

Fairfax City

2035 Comprehensive Plan FACT BOOK



-DRAFT-

November 2016



A FACT BOOK

Land Use Strategies

Land Use and Demographics

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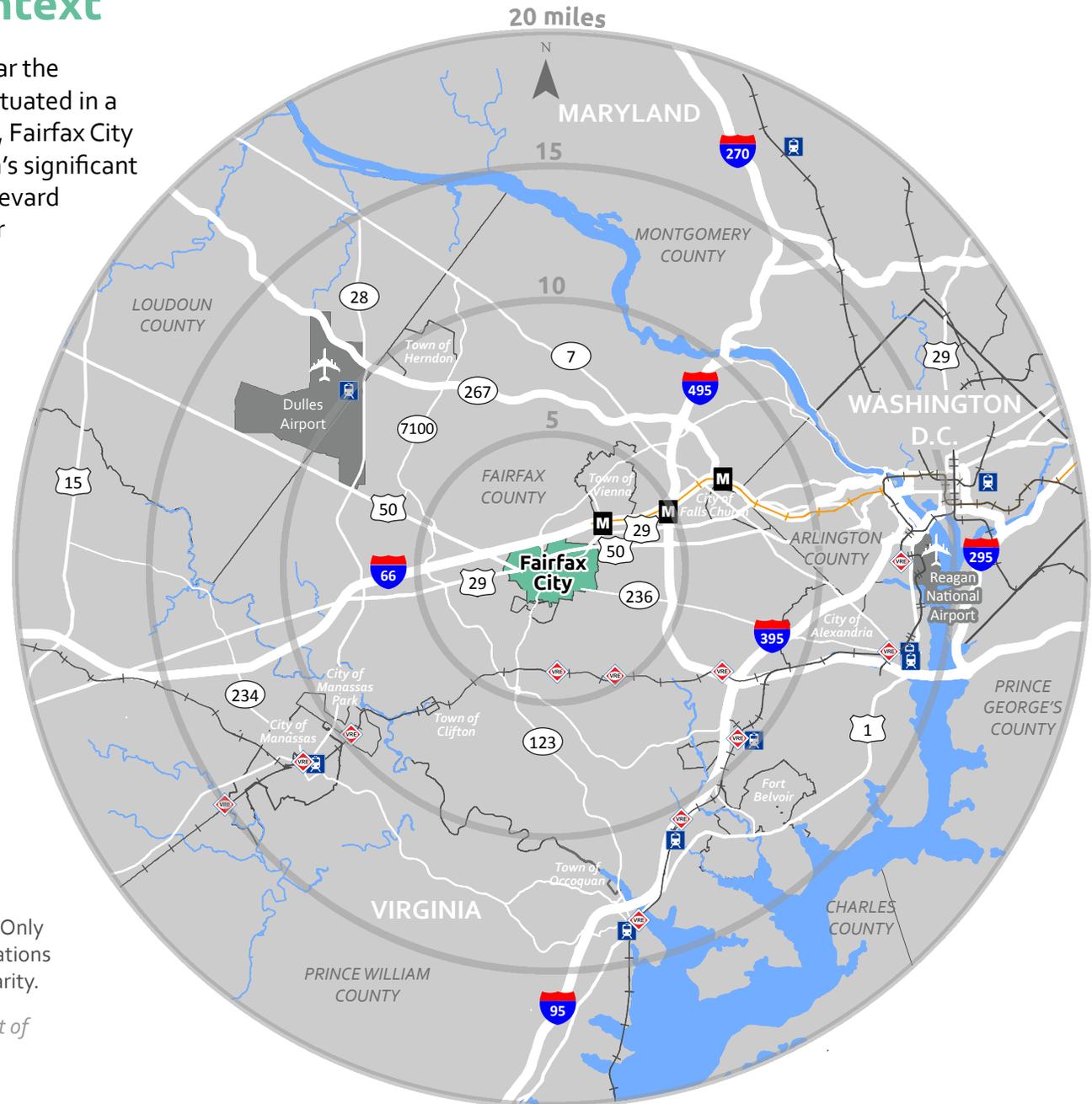
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FIGURE 01: Regional Context

Fairfax City occupies 6.3 square miles near the geographical center of Fairfax County. Situated in a central location within Northern Virginia, Fairfax 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

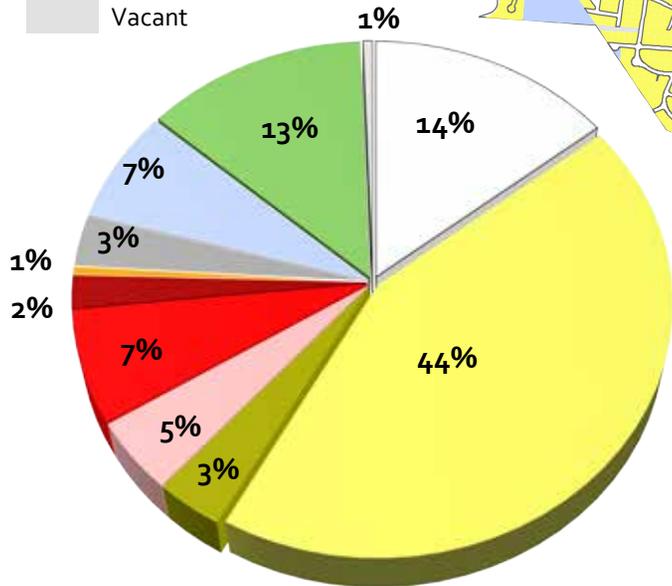
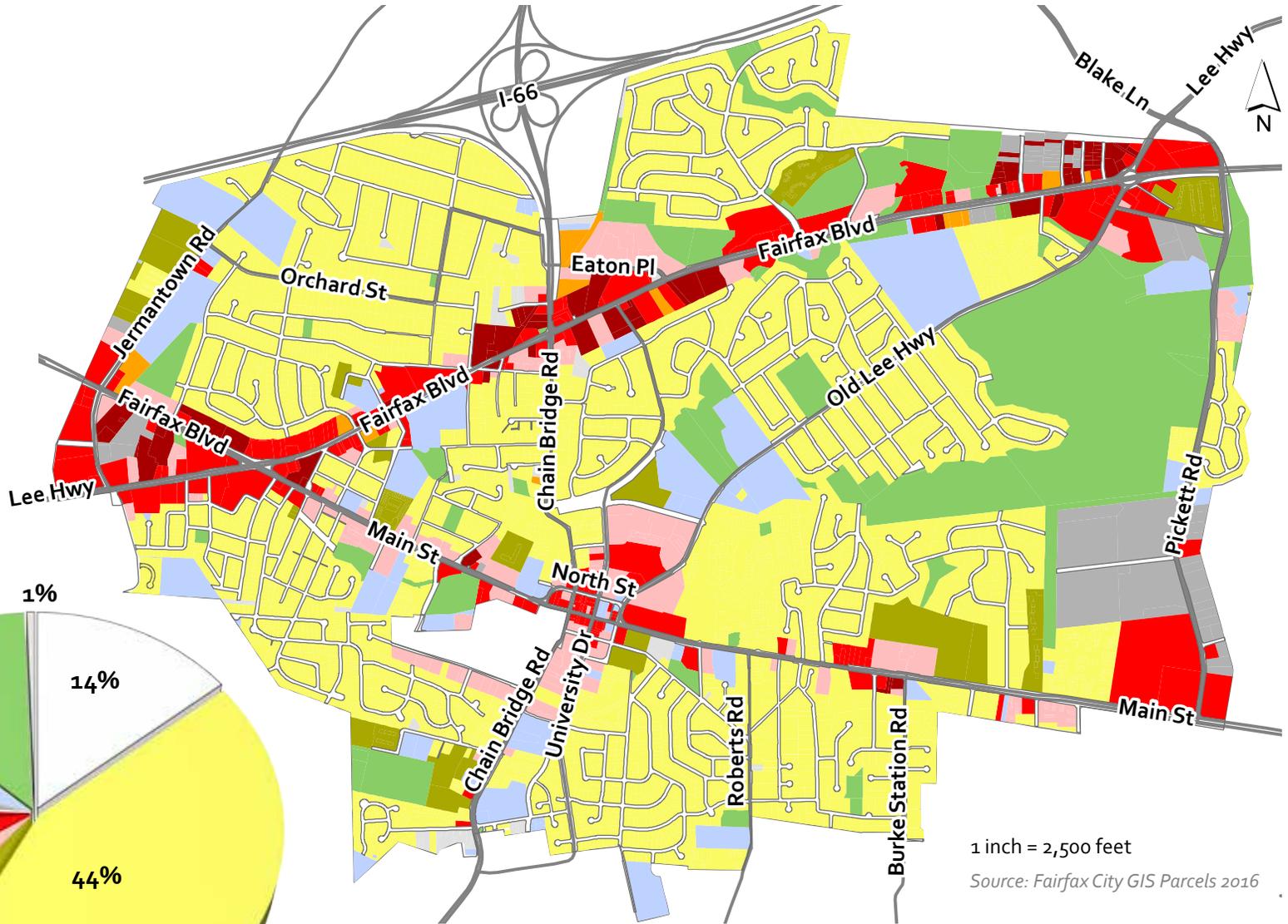
Note: Map is for illustrative purposes only. Only the three closest Metrorail Orange Line Stations are shown and the others are left off for clarity.

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

FIGURE 02: Existing Land Use Map

Legend

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



1 inch = 2,500 feet

Source: Fairfax City GIS Parcels 2016

FIGURE 03: 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On July 12, 2016, the City Council repealed the previous zoning and subdivision ordinances in their entirety and adopted new ordinances with significant revisions, effective October 1, 2016.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.

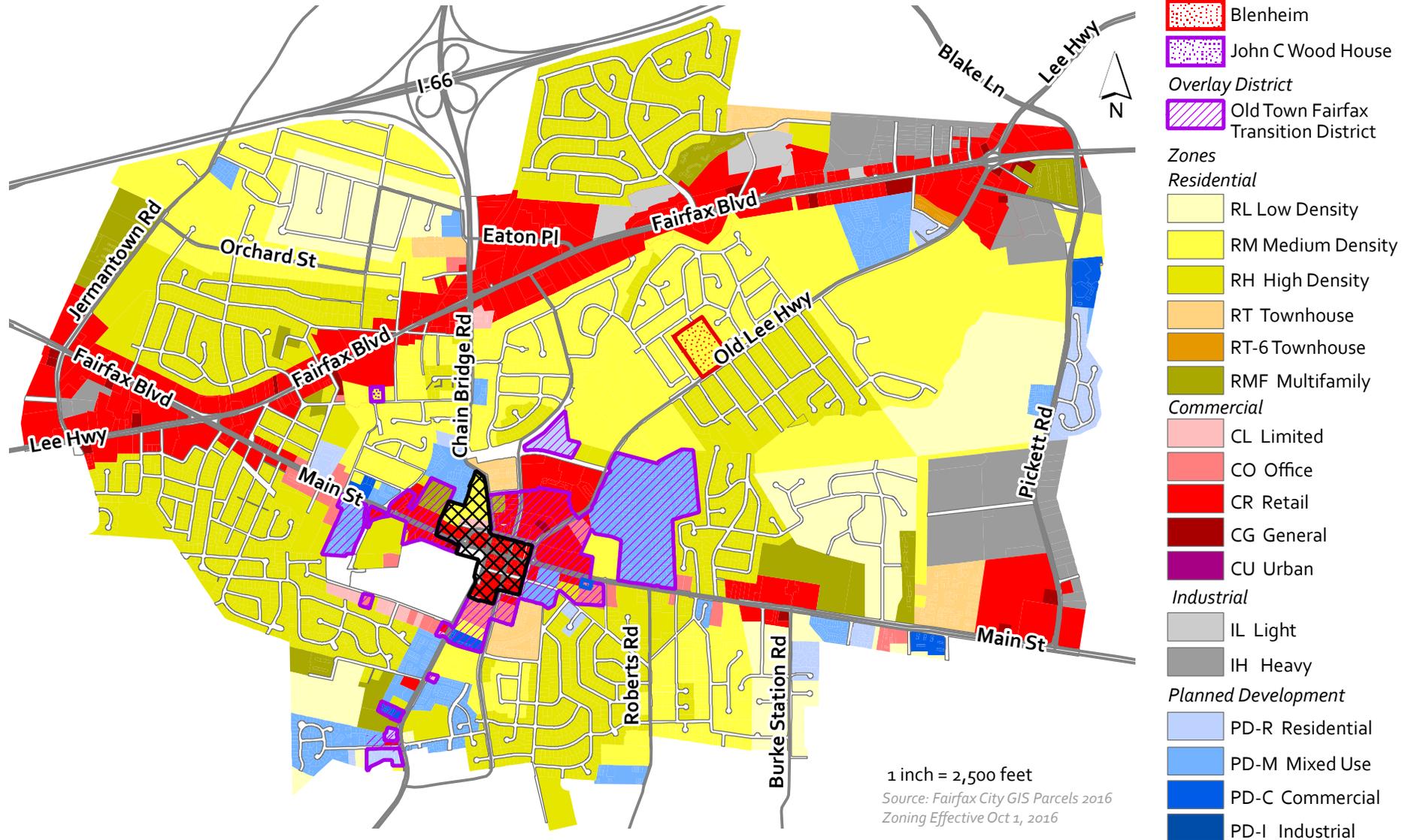


FIGURE 04: Future Land Use Map
2012 Comprehensive Plan

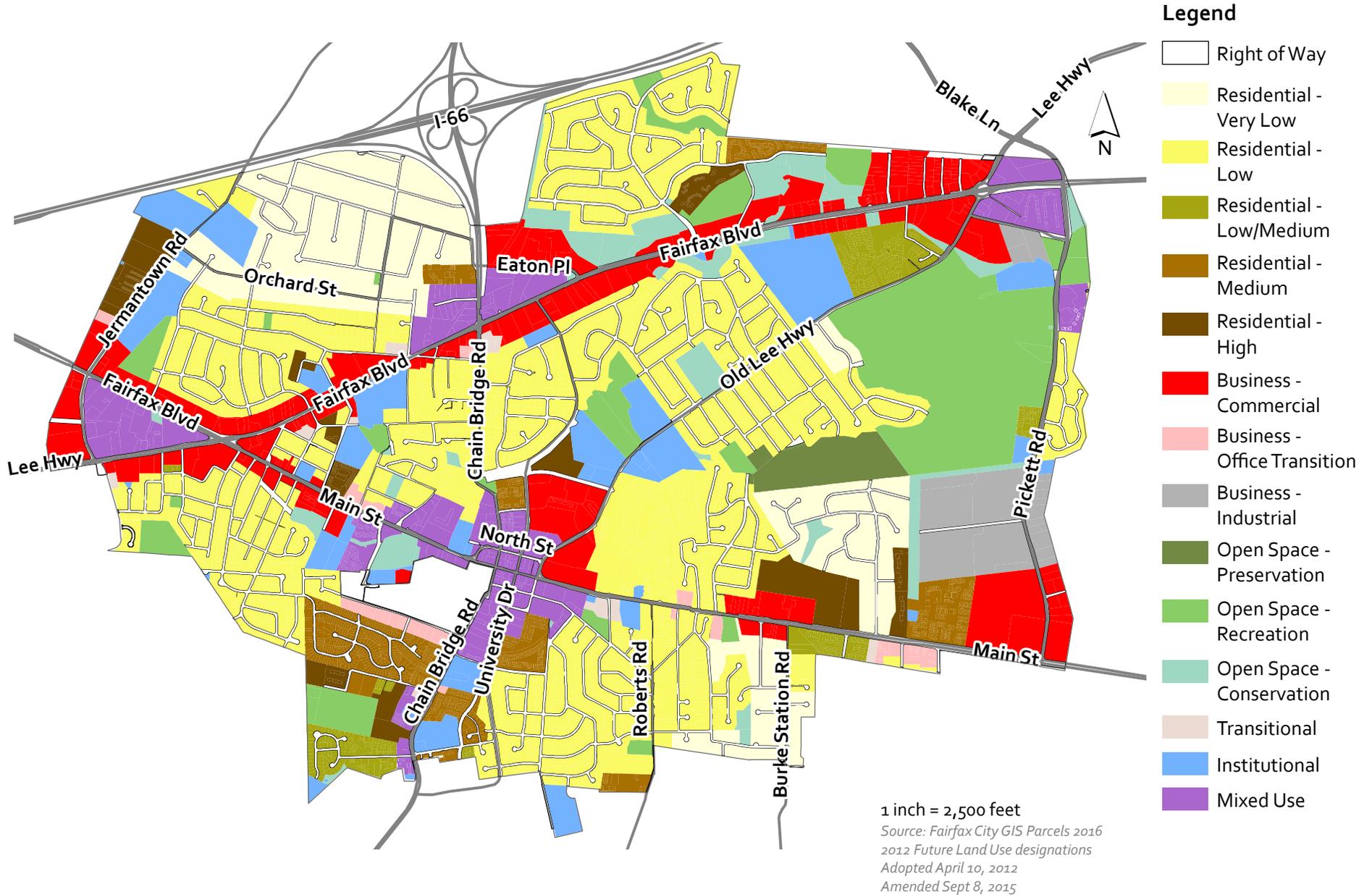
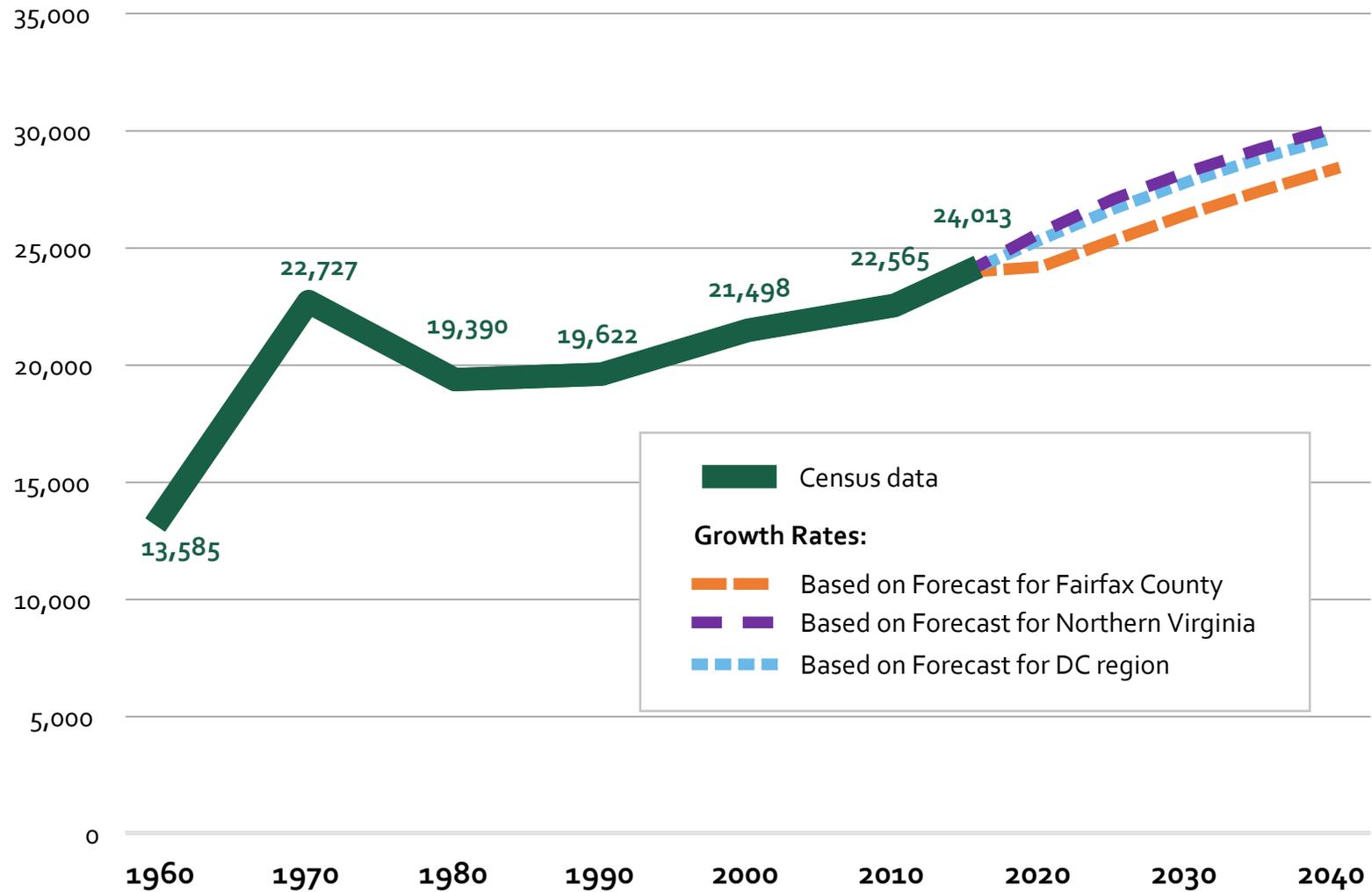
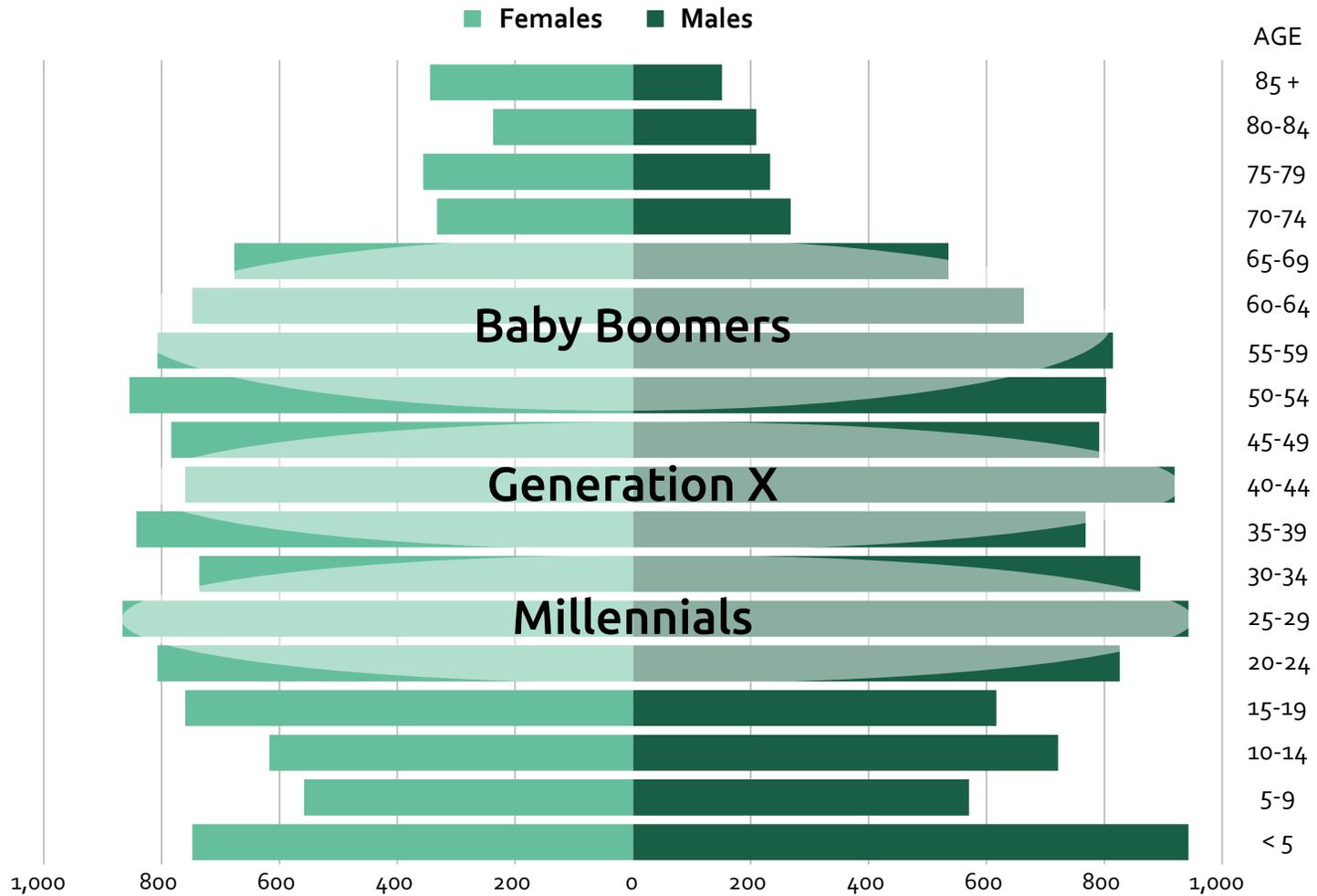


FIGURE 05: Population History and Forecasts



Source: US Census and MWCOG Round 8.4 Cooperative Forecasting: Population and Household Forecasts

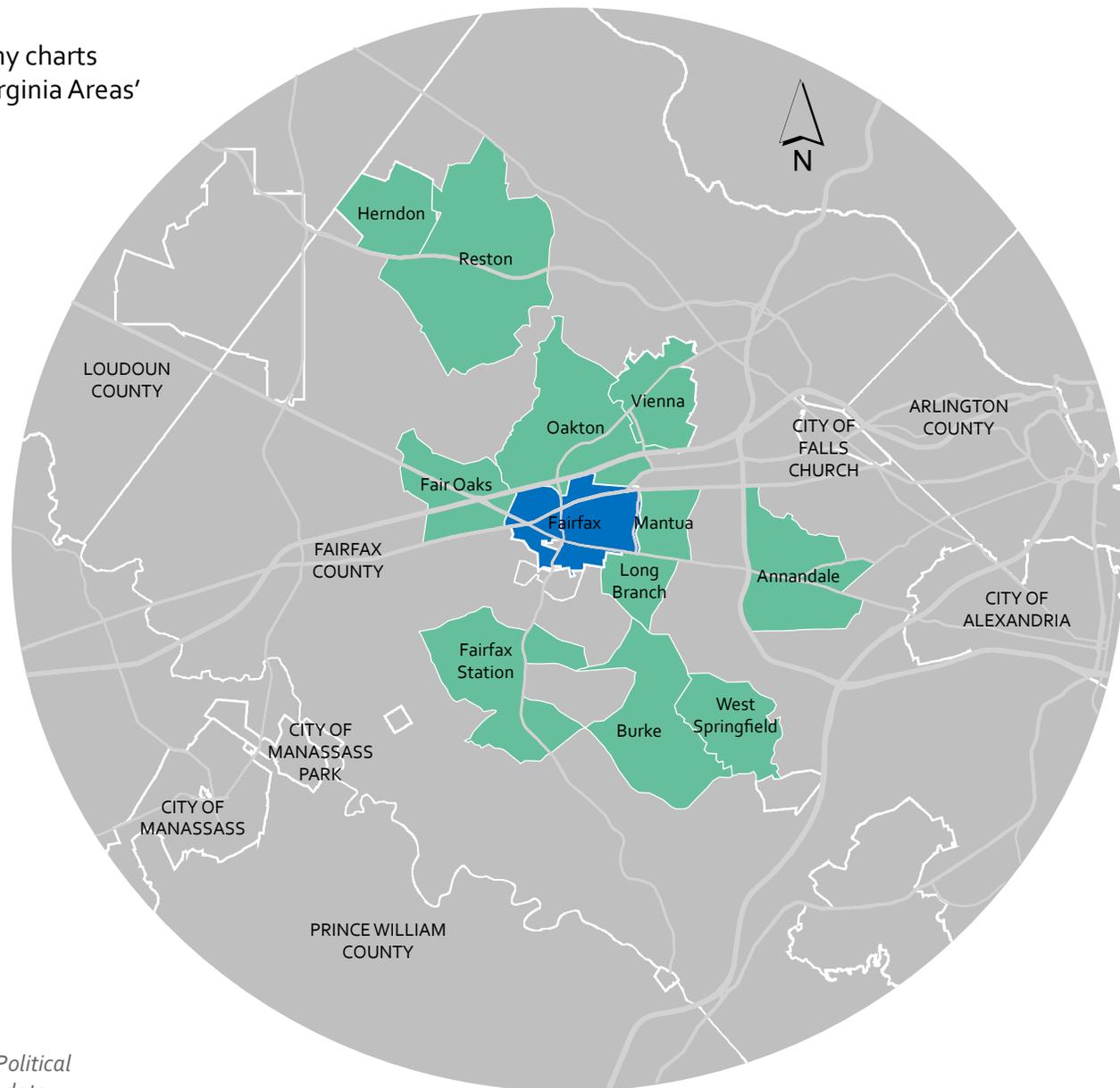
FIGURE 06: Age and Gender Distribution



Source: US Census ACS, 2010-14

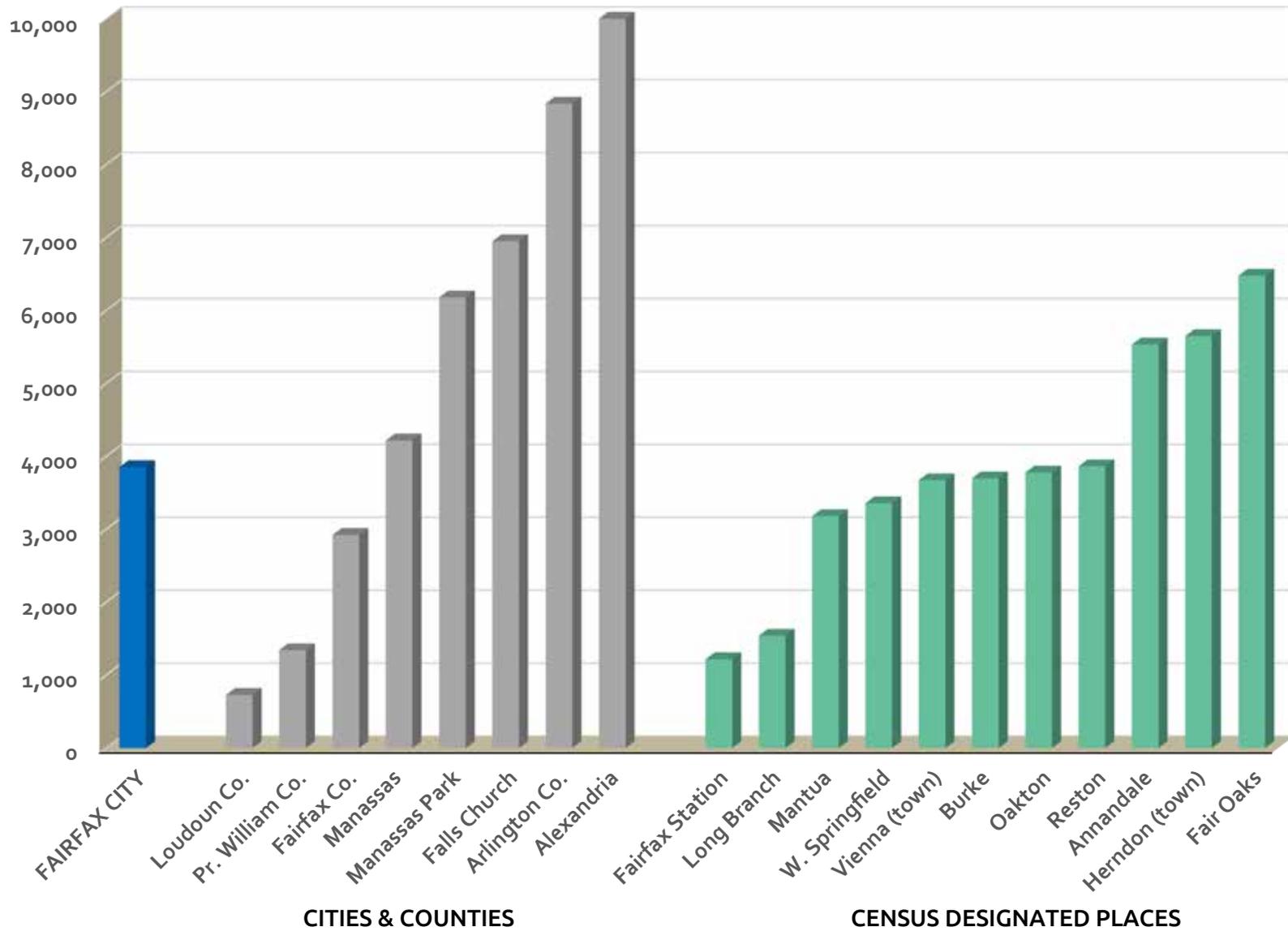
FIGURE 07: Fairfax City and Select Northern Virginia Areas Cities, Counties and Census Designated Places

