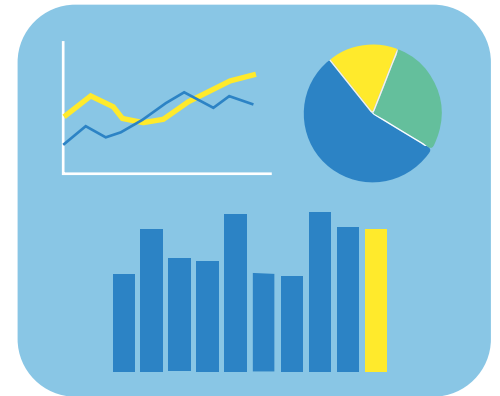


City of Fairfax

2023 FACT BOOK



FACT BOOK CONTENTS

FIGURE 1 Regional Context 1

Population

FIGURE 2 Population History and Forecasts 2
FIGURE 3 Age and Gender Distribution 3
FIGURE 4 Fairfax City and Select Northern Virginia Areas
 Map (Census Designated Places) 4
FIGURE 5 Population Density 5
FIGURE 6 Percentage of Population by Ethnicity (historic)..... 6
FIGURE 7 Percentage of Population by Ethnicity 7
FIGURE 8 Average Household Size, by Ethnicity..... 8
FIGURE 9 Percentage of Households by Type 9
FIGURE 10 Median Household Income..... 10
FIGURE 11 Estimated Size of Households Moving TO and
 FROM Fairfax..... 11

Land Use Strategies

Land Use

FIGURE 12 Existing Land Use Map 12
FIGURE 13 Zoning Map 13
FIGURE 14 Future Land Use Map 14

Neighborhoods

FIGURE 15 Housing Type (existing) (map)..... 15
FIGURE 16 Housing Type (existing) (chart) 16
FIGURE 17 Housing Type (existing and approved) (chart) 17
FIGURE 18 City of Fairfax and Select Areas of Fairfax
 County Map (Zip Codes) 18
FIGURE 19 Housing Units by Type 19
FIGURE 20 Housing Units by Type and Decade Built 20

FIGURE 21 Housing Age by Decade Built..... 21
FIGURE 22 Housing Age – Detached and Duplex 22
FIGURE 23 Housing Age – Townhouses 23
FIGURE 24 Housing Age – Multifamily Units 24
FIGURE 25 Multifamily Rental Complexes by Decade Built 25
FIGURE 26 Detached Housing Styles..... 26
FIGURE 27 Single Family Residential Lot Size..... 27
FIGURE 28 Neighborhood and Private Recreation 28
FIGURE 29 Combined Residential Subdivisions..... 29
FIGURE 30 2022 Projected Average Residential Assessments 30
FIGURE 31 Civic Associations 31

Commercial Corridors and Activity Centers

FIGURE 32 Commercial and Industrial Uses..... 32
FIGURE 33 Commercial and Industrial Square Footage by
 Type and Decade Built 33
FIGURE 34 Combined Commercial and Industrial Square
 Footage by Decade Built..... 34
FIGURE 35 Commercial and Industrial Building Age by
 Decade Built..... 35
FIGURE 36 Commercial Corridor and Activity Center
 Parking..... 36
FIGURE 37 Restaurant Historical Sales 37
FIGURE 38 Recent and Anticipated Development Projects,
 2018 - 2023 38
FIGURE 39 Nearby Major Mixed Use Centers..... 39
FIGURE 40 Conceptual Land Use of Nearby Major Mixed Use
 Centers 40
FIGURE 41 Full-Service Grocery Stores, Farmers Markets and
 Community Gardens 41
FIGURE 42 Real Estate Assessments by Commercial and
 Residential Sectors 42

Housing

FIGURE 43 Housing Costs as a Percentage of Household Income 43

FIGURE 44 Area Median Family Income 44

FIGURE 45 Average Assessed Value by Housing Unit Type 45

FIGURE 46 Average Assessed Value by Decade Built - Detached Houses 46

FIGURE 47 Average Assessed Value by Decade Built - Townhouses 47

FIGURE 48 Average Assessed Value by Decade Built - Condominiums 48

FIGURE 49 Home Sales by Type of Sale 49

FIGURE 50 Median Annual Residential Sales Price 50

FIGURE 51 Median Sales Price as Percentage of Assessed Value 51

FIGURE 52 Residential Improvement Projects with FRHC Loans 52

FIGURE 53 Fairfax Renaissance Housing Corporation Loans 53

FIGURE 54 Annual Fairfax County Rental Rates 54

FIGURE 55 Rental Percentage by Subdivision 55

FIGURE 56 Infill Housing by Decade Built 56

Community Design and Historic Preservation

FIGURE 57 Historic Districts and Buildings (Citywide) 57

FIGURE 58 Historic Districts and Buildings (Old Town) 58

FIGURE 59 Buildings and Structures over 50 Years Old 59

Transportation, Mobility and Connectivity (Multimodal Plan)

FIGURE 60 Regional Trails, Transit, and Roadway Assets/Facilities 60

FIGURE 61 Resident and Worker Commute 61

FIGURE 62 Vehicle Ownership 62

FIGURE 63 Average Commute Distance 63

FIGURE 64 Inflow/Outflow of Workers 64

FIGURE 65 Mode Share Comparison (Commute) 65

FIGURE 66 Non-Peak Travel Times 66

FIGURE 67 Employment Density 67

FIGURE 68 Transportation Network 68

FIGURE 69 Annual Traffic Trends 69

FIGURE 70 Transit Coverage 70

FIGURE 71 Transit Frequency and Span 71

FIGURE 72 CUE Bus Ridership 72

FIGURE 73 Scooter Activity 73

FIGURE 74 Vehicle Crashes 74

FIGURE 75 Sidewalk Network 75

FIGURE 76 Posted Speed Limits 76

FIGURE 77 Metro Station 15 Minute Bikeshed 77

FIGURE 78 Activity Centers 15 Minute Bikesheds 78

FIGURE 79 Metro Station 15 Minute Walkshed 79

FIGURE 80 Activity Centers 15 Minute Walksheds 80

FIGURE 81 Access to Nature 81

Environment and Sustainability

Natural Environment

FIGURE 82	Watersheds	82
FIGURE 83	Water Resources	83
FIGURE 84	Overall Stream Health	84
FIGURE 85	Floodplain and Chesapeake Bay Preservation Area Map.....	85
FIGURE 86	Topography.....	86
FIGURE 87	Soils	87
FIGURE 88	Land Cover	88
FIGURE 89	Street Trees	89
FIGURE 90	Invasive Species.....	90

Sustainability Initiatives

FIGURE 91	Green Buildings	91
FIGURE 92	Greenhouse Gas Emissions	92
FIGURE 93	Solar Energy & Solarize NOVA Data	93
FIGURE 94	Publicly Available Electric Vehicle Charging Stations	94

Economic Vitality

Business Attraction, Retention and Promotion

FIGURE 95	Select Shopping Center Leasing Plans by Type of Tenant	95
FIGURE 96	Percentage of Taxable Retail Sales	96
FIGURE 97	Taxable Sales per Capita.....	97
FIGURE 98	Office Market by Class.....	98
FIGURE 99	Office Vacancy Rate	99
FIGURE 100	General Fund Revenues by Category	100
FIGURE 101	Fairfax City Zip Codes	101
FIGURE 102	Office Lease Analysis	102
FIGURE 103	Retail Lease Analysis	103

Community Services

Education

FIGURE 104	Public and Private Schools, K - 12	104
FIGURE 105	School Enrollment by Students Place of Residence and Program Capacity	105
FIGURE 106	On-Time Graduation Rates	106
FIGURE 107	Local Higher Education and Lifelong Learning	107
FIGURE 108	Highest Level of Educational Attainment	108
FIGURE 109	Student Yield Ratios.....	109
FIGURE 110	School Attendance Areas	110

Parks, Recreation and Cultural Arts

FIGURE 111	Open Space and Parks by Type.....	111
FIGURE 112	City Trails	112
FIGURE 113	Cultural Facilities and Public Art	113
FIGURE 114	Public Facilities	114

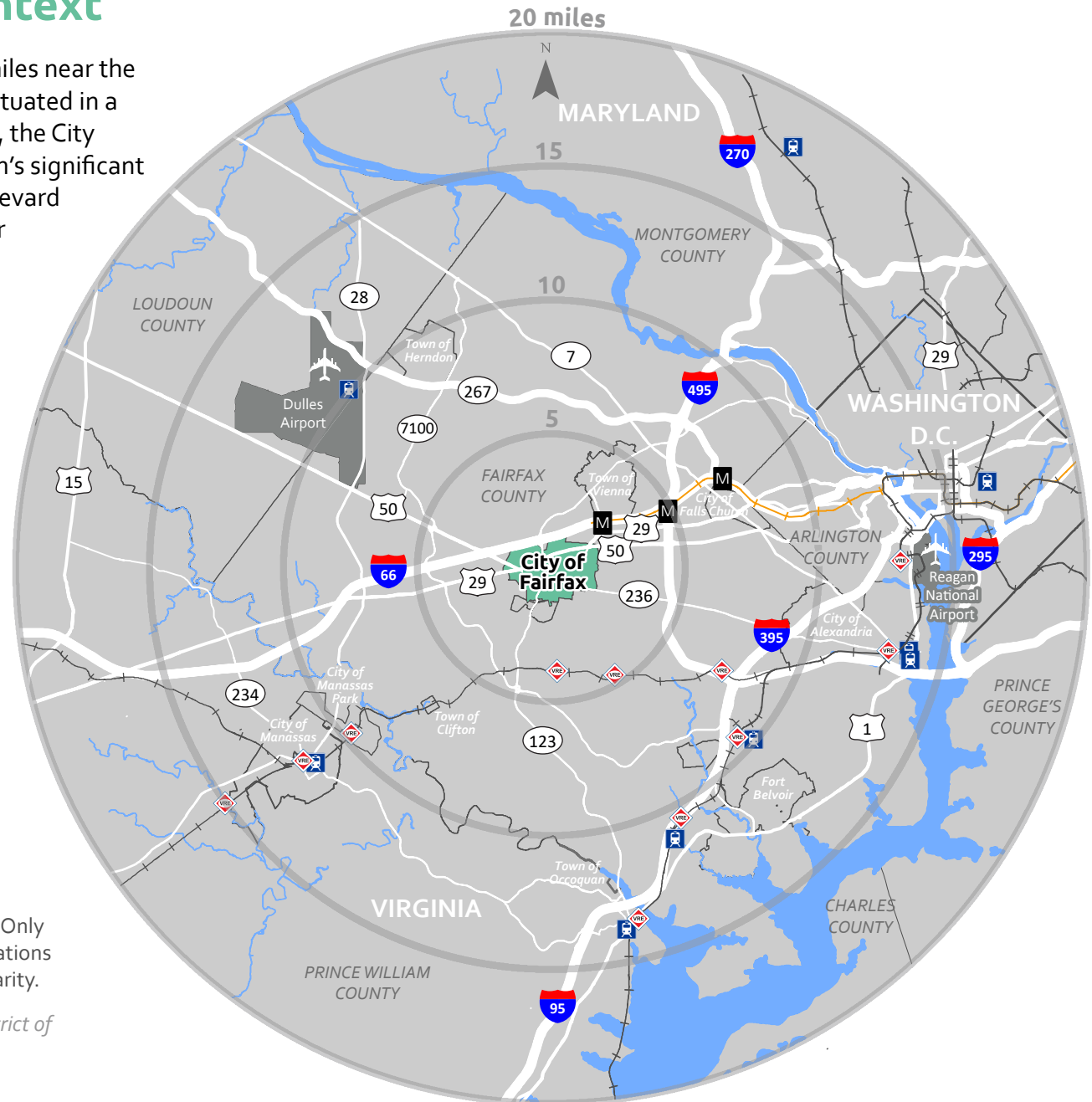
Government and Public Safety

FIGURE 115	Yearly Police Incidents	115
FIGURE 116	Fire Stations and Service Calls.....	116
FIGURE 117	Fire Department Fire Box Areas	117
FIGURE 118	Wastewater Collection System.....	118
FIGURE 119	Fairfax Water Service Areas.....	119
FIGURE 120	Residential Refuse and Recycling Curbside Collection	120




Definitions	121-125
--------------------------	----------------

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

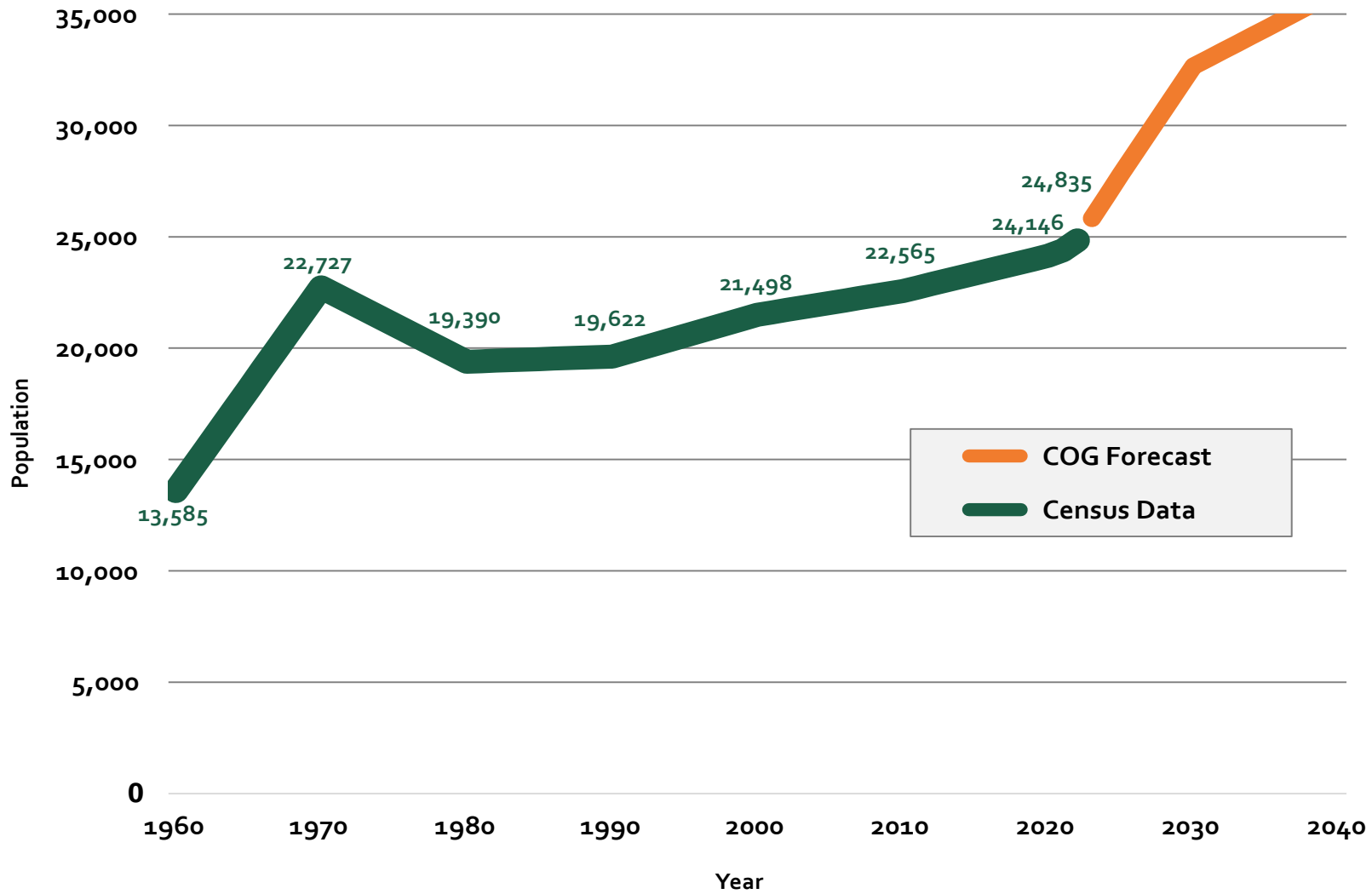
-  Metrorail Station
-  Virginia Railway Express (VRE) Station
-  Amtrak Station

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

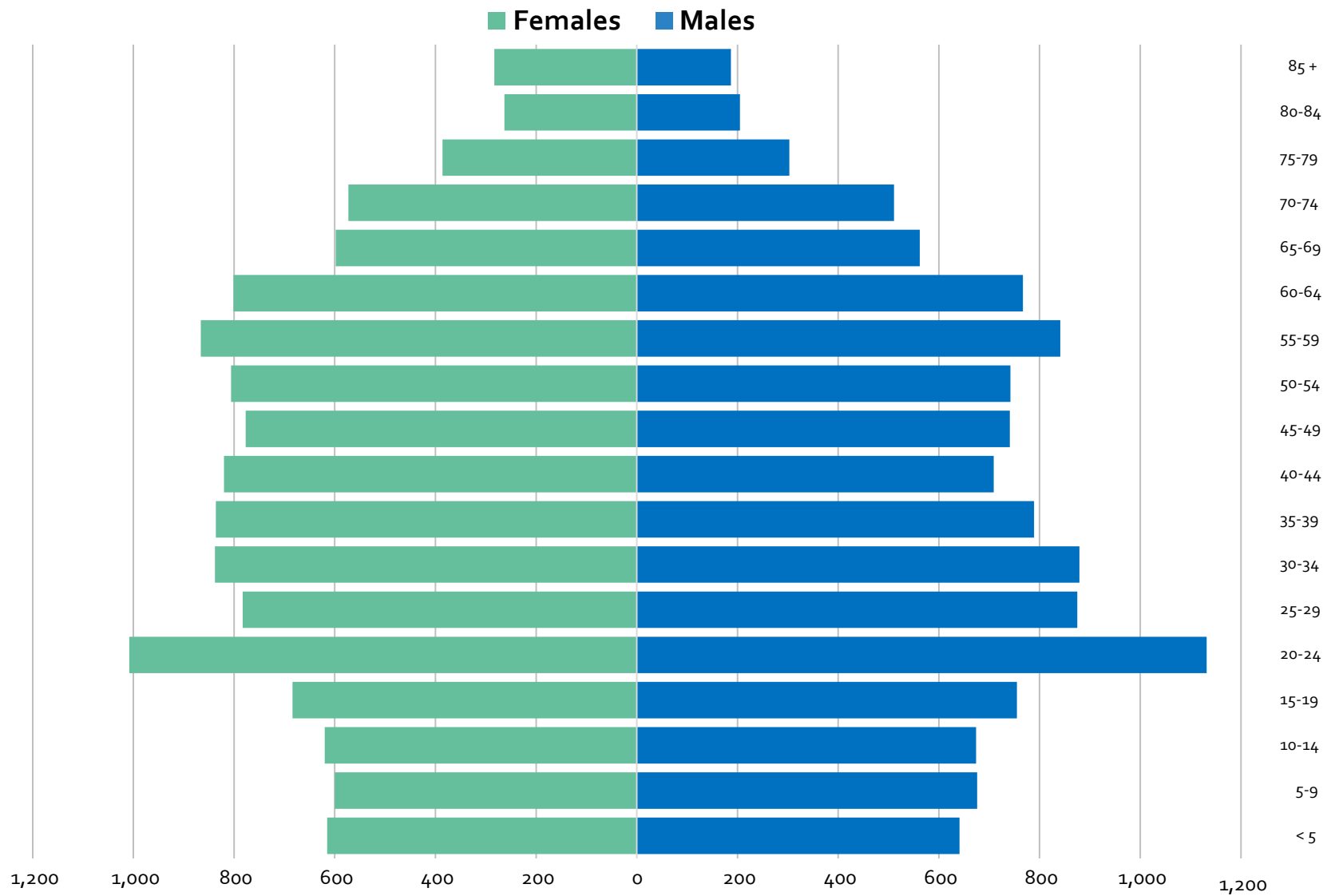
FIGURE 2:

Population History and Forecasts



Source: US Census and MWCOG Round 10 Cooperative Forecasting: Population and Household Forecasts

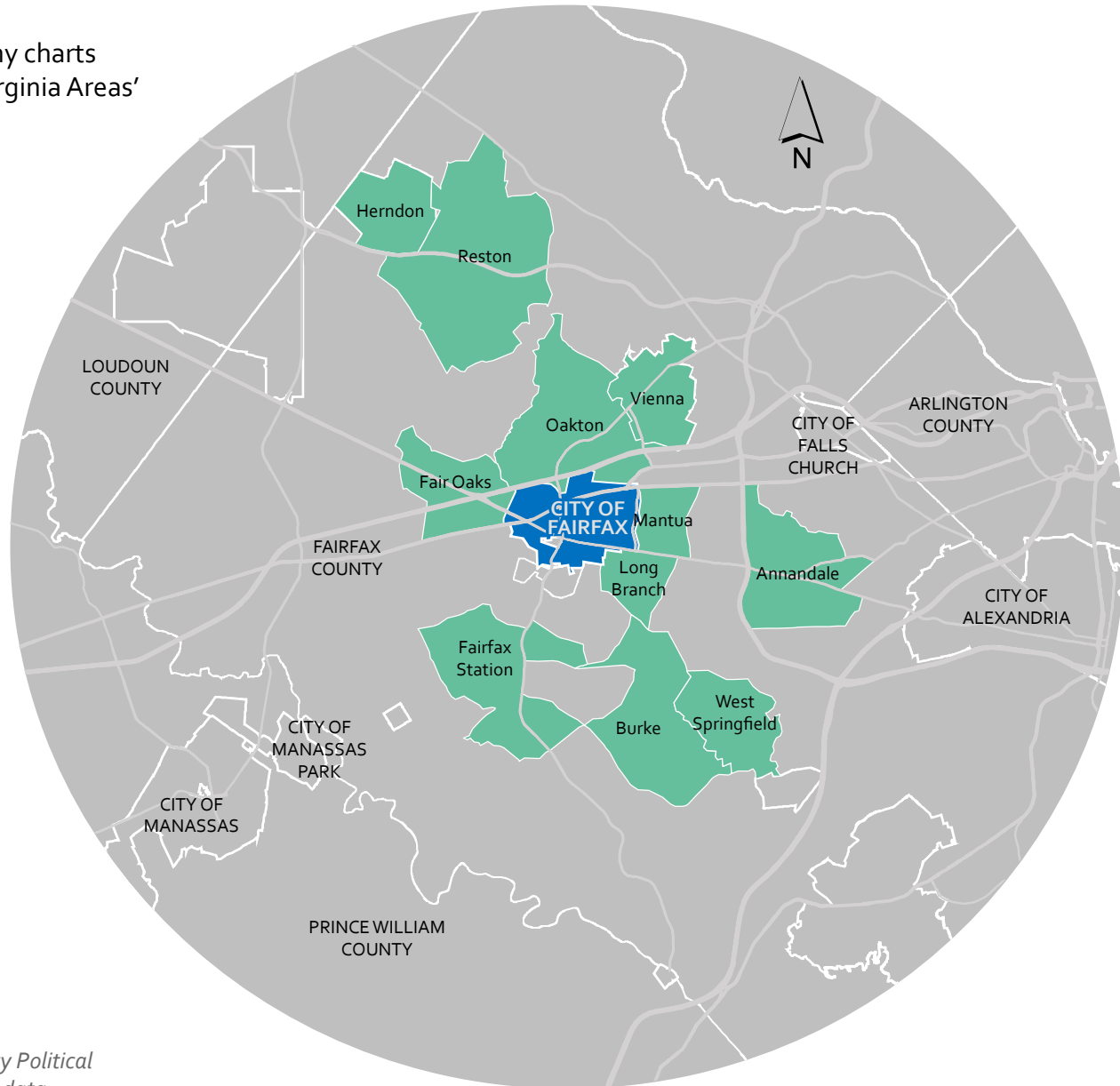
FIGURE 3: Age and Gender Distribution
City of Fairfax, 2022



Source: US Census, 2020

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.

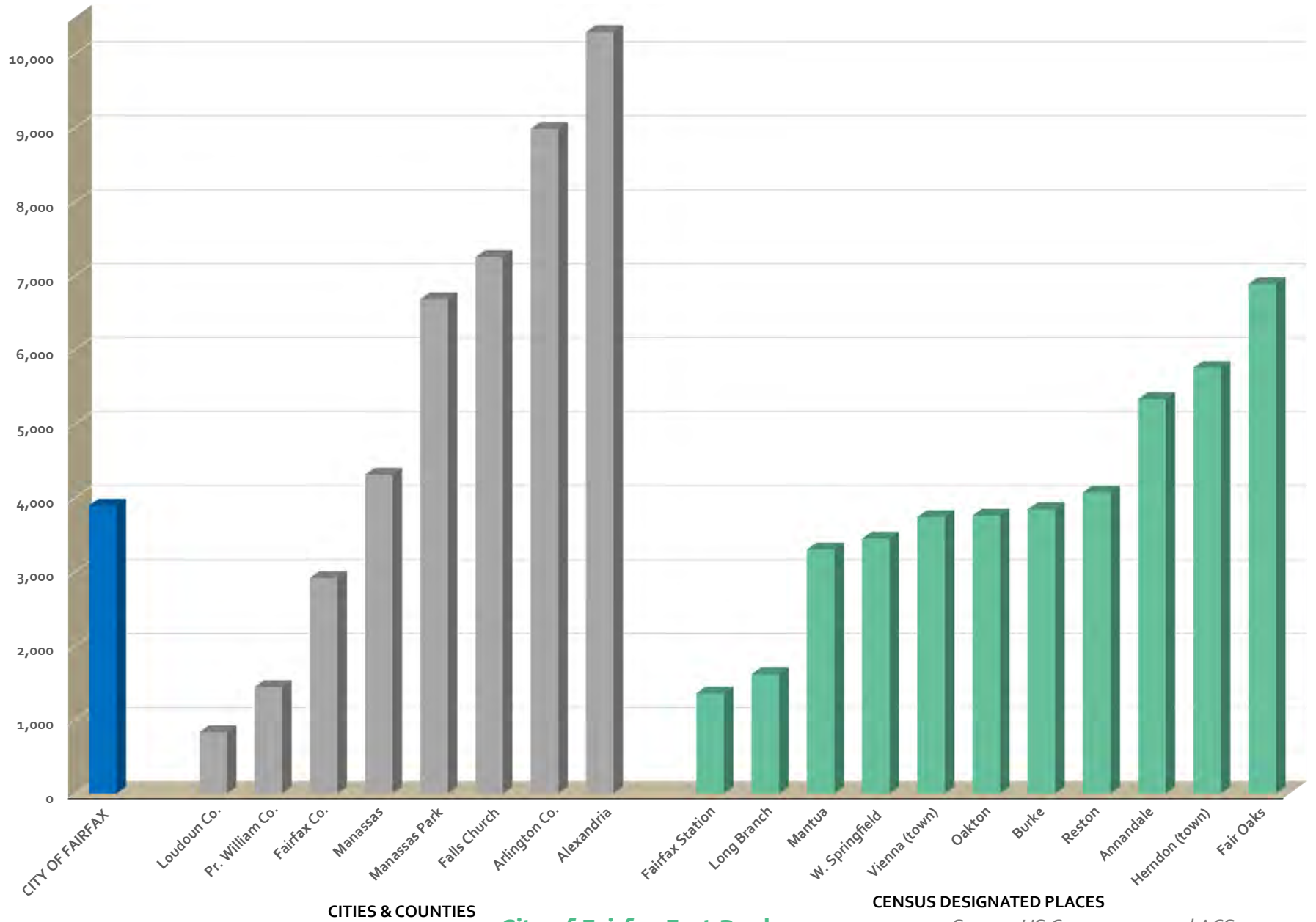


Sources: City of Fairfax GIS, Fairfax County Political Jurisdictions and Census Designated Places data

FIGURE 5:

Population Density

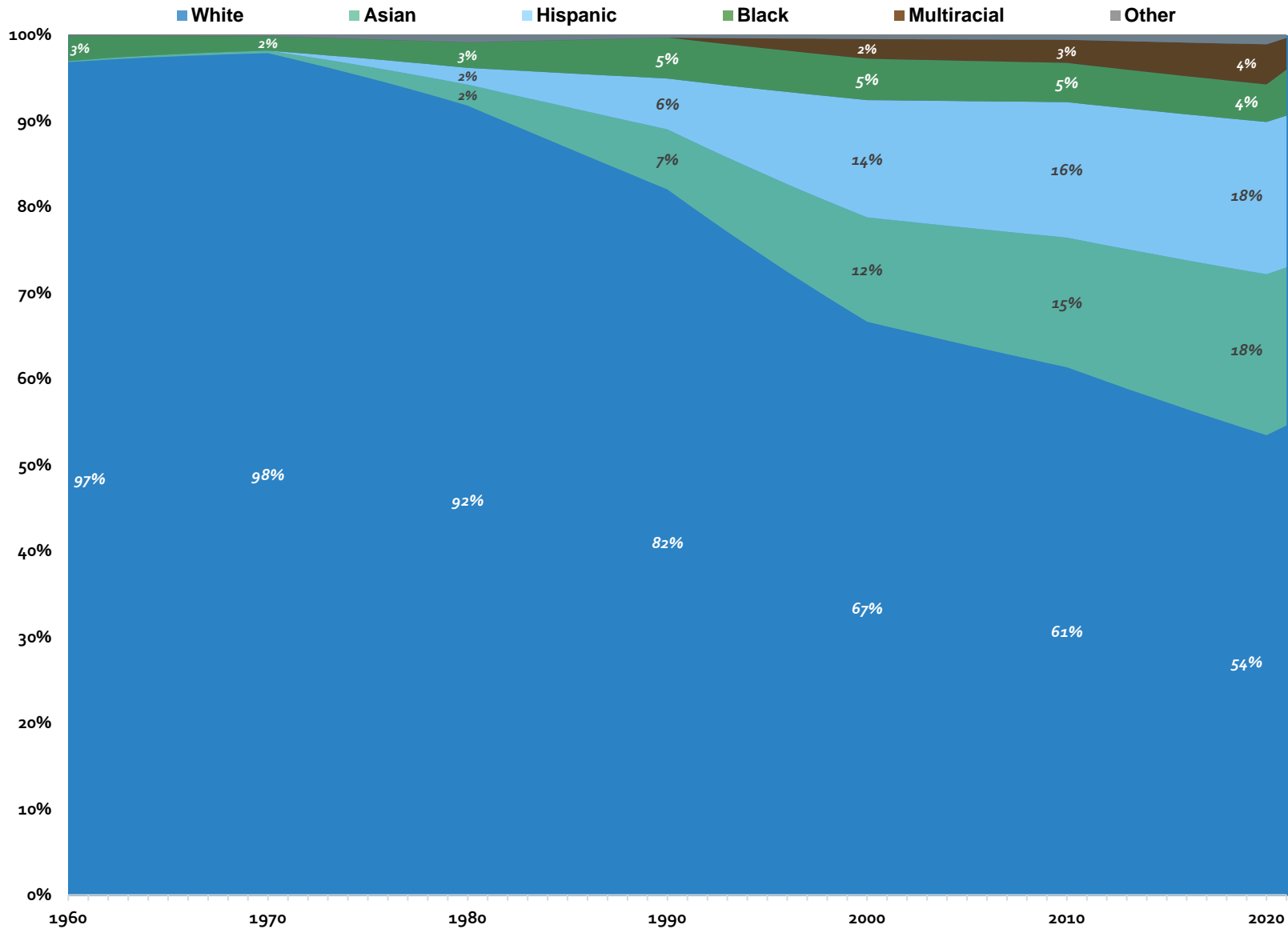
City of Fairfax and Select Northern Virginia Areas



