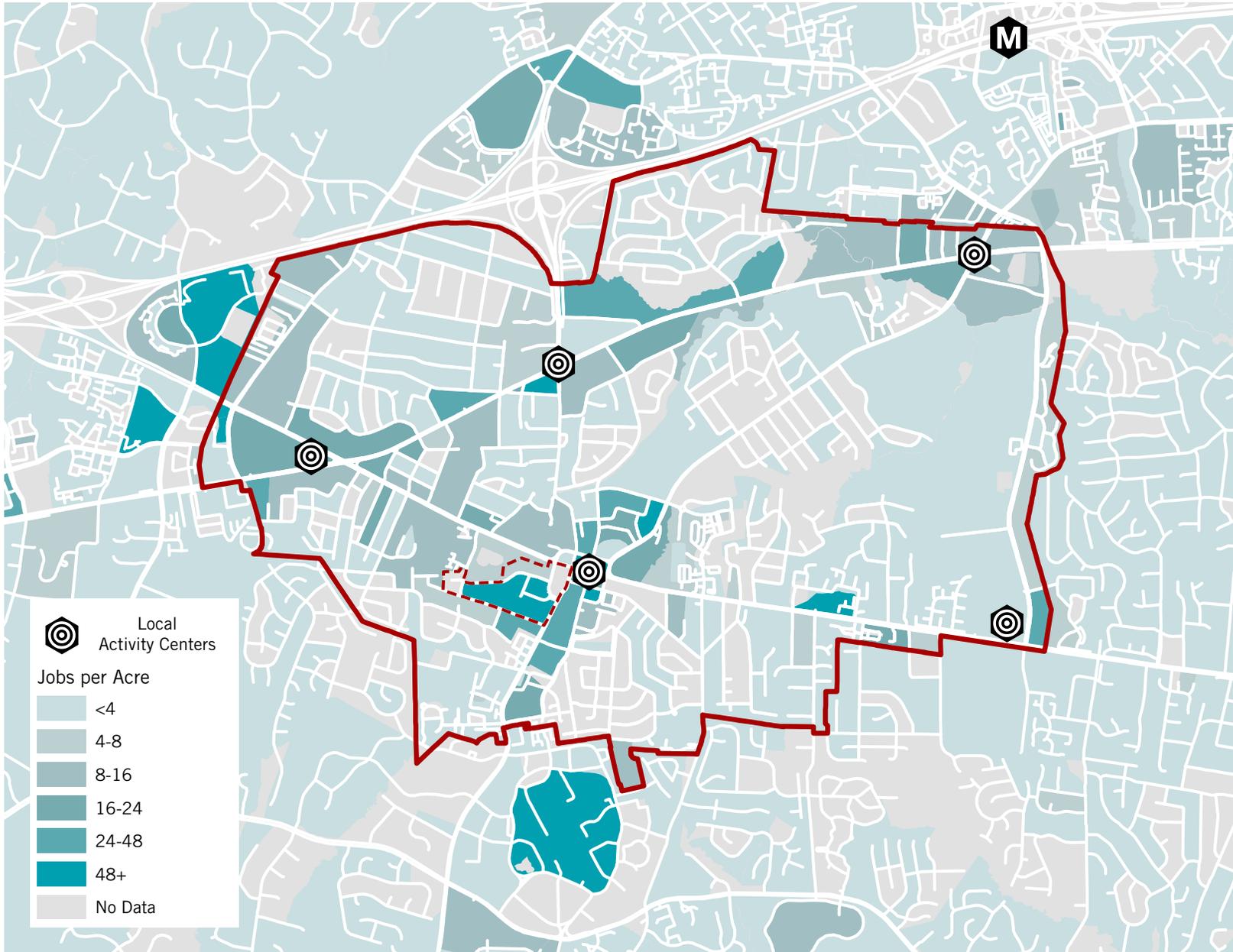
FIGURE 69: Non-Peak Travel Times

City of Fairfax is well served by highway connections to regional destinations. Despite relatively close distances, trips by transit generally take over 45 minutes due to required transfers. Bicycling is possible, but cyclists face challenges due to gaps in dedicated facilities.



PREPARED BY NELSON\NYGAARD
 SOURCE: Google, 2016

FIGURE 70: Employment Density

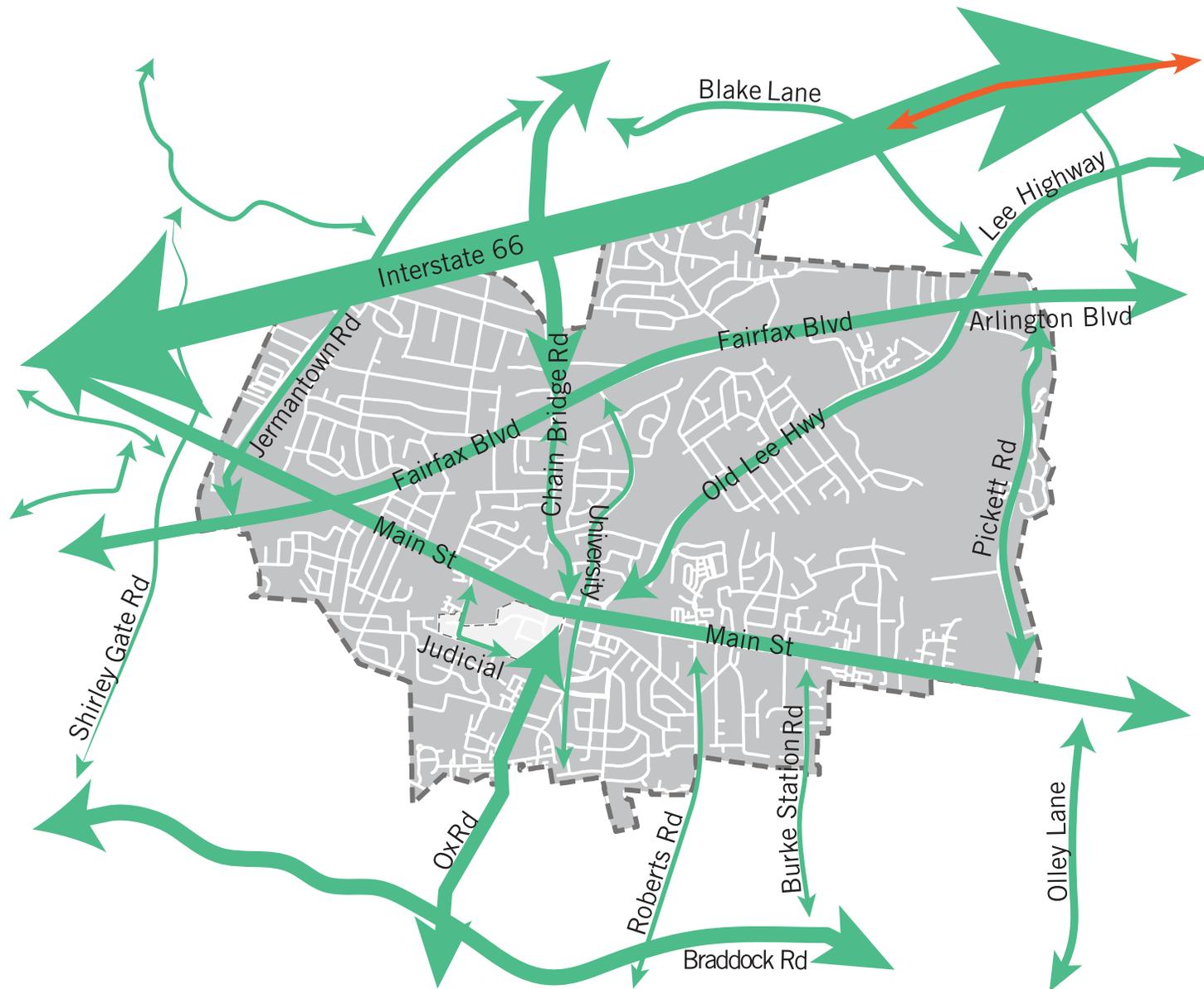


Employment within the City of Fairfax is primarily concentrated in or near the five local activity centers. Significant employment concentrations are located just outside the city along major travel corridors to the North, West, South (George Mason University), and Northeast.

SOURCE: Longitudinal Employer-Household Dynamics Workplace Area Characteristics, 2014

PREPARED BY NELSON\NYGAARD

FIGURE 71: Major Travel Flows



City of Fairfax is bounded by US Interstate 66 to the north, carrying significant travel flows in and out of the City. Major travel flows within Fairfax are concentrated along Fairfax Boulevard and Main Street. Both corridors primarily travel east west and intersect at the western edge of the city. Primary travel flows from north to south along Pickett Road, Old Lee Highway, and Chain Bridge Road.

Additional trips are generated in the vicinity of the City of Fairfax by the terminus of the Metro Orange Line.

SOURCE: Virginia Department of Transportation, 2014; .Washington Metropolitan Area Transit Authority, 2015
 PREPARED BY NELSON\NYGAARD

FIGURE 72: Transportation Network

TOTAL VEHICULAR NETWORK



FUNCTIONAL VEHICULAR NETWORK



FUNCTIONAL NON-MOTORIZED NETWORK

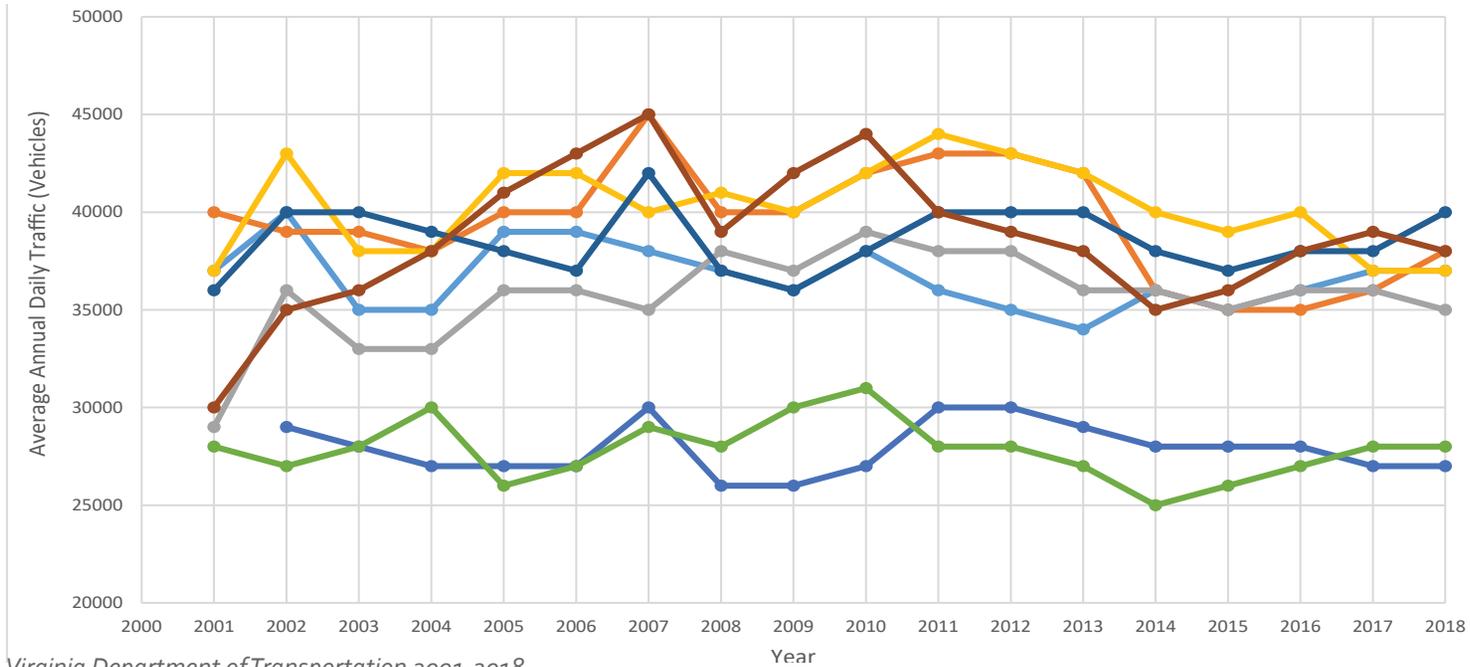


A comparison of the entire City of Fairfax street grid to a functional grid, where all roads can be used to make connections to any other part of the city, paints a stark picture. The east side of the city almost entirely consists of neighborhoods isolated by physical barriers. The west side of the city 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.

PREPARED BY NELSON\NYGAARD

SOURCE: Fairfax City, 2016

FIGURE 73: Annual Traffic Trends



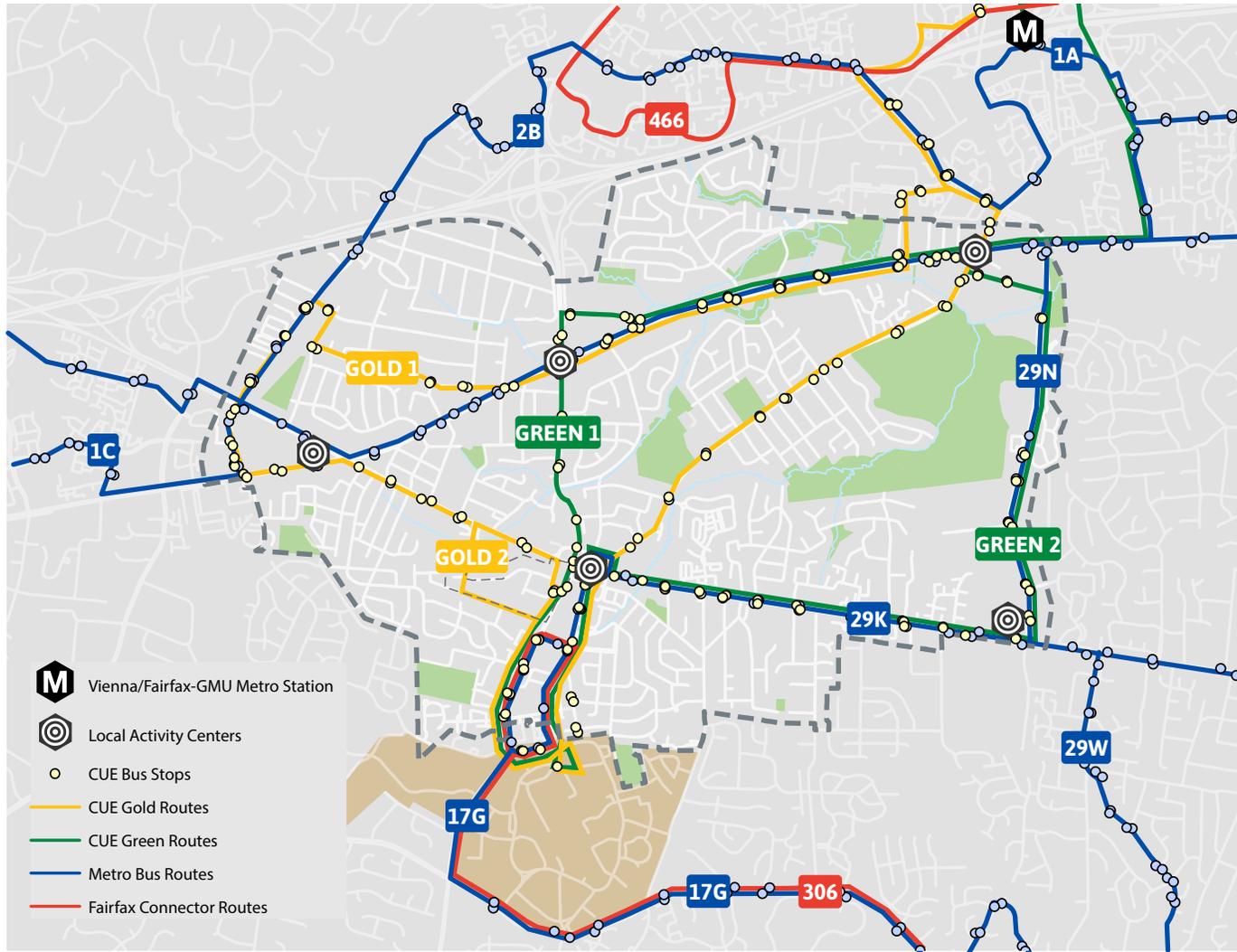
SOURCE: Virginia Department of Transportation 2001-2018
PREPARED BY NELSON\NYGAARD



- (1) US 29 between Jermantown Road and US 50/Main Street
- (2) Main Street between US 29/50 and West Street
- (3) US 29/50 between 29/Lee Highway and Chain Bridge Road
- (4) US 29/50 between Plantation Parkway and Draper Drive
- (5) Pickett Road between Main Street and Colonial Avenue
- (6) Chain Bridge Road between City Line and Judicial Drive
- (7) Main Street between Old Lee Highway and Whitacre Road
- (8) Chain Bridge Road between US 29/50 and Interstate 66

Traffic on most arterials has remained relatively stable over the past 15 years, with some fluctuation from year to year.

FIGURE 74: 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, 2019
 PREPARED BY NELSON\NYGAARD

FIGURE 75: 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, 2019

PREPARED BY NELSON\NYGAARD

AVERAGE TIME BETWEEN BUSES

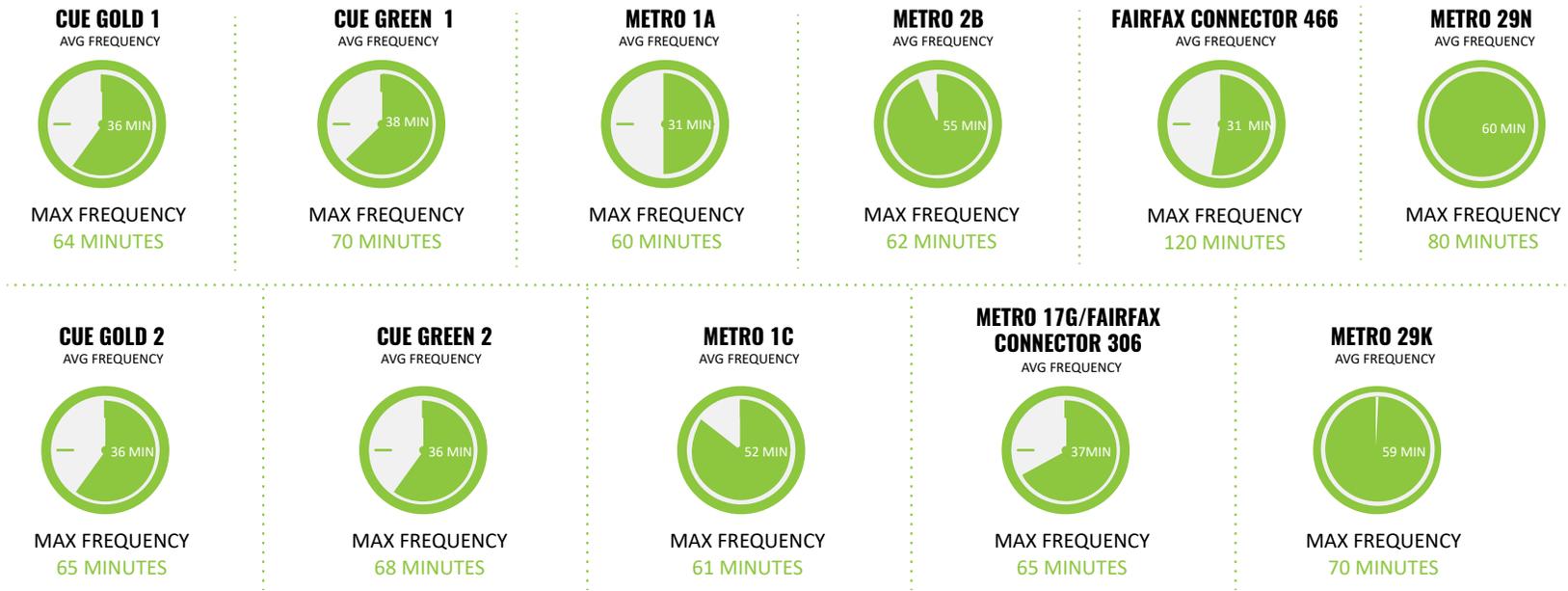
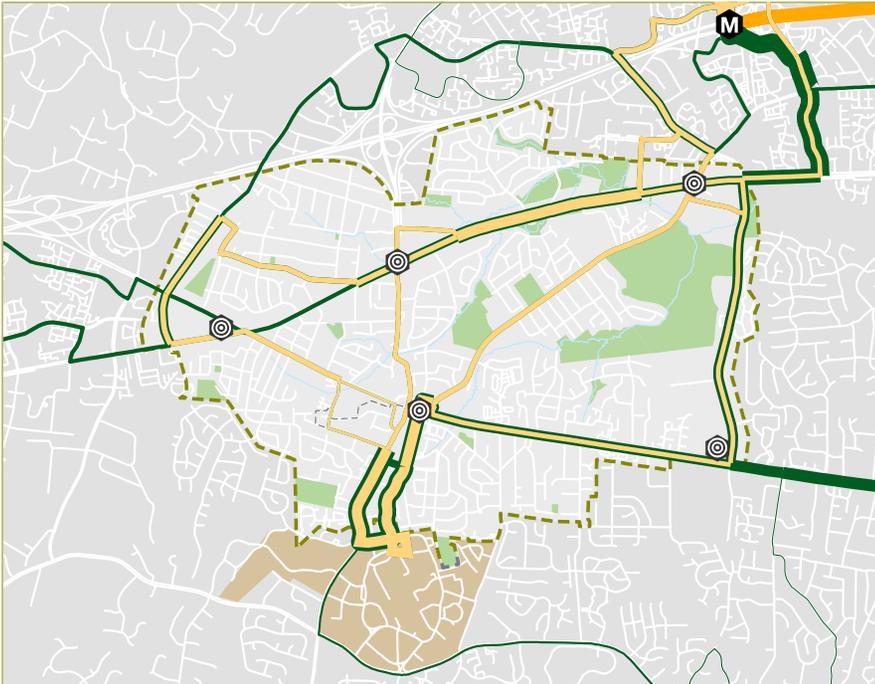


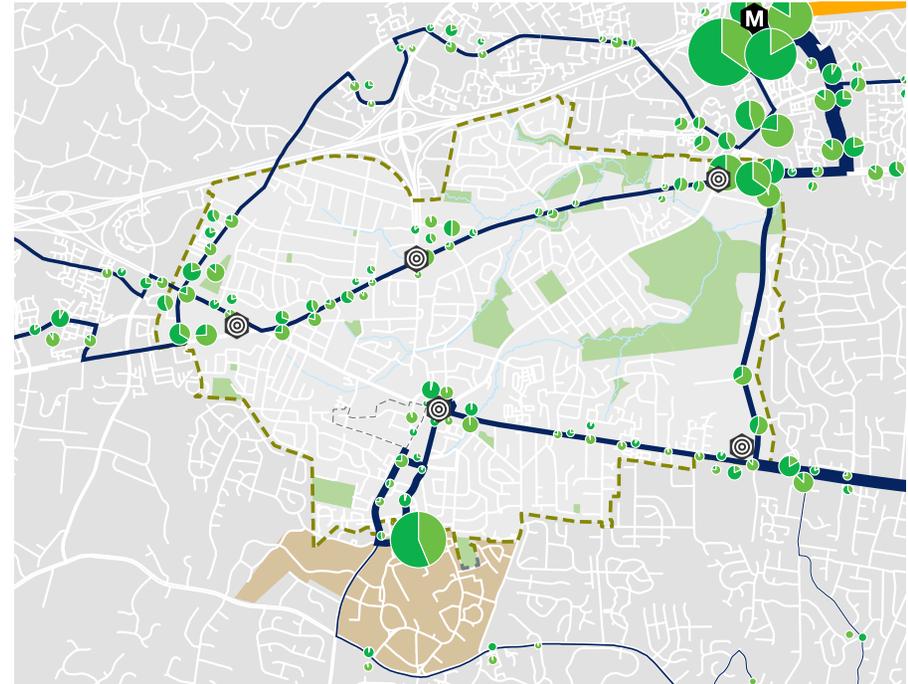
FIGURE 76: Bus Ridership

BUS RIDERSHIP - CUE, TOTAL SERVICE



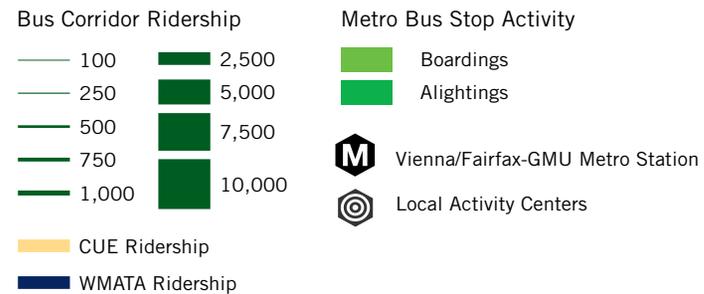
SOURCE: Metropolitan Washington Council of Governments, 2014

BUS RIDERSHIP + BOARDINGS/ALIGHTINGS - WMATA



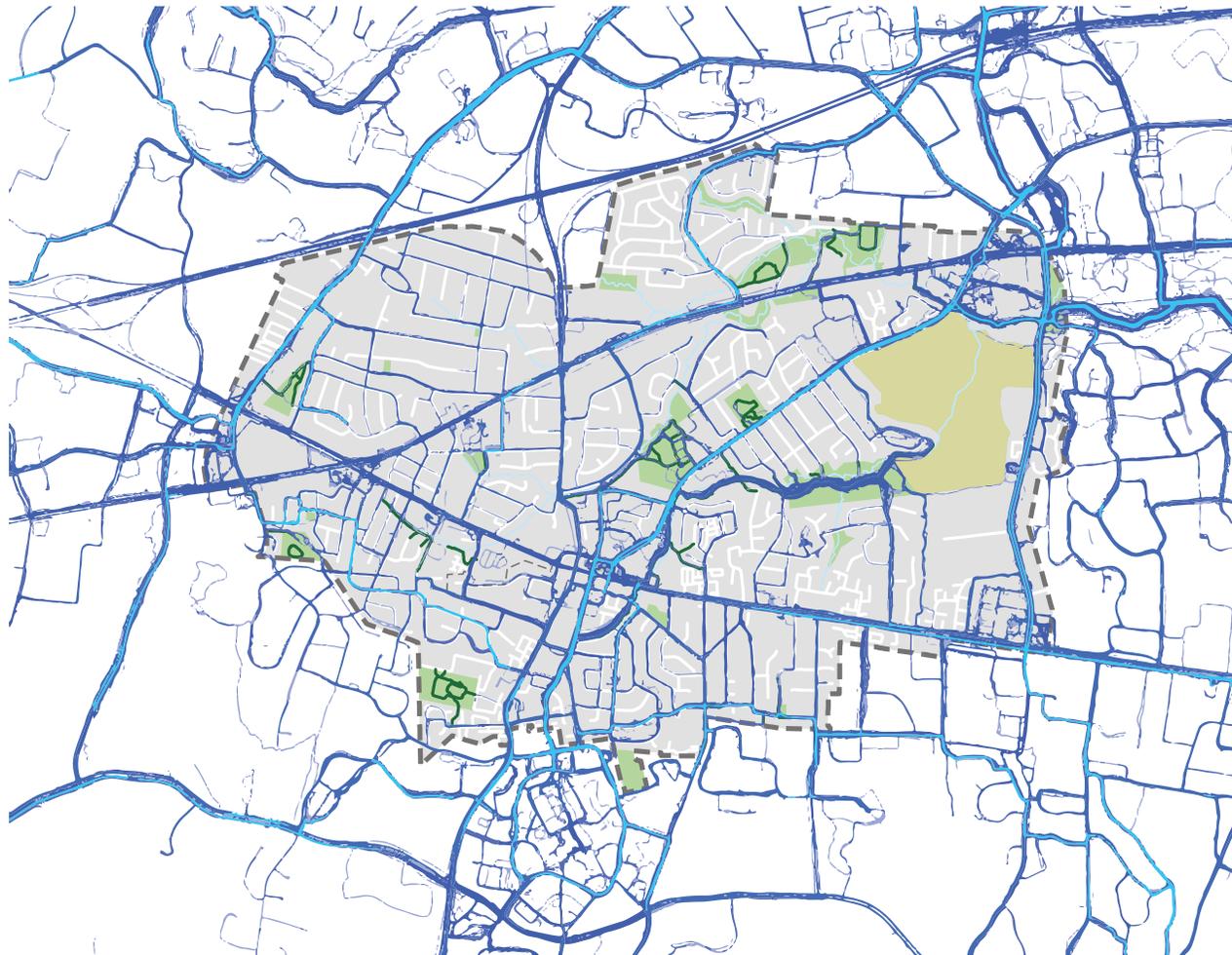
SOURCE: Washington Metropolitan Area Transit Authority, 2015

Metro bus stop activity and overall bus corridor activity shows that buses are overwhelmingly used to access the Vienna/Fairfax-GMU Metro station. George Mason University and the Fairfax Circle local activity center are secondary destinations routinely accessed by bus. CUE constitutes a large portion of ridership on transit corridors within the City of Fairfax.



PREPARED BY NELSON\NYGAARD

FIGURE 77: 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

FIGURE 78: **Vehicle Crashes**



SOURCE: Fairfax City, 2020

Vehicle collisions in the City of Fairfax during 2019 were clustered around Activity Centers. 500 crashes were reported in 2019, an increase over the 419 crashes reported in 2018.