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



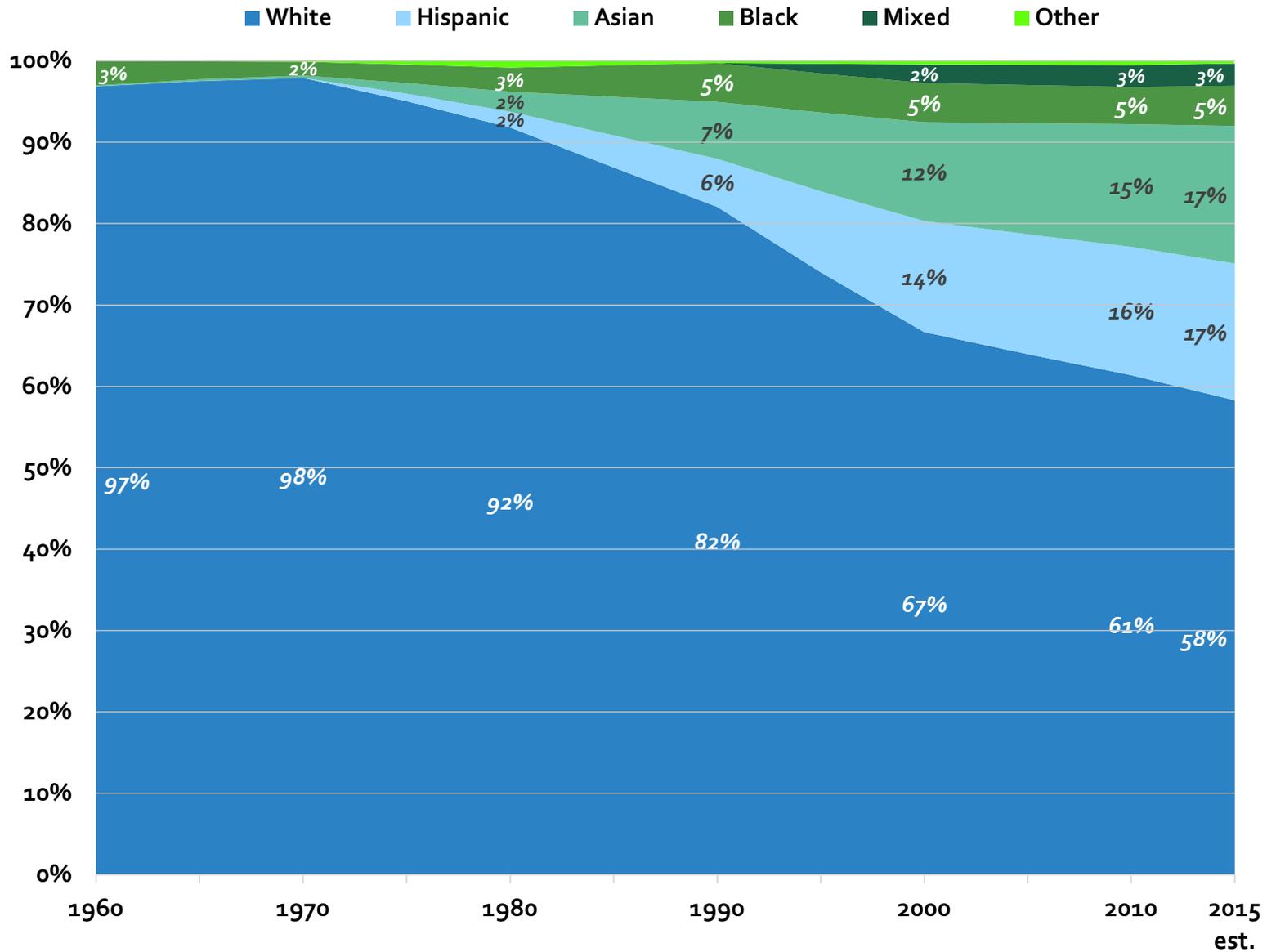
Sources: Fairfax City GIS, Fairfax County Political Jurisdictions and Census Designated Places data

FIGURE 08: Population Density per Square Mile
 Fairfax City and Select Northern Virginia Areas



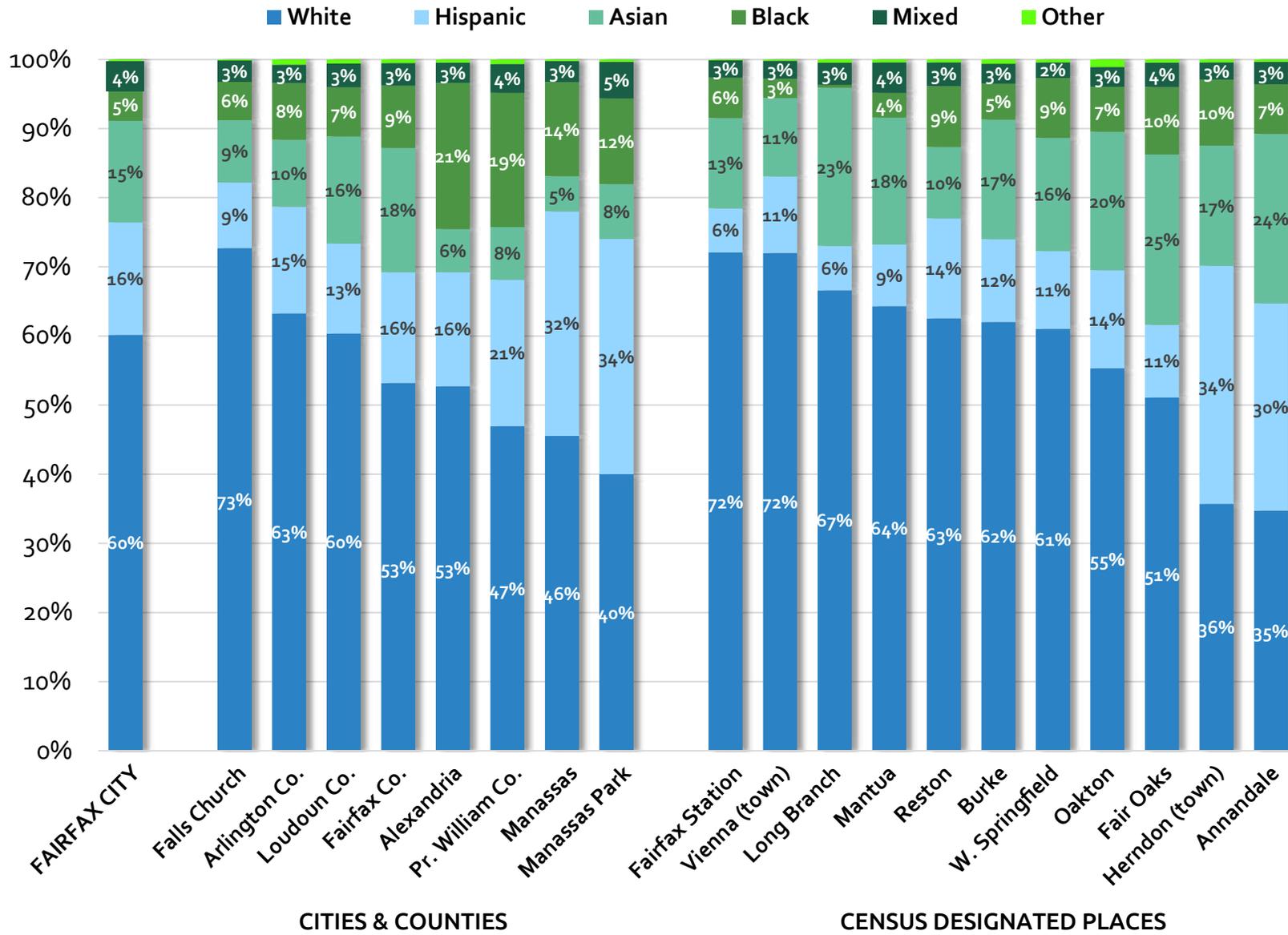
Sources: Population: US Census 2015 (Counties & Cities) and 2010-14 ACS (towns & CDPs)

FIGURE 09: Percentage of Population by Ethnicity
Fairfax City (1960-2015)



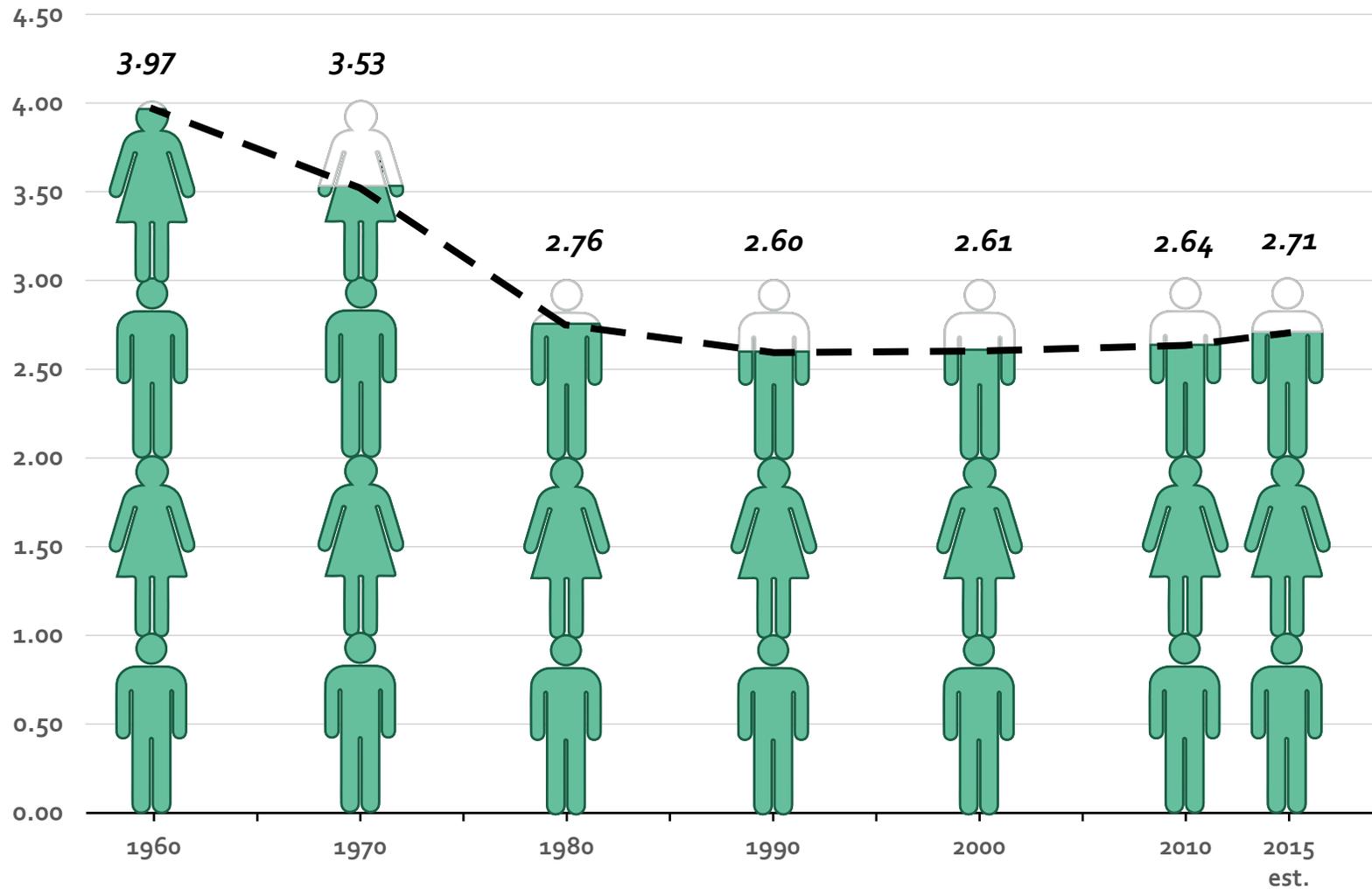
Source: US Census

FIGURE 10: Percentage of Population by Ethnicity
Fairfax City and Select Northern Virginia Areas



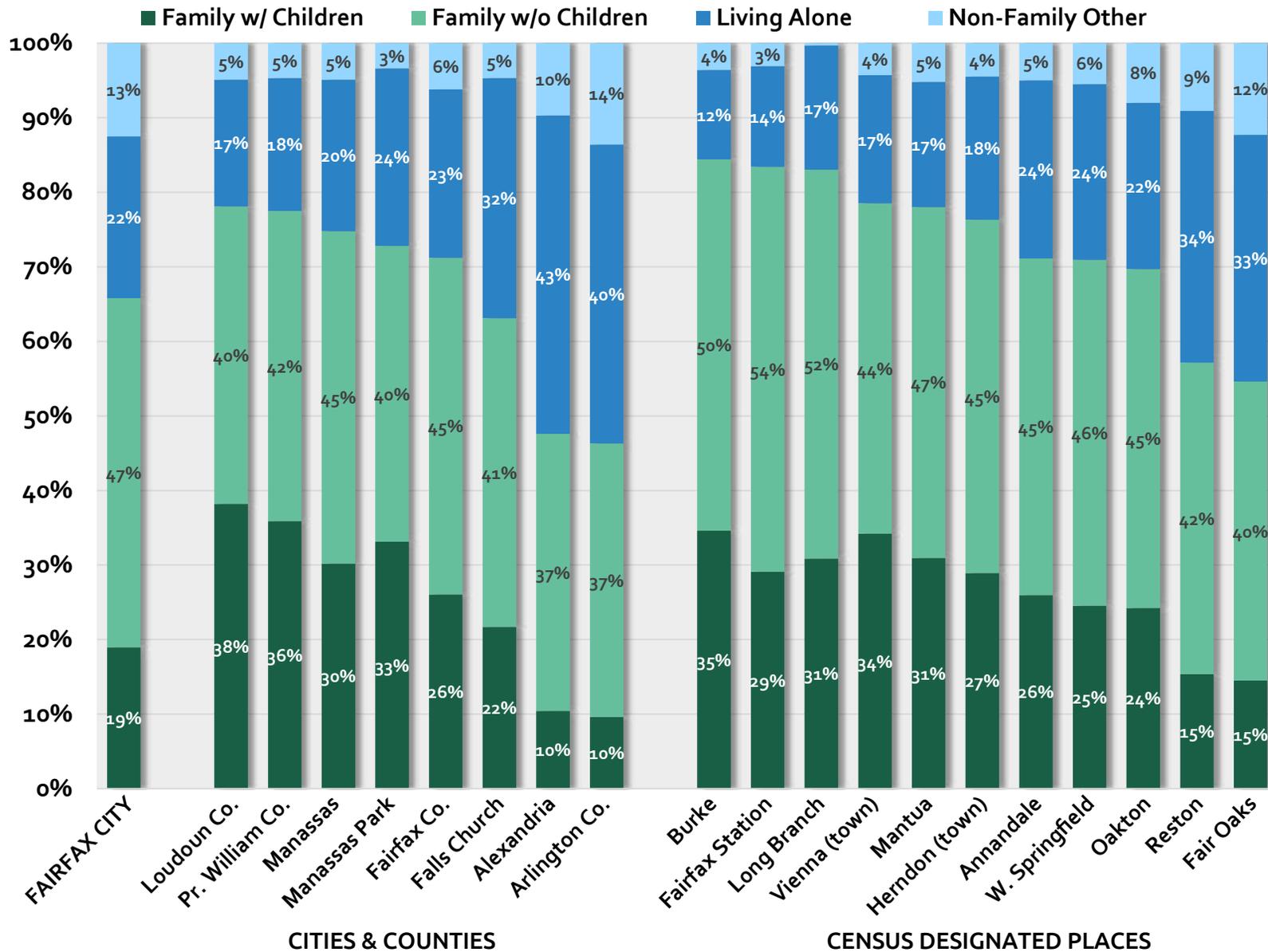
Source: US Census ACS, 2010-14

FIGURE 11: Average Household Size
Fairfax City (1960 - 2015)



Source: US Census

FIGURE 12: Percentage of Households by Type
Fairfax City and Select Northern Virginia Areas



Source: US Census ACS 2010-14

FIGURE 13: Median Household Income
Fairfax City and Select Northern Virginia Areas

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

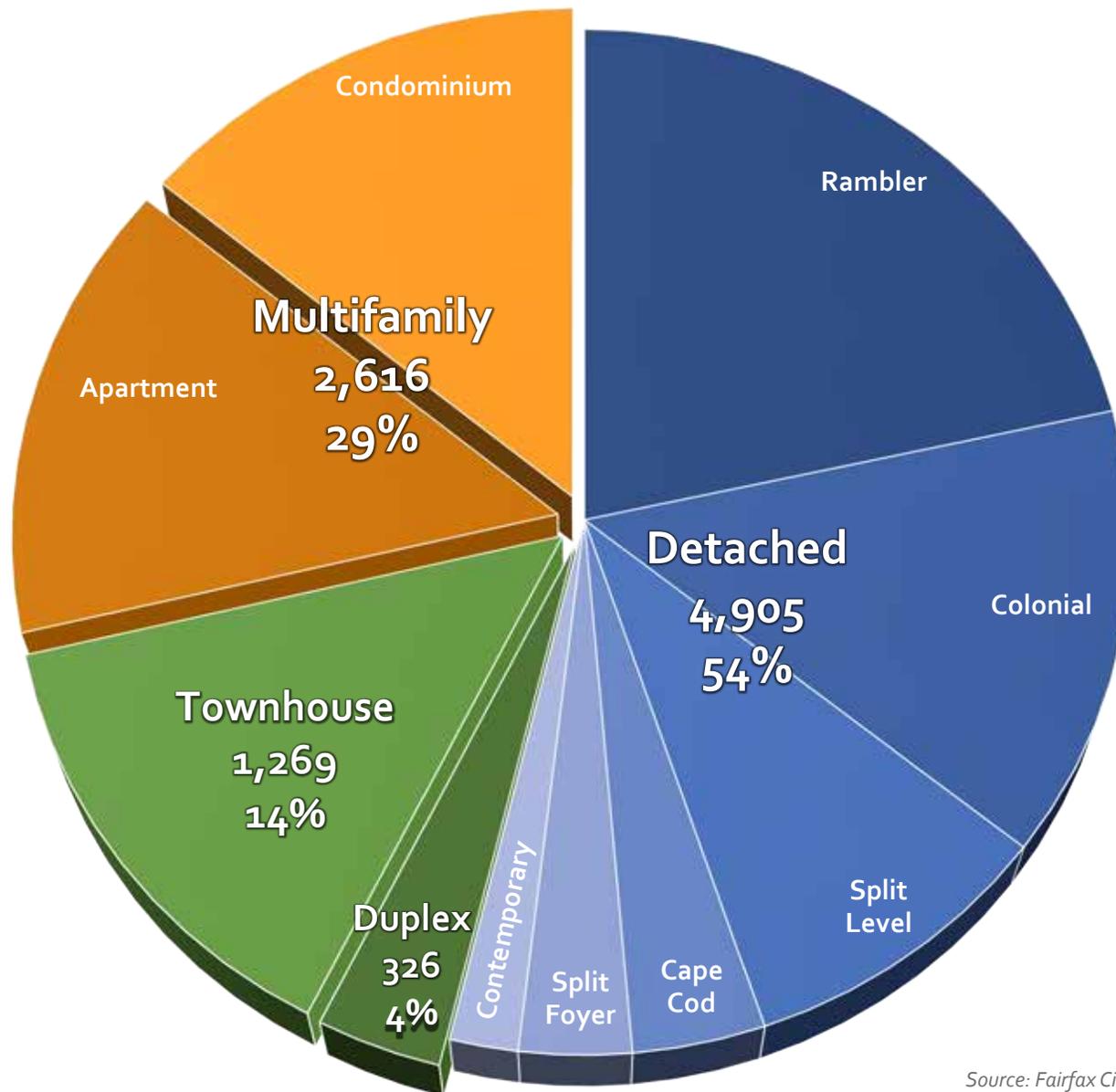
	INCOME BY CATEGORY				COMPARISON TO FAIRFAX MEDIAN INCOME				
	Median Household Income	Median Family Income	Median Family w/kids Income	Median 65+ Household Income	Median Household Income	Median Family Income	Median Family w/kids Income	Median 65+ Household Income	
FAIRFAX CITY	\$100,584	\$121,961	\$133,750	\$79,500					
CITIES & COUNTIES	Manassas	\$71,215	\$74,946	\$68,897	\$58,233	71%	61%	52%	73%
	Manassas Park	\$73,460	\$31,902	\$78,063	\$71,283	73%	26%	58%	90%
	Alexandria	\$87,319	\$109,228	\$92,887	\$70,882	87%	90%	69%	89%
	Pr. William Co.	\$98,514	\$107,512	\$100,052	\$72,540	98%	88%	75%	91%
	Arlington Co.	\$105,120	\$138,131	\$141,328	\$75,195	105%	113%	106%	95%
	Fairfax Co.	\$112,102	\$130,269	\$125,813	\$86,414	111%	107%	94%	109%
	Falls Church	\$120,500	\$156,120	\$159,167	\$74,844	120%	128%	119%	94%
	Loudoun Co.	\$123,966	\$135,833	\$138,720	\$77,099	123%	111%	104%	97%
CENSUS DESIGNATED PLACES	Annandale	\$78,780	\$84,016	\$69,675	\$67,562	78%	69%	52%	85%
	Herndon (town)	\$100,399	\$100,062	\$86,395	\$67,372	100%	82%	65%	85%
	Fair Oaks	\$102,072	\$112,631	\$106,701	\$77,664	101%	92%	80%	98%
	Reston	\$110,321	\$131,499	\$123,476	\$78,368	110%	108%	92%	99%
	W. Springfield	\$114,375	\$128,201	\$126,458	\$85,945	114%	105%	95%	108%
	Oakton	\$121,250	\$132,882	\$141,477	\$91,694	121%	109%	106%	115%
	Mantua	\$125,417	\$152,743	\$174,457	\$79,327	125%	125%	130%	100%
	Burke	\$132,066	\$138,548	\$132,792	\$105,370	131%	114%	99%	133%
	Vienna (town)	\$133,776	\$142,783	\$154,199	\$88,512	133%	117%	115%	111%
	Long Branch	\$136,200	\$147,977	\$140,625	\$77,889	135%	121%	105%	98%
	Fairfax Station	\$163,796	\$180,091	\$190,417	\$128,095	163%	148%	142%	161%

Source: US Census ACS, 2010-14

FIGURE 14: Housing Type



FIGURE 15: Housing Type



Source: Fairfax City Real Estate Assessments, 2016
Includes units under construction.

FIGURE 16: Fairfax City and Select Areas of Fairfax County

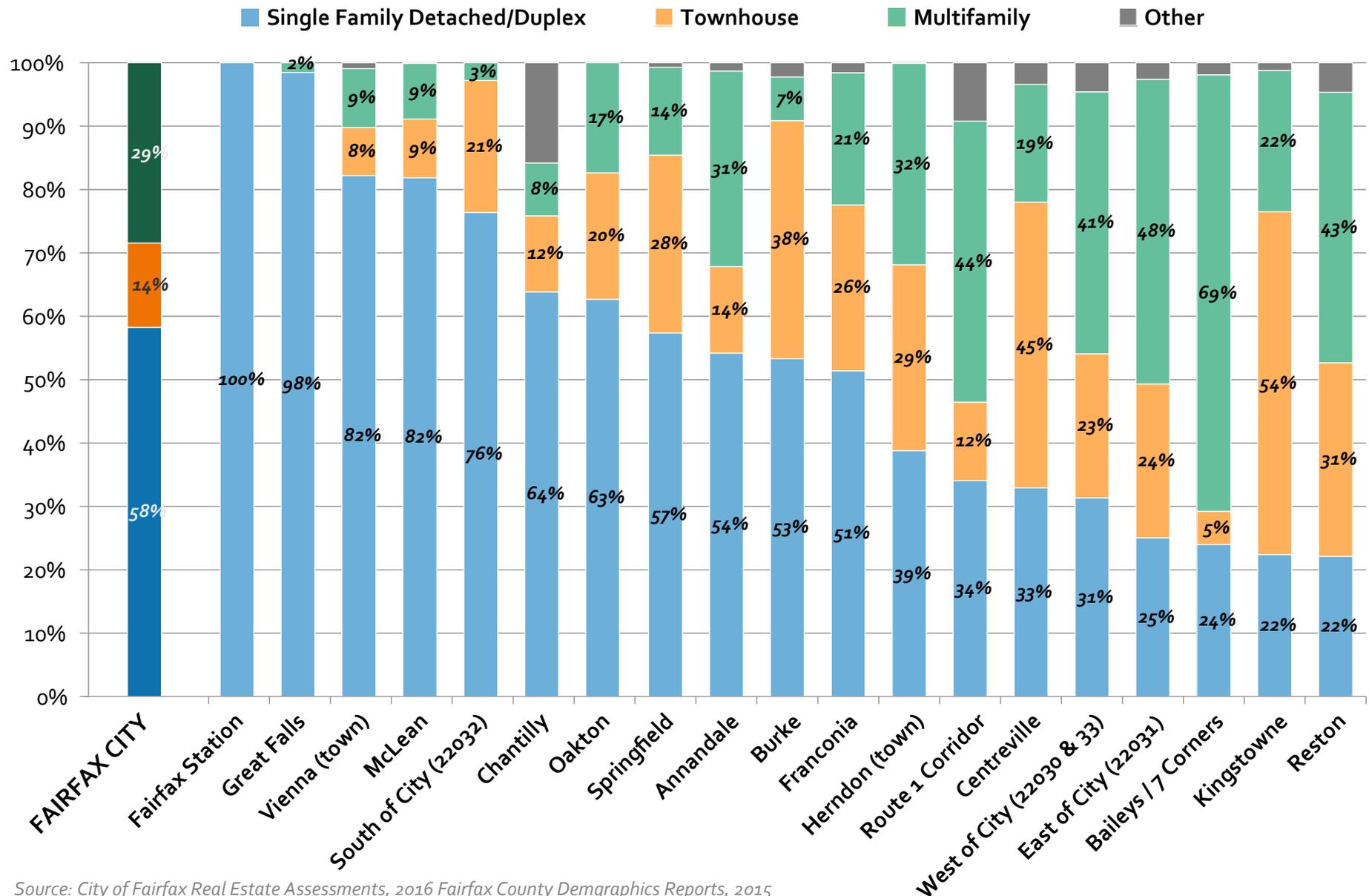
Cities and Zip Code Areas

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



Source: City of Fairfax Real Estate Assessments, 2016 Fairfax County Demographics Reports, 2015

FIGURE 18: Housing Age by Decade Built

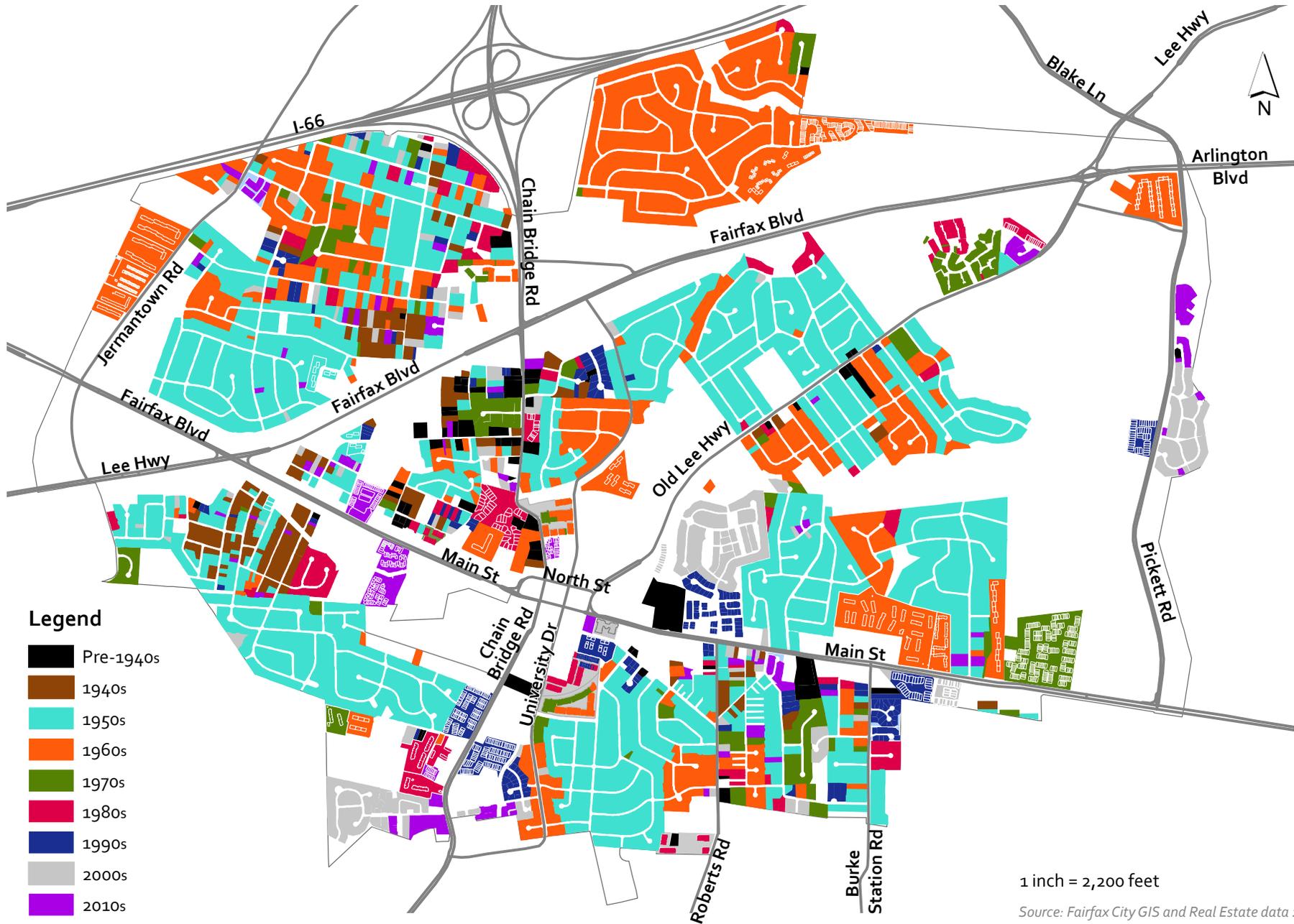


FIGURE 19: Housing Age - Detached and Duplex



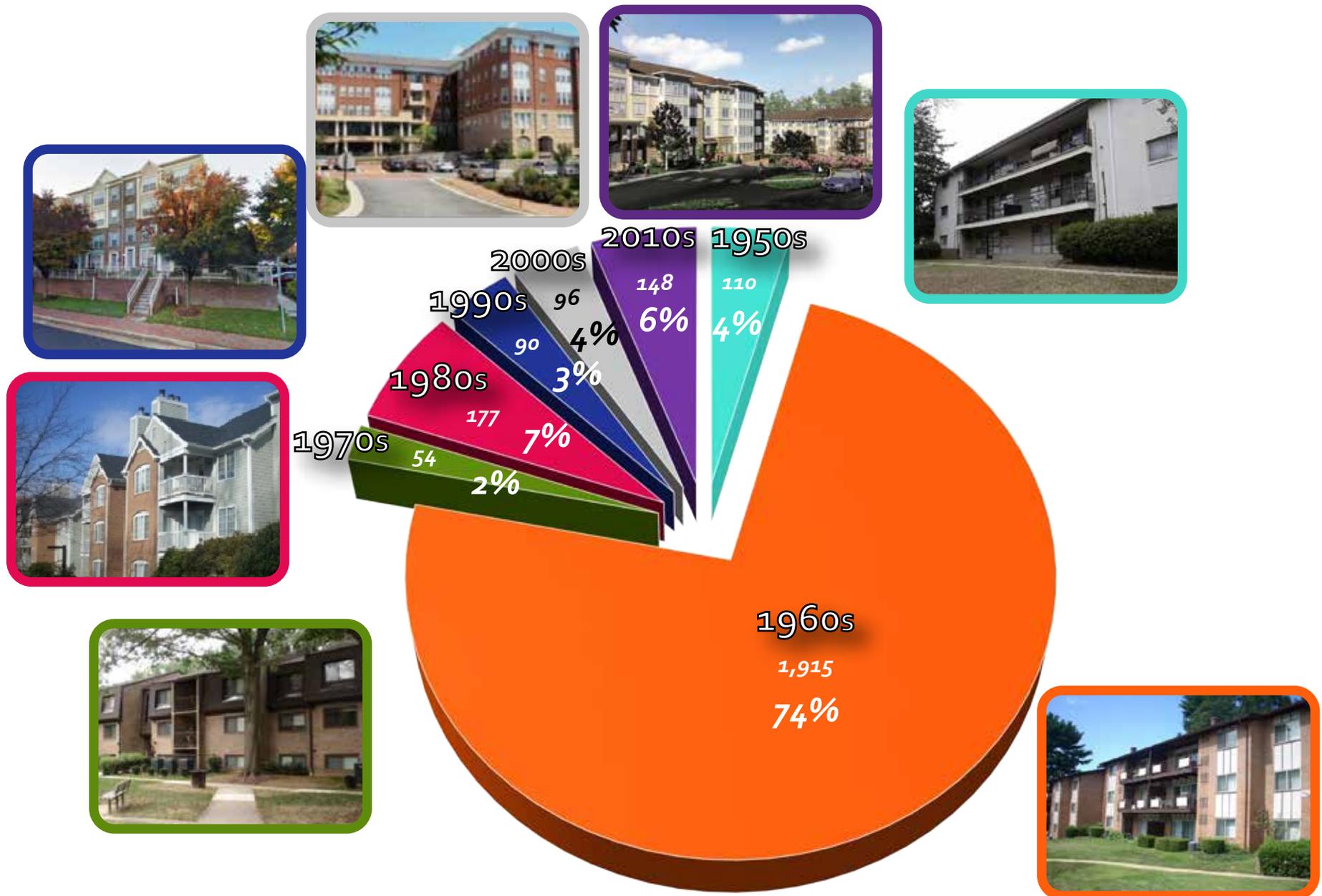
Source: Fairfax City Real Estate Assessments, 2016

