

# Livable Fairfax

*Giving voice to the community's vision for the future*



*2035 Comprehensive Plan*

**February 27, 2017 Planning Commission Work Session**  
**2035 Comprehensive Plan Revised Fact Book**

City of Fairfax

# 2035 Comprehensive Plan FACT BOOK



**-DRAFT-**

November 2016  
REVISED February 2017

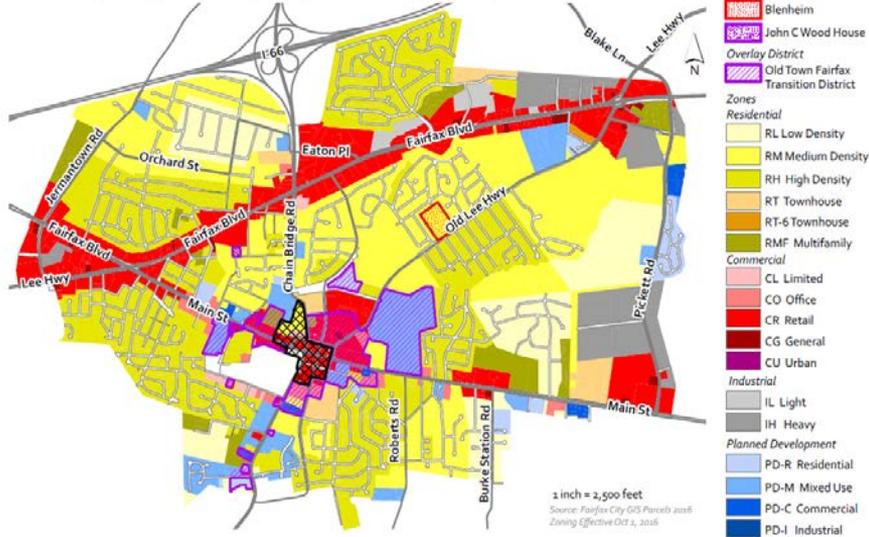


# Feb 2017 Revised Fact Book

- Addresses comments received on Draft Fact Book
  - Nov 28 2016 Planning Commission Work Session
  - Citizen and Staff comments
- Incorporates updated data (ACS and year-end)
- Will continue to receive comments and respond to requests for additional data:
  - City subdivisions showing average assessed value
  - HOA and Condo association boundaries

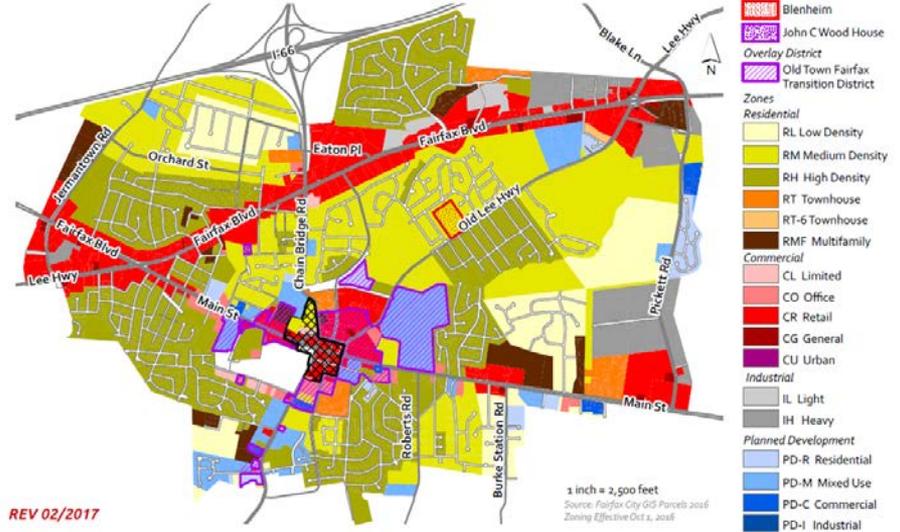
**FIGURE 03: Zoning Map**

On July 12, 2016, the City Council repealed the previous zoning and subdivision ordinances in their entirety and adopted new ordinances with significant revisions, effective October 1, 2016.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 3: 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On July 12, 2016, the City Council repealed the previous zoning and subdivision ordinances in their entirety and adopted new ordinances with significant revisions, effective October 1, 2016.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.



REV 02/2017

**FIGURE 11: Average Household Size**  
Fairfax City

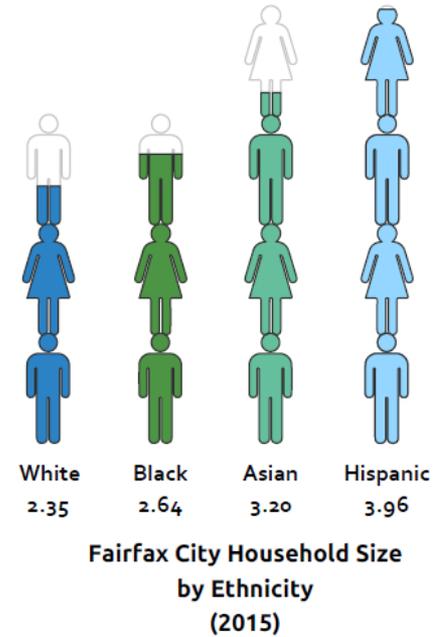
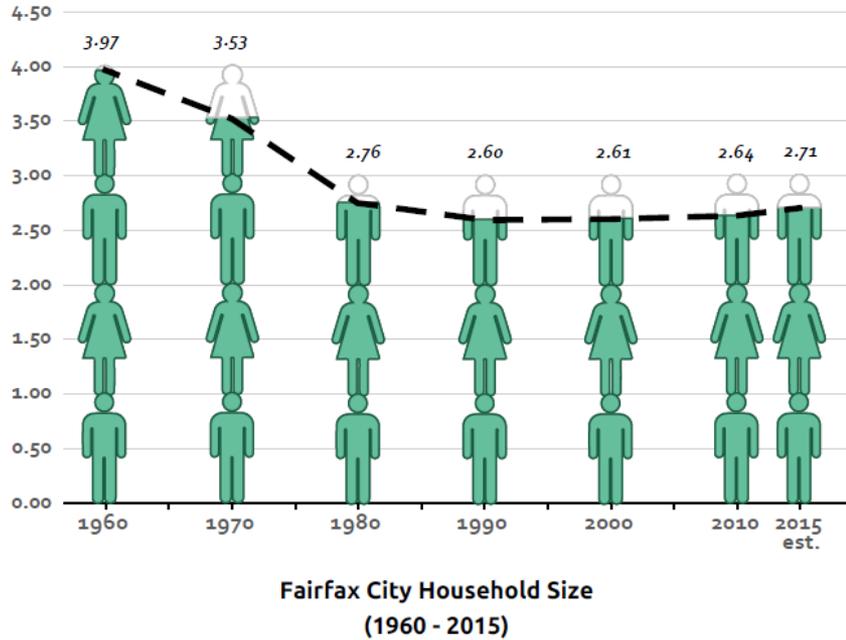
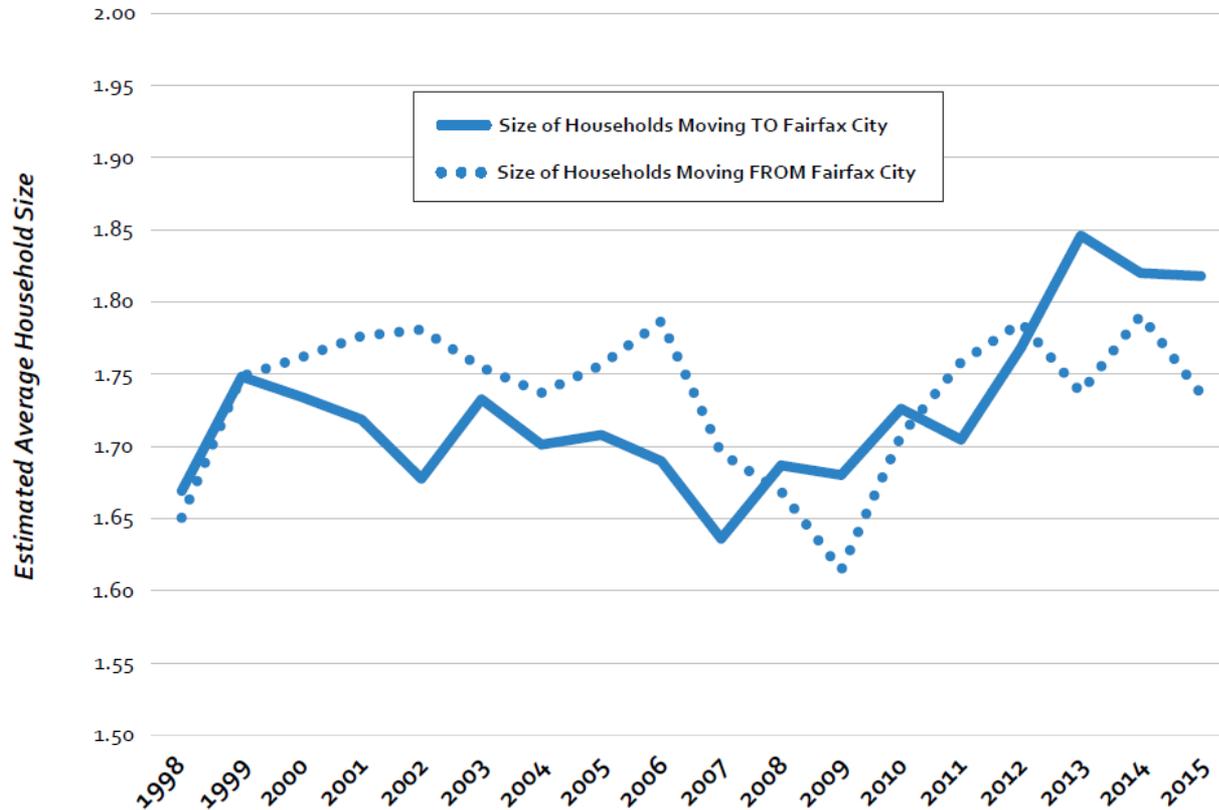