PREPARED BY NELSON\NYGAARD

FIGURE 79: Sidewalk Network



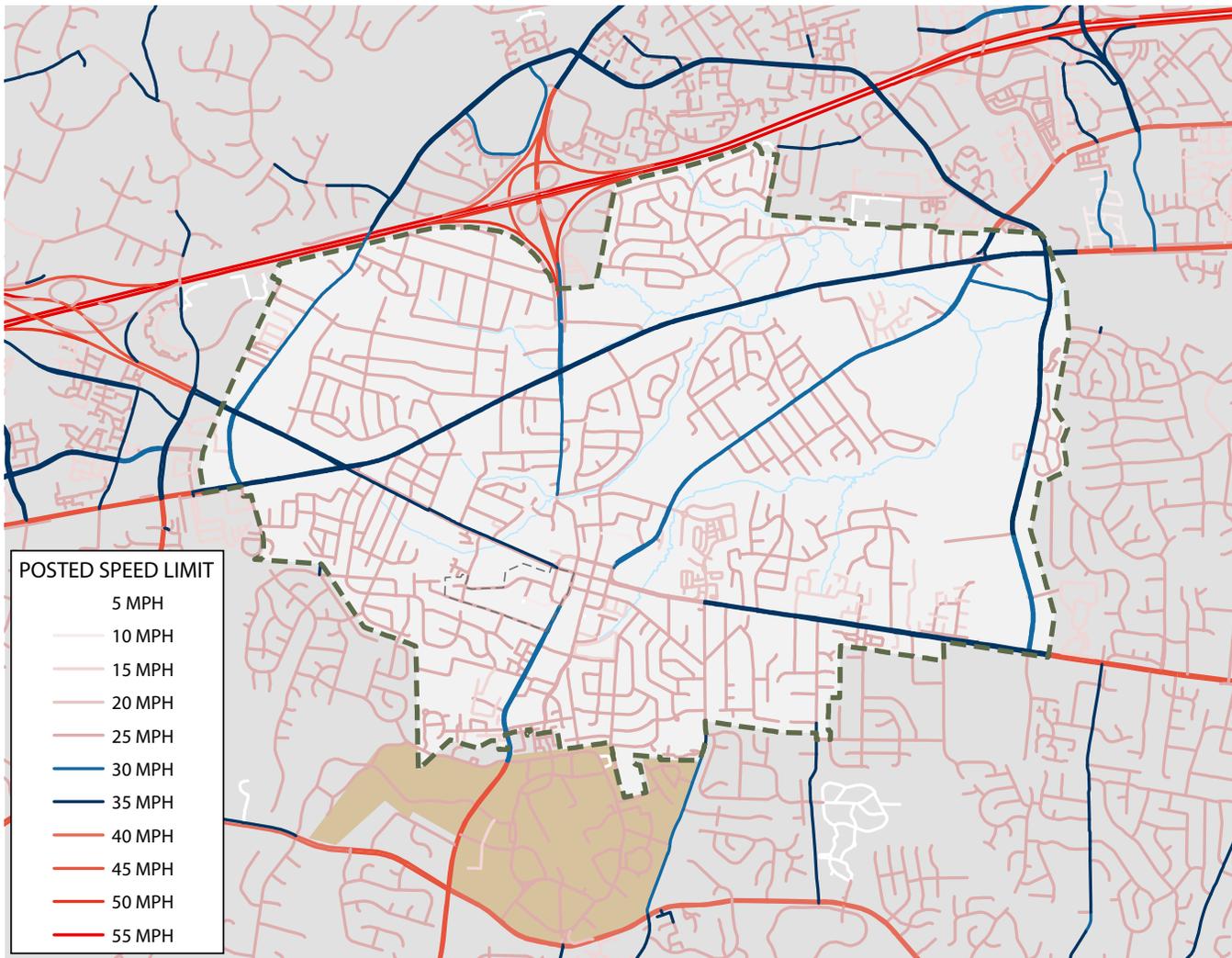
Within the City of Fairfax many areas have nearly complete sidewalk coverage, including central, northern, southern, and southwestern neighborhoods. Significant gaps, however, are observed in the northwest and southeast portions of the city.



PREPARED BY NELSON\NYGAARD

SOURCE: Fairfax City, 2020

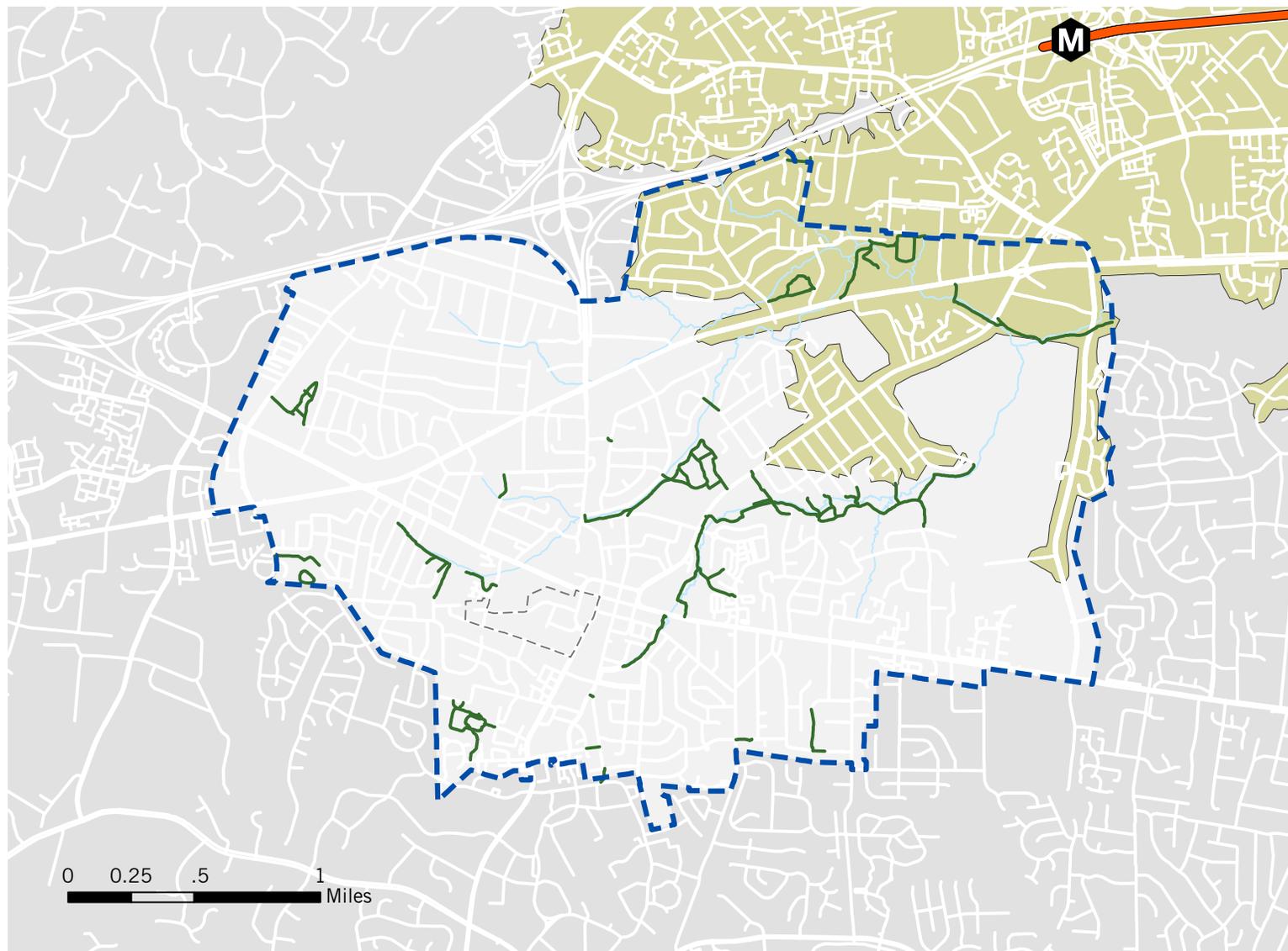
FIGURE 80: Posted Speed Limits



The majority of streets in the City of Fairfax have a posted speed limit of 25 MPH. Certain arterials such as Old Lee Highway, Chain Bridge Road, and Jermantown Road permit 30 mile per hour traffic while only Fairfax Boulevard, Pickett Road, and portions of Main Street are 35 MPH zones.

PREPARED BY NELSON\NYGAARD
SOURCE: Fairfax County, 2016

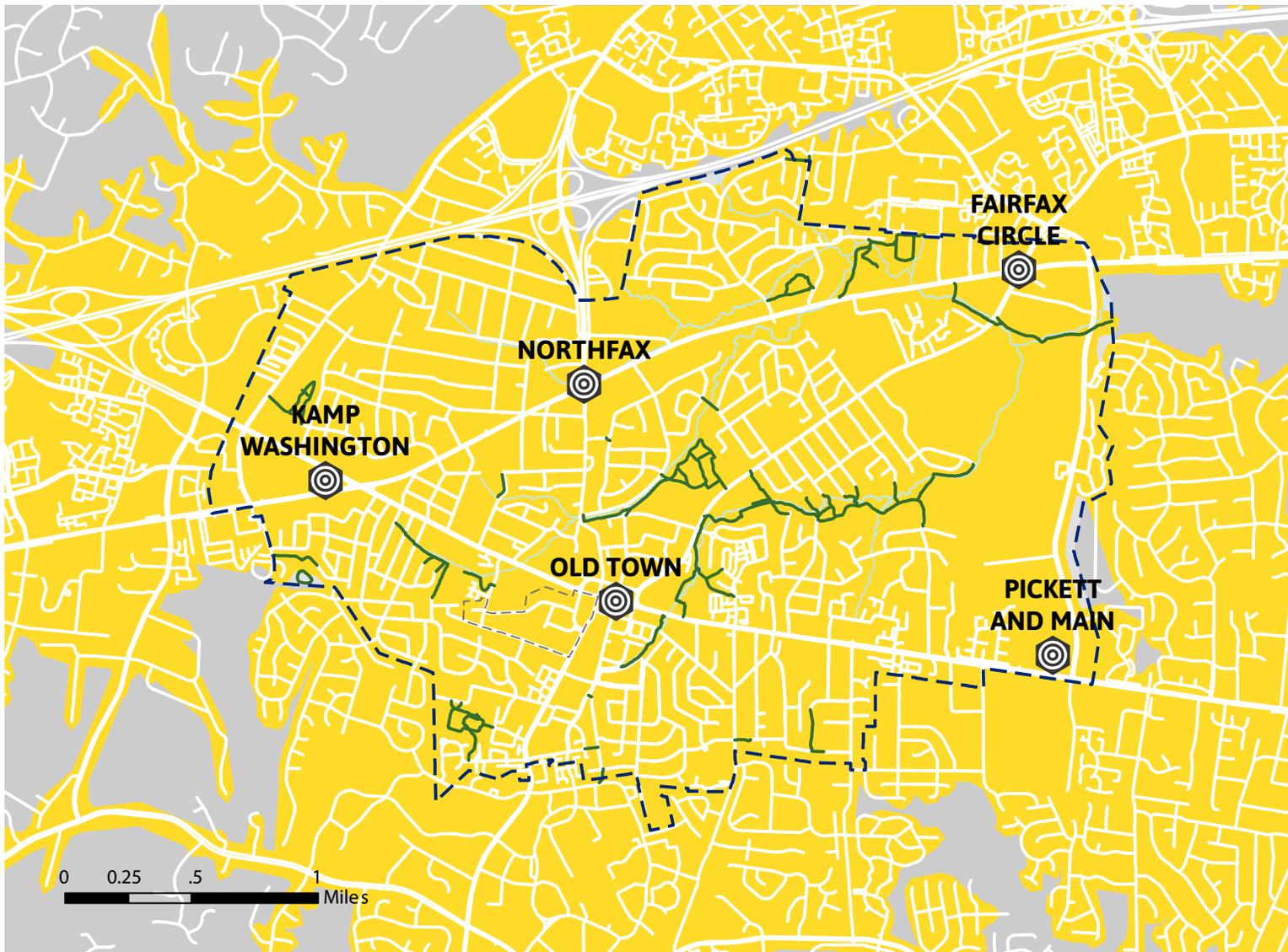
FIGURE 81: Metro Station 15 Minute Bikeshed



Convenient bicycle access to the Vienna/Fairfax-GMU Metro station is limited to few northeast neighborhoods due to a combination of distance and the surrounding road network configuration. This area accounts for only 11% of housing units in the City of Fairfax.

PREPARED BY NELSON\NYGAARD
SOURCE: Census Dataset H1, 2010

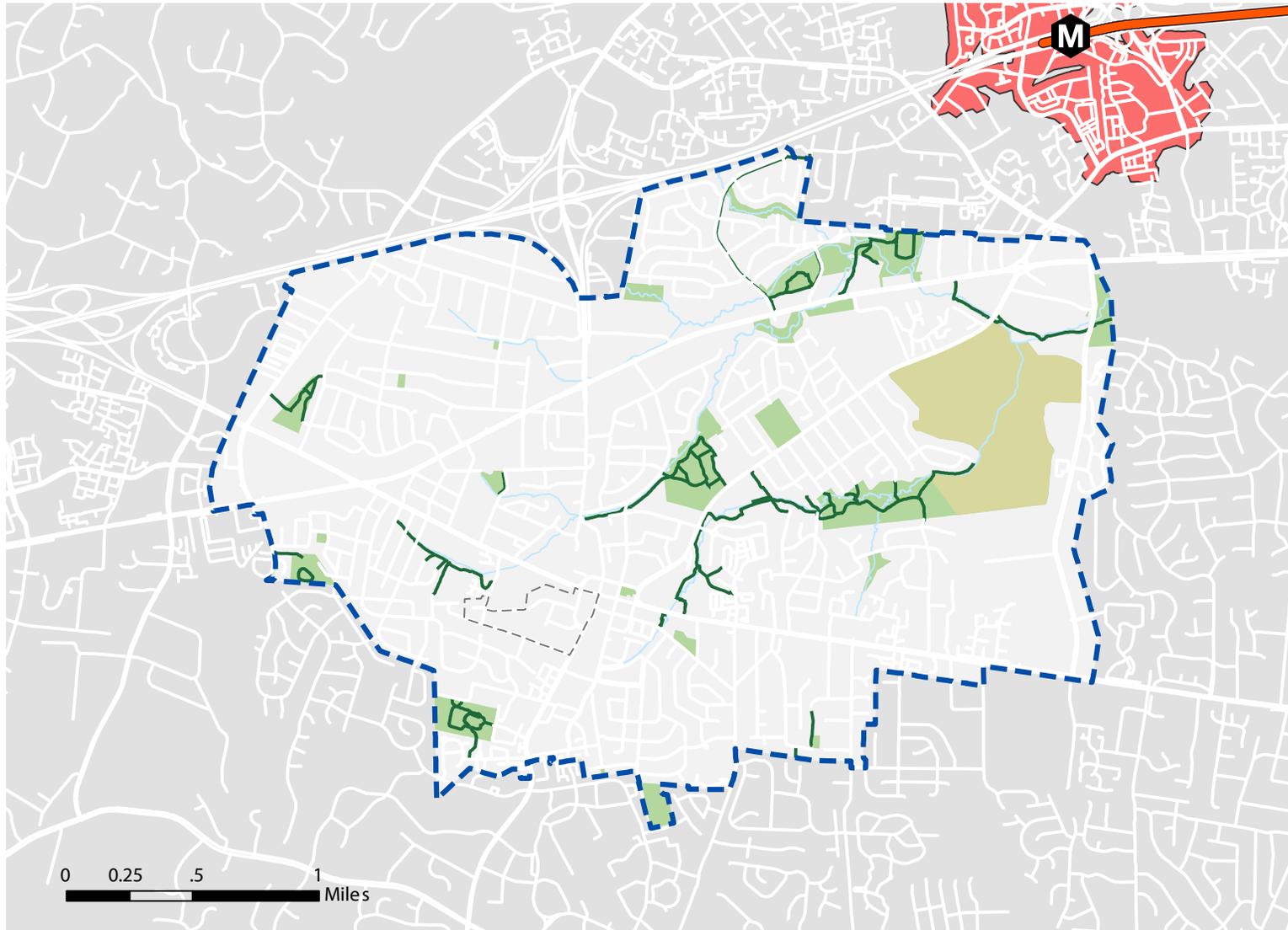
FIGURE 82: Activity Centers 15 Minute Bikesheds



Each of the five local activity centers has good connectivity along the street network to the population of the City of Fairfax. Every resident of the city is within a 15-minute bike ride of at least one, and in many cases several, local activity centers.

PREPARED BY NELSON\NYGAARD

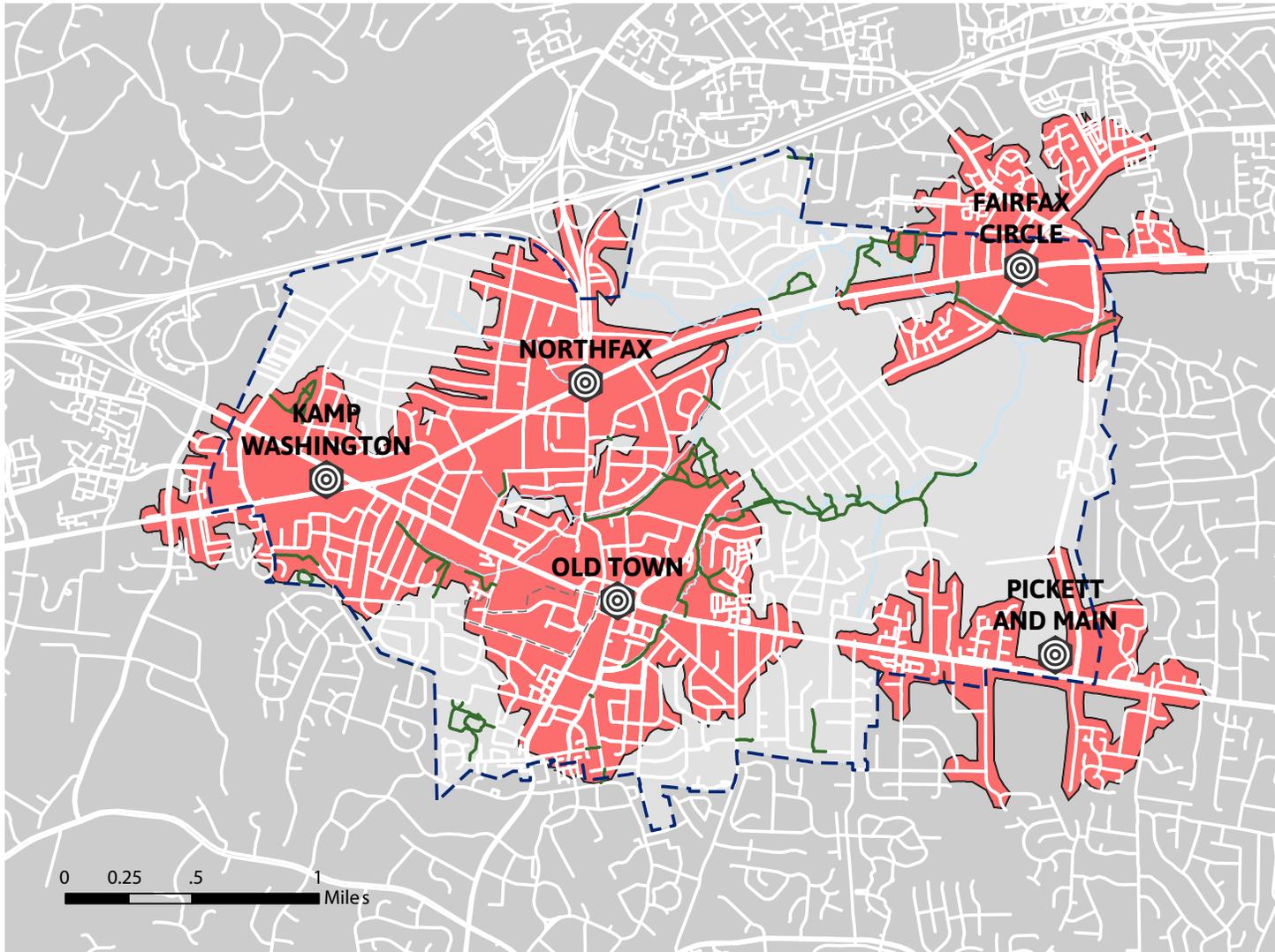
FIGURE 83: Metro Station 15 Minute Walkshed



The Vienna/Fairfax-GMU Metro station is not generally within a convenient walking distance (one-half mile) of any residence within the City of Fairfax.

PREPARED BY NELSON\NYGAARD

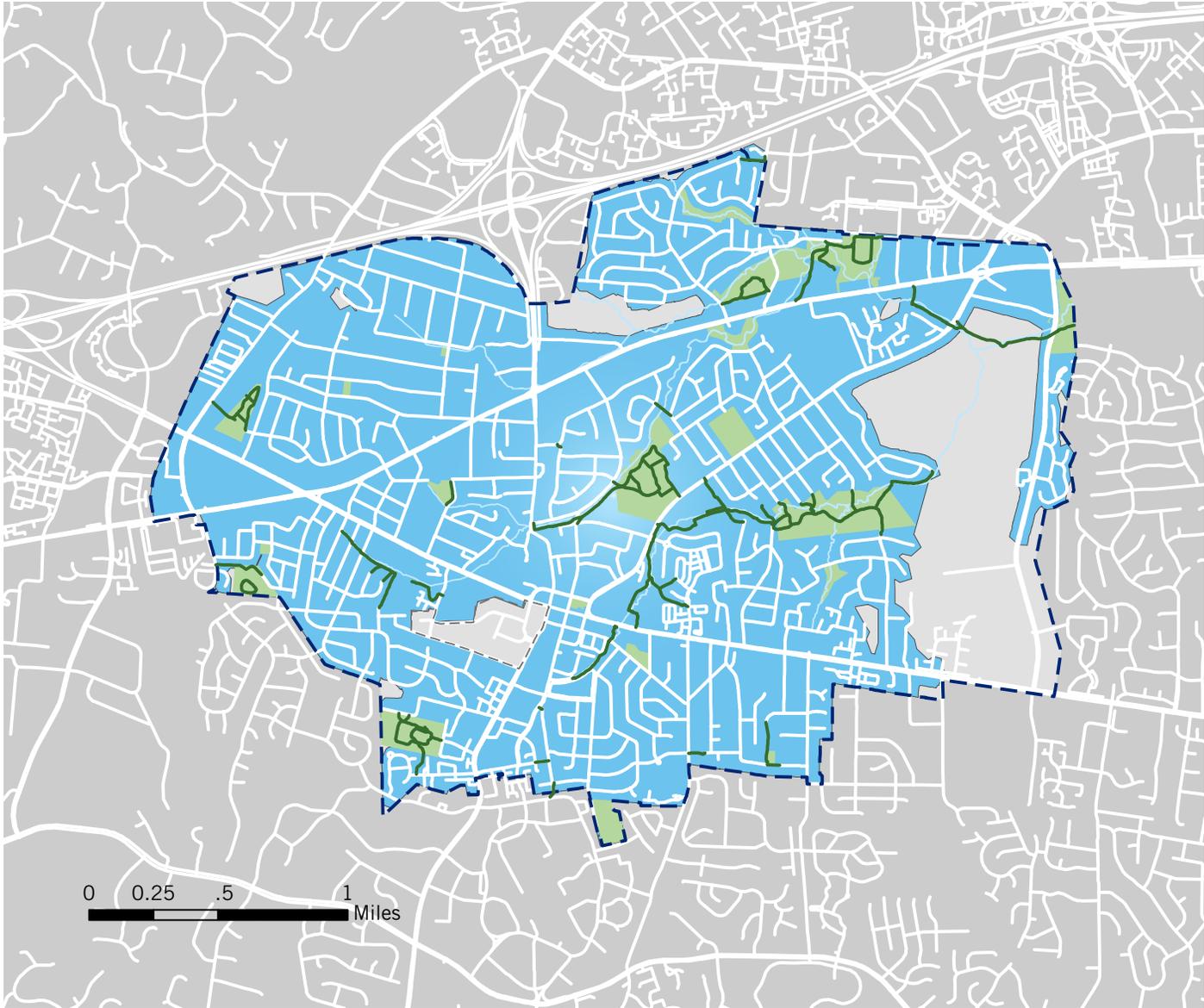
FIGURE 84: Activity Centers 15 Minute Walksheds



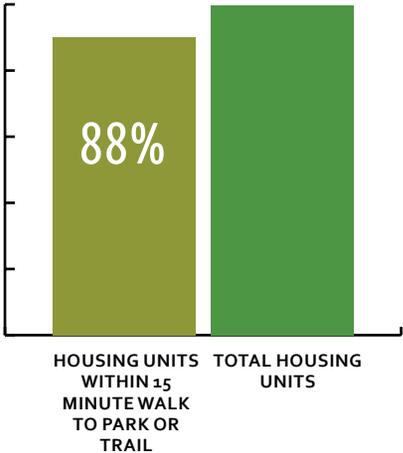
While many neighborhoods are within a convenient 15-minute walk of a local activity center (approximately one-half mile), many neighborhoods are without easy access due to both distance and a disconnected street network. Less than half of housing units in the City of Fairfax fall within this 15 minute walkshed.

SOURCE: Census Dataset H1, 2010
PREPARED BY NELSON\NYGAARD

FIGURE 85: Access To Nature



City of Fairfax boasts a high percentage of housing units within 15 minutes by foot of either a park or trail. Almost 90% of households are able to easily take advantage of these public amenities.



SOURCE: Census Dataset H1, 2010
 PREPARED BY NELSON\NYGAARD

FIGURE 86: Watersheds

A watershed is an area of land that drains into a stream, river, lake or bay. Fairfax City contains portions of the Accotink Creek, Pohick Creek, Popes Head Creek and Difficult Run watersheds. These local watersheds are all part of the larger drainage basin for the Chesapeake Bay.

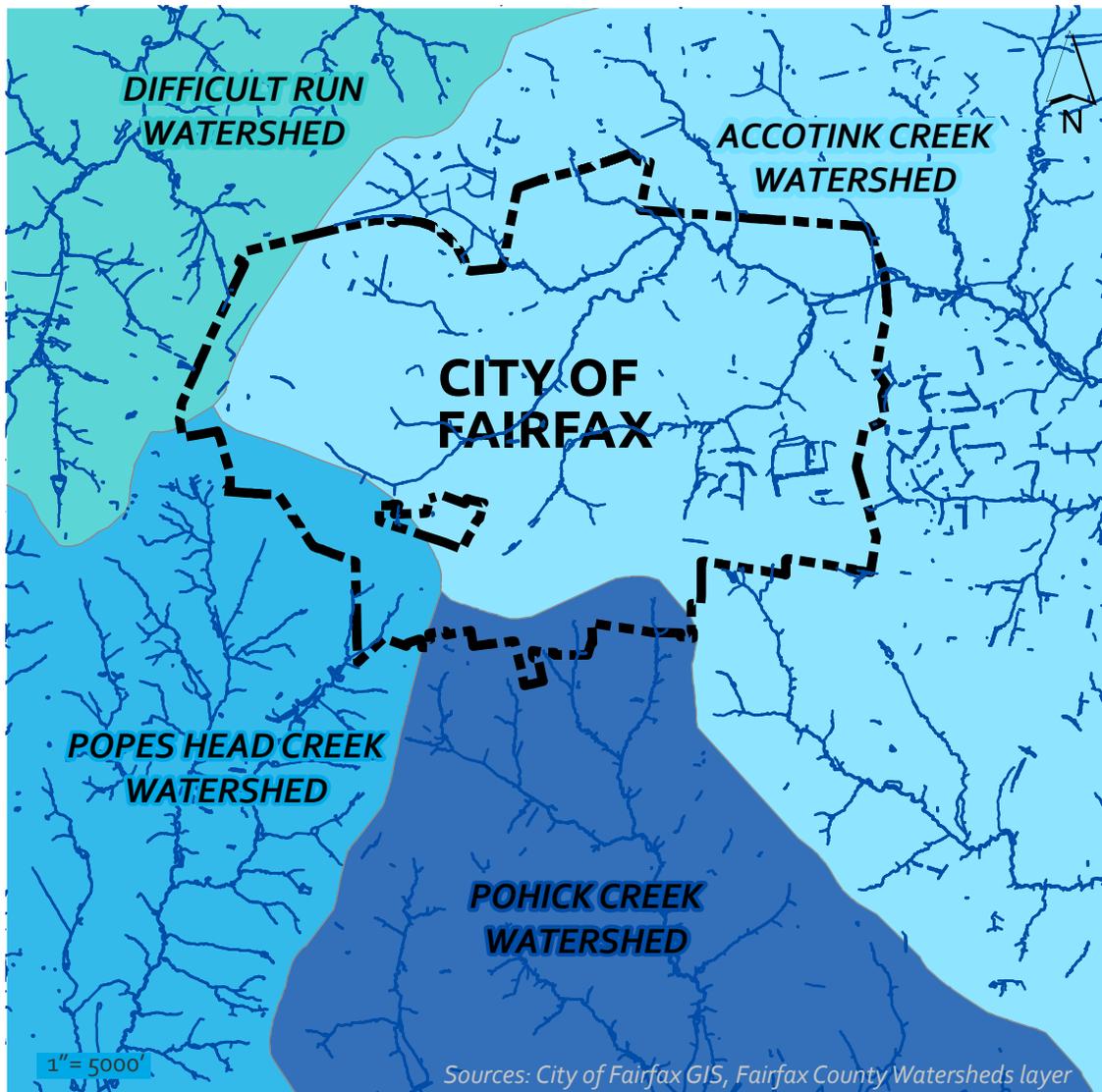


FIGURE 87: Water Resources

Approximately 10 miles of stream channels, 9 acres of open water, and 11 acres of wetlands exist in the City of Fairfax.