FIGURE 20: Housing Age - Townhouses



Source: Fairfax City Real Estate Assessments, 2016

FIGURE 21: Housing Age - Multifamily



Source: Fairfax City Real Estate Assessments, 2016

FIGURE 22: Detached Housing Styles

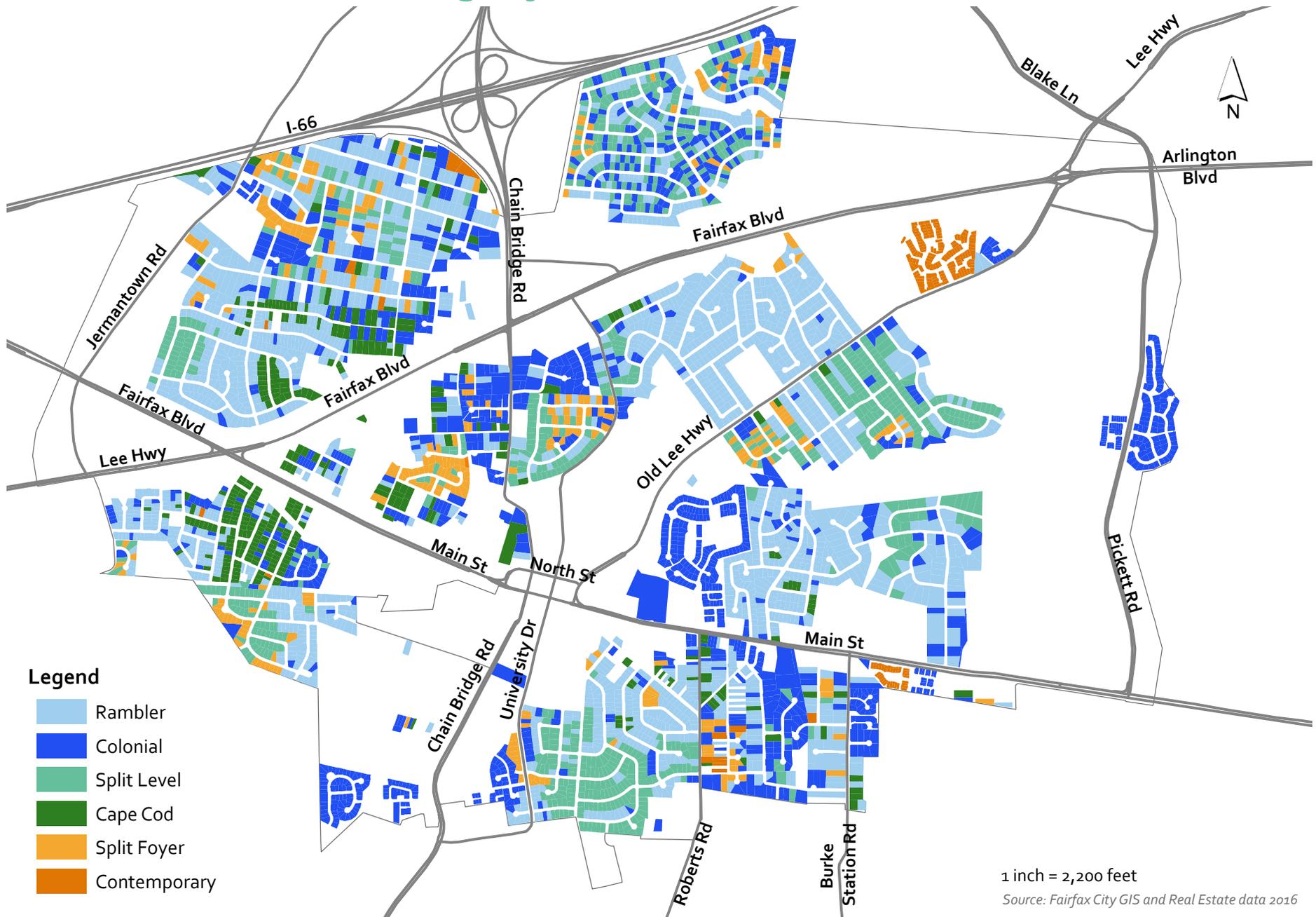
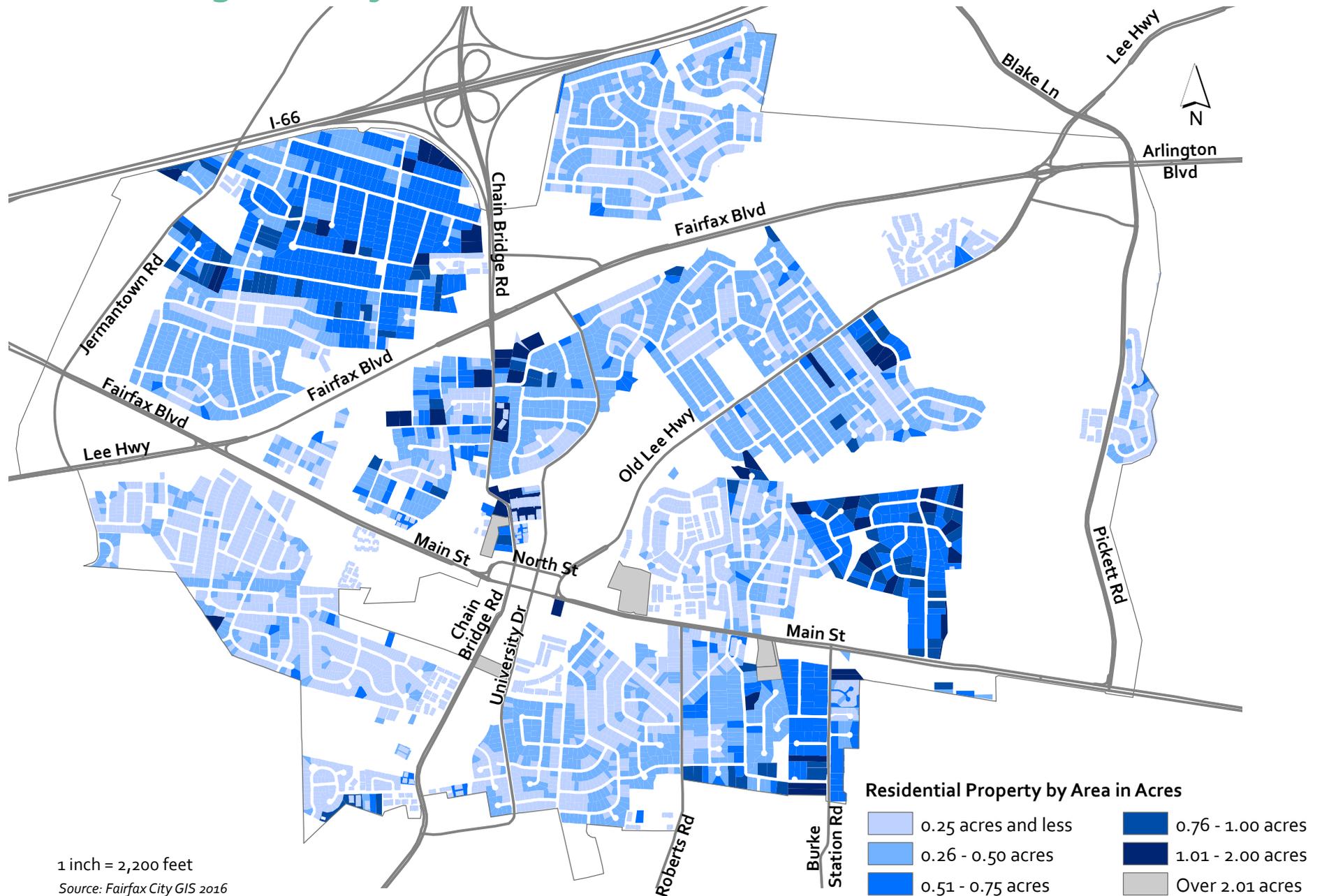


FIGURE 23: Single Family Residential Lot Size



1 inch = 2,200 feet

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

FIGURE 24: Dwelling Units per Acre

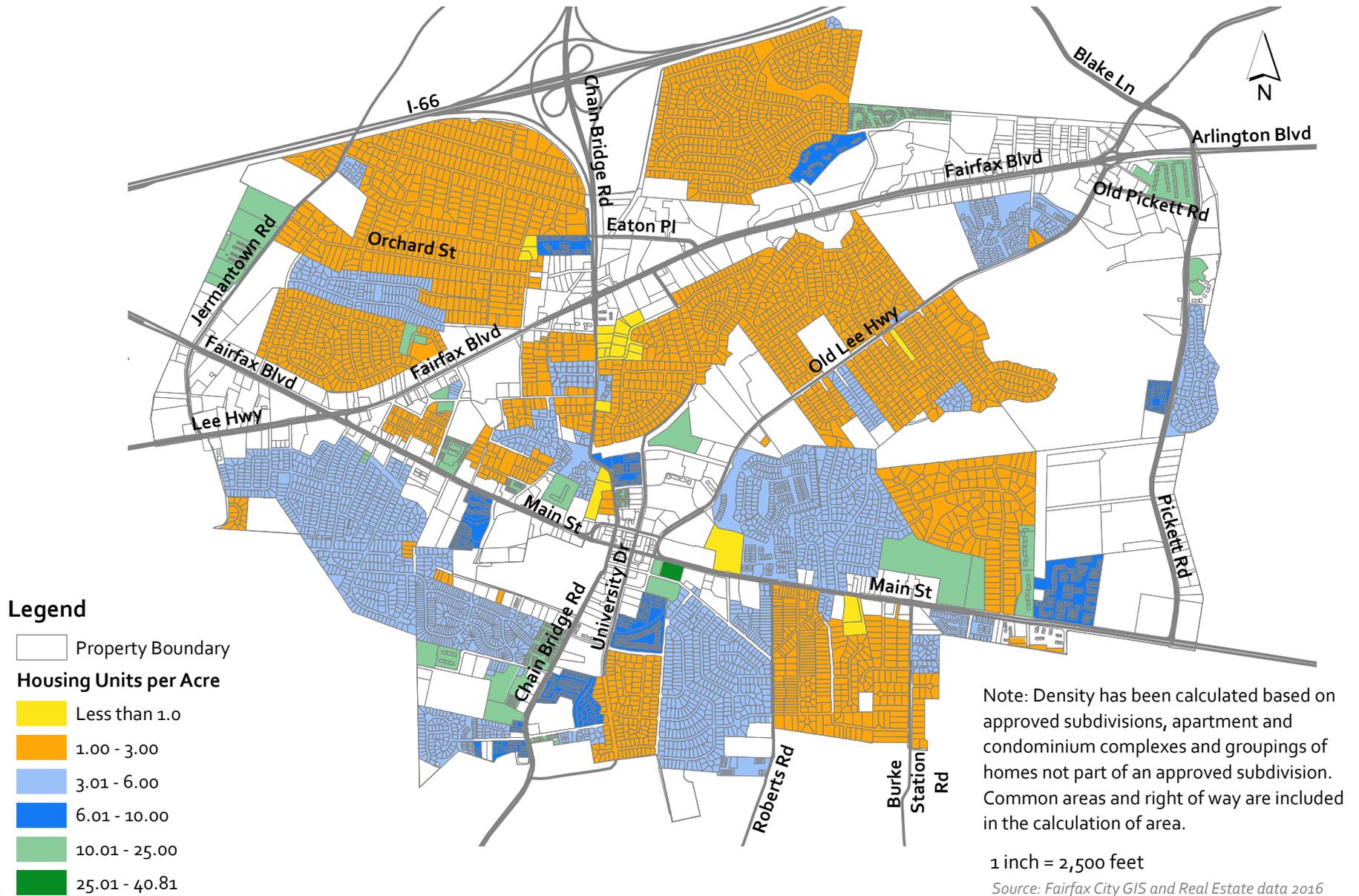


FIGURE 25: Neighborhood and Private Recreation

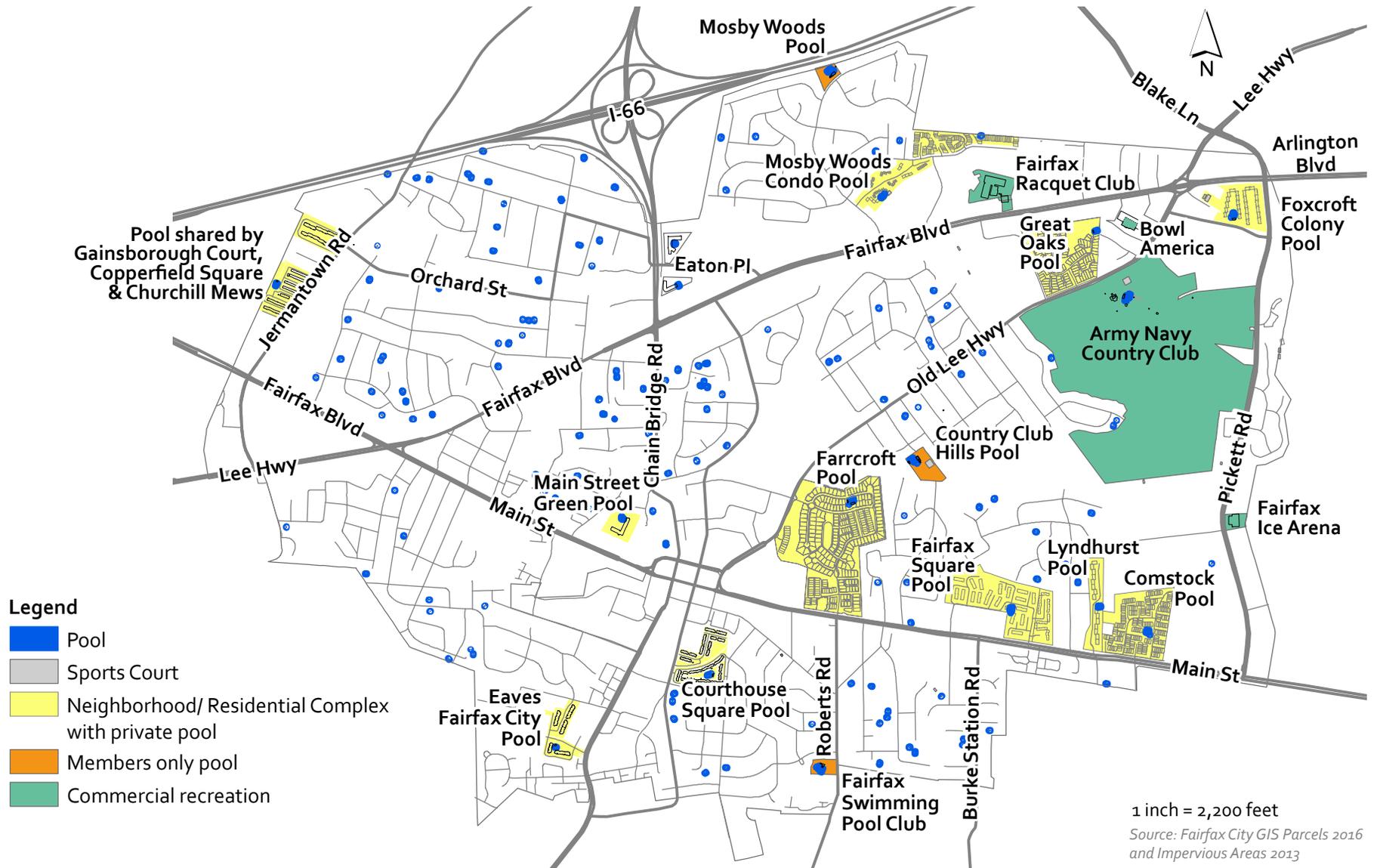


FIGURE 26: Commercial and Industrial Uses

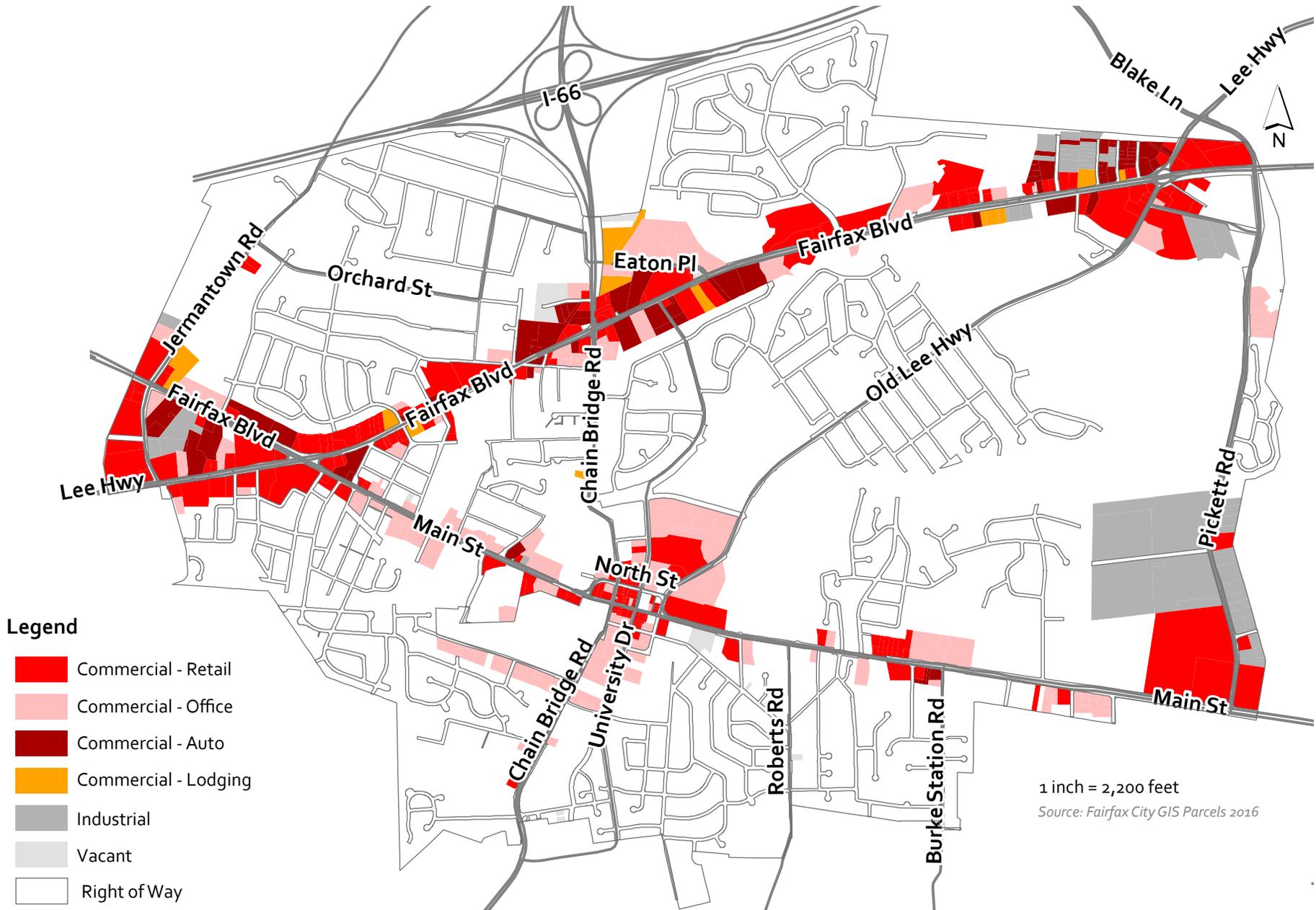


FIGURE 27: Commercial and Industrial Building Age by Decade Built

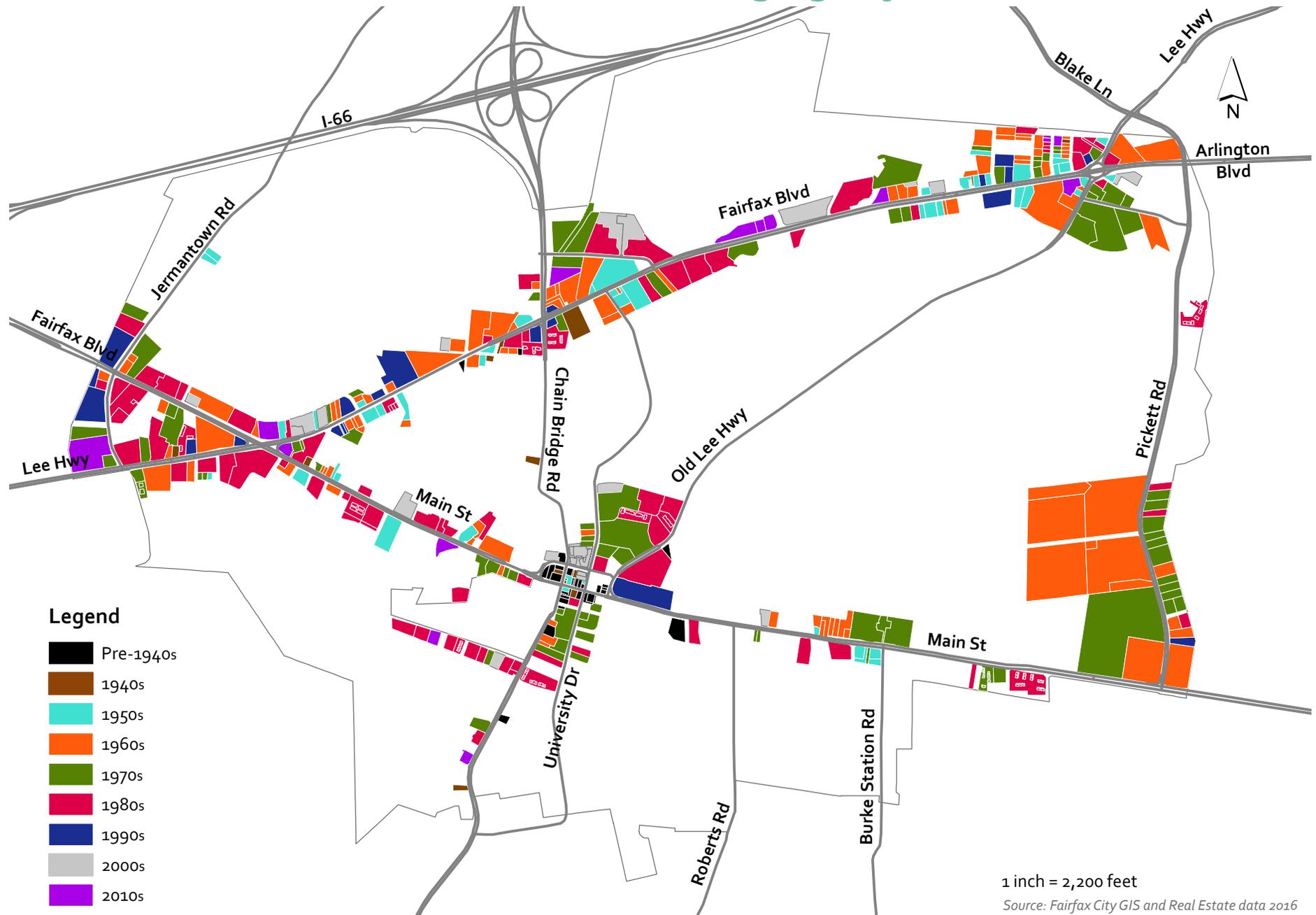


FIGURE 28: Commercial and Industrial Surface and Structured Parking

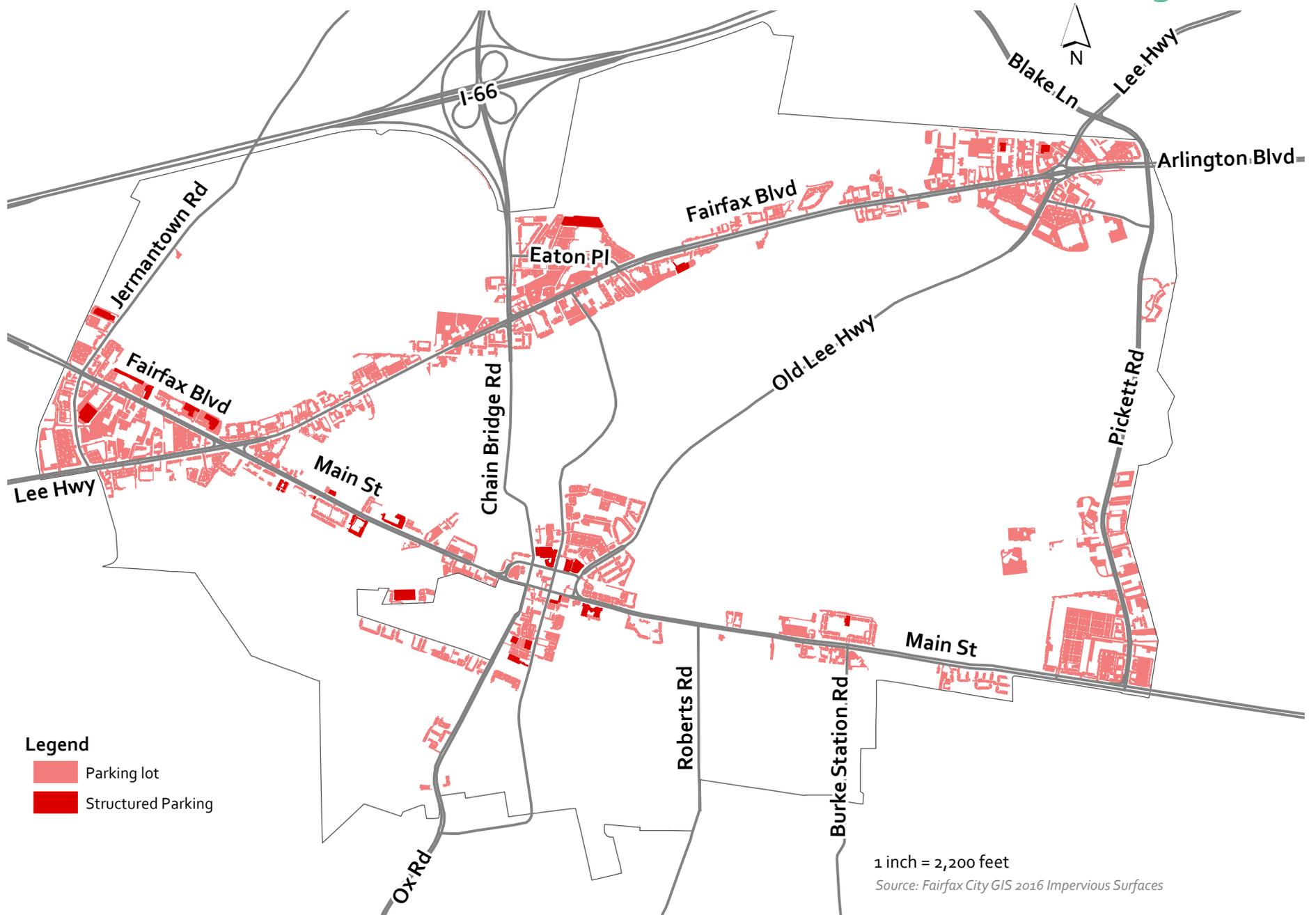


FIGURE 29: Restaurants by Service Type

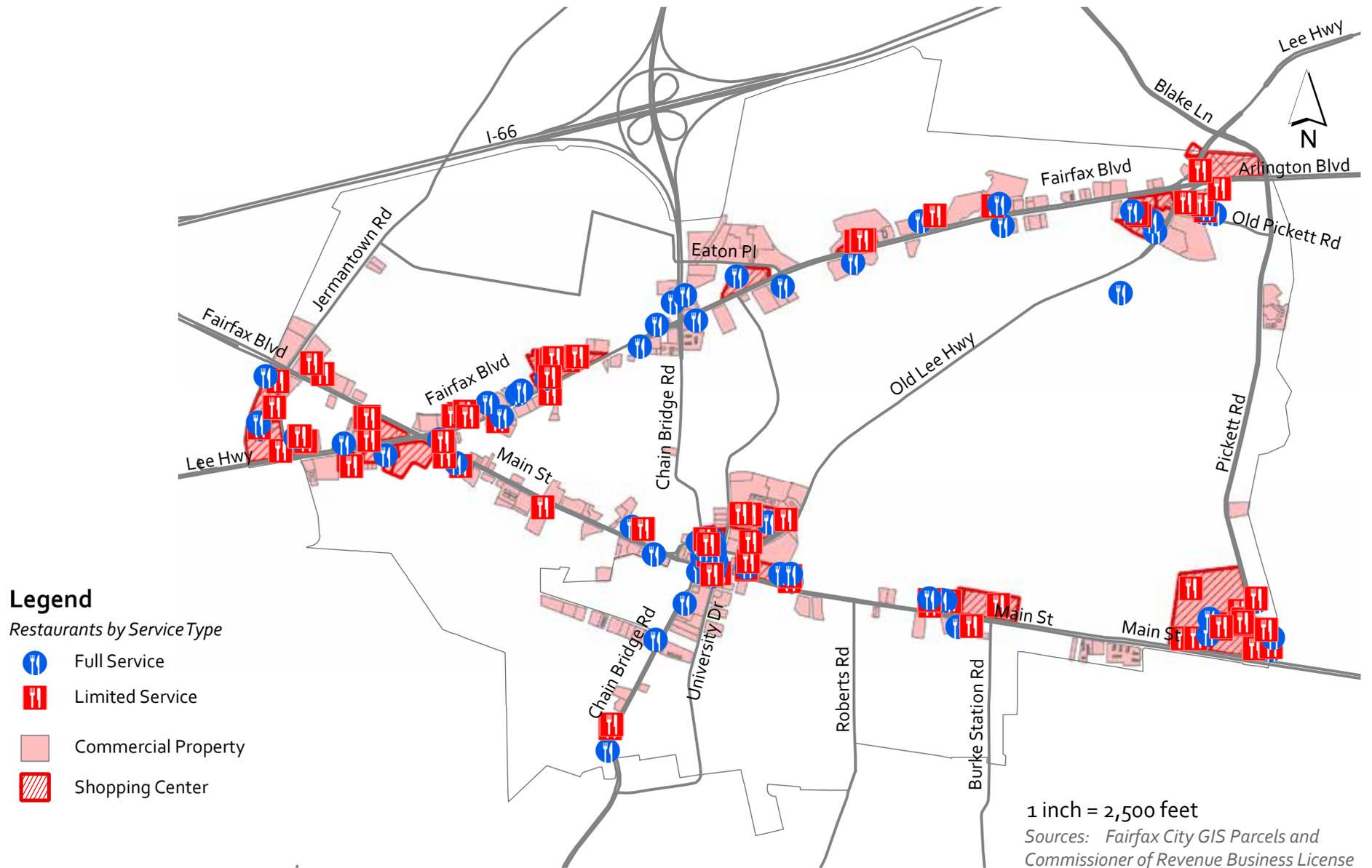
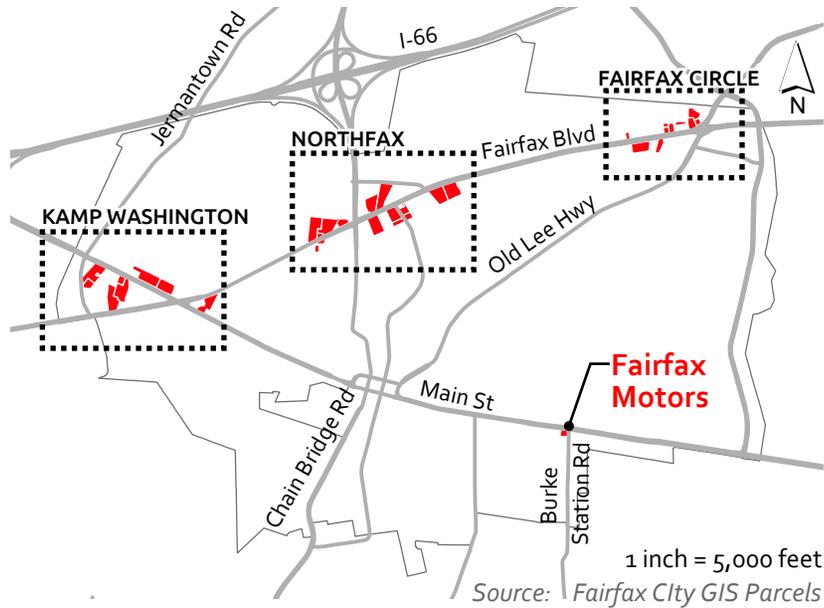
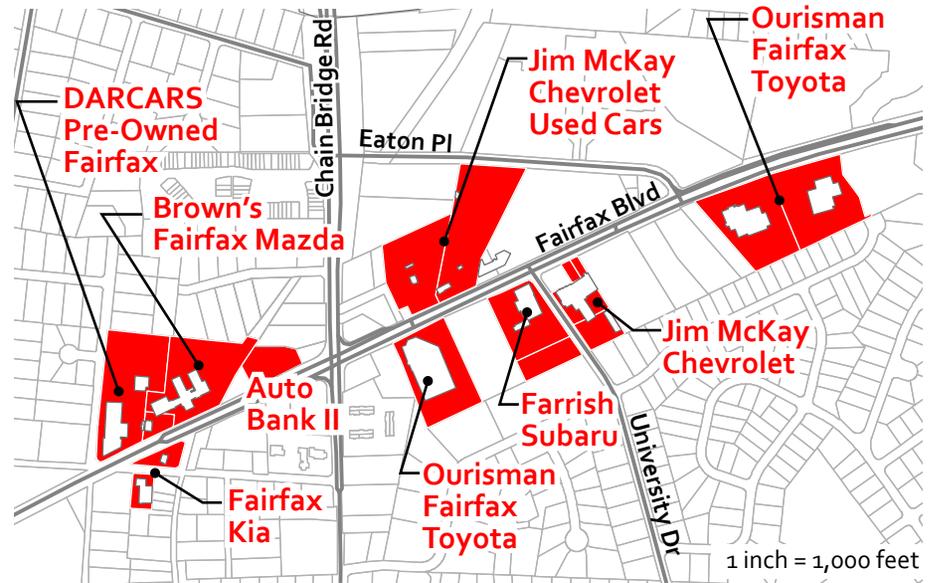