CITIES & COUNTIES

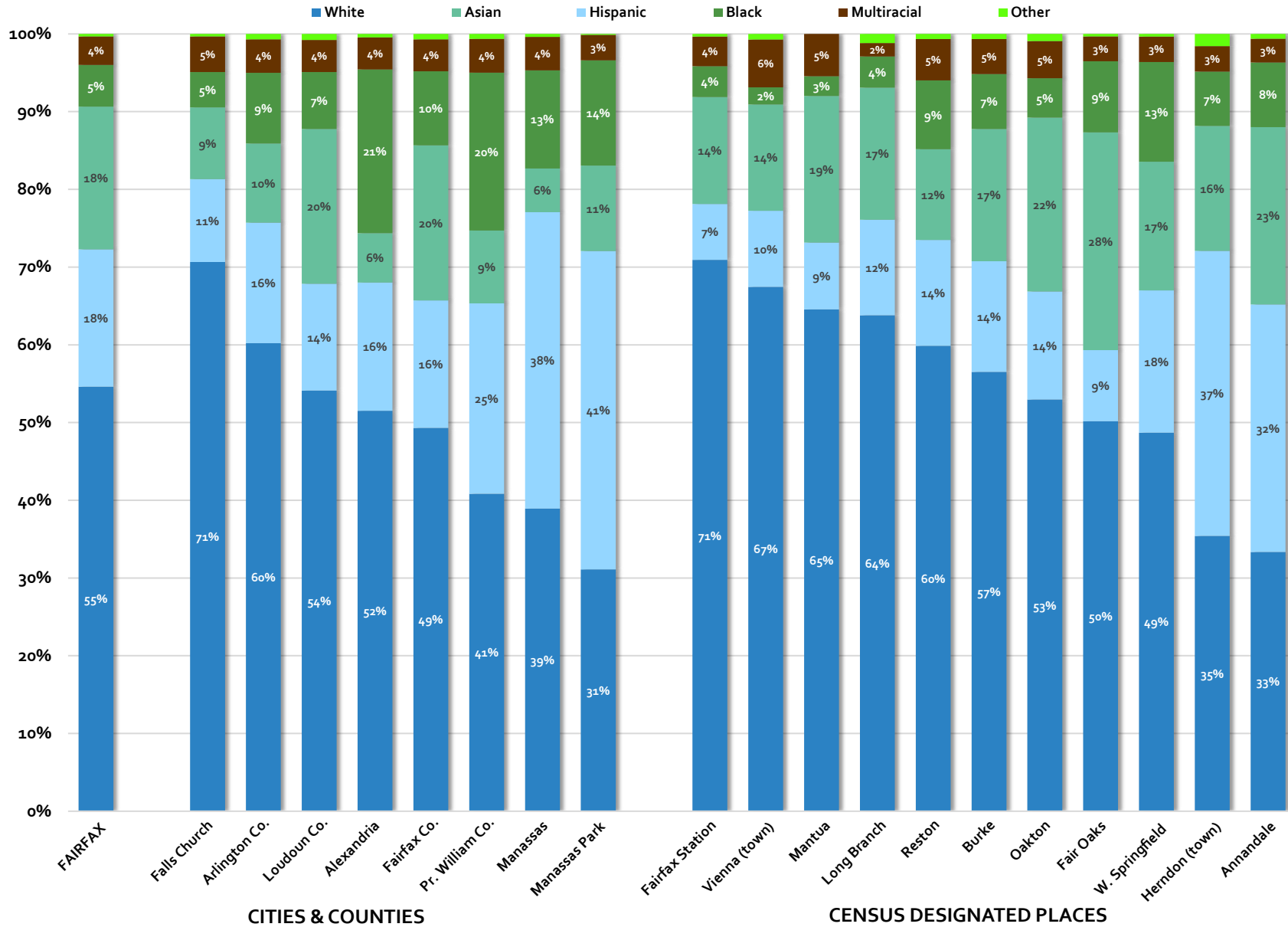
CENSUS DESIGNATED PLACES

FIGURE 6: Percentage of Population by Ethnicity
 City of Fairfax (1960-2020)



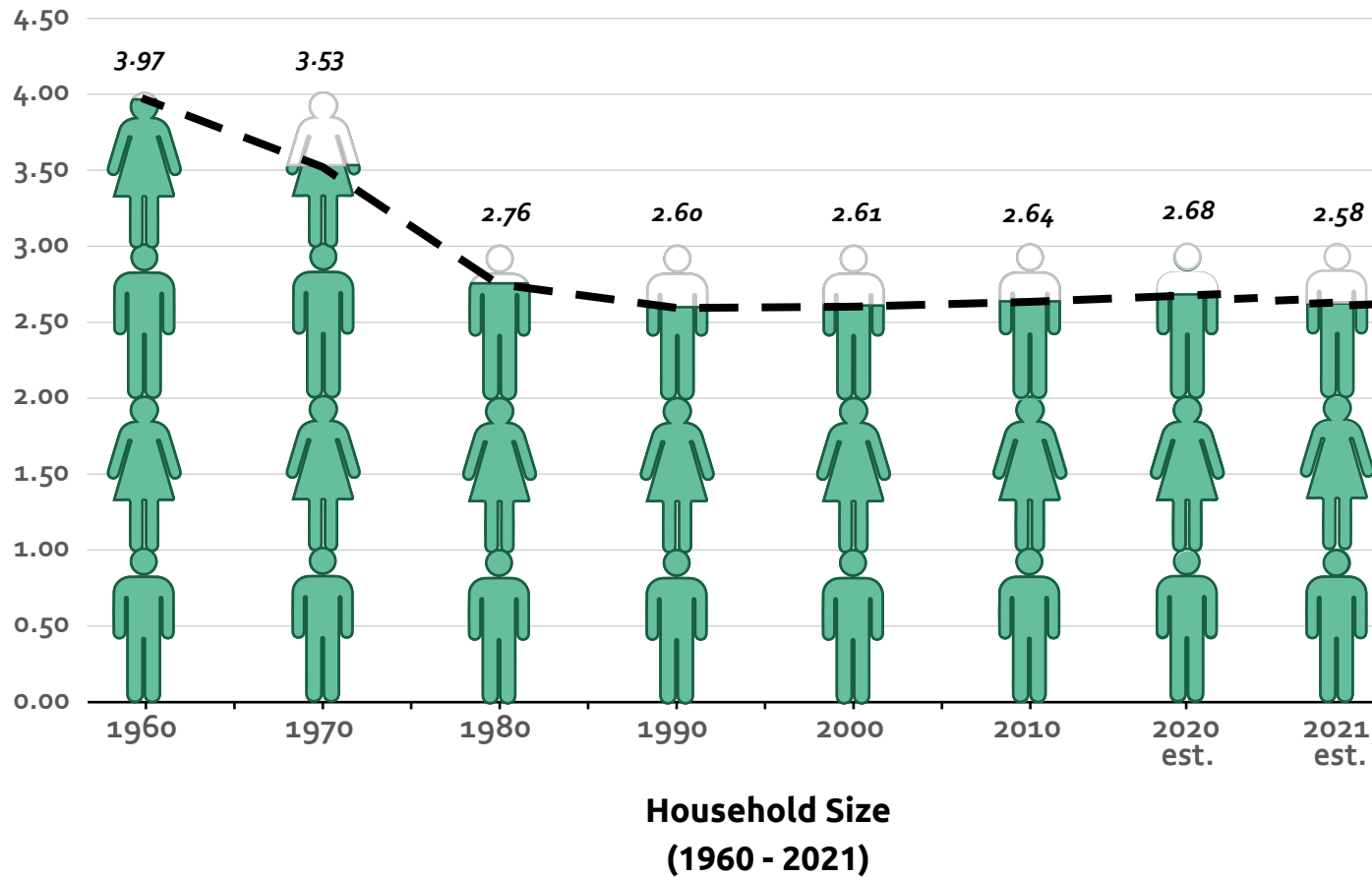
Source: US Census and ACS

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



Source: US Census ACS 2017-2021

FIGURE 8: Average Household Size
City of Fairfax

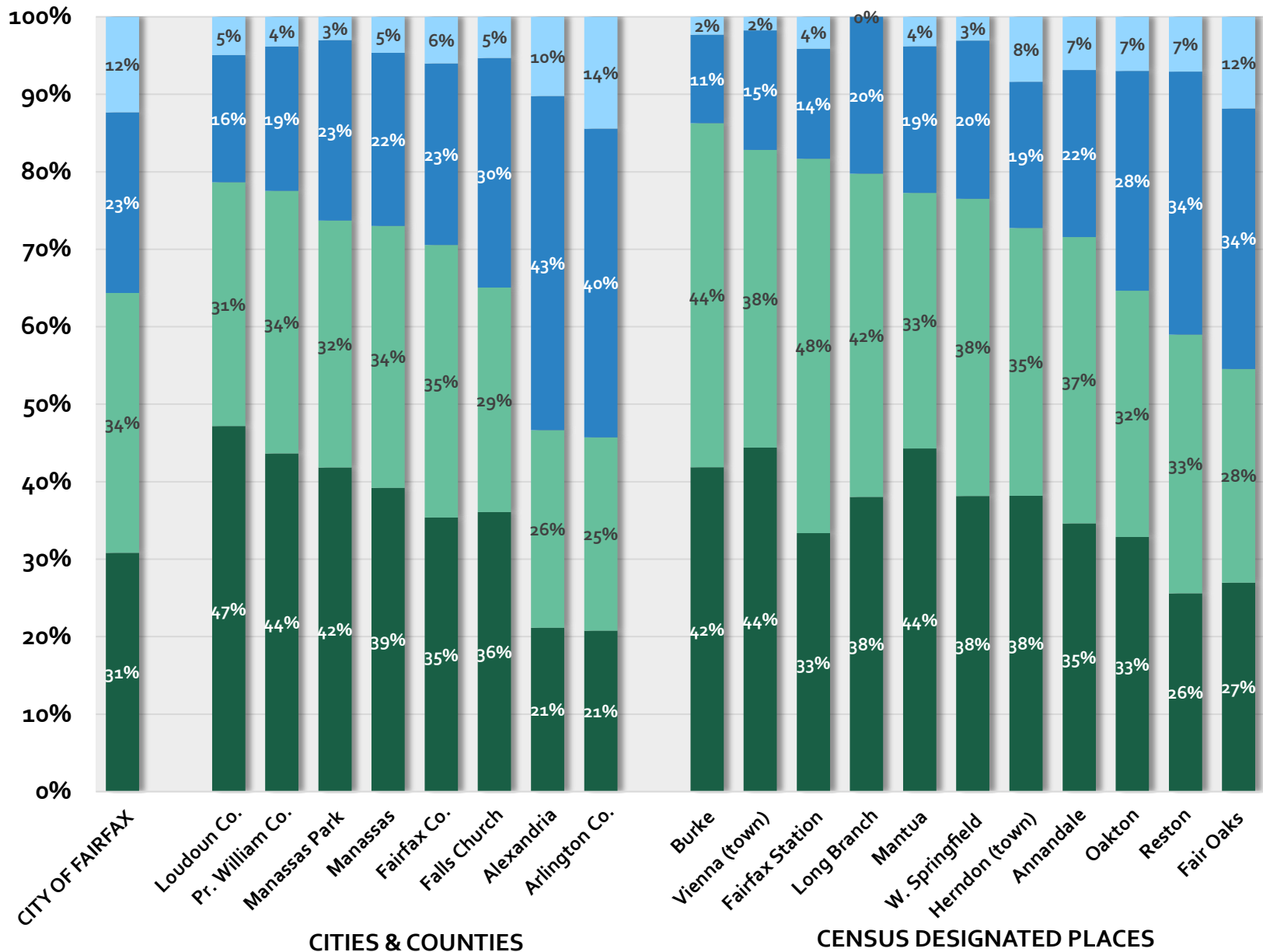


Median Age by Ethnicity (2021)

White	Black	Asian	Hispanic	Multiracial
43.3	30.9	35.6	34.2	24.9

Source: US Census ACS 2016-20, 2017- 21

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



Source: US Census ACS 2020

FIGURE 10:

Median Household Income

City of Fairfax and Select Northern Virginia Areas

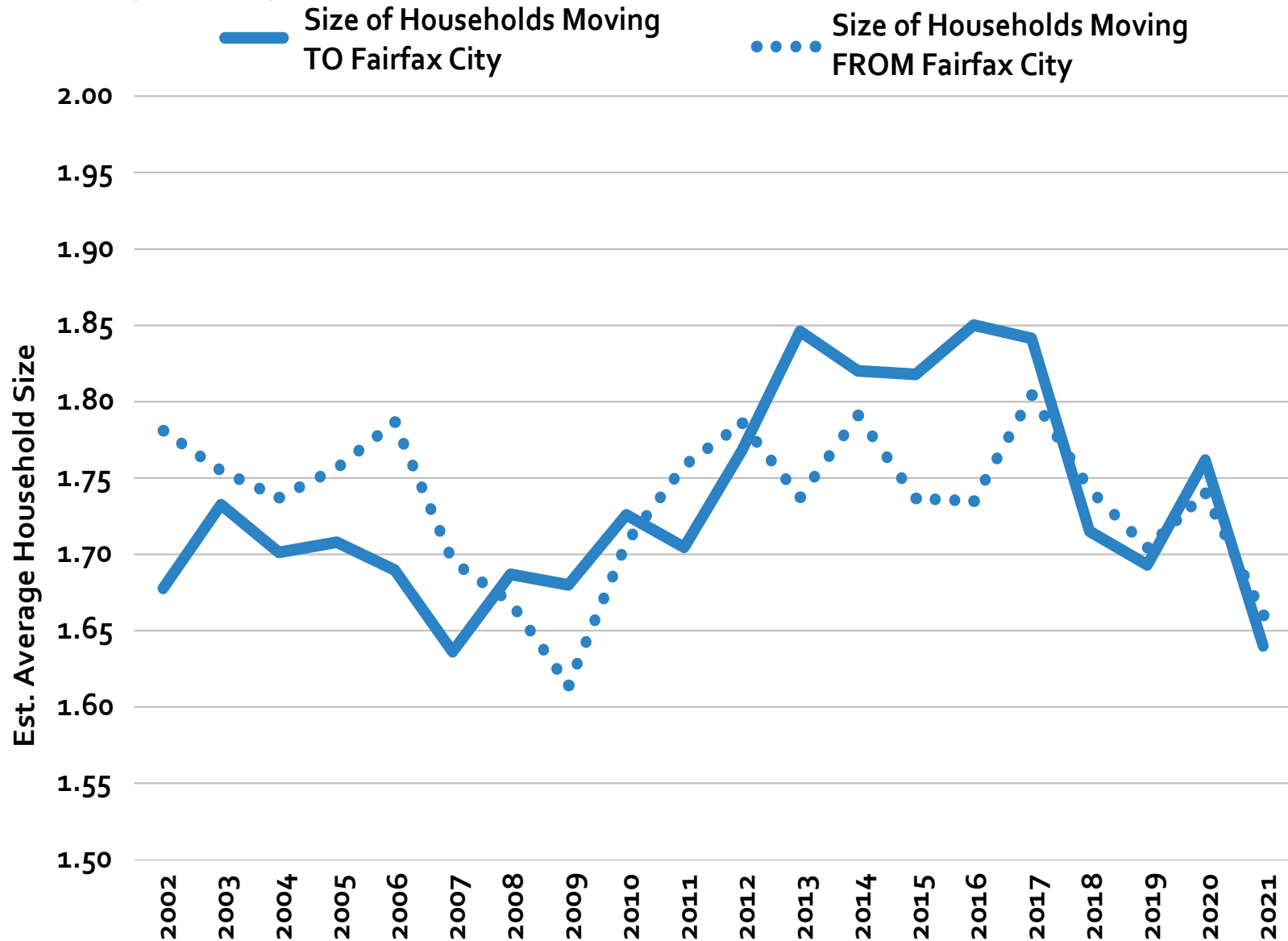
■ Under 90% of City of Fairfax median income
 ■ 90 - 110% of City of Fairfax median income
 ■ Over 110% of City of Fairfax median income

		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		\$118,492	\$157,661	\$166,583	\$92,917				
CITIES & COUNTIES	Manassas Park	\$90,544	\$90,859	\$73,423	\$50,265	76%	58%	44%	54%
	Manassas	\$101,934	4,112,287	\$94,583	\$68,854	86%	71%	57%	74%
	Alexandria	\$105,450	\$137,335	\$112,529	\$87,370	89%	87%	68%	94%
	Pr. William Co.	\$113,831	\$125,076	\$118,311	\$88,685	96%	79%	71%	95%
	Arlington Co.	\$128,145	\$171,820	\$186,861	\$92,327	108%	109%	112%	99%
	Fairfax Co.	\$133,974	\$157,563	\$158,659	\$104,556	113%	100%	95%	113%
	Falls Church	\$155,071	\$187,303	\$219,453	\$85,804	131%	119%	132%	92%
	Loudoun Co.	\$156,821	\$175,551	\$183,114	\$92,940	132%	111%	110%	100%
CENSUS DESIGNATED PLACES	Annandale	\$106,620	\$113,116	\$92,417	\$92,471	90%	72%	55%	100%
	Fair Oaks	\$111,329	\$136,829	\$146,875	\$63,309	94%	87%	88%	68%
	Herdon (town)	\$117,741	\$126,318	\$119,688	\$87,500	99%	80%	72%	94%
	Reston	\$126,571	\$149,795	\$145,588	\$88,620	107%	95%	87%	95%
	W. Springfield	\$138,857	\$150,365	\$146,627	\$128,173	117%	95%	88%	138%
	Oakton	\$145,064	\$172,995	\$180,122	\$119,333	122%	110%	108%	128%
	Burke	\$157,336	\$161,309	\$160,571	\$127,273	133%	102%	96%	137%
	Long Branch	\$176,908	\$193,250	\$208,106	\$82,212	149%	123%	125%	88%
	Mantua	\$177,464	\$212,800	\$196,583	\$135,694	150%	135%	118%	146%
	Fairfax Station	\$190,139	\$199,167	\$186,125	\$186,007	160%	126%	112%	200%
	Vienna (town)	\$200,938	\$233,355	\$250,000	\$102,833	170%	148%	150%	111%

Source: US Census ACS, 2017-2021

FIGURE 11: Estimated Size of Households Moving TO and FROM Fairfax

(2002 - 2021)



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: Existing Land Use Map

Legend

- Residential - Single Detached
- Residential - Single Attached
- Residential - Multifamily
- Mixed-Use Residential/ Commercial
- Institutional - General
- Institutional - Government
- Industrial
- Open Space - Public
- Open Space - Private
- Vacant
- Commercial - Retail
- Commercial - Office
- Commercial - Auto
- Commercial - Lodging

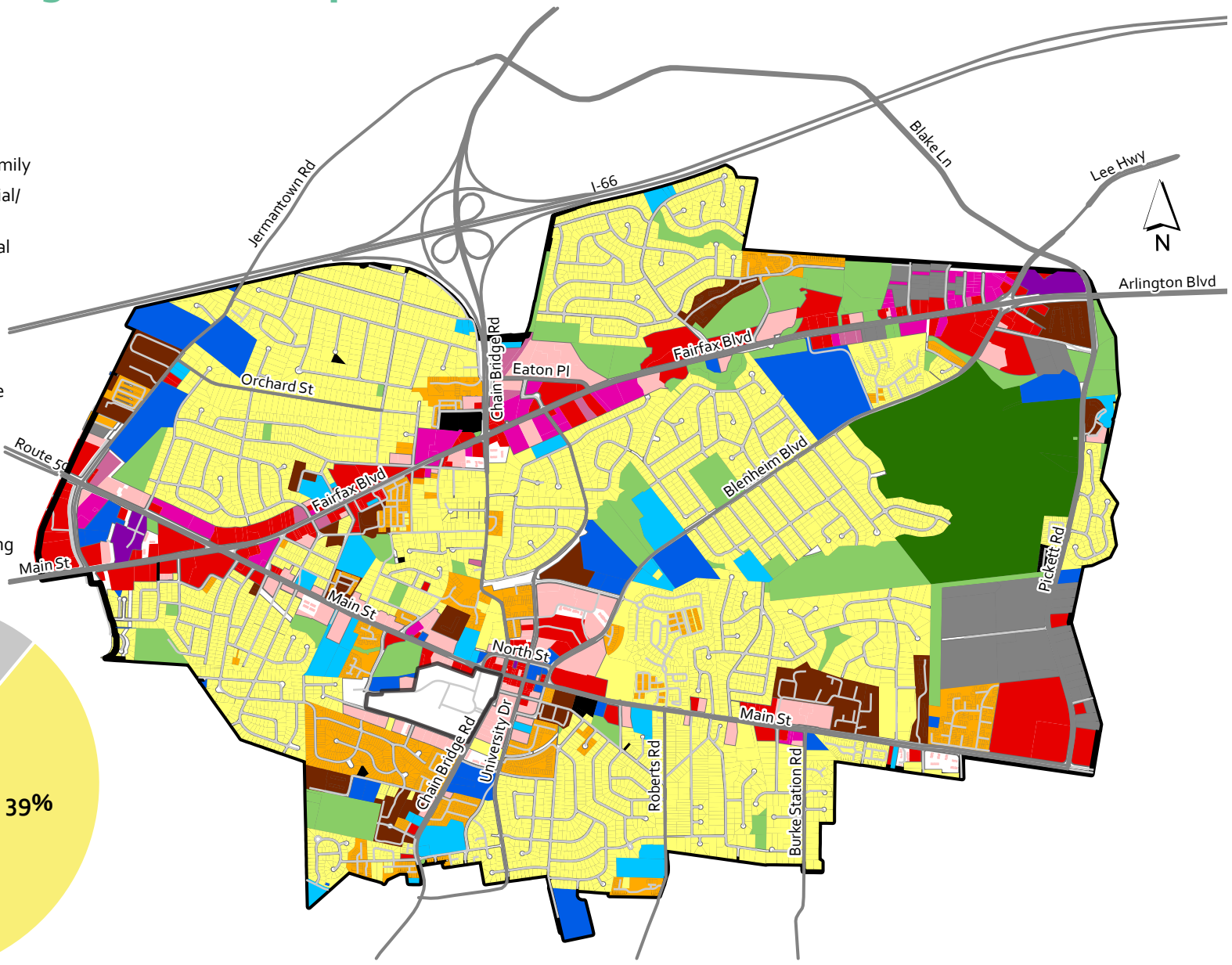
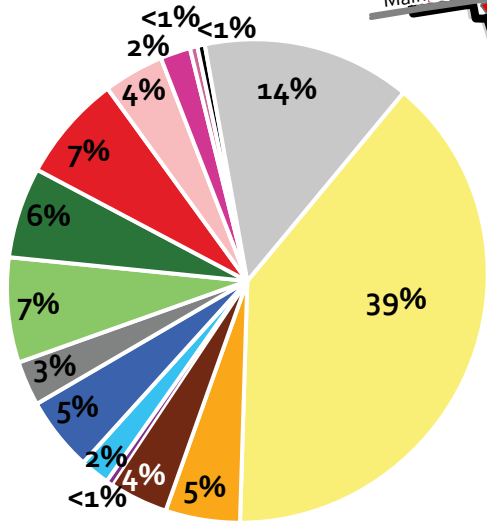


FIGURE 13: Zoning Map

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.

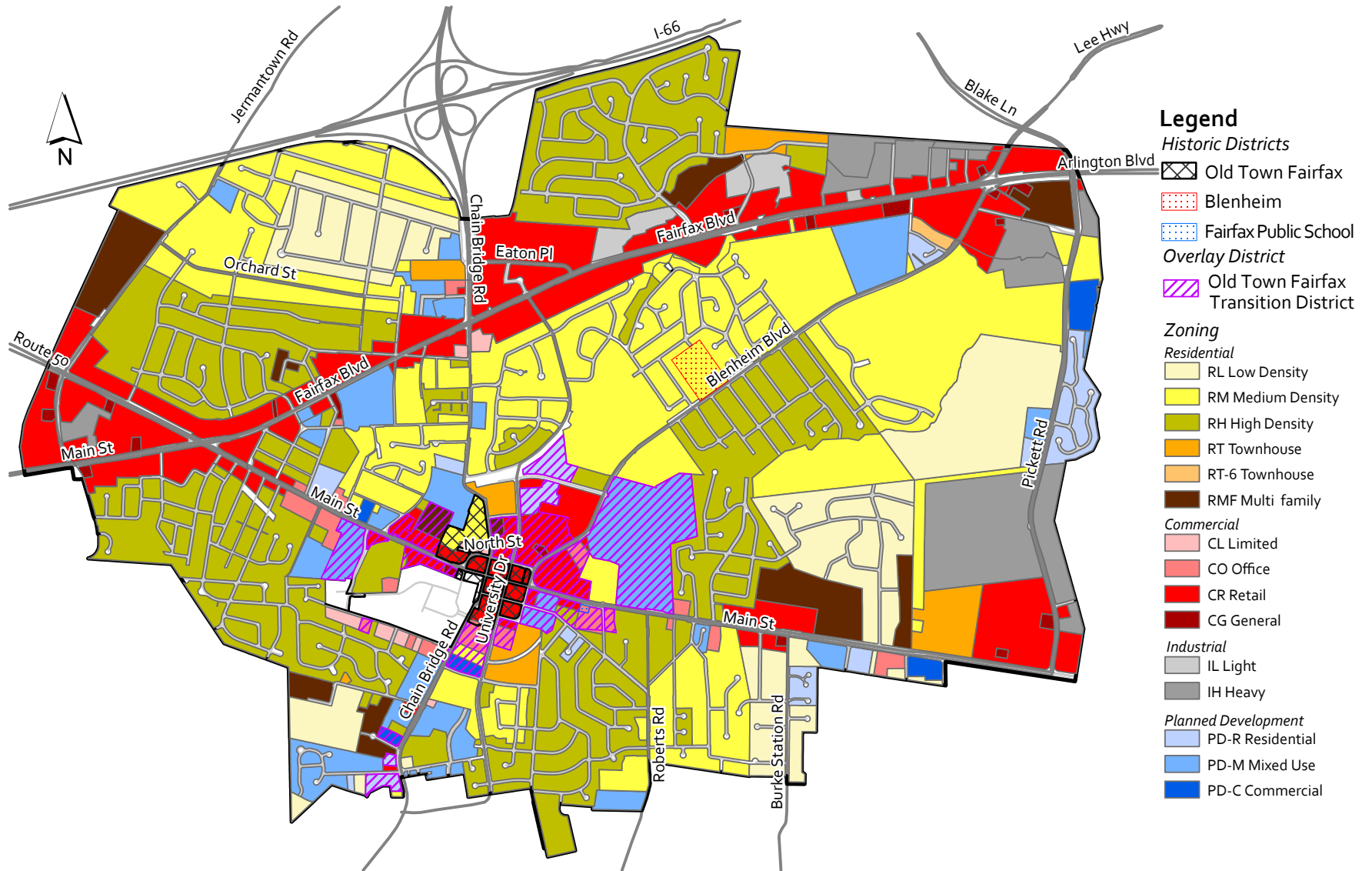
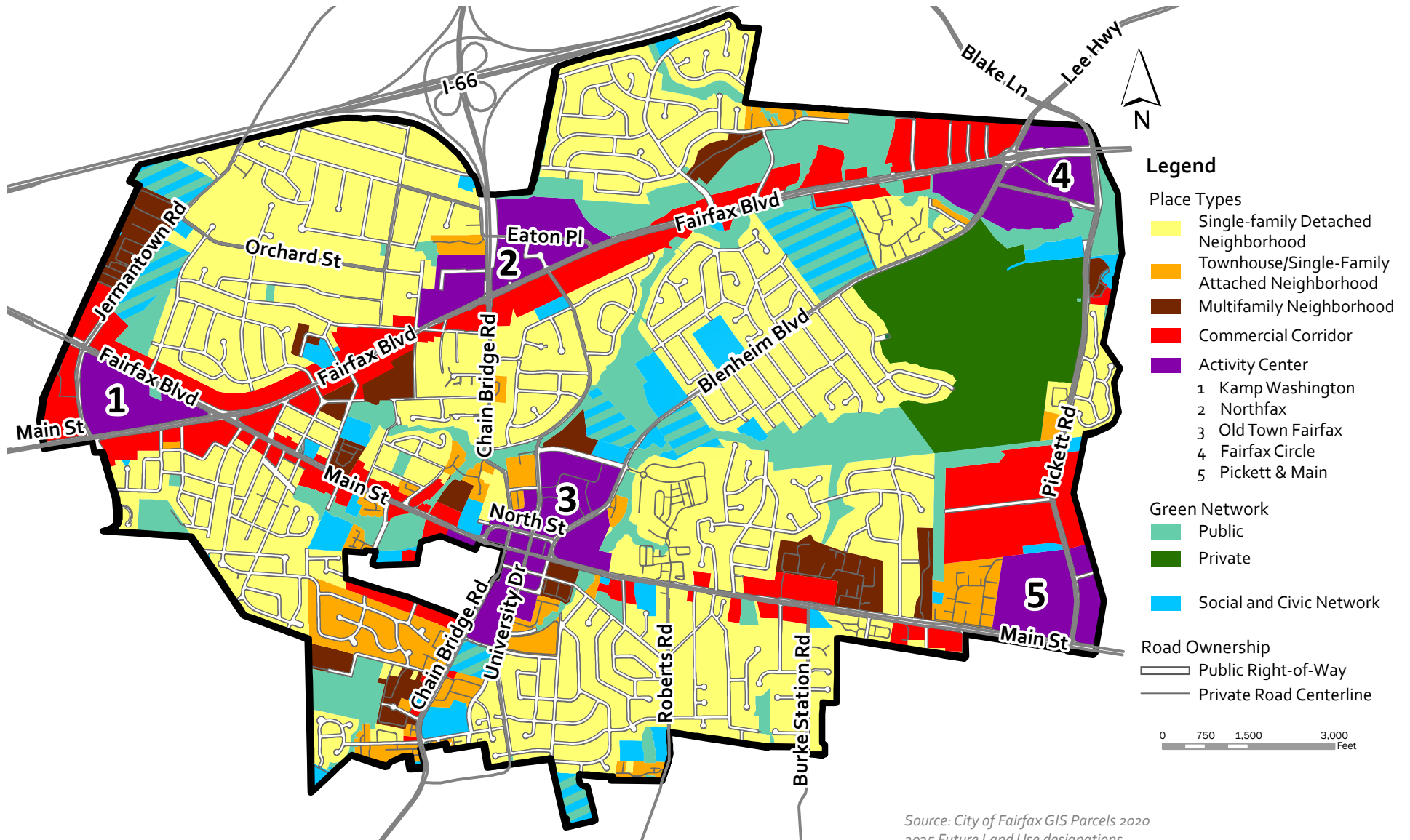