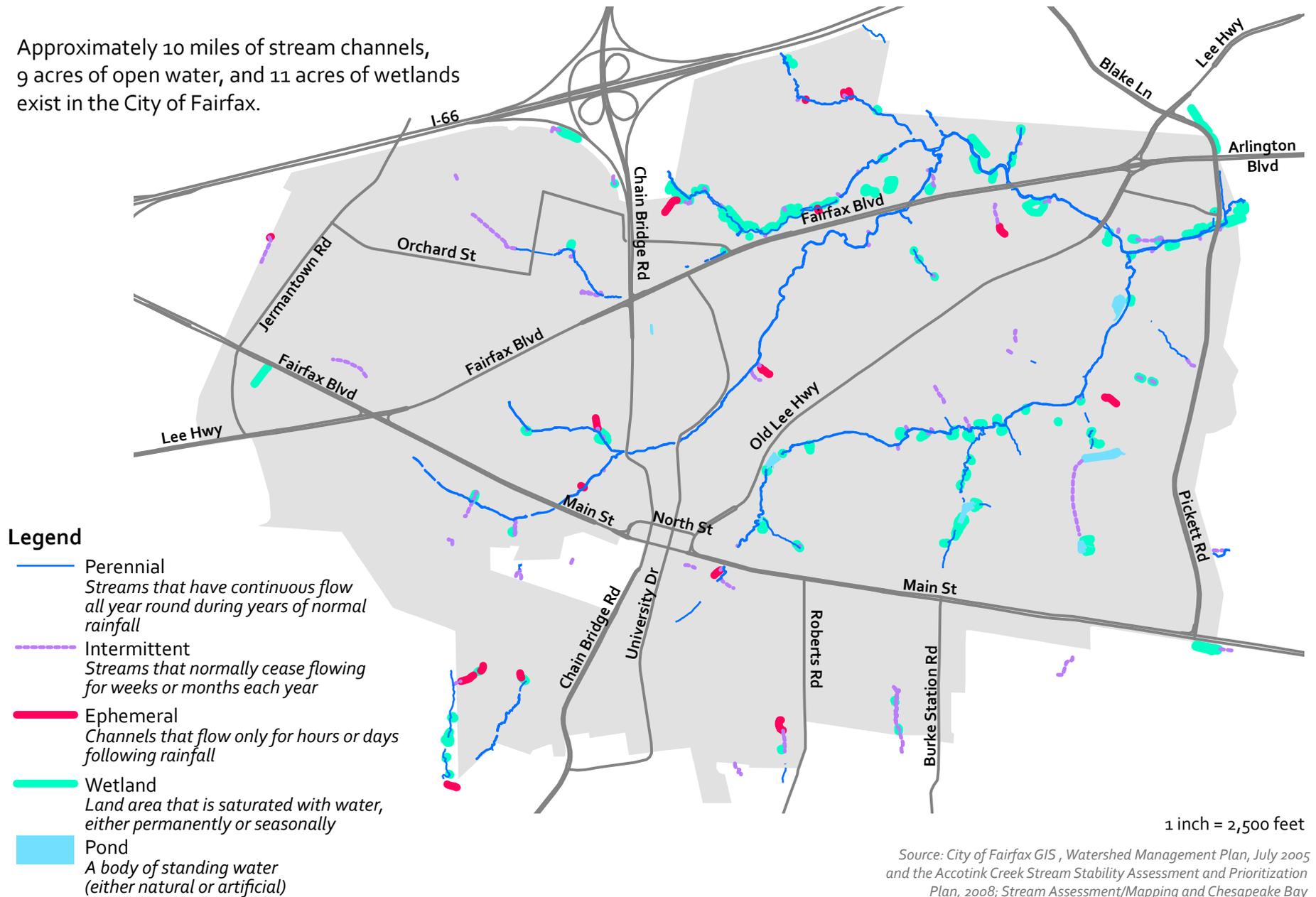


FIGURE 88: Overall Stream Health

Overall stream health was calculated using physical, biological, and habitat assessments.

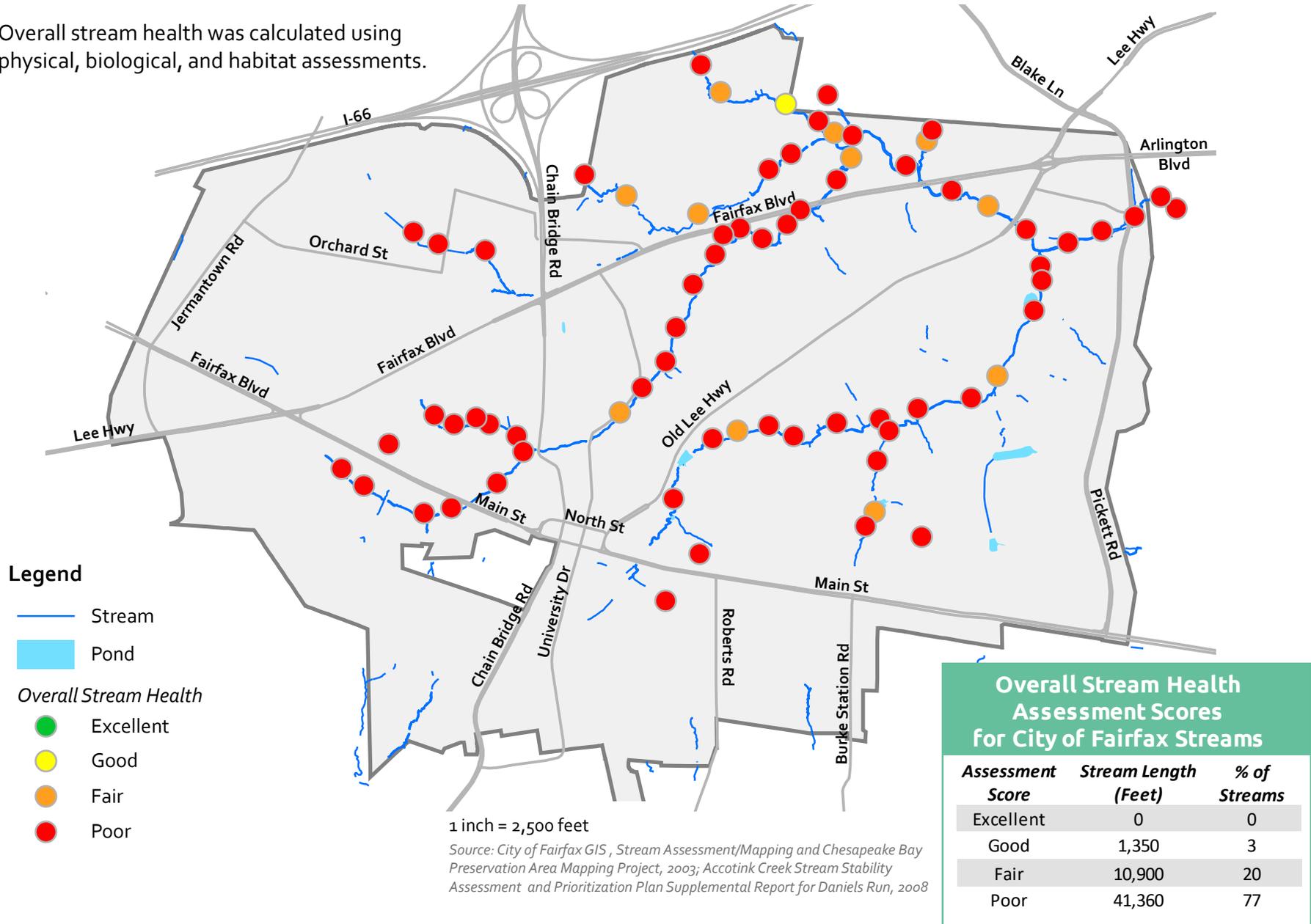


FIGURE 89: Floodplain and Chesapeake Bay Preservation Area Map

The City of Fairfax adopted the Chesapeake Bay Preservation Act, which delineates resource protection areas (RPAs) as 100-foot vegetative buffers adjacent to water bodies with perennial flow. Floodplain areas include land adjacent to and along a natural drainage way that is subject to continuous or periodic inundation or flooding.

NOTE: FEMA flood maps are continually updated through a variety of processes. The RPA does not change without design modifications.

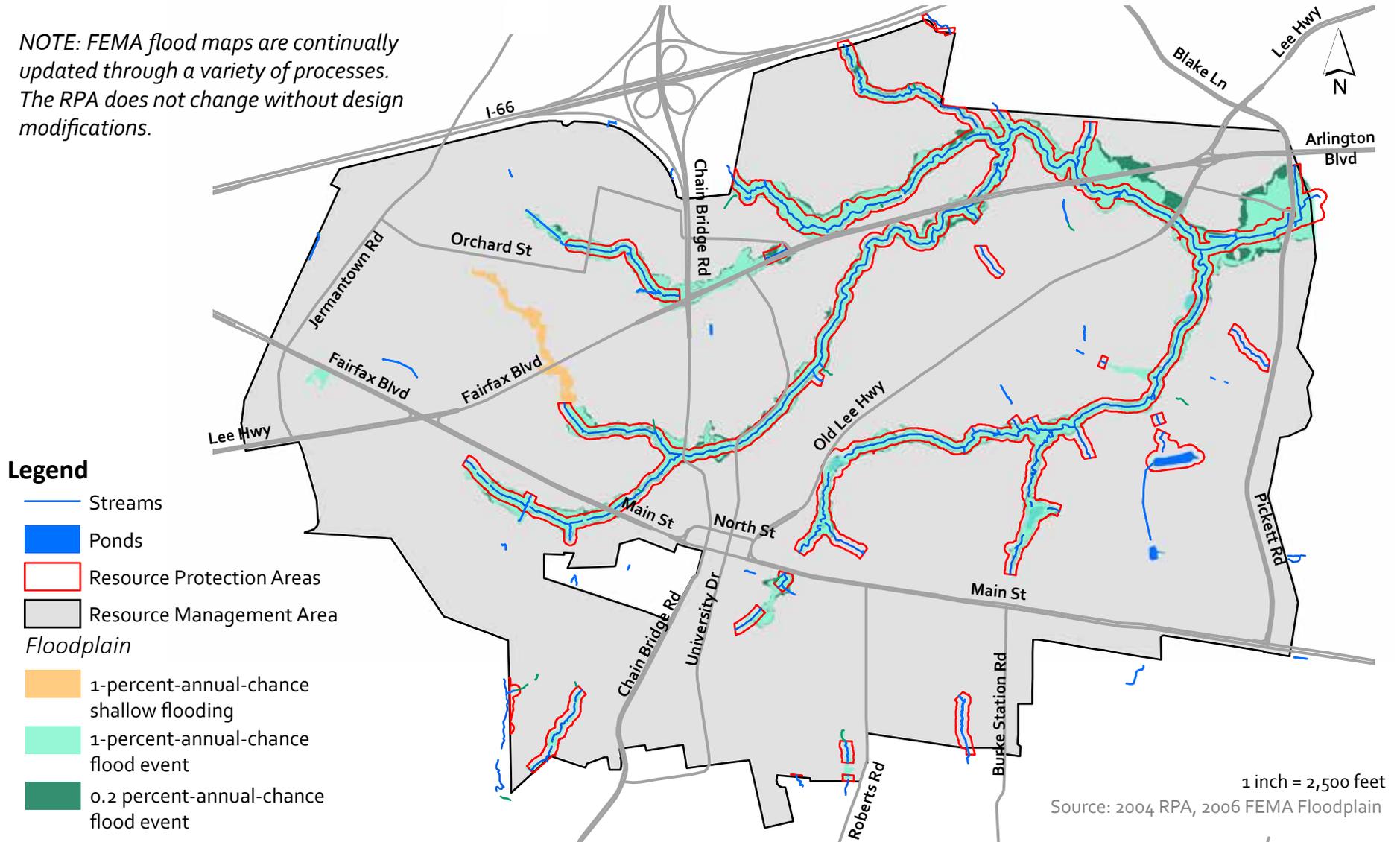


FIGURE 90: Topography

The City of Fairfax has rolling hills and small stream valleys. Elevation in the City ranges from higher land in the south and west of the City to a gradual drop of over 200 feet as one heads northeast towards the stream valleys.

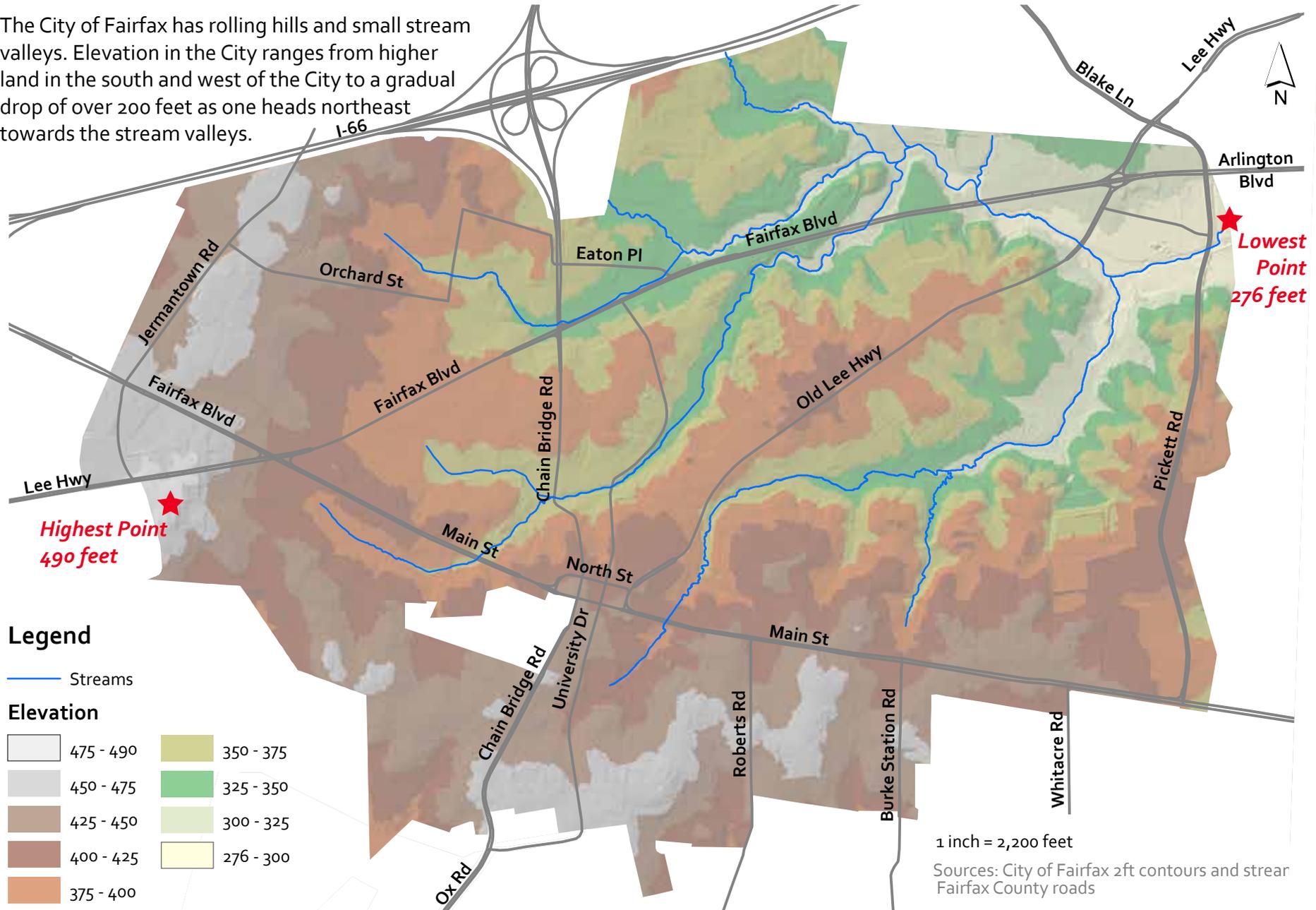


FIGURE 91: Soils

The City of Fairfax lies entirely in the Piedmont Upland region. Most of the soils in the City fall into the Wheaton - Glenelg complex (105) soil association. This complex is a mixture of the development disturbed Wheaton soil (102) and the natural Glenelg soil (39). Much of the soil within the City's floodplains falls into the Codorus and Hatboro complex (30) and Codorus (29) soil associations.

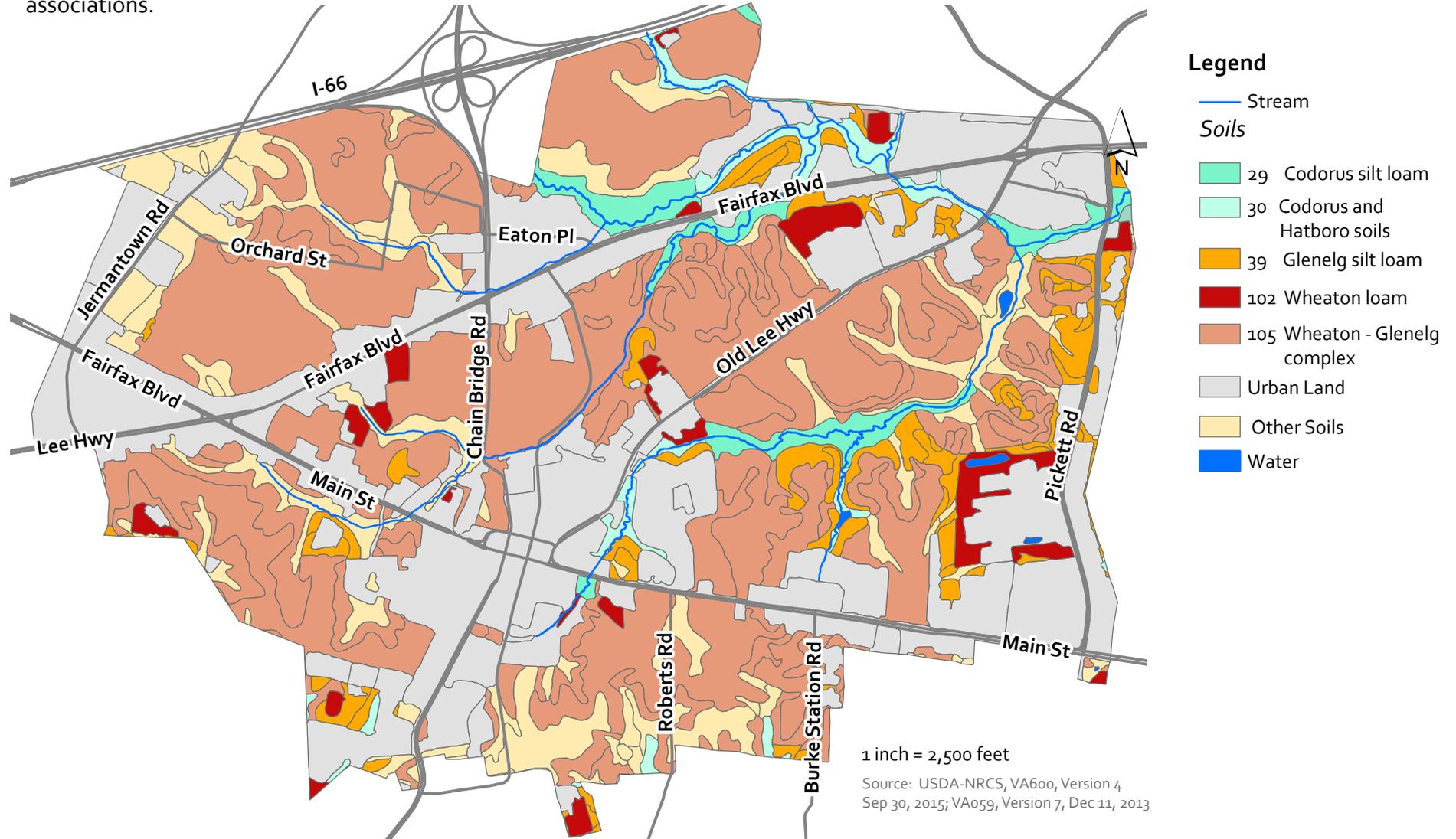
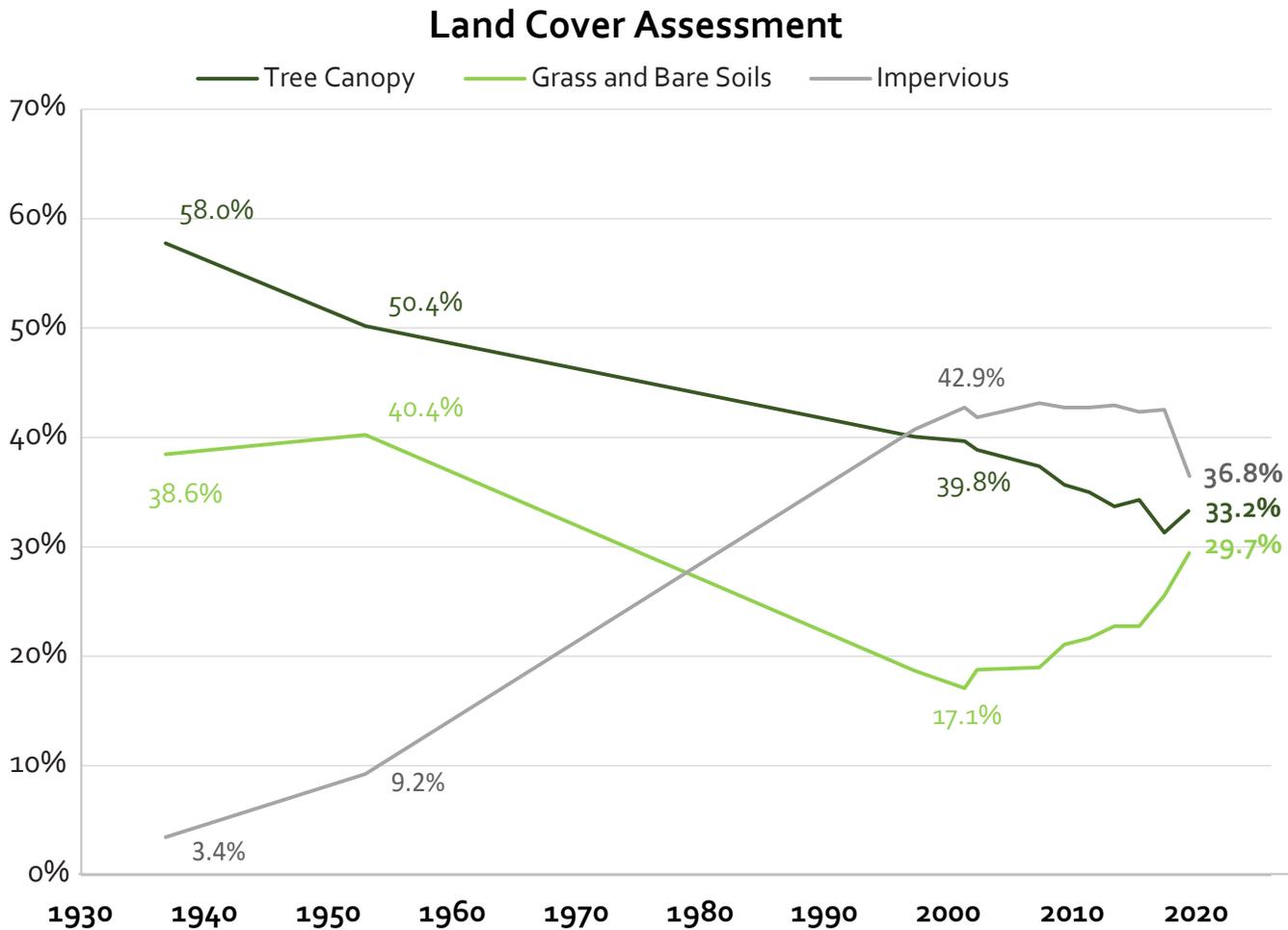


FIGURE 92: Tree Canopy and Land Cover

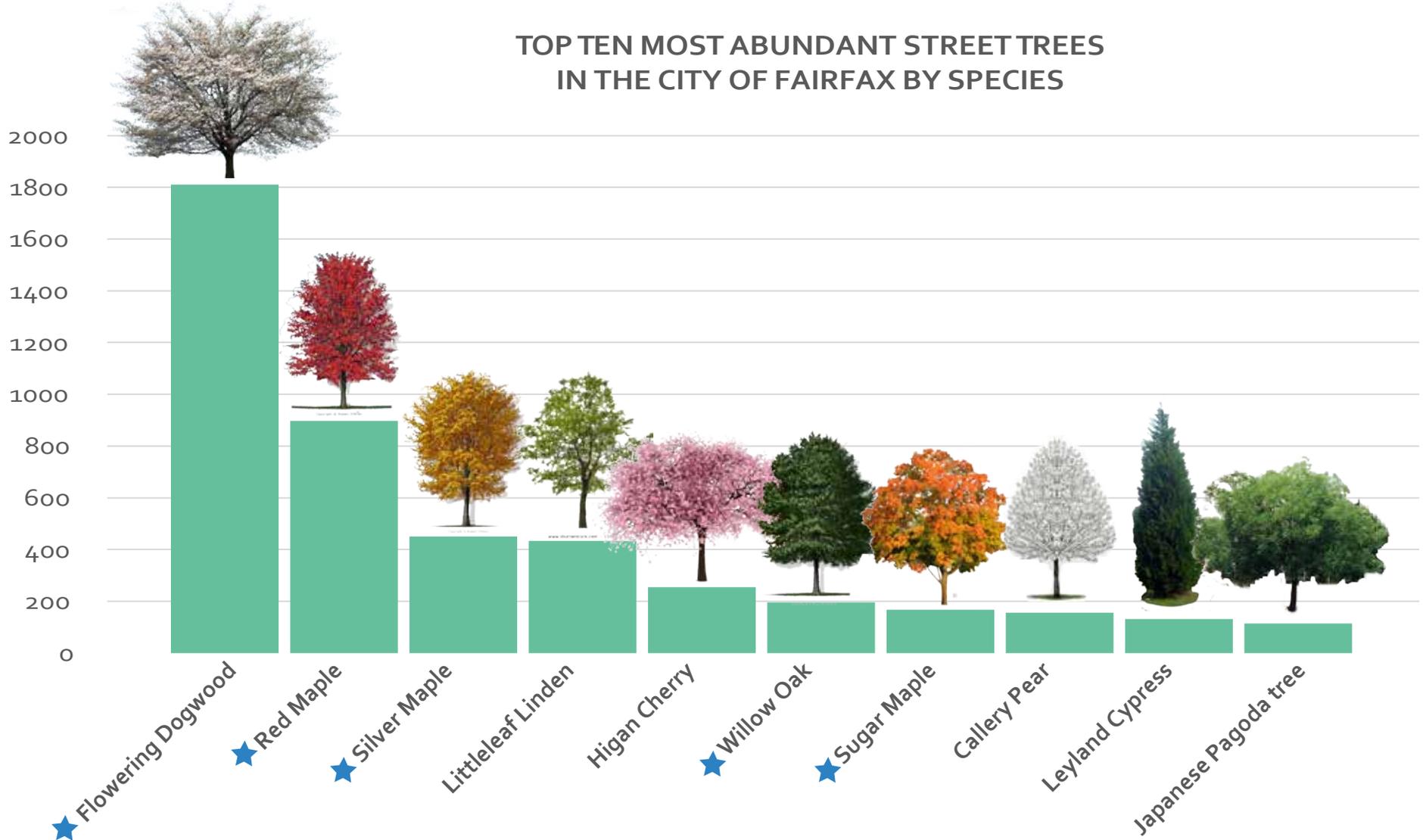
City of Fairfax currently has an estimated tree canopy of 33.2%. For over 26 years, the City of Fairfax has been declared a Tree City USA. The Tree City USA® program is sponsored by The Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters.



Source: City of Fairfax conducted a tree canopy assessment using the i-Tree Canopy software developed by the US Forest Service. The i-Tree land cover assessment results were estimated using random sampling statistics and have standard deviations ranging from + 14 to +1 53

FIGURE 93: Street Trees

Fairfax City has approximately 5,332 publically owned street trees. Flowering Dogwood and Red Maple make up over 50% of the City's street trees.



Source: City of Fairfax Public Works, Public Street Tree Survey Data, 2007 and 2011; Survey data analyzed using iTree Streets Assessment software version 5.1.5. Native data source: Virginia Department of Forestry Common Native Trees of Virginia Identification Guide 201 edition.