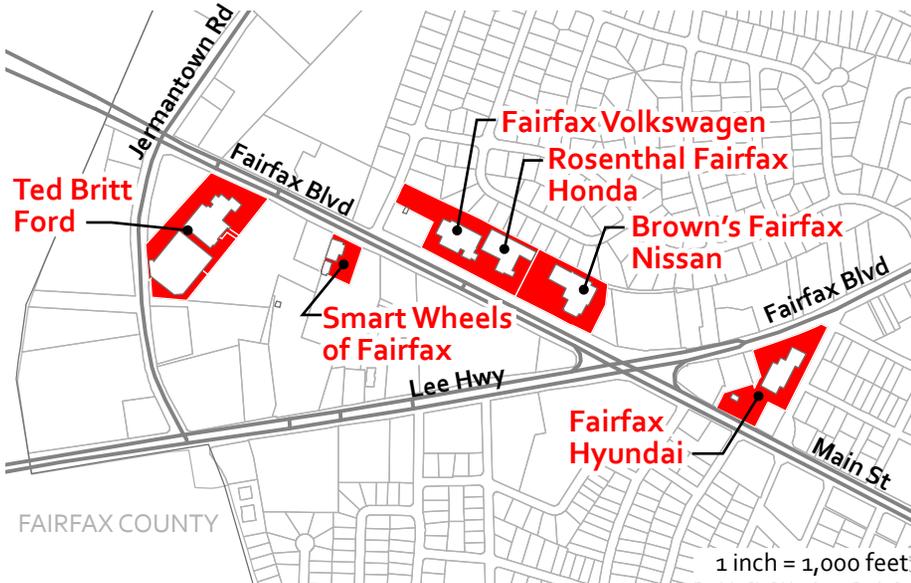
FIGURE 30: Vehicle Dealerships



NORTHFAX



KAMP WASHINGTON



FAIRFAX CIRCLE

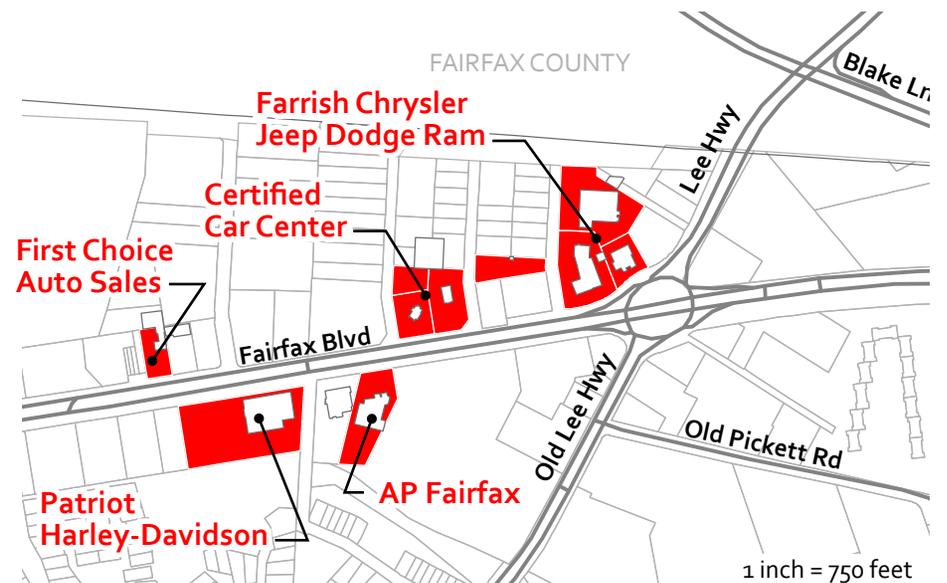


FIGURE 31: **Healthcare Facilities**

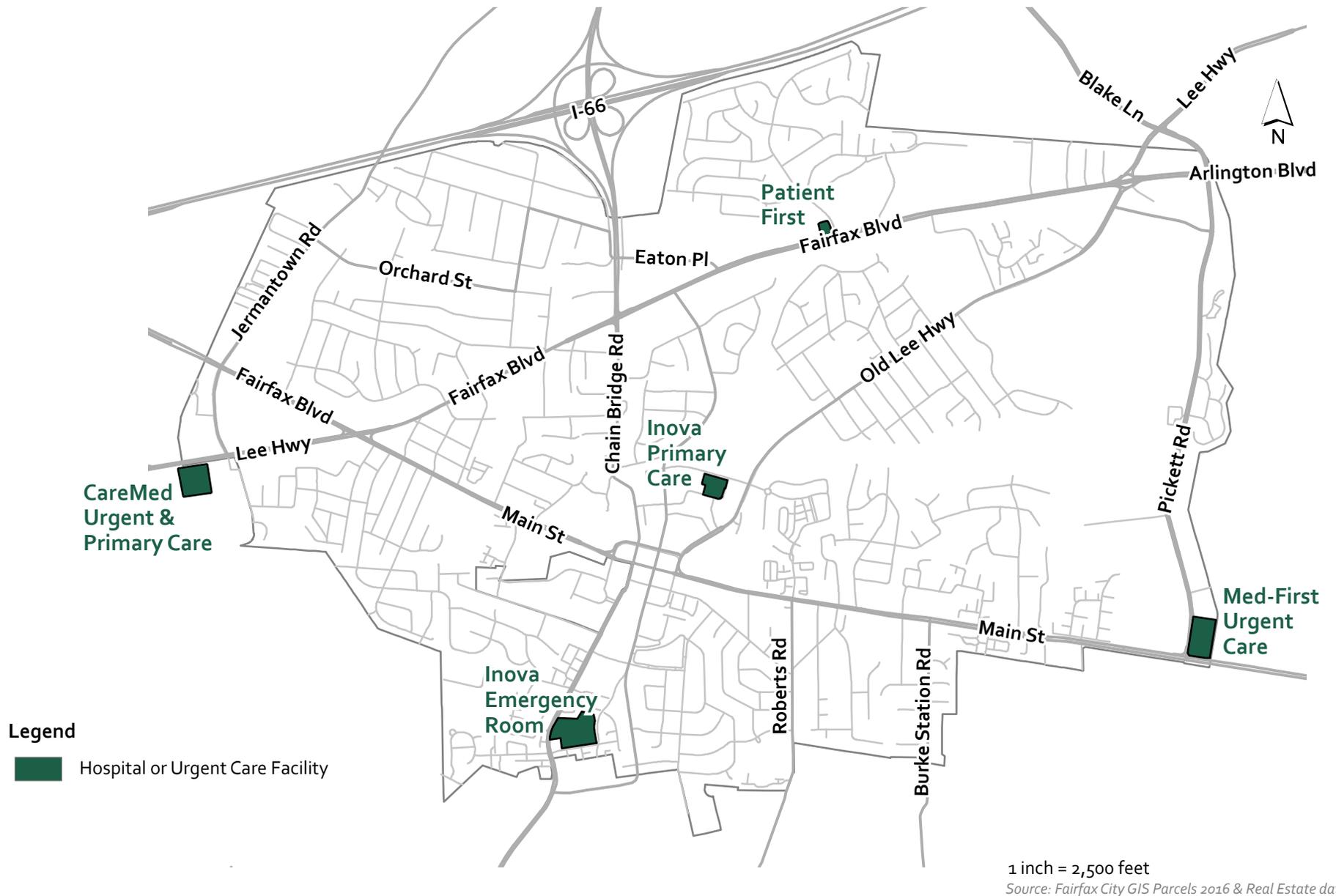


FIGURE 32: Recent and Anticipated Development Projects, 2012 - 2016

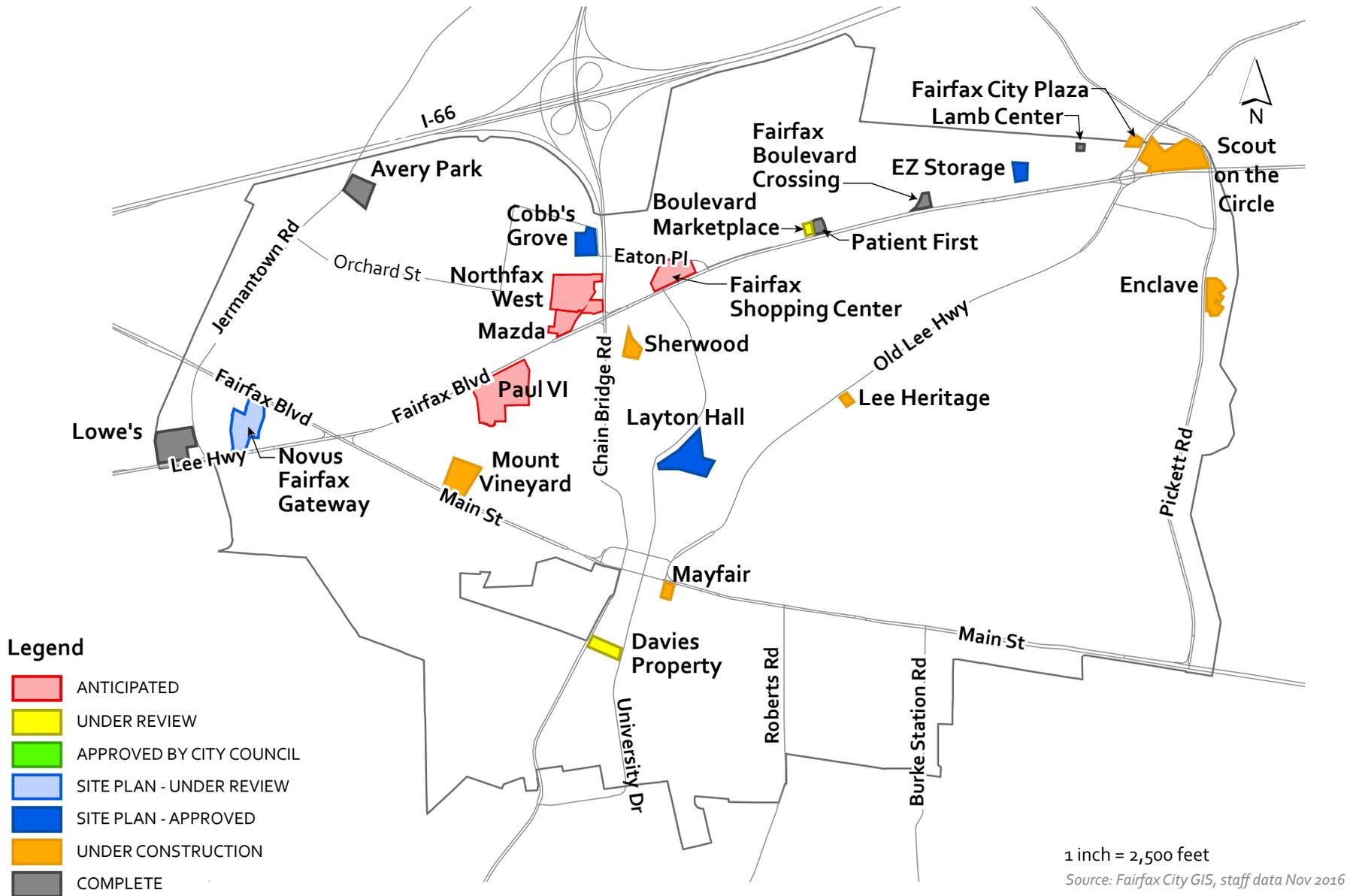
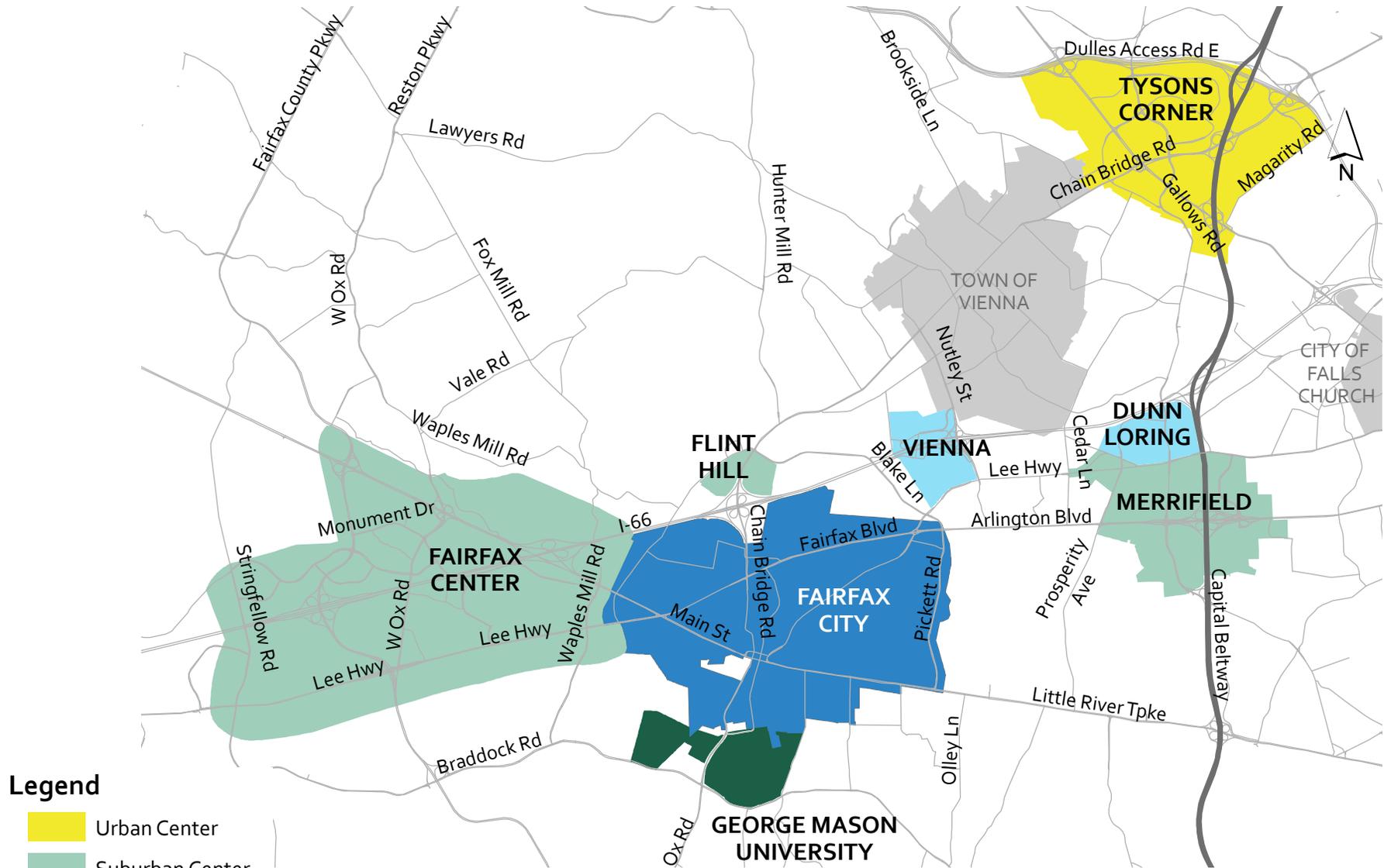


FIGURE 33: Nearby Major Mixed Use Centers



- Legend**
- Urban Center
 - Suburban Center
 - Transit Station Area
 - Town or City

1 inch = 8,000 feet
 Source: Fairfax City GIS and Fairfax County Special Planning Areas

FIGURE 34: Public Right-of-Way Widths and Building Footprints
 Old Town



FIGURE 35: Public Right-of-Way Widths and Building Footprints

Kamp Washington



FIGURE 36: Public Right-of-Way Widths and Building Footprints

Northfax



FIGURE 37: Public Right-of-Way Widths and Building Footprints
 Fairfax Circle

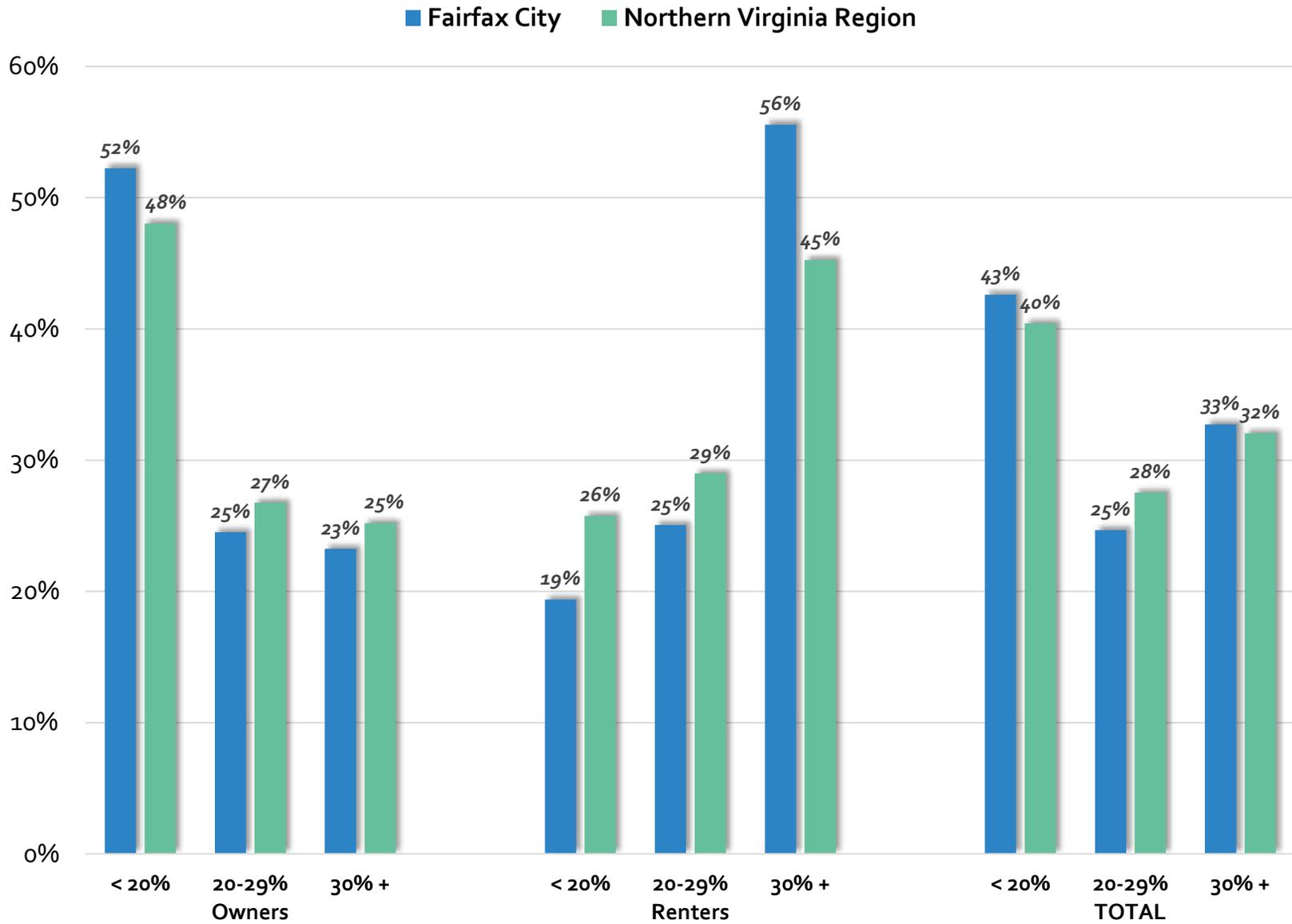


FIGURE 38: Public Right-of-Way Widths and Building Footprints

Pickett and Main

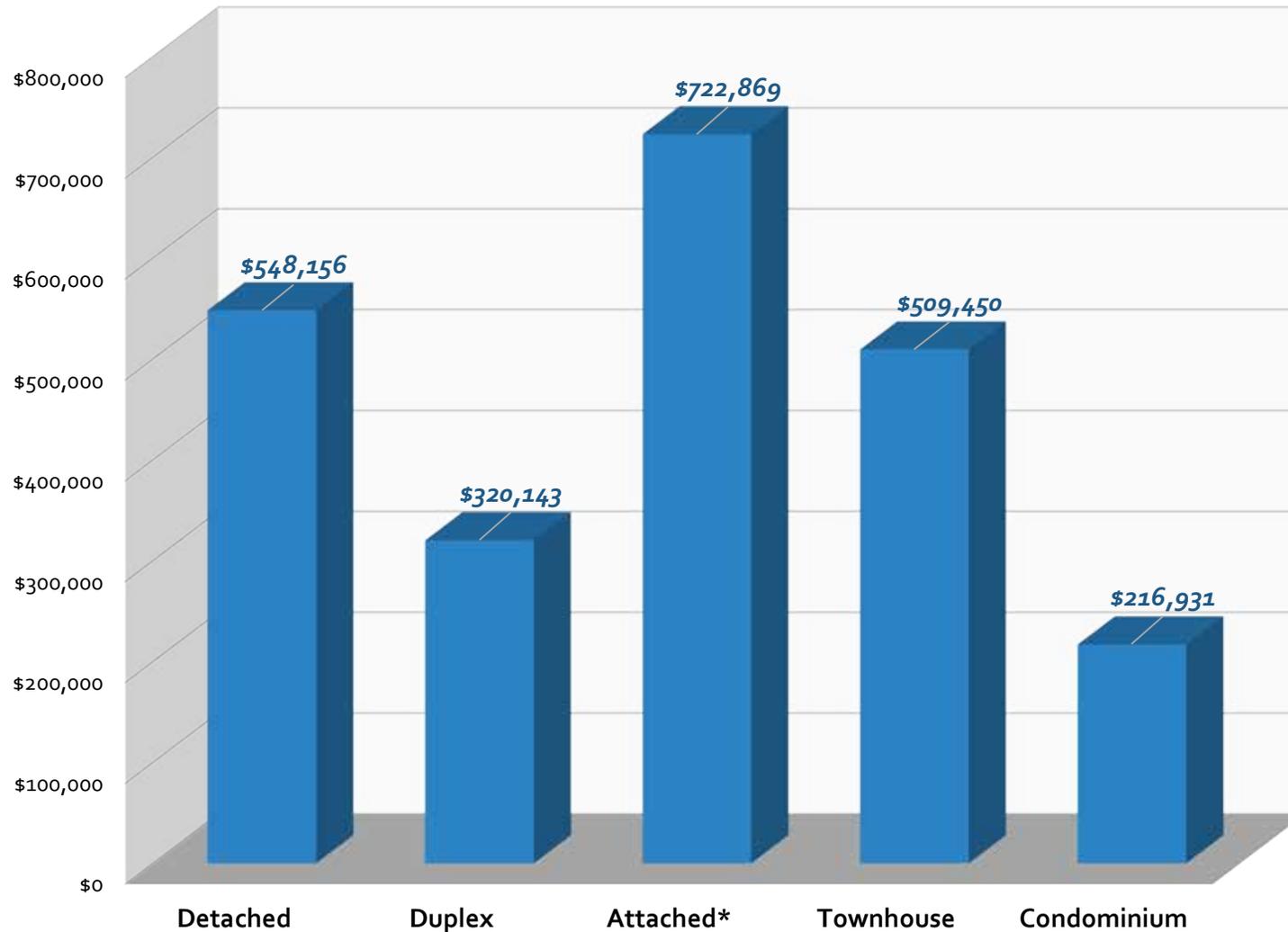


FIGURE 39: Housing Costs as a Percentage of Household Income
by Tenure and in Total



Source: US Census ACS, 2010-14

FIGURE 40: Average Assessed Value by Housing Type
Fairfax City, 2016

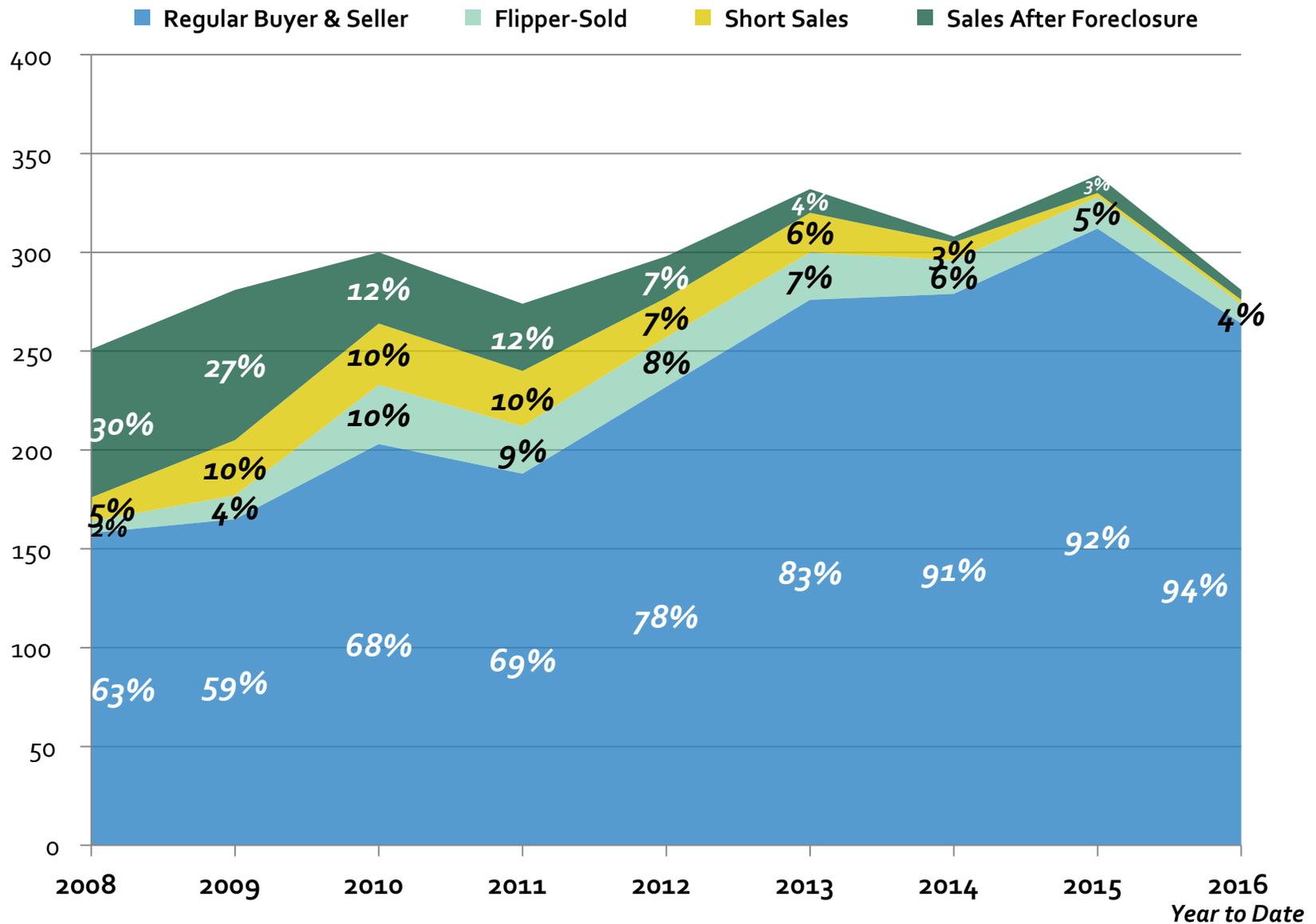


* Attached housing units are clusters of 2 or 3 houses in newer subdivisions.