FIGURE 14: Future Land Use Map
2035 Comprehensive Plan



Source: City of Fairfax GIS Parcels 2020
2035 Future Land Use designations
Adopted February 12, 2019
Last Amended June 9, 2020

FIGURE 15: Housing Type

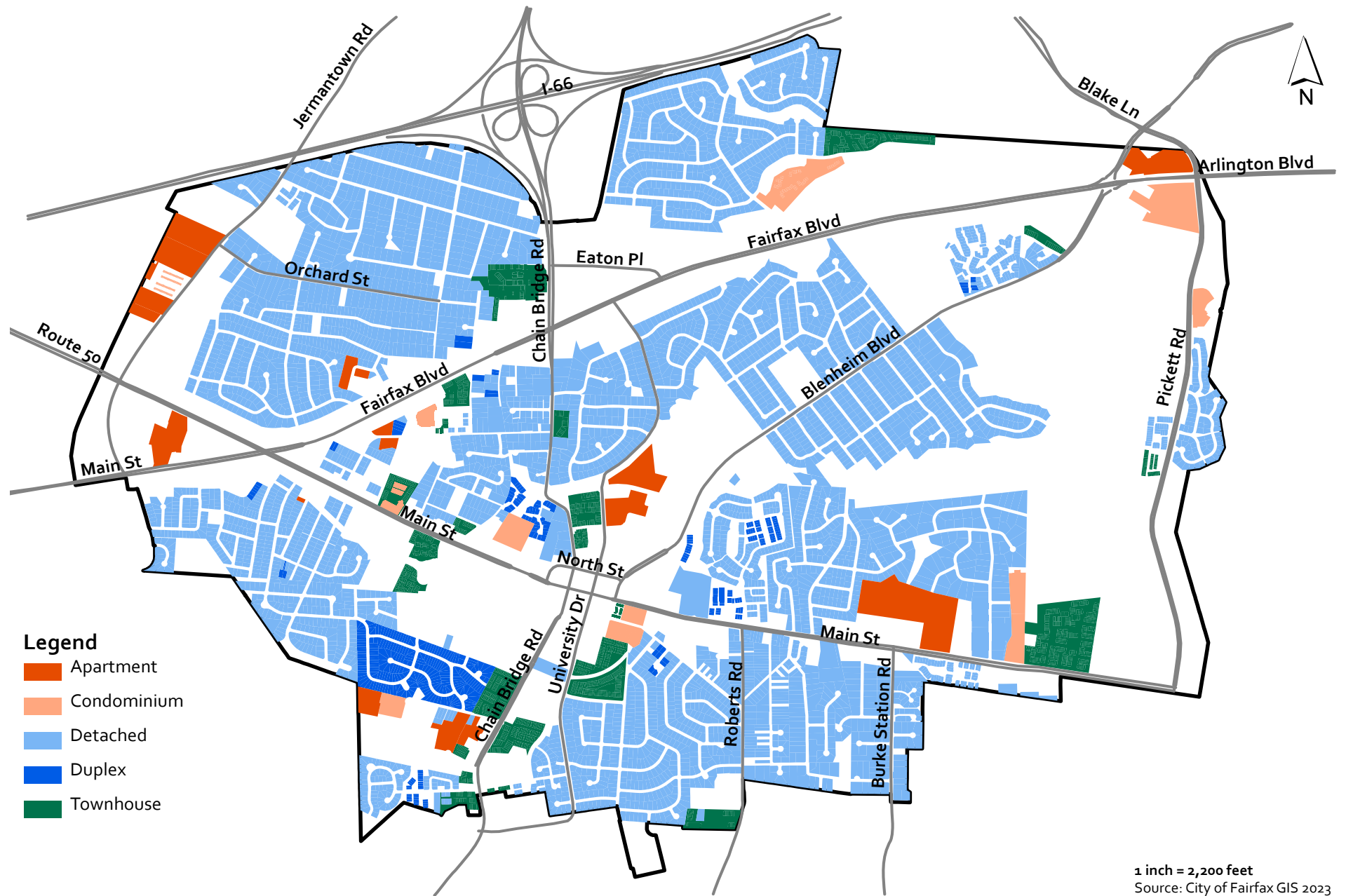


FIGURE 16: Housing Type (existing)

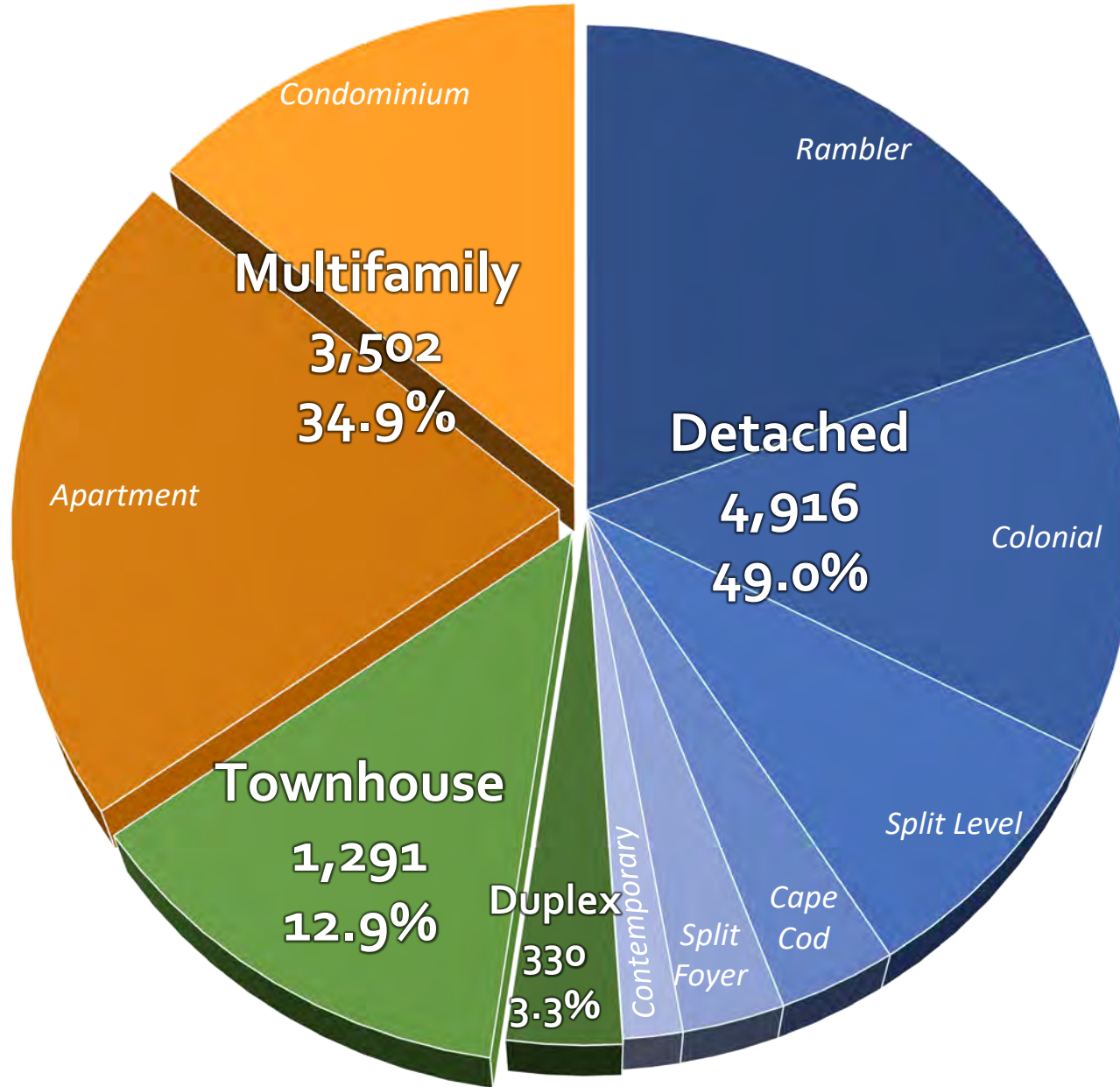
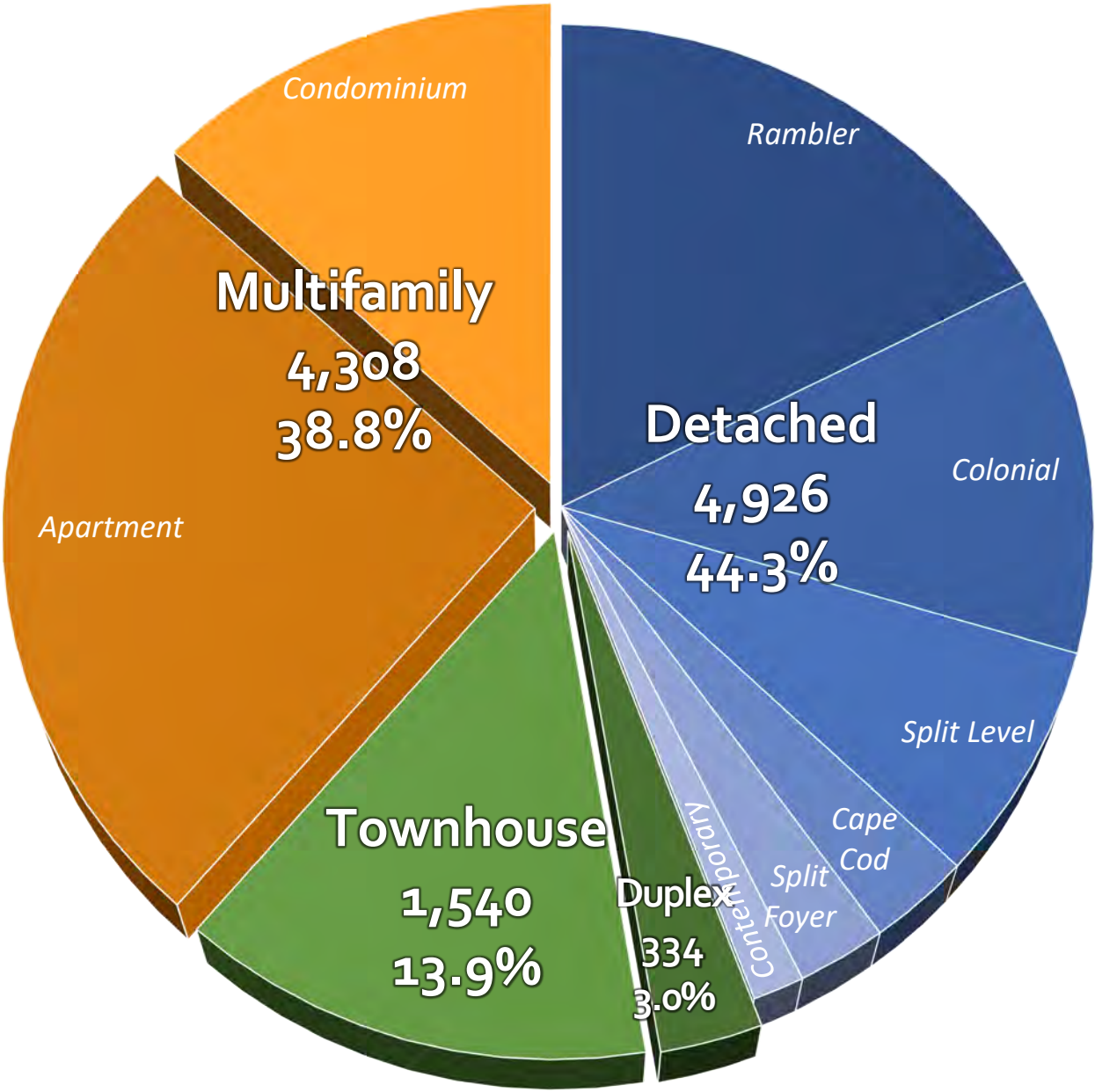


FIGURE 17: Housing Type (existing and approved)



Source: Fairfax City Real Estate Assessments, March 2023
Includes units under construction or approved as of March 31, 2023

FIGURE 18: City of Fairfax and Select Areas of Fairfax County

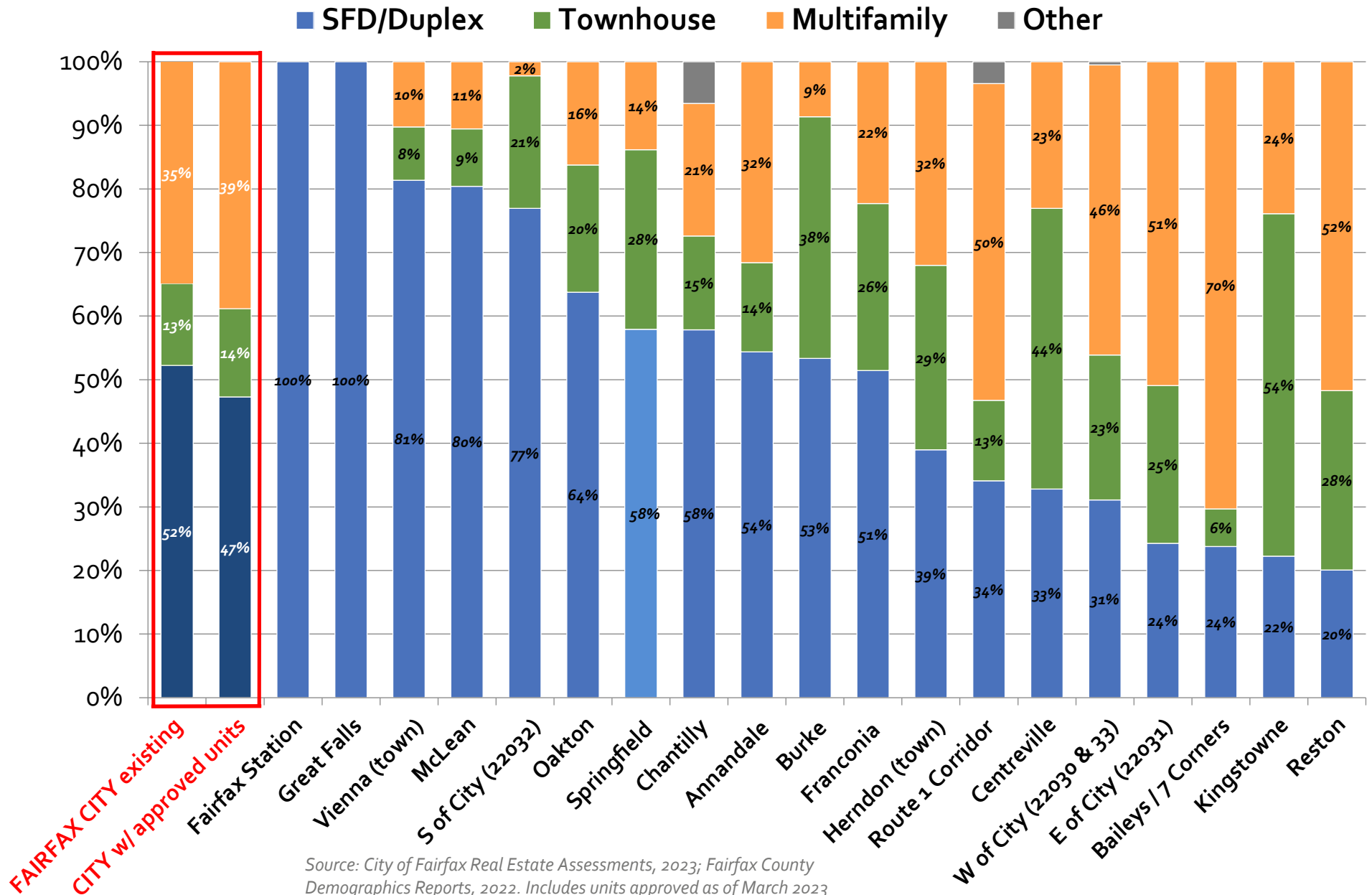
Cities and Zip Code Areas

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



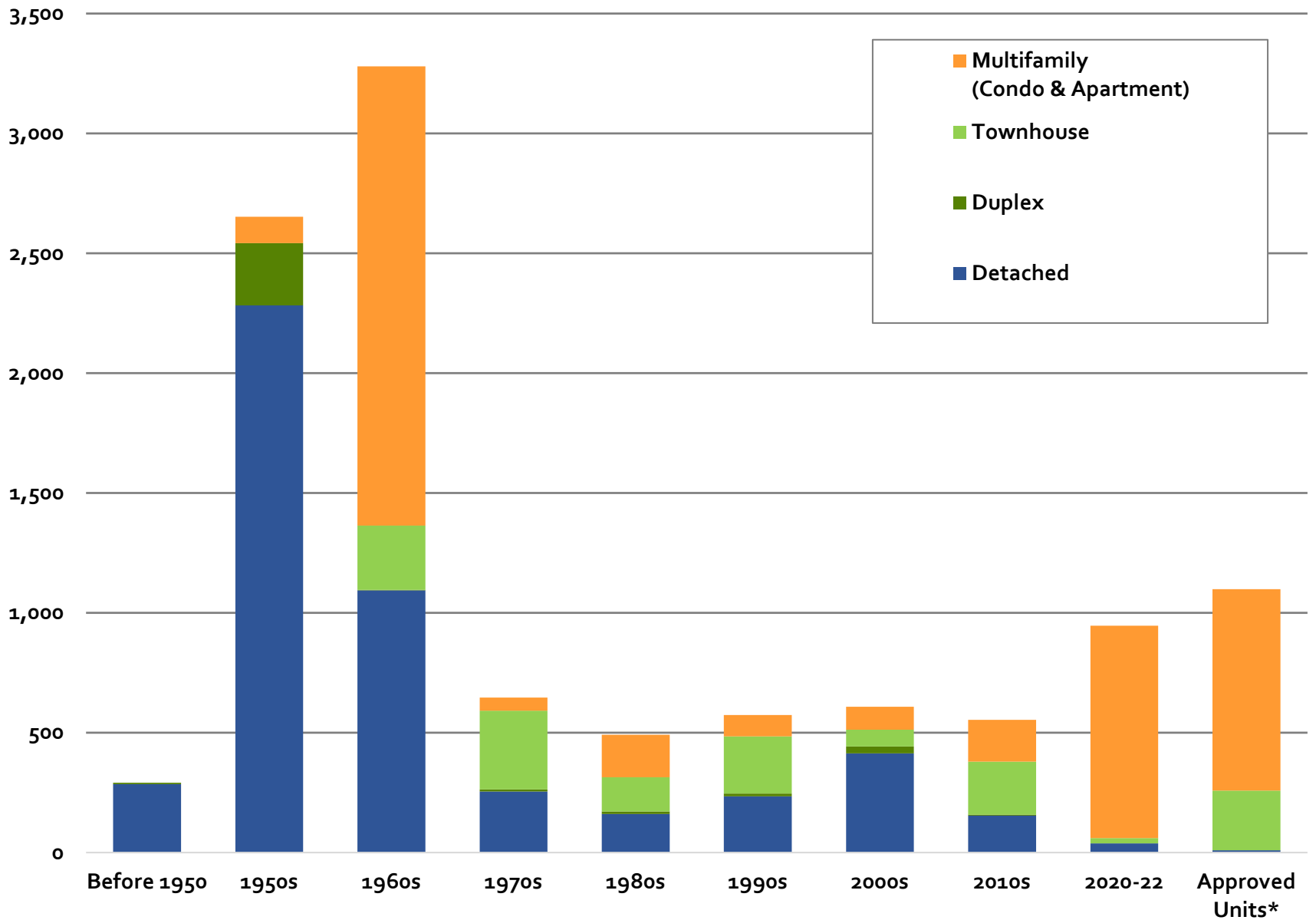
Source: Fairfax County Zip Code and Political Jurisdictions shapefiles

FIGURE 19: Housing Units by Type



Source: City of Fairfax Real Estate Assessments, 2023; Fairfax County Demographics Reports, 2022. Includes units approved as of March 2023

FIGURE 20: Housing Units by Type and Decade Built



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, December 2022. Includes units approved as of December 2022, and units under construction.

FIGURE 21: Housing Age by Decade Built

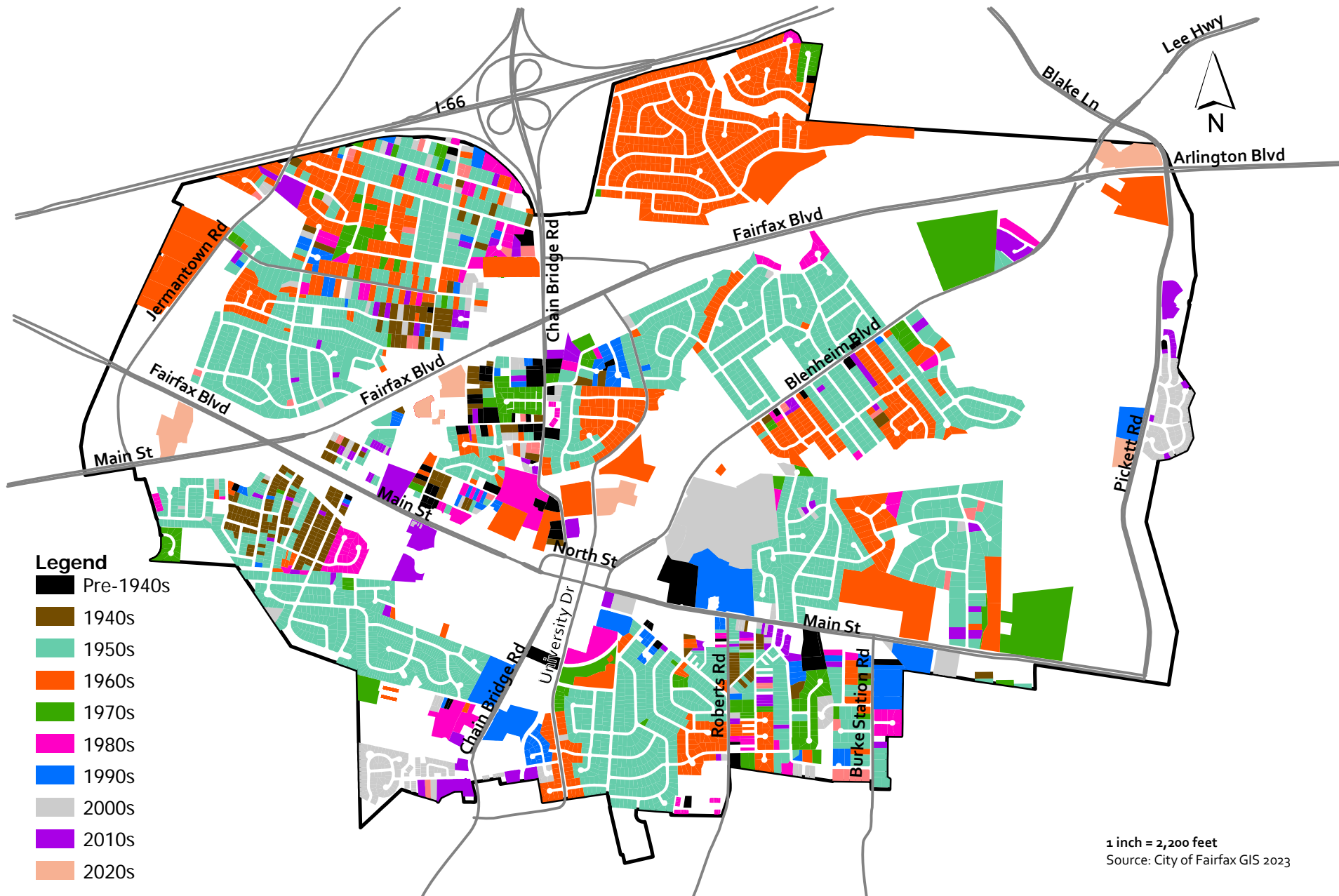
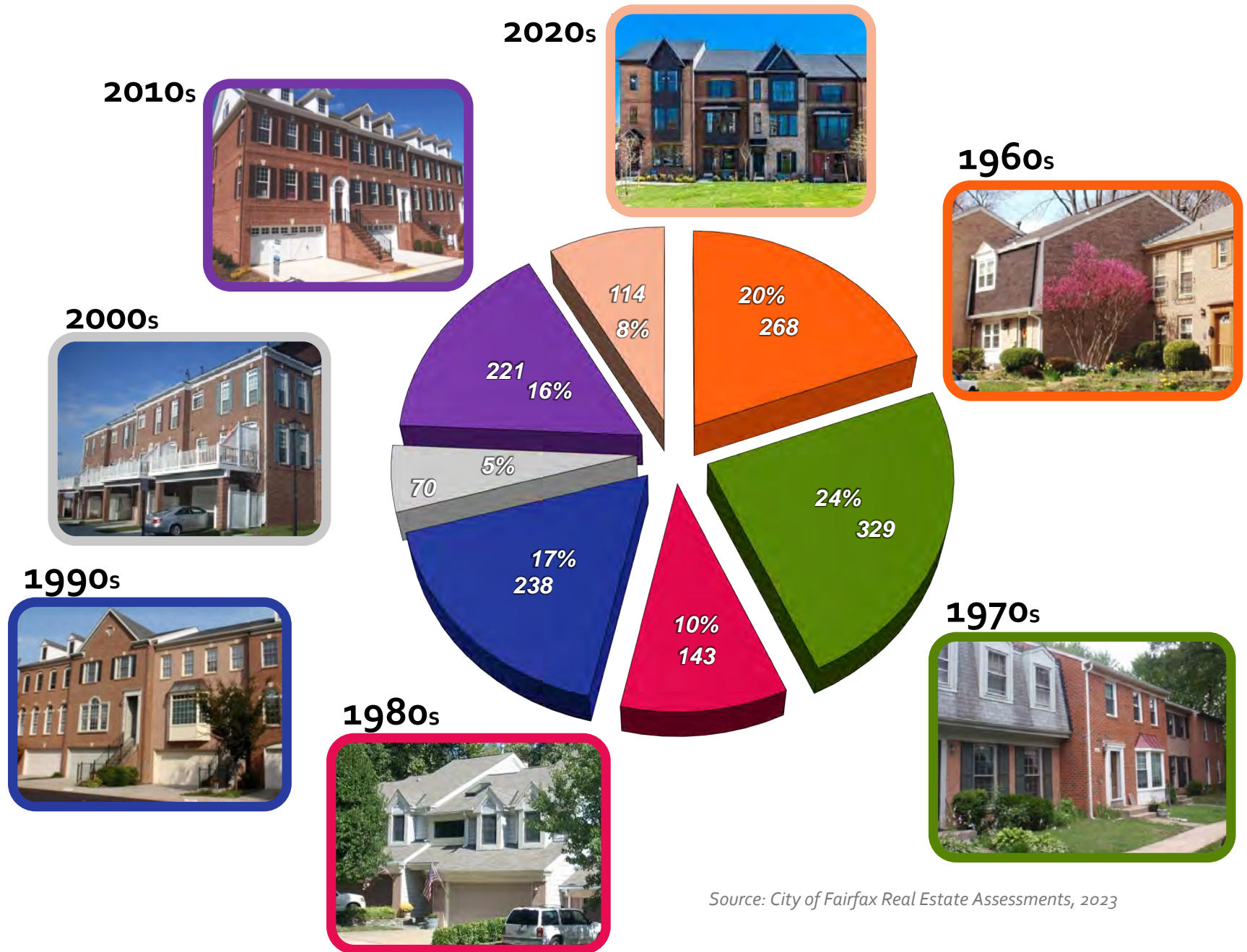


FIGURE 22: Housing Age - Detached and Duplex



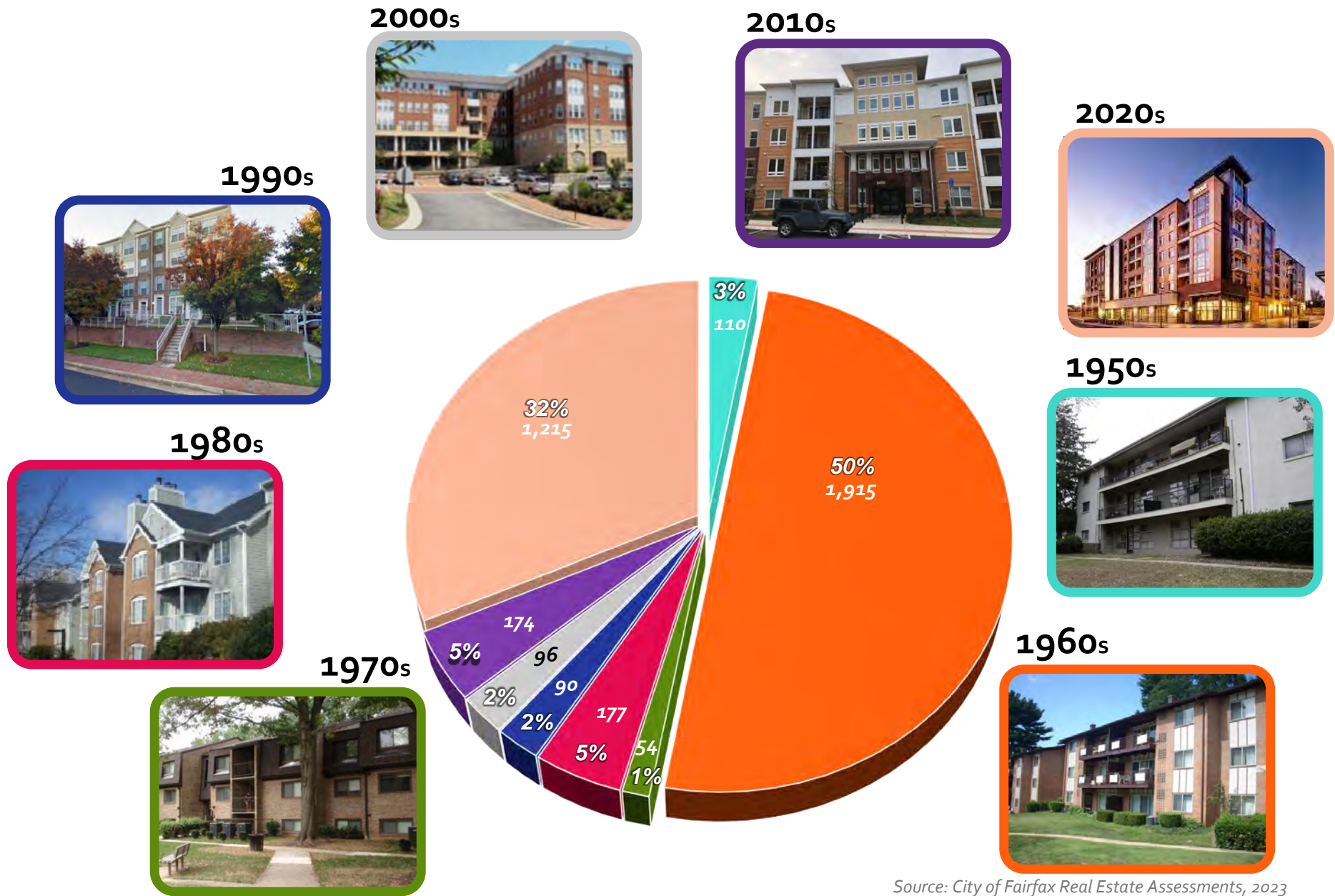
Source: City of Fairfax Real Estate Assessments, 2023