FIGURE 14: **Estimated Size of Households Moving TO and FROM Fairfax City**

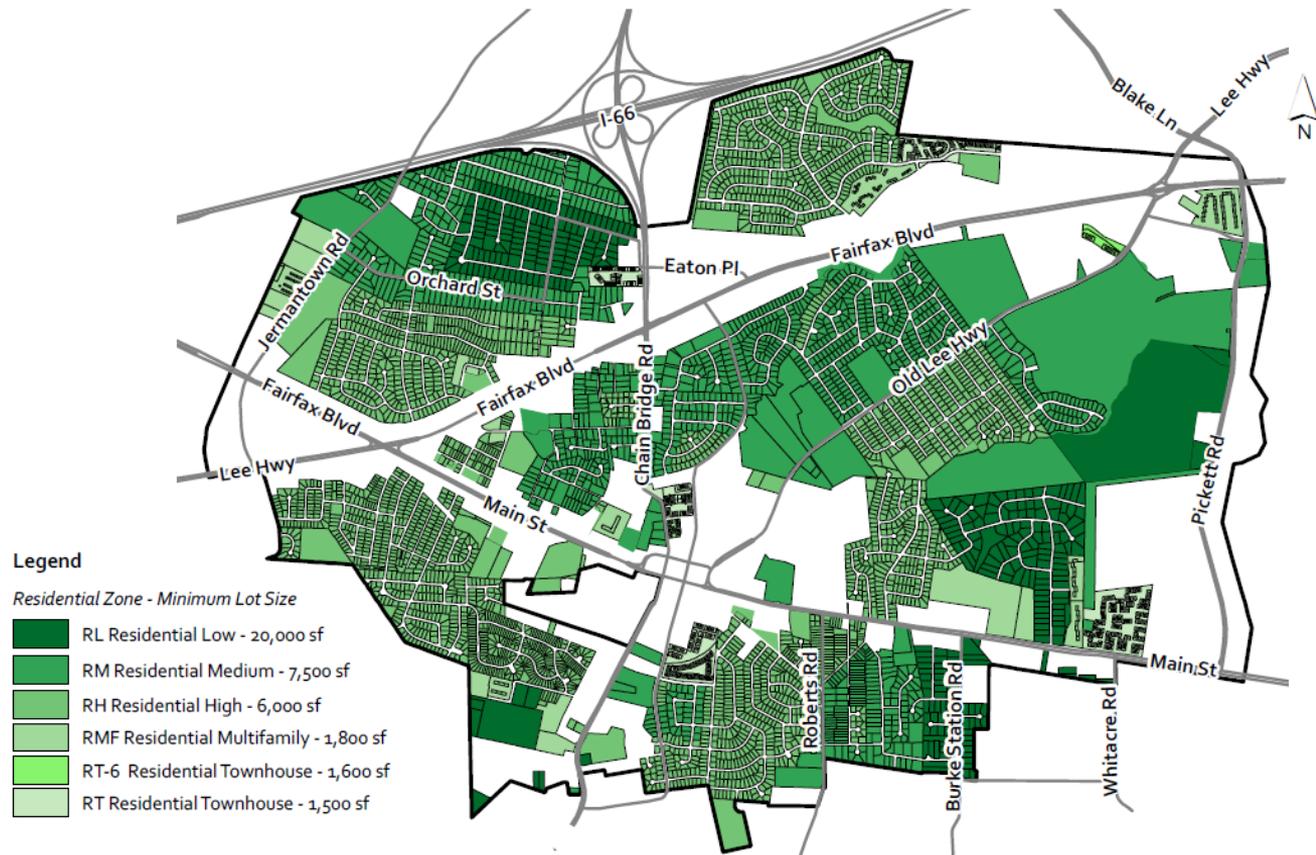


NEW 02/2017

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.