Source: Fairfax City Real Estate Assessments, 2016

FIGURE 41: Home Sales by Type of Sale

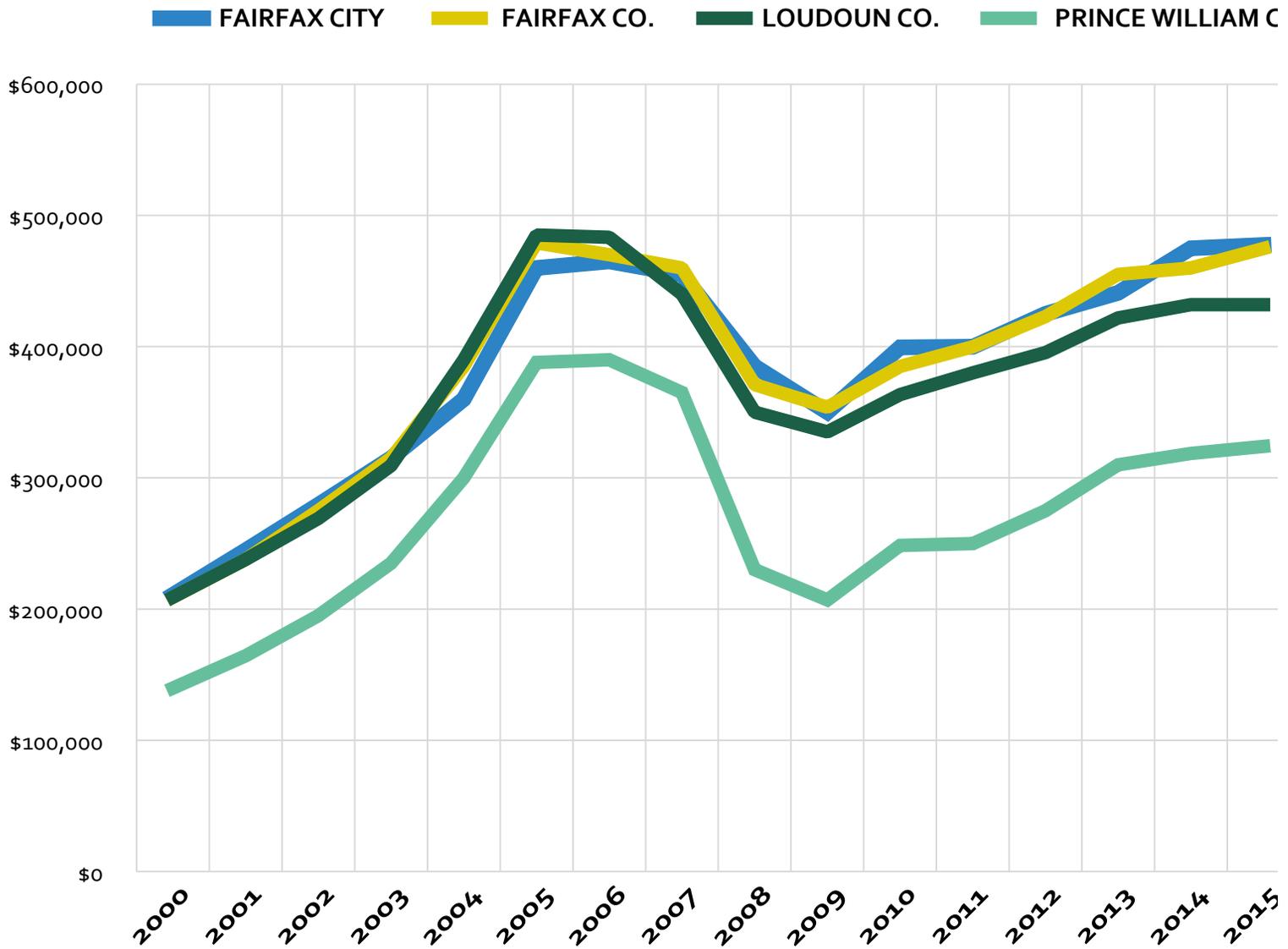
Fairfax City, 2008 - 2016



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 Fairfax City Community Development and Planning data

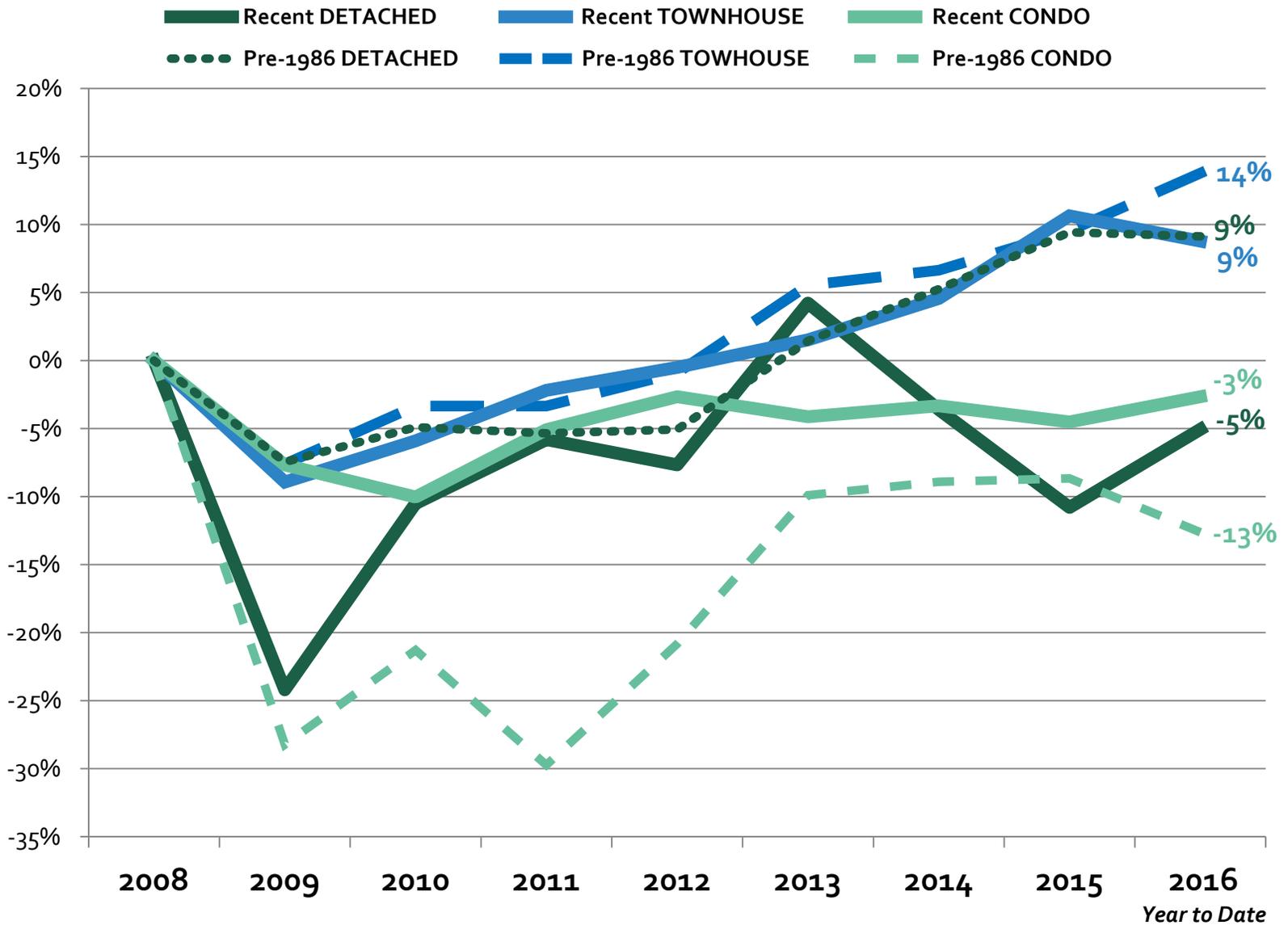
FIGURE 42: Median Annual Residential Sales Price
2000 - 2015



Source: Metropolitan Regional Information Sy.

FIGURE 43: Median Sales Price Indexed to 2008

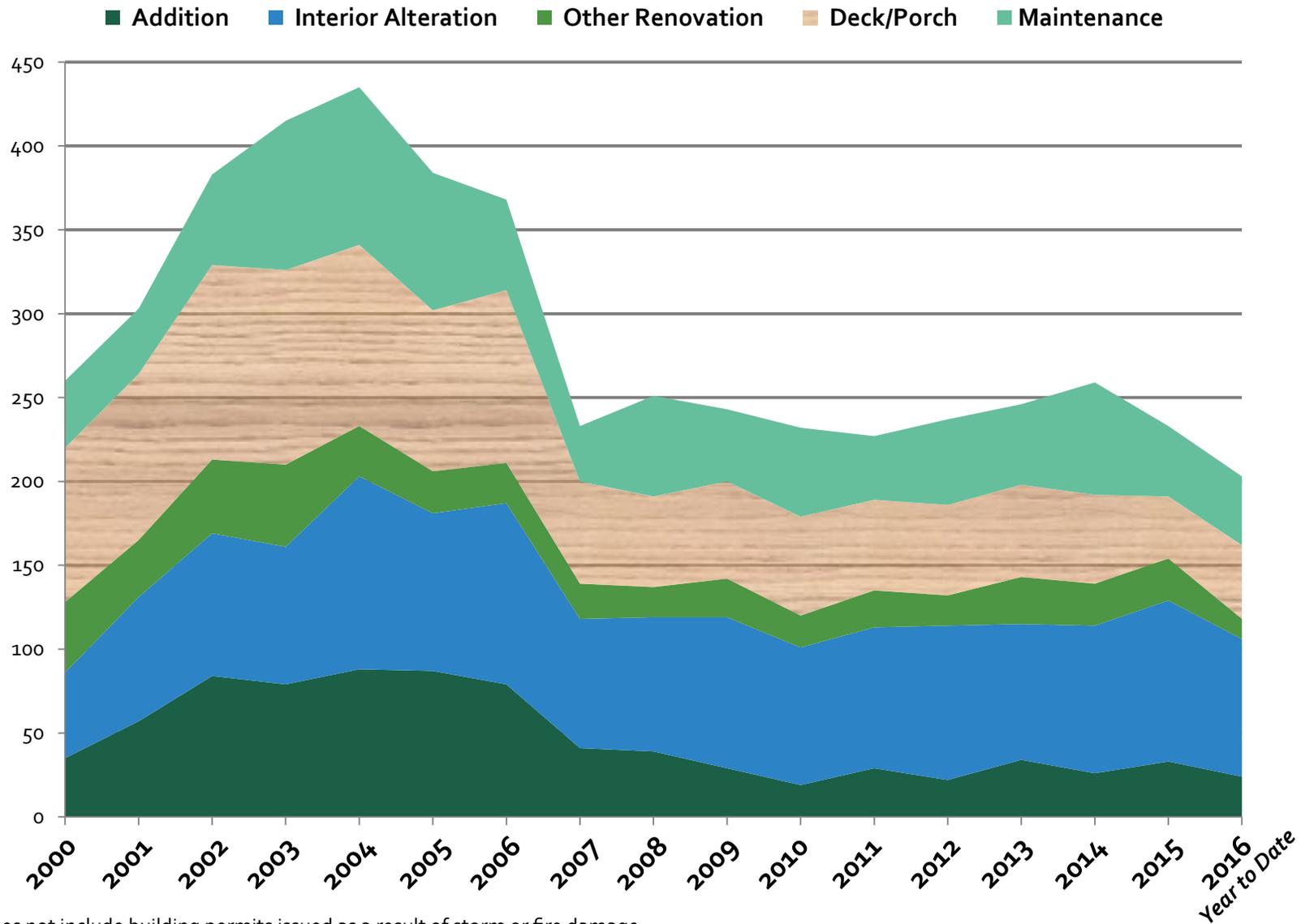
Fairfax City, by Percent Change from 2008 Medians



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

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

FIGURE 44: Annual Residential Building Permits
by Select Categories, 2000 - 2016



NOTE: Does not include building permits issued as a result of storm or fire damage.
'Maintenance' includes operational projects that require building permits, such as waterproofing, foundation repair, chimney work, etc.

Source: Fairfax City Code Administration data

FIGURE 45: Residential Improvement Projects with Fairfax Renaissance Housing Corporation (FRHC) Loans

The Fairfax Renaissance Housing Corporation (FRHC) was incorporated in 2000. As of November 2016, 215 applications have been approved and completed.

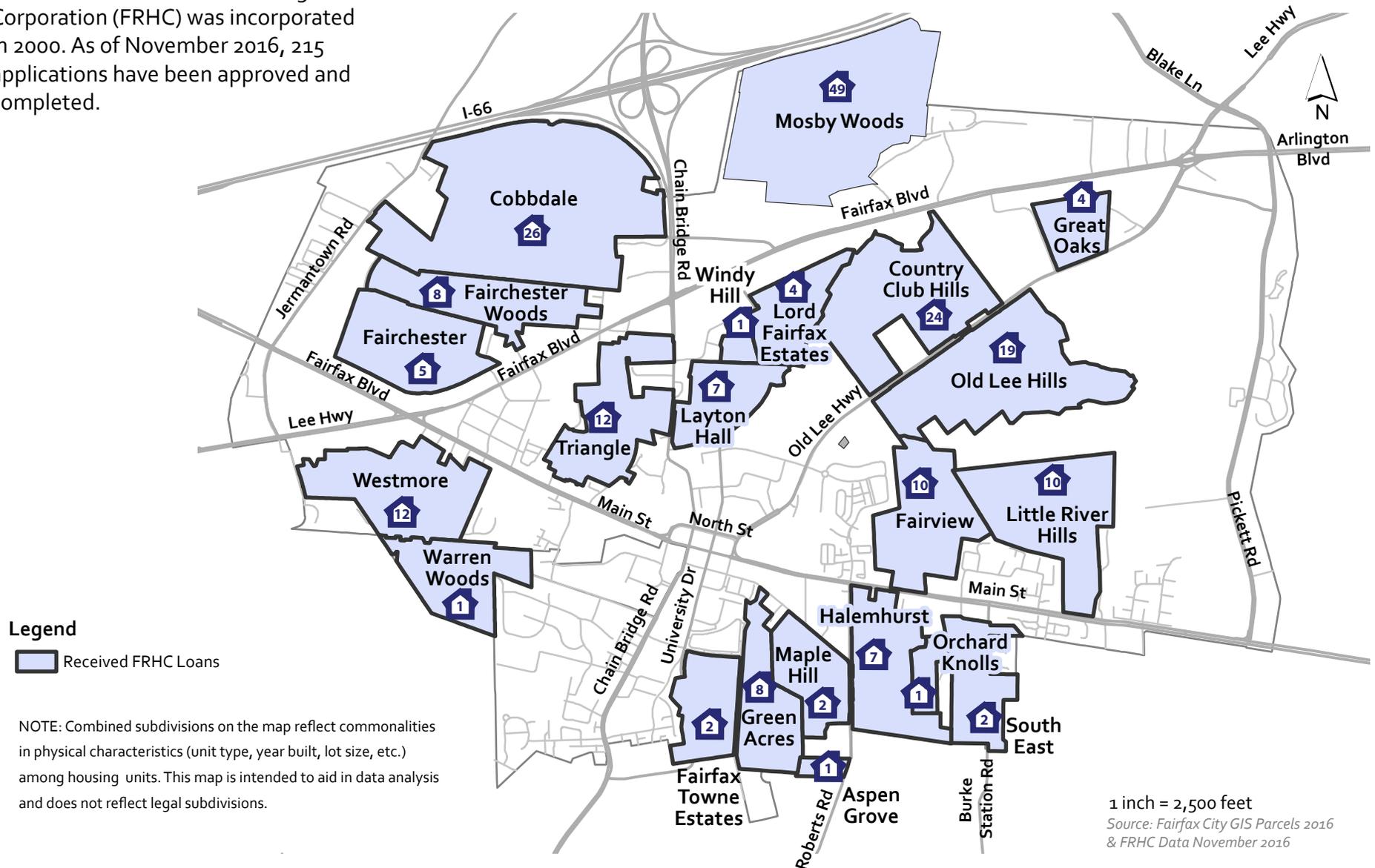


FIGURE 46: Historic Districts and Buildings

Fairfax City 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 four local historic districts; Old Town Fairfax, Fairfax Public School, Blenheim, and the John C. Wood House.

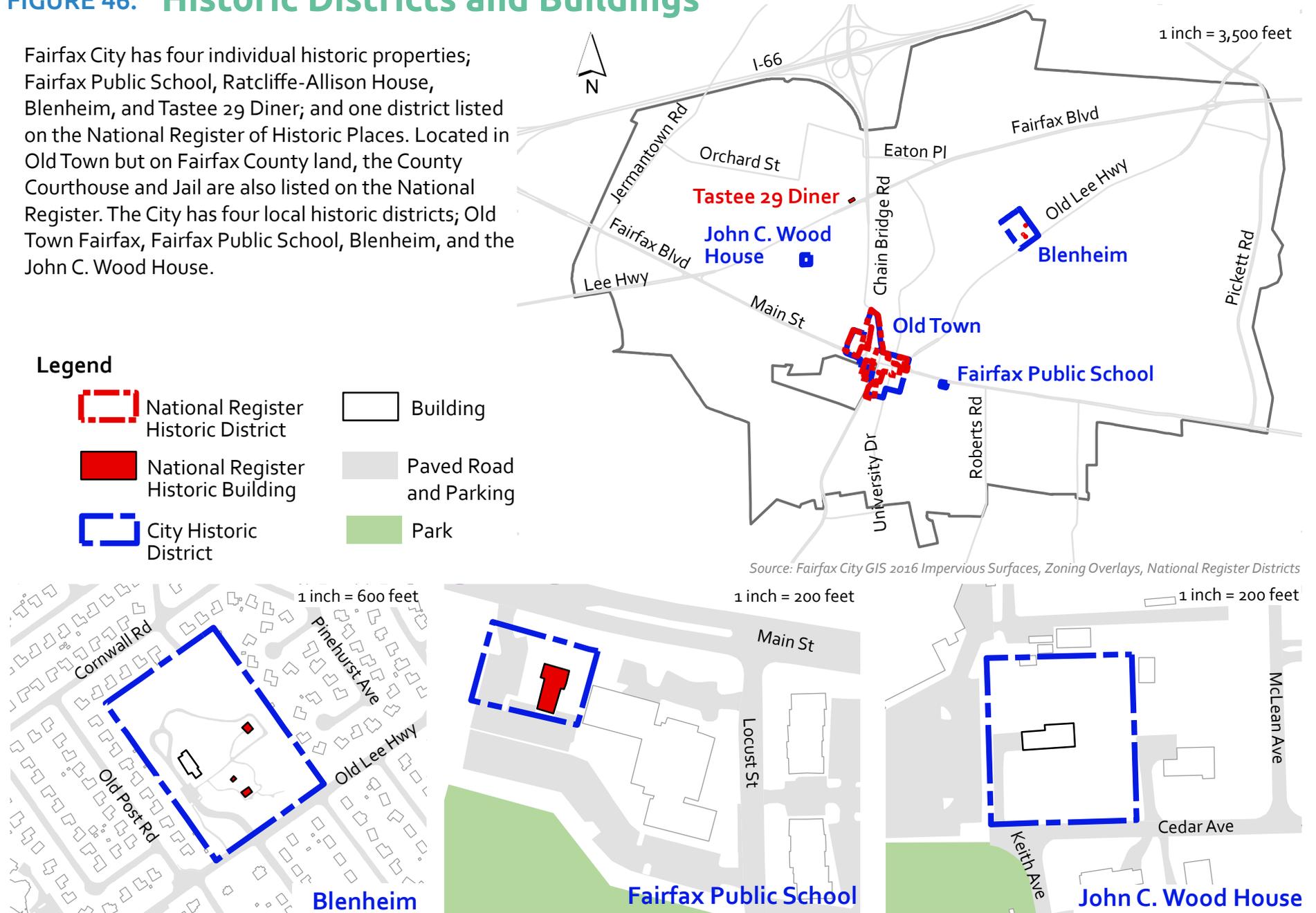


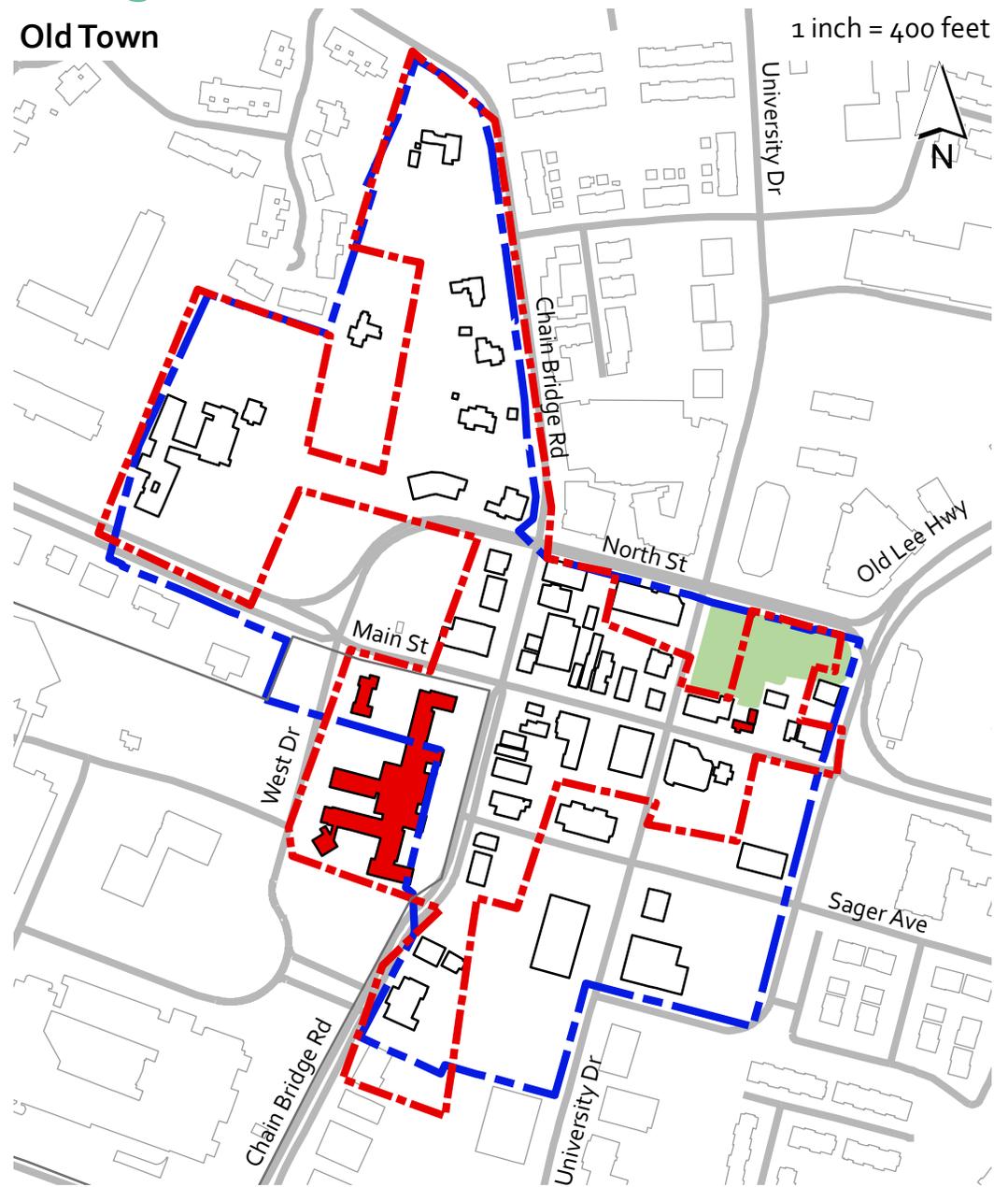
FIGURE 47: Historic Districts and Buildings

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

FIGURE 48: 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 4,830 residential and 198 'non-residential' buildings are 50 years of age or older.

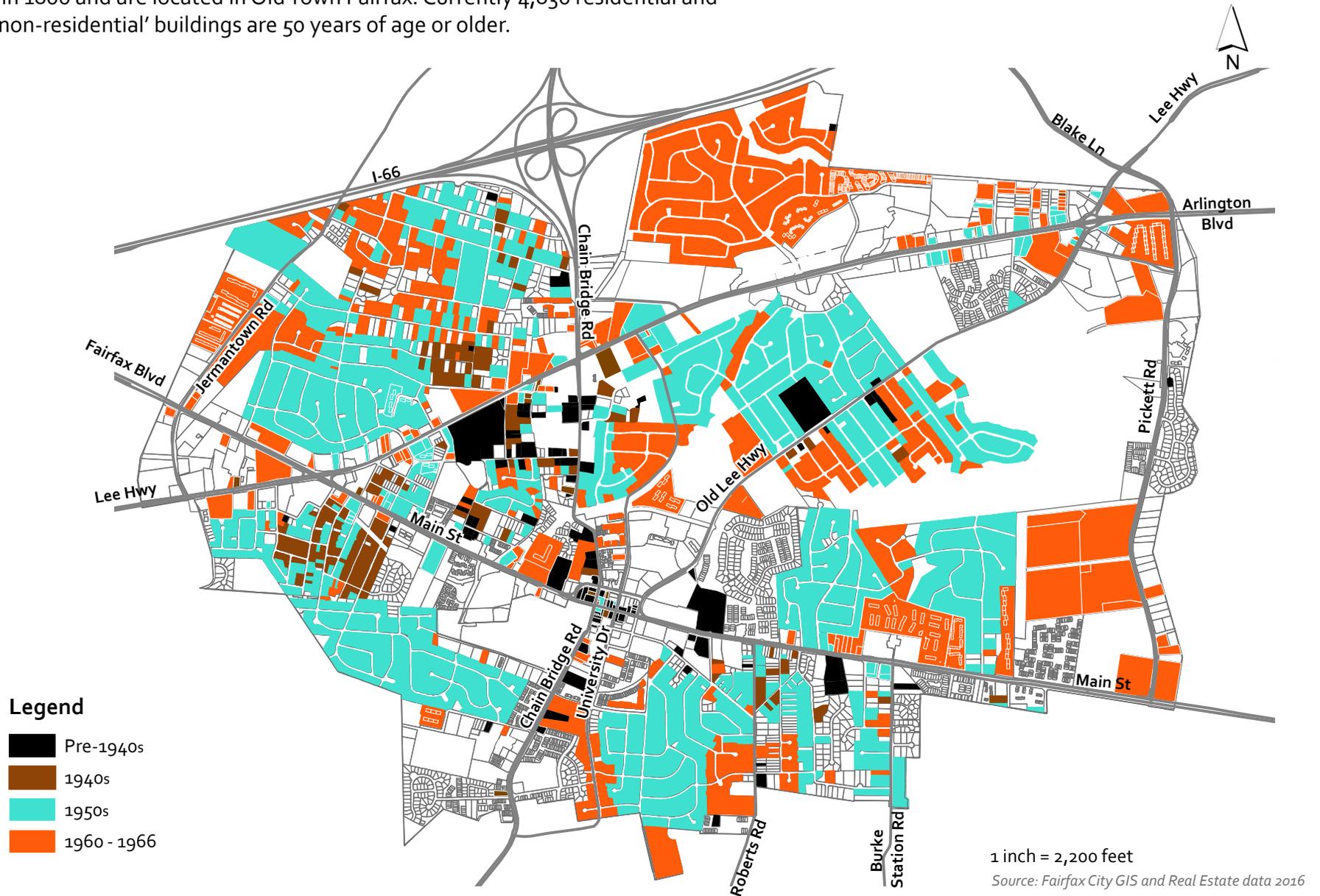


FIGURE 49: Watersheds

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.

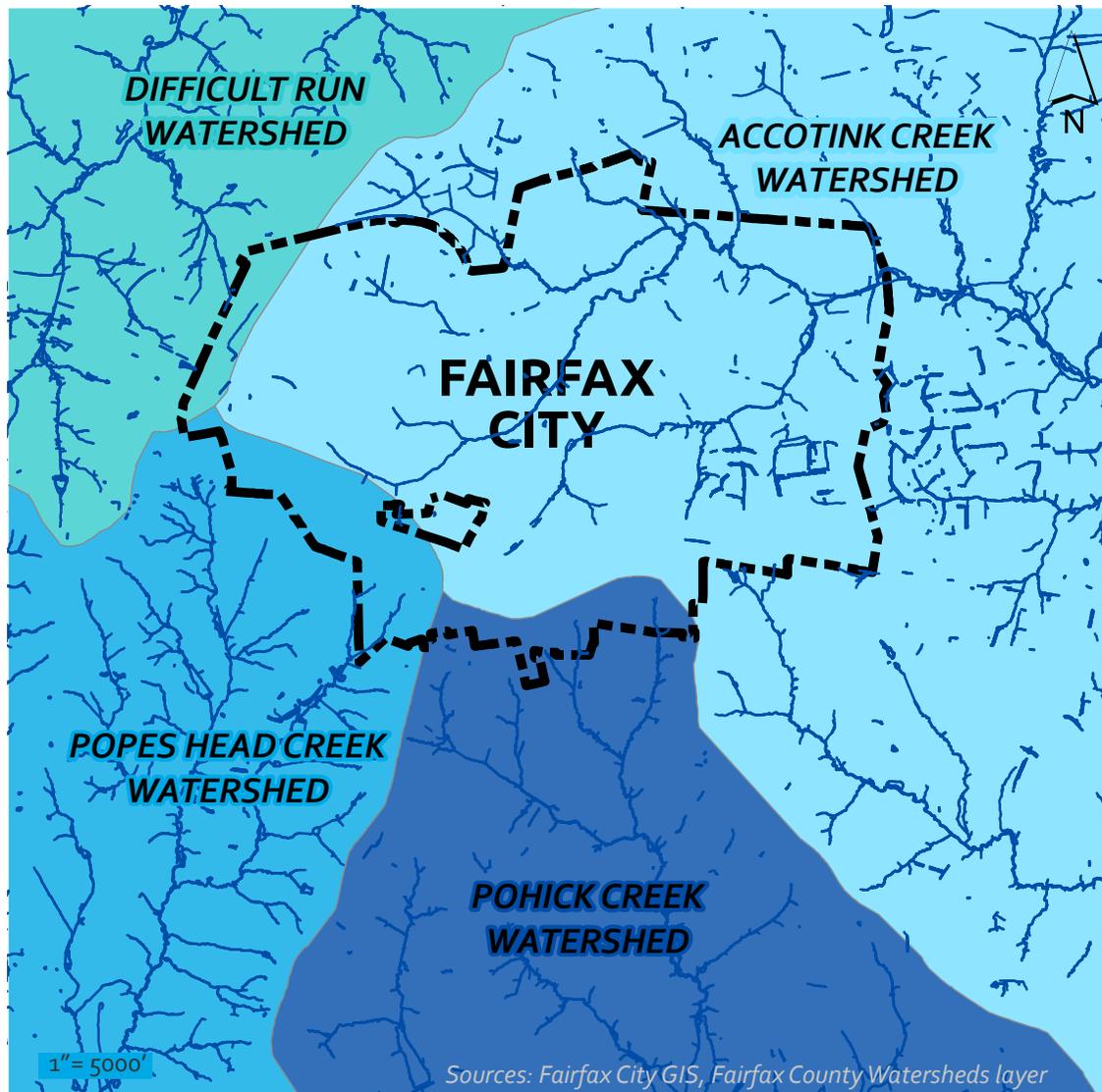


FIGURE 50: Water Resources

Approximately 10 miles of stream channels, 9.1 acres of open water, and 11 acres of wetlands exist in Fairfax City.