FIGURE 23: Housing Age - Townhouses



Source: City of Fairfax Real Estate Assessments, 2023

FIGURE 24: Housing Age - Multifamily Units



Source: City of Fairfax Real Estate Assessments, 2023

FIGURE 25: Multifamily Rental Complexes by Decade Built

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
Flats on University (student housing)	2022	275
Gainsborough Court	1965	151
Hallman Street Apartments	1953	12
Layton Hall Apartments	1961	110
The Moxley	2022	403
Scout on the Circle	2020	392
West Wood Oaks	1971	54

Approved New Rental Complexes	# of Units
Layton Hall (replaces existing complex)	250 (net new)
Northfax West (senior living)	200
Wesley Housing	54

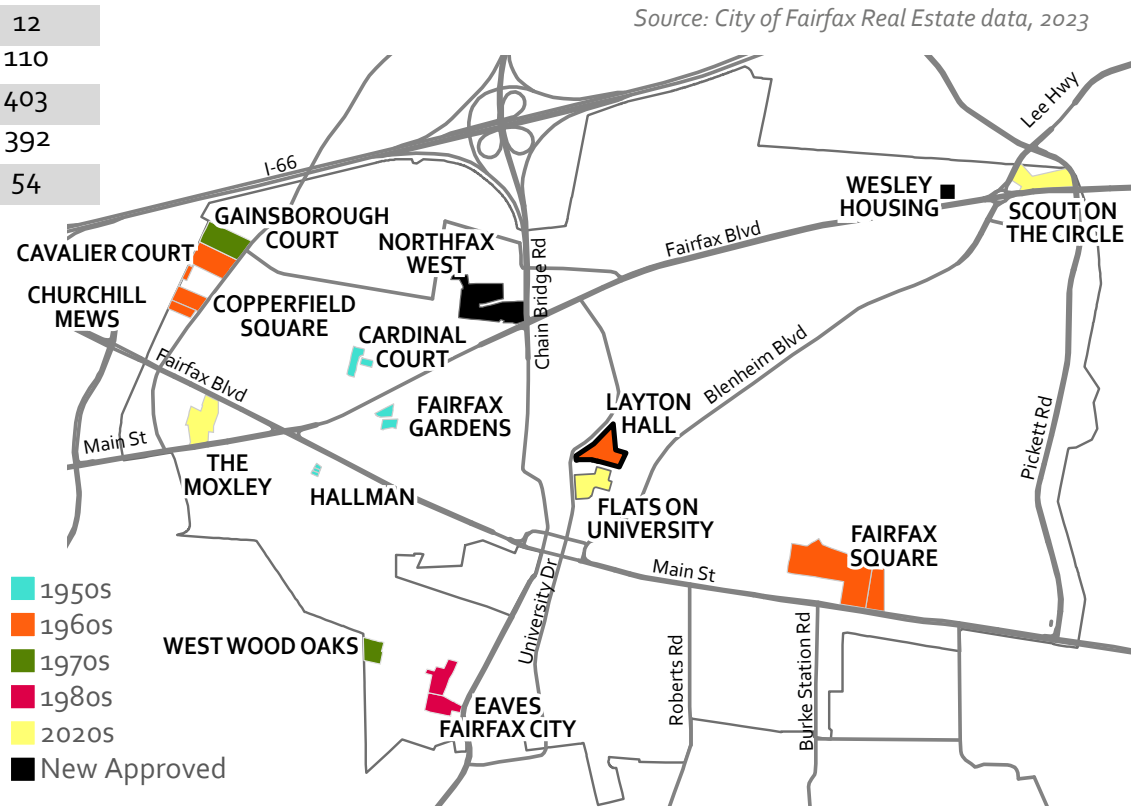
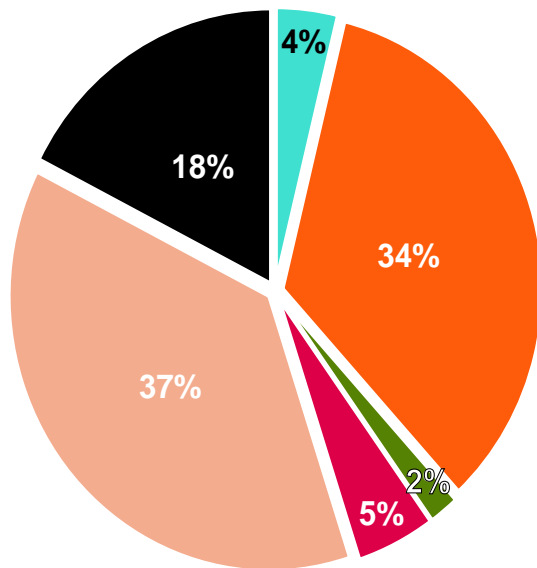


FIGURE 26: Detached Housing Styles

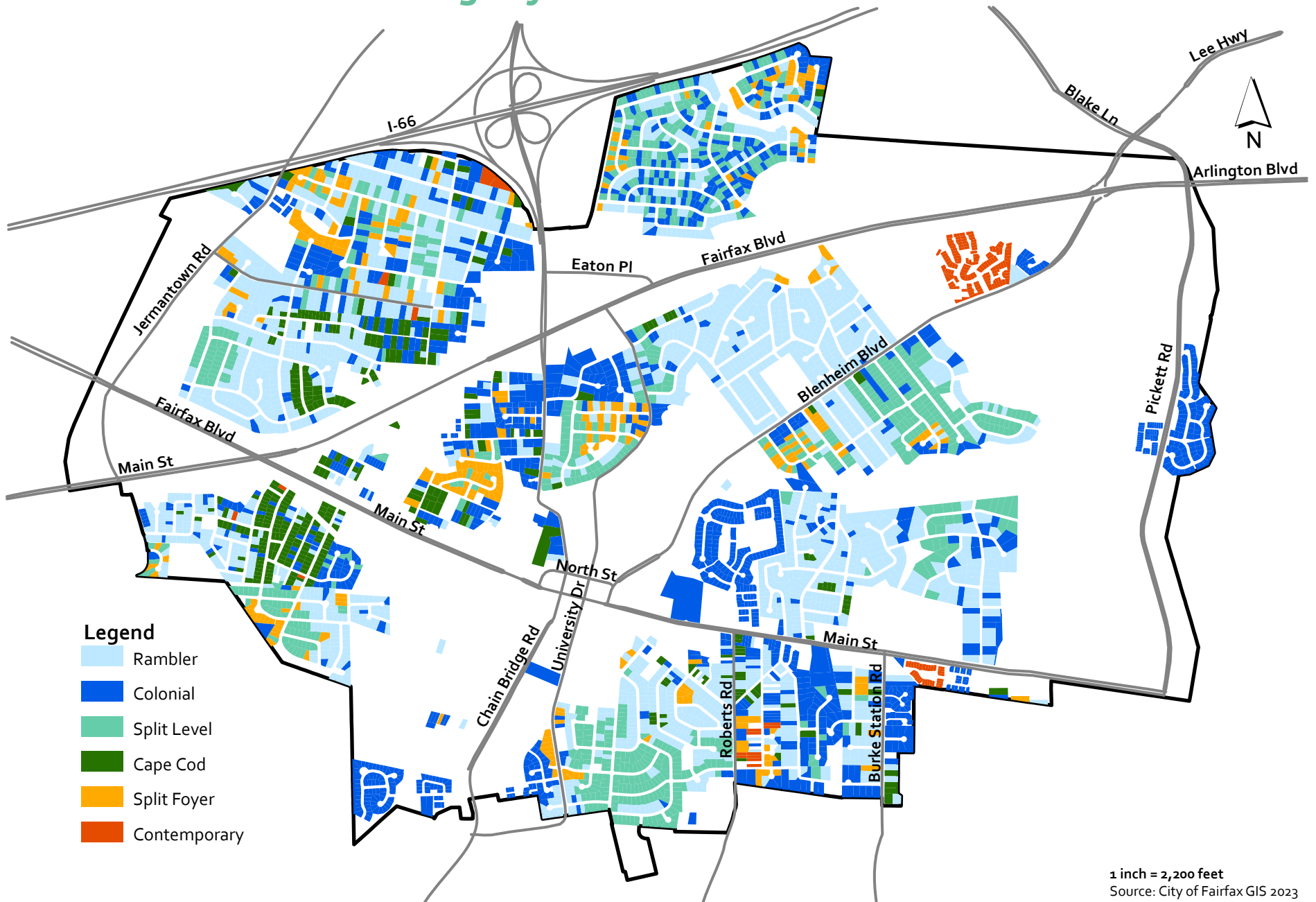
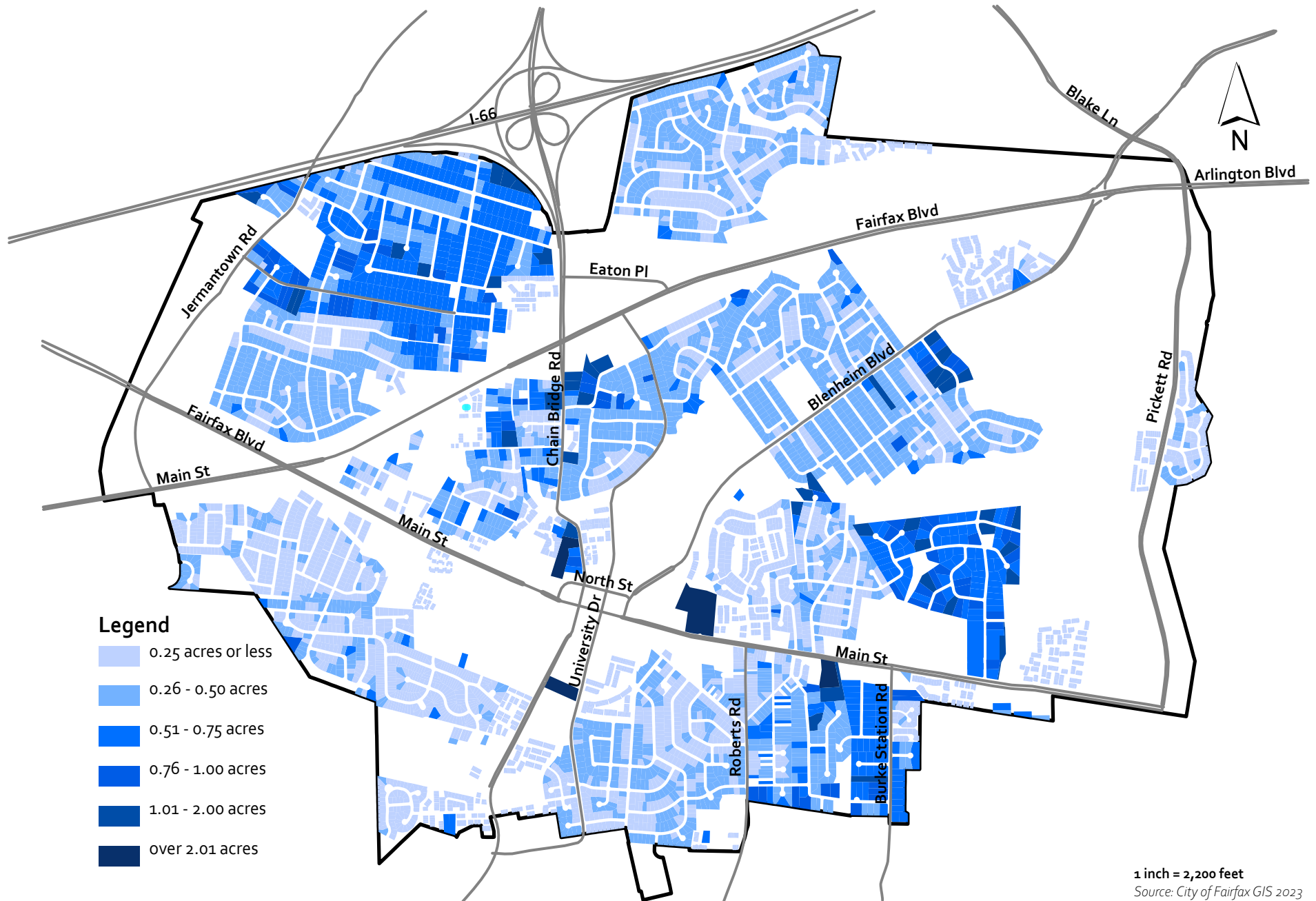


FIGURE 27: Single Family Residential Lot Size



1 inch = 2,200 feet
Source: City of Fairfax GIS 2023

FIGURE 28: Neighborhood, Commercial and Private Recreation

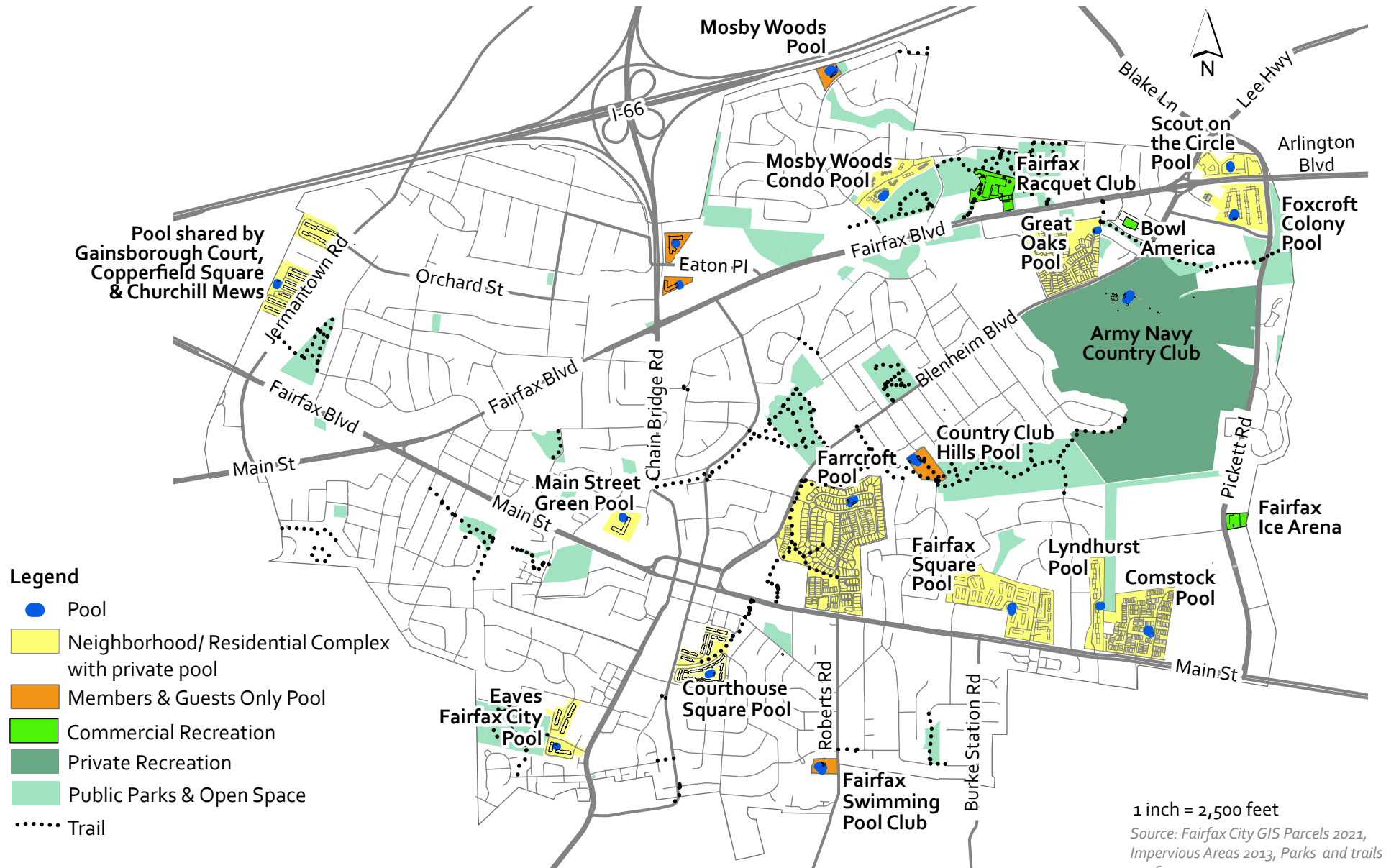
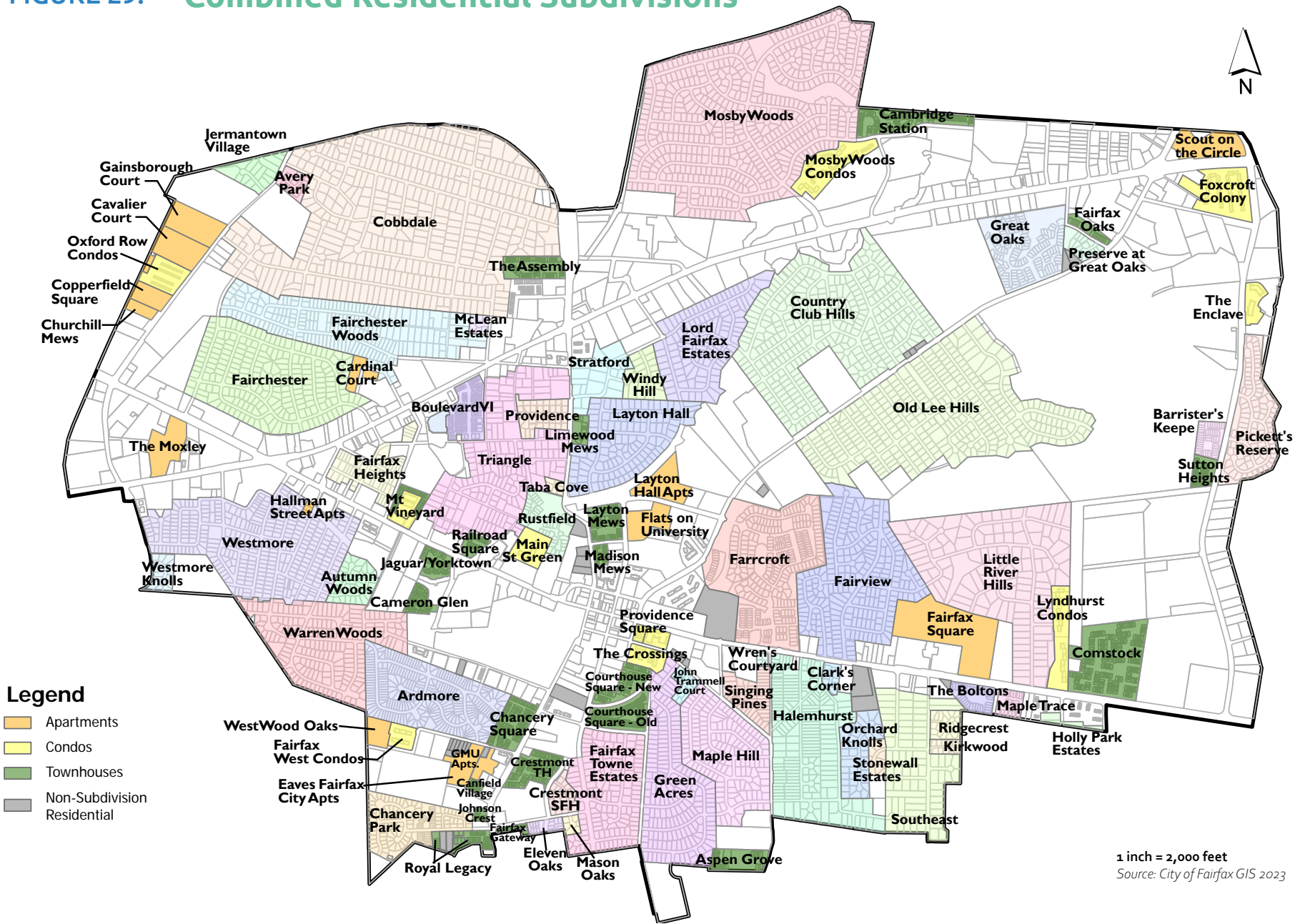


FIGURE 29: Combined Residential Subdivisions



1 inch = 2,000 feet
 Source: City of Fairfax GIS 2023

FIGURE 30: 2023 Projected Average Residential Assessments

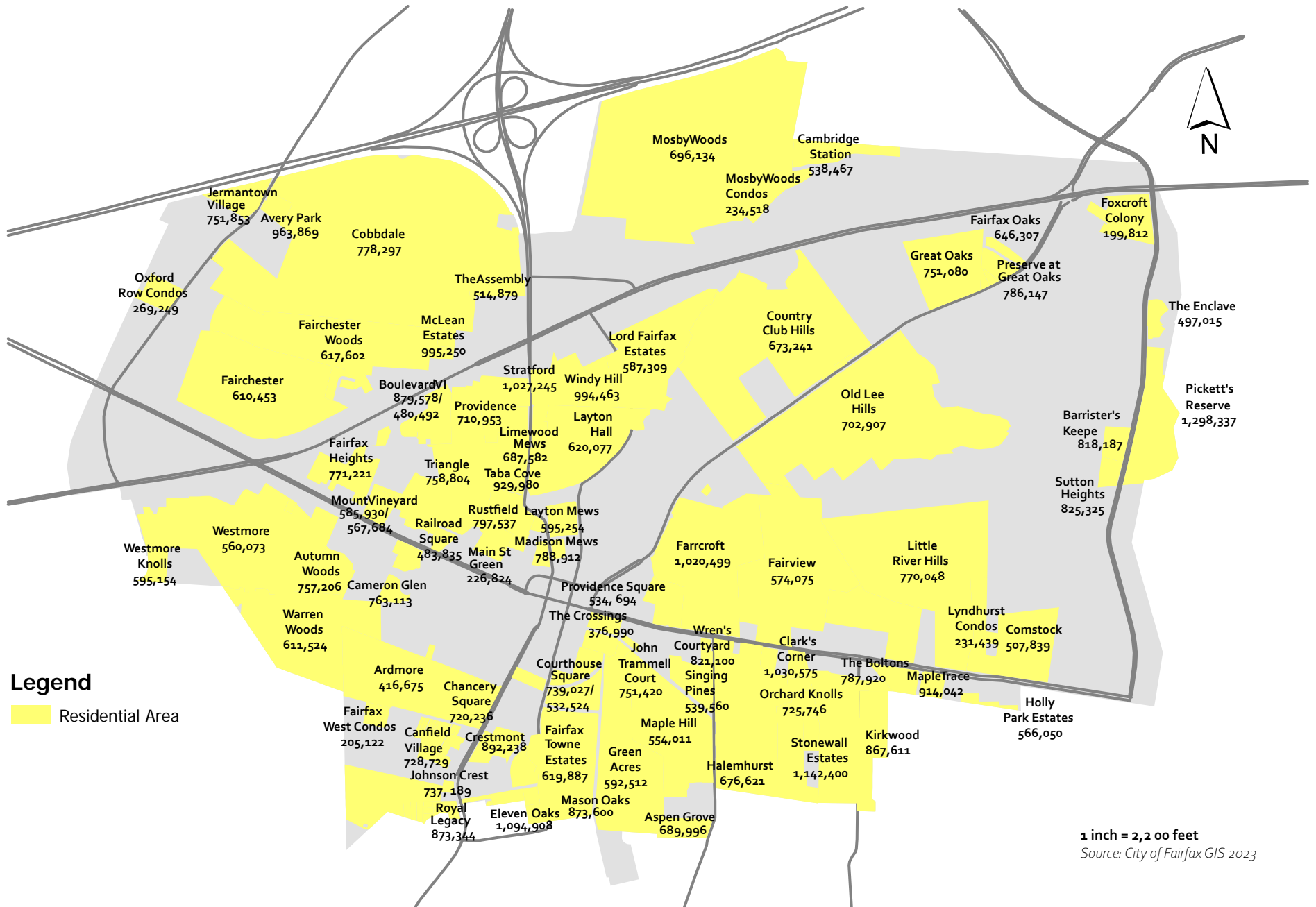


FIGURE 31: Civic Associations

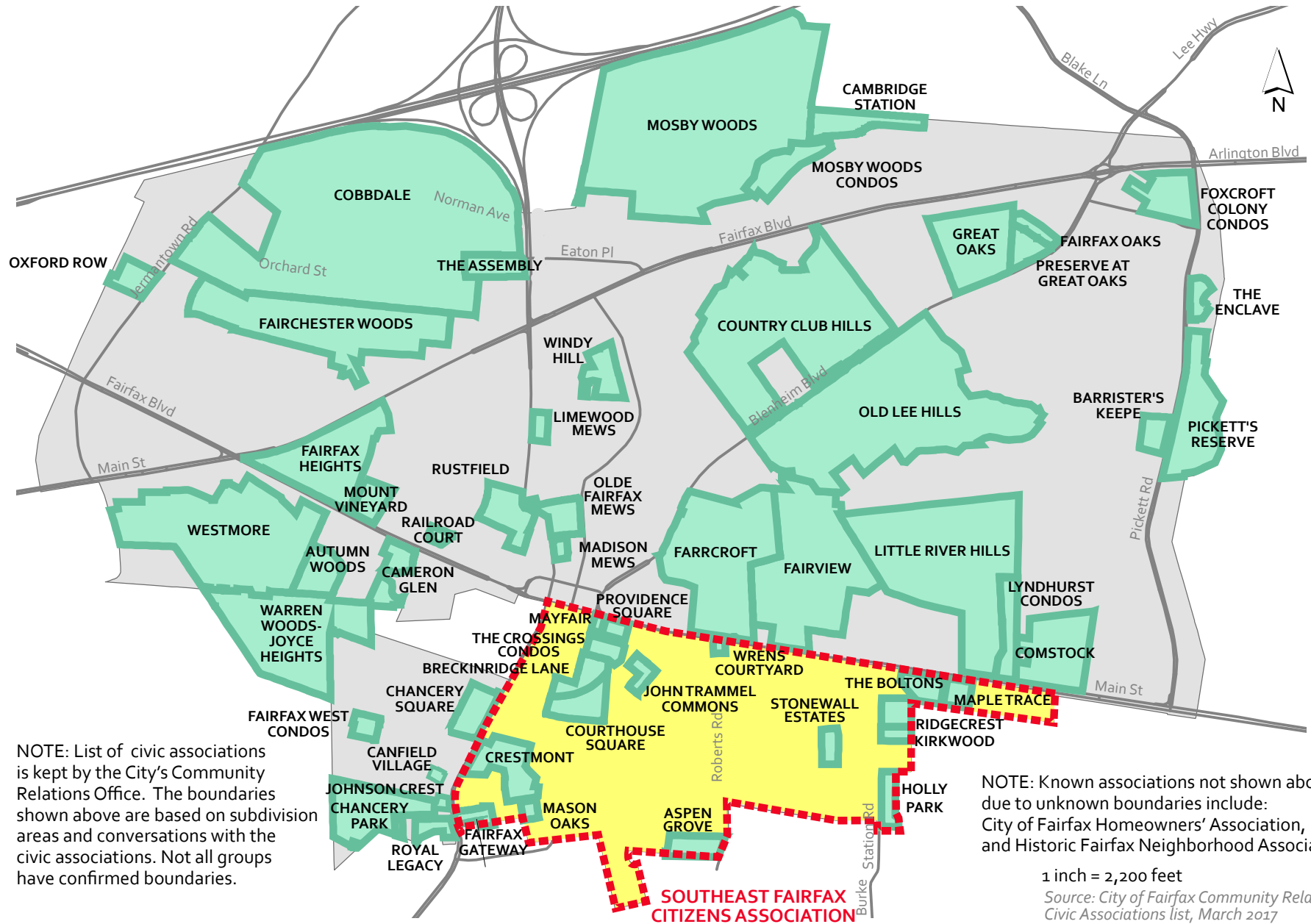
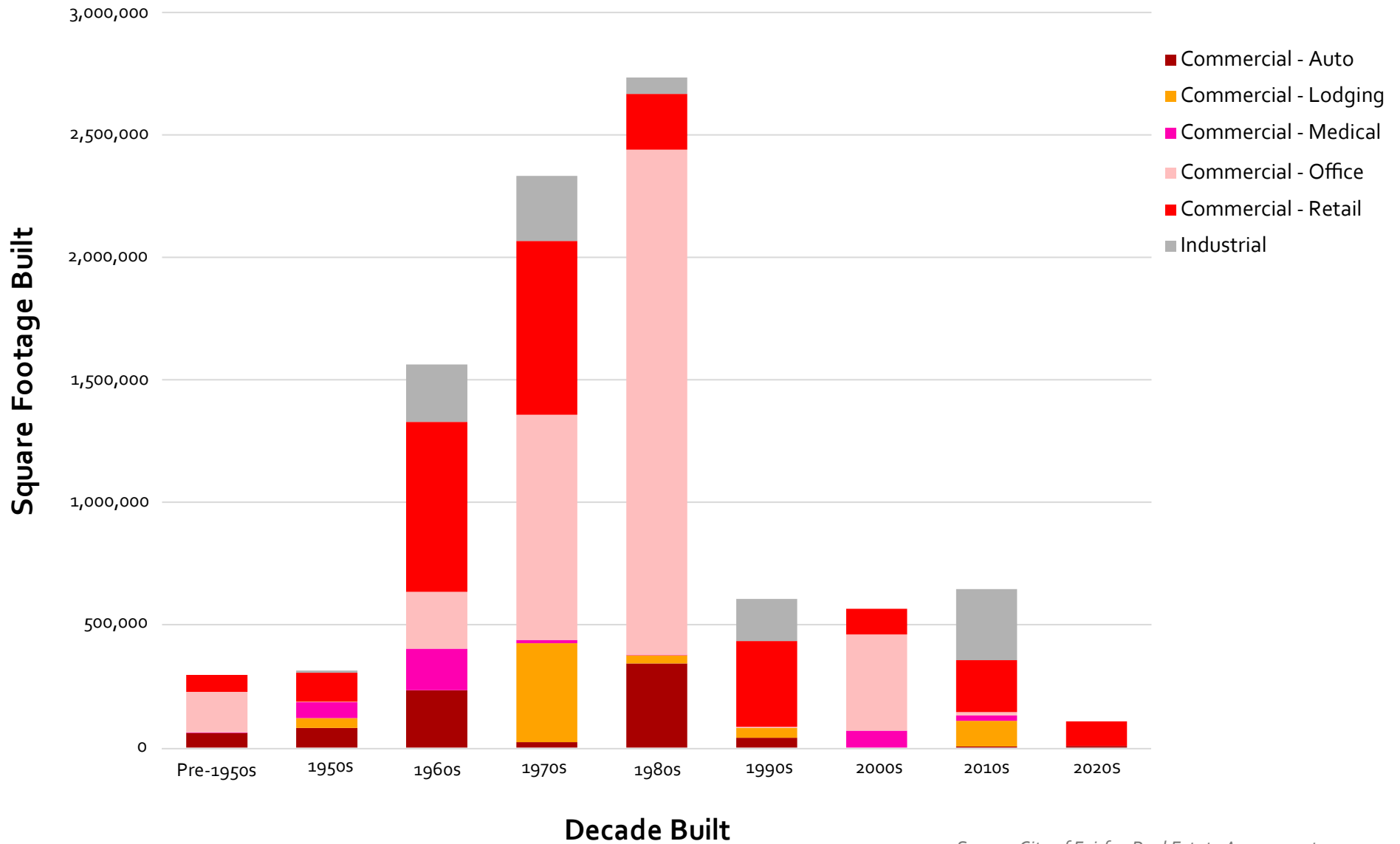