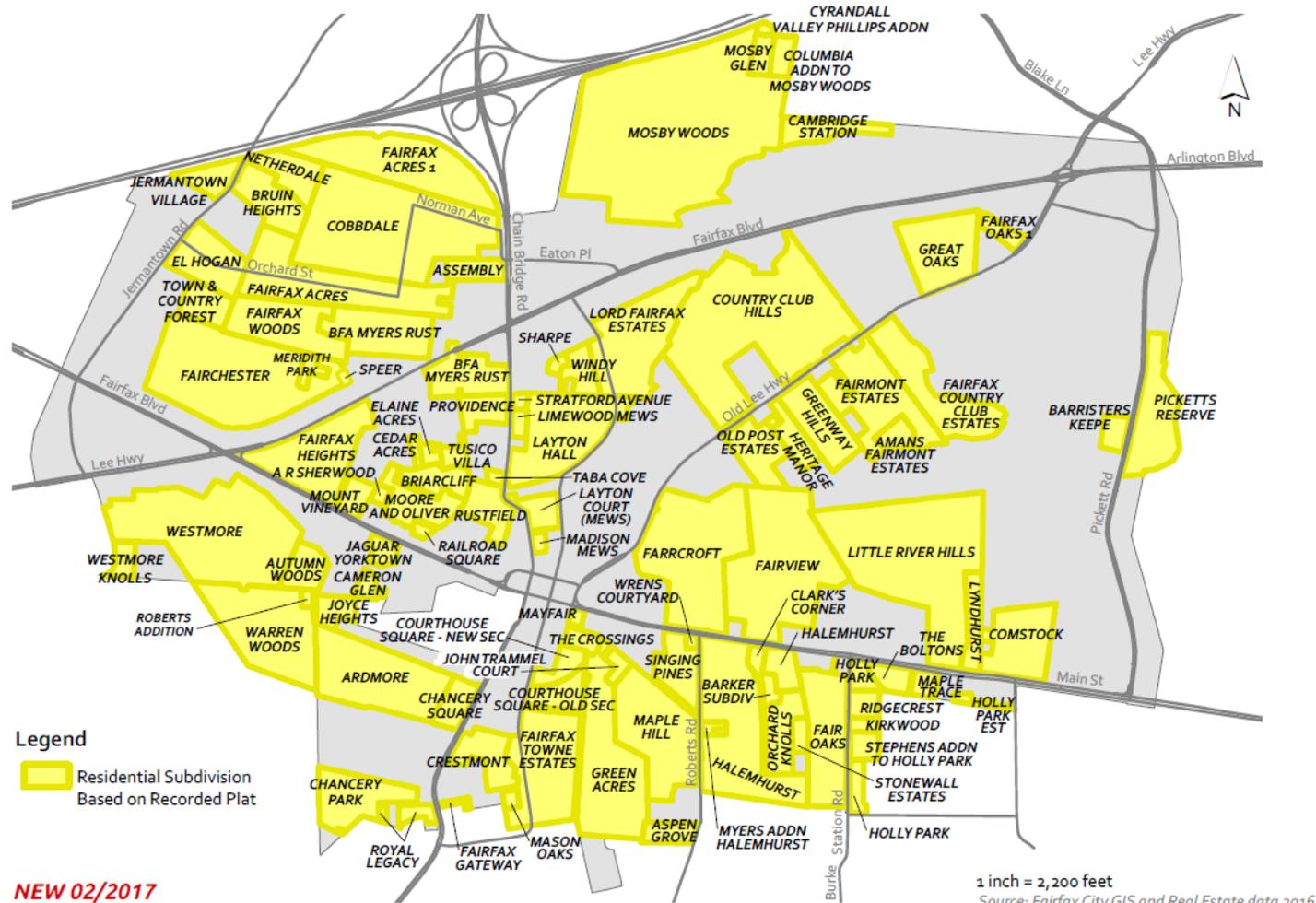
FIGURE 27: Minimum Lot Size for Residential Zoning Districts