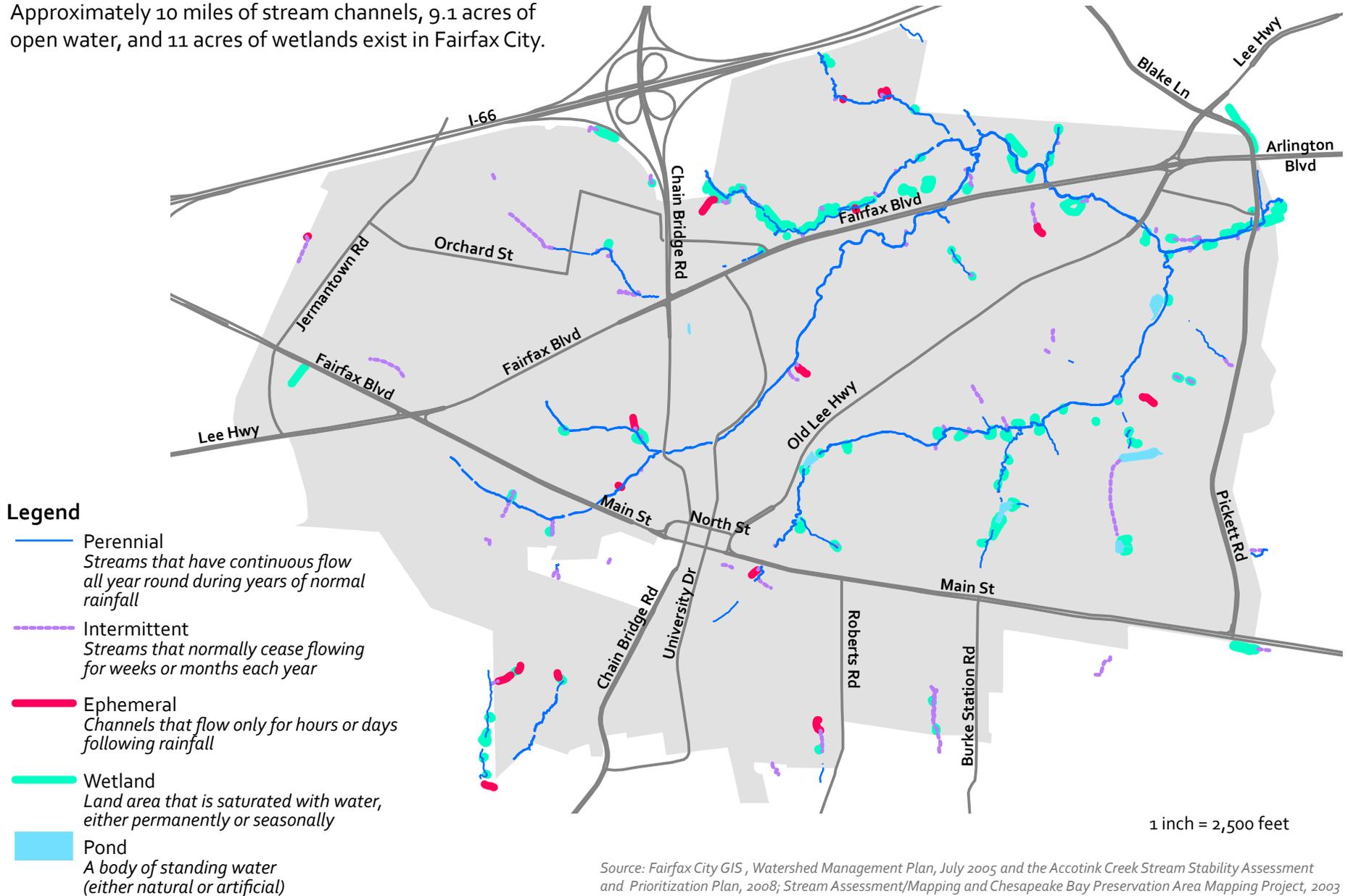


FIGURE 51: Floodplain and Resource Protection Areas

Fairfax City 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.

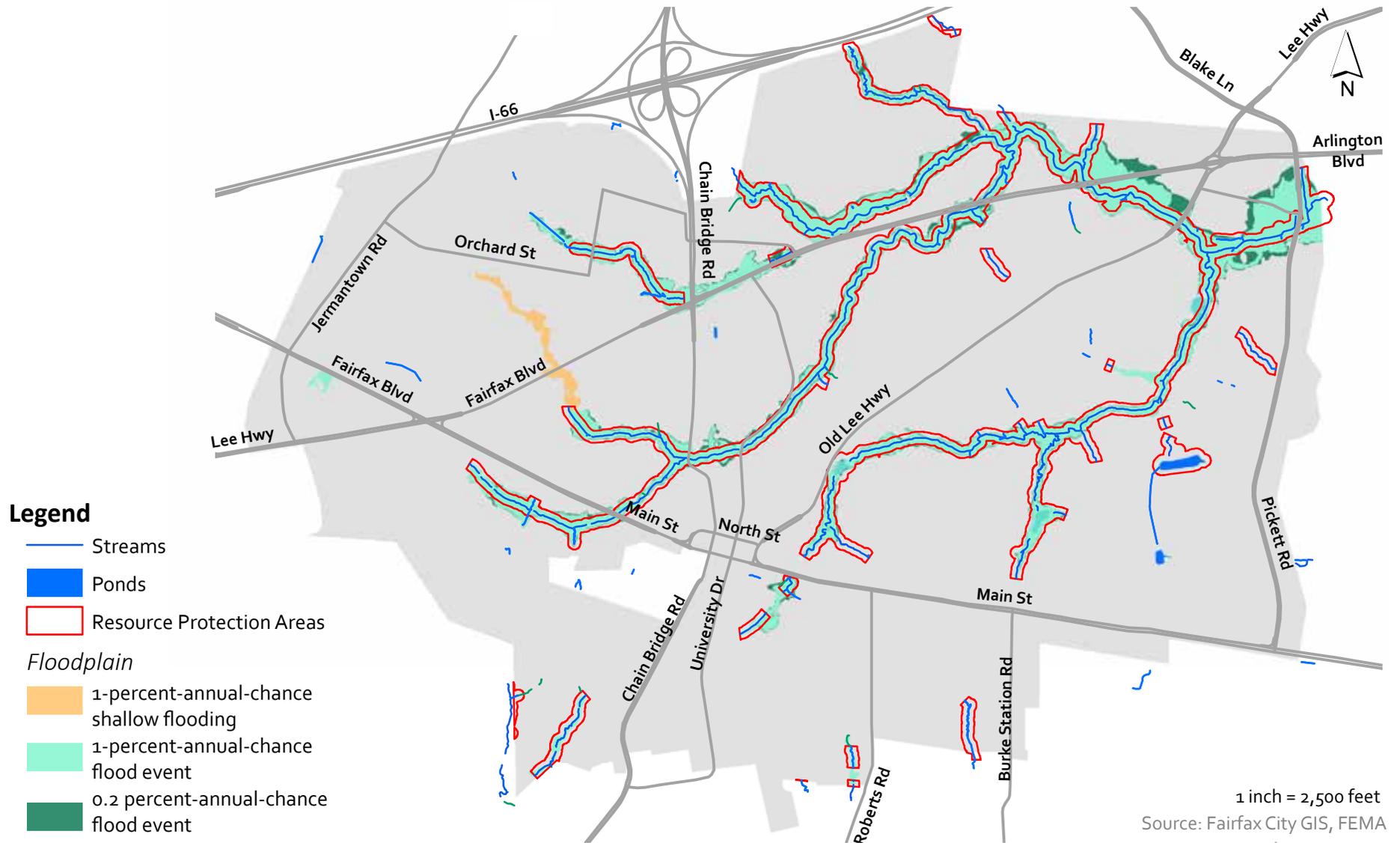


FIGURE 52: Topography

Fairfax City 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.

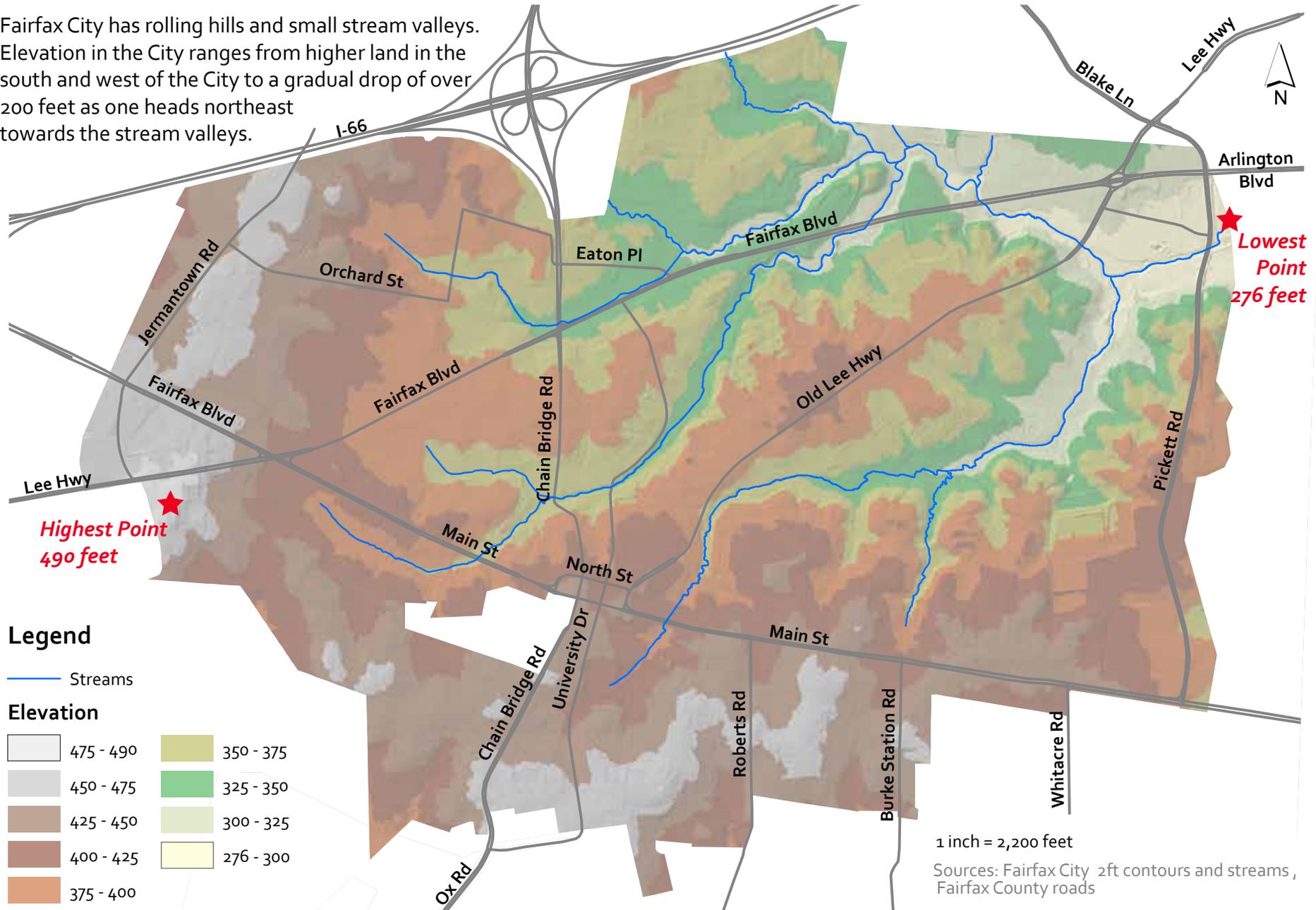


FIGURE 53: Soils

Fairfax City 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.

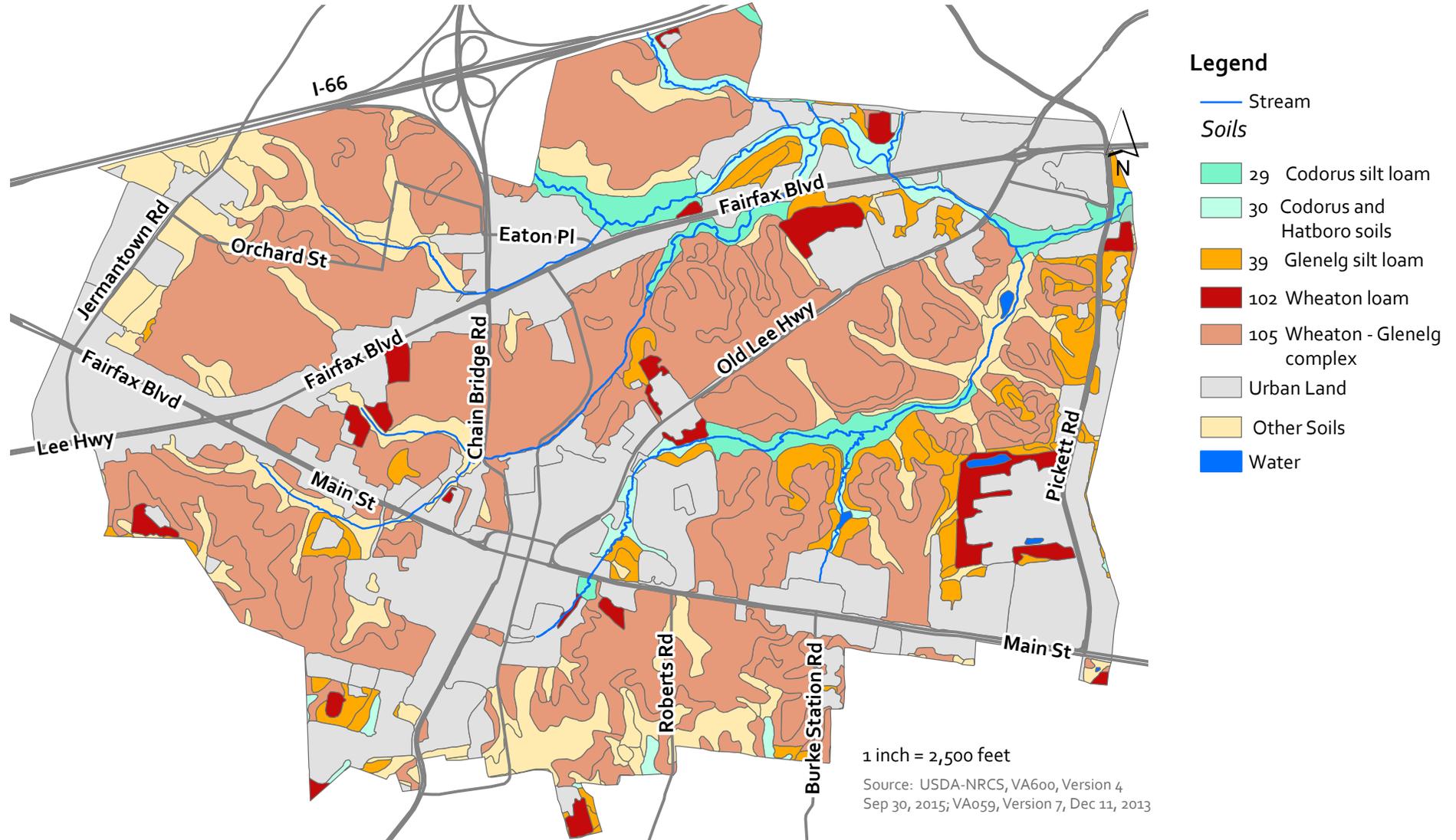
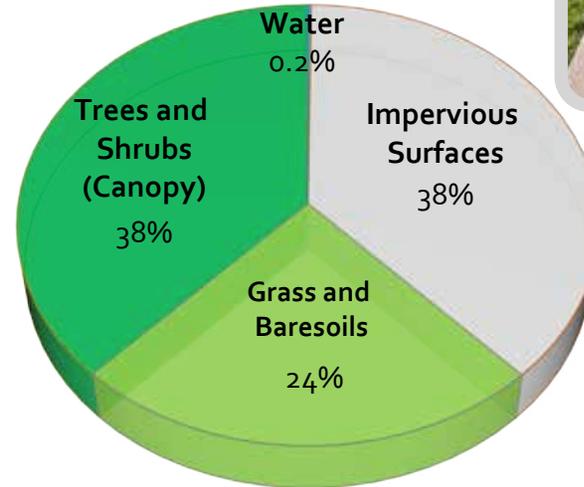


FIGURE 54: Tree Canopy

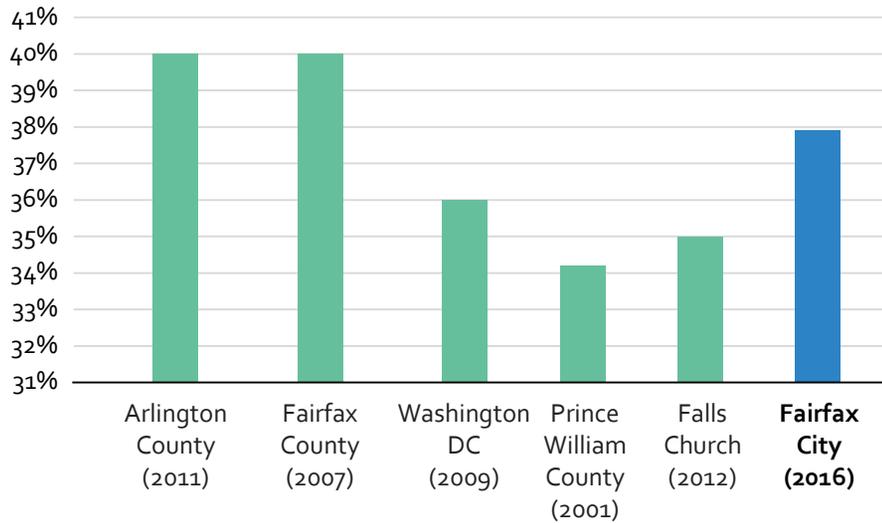
Fairfax City currently has an estimated tree canopy of 38%.*



Land Cover Analysis



Tree Canopy Percentage by Jurisdiction



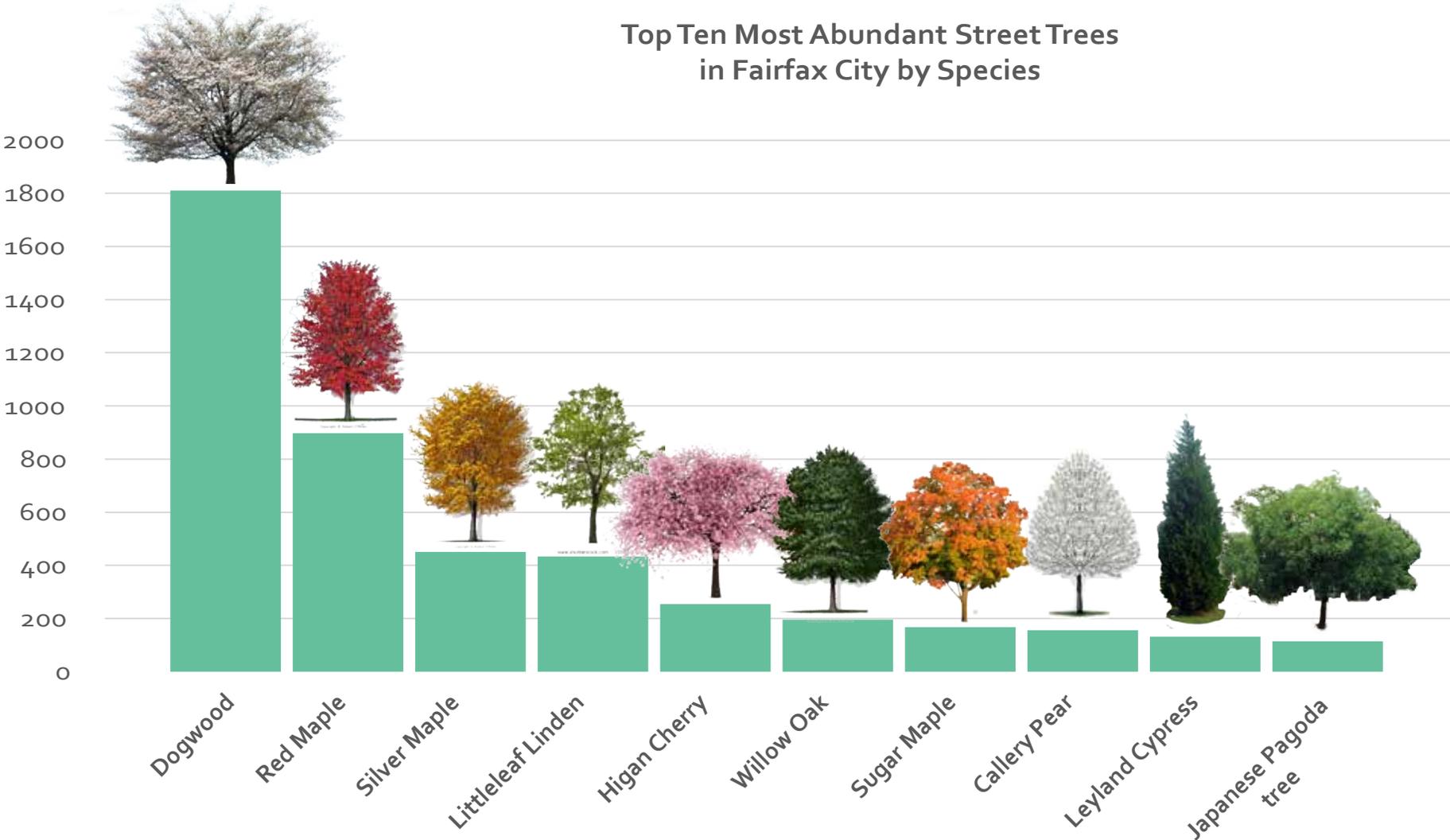
Source: Fairfax City conducted a tree canopy assessment in 2016 using the iTree Canopy software developed by the US Forest Service.

* The iTree land cover assessment results were estimated using random sampling statistics and have standard deviations ranging from $\pm .14$ to ± 1.53 .

Source: Individual municipal websites.

FIGURE 55: Street Trees

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



Source: Fairfax City Public Works, Public Street Tree Survey Data, 2007 and 2011; Survey data analyzed using iTree Streets Assessment software version 5.1.5.

FIGURE 56: 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



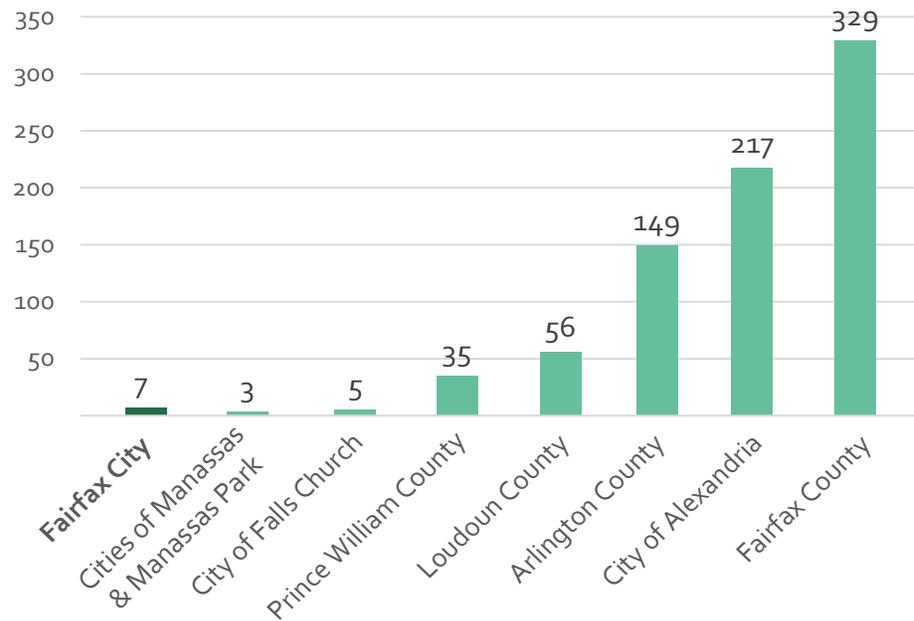
English Ivy at Ashby Pond

Source: Fairfax City Parks & Recreation Department, 2016

FIGURE 57: Green Buildings

Leadership in Energy & Environmental Design (LEED) Certified

LEED Certified Buildings by Jurisdiction



Fairfax Marketplace



Fair City Mall



Residence Inn



PNC Bank Branch

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 Drive	LEED-CI 2.0	23	Certified	11/5/2010
PNC Bank Branch- Main St & Judicial Ave	10649 Main Street	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 Road	LEED-NC v2009	42	Certified	6/12/2012
Fairfax Marketplace	10944 Fairfax Boulevard	LEED-EB:OM v2009	40	Certified	4/30/2015
TD Bank - Fairfax Turnpike Shopping Center	Pickett Road and Main Street	LEED-NC Retail v2009	72	Gold	7/25/2012

Data Source: The Green Building Information Gateway (GBIG) (<http://www.gbigo.org/>). Data was provided to the City of Fairfax on 10/6/16.

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

FIGURE 58: Greenhouse Gas Emissions

This summary of Fairfax City’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. Greenhouse gas emissions across all sectors in Fairfax City decreased by 13% between 2005 and 2012; from 394,172 MT CO₂e to 342,951 MT CO₂e.

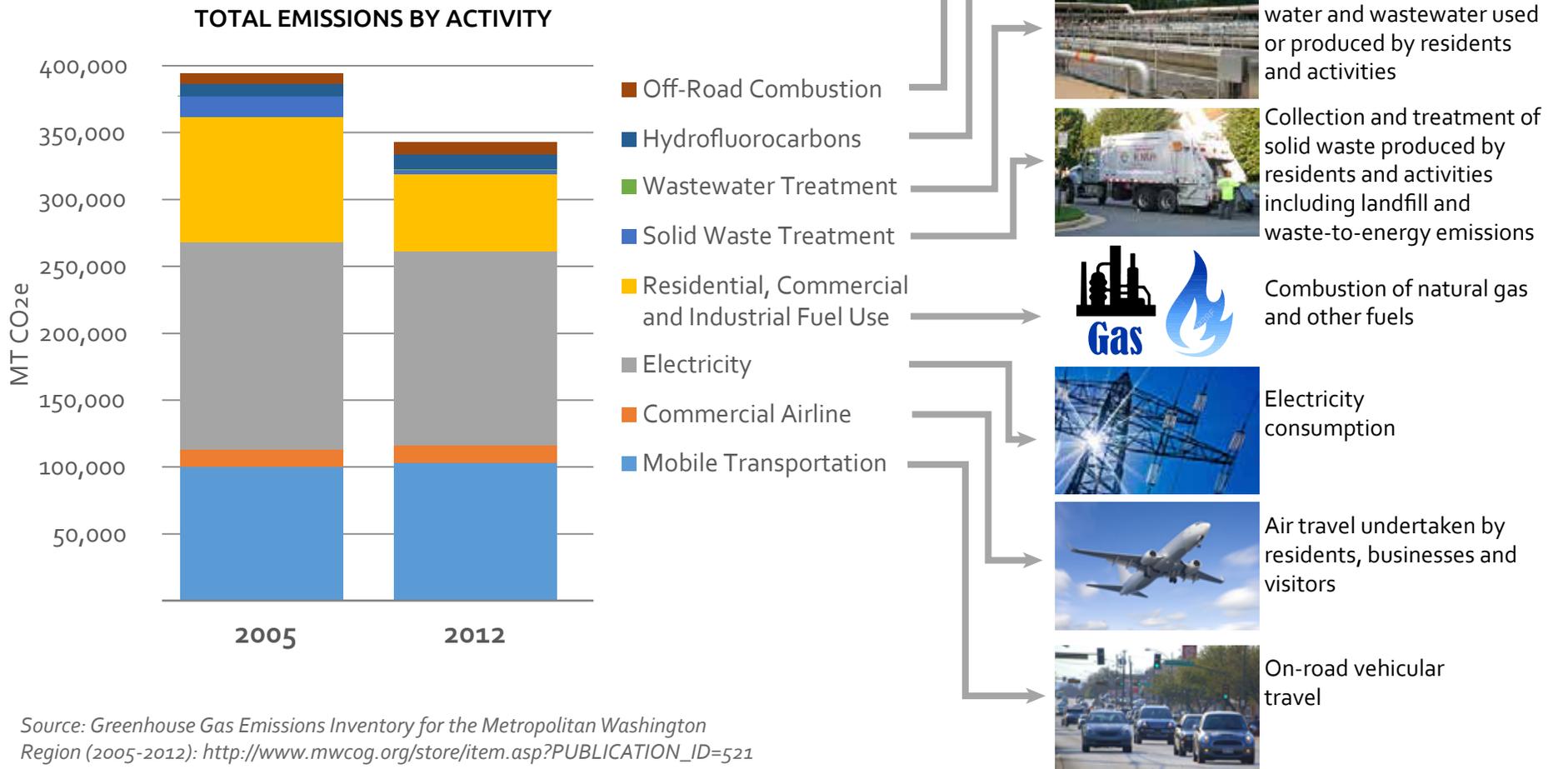


FIGURE 59: Pervious and Impervious Areas

Fairfax City consists of 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.