★ = Native Tree

FIGURE 94: Invasive Species

Invasive species are, generally, non-native species that cause ecological or economic harm. Some of the most common and highly invasive species in City Parks are:



Bamboo

Typically planted for its screening abilities, however, it grows very fast and can quickly colonize an area if not contained



English Ivy

An evergreen climbing plant that climbs up trees in search of more light and covers native ground cover



Honeysuckle Bush

Produces copious amounts of "junk food" berries that birds eat and disperse, spreading this highly invasive shrub



Mile-a-Minute/Devil's Tail

Grows very fast enveloping small native plants and forming a dense carpet



Kudzu

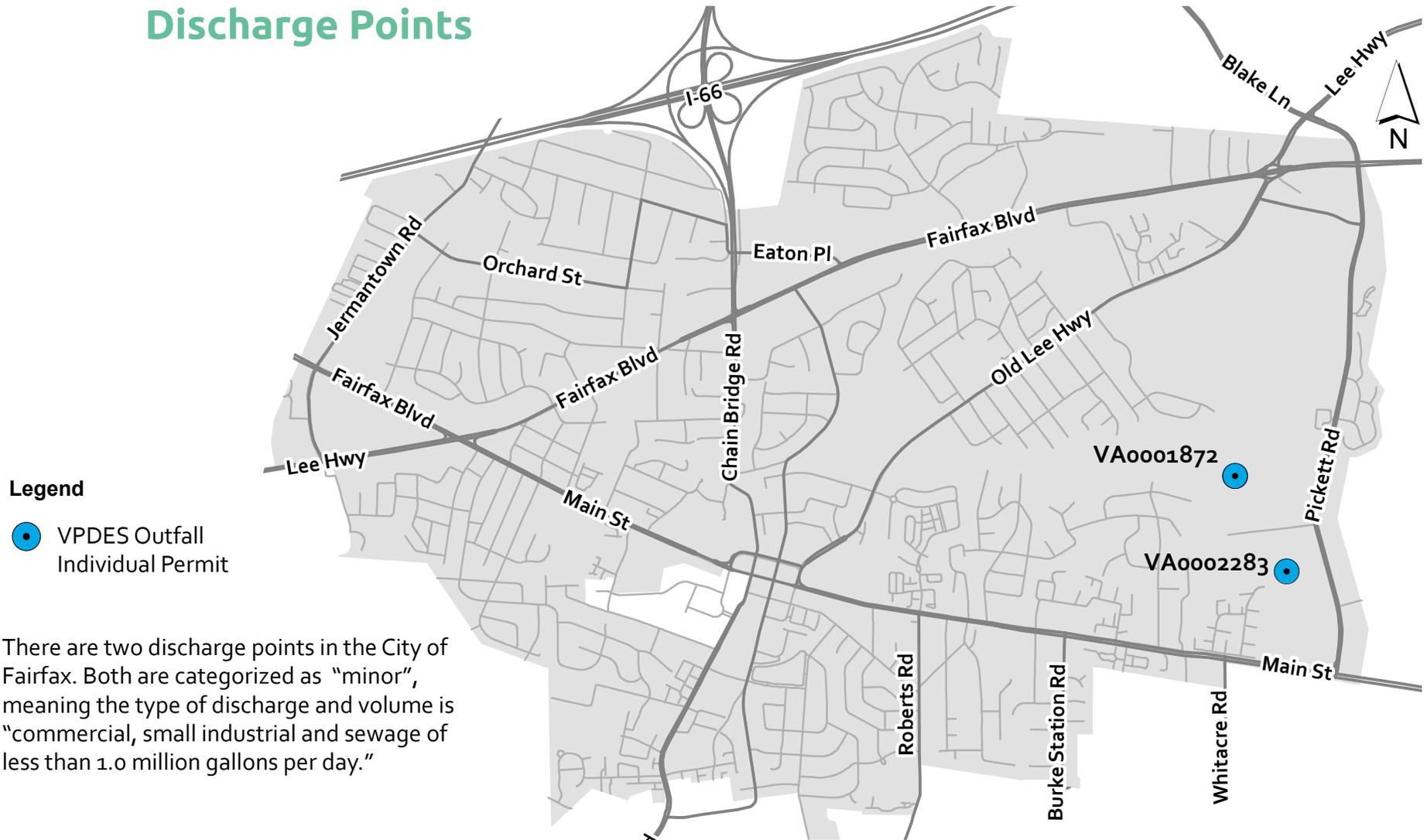
A climbing, semi-woody, perennial vine that kills or degrades other plants by smothering them under a solid blanket of leaves



English Ivy at Ashby Pond

Source: City of Fairfax Parks & Recreation Department, 2016

FIGURE 95: National Pollutant Discharge Elimination System (NPDES) Discharge Points



There are two discharge points in the City of Fairfax. Both are categorized as “minor”, meaning the type of discharge and volume is “commercial, small industrial and sewage of less than 1.0 million gallons per day.”

Permit Number	Facility	Address	Permit Expiration
VA0001872	Joint Basin Corporation - Fairfax Terminal Complex	1070 Oil Terminal Road	11/30/2020
VA0002283	Motiva Enterprises LLC - Fairfax	3800 Pickett Rd	12/31/2023

1 inch = 2,500 feet
 Source: Virginia Department of Environmental Quality (DEQ) Virginia Environmental Geographic Systems (VEGIS), Accessed January 31, 2020

FIGURE 96: Location of Underground & Above Ground Storage Tanks (USTs & ASTs)

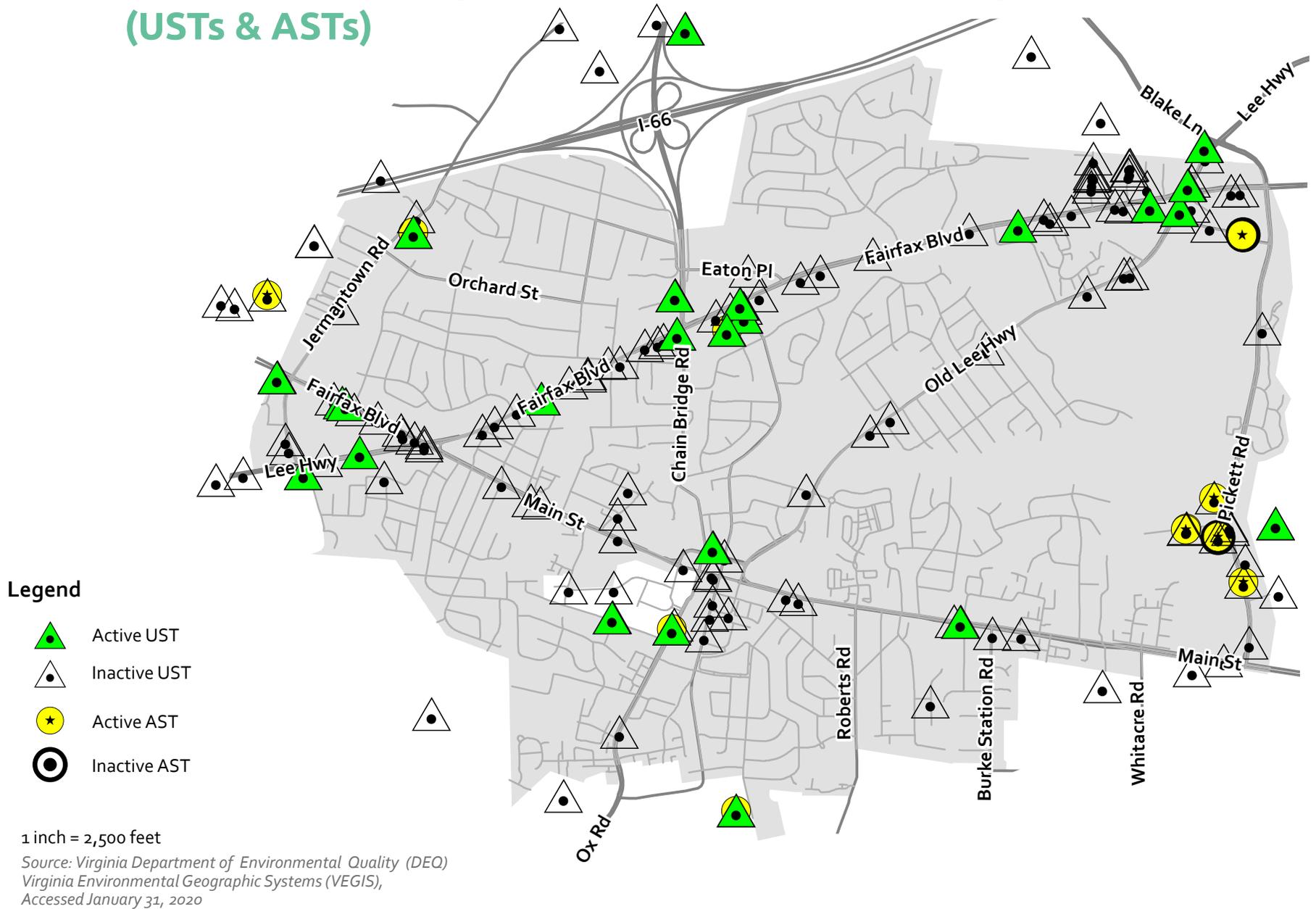


FIGURE 97: Green Buildings

Leadership in Energy & Environmental Design (LEED) Certified

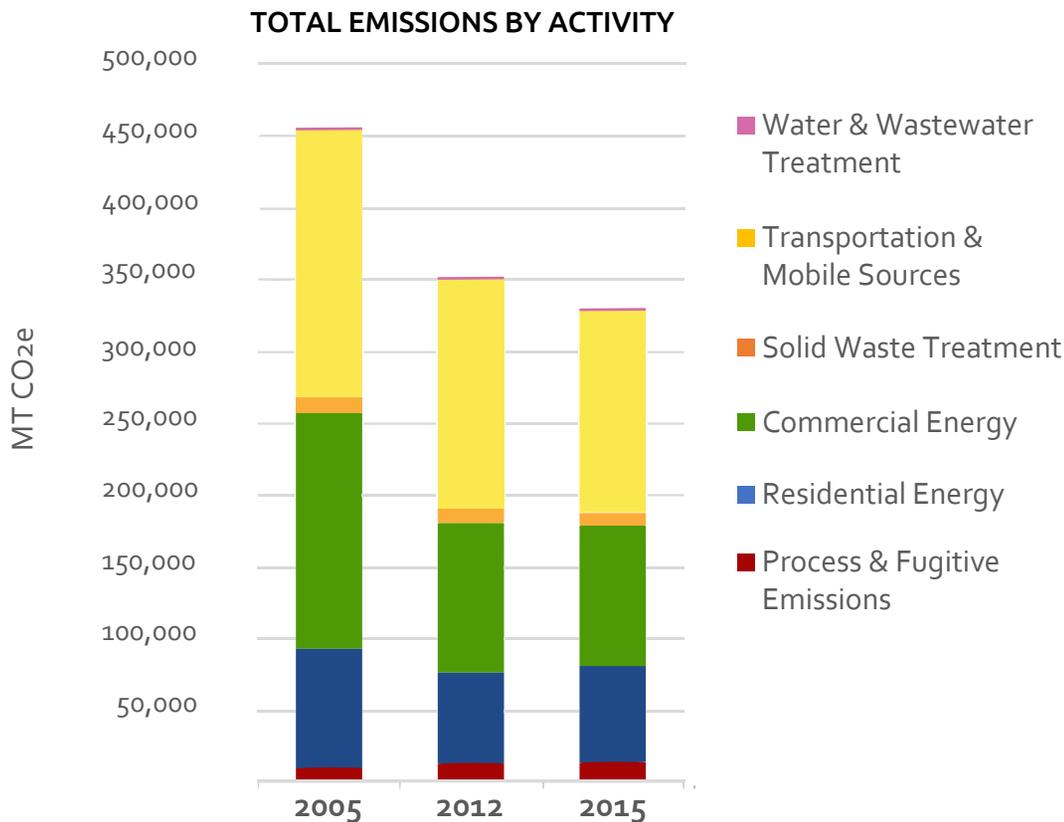
PROJECT NAME	LOCATION	LEED SYSTEM	POINTS ACHIEVED	CERTIFICATION LEVEL	CERTIFICATION DATE
Fairfax County Health Dept Laboratory	10310 Layton Hall Dr	LEED-NC 2.2	41	Gold	6/8/2011
Barcelo Crestline	3950 University Dr	LEED-CI 2.0	23	Certified	11/5/2010
PNC Bank Branch - Main St & Judicial Ave	10649 Main St	LEED-NC 2.2	27	Certified	6/28/2013
Fair City Mall	9652 Main St	LEED for Retail (New Construction) Pilot	22	Certified	1/31/2011
Residence Inn	3565 Chain Bridge Rd	LEED-NC v2009	42	Certified	6/12/2012
Fairfax Marketplace	10944 Fairfax Blvd	LEED-EB:OM v2009	40	Certified	4/30/2015
TD Bank - Fairfax Turnpike Shopping Center	Pickett Rd and Main St	LEED-NC Retail v2009	72	Gold	7/25/2012
Healthy Buildings East Coast HQ	3251 Old Lee Hwy	LEED-CI 2009	54	Silver	5/15/2017

Source: The Green Building Information Gateway (GBIG) (<http://www.gbig.org/>); last updated 2/14/2019.

*Data excludes confidential projects and LEED Neighborhood Development (ND) certifications.

FIGURE 98: Greenhouse Gas Emissions

This summary of the City of Fairfax's greenhouse gas (GHG) inventory measures GHG emissions from community-wide activities, including the residential, commercial, industrial, and government sectors. All emissions are reported in metric tons of carbon dioxide equivalent (MT CO₂e). CO₂ equivalents offer a universal standard of measurement that allows for the comparison of different greenhouse gases based on their ability to trap heat in the atmosphere. City of Fairfax community-wide greenhouse gas (GHG) emissions decreased by 27% between 2005 and 2015; from almost 455,000 MT CO₂e to over 330,000 MT CO₂e in 2015.



Source: Greenhouse Gas Emissions Inventory for the Metropolitan Washington Region (2005-2015): <https://www.mwco.org/documents/2016/04/22/metropolitan-washington-community-wide-greenhouse-gas-emissions-inventory-summary--greenhouse-gas/>



Pumping and treatment of water and wastewater used or produced by residents and activities.



On-road vehicular travel, air travel, and commuter rail travel undertaken by residents, business, and visitors in the city, and off-road activities such as use of construction and landscaping equipment.

Photo Credit: Virginia Department of Transportation



Collection and treatment of solid waste produced by residents and activities within city boundaries.



Emissions from electricity consumption, and combustion of natural gas and other fuels from the commercial sector.



Emissions from electricity consumption, and combustion of natural gas and other fuels from the residential sector.

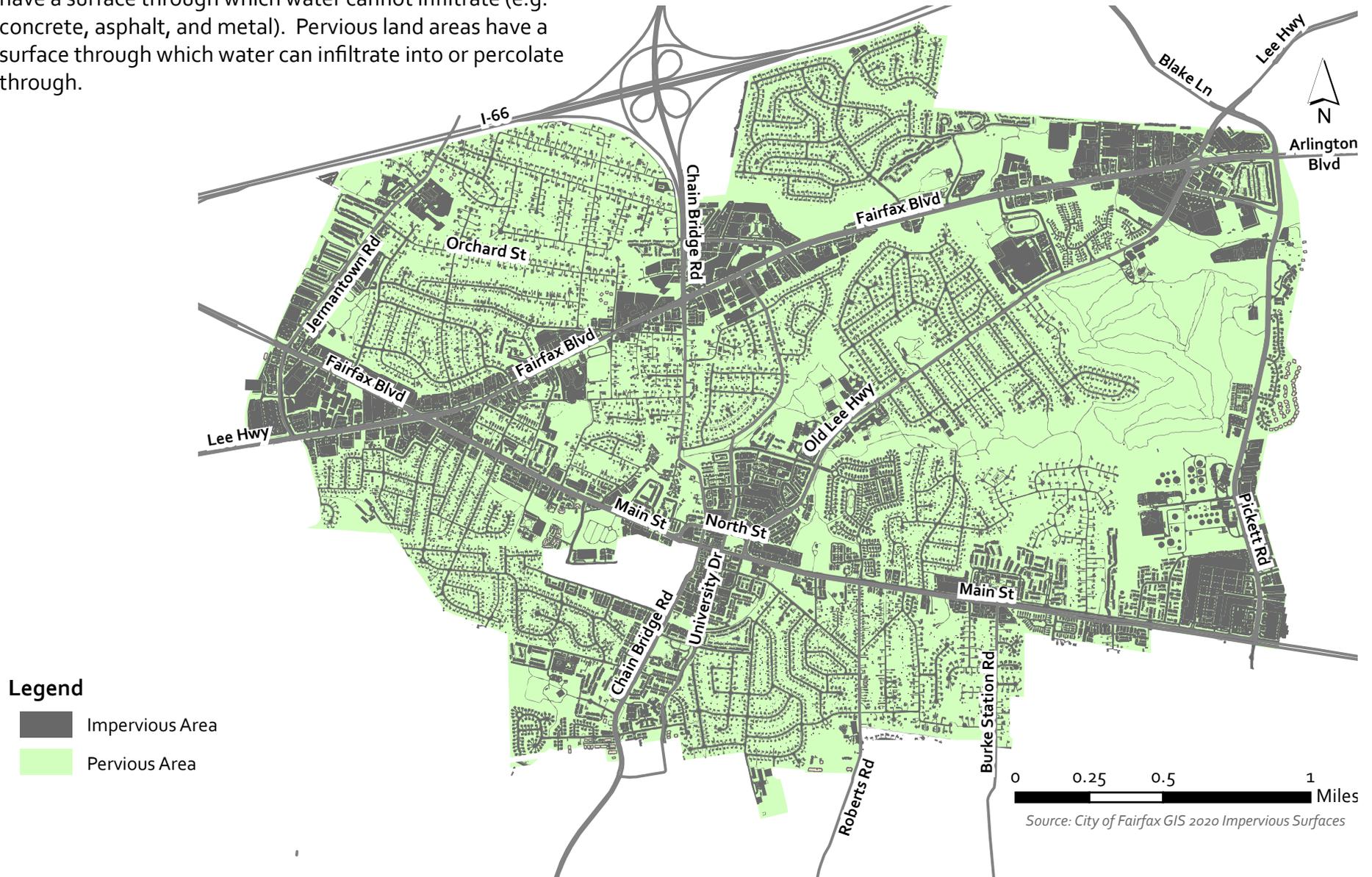


Fugitive emissions from ozone depleting chemicals and natural gas.

Photo Credit: PiccoloNamek

FIGURE 99: Pervious and Impervious Areas

City of Fairfax consists of approximately 40% impervious land areas and 60% pervious land areas. Impervious land areas have a surface through which water cannot infiltrate (e.g. concrete, asphalt, and metal). Pervious land areas have a surface through which water can infiltrate into or percolate through.



Source: City of Fairfax GIS 2020 Impervious Surfaces

FIGURE 100: Solar Energy & Solarize NOVA Data



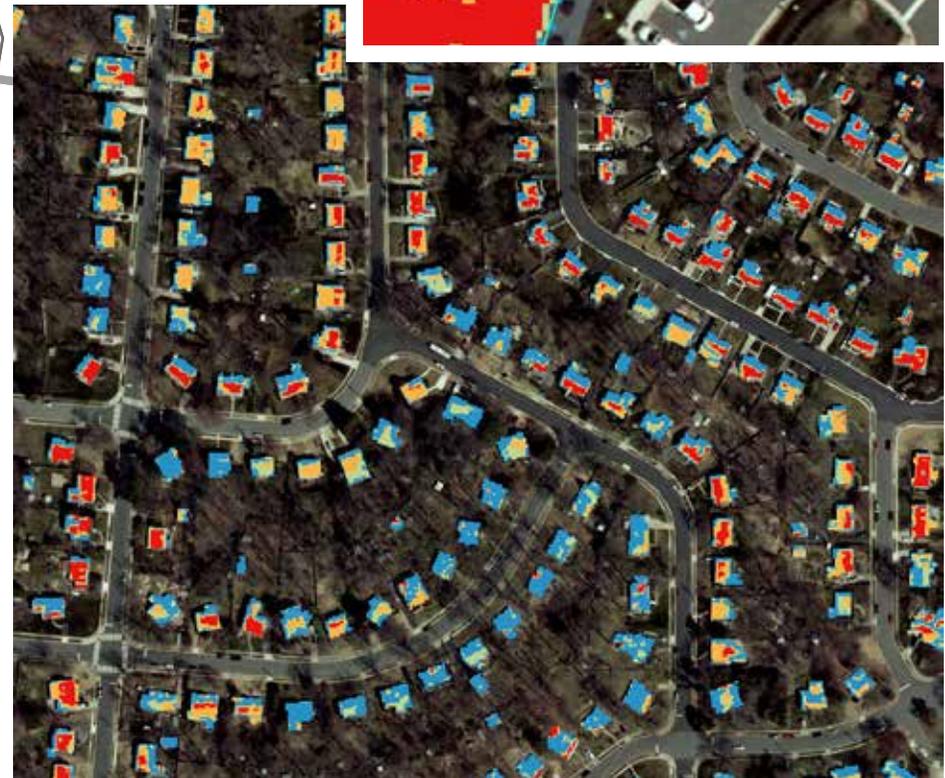
Legend

- Very Poor (Shaded or No Sun)
- Poor (Shaded)
- Good (Not Shaded)
- Very Good (Full Sun)

Legend

 Building Permit for Residential Solar Panels

Source: Fairfax City GIS and Code Administration Building Permits 1/2020



The Northern Virginia Solar Map is a web tool that homeowners and business owners can use to get an estimate for the potential size of a solar photovoltaic system that can be placed on the roof and the potential annual electricity savings.

Source: Northern Virginia Regional Commission Solar Map
www.novasolarmap.com

FIGURE 101: Publicly Available Electric Charging Stations

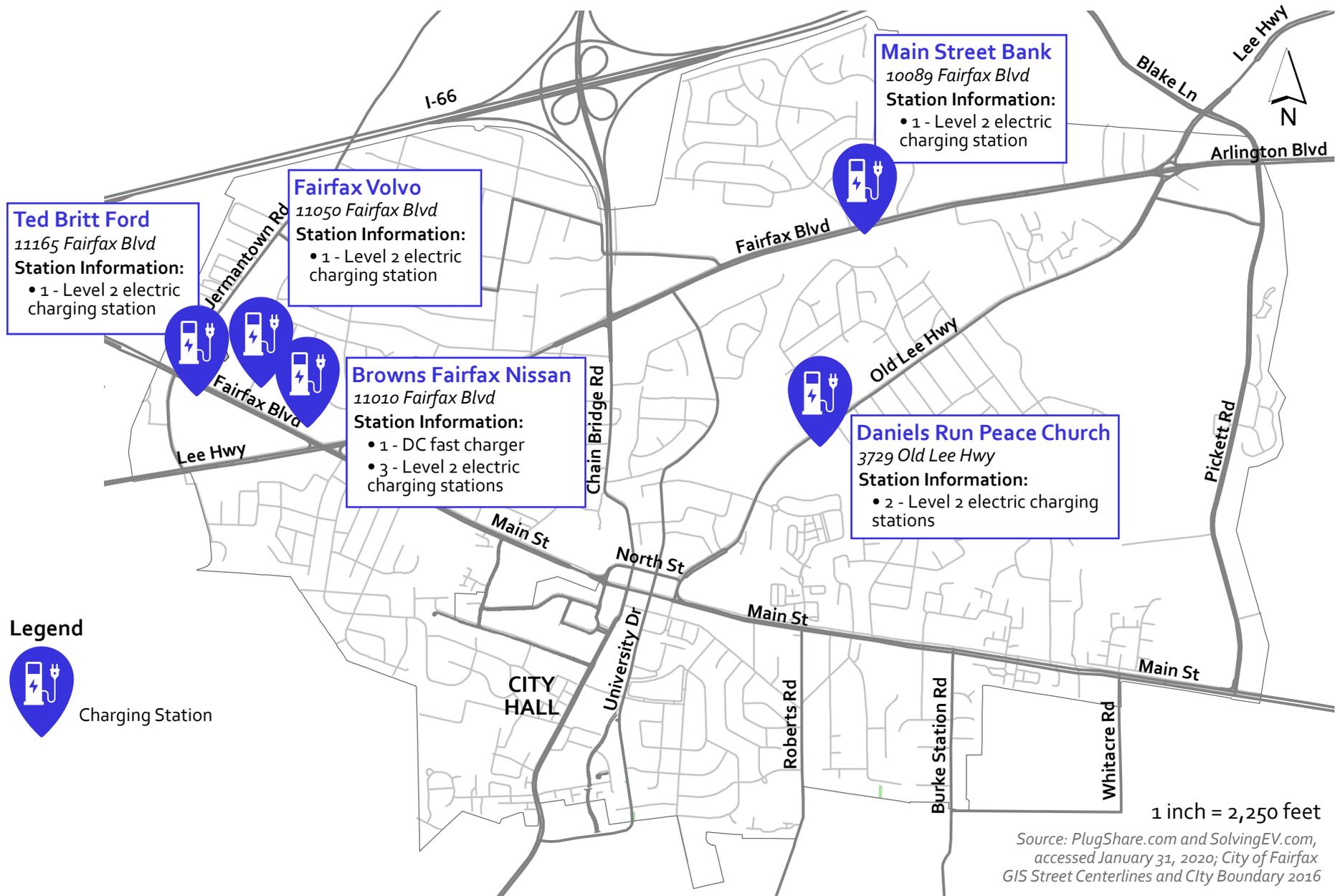
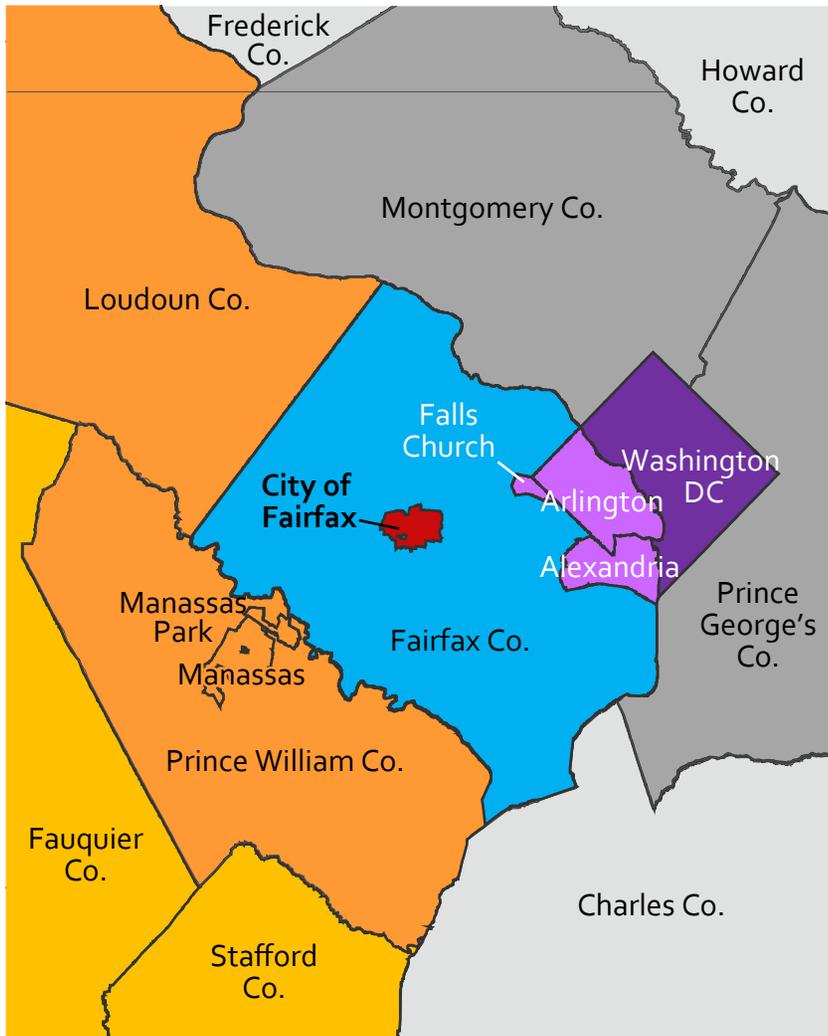


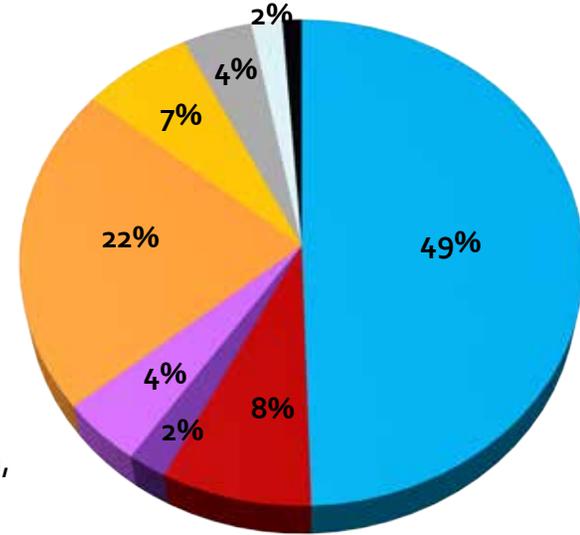
FIGURE 102: Inflow/Outflow of Workers

The “Inflow” chart to the right represents people who work within the City of Fairfax and where they come from. Alternatively, the “Outflow” chart illustrates the City’s working residents and where their jobs are located. There appears to be a flow into the City from the west and south and an outward migration to the City’s east.

