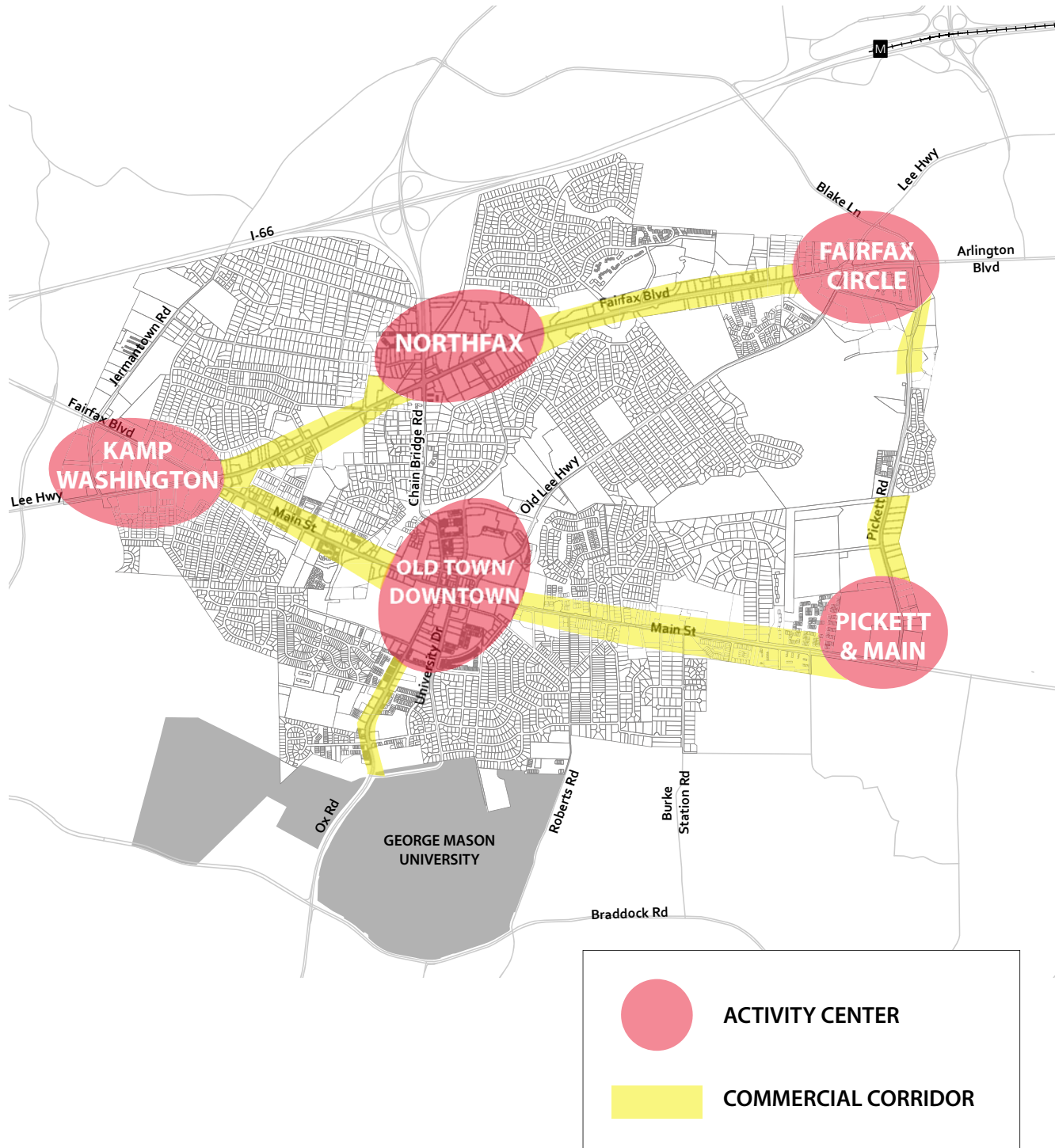


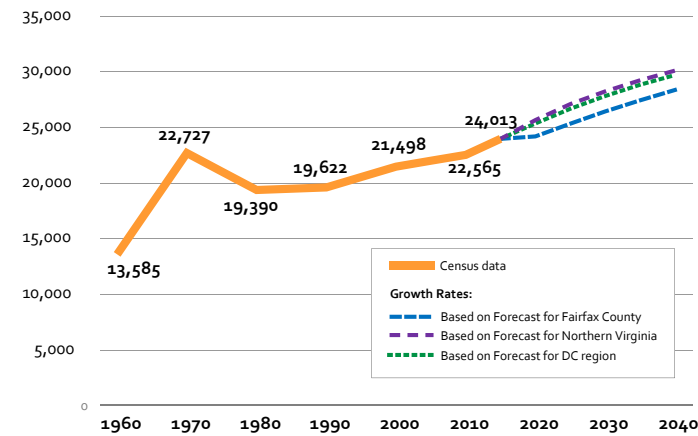


DEVELOPMENT SCENARIO PLANNING

Background Information

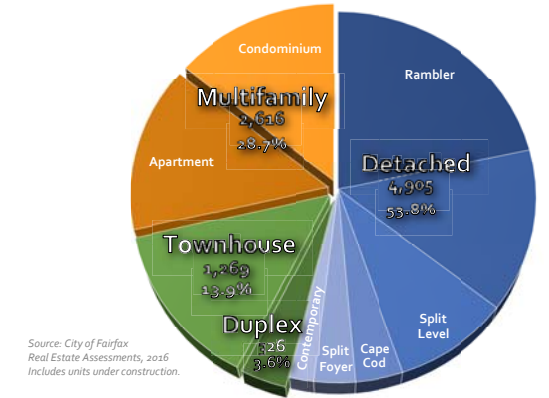


Population History & MCOG Forecast Ranges

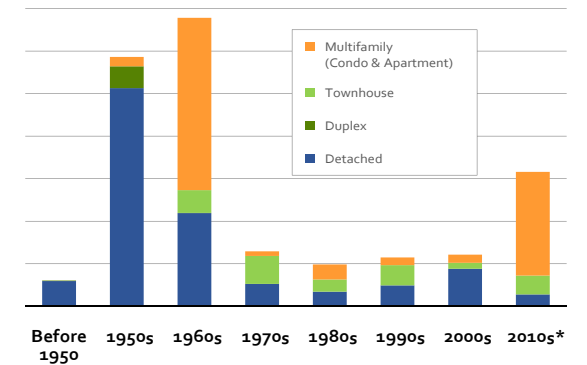


Source: US Census and MCOG Round 8.4, Cooperative Forecasting: Population and Household Forecasts

Housing Units by Type and Decade Built

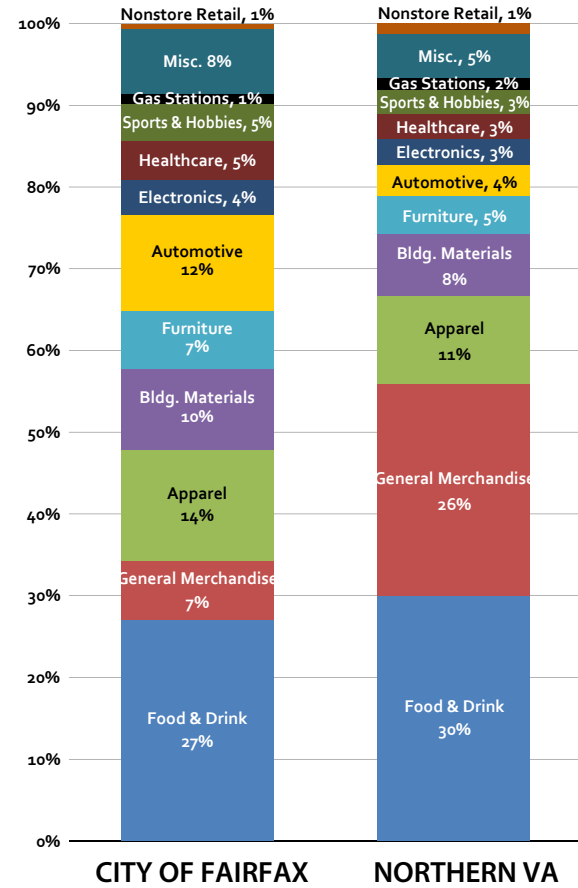


Source: City of Fairfax Real Estate Assessments, 2016. Includes units under construction.



Source: City of Fairfax Real Estate Assessments. Note: Includes housing units existing and approved as of March, 2017. *2010s* includes housing units under construction, as well as projects that have been approved by City Council, but for which construction has not begun.

Percentage of Taxable Retail Sales by Store Classification, 2016



Source: Virginia Department of Taxation

Office Market by Class, 2016



Source: CoStar, Nov 2016