FIGURE 60: Solar Energy

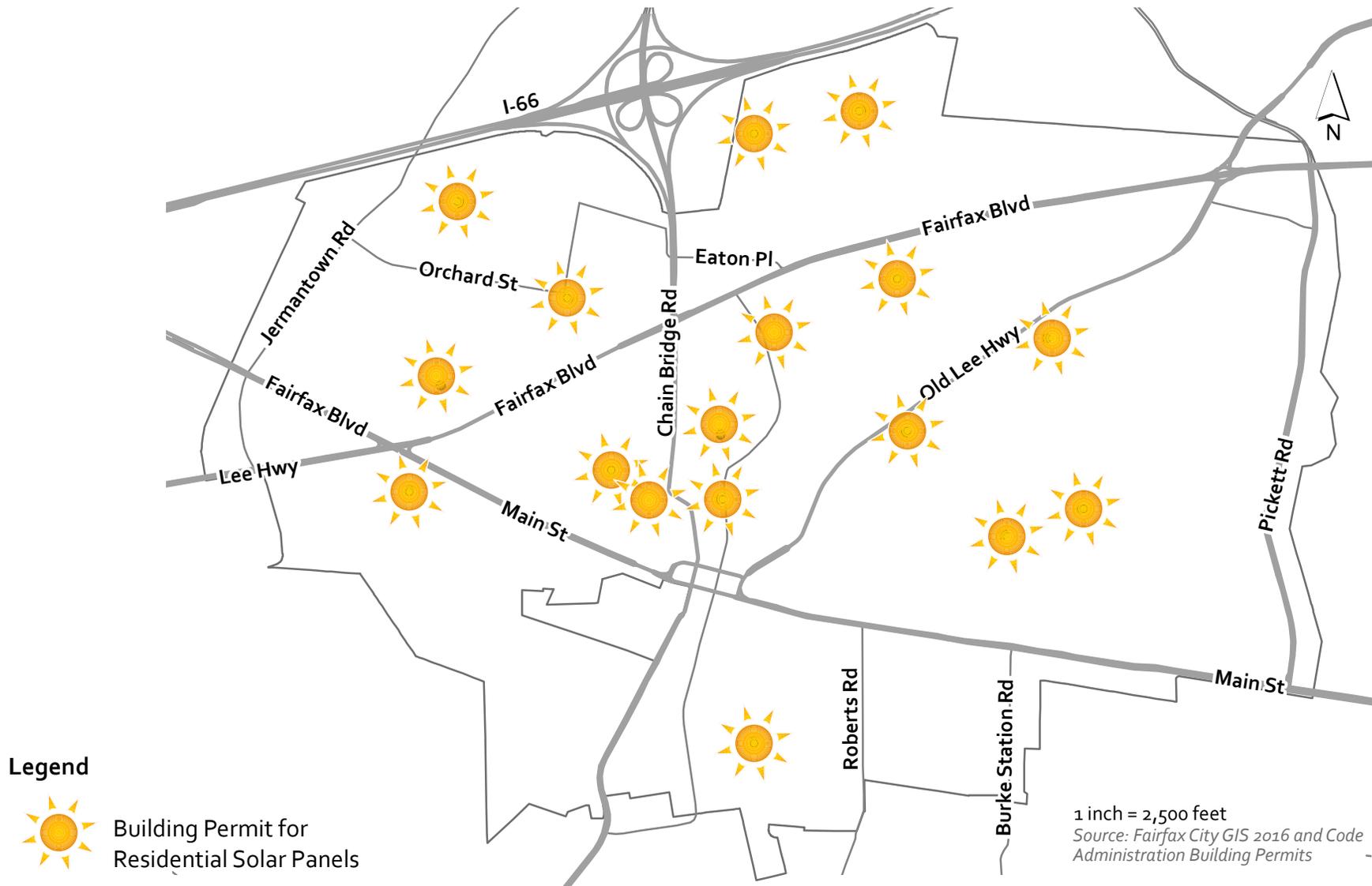
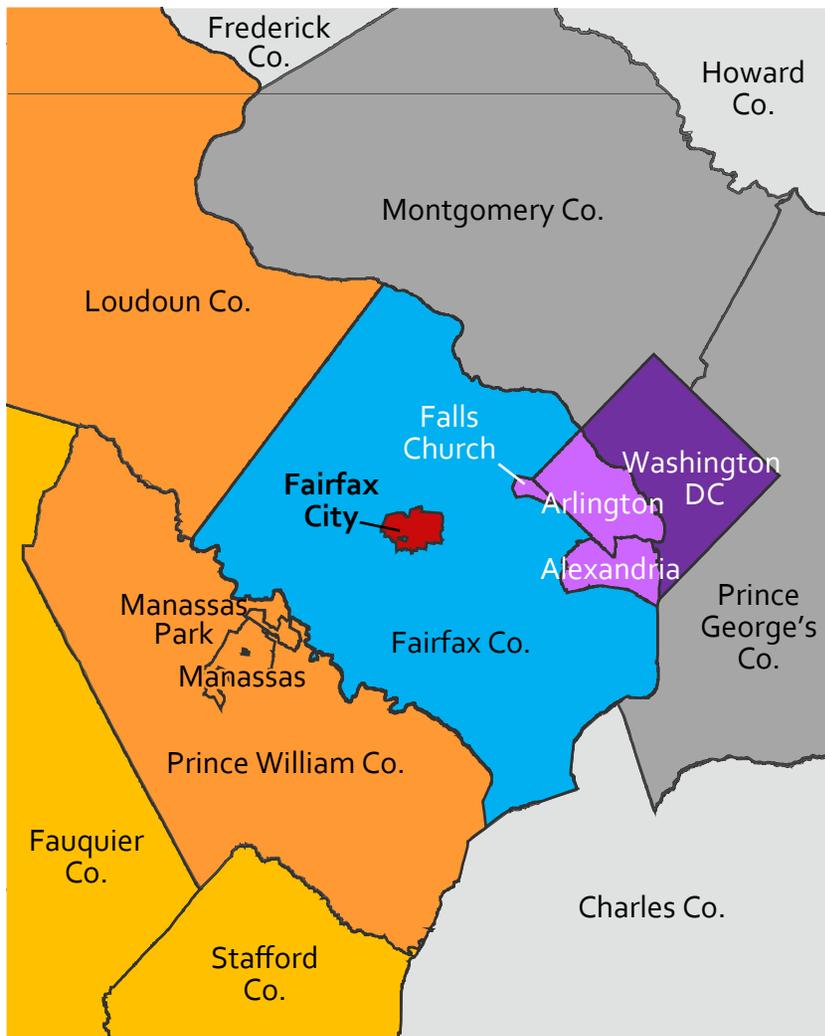
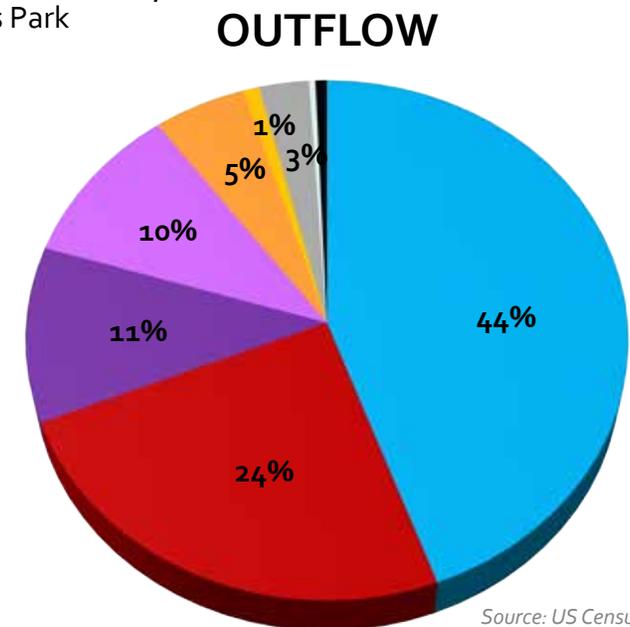
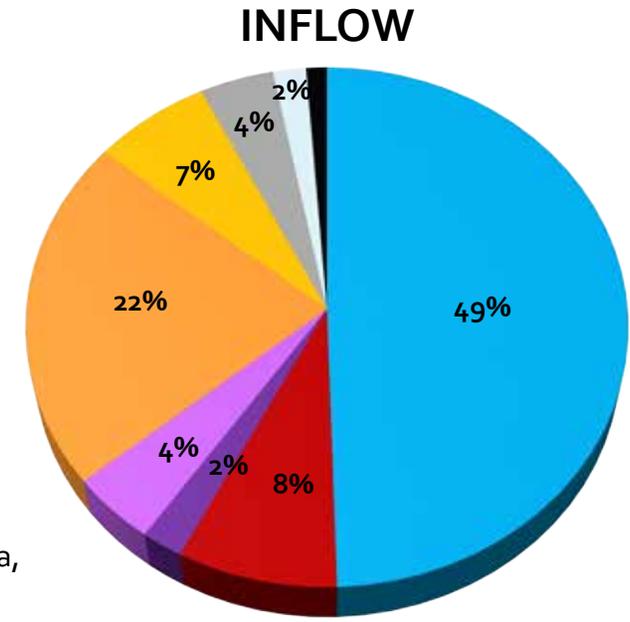


FIGURE 61: Inflow/Outflow of Workers

The “Inflow” chart to the right represents people who work within Fairfax City 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, Manassas Park
- Other Virginia
- Montgomery Co., Prince George's Co.
- Other Maryland
- All Other



Source: US Census

FIGURE 62: Top Private Employers

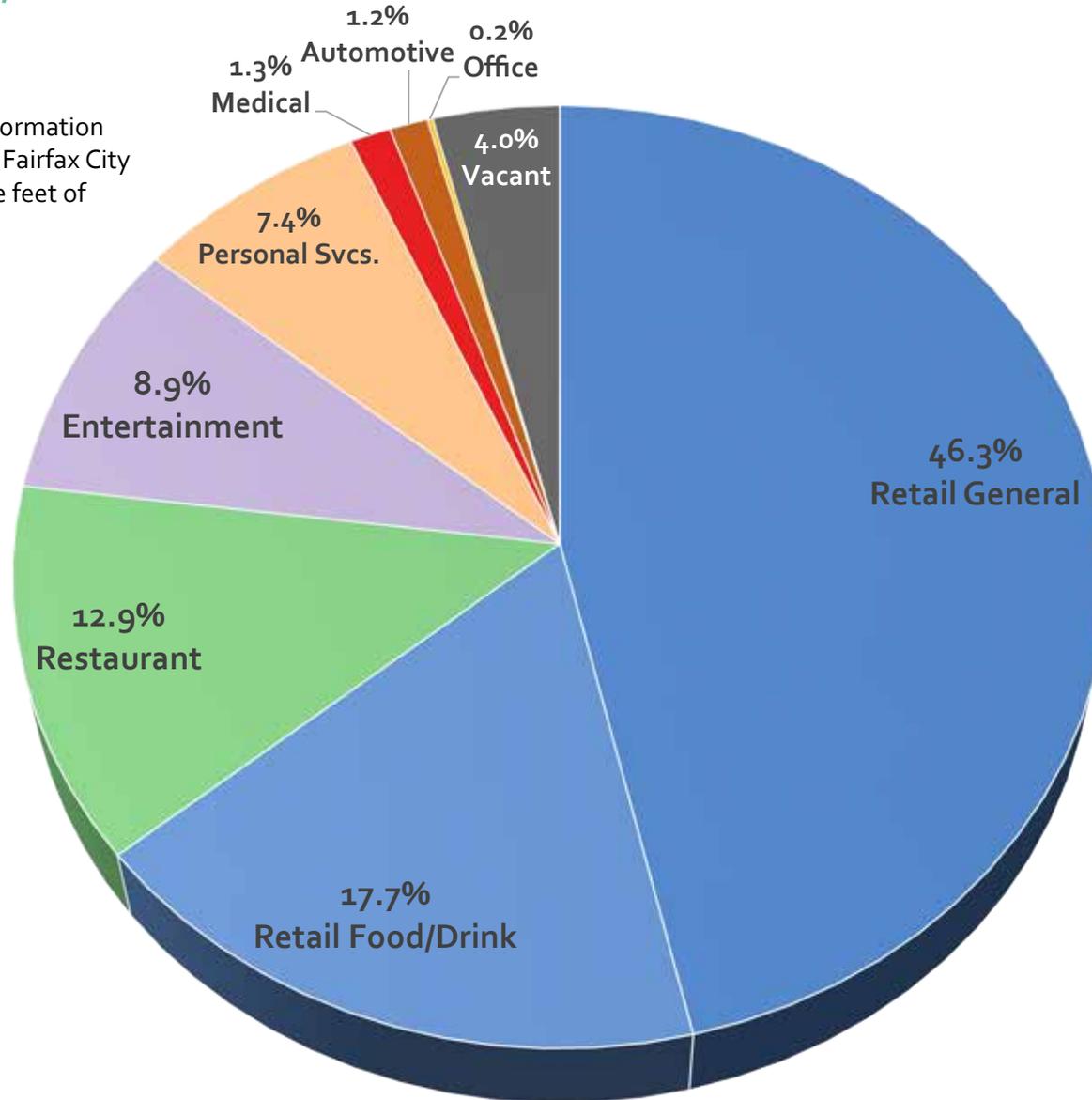
Fairfax City, 2016

1. Ted Britt Ford Sales, Inc.
2. The Wackenhut Corporation
3. Zeta Associates
4. Fairfax Nursing Center
5. Catholic Diocese of Arlington
6. Multivision, Inc.
7. Dominion Virginia Power
8. Inova Health System
9. Inova VNA Home Care
10. Fairfax Volkswagen/Honda
11. Farrish of Fairfax, Inc.
12. LTF Club Management Co.
13. The Home Depot
14. Ourisman Fairfax Toyota
15. Lowe's Home Centers, Inc.
16. Commonwealth Health & Rehab Center
17. Job Discovery
18. DARCARS of Fairfax
19. Burton & Robinson, Inc.
20. Fairfax Hyundai, Inc.
21. Great American Restaurants
22. Army Navy Country Club
23. Thrive At Home
24. Nova Home Health Care, LLC
25. Panera Bread
26. Super H Mart
27. Old Dominion Home Care, Inc.
28. Comfort Keepers
29. Jim McKay Chevrolet, Inc.
30. College Nannies and Tutors
31. Hands of Mercy Home Care
32. Fairfax Ice Arena
33. HCA Virginia Health System
34. Home Infusion Solutions
35. JL Tree Service, Inc.
36. JRI Hospitality Management, Inc.
37. The COGAR Group
38. Trader Joe's
39. Best Buy
40. Sunrise of Falls Church
41. Chick-fil-A
42. Jumbo Food Stores
43. Verizon Virginia, LLC
44. Giant Food
45. NOVA Nurses Home Care Agency

Source: Virginia Employment Commission, 1st Quarter 2016, amended by City staff.

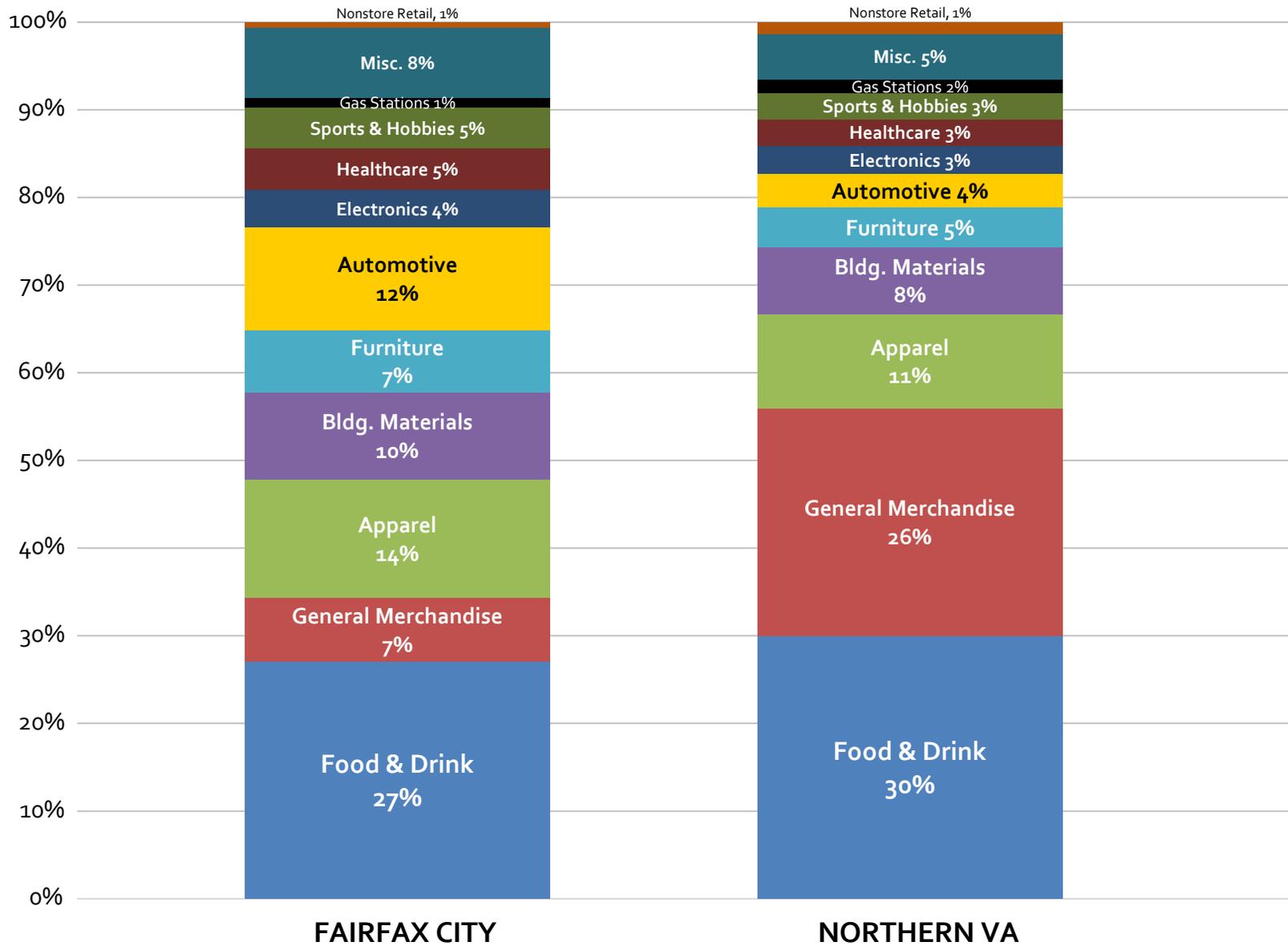
FIGURE 63: Select Shopping Center Leasing Plans by Type of Tenant
Fairfax City, November 2016

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



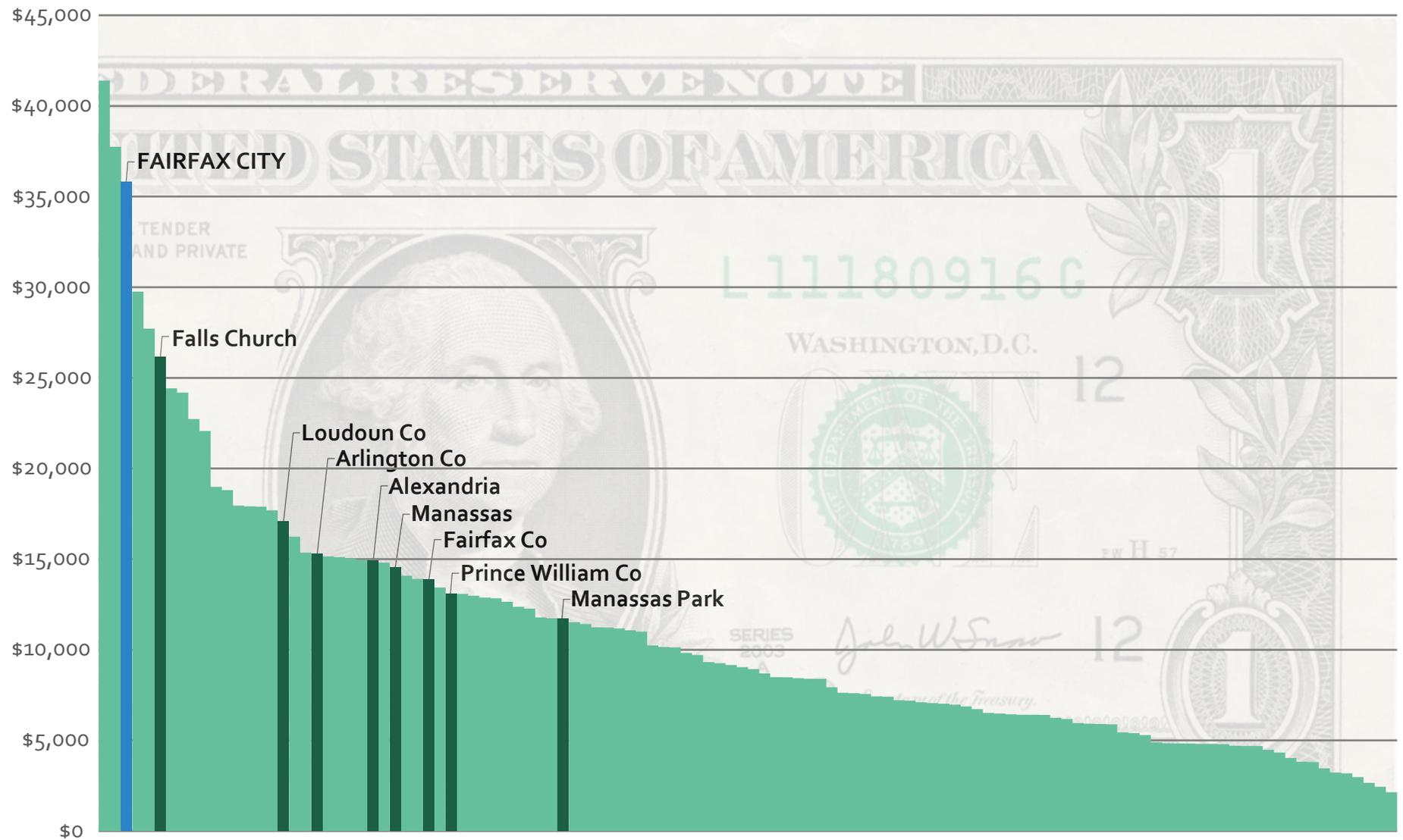
Source: Retail leasing plans

FIGURE 64: Percentage of Taxable Retail Sales
by Store Classification, 2016



Source: Virginia Department of Taxation

FIGURE 65: Taxable Sales Per Capita, 2015
Virginia Jurisdictions with Population over 10,000



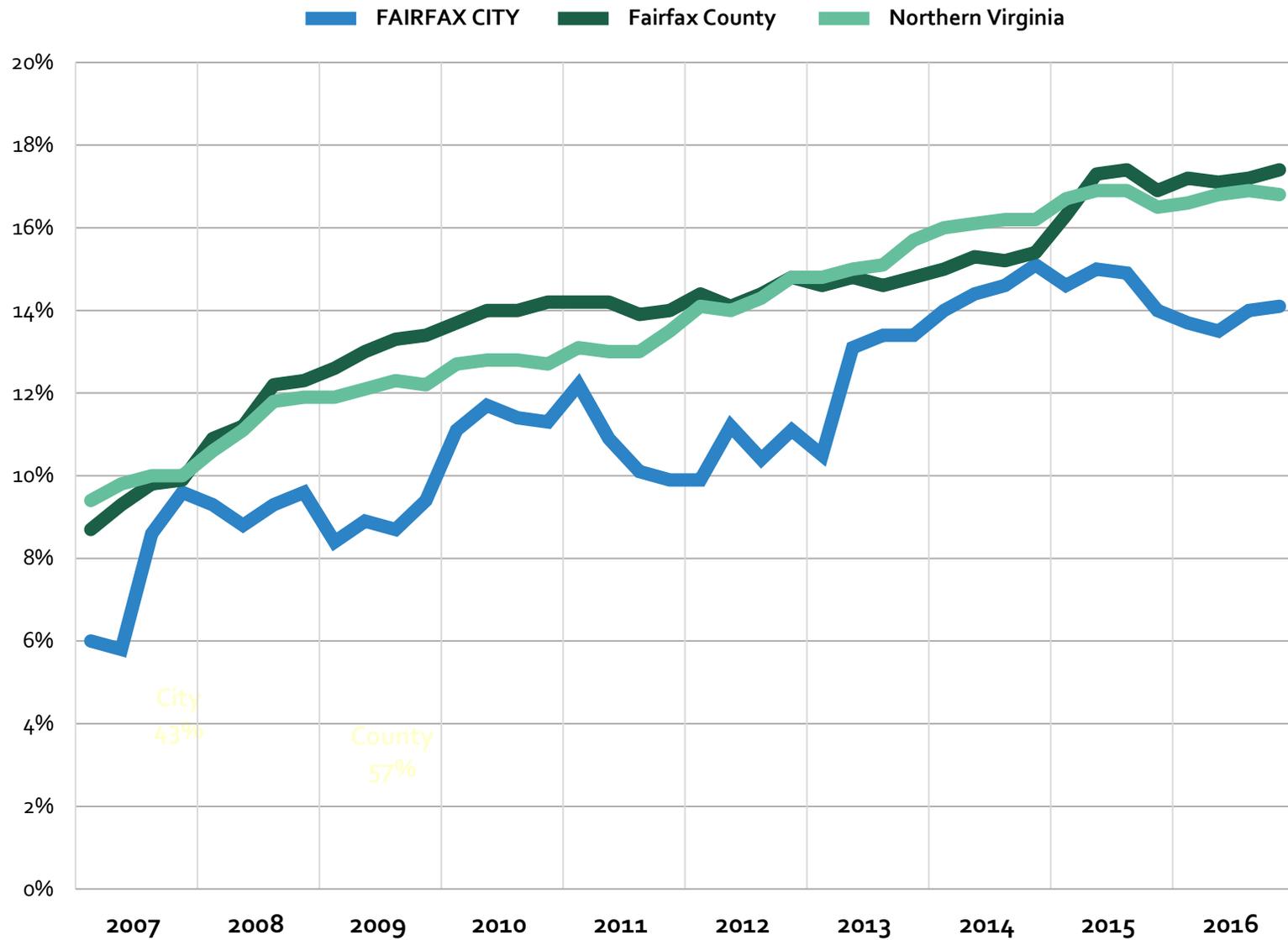
Source: Virginia Department of Taxation

FIGURE 66: Office Market by Class, 2016



Source: CoStar, Nov 2016

FIGURE 67: Office Vacancy Rate
2007-2016



Source: CoStar, Nov 2016

FIGURE 68: Public and Private Schools, K - 12

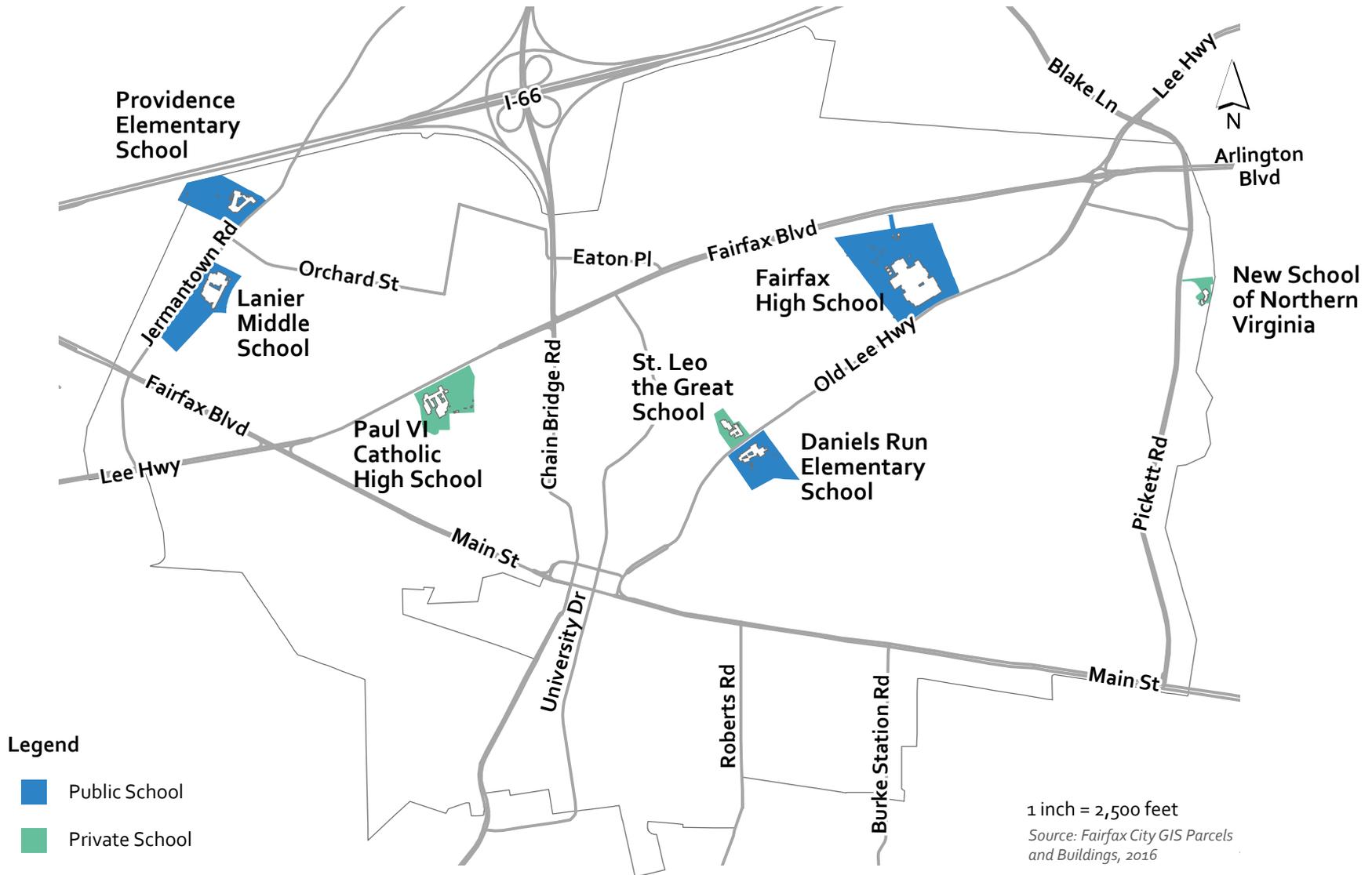
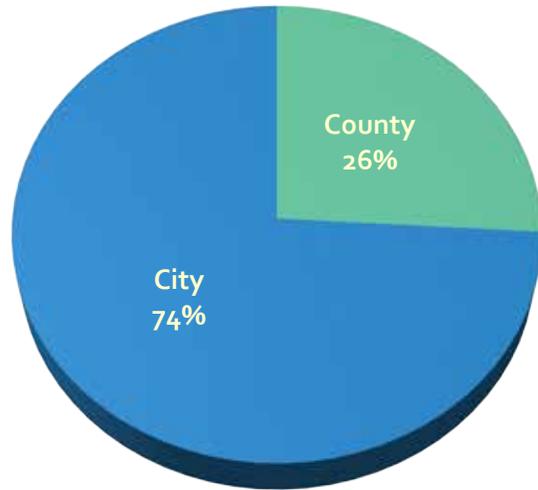
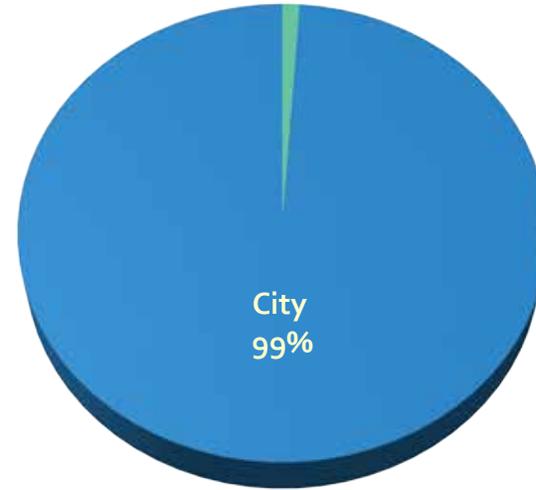


FIGURE 69: School Enrollment by Students Place of Residence
 Fairfax County Public Schools (FCPS) located in Fairfax City, 2015

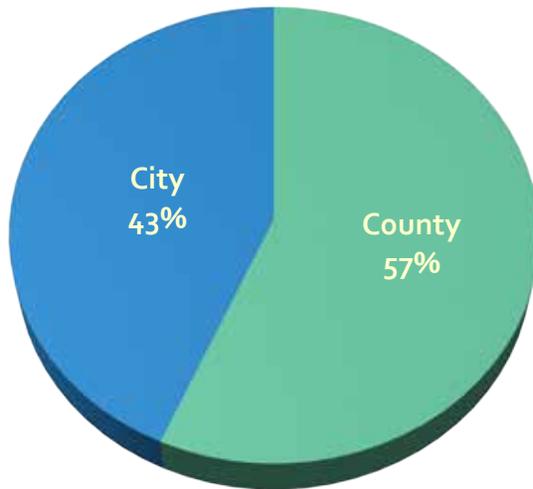
PROVIDENCE ELEMENTARY SCHOOL



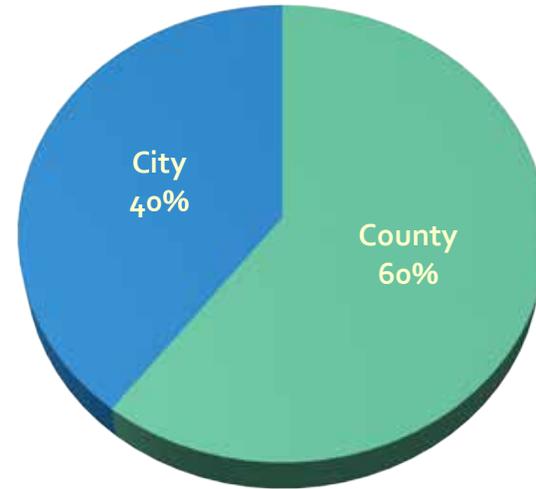
DANIELS RUN ELEMENTARY SCHOOL



LANIER MIDDLE SCHOOL



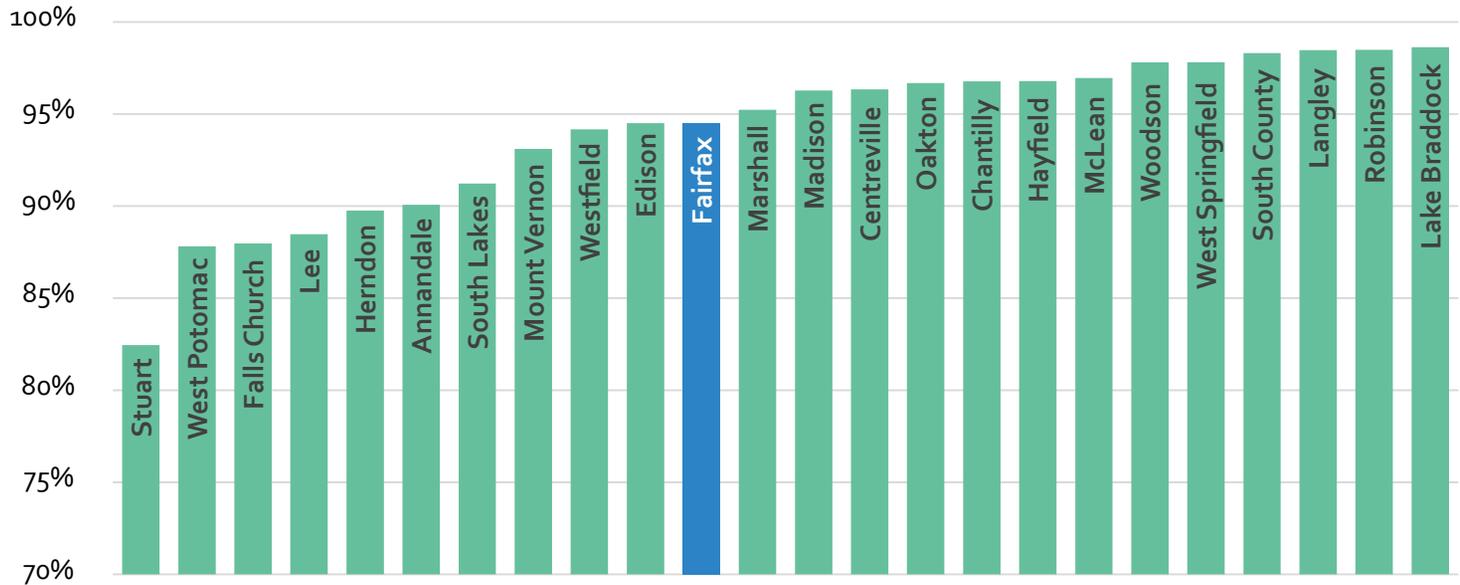
FAIRFAX HIGH SCHOOL



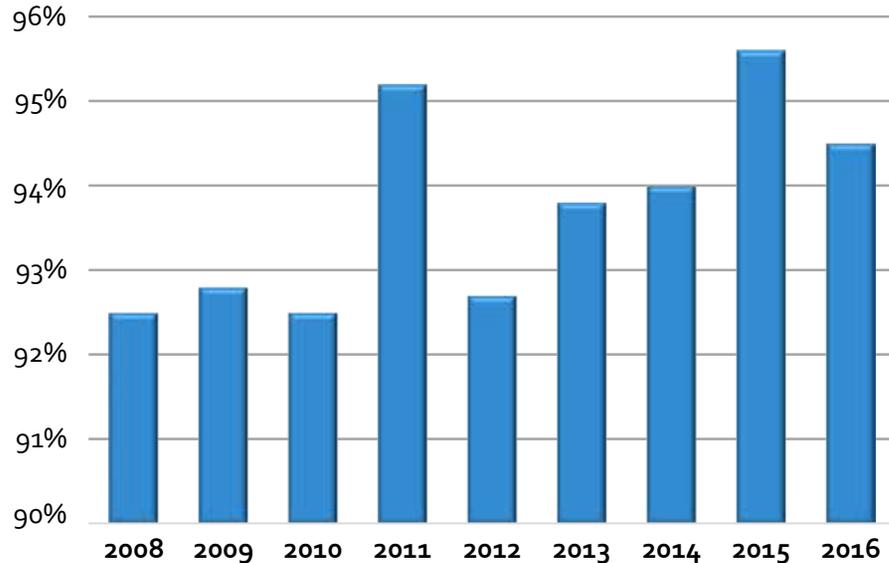
Source: Fairfax County Public Schools

FIGURE 70: On-Time Graduation Rates

**ALL FAIRFAX COUNTY
PUBLIC HIGH SCHOOLS
CLASS OF 2016**



**FAIRFAX HIGH SCHOOL
ON-TIME GRADUATION RATE
2008 - 2016**



Source: Virginia Department of Education

FIGURE 71: 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. Today 21,442 full-time equivalent students come to the Fairfax Campus, which includes 80% 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 2014-2015 enrollment for all campuses was 34,586 full-time equivalent students.