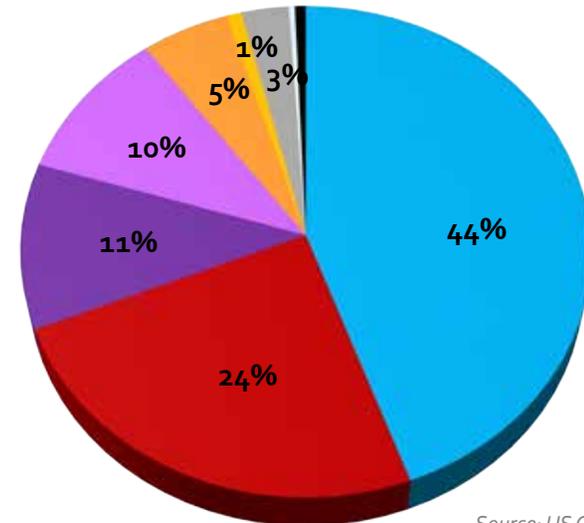


- Fairfax City
- Fairfax Co.
- Washington, DC
- Arlington, Alexandria, Falls Church
- Loudoun Co., Prince William Co., Manassas Park, Manassas
- Other Virginia
- Montgomery Co., Prince George’s Co.
- Other Maryland
- All Other

WORKER INFLOW



RESIDENT OUTFLOW



Source: US Census

FIGURE 103: Top Private Employers

City of Fairfax, 2019

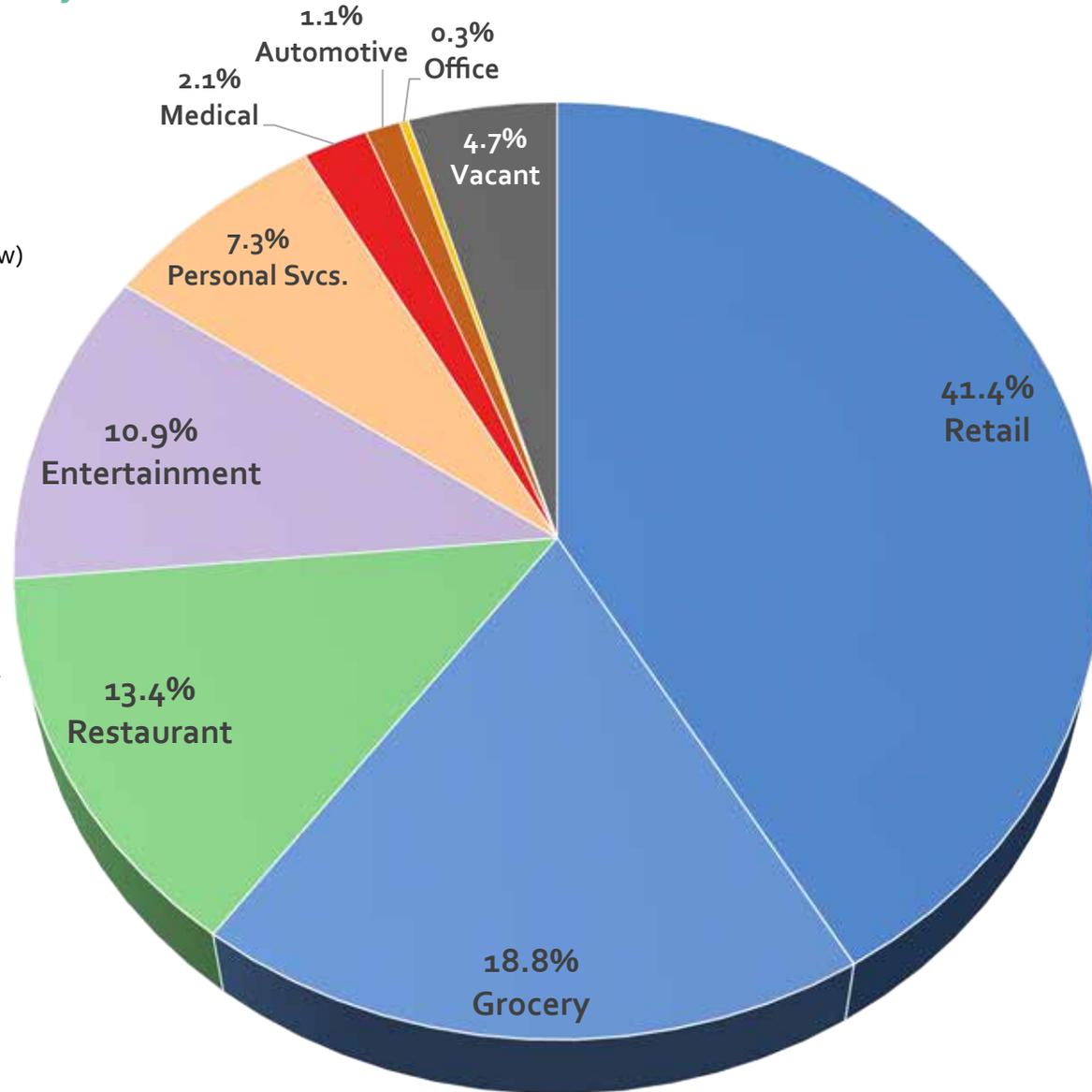
1. The Wackenhut Corporation
2. Fairfax Nursing Center
3. Ted Britt Ford Sales, Inc.
4. Zeta Associates
5. Inova Health System
6. First Watch Restaurants, Inc.
7. Catholic Diocese of Arlington
8. Tradesource Specialty Services, Inc.
9. Fairfax Volkswagen, Honda
10. Farrish of Fairfax, Inc.
11. Commonwealth Health & Rehab Center
12. The Home Depot
13. Ourisman Fairfax Toyota
14. LTF Club Management Co.
15. Old Dominion Home Care, Inc.
16. Lowe's Home Centers, Inc.
17. DARCARS of Fairfax
18. Thrive At Home
19. Nova Home Health Care, LLC
20. Dominion Virginia Power
21. Service Benefit Plan
22. Administaff
23. Comfort Keepers
24. Fantastic Fritzbe's
25. Grace Home Healthcare, LLC
26. Valley Crest Landscape Maintenance
27. Hands of Mercy Home Care
28. Army Navy Country Club
29. Job Discovery
30. Burton & Robinson, Inc.
31. MainStreet Bank
32. JL Tree Service, Inc.
33. Verizon Virginia, LLC
34. Super H Mart
35. Trader Joe's
36. Affectionate Pet Care
37. Chipotle Mexican Grill
38. Chick-fil-A
39. 1st Adult & Pediatric Healthcare Services
40. BarnAllen Technologies, Inc.
41. Fairfax Hyundai, Inc.
42. Trident Systems, Inc.
43. HCA Virginia System
44. Best Buy
45. Champion Title & Settlements, Inc.

Source: Virginia Employment Commission, 2nd Quarter 2019, amended by City staff.

FIGURE 104: Select Shopping Center Leasing Plans by Type of Tenant
 City of Fairfax, January 2020

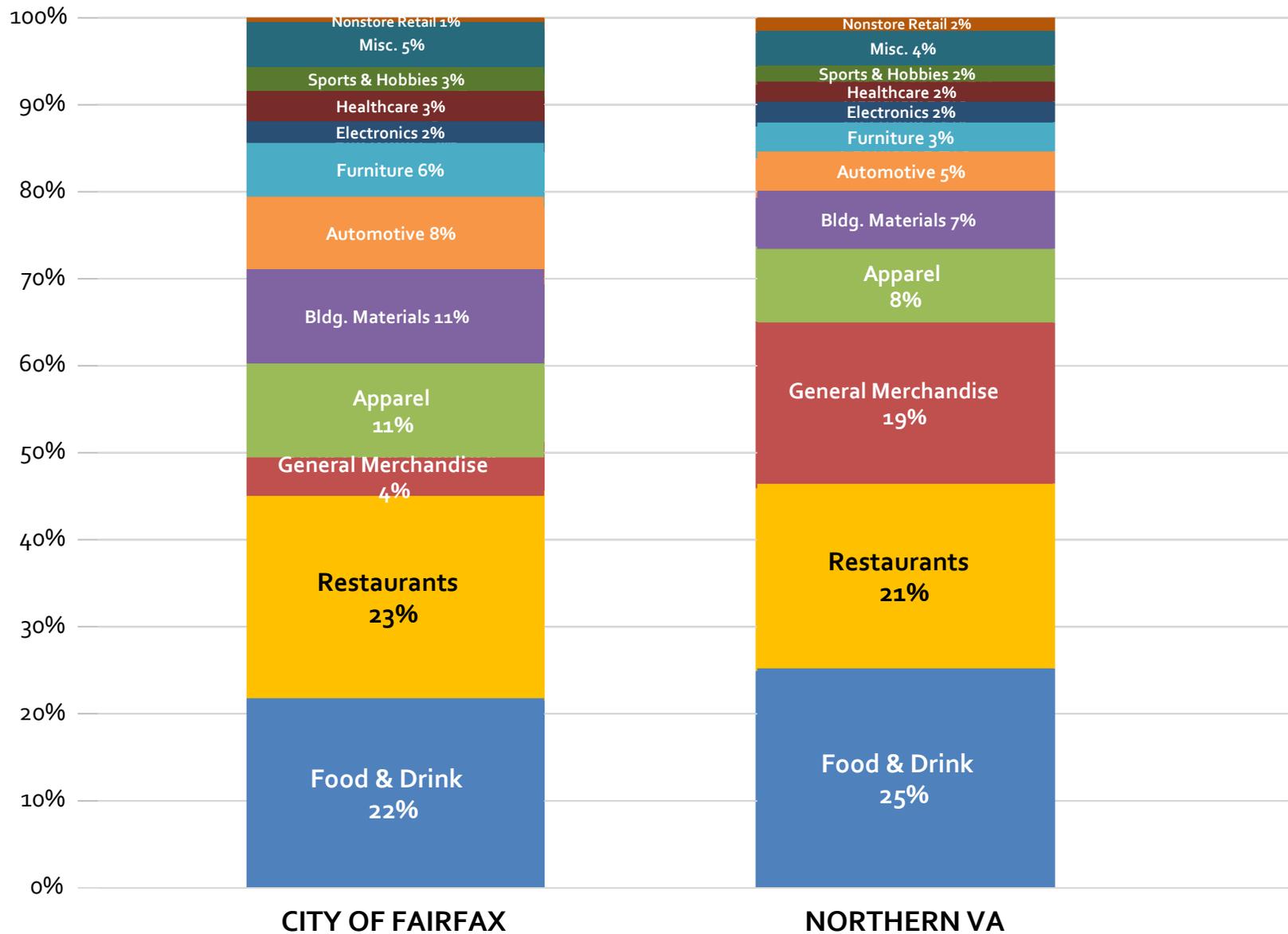
Analysis contains leasing information from 18 shopping centers (listed below) in the City of Fairfax containing 1.5 million square feet of leasable space.

- Boulevard Marketplace
- Courthouse Plaza
- Fair City Mall
- Fairfax Boulevard Center
- Fairfax Circle Shopping Center
- Fairfax Junction
- Fairfax Marketplace
- Fairfax Pointe
- Jermantown Square
- Kamp Washington Shopping Center
- Main Street Marketplace
- Old Town Plaza
- Pickett Shopping Center
- Shops at Fairfax
- Stryker's Square
- Turnpike Shopping Center
- West Fairfax Centre
- Westfair Shopping Center



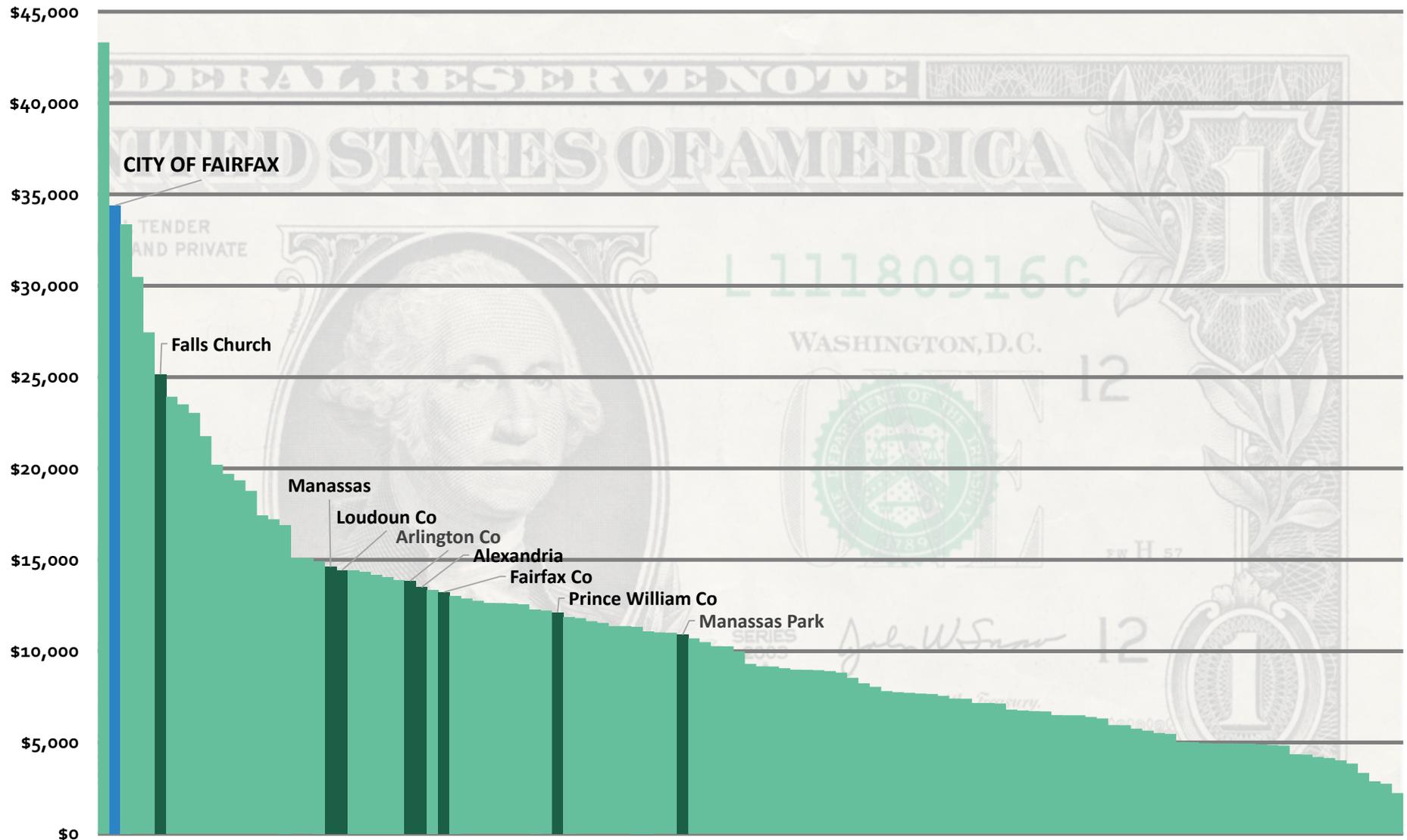
Source: Retail leasing plans

FIGURE 105: Percentage of Taxable Retail Sales
by Store Classification, 2020



Source: Virginia Department of Taxation

FIGURE 106: Taxable Sales Per Capita, 2018
Virginia Jurisdictions with Population over 10,000



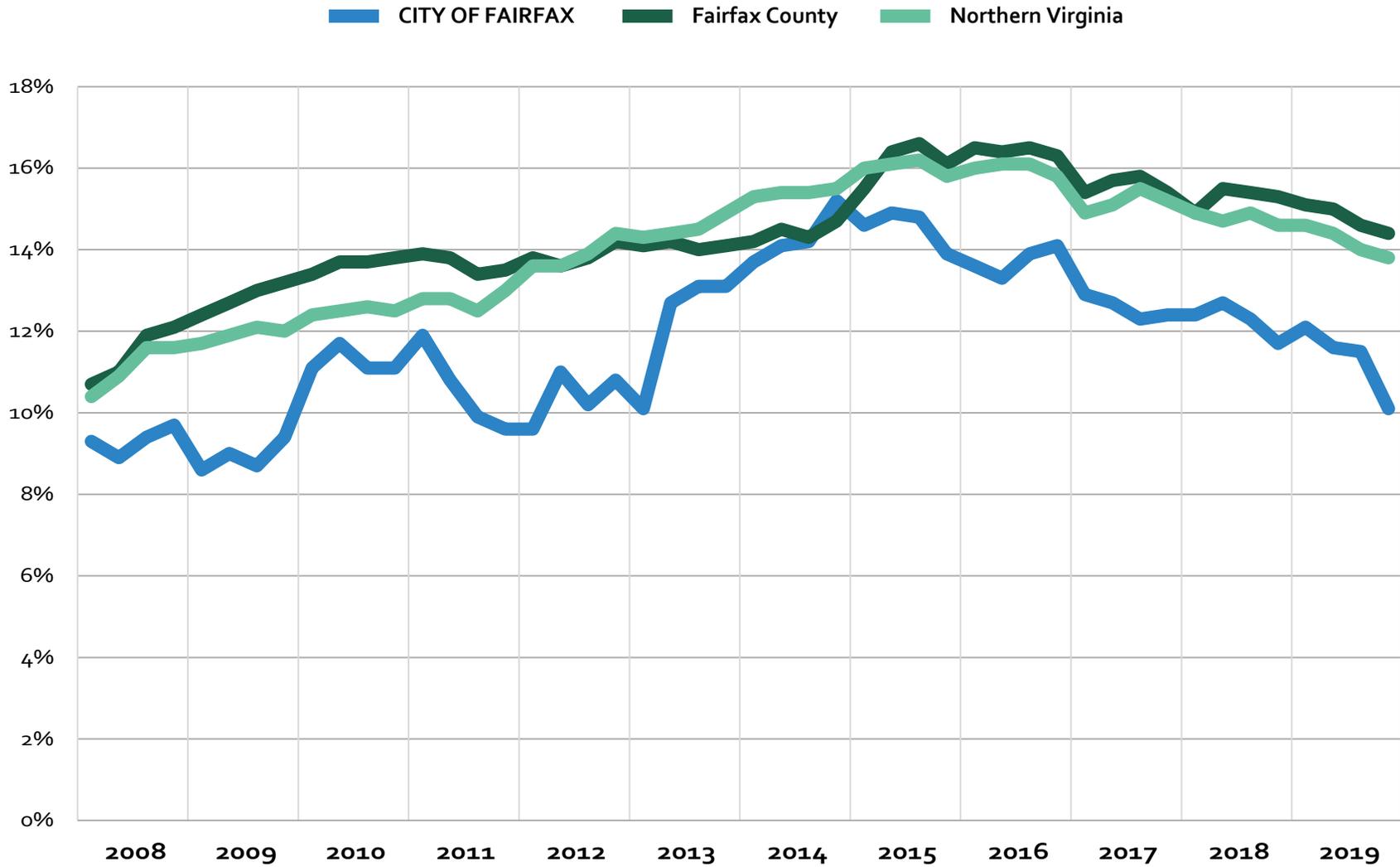
Source: Virginia Department of Taxation

FIGURE 107: Office Market by Class, 2020



Source: CoStar, Jan 2020

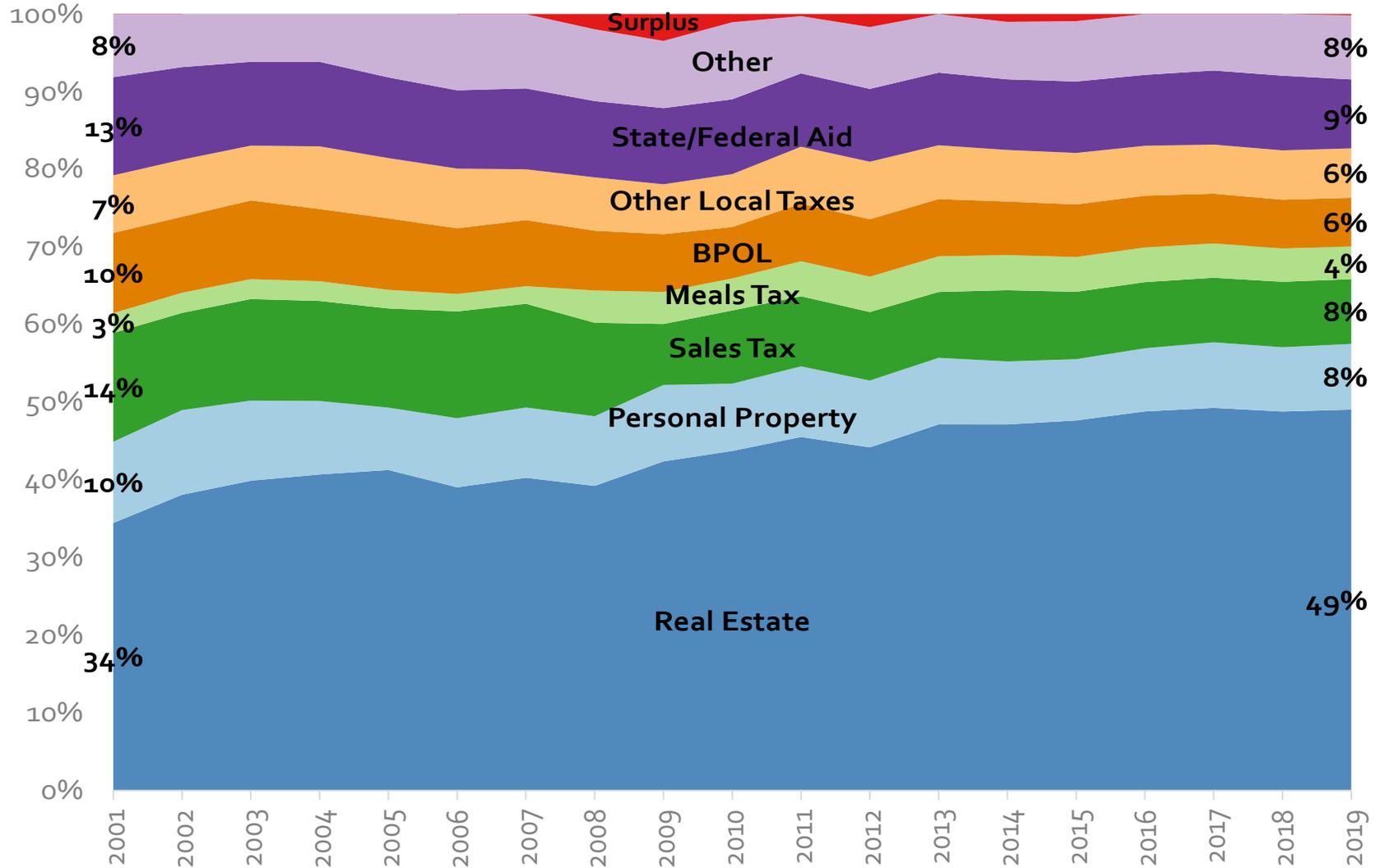
FIGURE 108: Office Vacancy Rate
2008-2019



Source: CoStar, Jan 2020

FIGURE 109: General Fund Revenues by Category

City of Fairfax, FY 2001 - 2019



NOTE: Other taxes includes Utility, Vehicle, Recordation, Bank, Stock, Tobacco, Lodging, Communications
 Other Revenue includes Fines, Rentals, Fees, etc.

Source: City of Fairfax Budget.

FIGURE 110: City of Fairfax Zip Codes

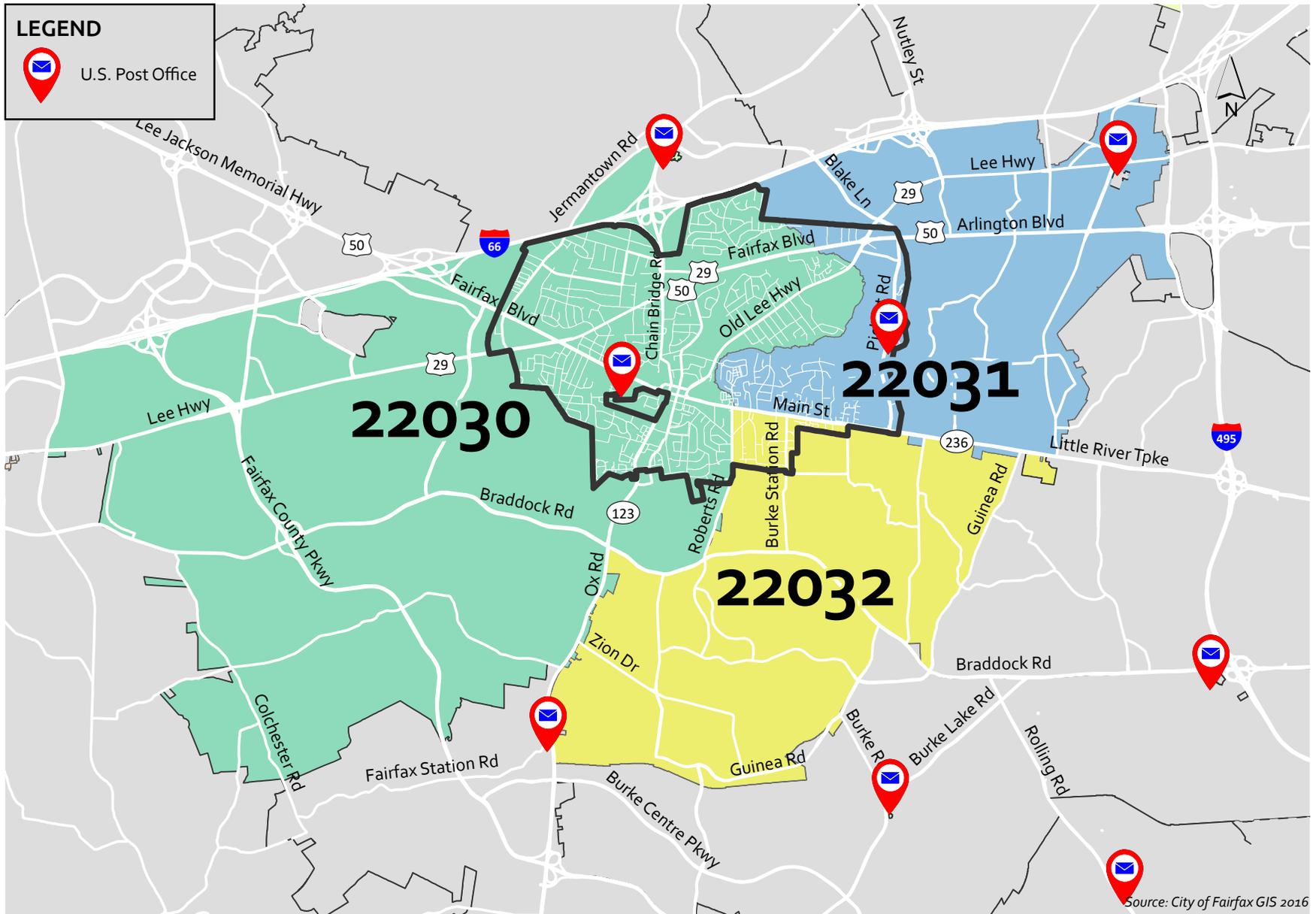
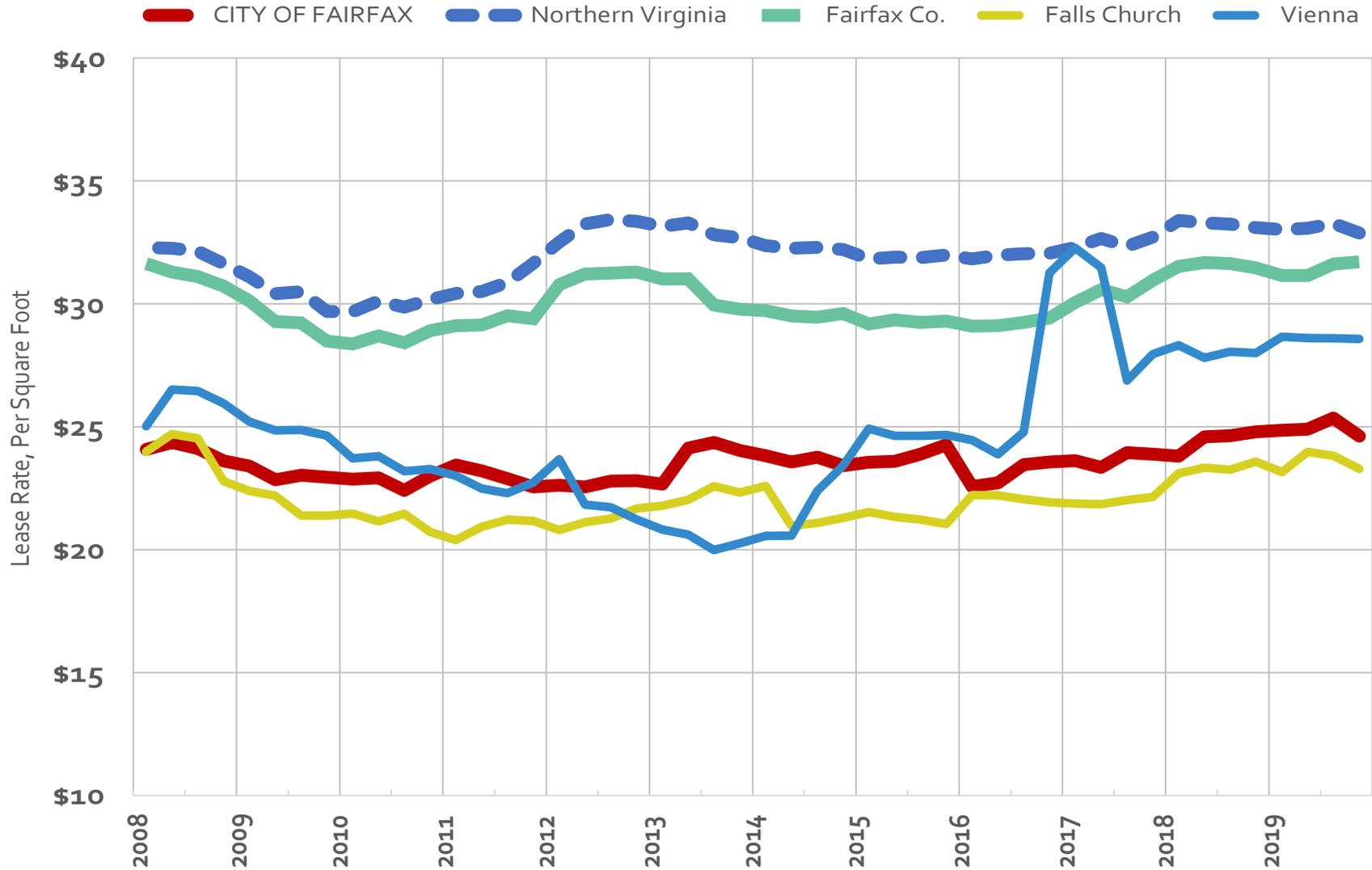