FIGURE 32: Commercial and Industrial Uses



FIGURE 33: Commercial and Industrial Square Footage by Type and Decade Built



Source: City of Fairfax Real Estate Assessments, 2023

FIGURE 34: Combined Commercial and Industrial Square Footage by Decade Built

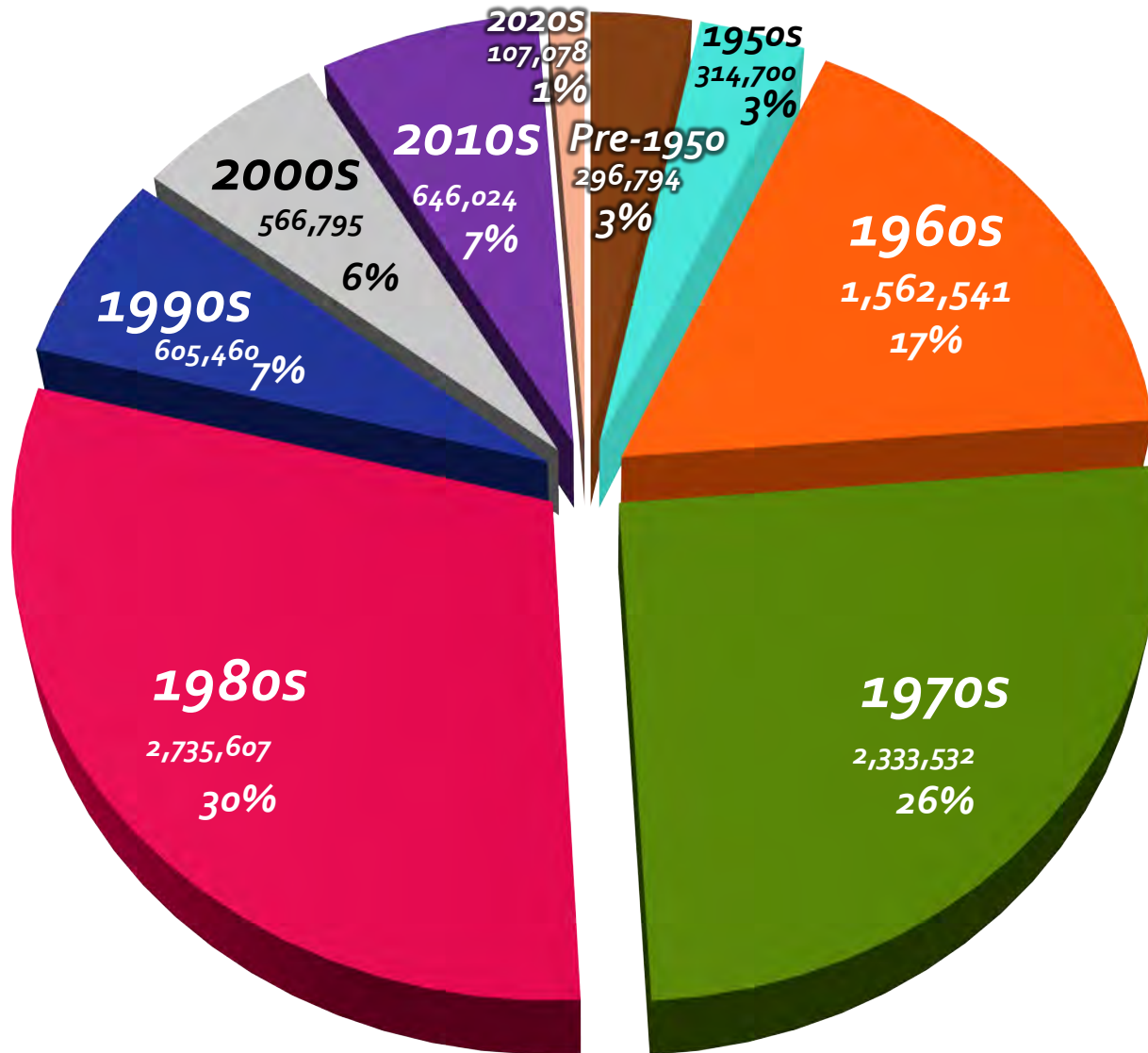


FIGURE 35: Commercial and Industrial Building Age by Decade Built

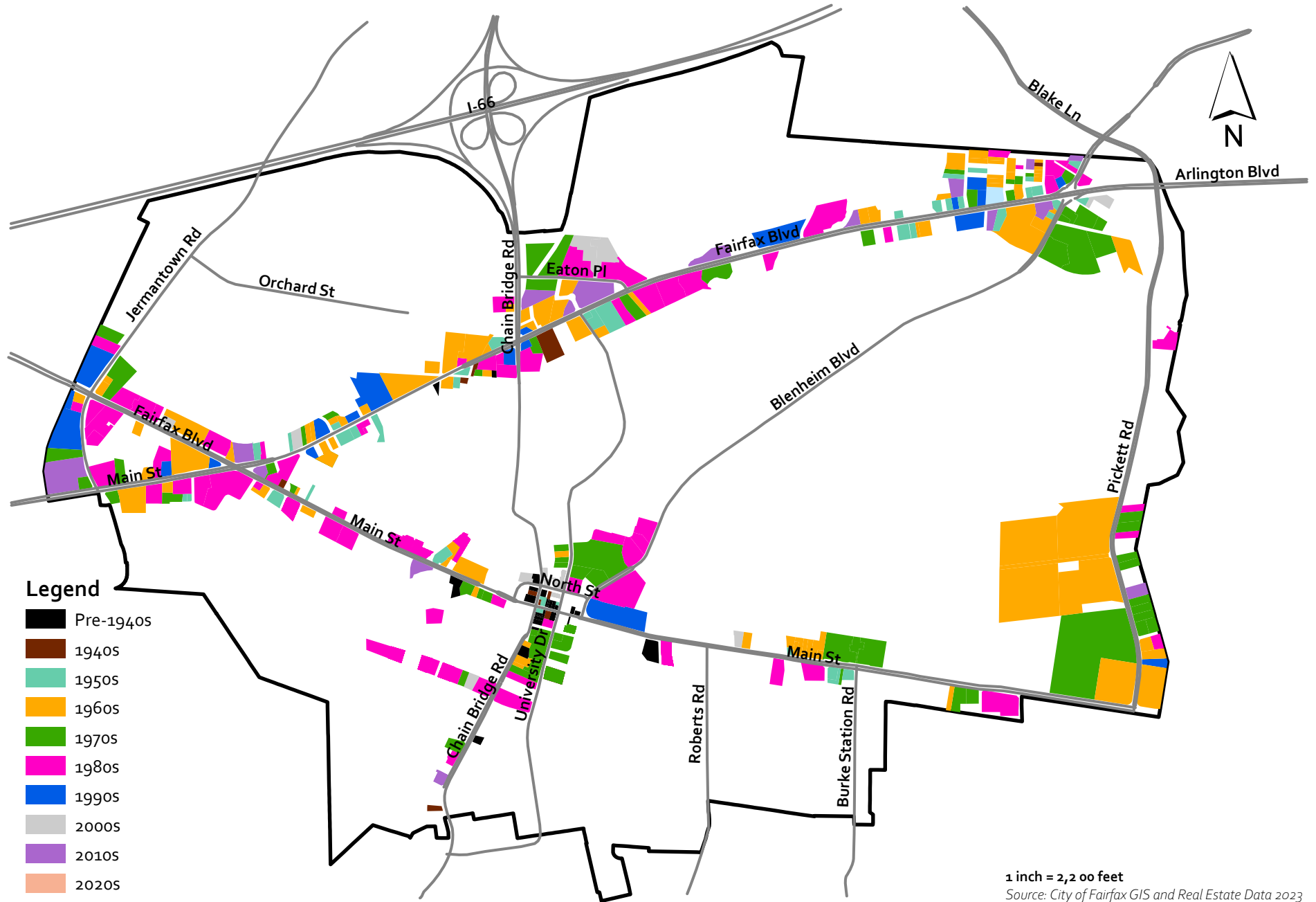


FIGURE 36: Commercial Corridor and Activity Center Parking

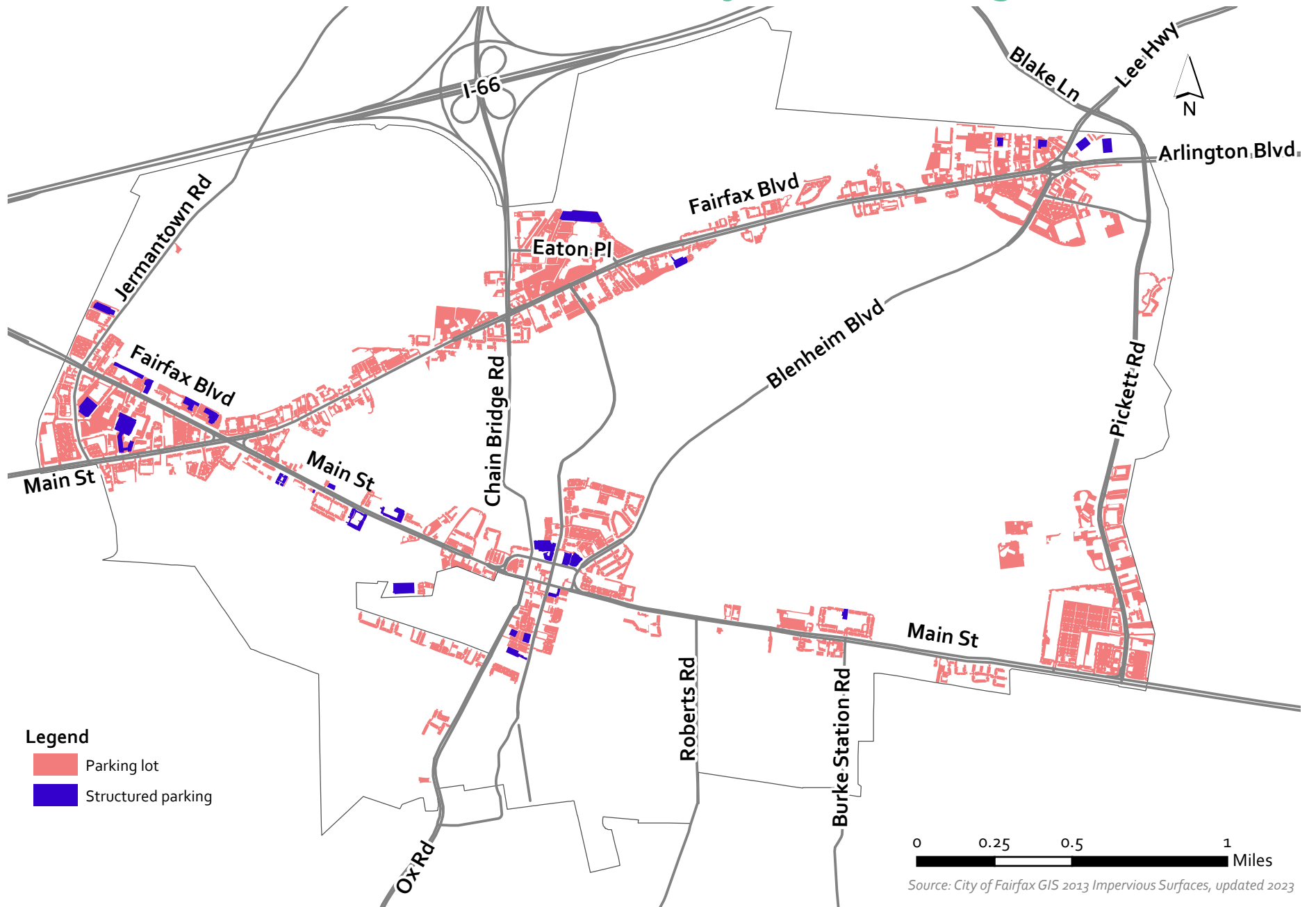


FIGURE 37: Restaurant Sales

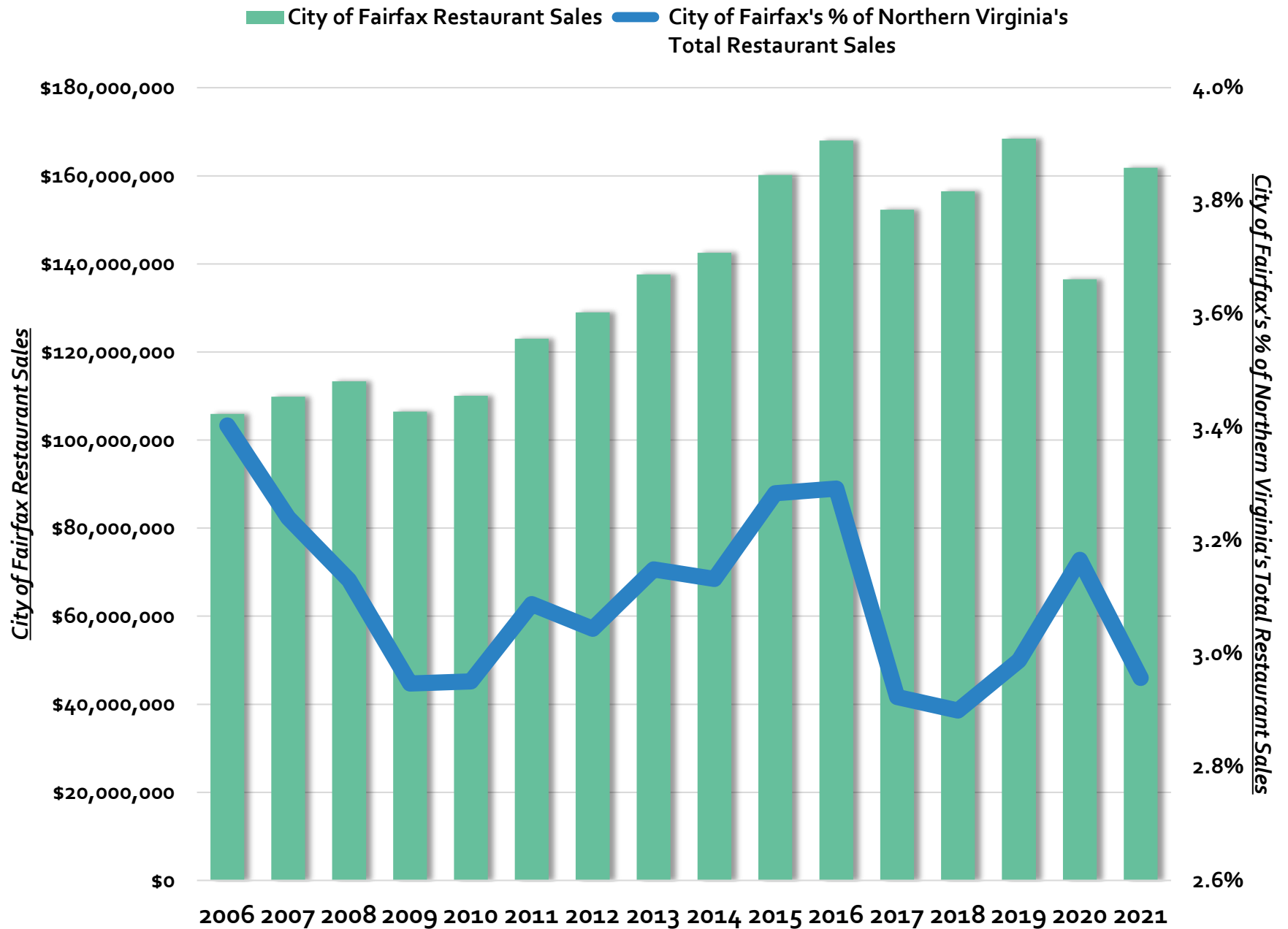


FIGURE 38: Recent and Anticipated Development Projects, 2018 - 2023

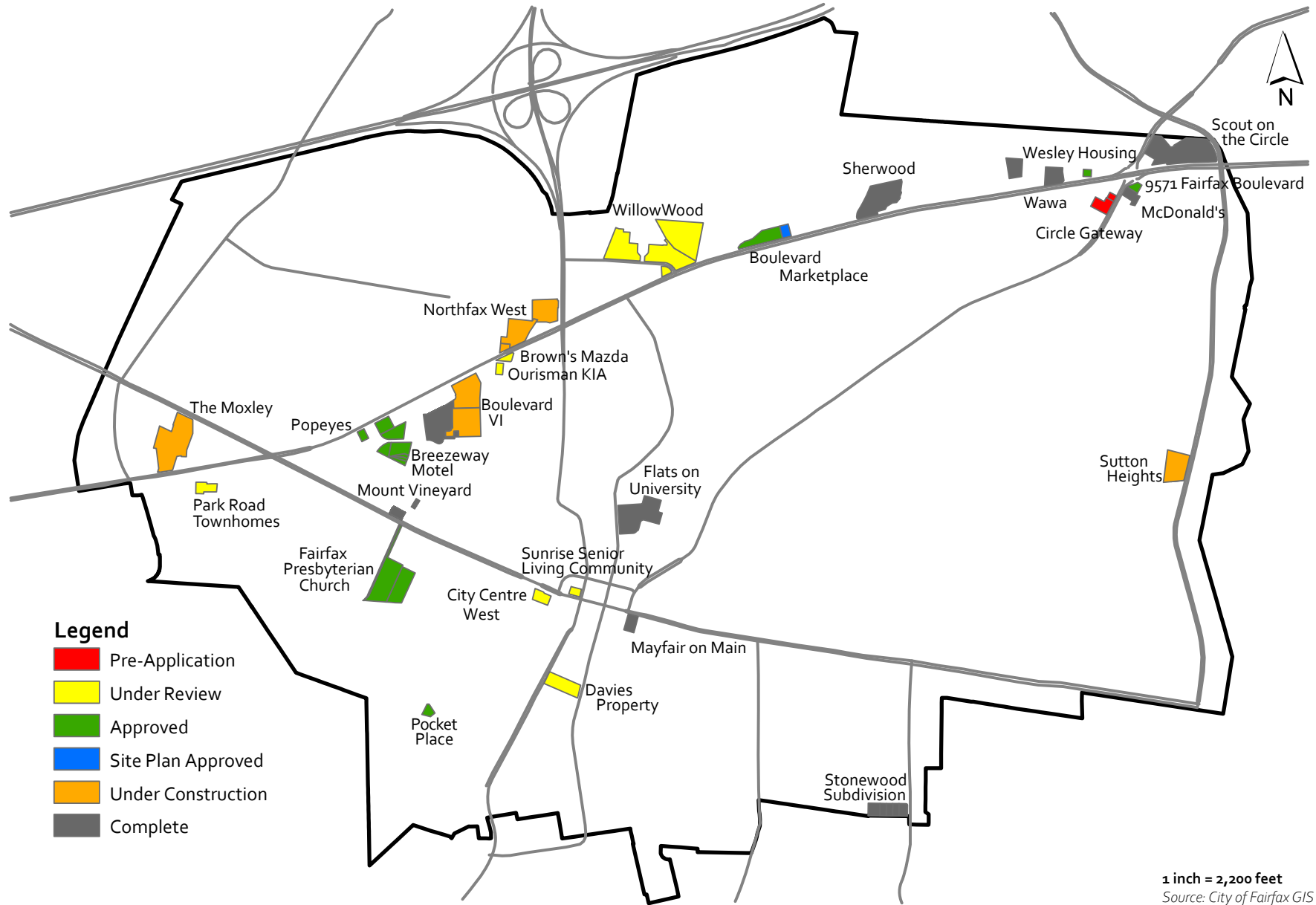
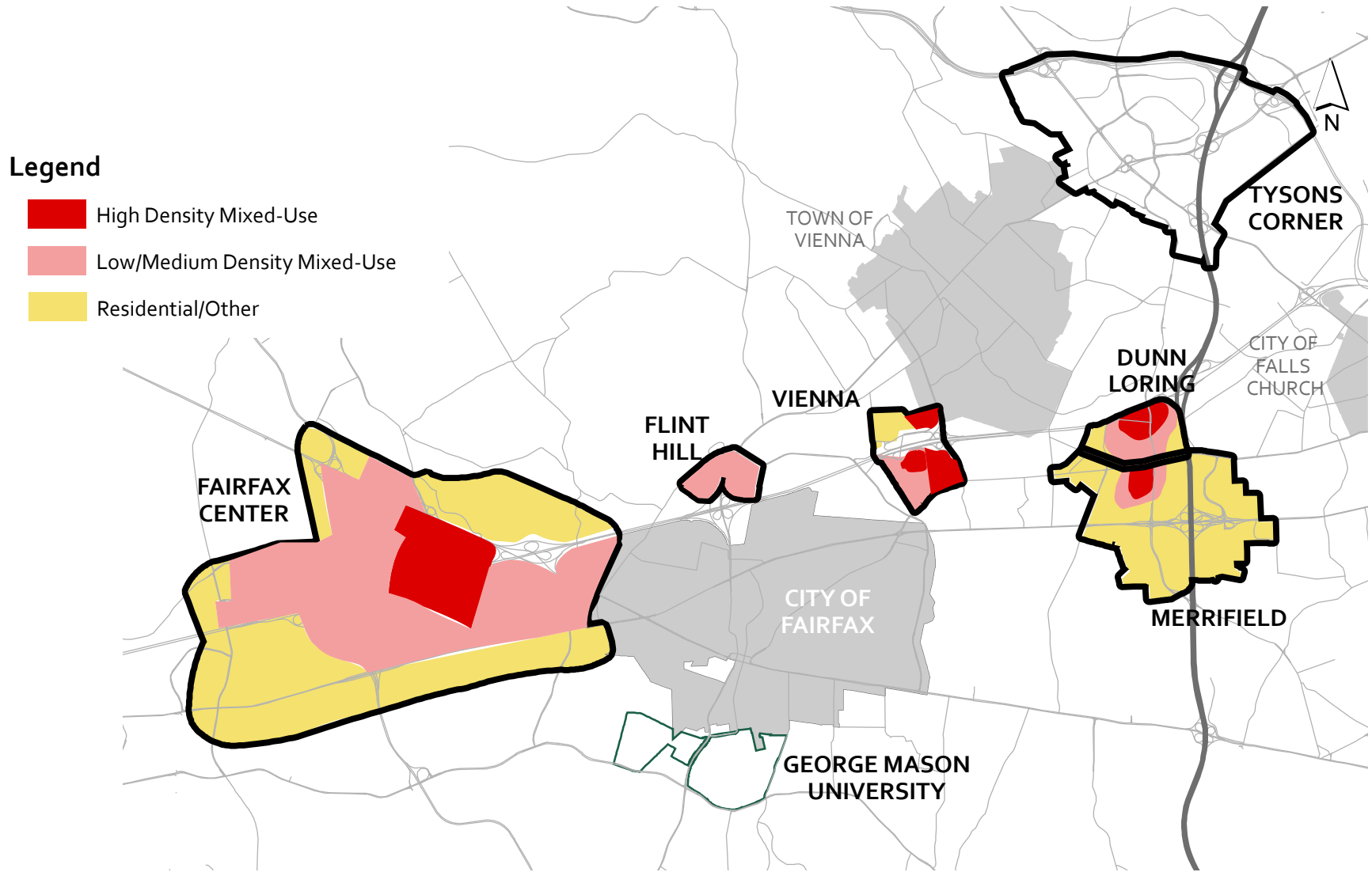


FIGURE 40: Conceptual Land Use of Nearby Major Mixed Use Centers



1 inch = 8,000 feet

Source: Fairfax County Special Planning Areas and 2014 Zoning data

FIGURE 41: Full-Service Grocery Stores, Farmers Markets and Community Gardens

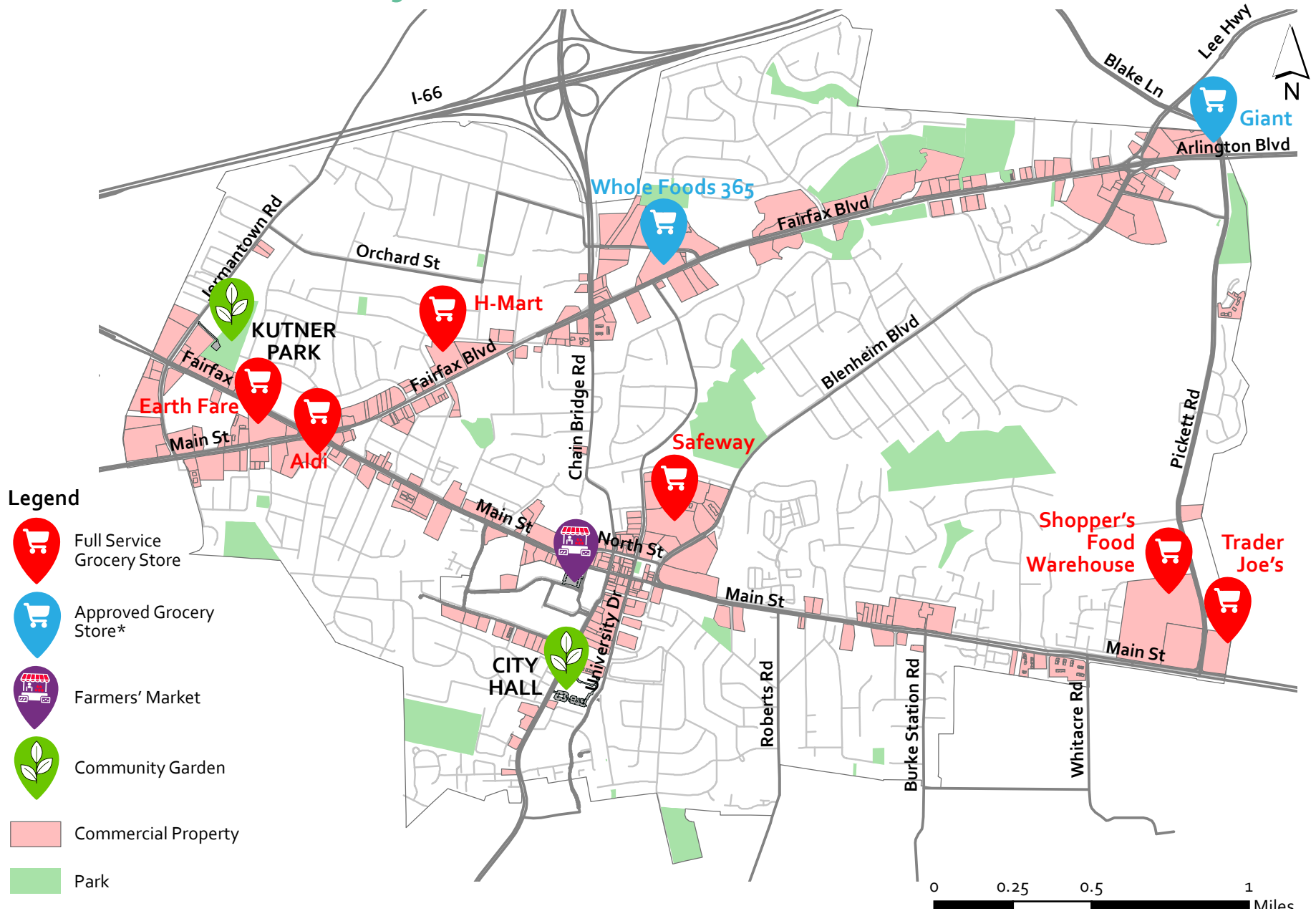
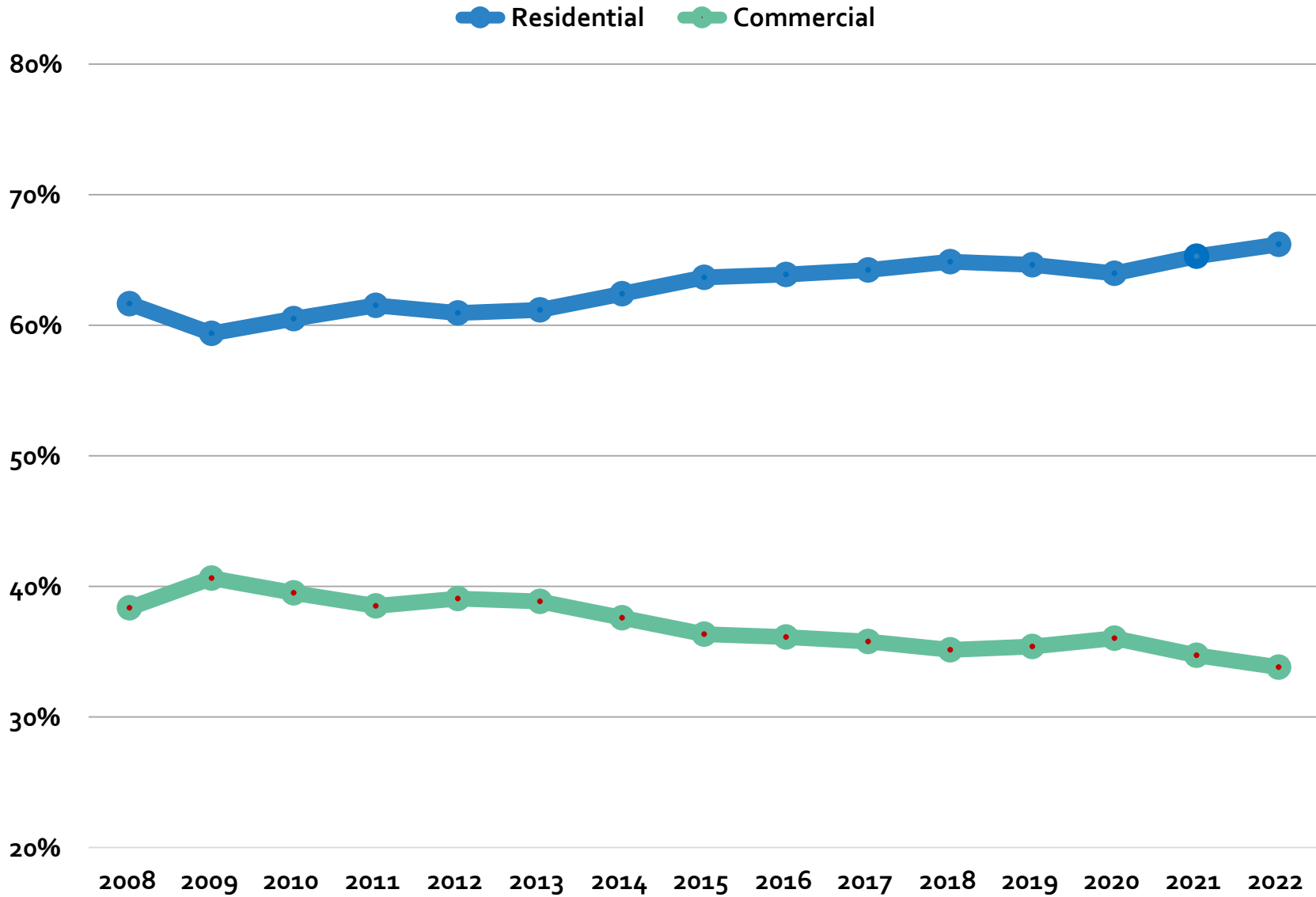


FIGURE 42: Real Estate Assessments by Commercial and Residential Sectors



NOTE: Data pertains to calendar year assessed values.