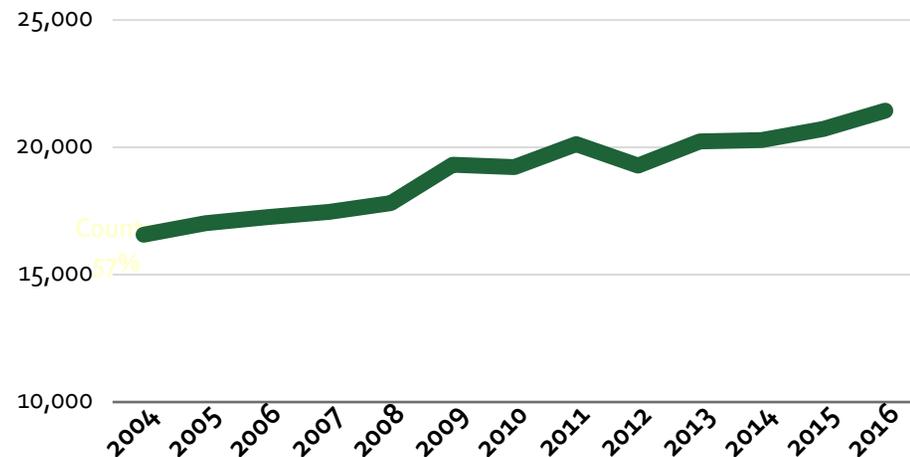
Virginia International University was founded in 1988 and had 1,876 students enrolled in the July 2015 - June 2016 semester.

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.

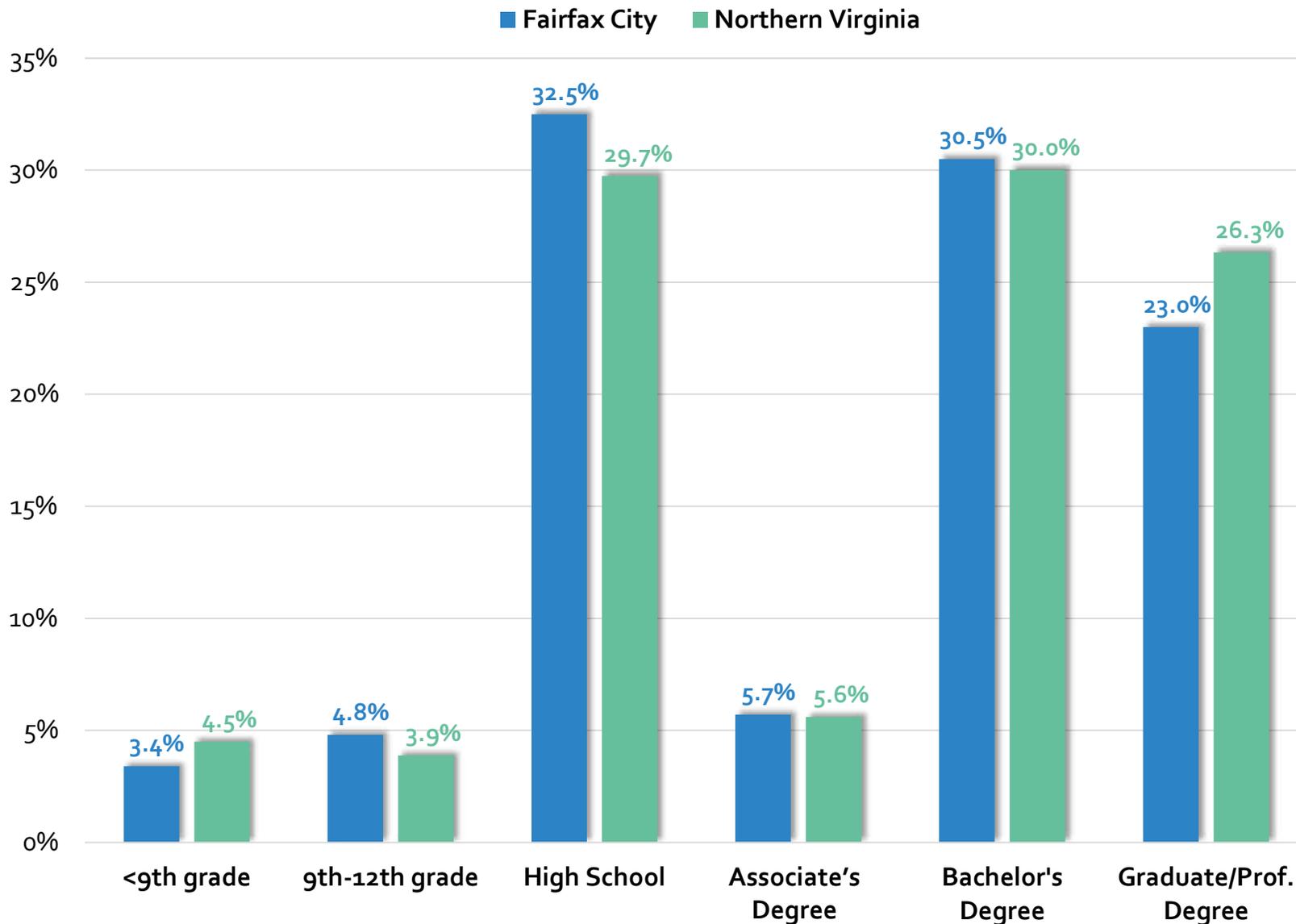


**GEORGE MASON UNIVERSITY
FAIRFAX CAMPUS ENROLLMENT, 2004 - 2016**



Source: George Mason University Office of Institutional Research

FIGURE 72: Highest Level of Educational Attainment
Fairfax City and Northern Virginia



Source: US Census ACS, 2010-14

FIGURE 73: Open Space and Parks by Type

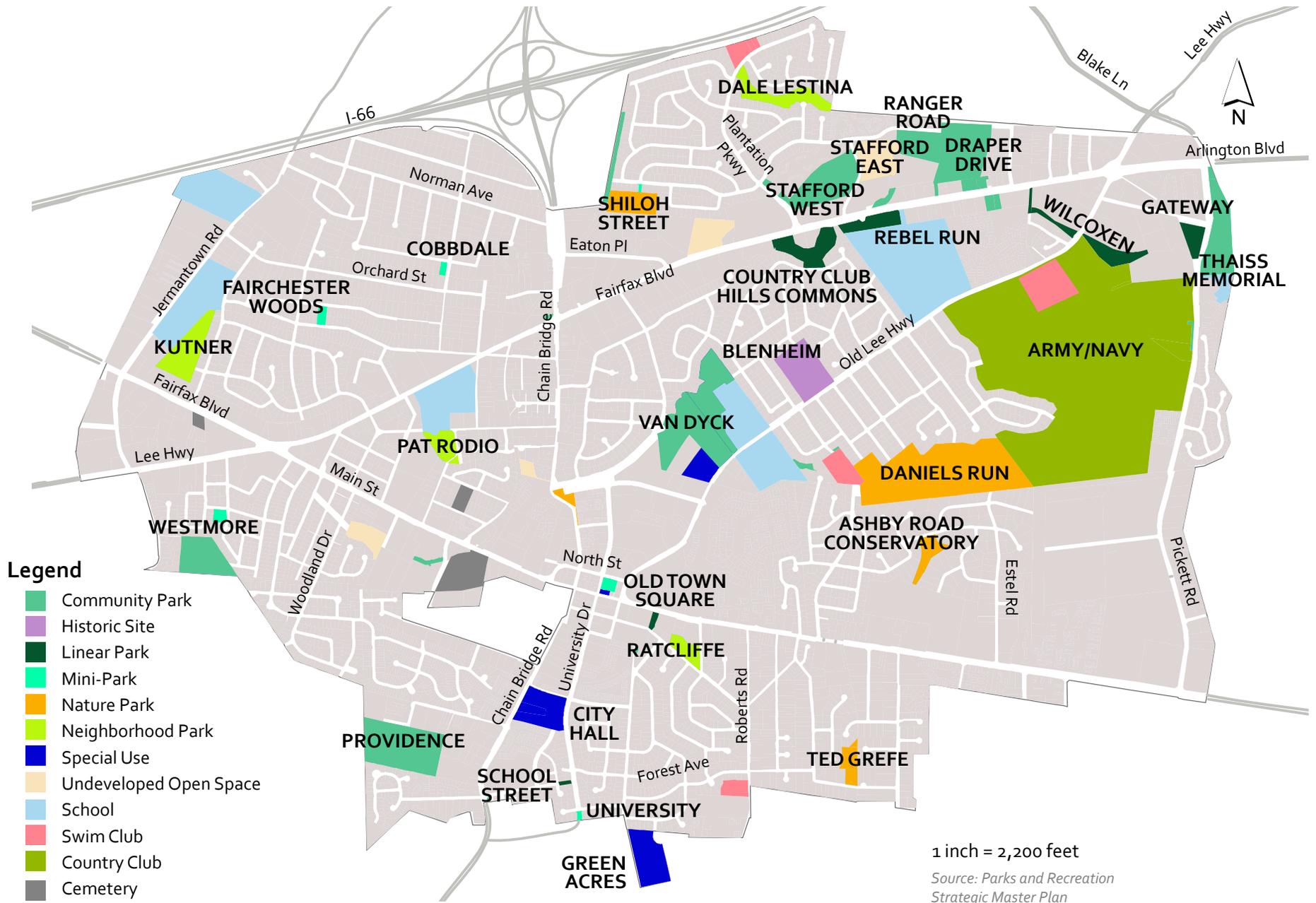


FIGURE 74: Trails by Type

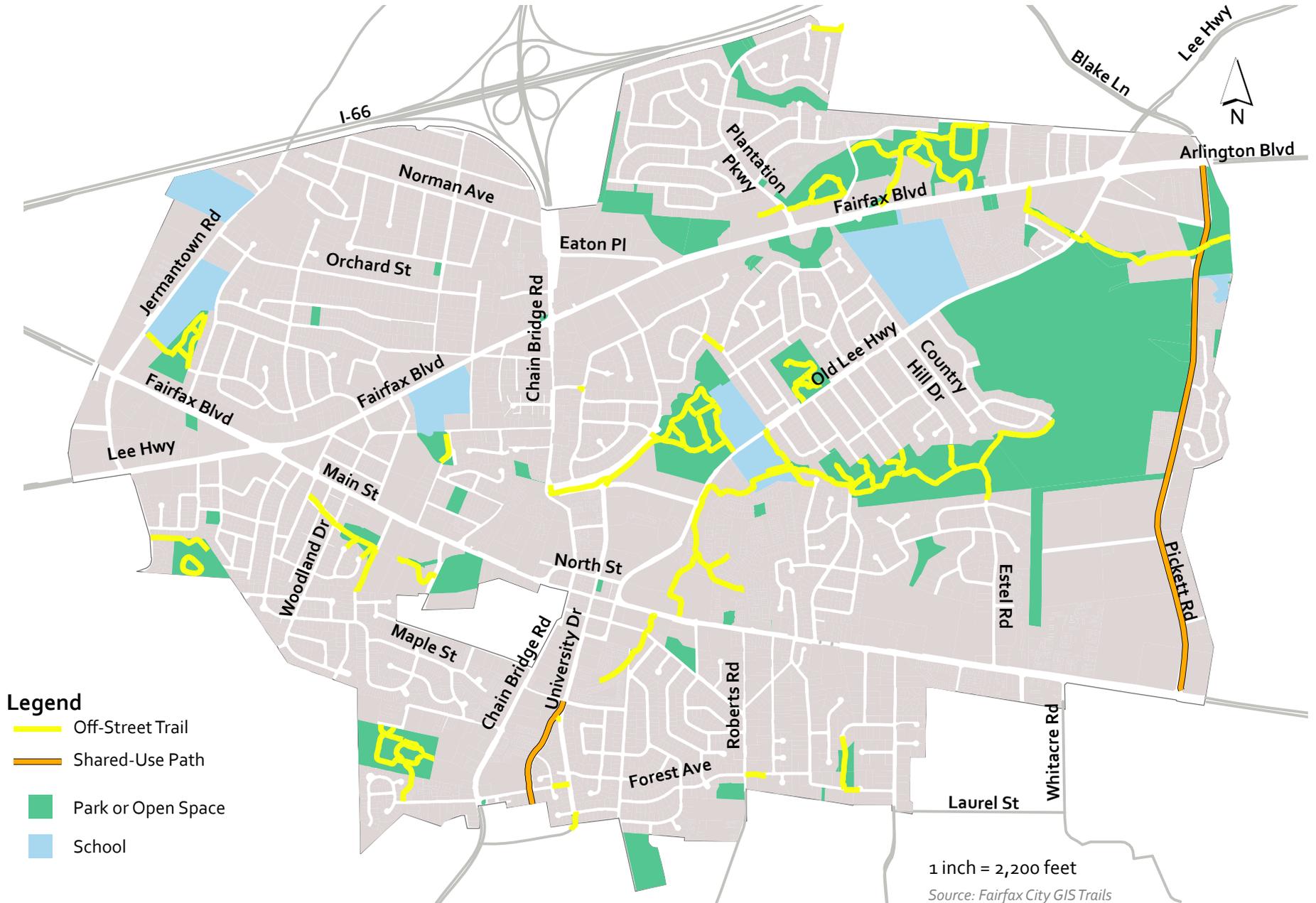


FIGURE 75: Cultural Facilities and Public Art

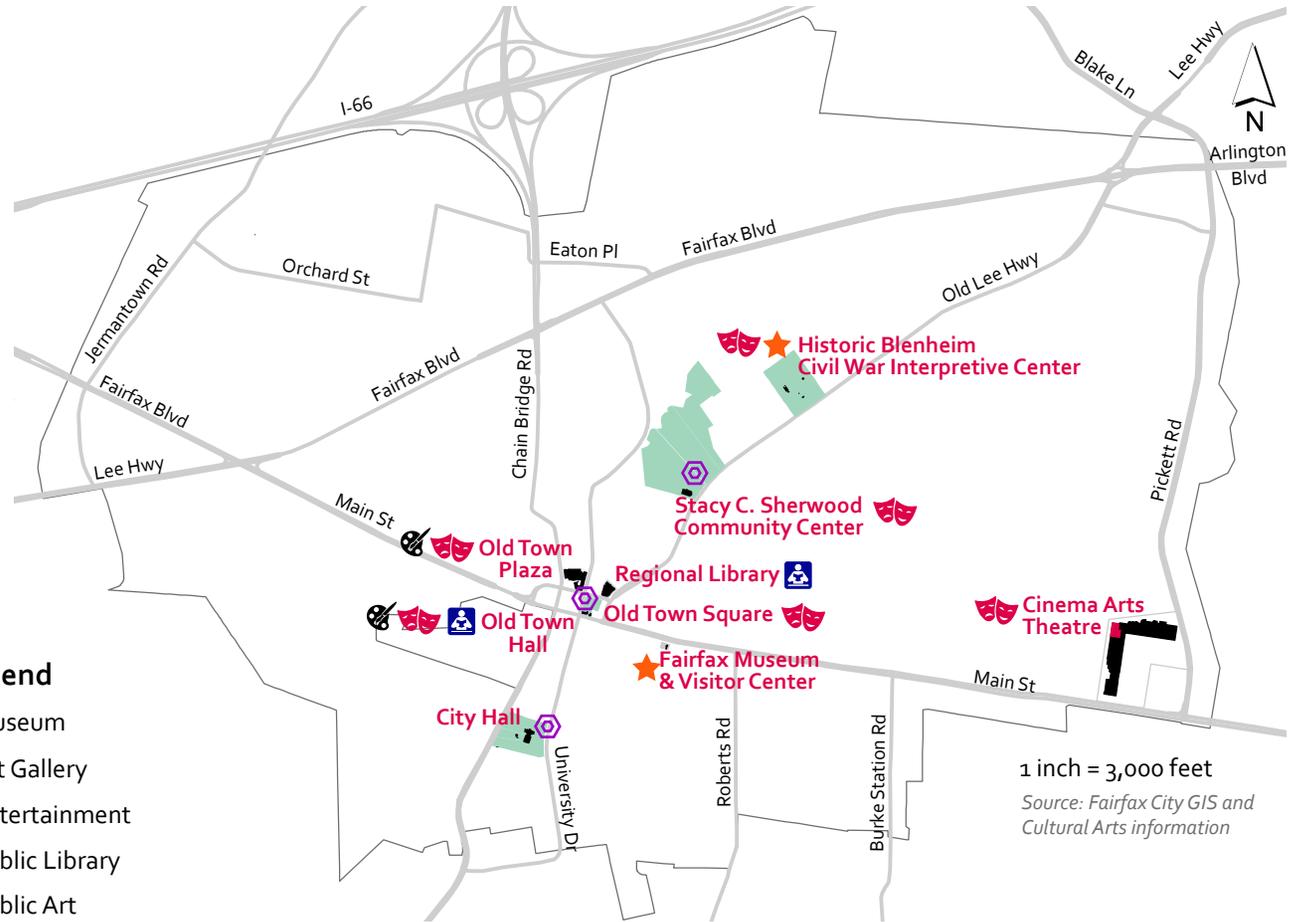


FIGURE 76: Public Facilities

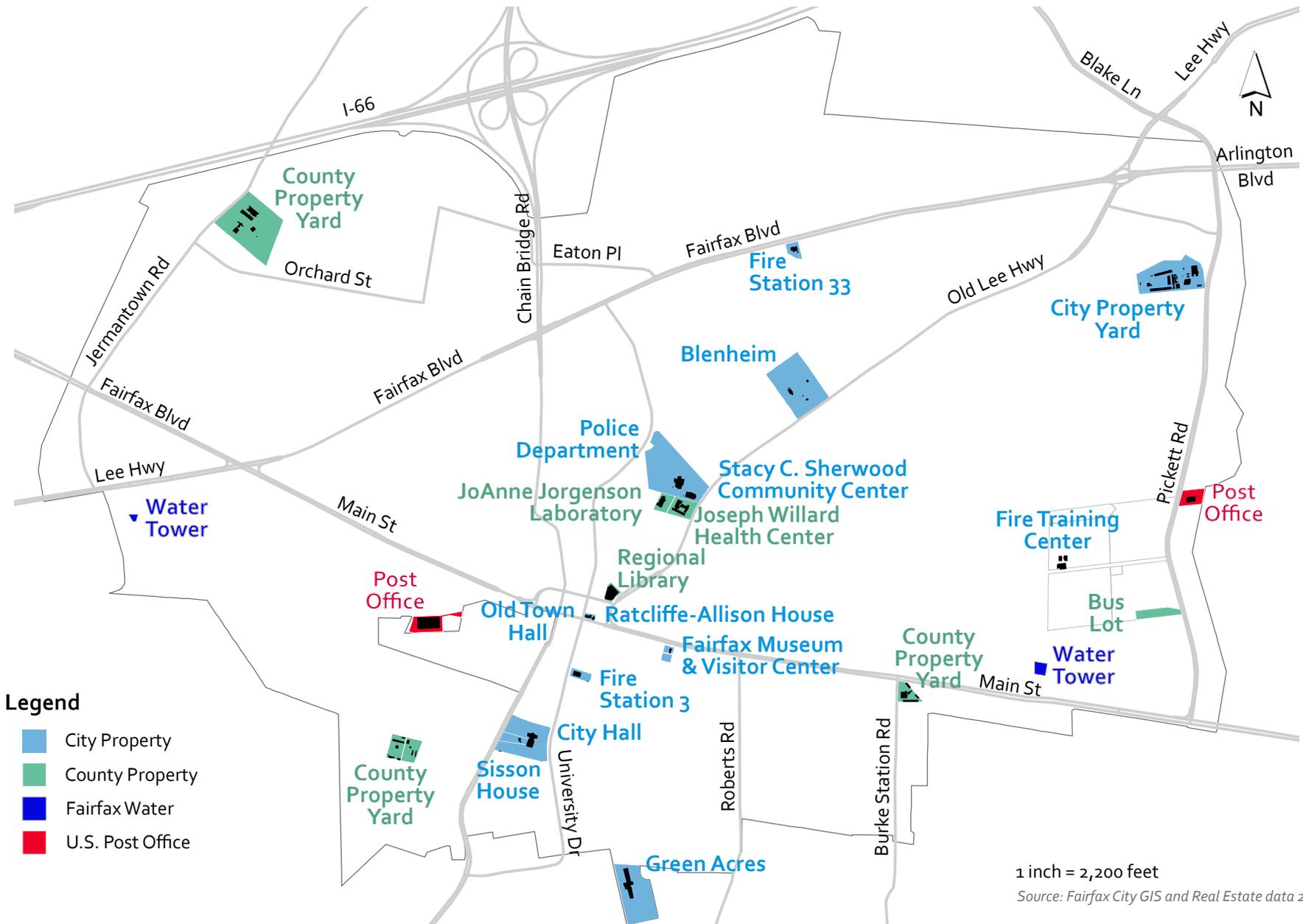
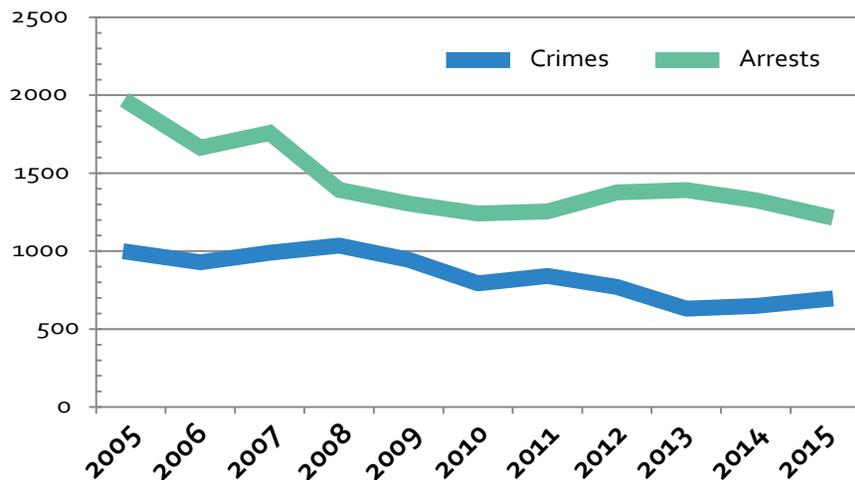
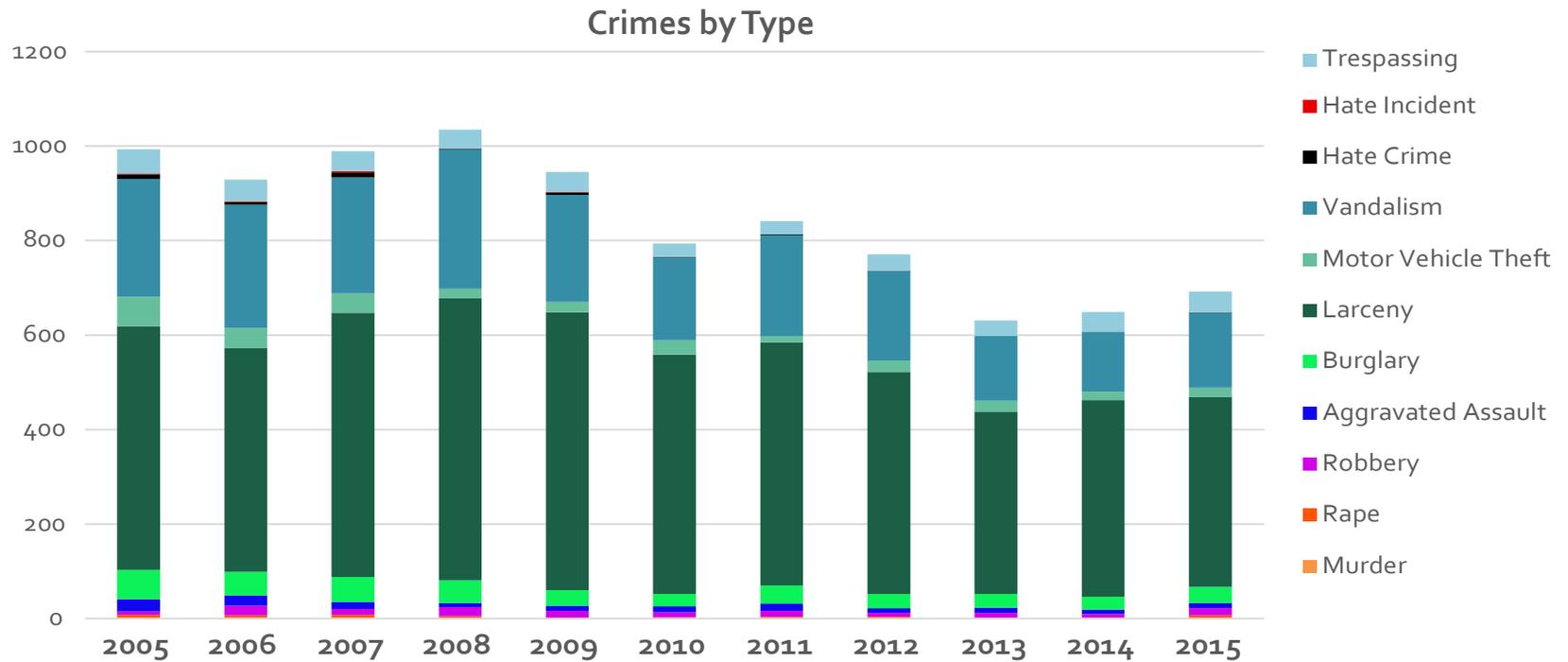
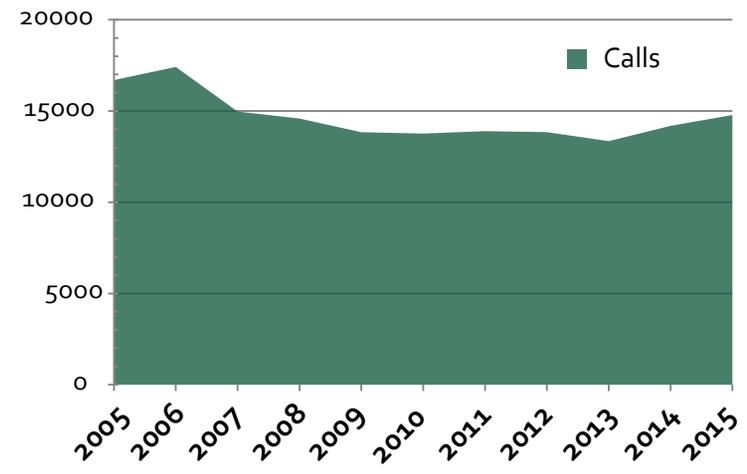


FIGURE 77: Yearly Police Incidents



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 2005- 2015

FIGURE 78: Fire Stations and Service Calls

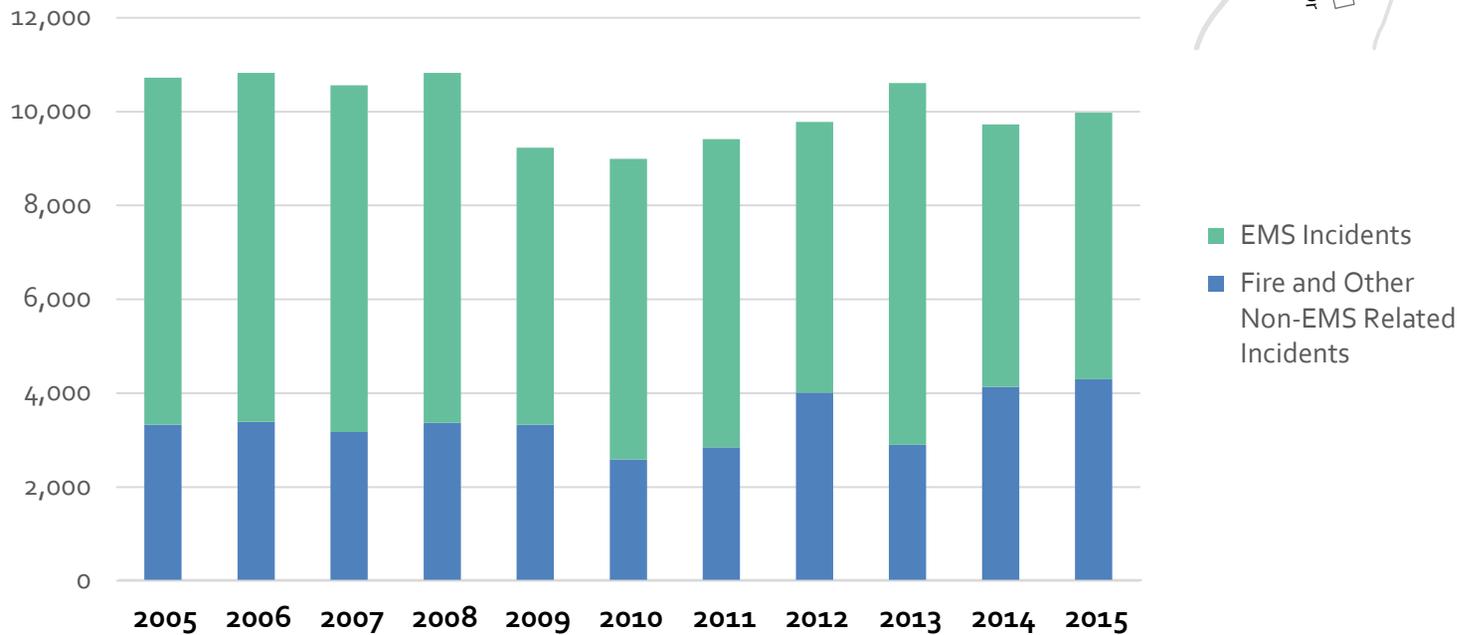
Fire Station #3 is a four-story building owned by the volunteer fire department on University Drive and is the main station with administrative offices of the Chief, Assistant Chief, and other command staff personnel.

Station #33 on Fairfax Boulevard is a smaller station of one story with a loft, which was originally constructed in 1979 and added on to in 1995.

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 2009-2017