FIGURE 111: Office Lease Analysis

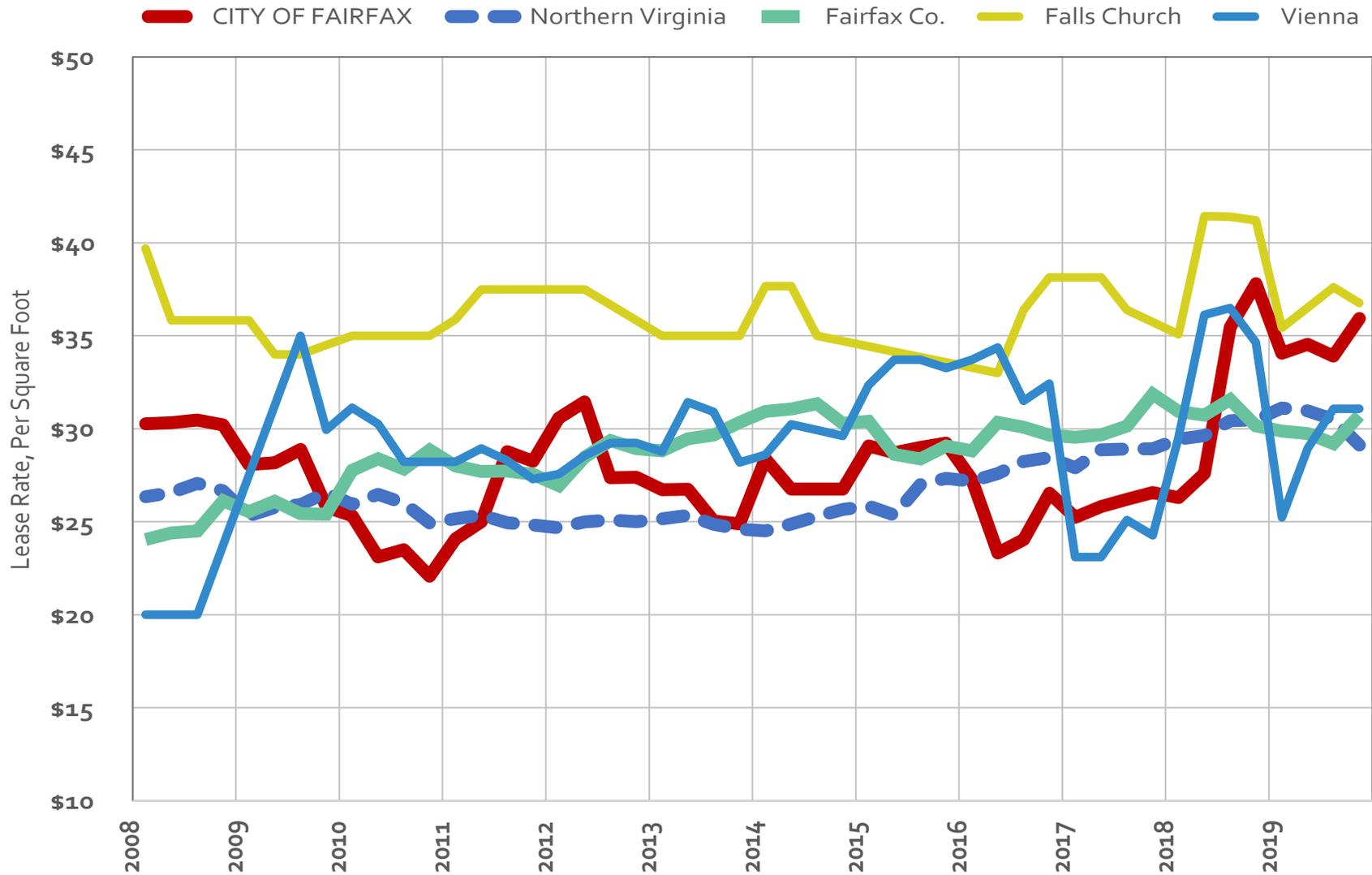
City of Fairfax and Select Northern Virginia Areas, 2008-2019



NOTE: Lease rates shown for Gross Direct Rent.
Source: CoStar, January 2020

FIGURE 112: Retail Lease Analysis

City of Fairfax and Select Northern Virginia Areas, 2008-2019



NOTE: Lease rates shown for NNN direct leases.
Source: CoStar, January 2020

FIGURE 113: Public and Private Schools, K - 12

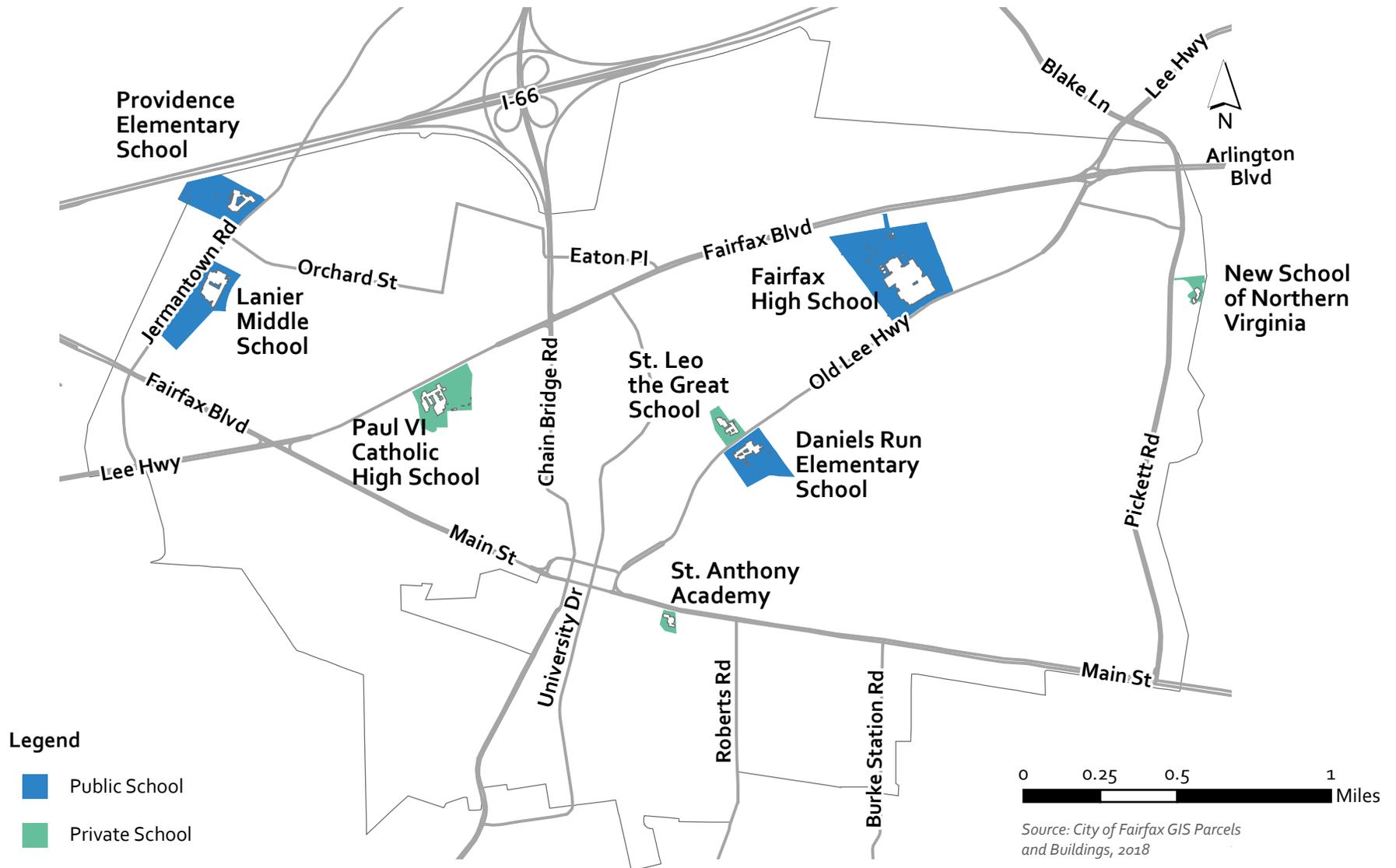
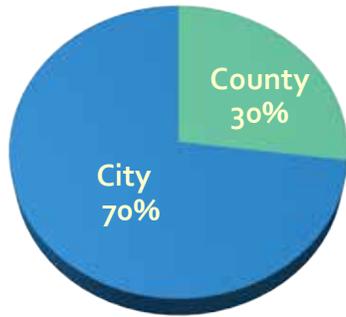


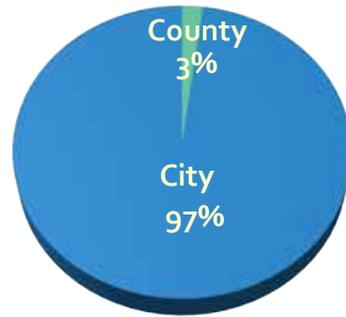
FIGURE 114: School Enrollment by Students Place of Residence and Program Capacity

Fairfax County Public Schools (FCPS) located in City of Fairfax, 2020

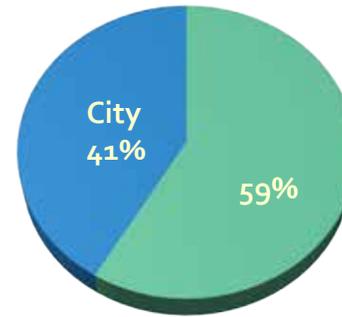
**PROVIDENCE
ELEMENTARY SCHOOL**



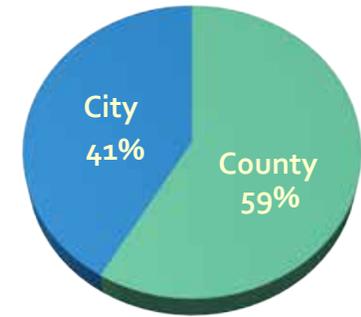
**DANIELS RUN
ELEMENTARY SCHOOL**



**LANIER
MIDDLE SCHOOL**



**FAIRFAX
HIGH SCHOOL**

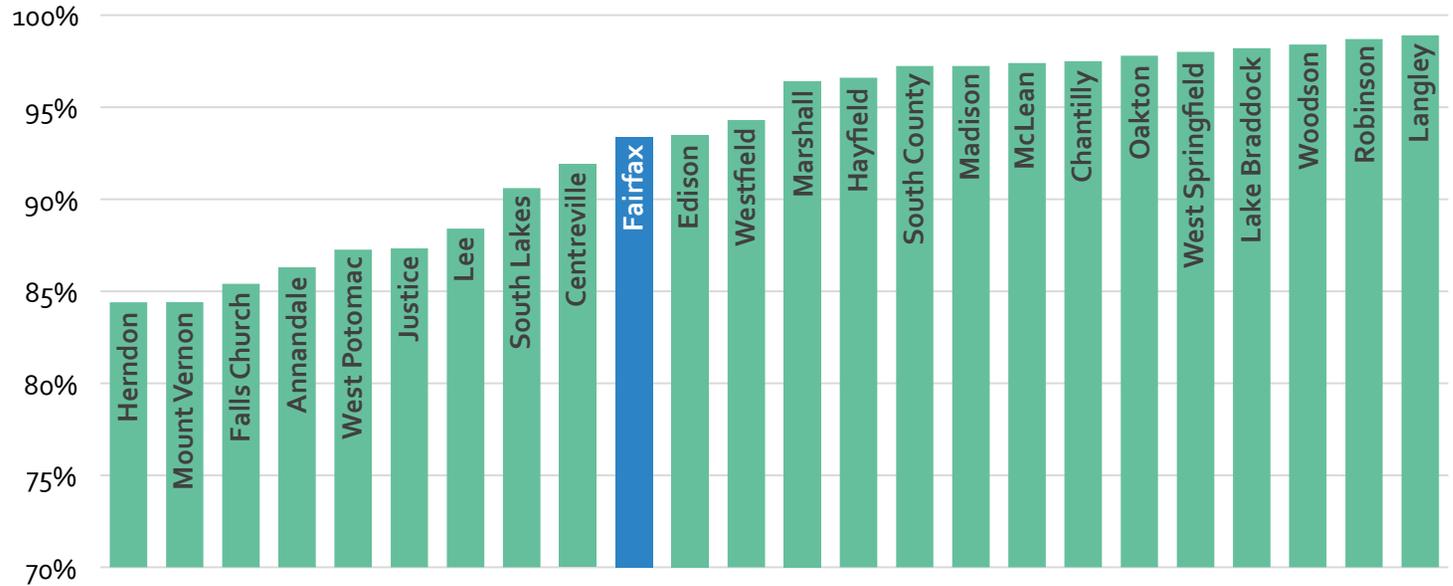


School	2019 Program Capacity	2010 Enrollment	2019 Enrollment	2019 % of Capacity	2024 Projected Enrollment
Fairfax High	2,407	2,375	2,336	97%	2,403
Lanier Middle	1,222	1,236	1,055	86%	1,171
Daniels Run	786	783	758	96%	751
Providence	910	929	908	100%	961

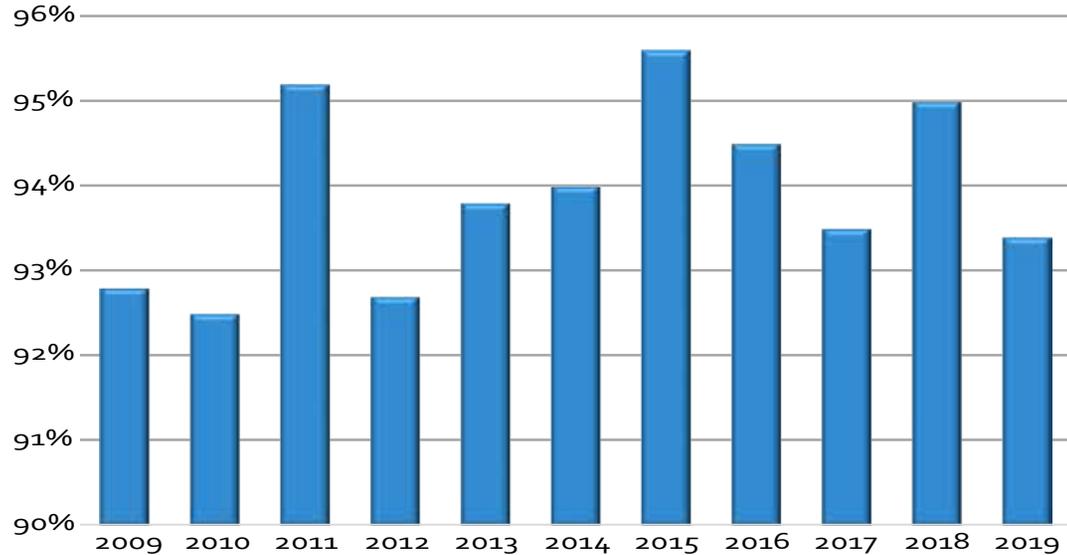
Source: Fairfax County Public Schools (FCPS) student data 2019-2020

FIGURE 115: On-Time Graduation Rates

ALL FAIRFAX COUNTY
PUBLIC HIGH SCHOOLS
CLASS OF 2019



FAIRFAX HIGH SCHOOL
ON-TIME GRADUATION RATE
2009 - 2019



Source: Virginia Department of Education, January 2020

FIGURE 116: Local Higher Education and Lifelong Learning

George Mason University's Fairfax Campus began with 356 students in 1964, after the completion of construction of the first four buildings. In 2019, 23,113 full-time equivalent students took classes on the Fairfax campus, which is approximately 79% of the enrollment of all Mason's campuses.

The Annandale campus of Northern Virginia Community College was opened in 1967 and is now the largest of all the NOVA campuses. The 2015-2016 enrollment for the Annandale campus was 11,981 full-time equivalent students.

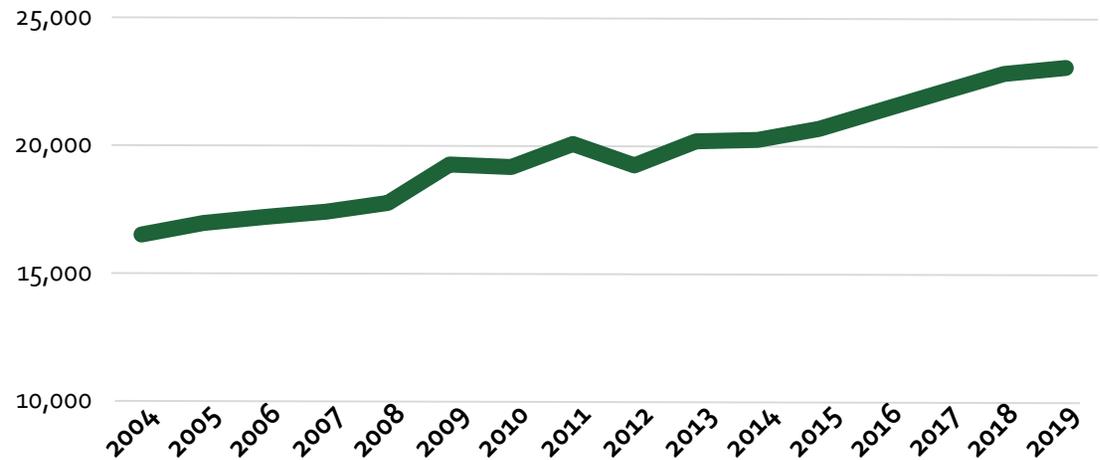
Fairfax University of America was founded in 1998 and had 632 students enrolled in the 2017 - 2018 school year.

Ivy Christian College was founded in March 2006 and received accreditation in May 2014. The reported enrollment for 2013 was 319 students. City 3%

Osher Lifelong Learning Institute (OLLI) offers classes to Northern Virginia residents in their retirement years.

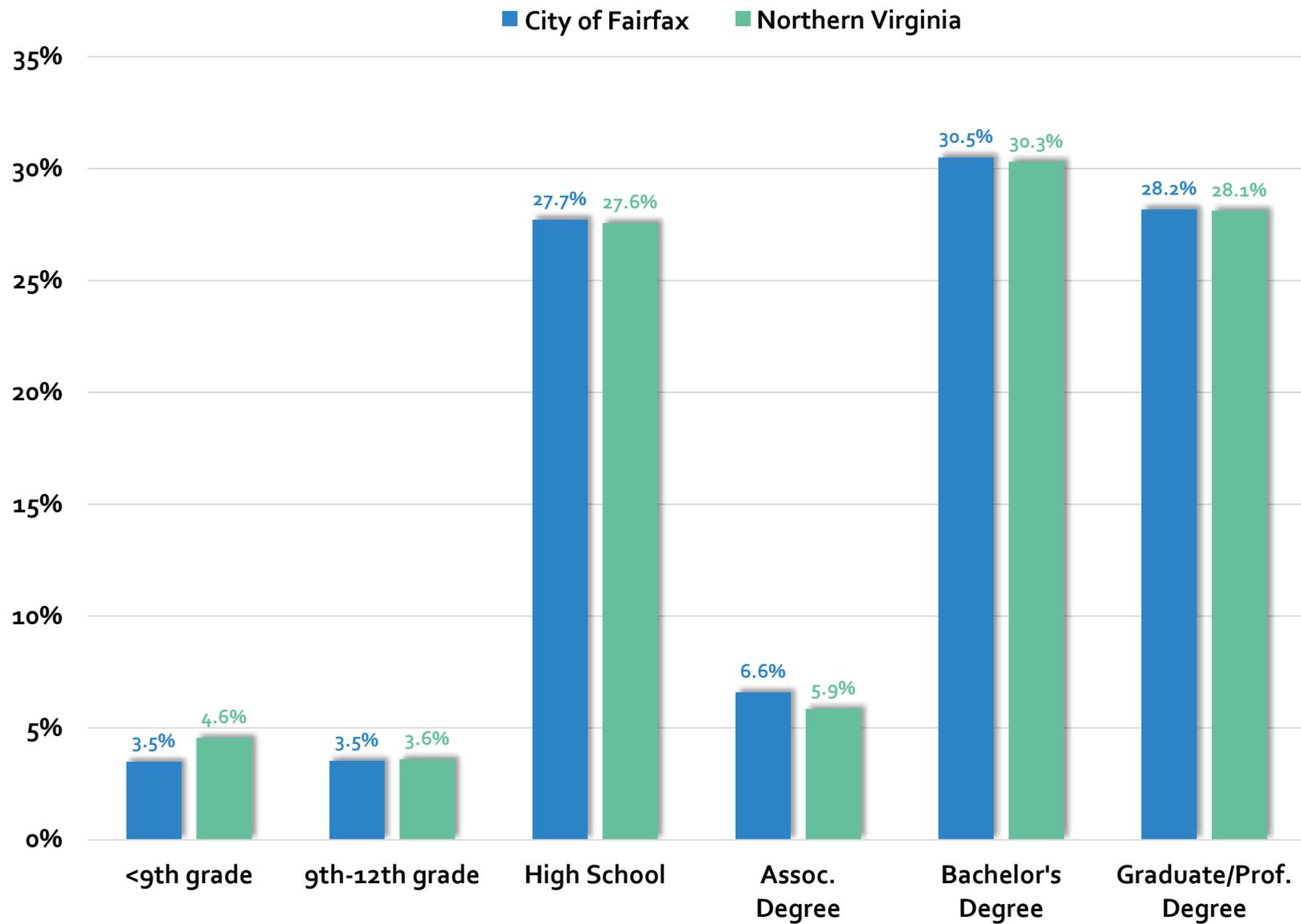


**GEORGE MASON UNIVERSITY
FAIRFAX CAMPUS ENROLLMENT, 2004 - 2019**



Source: George Mason University IR Fall Student Census (Official Course Enrollment), 2020

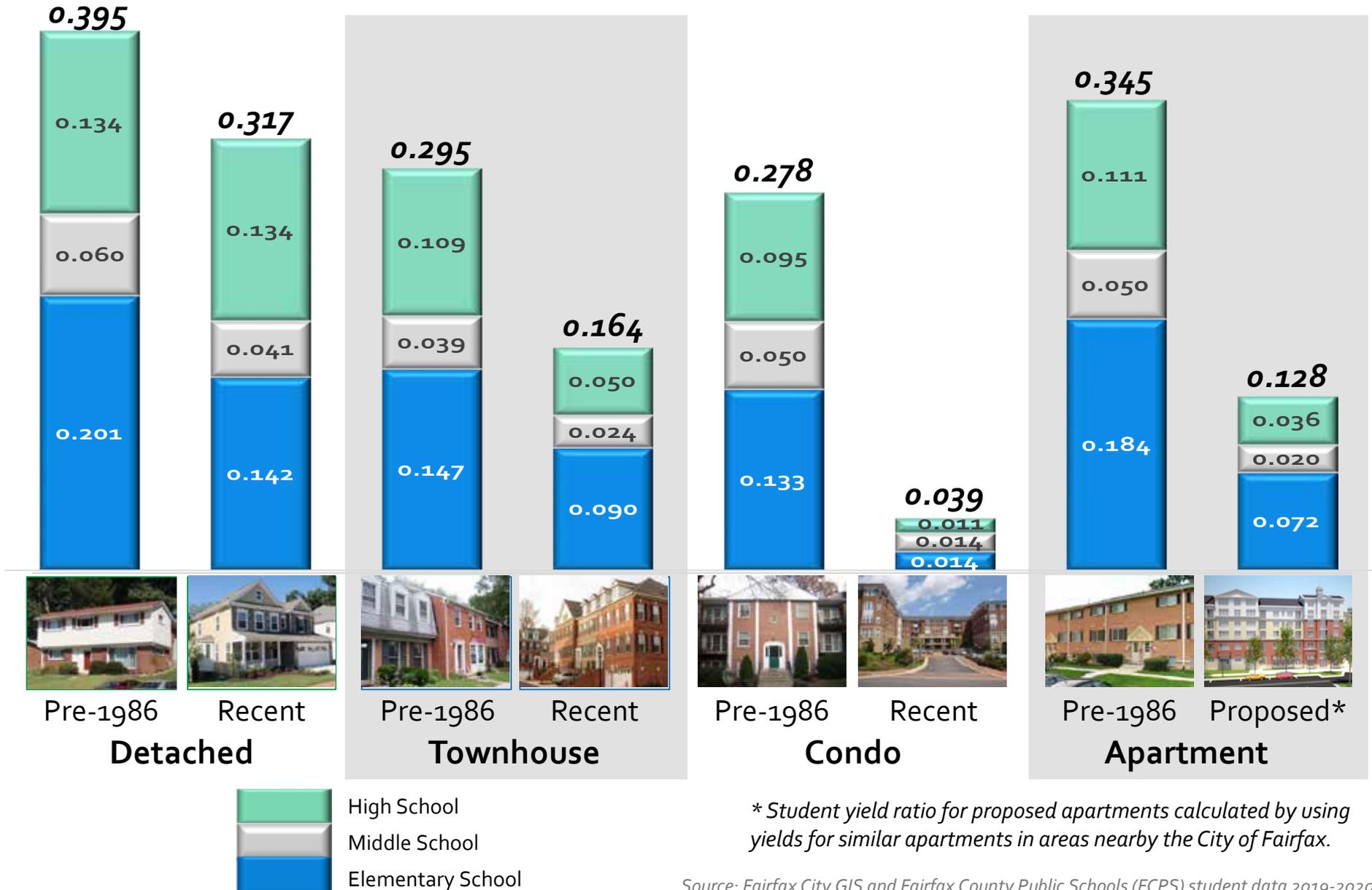
FIGURE 117: Highest Level of Educational Attainment
 City of Fairfax and Northern Virginia



Source: US Census ACS, 2014-18

FIGURE 118: Student Yield Ratios

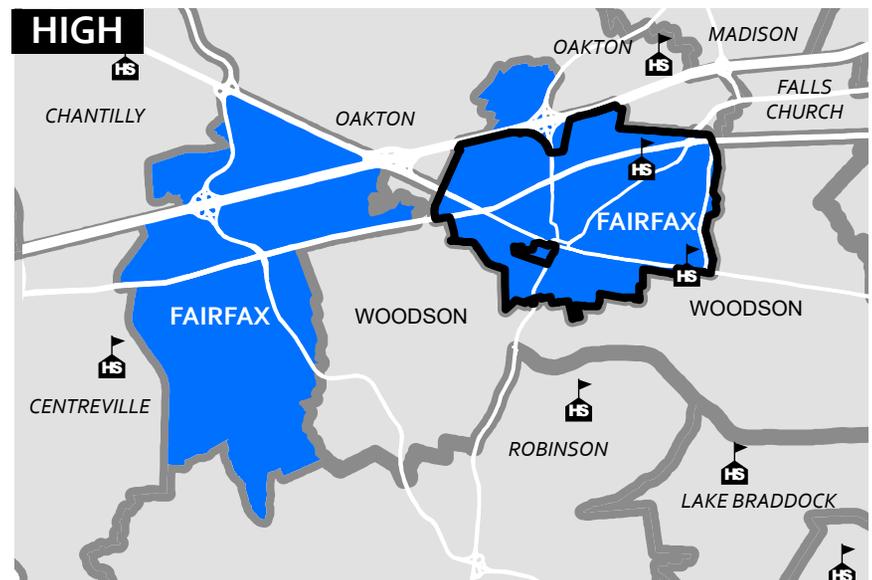
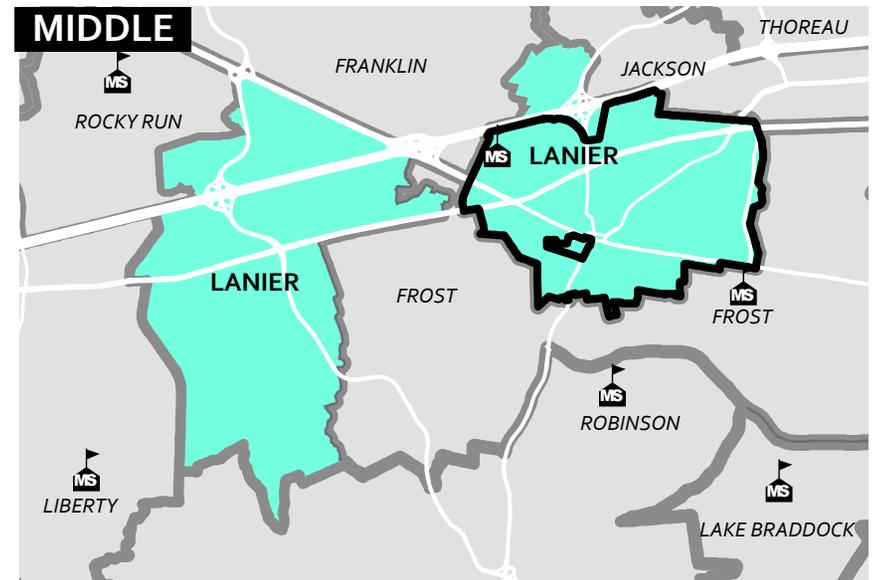
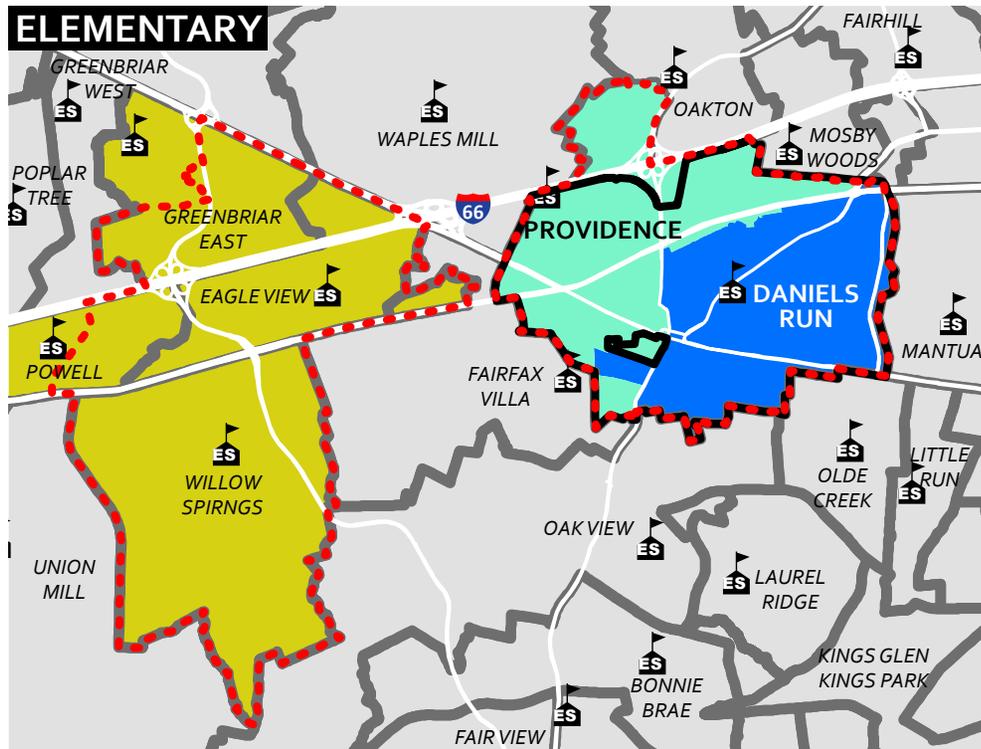
Fairfax City, 2019