Source: City of Fairfax Budgets

FIGURE 43: Housing Costs as a Percentage of Household Income

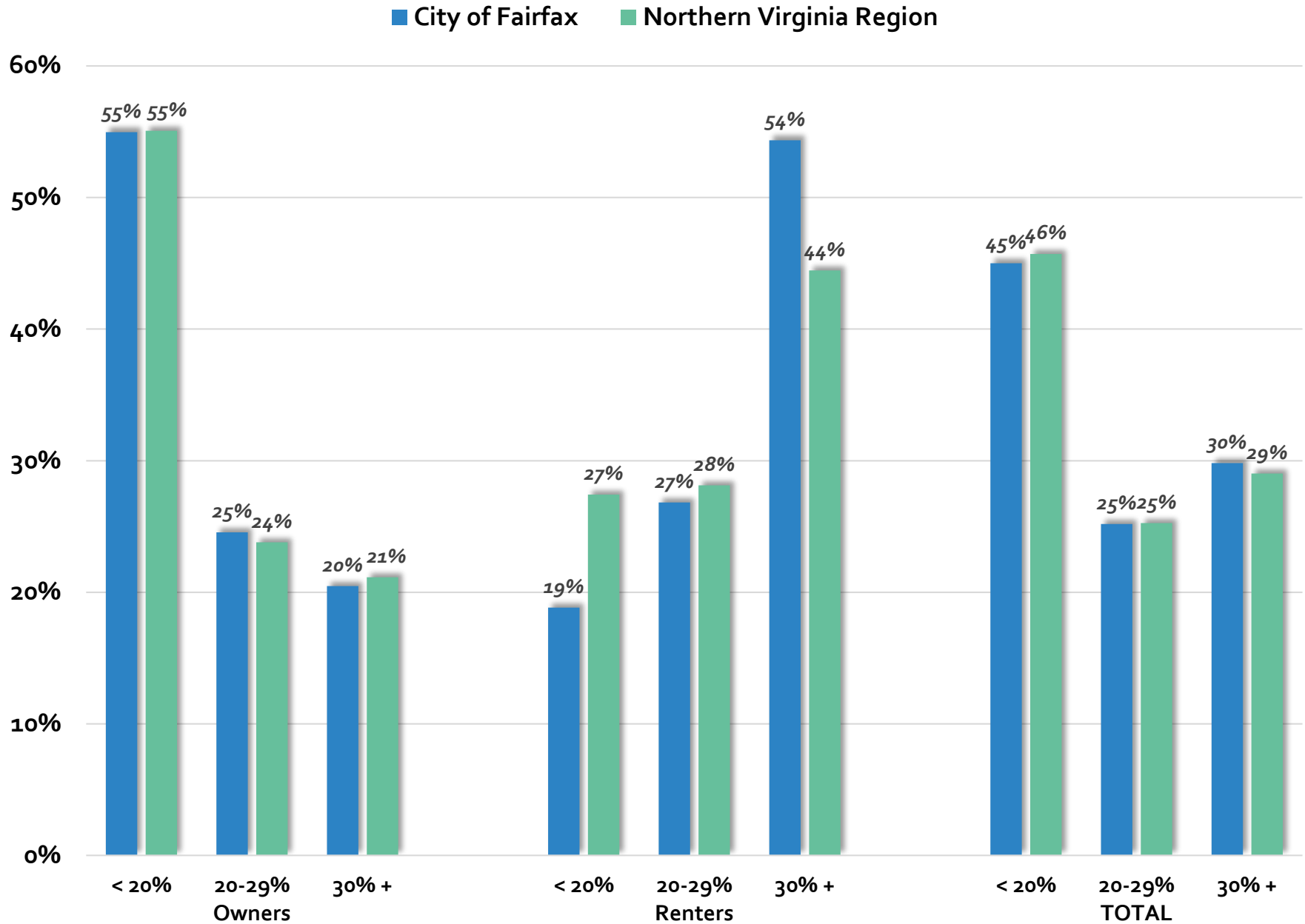


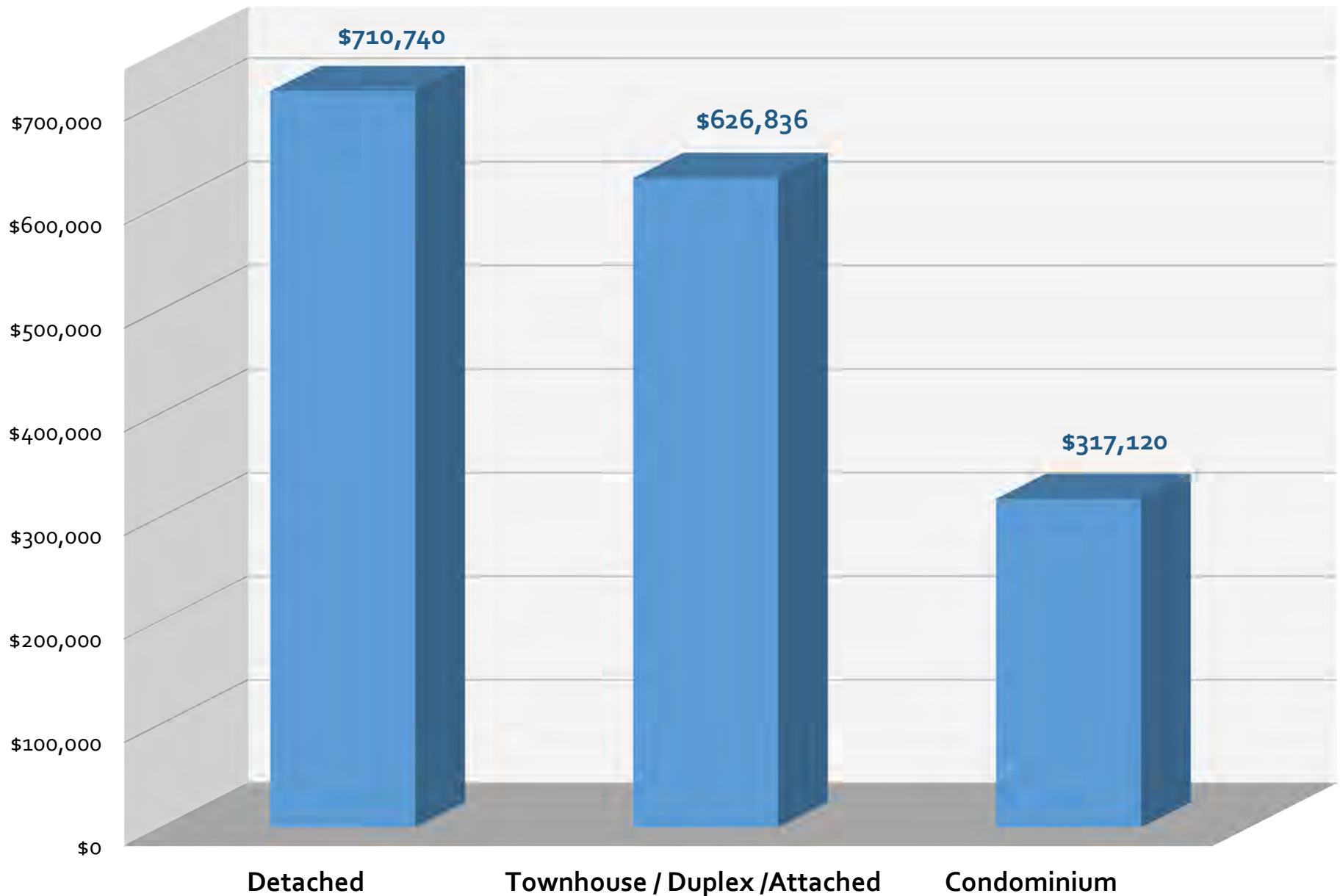
FIGURE 44: Area Median Family Income

Washington, D.C. Metropolitan Area, 2022

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
LOW INCOME (60%)	\$59,820	\$68,340	\$76,860	\$85,380	\$92,220	\$99,060	\$105,900	\$112,740
VERY LOW INCOME (50%)	\$49,850	\$56,950	\$64,050	\$71,150	\$76,850	\$82,550	\$88,250	\$93,950
MEDIAN FAMILY INCOME (100%)	\$142,300							

Source: US Department of Housing and Urban Development;
Multifamily Tax Subsidy Income Limits

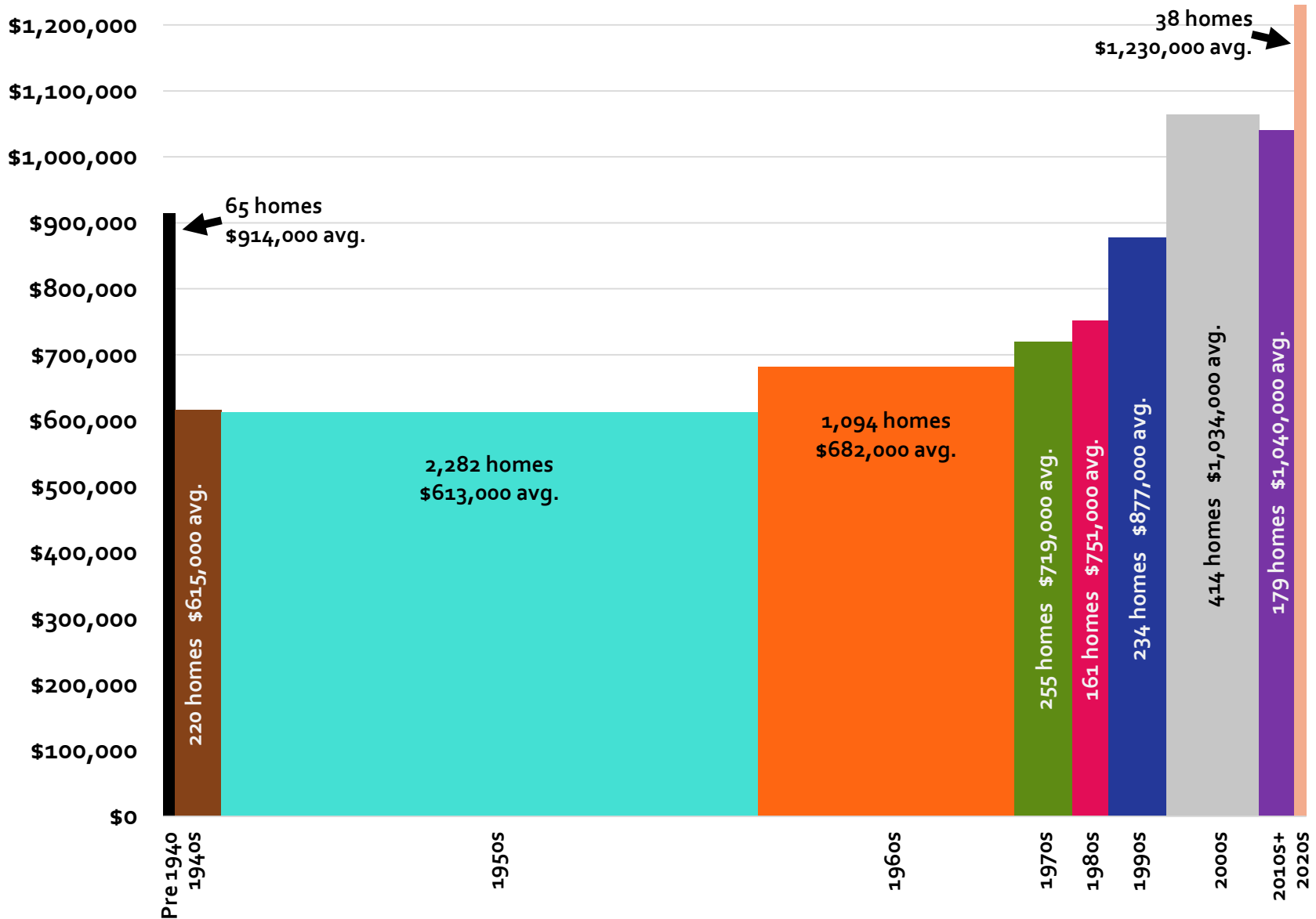
FIGURE 45: Average Assessed Value by Housing Unit Type
City of Fairfax, 2023



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

Source: City of Fairfax Real Estate Assessments, March 2023

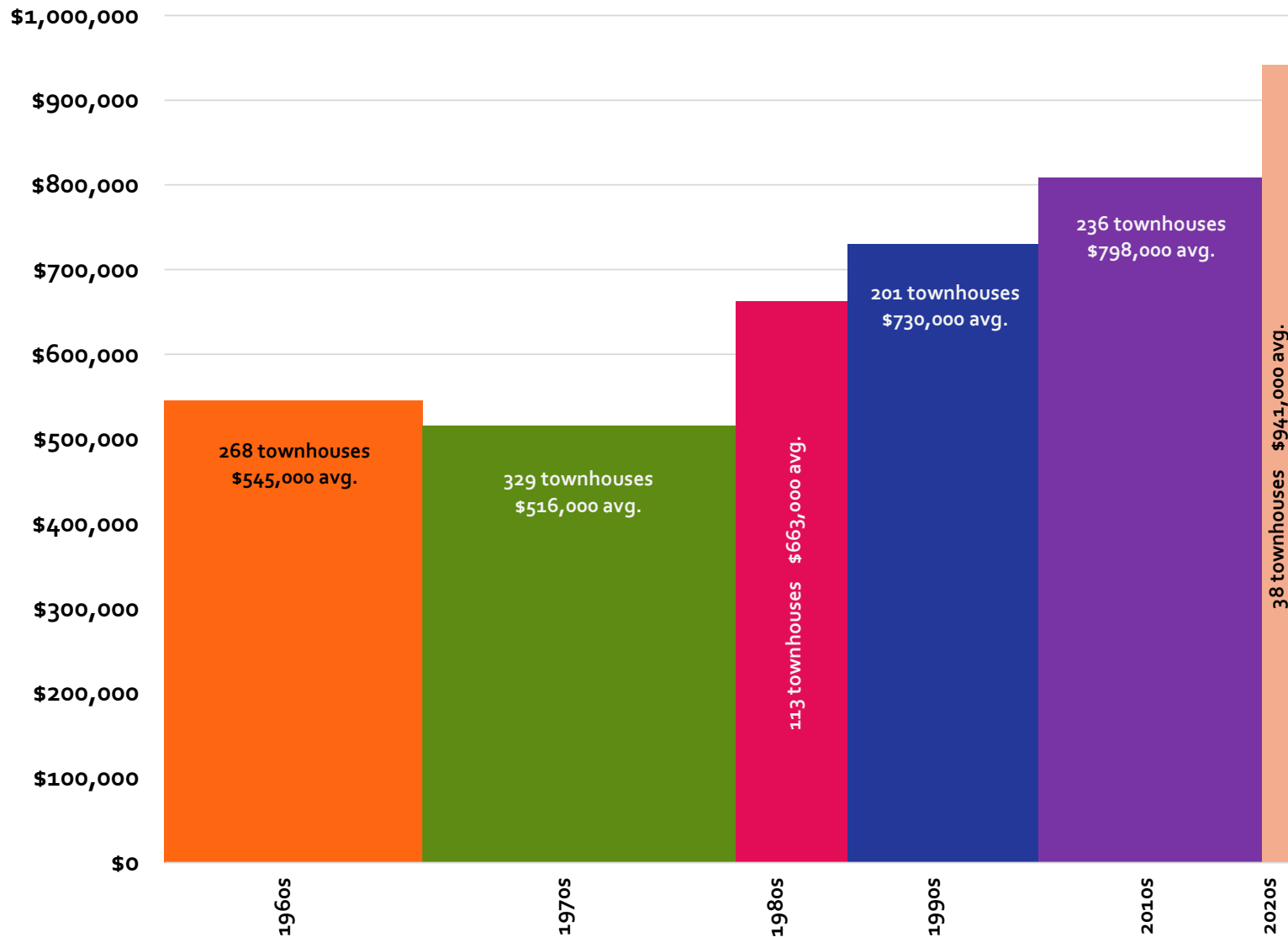
FIGURE 46: Average Assessed Value by Decade Built - Detached Houses
City of Fairfax, 2023



NOTE: The width of the above columns correspond to the proportion of detached homes built in that decade in comparison to the total number of detached homes in the City.

Source: City of Fairfax Real Estate Assessments, March 2023

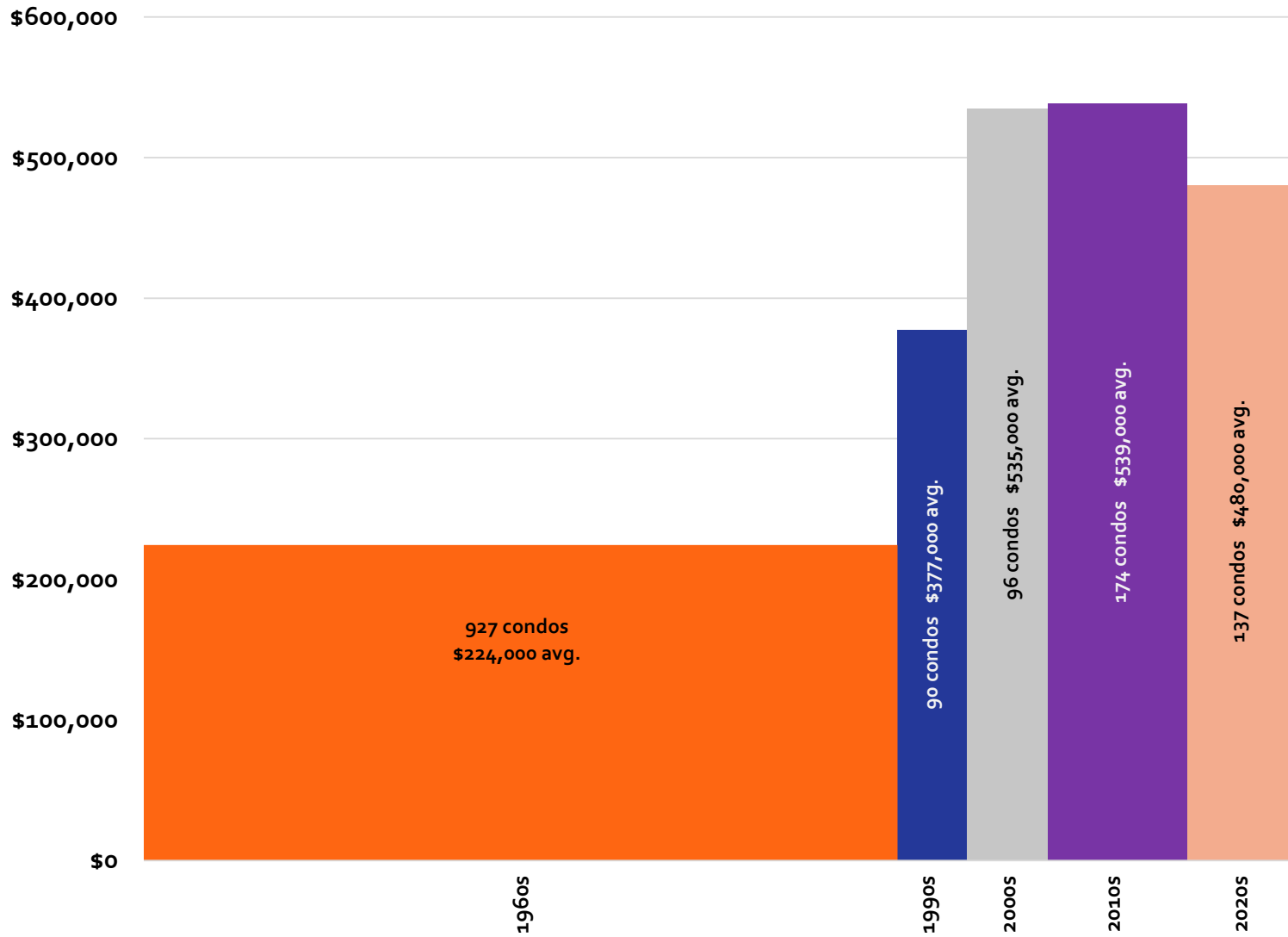
FIGURE 47: Average Assessed Value by Decade Built - Townhouses
 City of Fairfax, 2023



NOTE: The width of the above columns correspond to the proportion of townhouses built in that decade in comparison to the total number of townhouses in the City. The 15 townhouses built from 2005-2009 are included in the 2010s column for ease of display.

Source: City of Fairfax Real Estate Assessments, March 2023

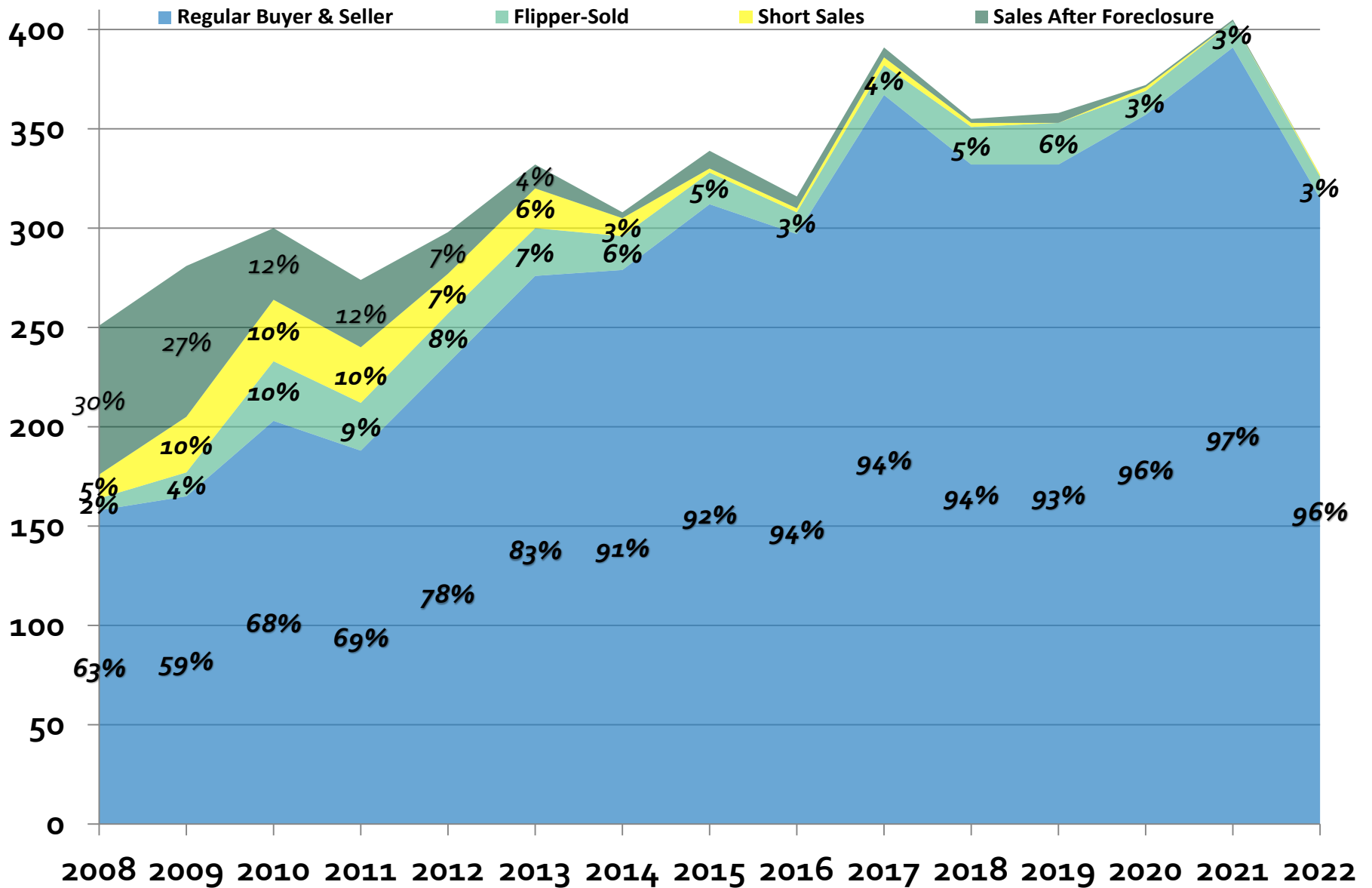
FIGURE 48: Average Assessed Value by Decade Built - Condominiums
 City of Fairfax, 2023



NOTE: The width of the above columns correspond to the proportion of condominiums built in that decade in comparison to the total number of condominiums in the City.