1 inch = 2,500 feet

Source: Fairfax City GIS Parcels, 2017

FIGURE 28: Residential Subdivisions



NEW 02/2017

FIGURE 33: Restaurant Historical Sales

Fairfax City, 2006-2015

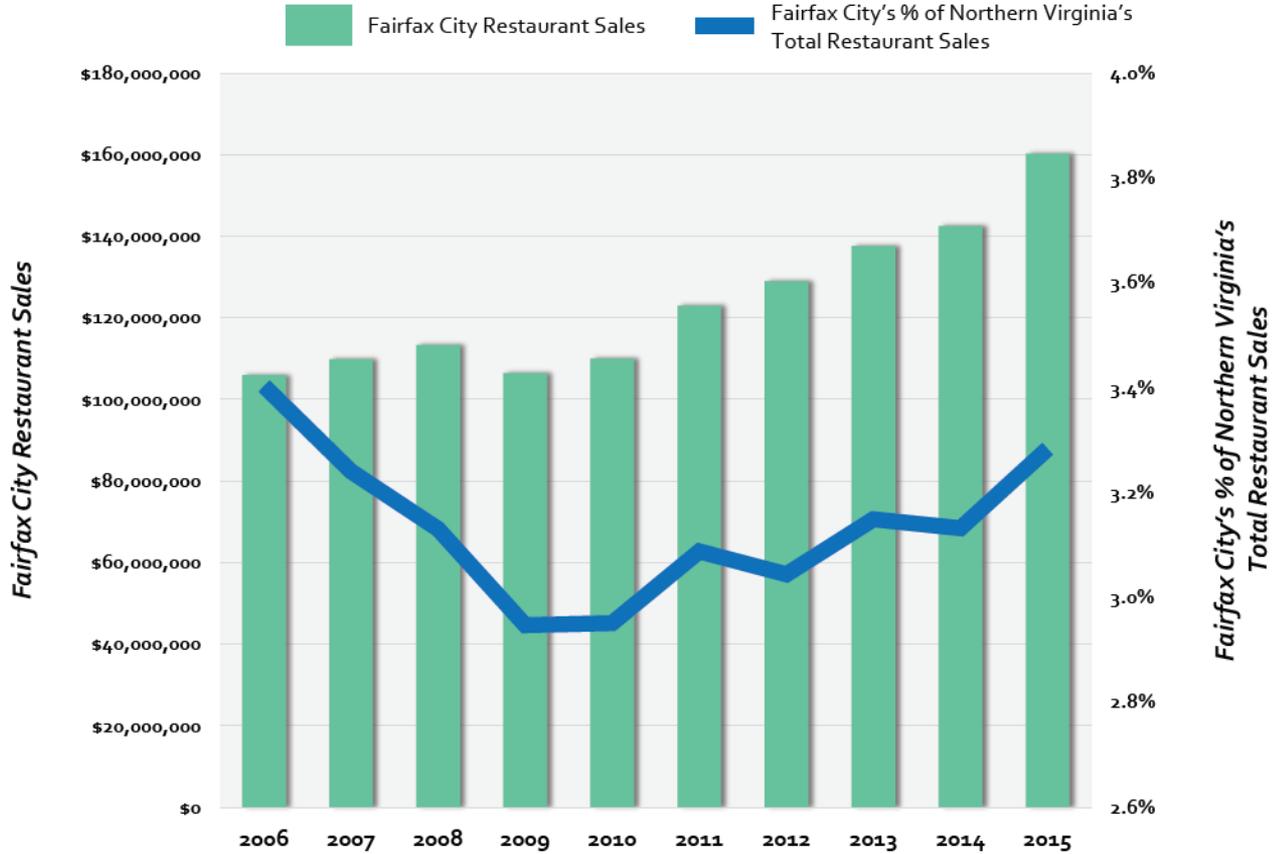
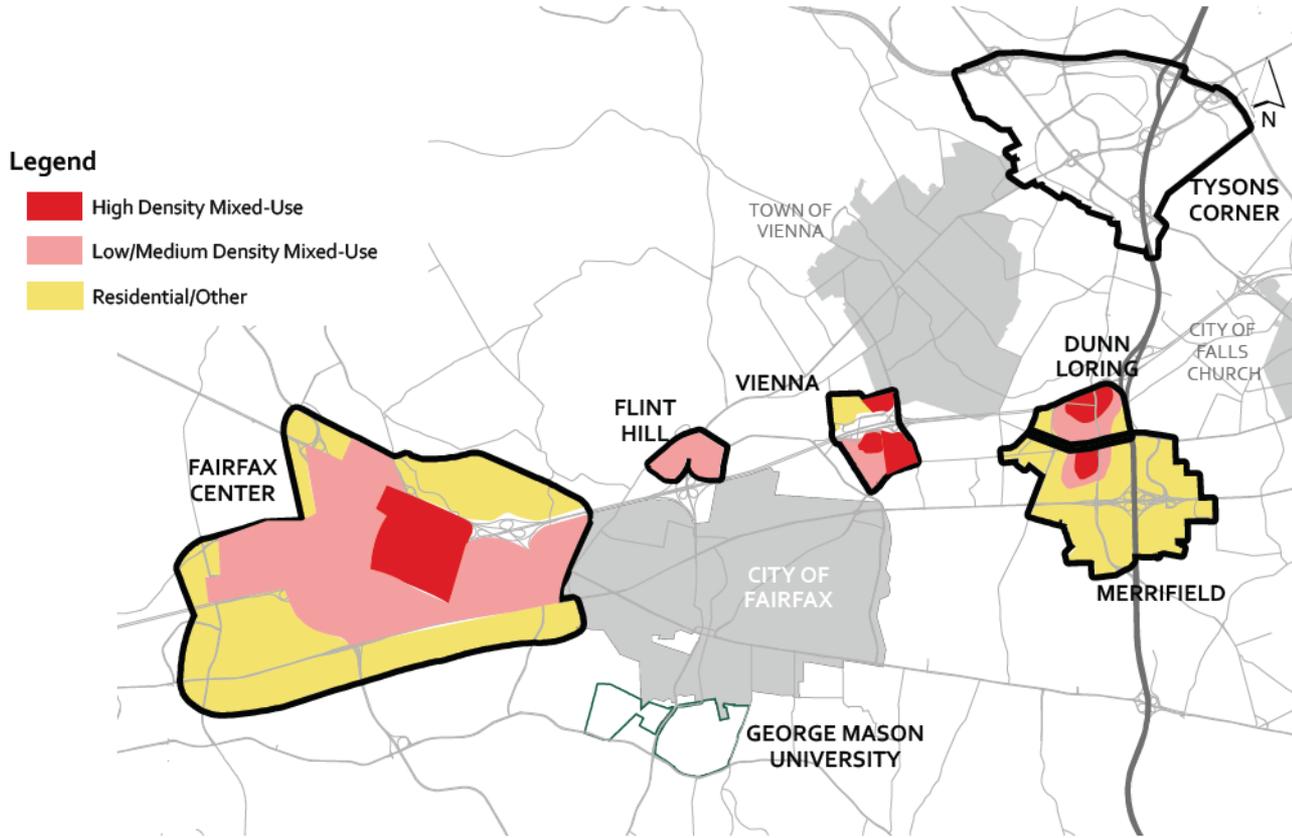
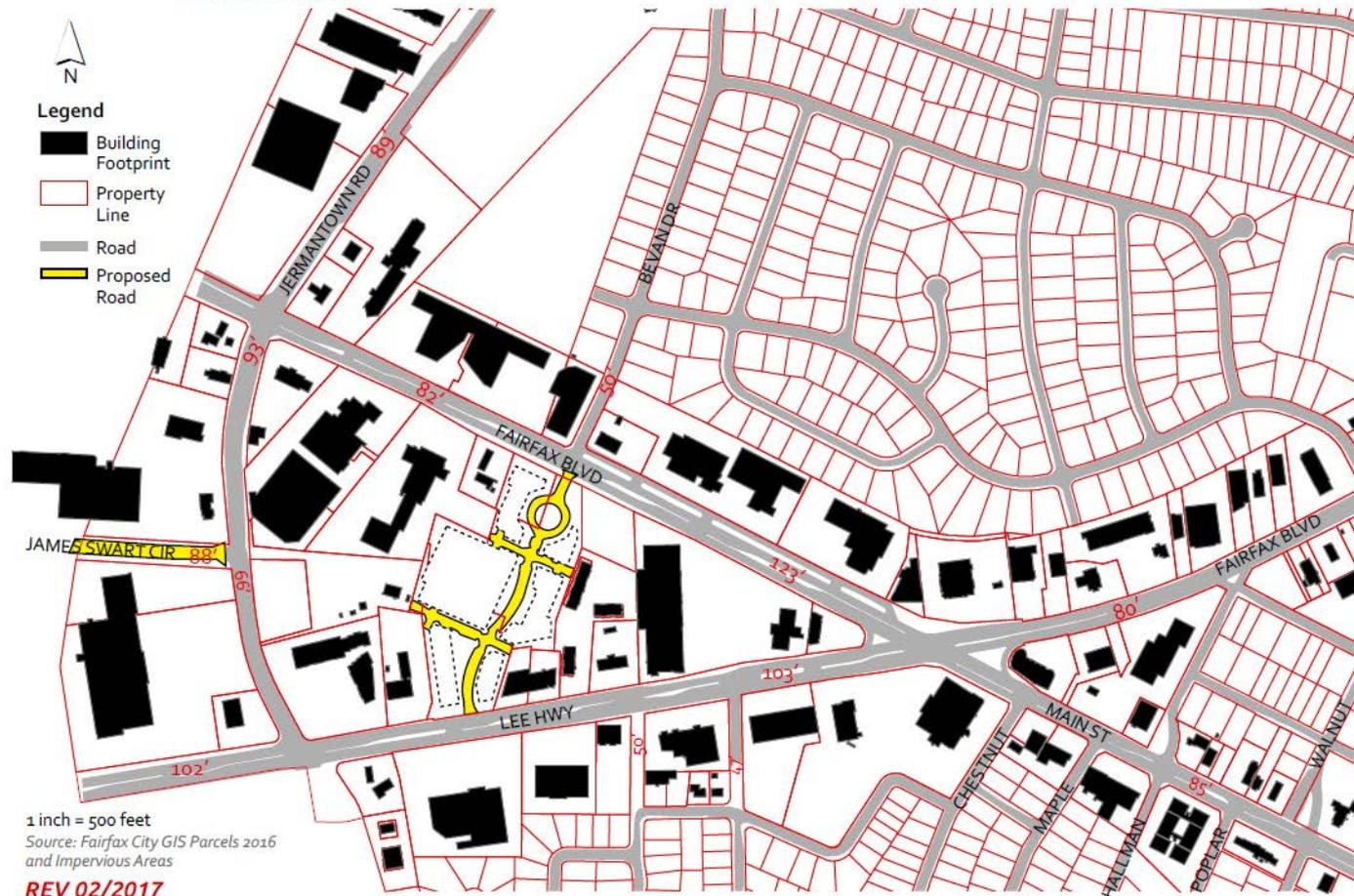