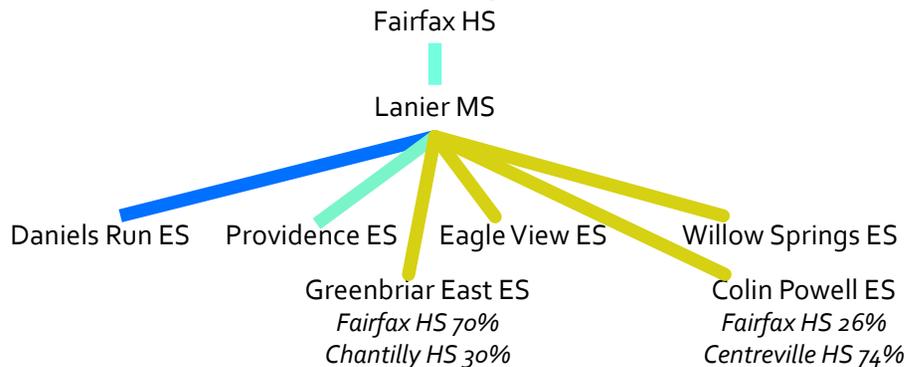
Source: Fairfax City GIS and Fairfax County Public Schools (FCPS) student data 2019-2020

FIGURE 119: 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

FIGURE 120: Open Space and Parks by Type

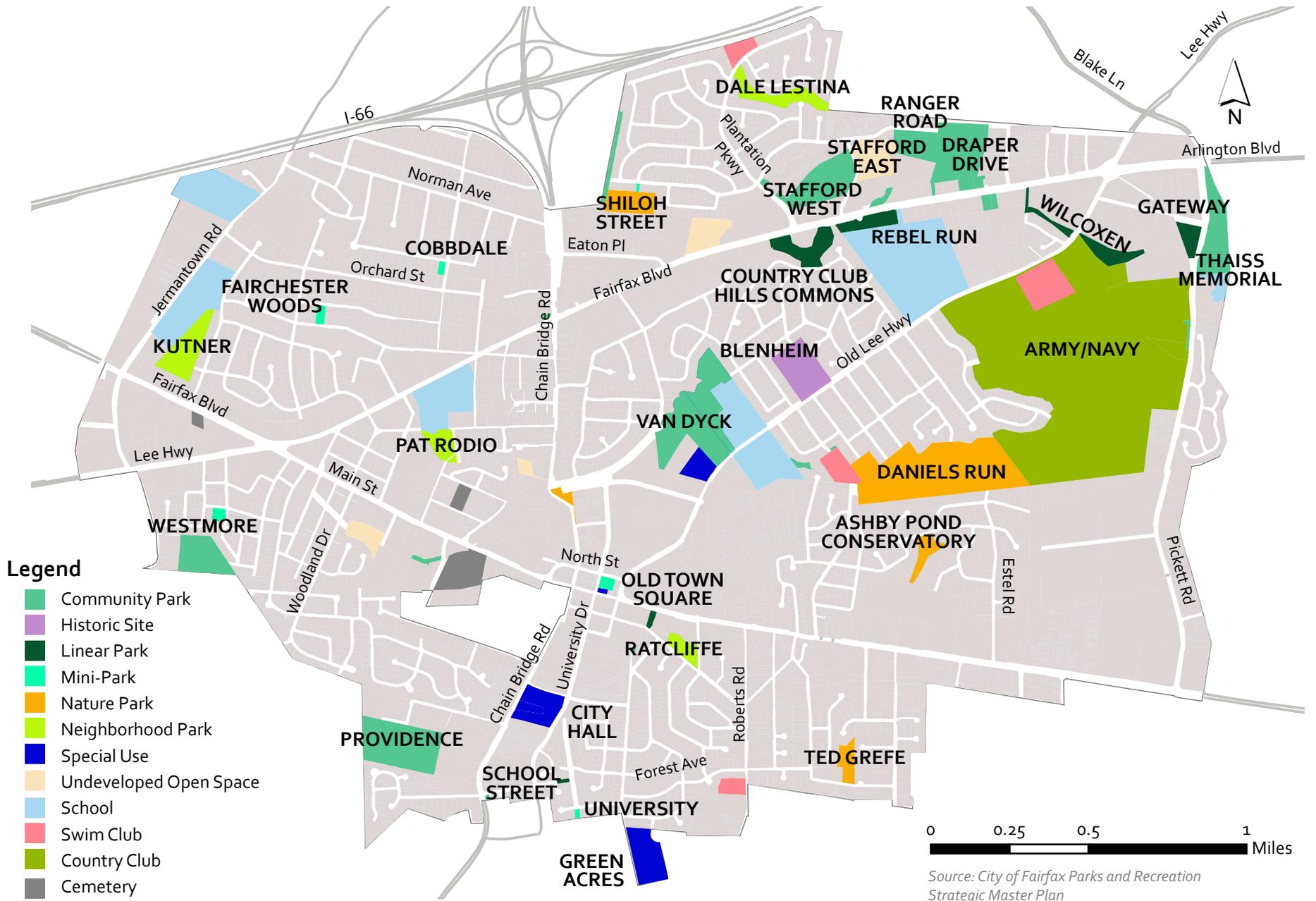


FIGURE 121: Existing Trails by Type

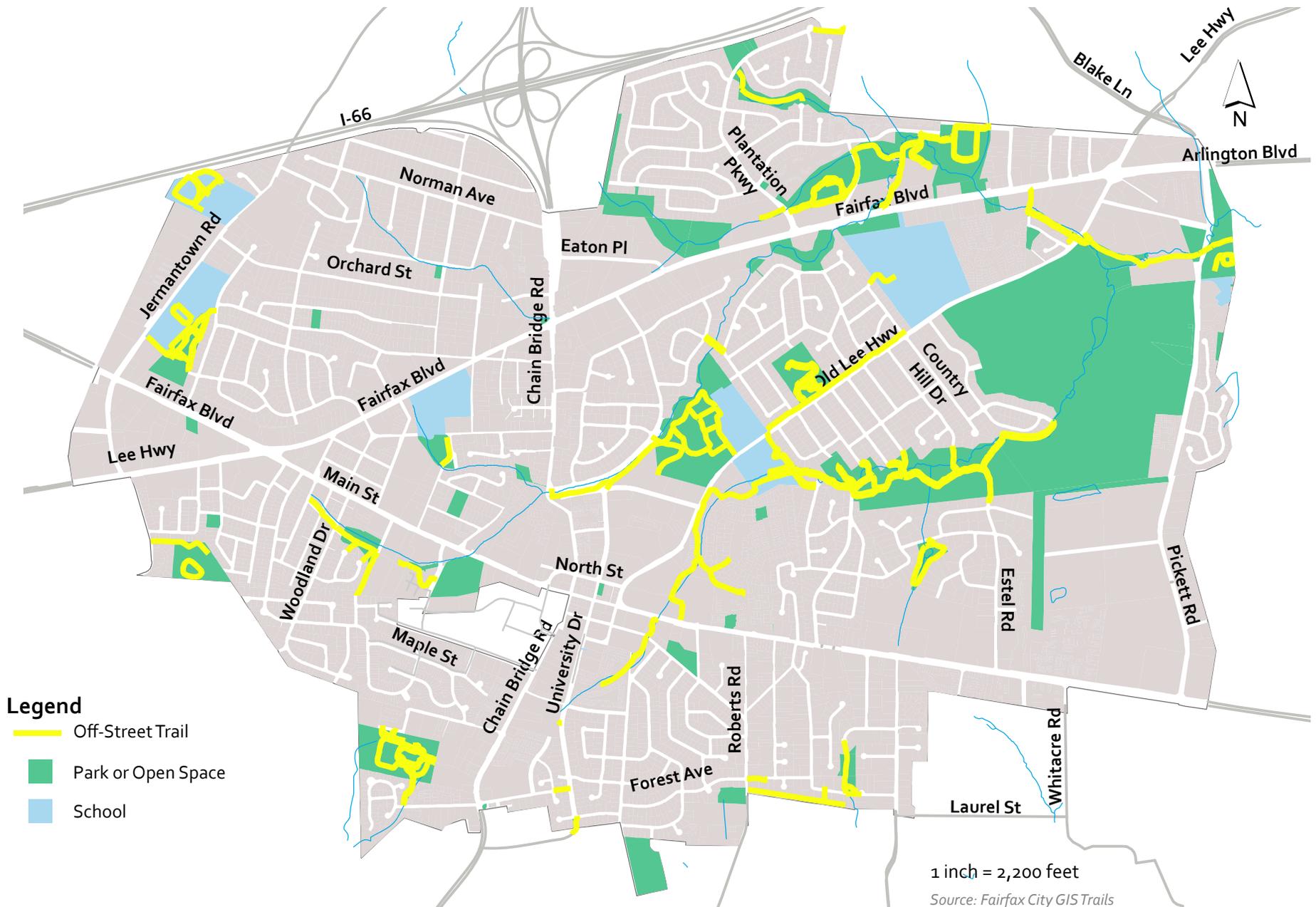


FIGURE 122: Planned City Trails

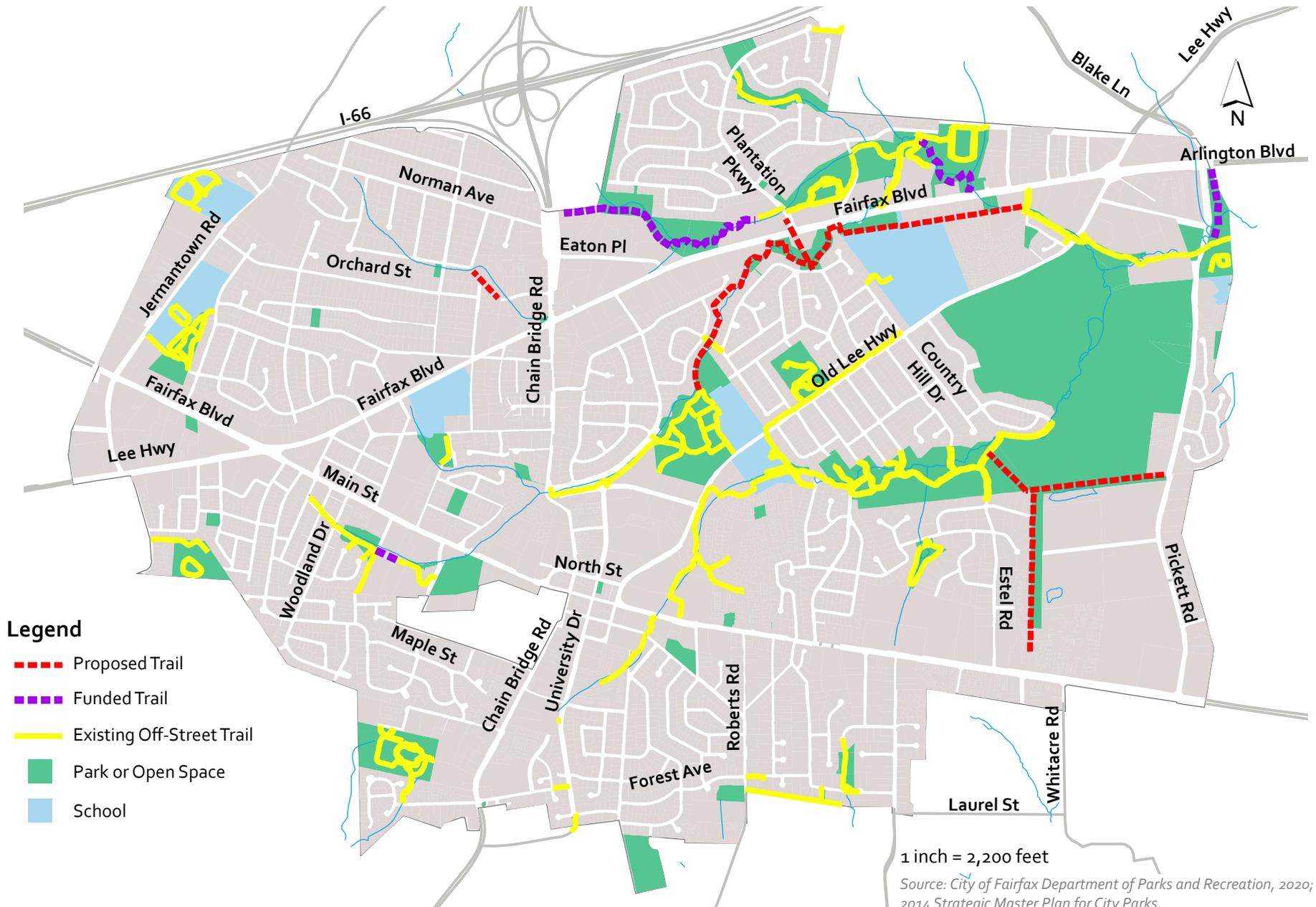
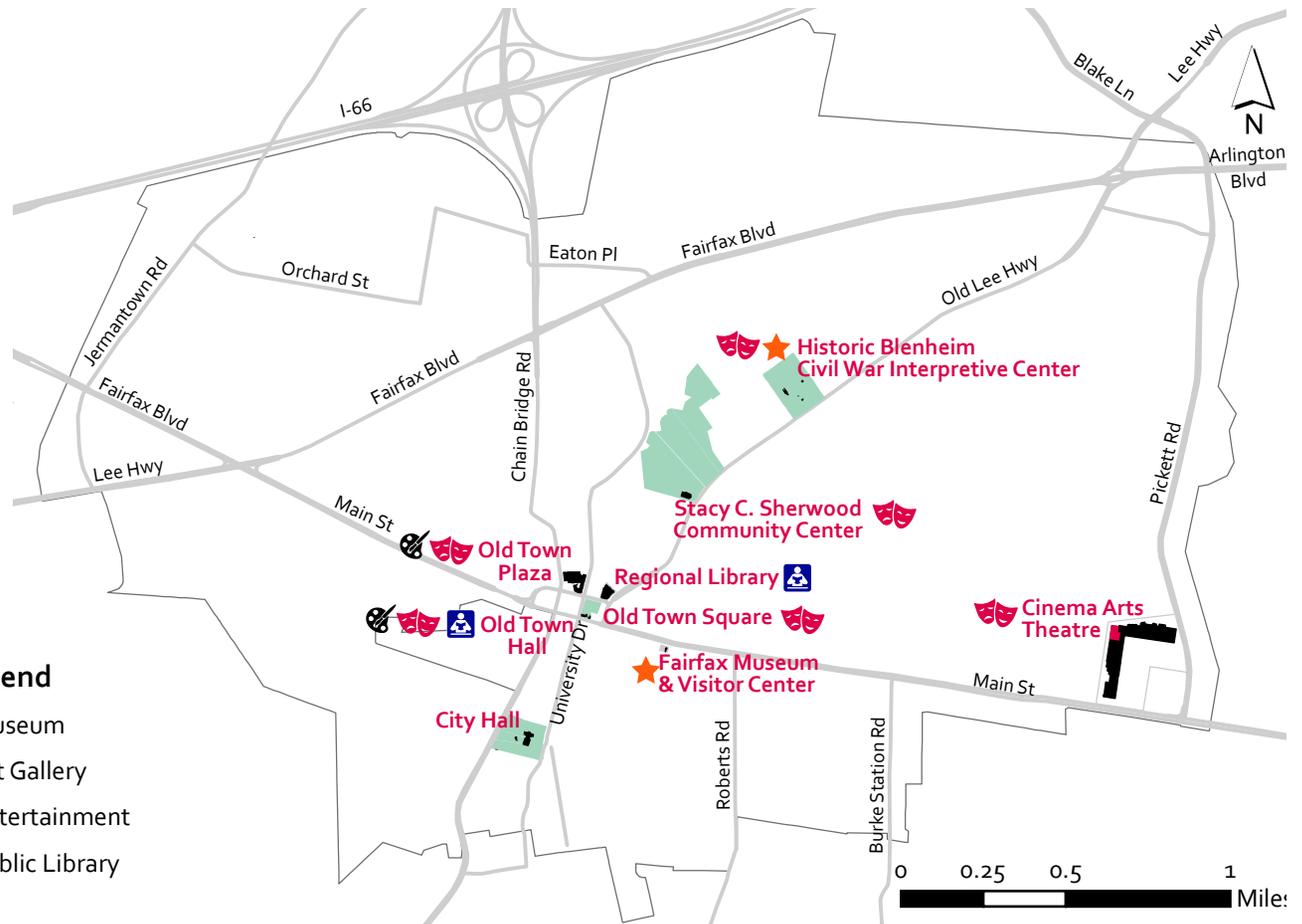


FIGURE 123: Cultural Facilities and Public Art



Source: City of Fairfax GIS and Cultural Arts information

FIGURE 124: Public Facilities

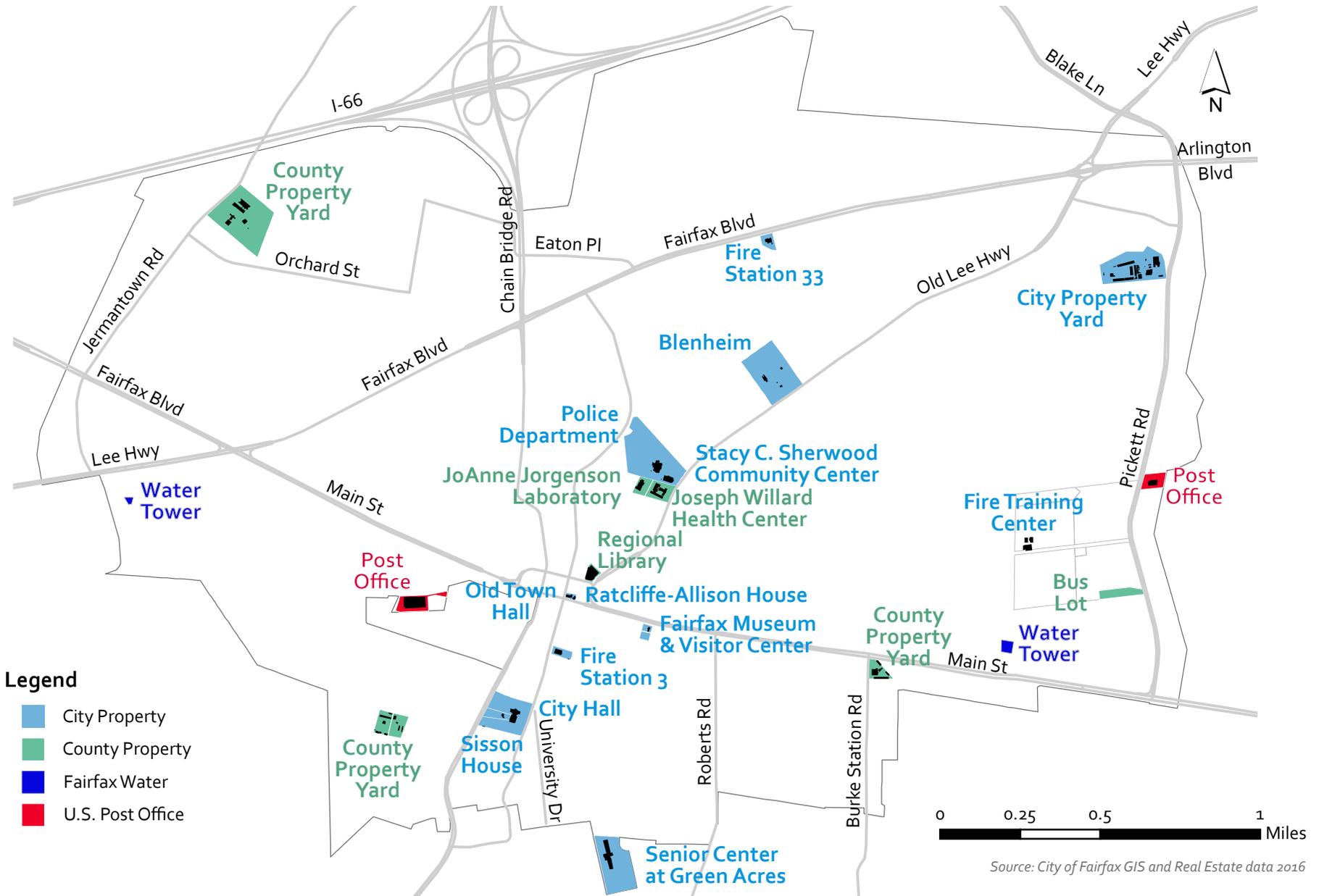
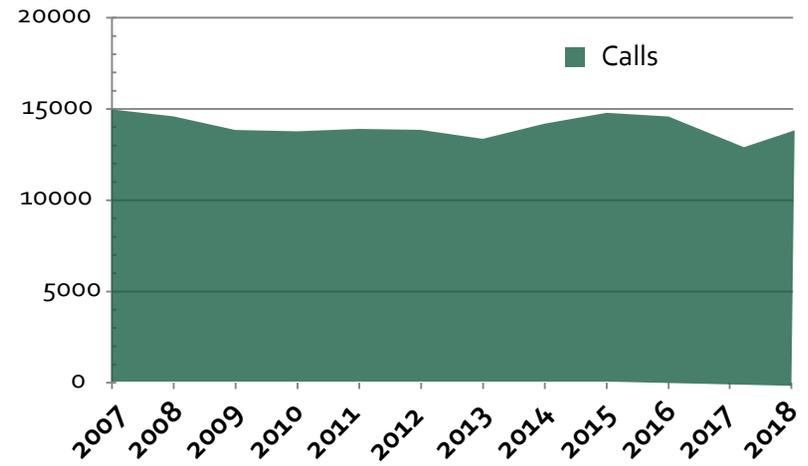
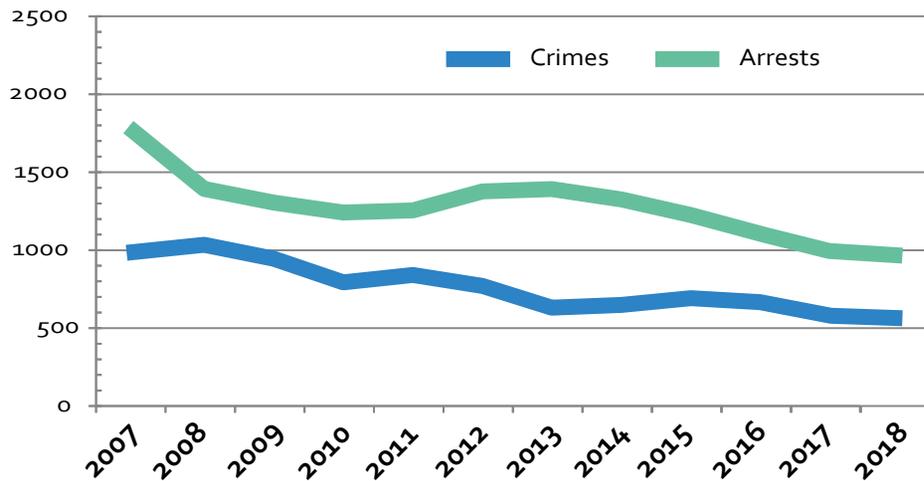
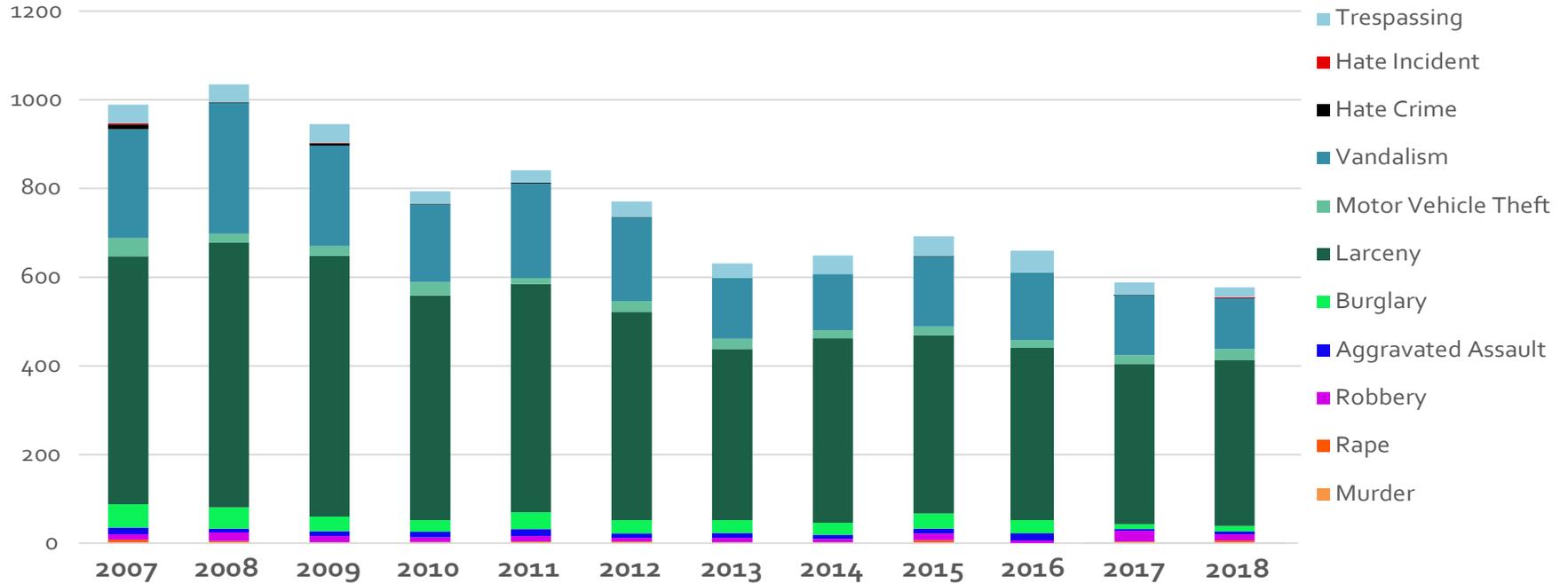


FIGURE 125: Yearly Police Incidents

CRIMES BY TYPE



NOTE: Crimes total shown are those identified as "Criminal" only and do not include traffic related offenses.

NOTE: Call totals do not include concerns that supervisors received by email, telephone or handled in person.