Source: City of Fairfax Real Estate Assessments, March 2023

FIGURE 49: Home Sales by Type of Sale
City of Fairfax, 2008 - 2022



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: Bright MLS and City of Fairfax Community Development and Planning data

FIGURE 50: Median Annual Residential Sales Price
 City of Fairfax, 2000 - 2022

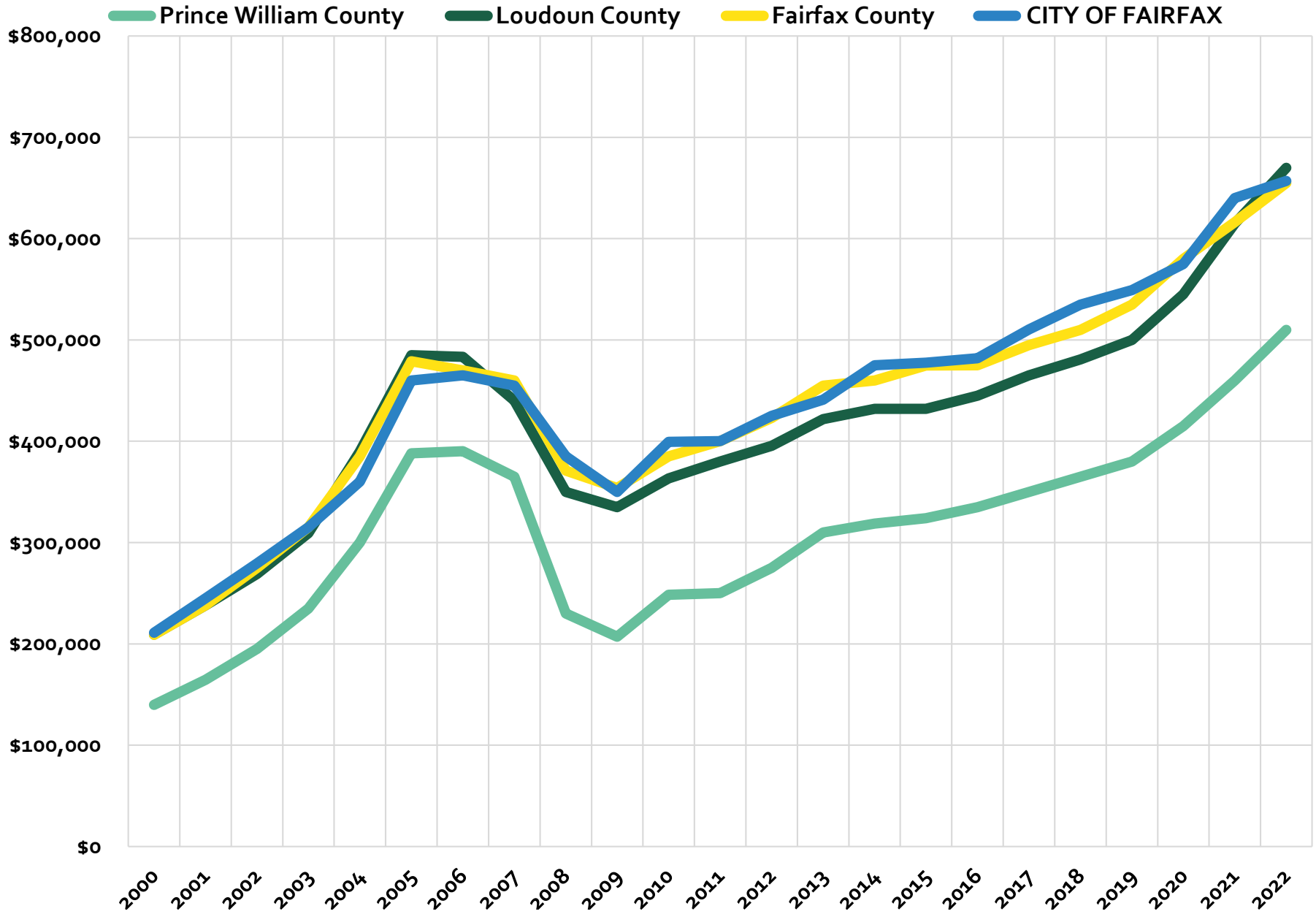
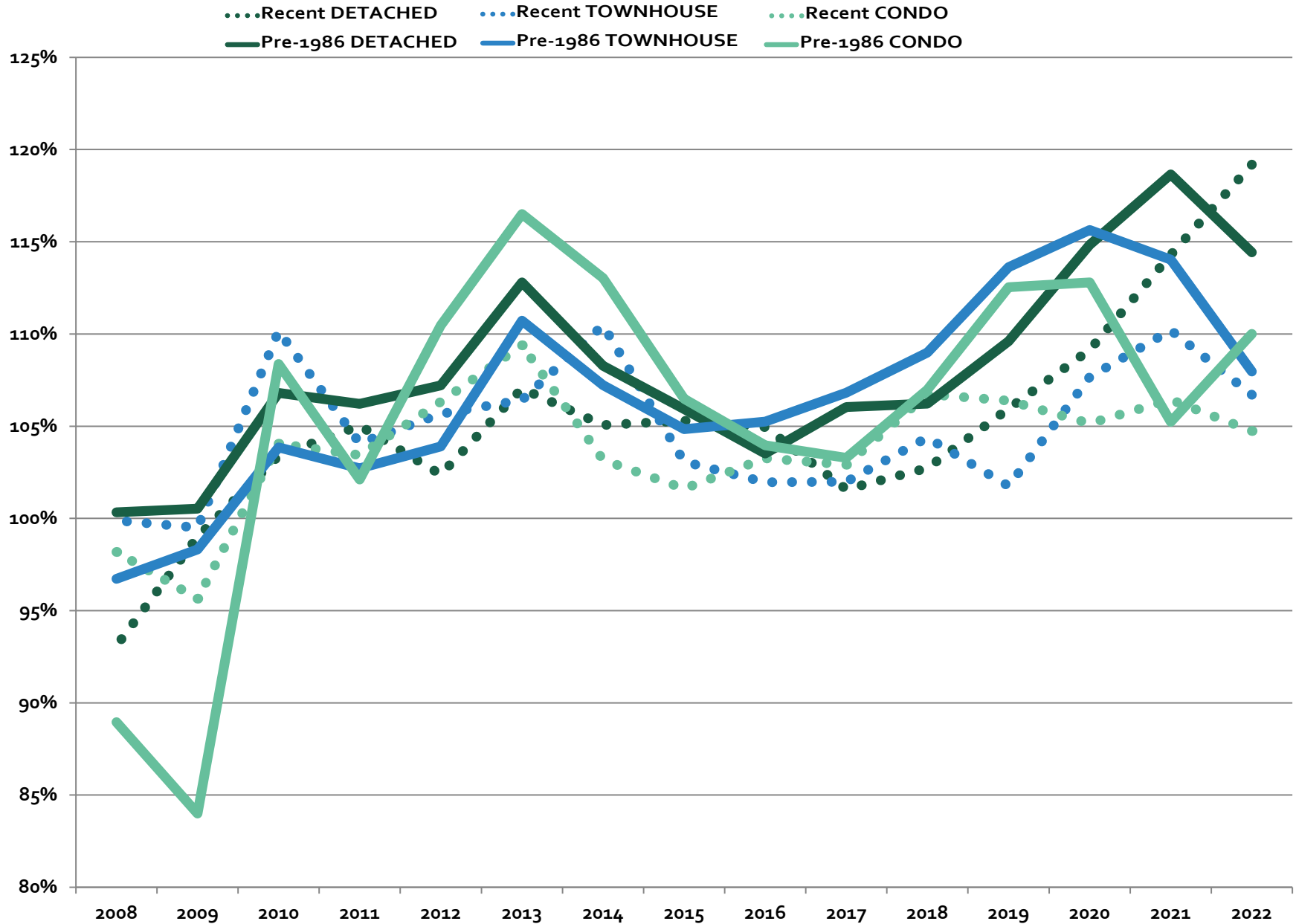


FIGURE 51: Median Sales Price as Percentage of Assessed Value
 City of Fairfax, 2008 - 2022



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

Source: Bright MLS and City of Fairfax Community Development and Planning data, 2023

FIGURE 52: Residential Improvement Projects with Fairfax Renaissance Housing Corporation (FRHC) Loans

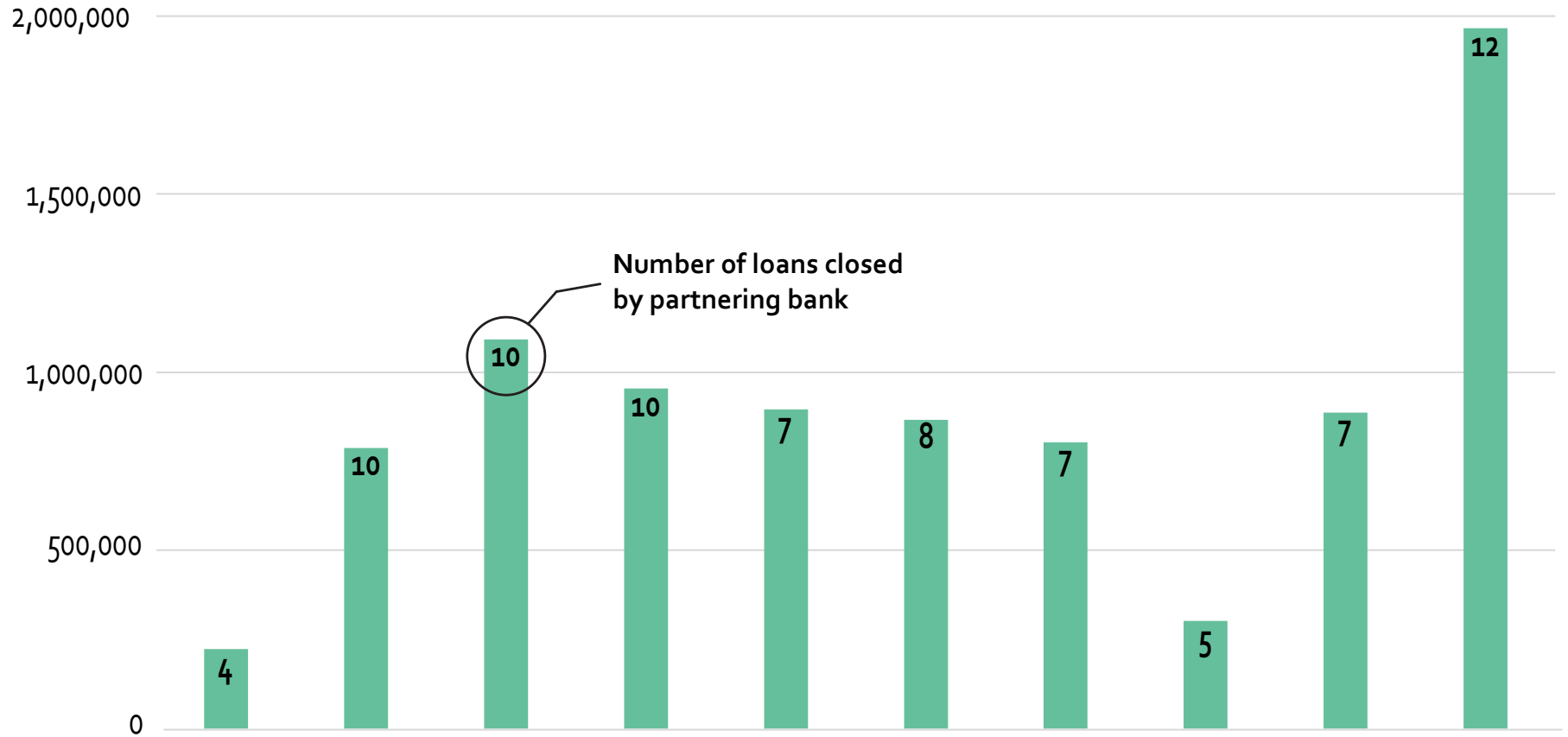
The Fairfax Renaissance Housing Corporation (FRHC) was incorporated in 2000. As of December 2022, 263 applications have been approved and completed.



Source: Fairfax City GIS Parcels 2022 & FRHC Data January 2023

FIGURE 53: Fairfax Renaissance Housing Corporation Loans

Number of Loans, Total Amounts, and Interest Paid, 2013 - 2022



Number of loans closed by partnering bank

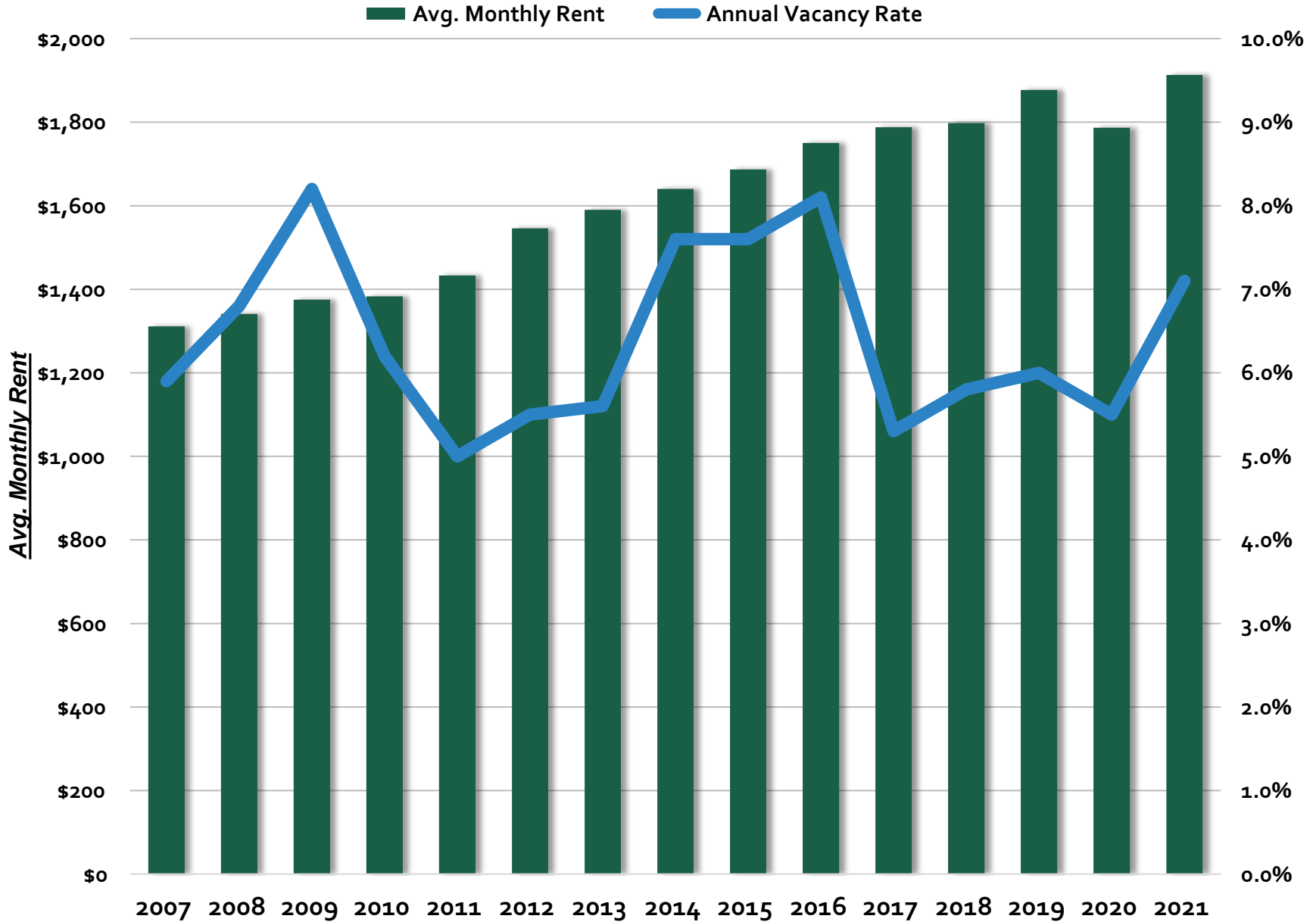
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Amount of Loans Closed by the Bank	\$ 223,000	\$ 788,366	\$ 1,092,290	\$ 955,202	\$ 896,200	\$ 867,200	\$ 803,367	\$ 301,047	\$ 887,655	\$ 1,966,013
Total Interest Paid by FRHC	\$ 25,332	\$ 88,340	\$ 122,885	\$ 107,460	\$ 104,273	\$ 106,232	\$ 109,865	\$ 42,899	\$ 105,934	\$ 226,092

Sum of Loans Closed by the Bank from 2002 to 2022: **\$23,835,851**

Sum of Interest Paid by FRHC from 2002 to 2022: **\$3,119,639**

FIGURE 54: Annual Fairfax County Rental Rates

Average rents and vacancy rates for apartment complexes, Fairfax County, 2007 - 2021



Source: Fairfax County Rental Housing Complex Analysis, 2021

FIGURE 55: Estimated Percentage of Rental Units by Subdivision or Condo Complex

Housing Units with Off-Site Assessment Addresses, 2022

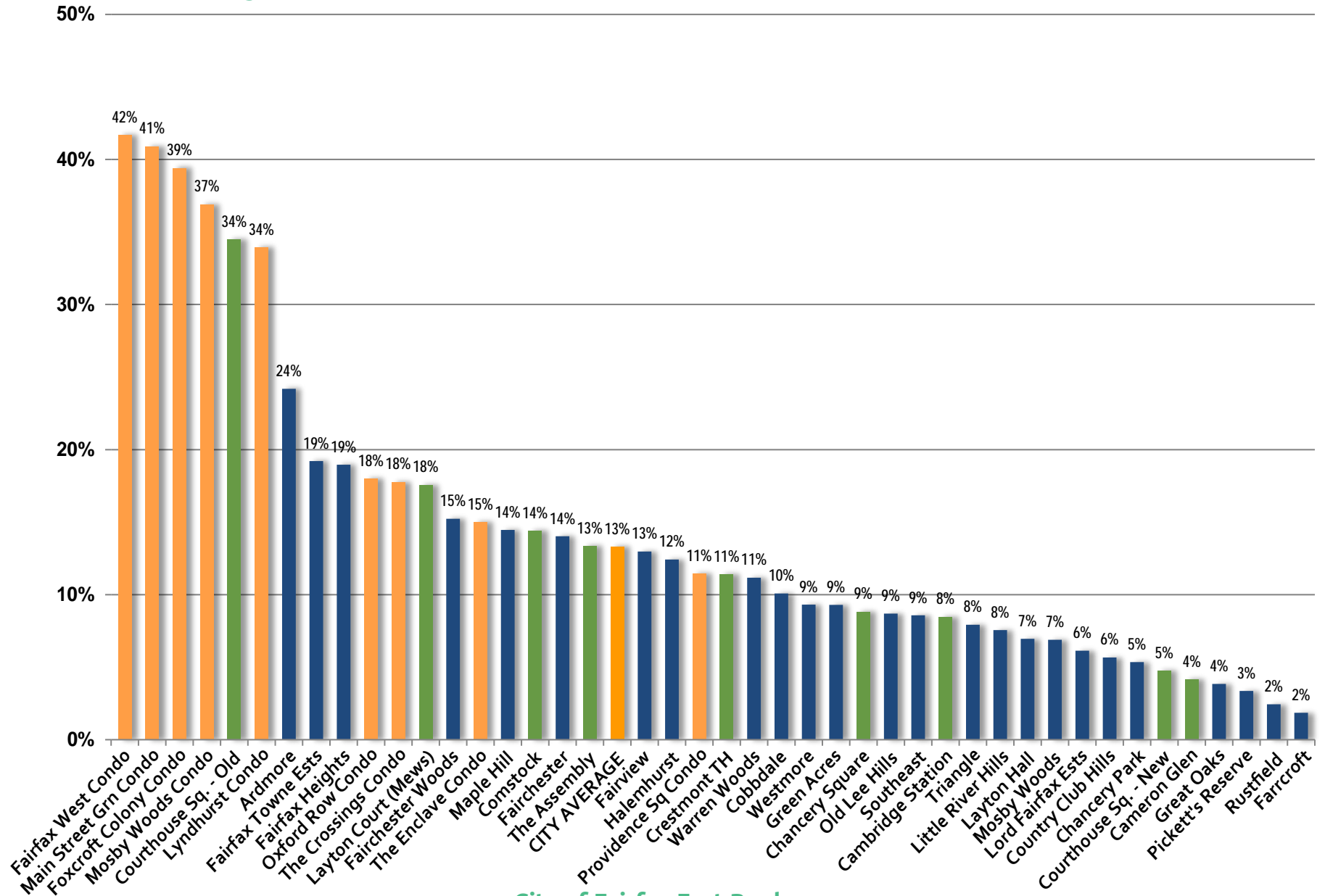


FIGURE 56: Infill Housing by Decade Built

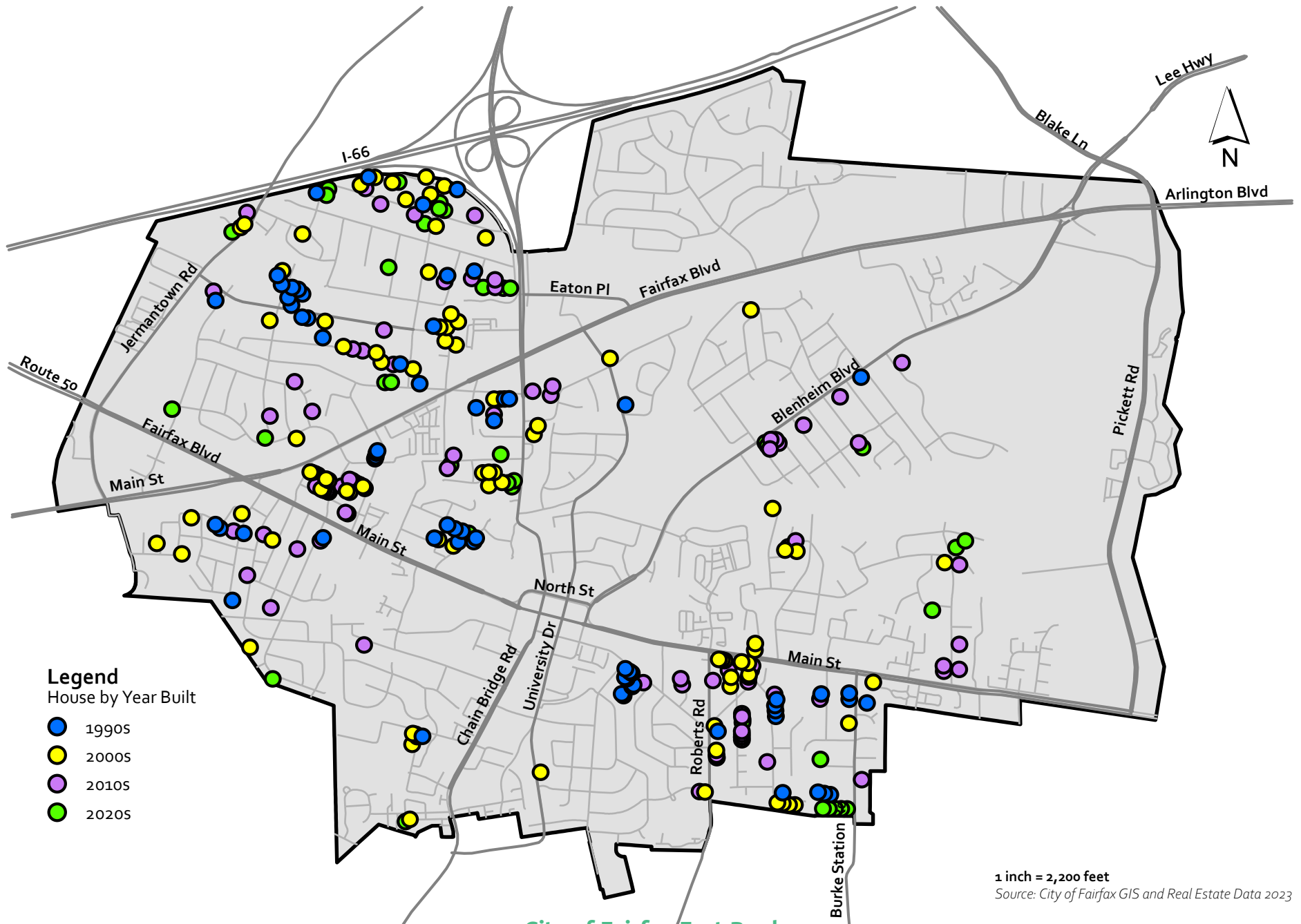






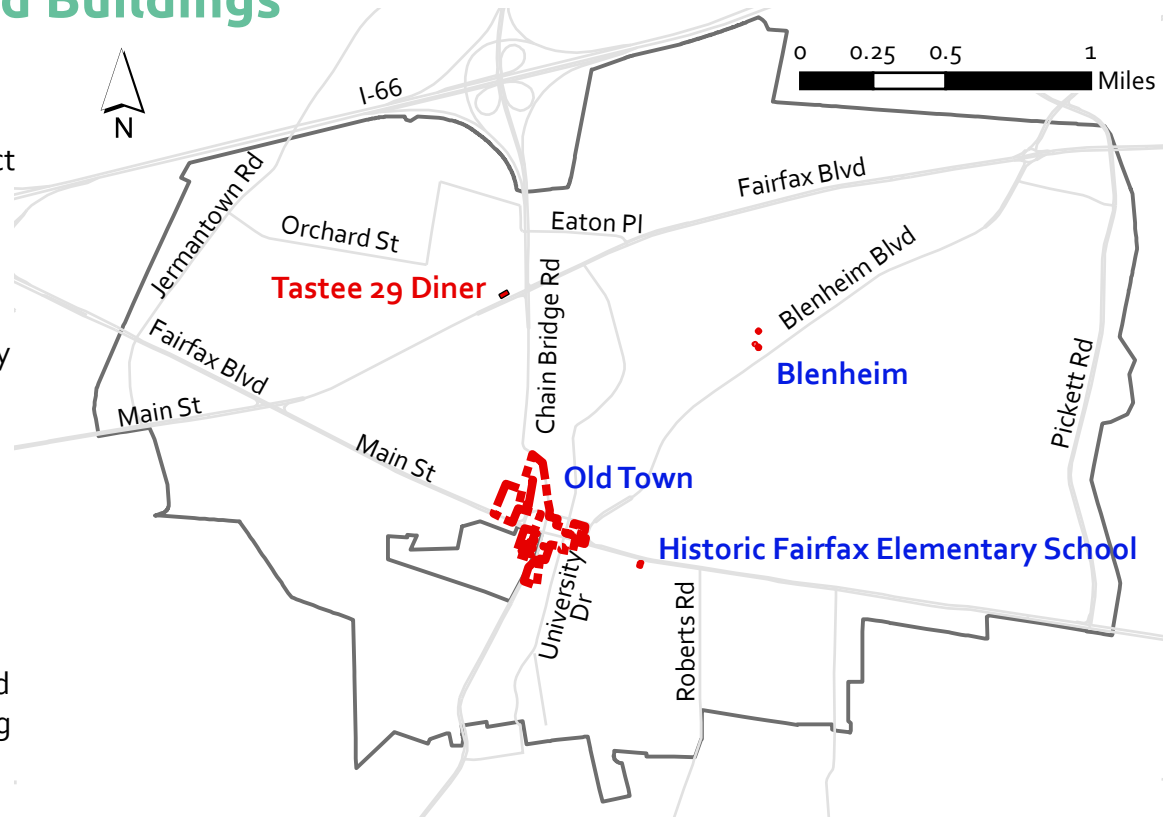


FIGURE 57: Historic Districts and Buildings

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

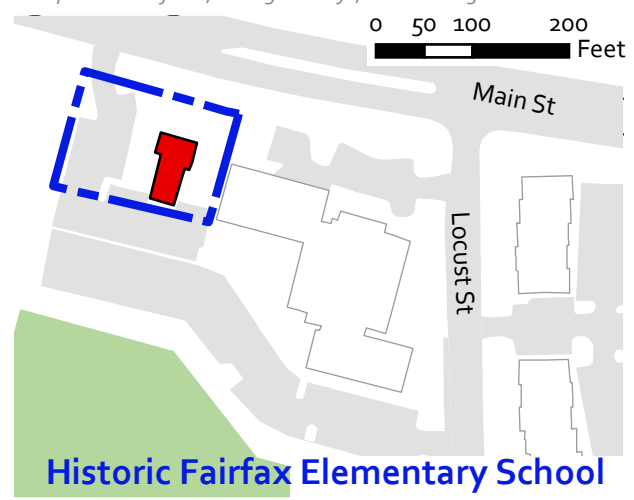
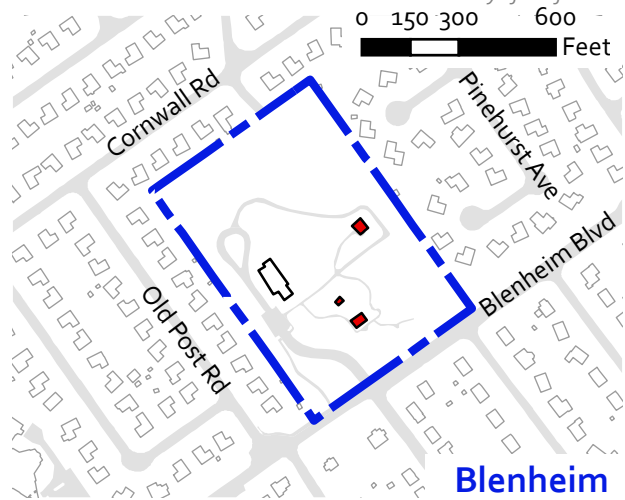
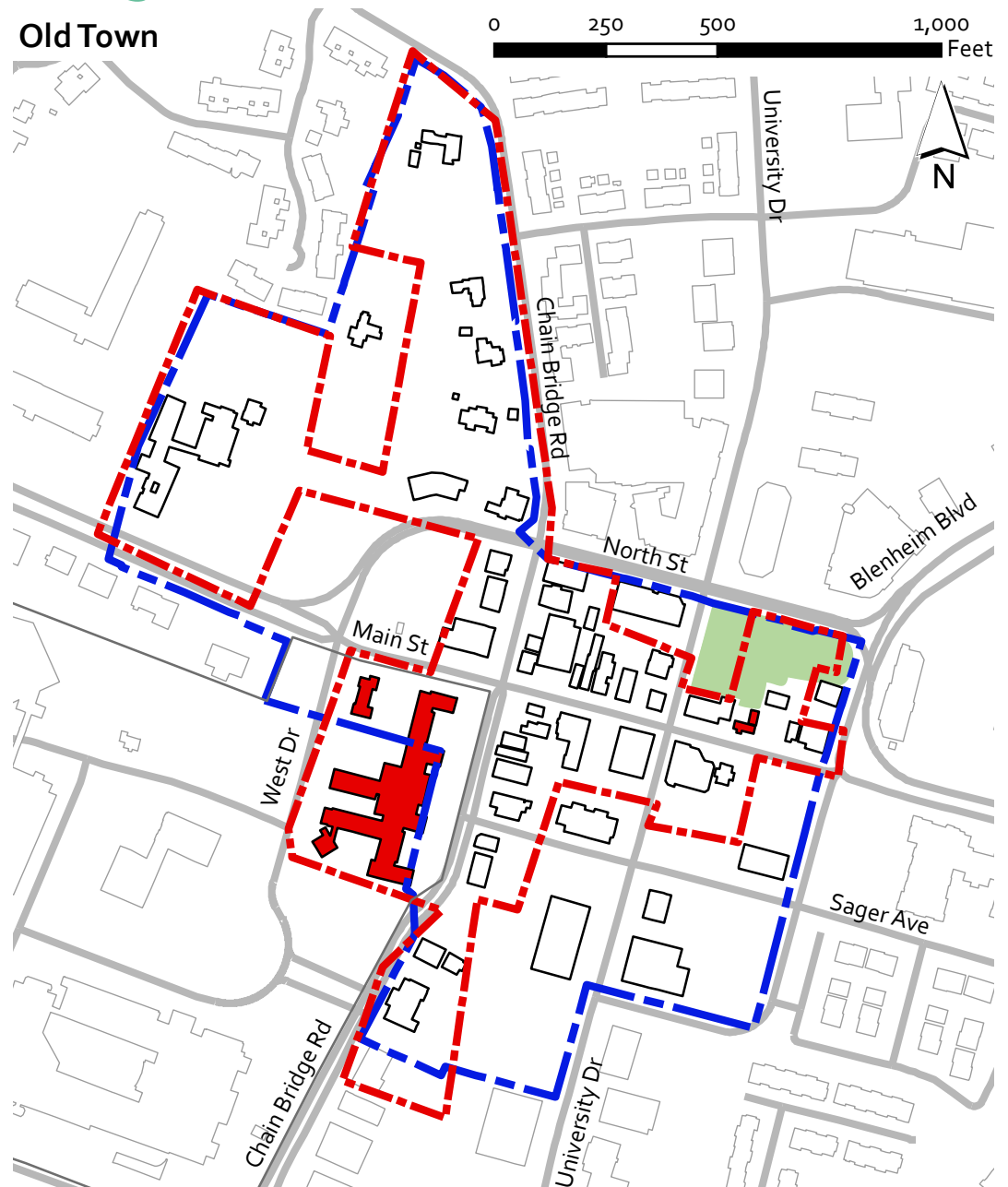


FIGURE 58: Historic Districts and Buildings

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.