FIGURE 38: Conceptual Land Use of Nearby Major Mixed Use Centers

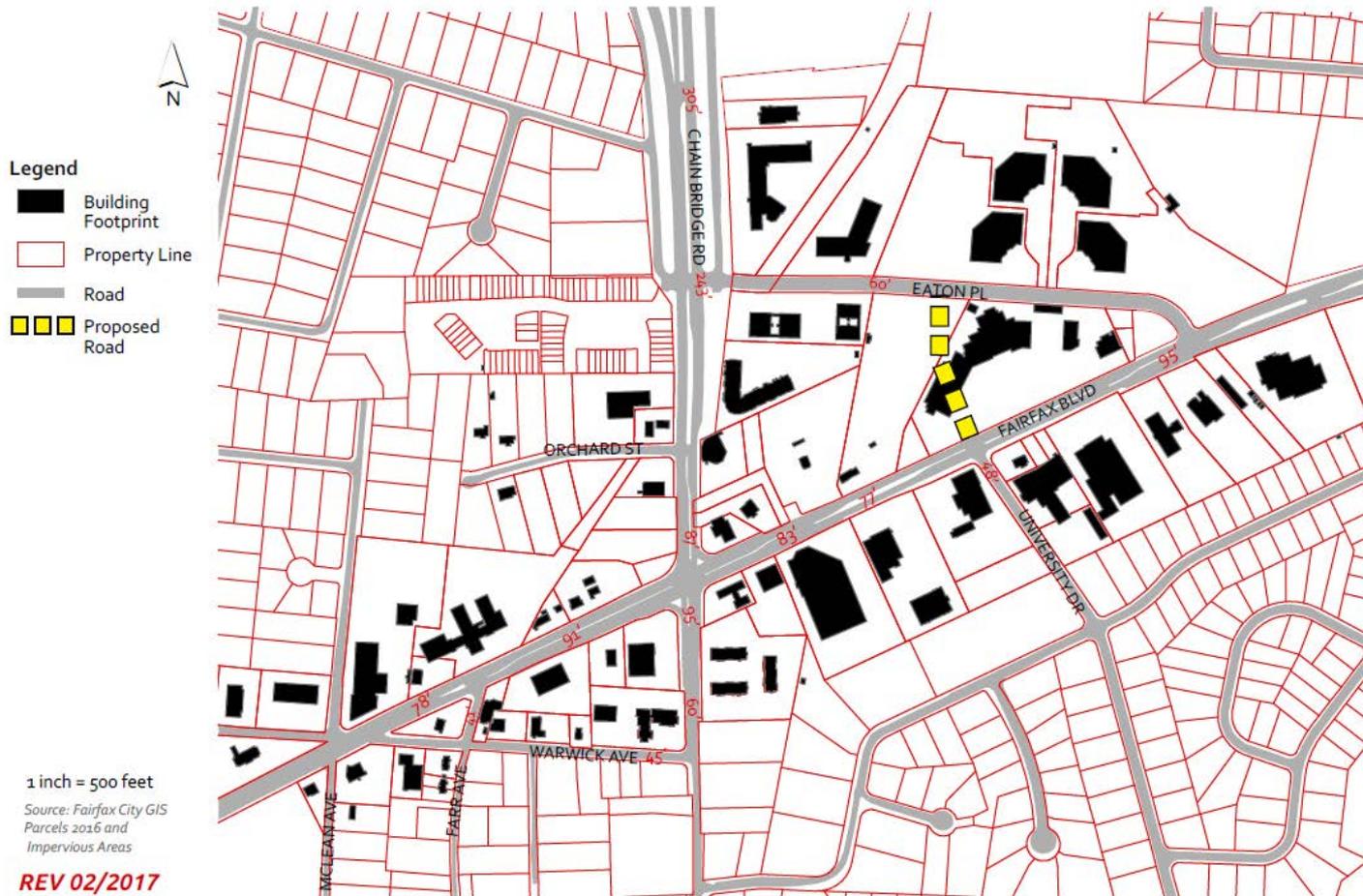


**FIGURE 40: Public Right-of-Way Widths and Building Footprints**  
Kamp Washington



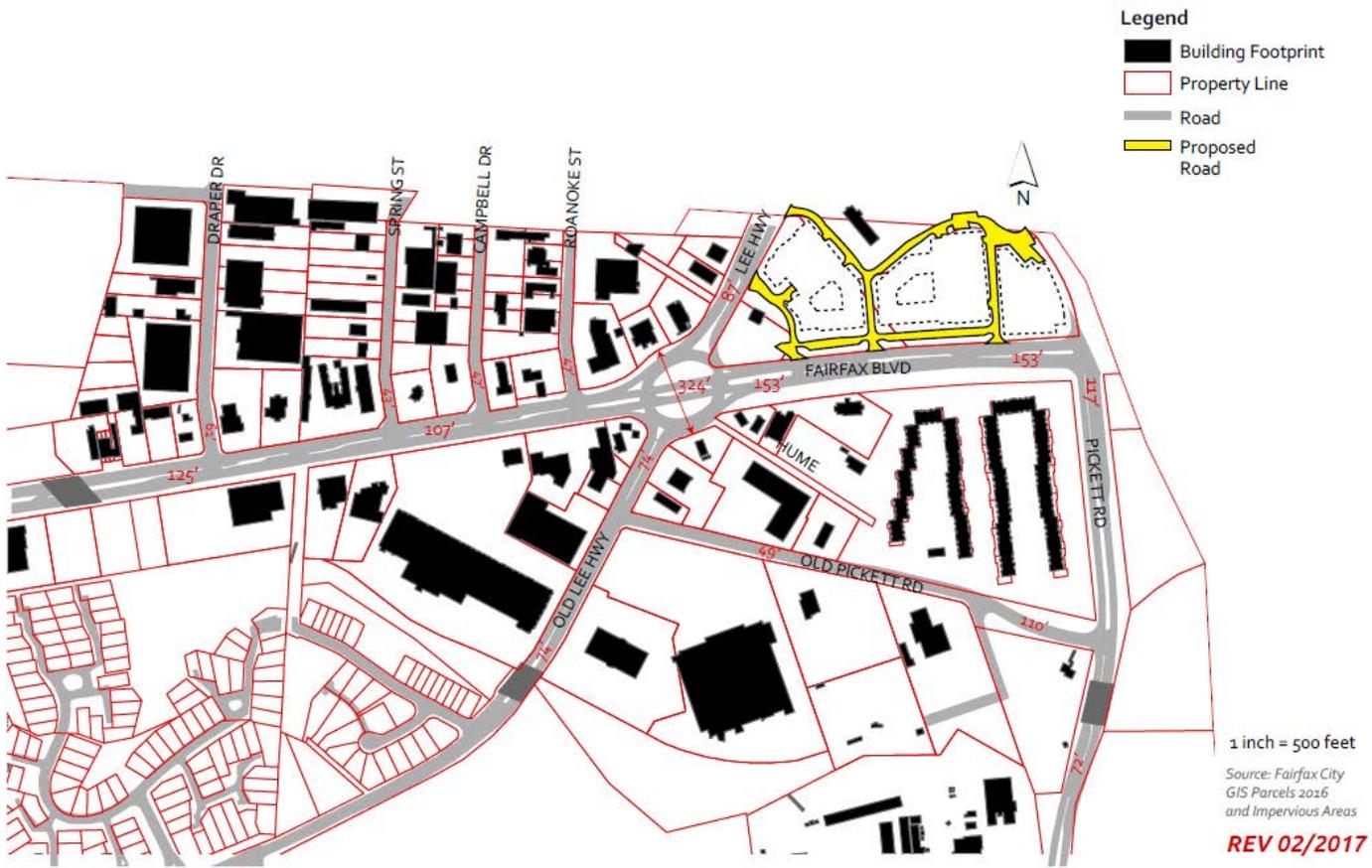
# FIGURE 41: Public Right-of-Way Widths and Building Footprints

Northfax



# FIGURE 42: Public Right-of-Way Widths and Building Footprints

Fairfax Circle



**FIGURE 44: Full-Service Grocery Stores, Farmers Markets and Community Gardens**



## FIGURE 52: Annual Fairfax County Rental Rates

Average rents and vacancy rates for apartment complexes, Fairfax County 2005 - 2015