Source: City of Fairfax Police Department Annual Reports 2007 - 2018

FIGURE 126: Fire Stations and Service Calls

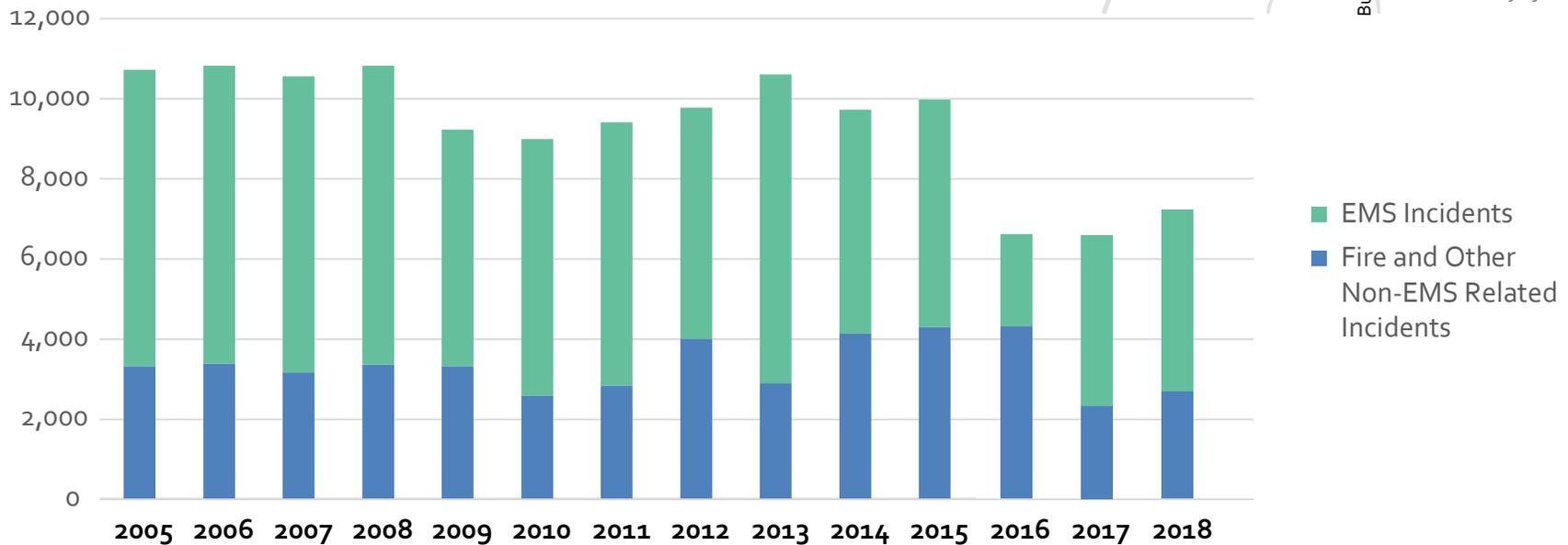
Fire Station #3 is a four-story building built in 1960 with an addition made in 1996 to expand the building and add two more floors. The building is owned by the volunteer fire department on University Drive and is the main station with administrative offices of the Chief, Assistant Chief, and other command staff personnel.

Station #33 on Fairfax Boulevard was a smaller station of one story with a loft, which is currently being redeveloped with three stories and three pull-through truck bays.

The Public Safety Training Center located on Colonial Avenue on a portion of the tank farm property includes an environmentally-friendly, propane-fed burn building used to conduct exercises and a high bay building to conduct training during all weather conditions.



Emergency Vehicle Responses to Service Calls



Source: City of Fairfax Adopted Budgets 2005 - 2019

FIGURE 127: Fire Department Fire Box Areas
City of Fairfax and Fairfax County

Legend

- Fire Box Area located in or First Due for City of Fairfax
- Other Fairfax County Fire Box Area
- ★ Fire Station (color corresponds to First Due Area)
- ★ Other Fire Station

Colors for Fire Stations and corresponding First Due Area:

- City of Fairfax, Station 3
- City of Fairfax, Station 33
- Oakton, Station 34
- West Annandale, Station 23

Fire box is the geographical planning zone based upon travel distances for first, second, third arrival, etc. of Fire Stations crews.

First due refers to the areas that a particular station is expected to respond to as the first arrival if in-service and at the station at the time of the call. There are 4 fire boxes in the City where a County station is the first due.

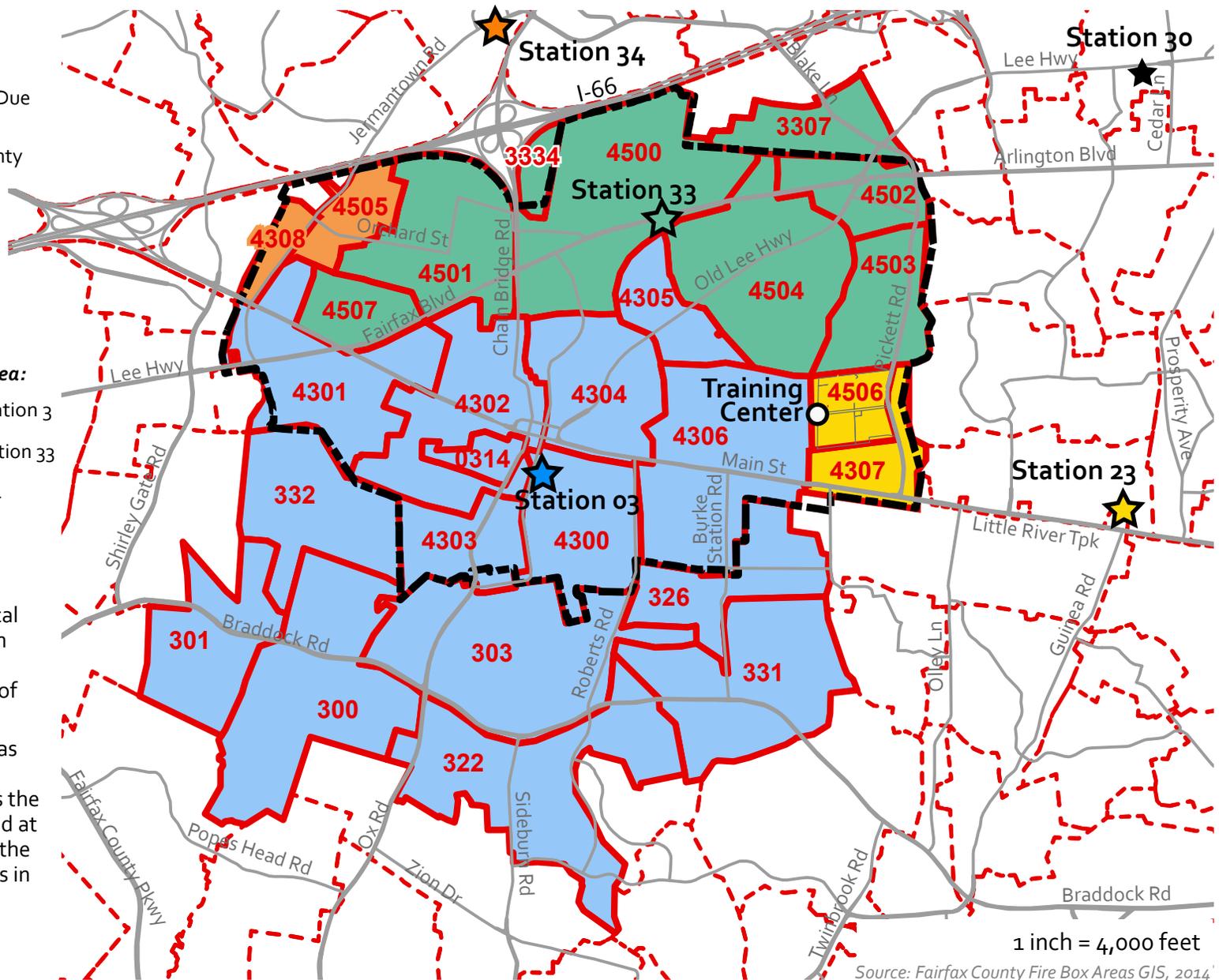


FIGURE 128: Wastewater Collection System

The City's wastewater system consists of 108 miles of wastewater collection lines and 5 wastewater pumping stations, all of which conveys the wastewater to Fairfax County's Noman M. Cole Jr. Pollution Control Plant for treatment and disposal.

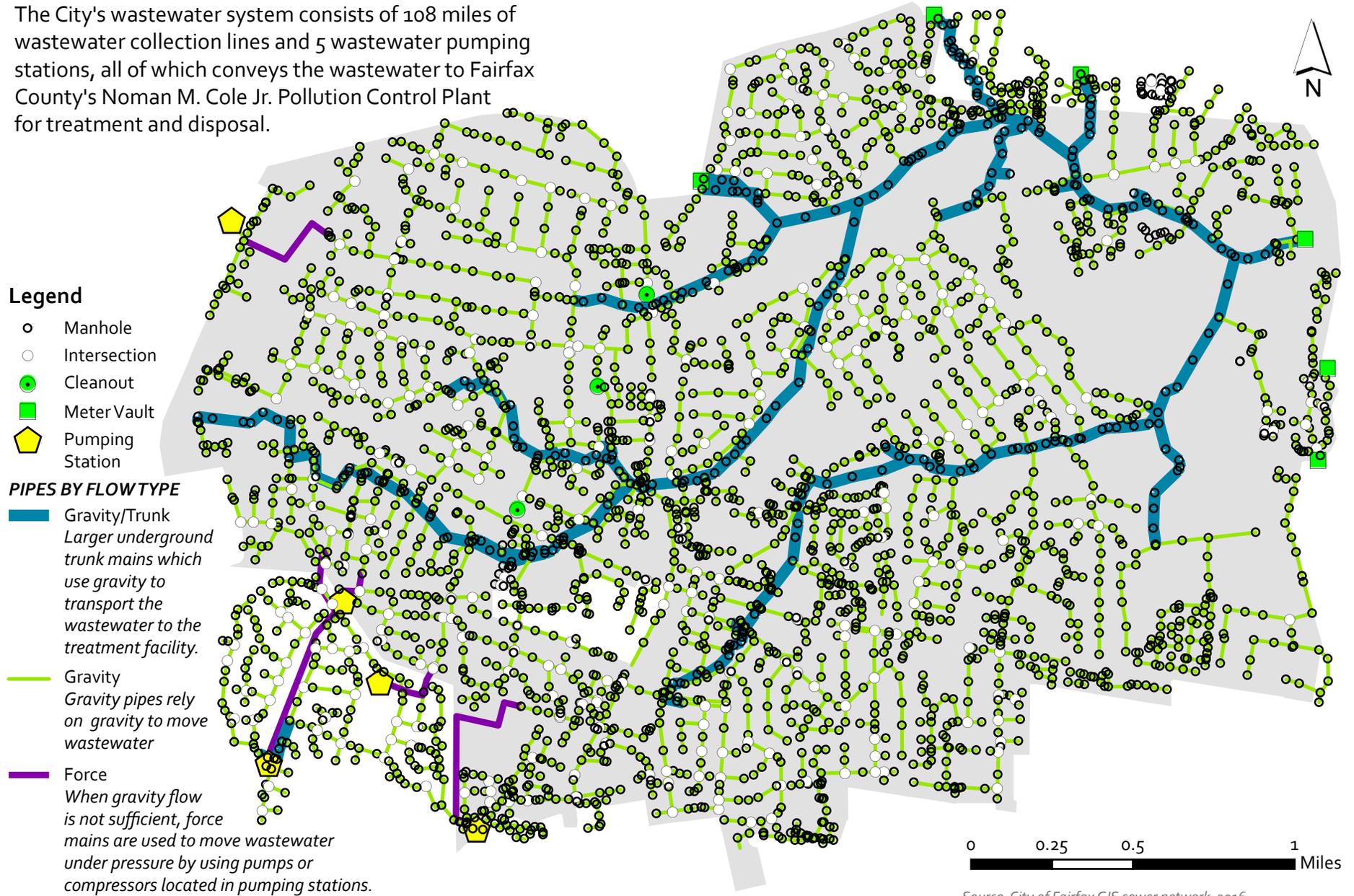


FIGURE 129: Fairfax Water Service Areas

Since January 3, 2014, Fairfax Water has been the water provider for the City of Fairfax. The water quality in the City of Fairfax service area is excellent and consistently surpasses all federal and state standards.

Legend

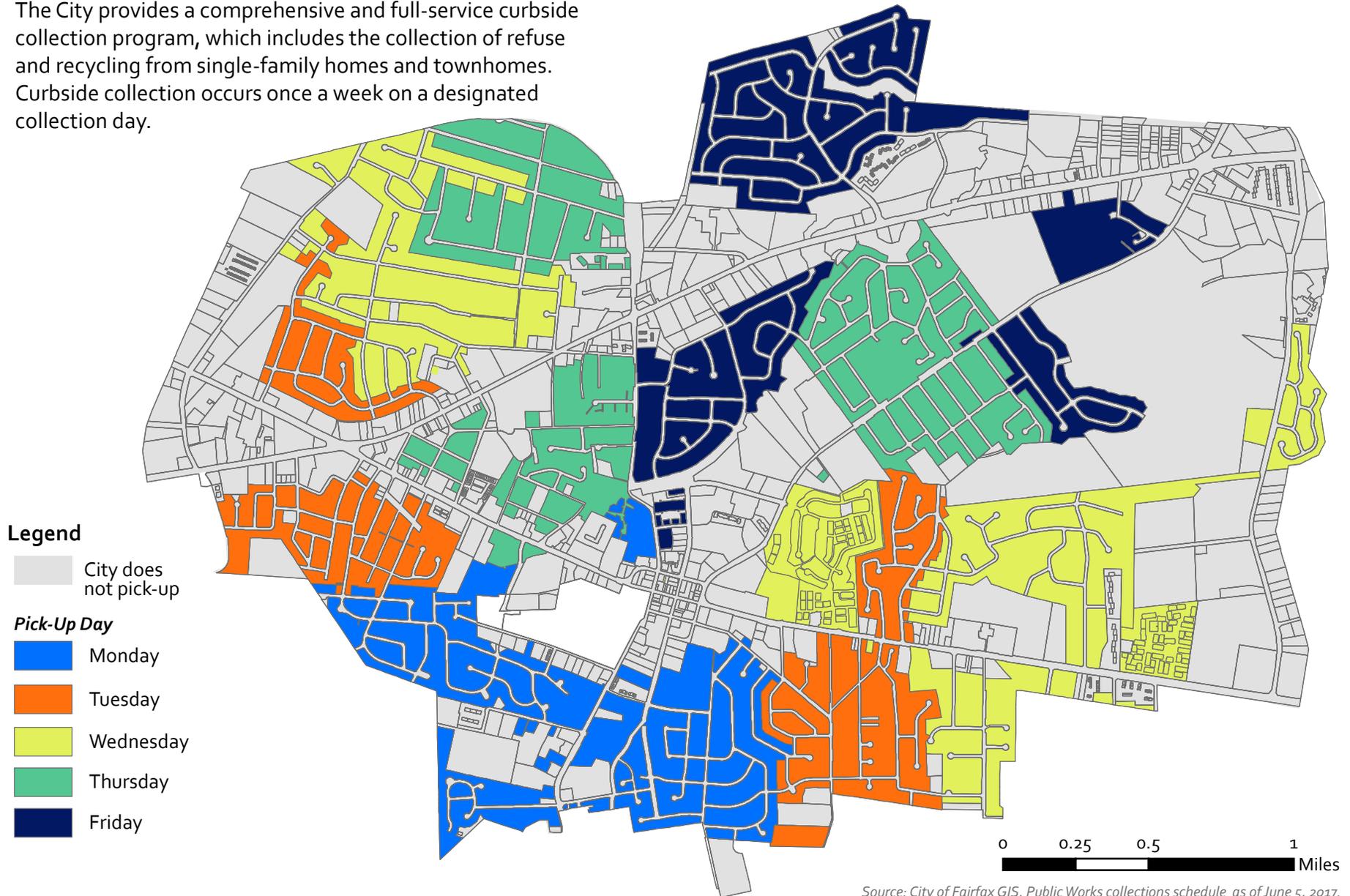
-  Customers in this service area receive water from the Potomac River and Occoquan Reservoir that is treated at the James J. Corbalis Jr. or Frederick P. Griffith Jr. treatment plants, owned and operated by Fairfax Water
-  Customers in this service area receive water from the Potomac River that is treated at the McMillan and Dalecarlia water treatment plants, part of the Washington Aqueduct system, owned and operated by the U.S. Army Corps of Engineers
-  Customers in this service area receive water from the Potomac River that is treated at the Dalecarlia water treatment plant, part of the Washington Aqueduct system, owned and operated by the U.S. Army Corps of Engineers



Source: Fairfax Water 2016 Annual Water Quality Report

FIGURE 130: Residential Refuse and Recycling Curbside Collection

The City provides a comprehensive and full-service curbside collection program, which includes the collection of refuse and recycling from single-family homes and townhomes. Curbside collection occurs once a week on a designated collection day.



Source: City of Fairfax GIS, Public Works collections schedule as of June 5, 2017.

Definitions

Figure 5: Population History and Forecasts

This chart shows historical Census figures and select population forecasts for the City of Fairfax.

Census Data: The green bar represents the official census counts and estimates for the City of Fairfax (Town of Fairfax for 1960). The Decennial Census is taken every ten years and represents the most accurate available count for the City's population. In the most recent decennial census (2010), Fairfax's population measured 22,565. In addition to the Decennial Census, the Census Bureau also conducts annual population estimates of counties and independent cities, the most recent being for 2015, for which Fairfax's population was estimated at 24,013.

Population Forecasts: Three separate population forecasts are shown each based on the Metropolitan Washington Council of Government's (MWCOG) Round 8.4 Cooperative Forecasting models. Because population forecasts are speculative by nature, three separate forecasts are shown. All are based on MWCOG's forecasted rates of growth for various portions of the National Capital Region – they start with Fairfax's 2015 Census estimate, and apply future growth rates to that figure. It is important to note that MWCOG forecasts account for anticipated regional growth trends and do not make assumptions regarding the future development of specific projects in any of the region's localities.

Figures 6: Age & Gender Distribution

American Community Survey (ACS): Throughout the Fact Book, data is used from the US Census Bureau's American Community Survey (ACS). The ACS is an annual survey of a small sample of the nation's population and serves two purposes – to provide up-to-date estimates of population, and to ask respondents questions that are not covered by the Decennial Census. For smaller jurisdictions such as the City of Fairfax, published ACS data includes a combination of 5 years' worth of survey data – the most recently-available data is used in the Fact Book, being from the 2011-15 data range. The ACS represents the most current and detailed information available on a variety of demographic topics, however due to the relatively small sample size, many topics are subject to a significant margin of error.

Figures 9 & 10: Percentage of Population by Ethnicity

The racial and ethnic classifications used in this report follow federal standards on race and ethnicity. Specific definitions are as follows:

White: A person having origins in any of the original peoples of Europe, the Middle East, or North Africa.

Hispanic: A person whose origins are from Spain or from the Spanish-speaking countries of Central America, South America or the Caribbean.

Asian: A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent.

Black: A person having origins in any of the Black racial groups of Africa.

Mixed: A person who provided two or more races either by indicating two or more races or by providing multiple responses.

Other: A person identifying as American Indian, Native Alaskan, Native Hawaiian, Pacific Islander, or any other racial group not elsewhere specified. These groups are identified as “Other” in this report due to small low individual numbers.

Notes:

a) White, Asian, Black, Mixed and Other races are shown for non-Hispanic respondents only.

b) Middle Easterners and North Africans are classified as White as per federal definitions, however this group may be classified separately in the 2020 Census.

Figures 11 & 12: Average Household Size & Percentage of Households by Type

The racial and ethnic classifications used in this report follow federal standards on households, householders and relationships among individuals. Specific definitions are as follows:

Household: Any housing unit such as a house, apartment or group of rooms that is considered an individual unit. Households do not include people living in nursing facilities, psychiatric facilities, rehabilitation facilities, correctional facilities, shelters, dormitories or military barracks.

Family: A household consisting of two or more people who are related to each other by birth, marriage, or adoption. A family household may contain people not related to the householder, but those people are not included as part of the householder’s family in average size tabulations.

Family With Children: A household consisting of at least one adult, plus at least one child under 18 years of age. “Children” in

this category may include biological children of the householder, stepchildren or adopted children. This category does not include foster children.

Non-Family Other: A household consisting of two or more people who are related to each other, but where there are no children under 18 years of age. Examples of such households may include a married couple with no children at home, individuals or couples living with adult children, or adults living with other adult relatives besides a spouse or child (i.e., parent, sibling, grandchild, etc.).

Figure 13: Median Household Income

Household Types: Types of households used in this figure correspond to those types described in Figures 11/12. For the “65+ Household” category, the age responds to the “householder” alone (i.e., the person filling out the Census form). It does not indicate simply the presence of a person in the household who is age 65 or greater.

Income: Includes net money income realized by a household over the 12-month period of measurement. This includes wage or salary income; self-employment income; interest, dividends, or rental income; estate or trusts income; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); public assistance or welfare payments; retirement, survivor, or disability pensions; and all other income. It does not include capital gains, “in kind” income (i.e., food stamps, housing subsidies, medical contributions, etc.); withdrawal of bank deposits; money borrowed; tax refunds; gifts and inheritances, insurance payments, and other types of lump-sum receipts.

Figures 15-23: Housing Type

Detached: A one-unit residential structure detached from any other house.

Types of Detached Housing Styles: The City’s Department of Real Estate Assessments enumerates 7 types of detached housing units: Ramblers, Colonials, Split Levels, Cape Cods, Split Foyers, Contemporaries and Bi-Levels. This report uses those definitions and individual unit assignments, with the exception of bi-levels, which were combined with Colonials due to their low numbers (28 bi-levels are identified in the City).

Duplex: A one-unit residential structure that has one wall extending from ground to roof separating it from an adjoining residential structure. Duplexes only occur in groupings of two.

Townhouse: A one-unit residential structure that has one or two walls extending from ground to roof separating it from adjoining residential structure(s). Townhouses occur in groupings of three or more.

Multifamily Apartment: A residential unit in a structure that contains four or more individual units, and where the structure is owned by an entity that rents units to occupants.

Multifamily Condominium: A residential unit in a structure that contains four or more individual units, and where the units themselves are owned privately owned. Such units are considered condominium even if the owner rents the unit to another party.

Note: All Fairfax City housing unit types are derived from the City’s real estate records. For Figure 17, the equivalent information is derived from Fairfax County Demographic Reports, and categories were consolidated as needed to fit the City’s unit designation types.

Figure 32: Restaurants by Service Type

Restaurants are shown in two categories – Full Service and Limited Service – as defined by the North American Industry Classification System (NAICS):

Full Service: Establishments that provide food and drink to patrons who order and are served while seated, and pay after eating.

Limited Service: Establishments that provide food and drink to patrons who order items at a counter, and pay before eating. This category also includes establishments that are primarily engaged in take-out or delivery food sales, and establishments that offer only limited ranges of food or drink products (i.e., coffee shops).

Figure 33: Restaurant Sales

For this chart, **Northern Virginia** includes the counties of Fairfax, Arlington, Loudoun and Prince William, plus the cities of Fairfax, Alexandria, Falls Church, Manassas and Manassas Park.

Figure 34: Vehicle Dealerships

Independent Dealers: Pre-owned car dealerships that don’t have agreements with any particular car manufacturers to sell certain makes of vehicle. They don’t feature the name of any particular manufacturer in their name. Since they’re not linked with any specific car manufacturer, independent dealers don’t sell new cars and will offer a large variety of used cars from many different makes.

Franchise Dealers: Dealers that have the authorization or “franchise” from certain automakers to act as an agent in selling their vehicles. Franchise dealers can be easily spotted because the dealership’s name will usually contain a car brand’s name in it.

Figure 35: Healthcare Facilities

Primary Care: A primary care clinic is a medical facility that focuses on the initial treatment of medical ailments. In most cases, the conditions seen at the clinic are not serious, or not considered life threatening. If there is a condition discovered at a primary care clinic that may be considered extremely dangerous to the patient, a referral to a specialist may be made. Doctors at these clinics usually include internists, family physicians and pediatricians.

Urgent Care: Urgent care is a category of walk-in clinic focused on the delivery of ambulatory care in a dedicated medical facility outside of a traditional emergency room. Urgent care centers primarily treat injuries or illnesses requiring immediate care, but not serious enough to require an ER visit.

Figure 44: Full Service Grocery Stores, Farmers Markets and Community Gardens

Full Service Grocery: Includes sales of at least six of the following food categories:

- Fresh fruits and vegetables
- Fresh and uncooked meats, poultry and seafood
- Dairy products
- Canned foods
- Frozen foods
- Dry groceries and baked goods, and
- Non-alcoholic beverages

Farmers' Market: A physical retail market featuring foods sold directly by farmers to consumers. Farmers' markets typically consist of booths, tables or stands, outdoors or indoors, where farmers sell fruits, vegetables, meats, and sometimes prepared foods and beverages. They are distinguished from public markets, which are generally housed in permanent structures, open year-round, and offer a variety of non-farmer/producer vendors, packaged foods and non-food products.

Community Garden: A community garden is any piece of land gardened by a group of people, utilizing either individual or shared plots on private or public land. The land may produce fruit, vegetables, and/or ornamentals.

Figure 45: Housing Costs as a Percentage of Household Income

Housing cost information is collected by the US Census Bureau as part of the American Community Survey, and aggregated with income information as a way of measuring a specific area' housing affordability. "Housing Costs" includes different information for renters and owners; Figure 39 illustrates both forms of ownership (tenure) both separately and combined.

Owners: For owners, costs include payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including home equity loans, etc.); real estate taxes; property insurance; and utilities. It also includes, where appropriate, monthly condominium fees.

Renters: For renters, costs include rent and utilities.

Figure 46: Average Assessed Value by Housing Unit Type

Housing unit types are derived from the City's real estate records, and are explained under Figures 14-22 above. However, for Figure 40, an additional unit type is shown: Attached Units.

Attached: A one-unit residential structure that has one or two walls extending from ground to roof separating it from adjoining residential structure(s), and that is located in a newer, luxury-oriented residential development. This is a designation that appears on City property records, but for most analyses, attached housing units are placed into either duplex or townhouse categories. Due to the relatively high average value of such units, they were separated in this chart to avoid skewing the average values of the remaining duplex or townhouse designations. There are 180 attached housing units in the City, mostly in the Farrcroft, Rustfield and Chancery Park neighborhoods.

Figure 47: Home Sales by Type of Sale

Sales Included: Housing sales included in this chart include only arm's length property transfers of existing improved residential property that were listed and sold through the Multiple Listing Service. It does not include "for sale by owner" transactions, sales of new housing units, property transfers among relatives or into/out of trusts, non-market rate transactions, sales involving unimproved property, or foreclosures where the property is sold without being listed on the real estate market. For this chart, those transactions are separated into the following types of sales:

Regular Buyer & Seller: An arm's length transaction where the property is not being sold due to financial duress (i.e., foreclosure or short sale) and where the property has been occupied or rented for more than one year by the seller or renters.

Flipper-Sold: An arm's length transaction where the seller purchased the property less than one year prior to the listing date and has made improvements to the property that have the effect of increasing the housing unit's market value relative to the original purchase price.

Short Sale: An arm's length transaction where the seller is under financial duress and agrees with his lender(s) to sell the housing unit at a price lower than the amount owed on the mortgage.

Sale After Foreclosure: An arm's length transaction where the seller is a financial institution that acquired the property through a foreclosure and then sells the property by listing it for sale on the open market.

Figure 49: Median Sales Price Indexed to 2008

This chart illustrates how different types of housing units have increased or decreased in market value relative to their median sales prices in 2008. Detached, townhouse and condominium units are separated into "recent" or "pre-1986" categories – meaning that 1986 is the dividing line.

Recent Detached: Detached homes built in 1986 or later (examples: Farrcroft, Pickett's Reserve, Chancery Park, etc.).

Recent Townhouse: Townhouses built in 1986 or later (examples: Chancery Square, Crestmont, Cameron Glen, Madison Mews, Royal Legacy, etc.).

Recent Condo: Condominium units built in 1986 or later (examples, Providence Square and The Crossings).

Pre-1986 Detached: Detached homes built prior to 1986 (examples: Mosby Woods, Country Club Hills, Old Lee Hills, Westmore, Fairchester, Maple Hill, Fairview, etc.).

Pre-1986 Townhouse: Townhouses built prior to 1986 (examples: Comstock, Cambridge Station, The Assembly, Layton Mews, etc.).

Pre-1986 Condo: Condominium units built prior to 1986 (examples: Foxcroft Colony, Lyndhurst, Main St. Green, Fairfax West, etc.).

Figure 50: Annual Residential Building Permits

This chart shows the number of residential building permits issued since 2000, with those permits broken down into five broad categories. Those categories are as follows:

Addition: A project that adds new, livable area to a housing unit. This includes the construction of new space or the conversion of existing non-livable area (i.e., garage, carport, etc.) into livable area.

Interior Alteration: Interior modifications or changes that require a building permit. Such projects include kitchen or bathroom remodeling, finishing of basement area, interior wall removal, or other such projects. Only projects that require building permits are included in this count.

Other Renovation: Major projects that require building permits for non-livable area. This includes the addition of or modification to a garage, carport, storage building, or pool.

Deck/Porch: Construction, removal, modification or rebuilding of decks or porches, or parts thereof.

Maintenance: Projects that require building permits, but that include maintenance-related projects, rather than projects that add or alter space within a housing unit. This category includes waterproofing, exterior modifications, roof work, chimney repairs, solar panel installation, and similar projects.

Figure 72: Taxable Sales Per Capita, 2015

Taxable sales includes all gross receipts from sales subject to sales tax, regardless of retail or business sector, as collected by the Virginia Department of Taxation.

Figure 85 & 87: Existing Trails by Type & Planned City Trails

Off-Street Trail: Linear path designed with a surface of engineered wood fiber or chips, gravel, asphalt, concrete, wood or plastic lumber providing public access for walking or biking off public roads for recreation or transportation purposes.

Shared Use Path: The term “shared use path” means a multi-use trail or other path, physically separated from motorized vehicular traffic by an open space or barrier, either within a highway right-of-way or within an independent right-of-way, and usable for transportation purposes.