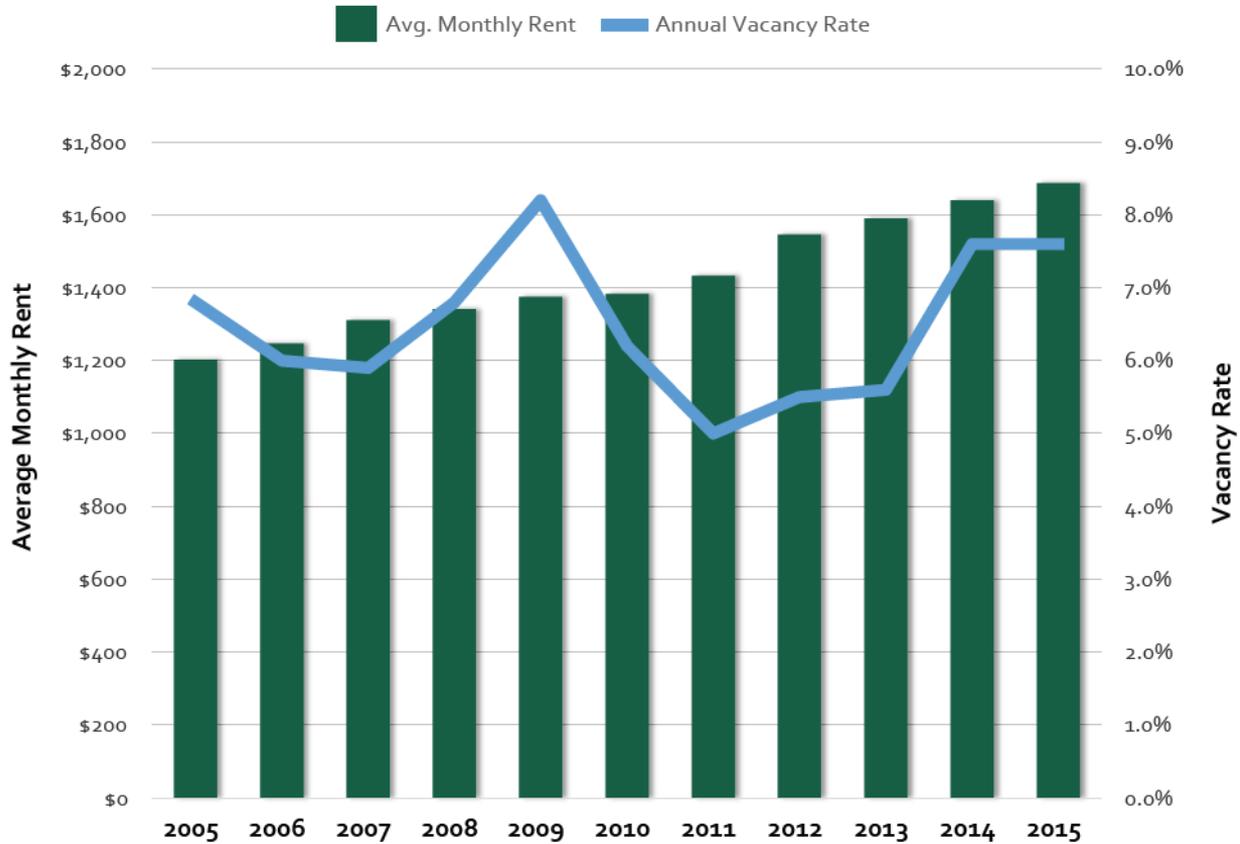
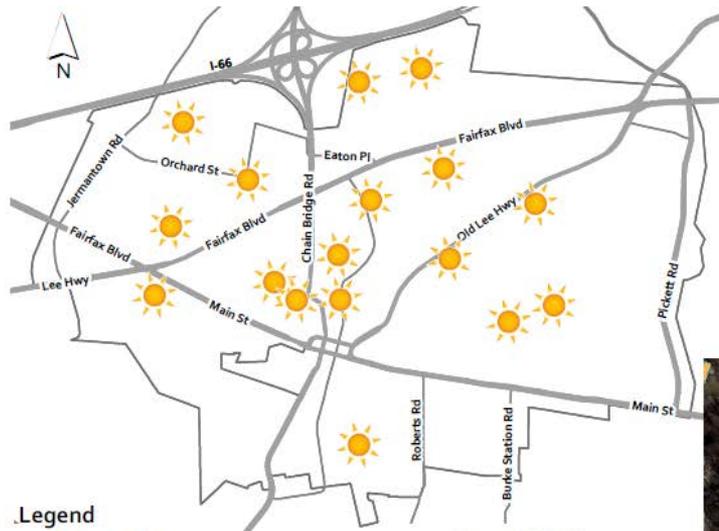


FIGURE 67: Solar Energy & Solarize NOVA Data



**Legend**  
 Building Permit for Residential Solar Panels

Source: Fairfax City GIS and Code Administration Building Permits 12/2016

**Legend**

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



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](http://www.novasolarmap.com)

## FIGURE 75: Revenue Generation from Fairfax City's Top 51 Businesses

Fairfax City, 2016

Business Type	# in Top 51	BPOL	BPP	Sales	Transient	Meals	TOTAL
Restaurants - Full Service	6	\$42,060	\$22,374	\$207,536	\$0	\$835,688	\$1,107,658
Restaurants - Fast Food	5	\$33,497	\$27,800	\$169,402	\$0	\$664,023	\$894,722
Retailers	11	\$332,871	\$72,600	\$1,262,614	\$0	\$0	\$1,668,085
Grocery Stores	6	\$270,937	\$80,990	\$1,256,565	\$0	\$32,354	\$1,640,846
Auto Dealers	6	\$1,119,811	\$87,347	\$369,183	\$0	\$0	\$1,576,341
Hotels	5	\$43,103	\$66,623	\$436	\$942,971	\$0	\$1,053,133
Oil Companies (Tank Farm)	4	\$955,867	\$39,100	\$0	\$0	\$0	\$994,967
Gov't Contractors	3	\$365,656	\$20,410	\$60,599	\$0	\$0	\$446,665
Specialty	5	\$219,224	\$125,193	\$277,770	\$0	\$0	\$622,187
<b>TOTAL OF TOP 51</b>		<b>\$3,383,026</b>	<b>\$542,437</b>	<b>\$3,604,105</b>	<b>\$942,971</b>	<b>\$1,532,065</b>	<b>\$10,004,604</b>

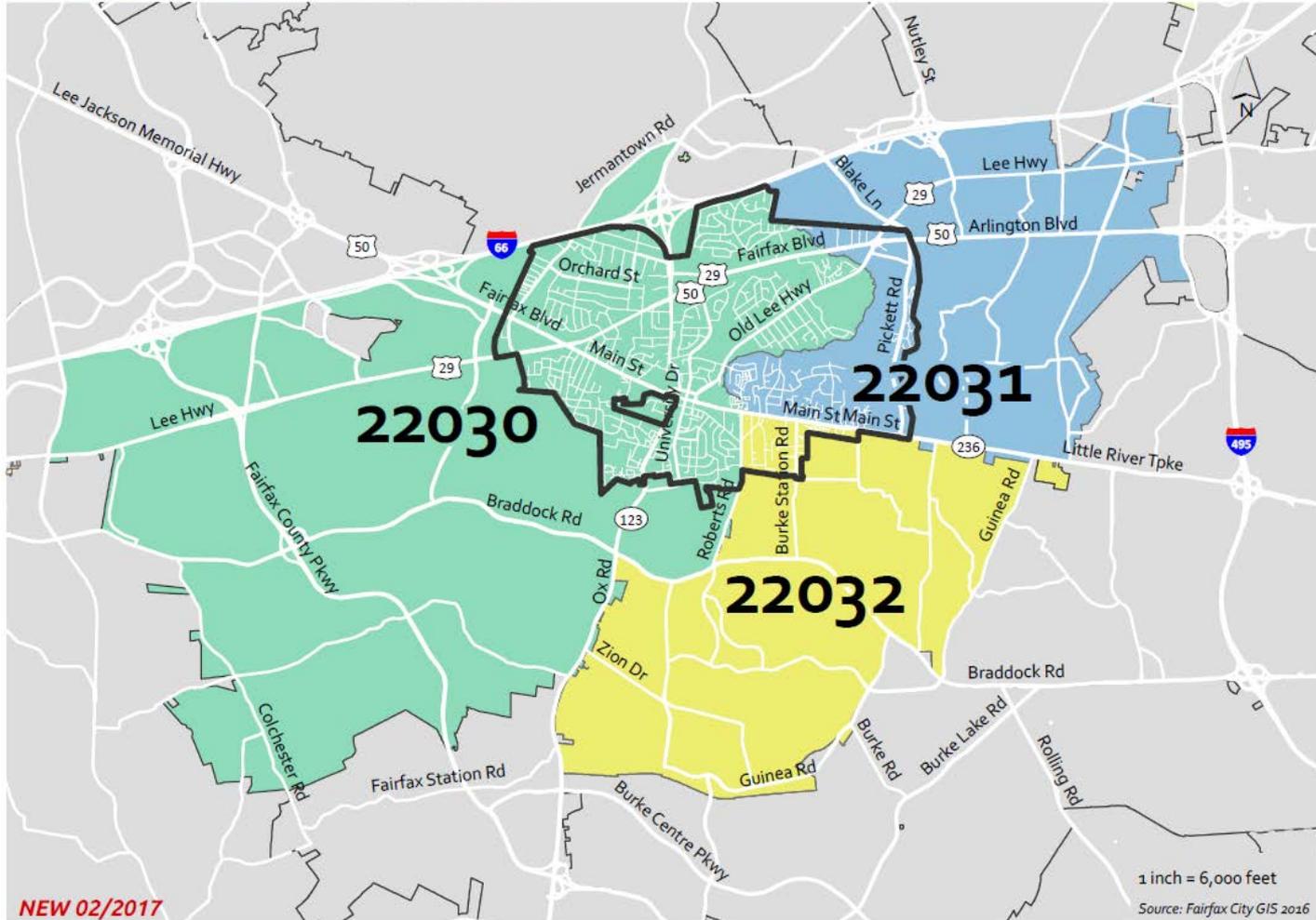
BPOL = Business, Professional and Occupational License

BPP = Business Personal Property

Sales = 1% of Total Sales Tax revenue that is returned to the City

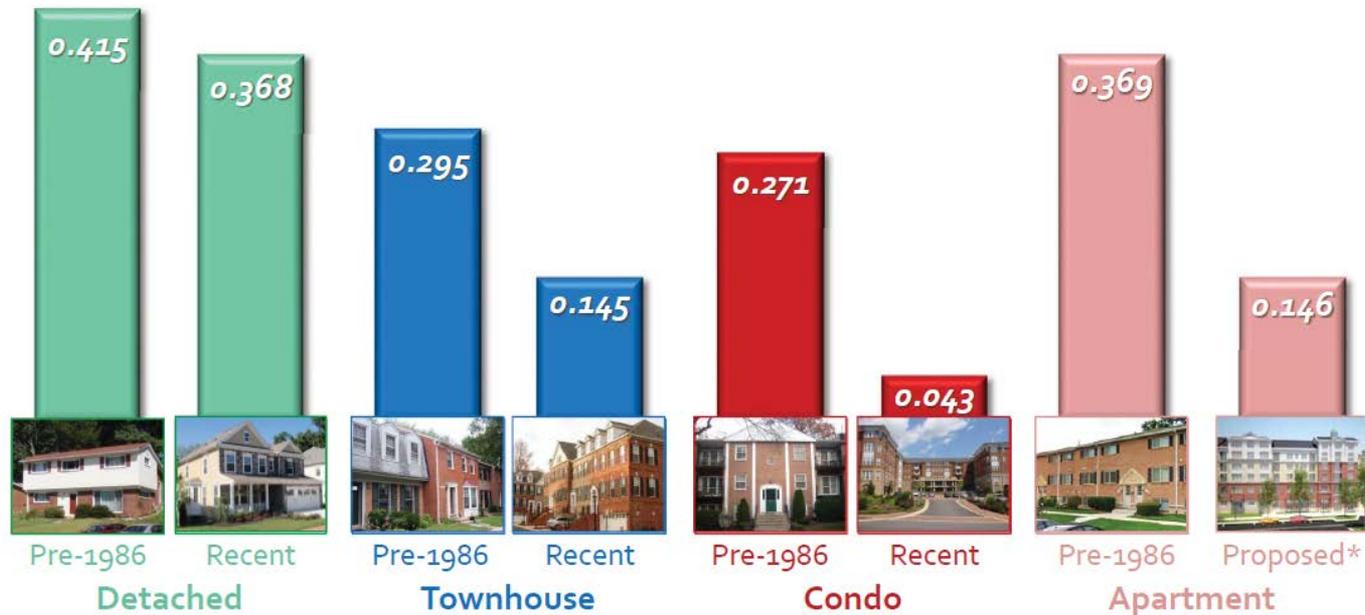
Transient = Tax on hotels

**FIGURE 76: Fairfax City Zip Codes**



## FIGURE 82: Student Yield Ratios

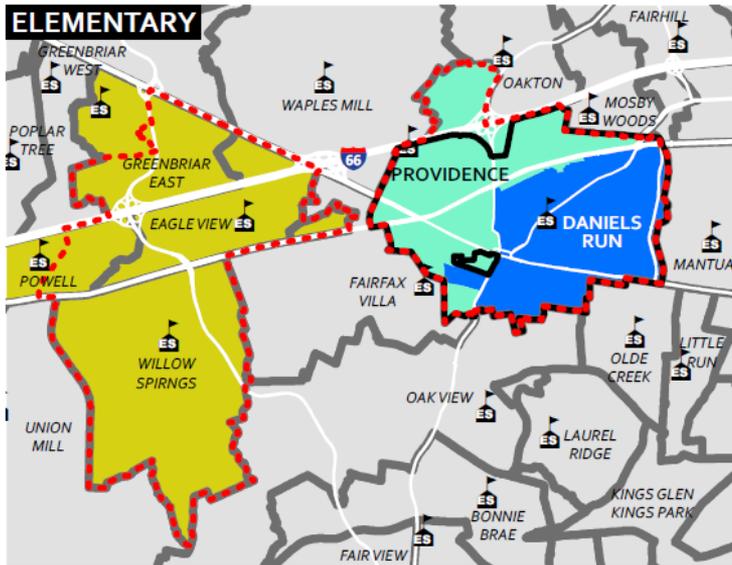
Fairfax City, 2016



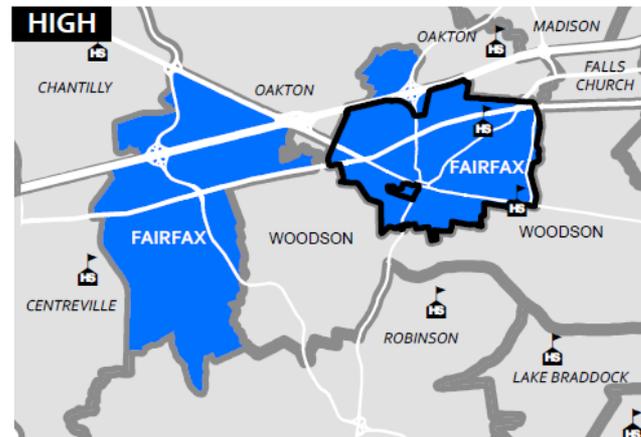
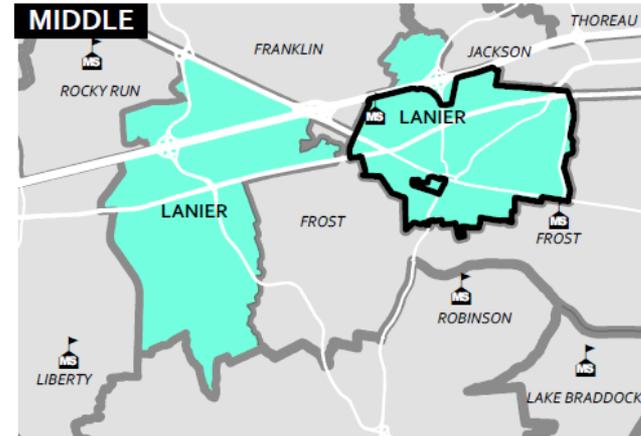
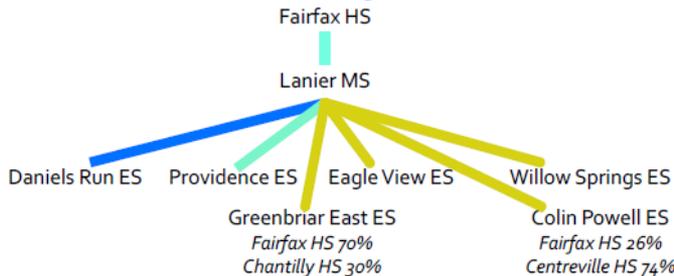
\* Student yield ratio for proposed apartments calculated by using yields for similar apartments in areas nearby the City of Fairfax.

# FIGURE 83: School Attendance Areas

Fairfax County Public Schools, 2016-2017



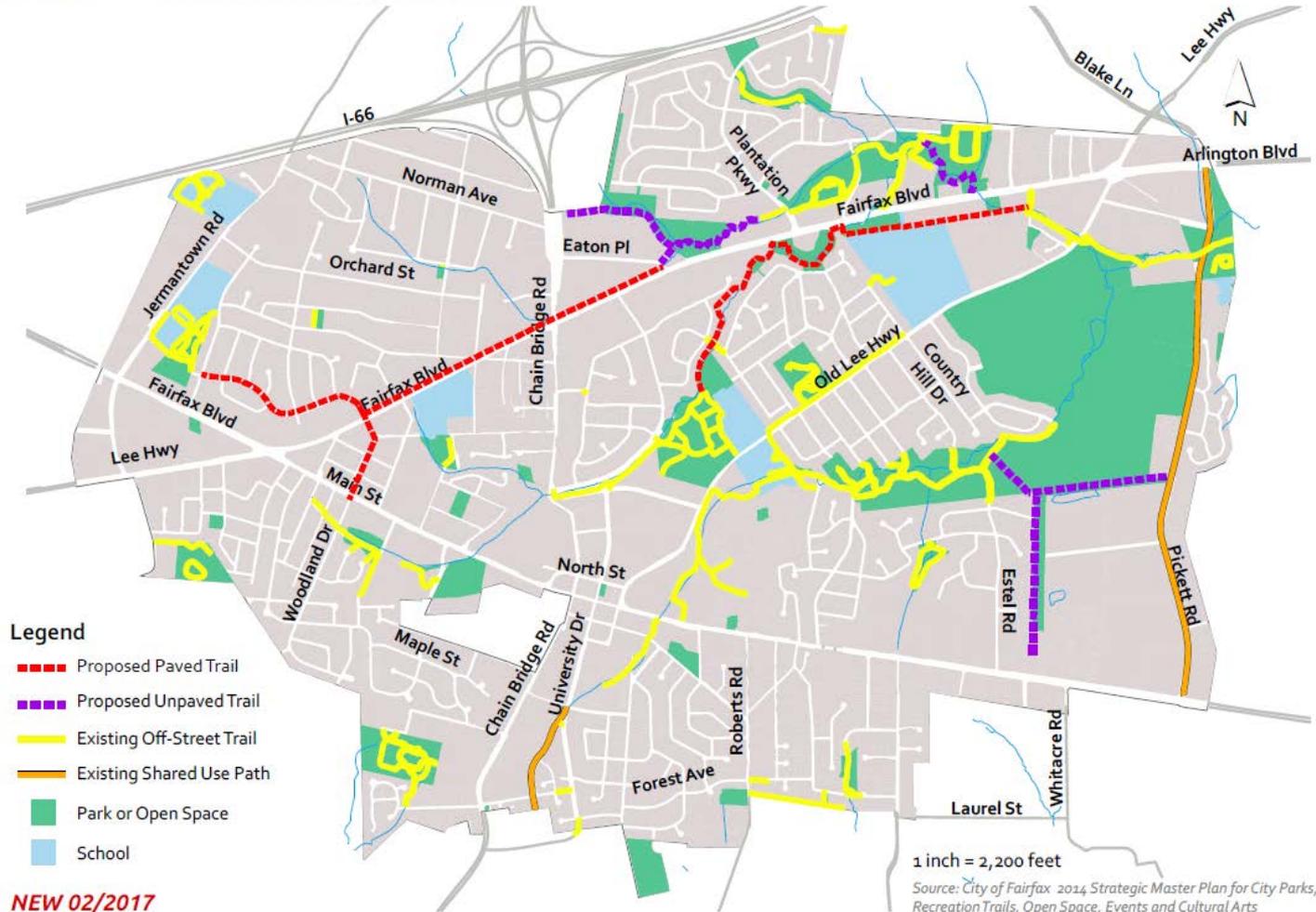
Elementary and Middle School Feeders into Fairfax High School



NEW 02/2017

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

FIGURE 86: **Planned City Trails**



NEW 02/2017

1 inch = 2,200 feet

Source: City of Fairfax 2014 Strategic Master Plan for City Parks, Recreation Trails, Open Space, Events and Cultural Arts

## 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 (MWCOC) Round 8.4 Cooperative Forecasting models. Because population forecasts are speculative by nature, three separate forecasts are shown. All are based on MWCOC'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 MWCOC 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+ Householder" 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: 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 34: 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's 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, there 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.

# Important Dates and Upcoming Work Sessions

- Mar 3** Public comments due on draft goals and outcomes
- Mar 13** Planning Commission to review and discuss community, board & committee comments on draft goals and outcomes; revise, as needed
- Mar 27** Tentative work session to continue discussion/revision of draft goals and outcomes
- Apr 4** Tentative joint work session with City Council to review and discuss “revised” draft goals and outcomes
- Apr 10** Planning Commission to review and discuss City Council comments on “revised” draft goals and outcomes; revise, as needed

**Comments/Questions**