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

Legend







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

FIGURE 59: Buildings and Structures over 50 Years Old

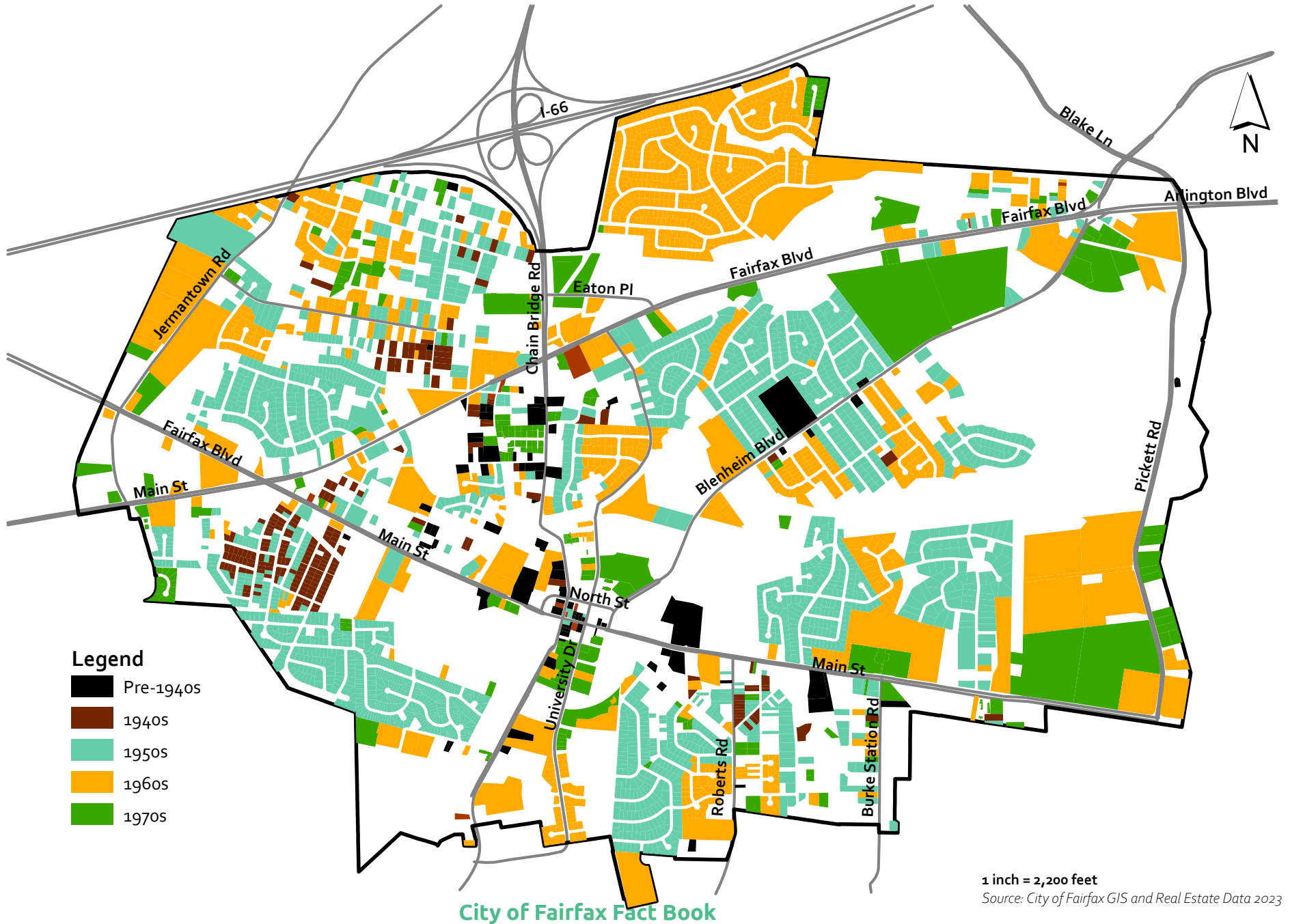
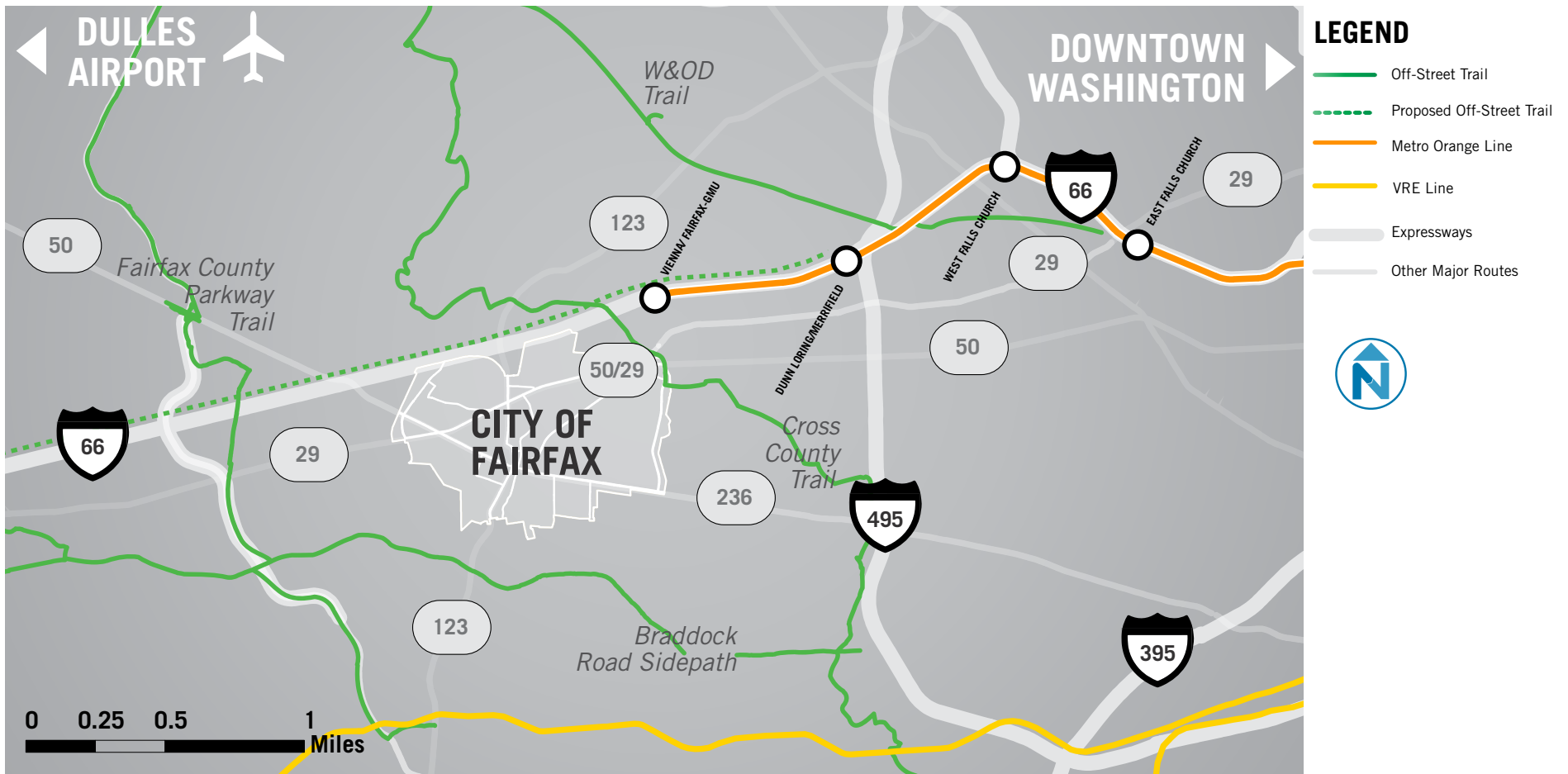


FIGURE 60: Regional Trails, Transit, And Roadway Assets/Facilities

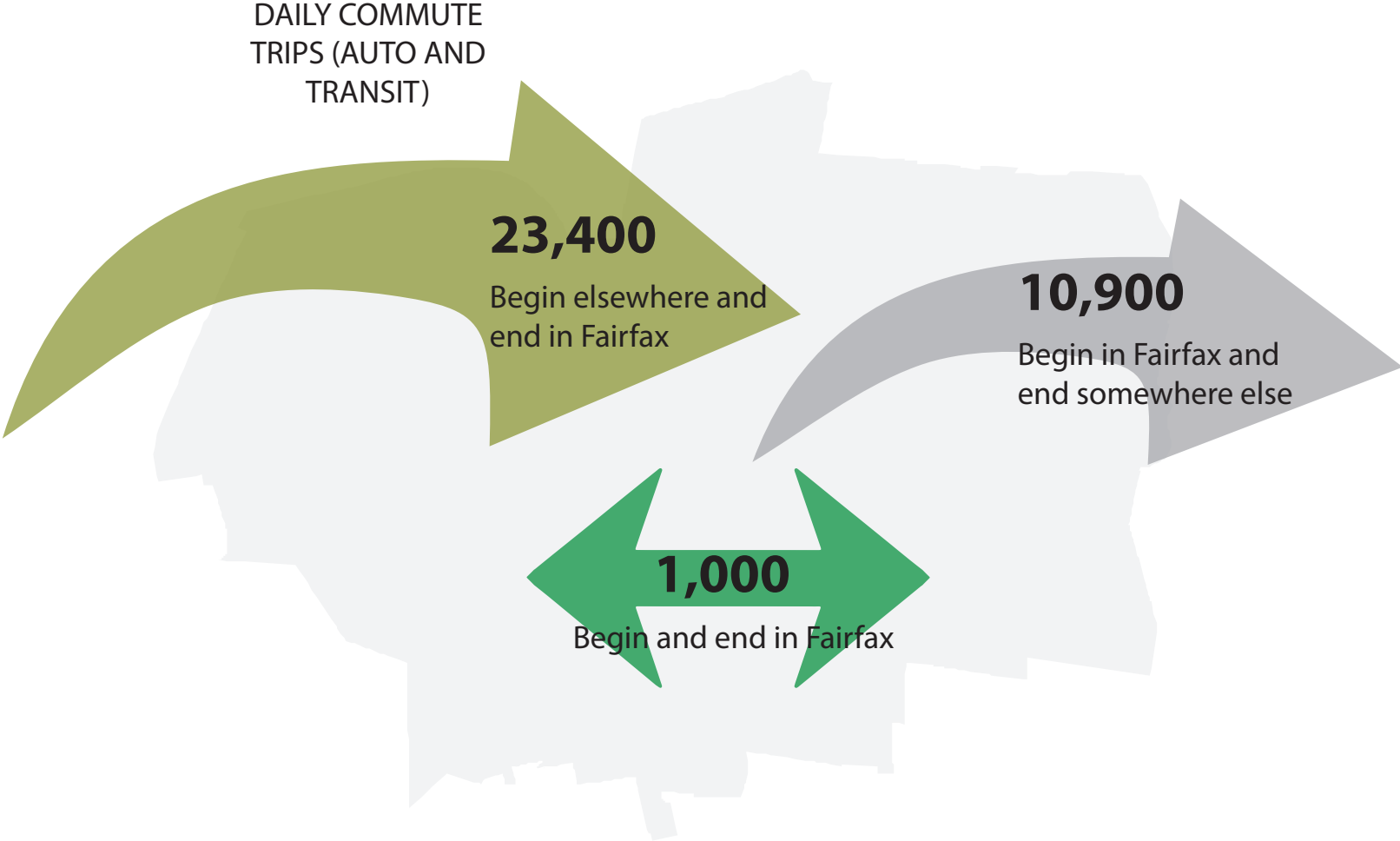
The City of Fairfax is well positioned in the regional transportation system, surrounded by multiple significant regional transportation assets such as Dulles Airport, the Metro Orange Line, and regional trails. Although in close proximity, most generally must be accessed by vehicle.



PREPARED BY NELSON\NYGAARD

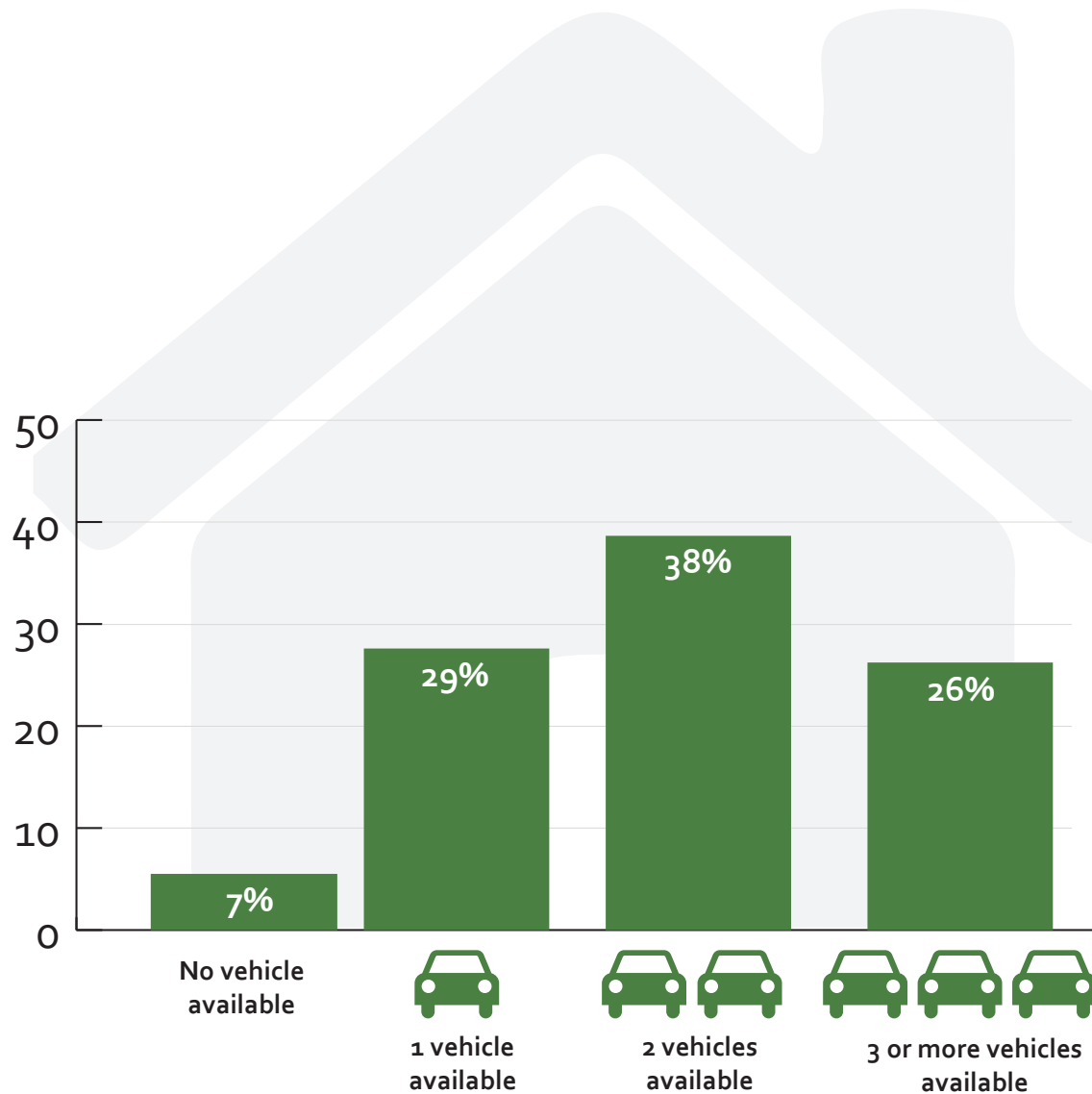
FIGURE 61: Resident And Worker Commute

With respect to commute trips originating in or destined to the City of Fairfax, 66 percent are made by non-city residents traveling into City of Fairfax for work. 31 percent are City of Fairfax residents commuting elsewhere on a daily basis. Only 3 percent of commute trips are generated by those who both live and work in the City of Fairfax.



SOURCE: US Census Bureau Center for Economic Studies, 2019

FIGURE 62: Vehicle Ownership



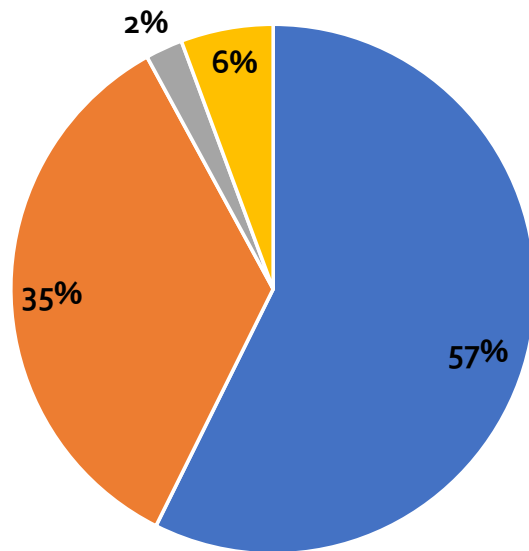
The vast majority of households (93 percent) in the City of Fairfax have at least one vehicle available for use. Approximately two-thirds of those households have two or more vehicles available, while just over one quarter of households make use of three or more personal automobiles.

SOURCE: US Census ACS, 2017-21

FIGURE 63: Commuting Distances

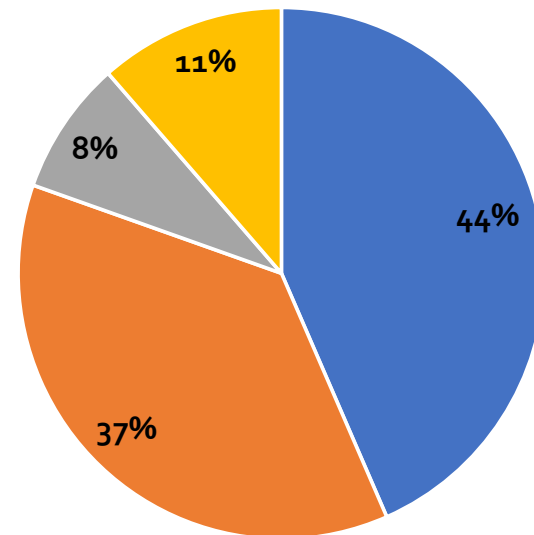
The average commute distance for single-occupancy vehicles and carpools into and out of the City of Fairfax is relatively short in terms of distance. The majority of Fairfax residents (56%) who commute travel less than 10 miles, while slightly less than half (44%) of Fairfax workers travel less than 10 miles to work, with another 37% traveling between 10 and 24 miles.

Commute Distance for Fairfax Residents



■ Less Than 10 Miles ■ 10-24 Miles ■ 25-50 Miles ■ Greater Than 50 Miles

Commute Distance for Fairfax Workers

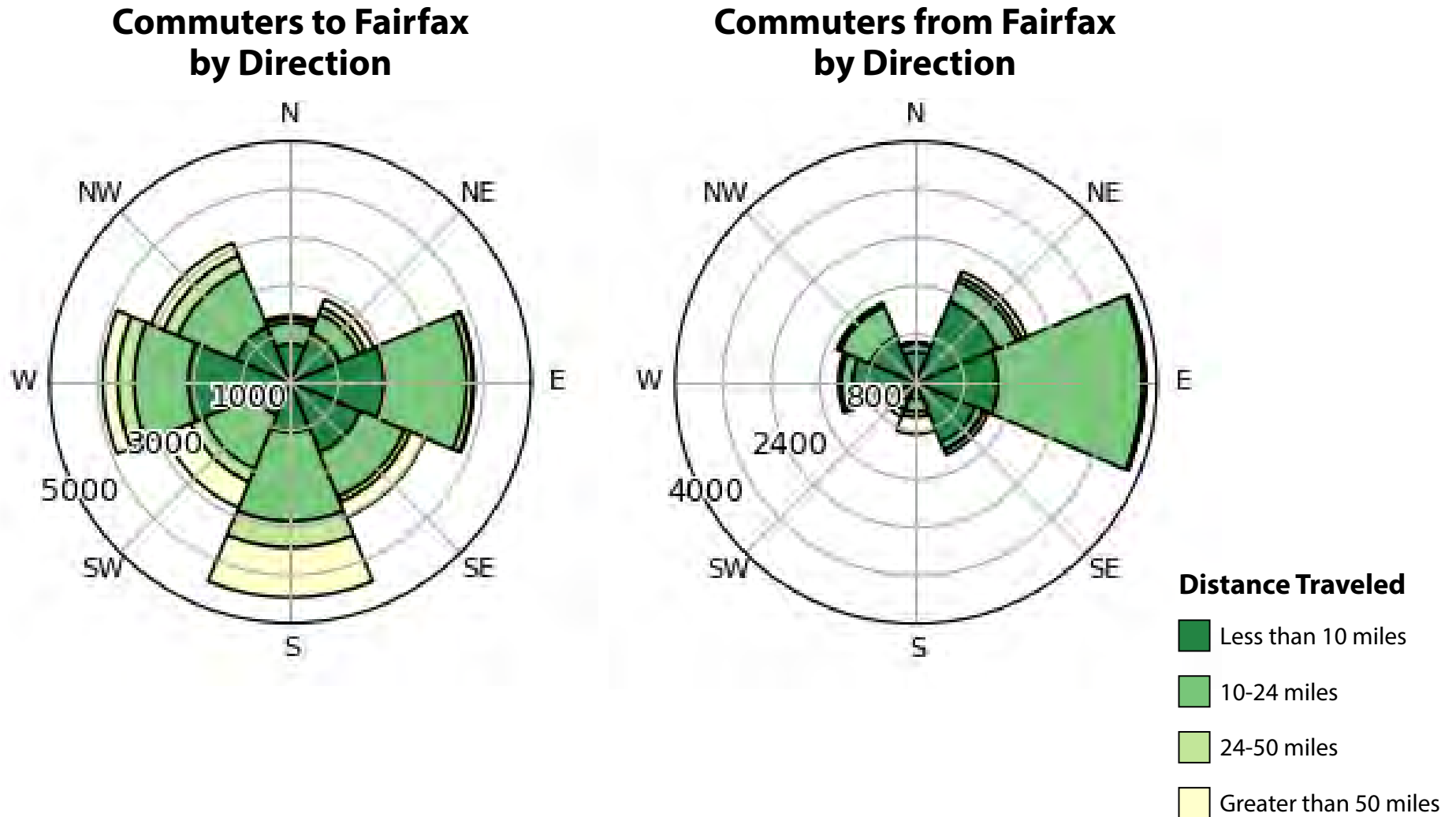


■ Less Than 10 Miles ■ 10-24 Miles ■ 25-50 Miles ■ Greater Than 50 Miles

SOURCE: US Census Bureau Center for Economic Studies, 2019

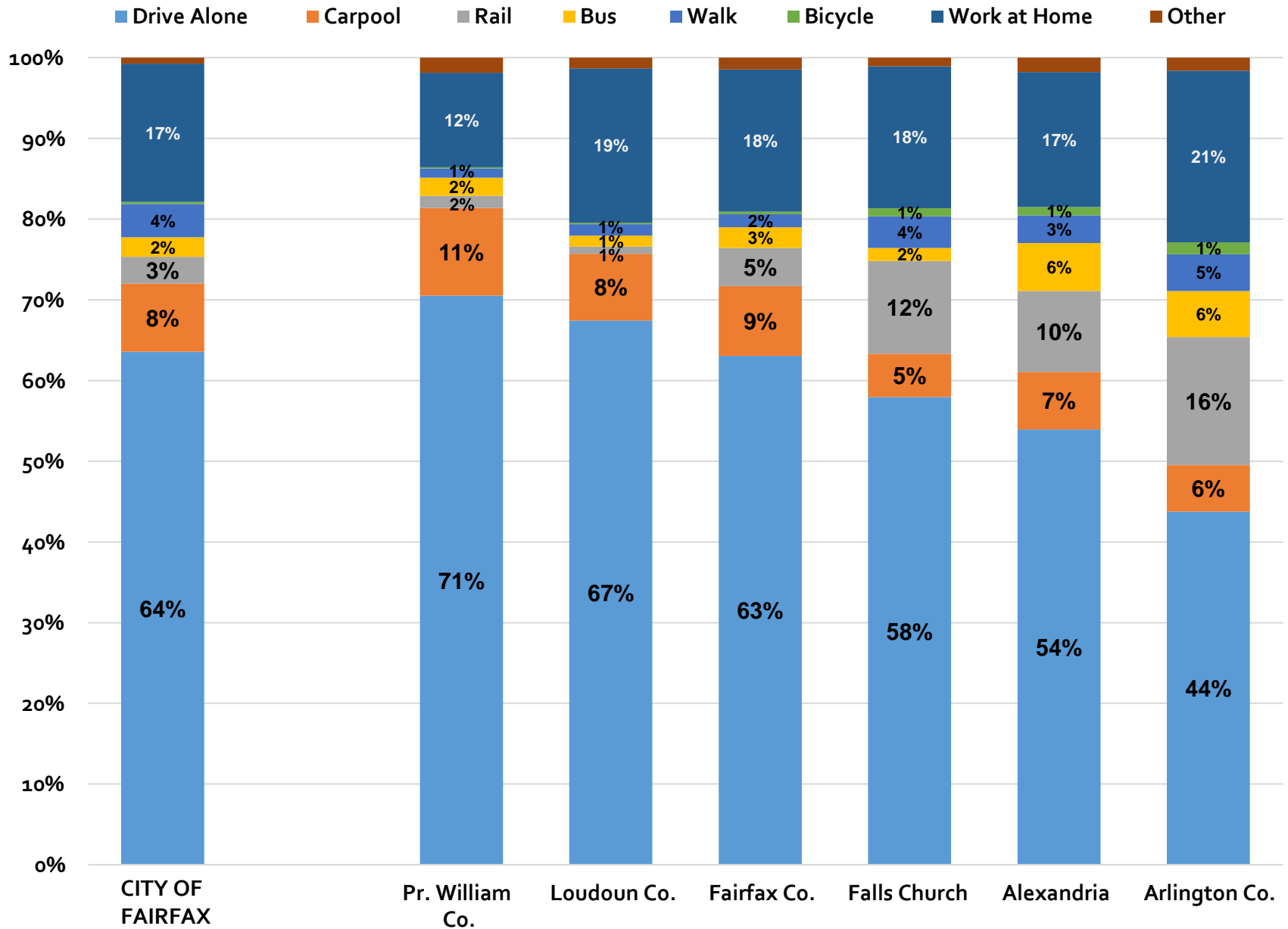
FIGURE 64: Inflow/Outflow of Workers

The charts below represent both people who commute to jobs in the City of Fairfax (lower left) and those who live in the City of Fairfax and commute to jobs either within or outside of the City (lower right). Those who commute to jobs within the City tend to travel fairly evenly from the south, east, and west; and those who live in the City and commute to work overwhelmingly travel to the east.



Source: US Census Bureau Center for Economic Studies, 2019

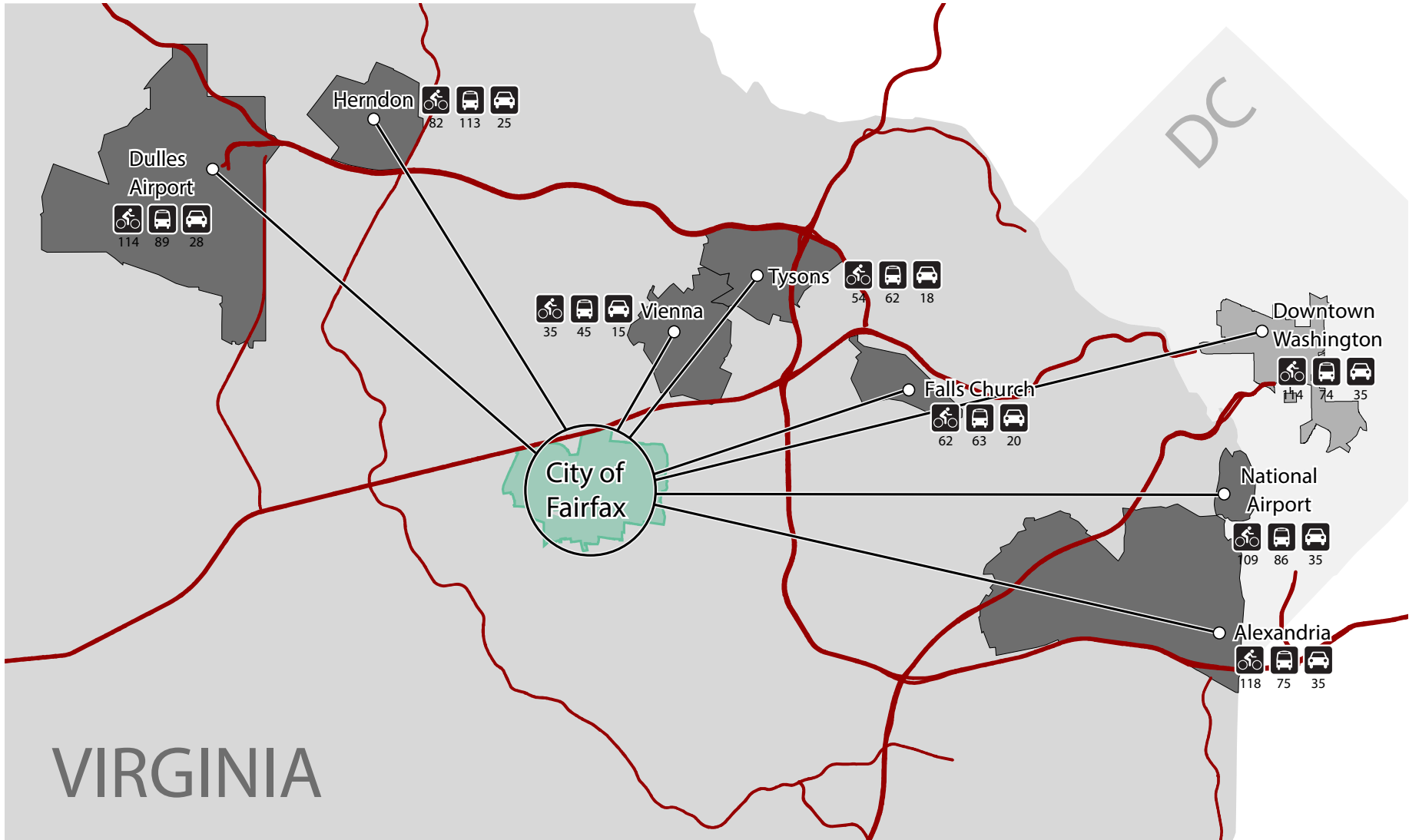
FIGURE 65: Mode Share Comparison (Commute)



Source: US Census American Community Survey 2017-2021

FIGURE 66: Non-Peak Travel Times

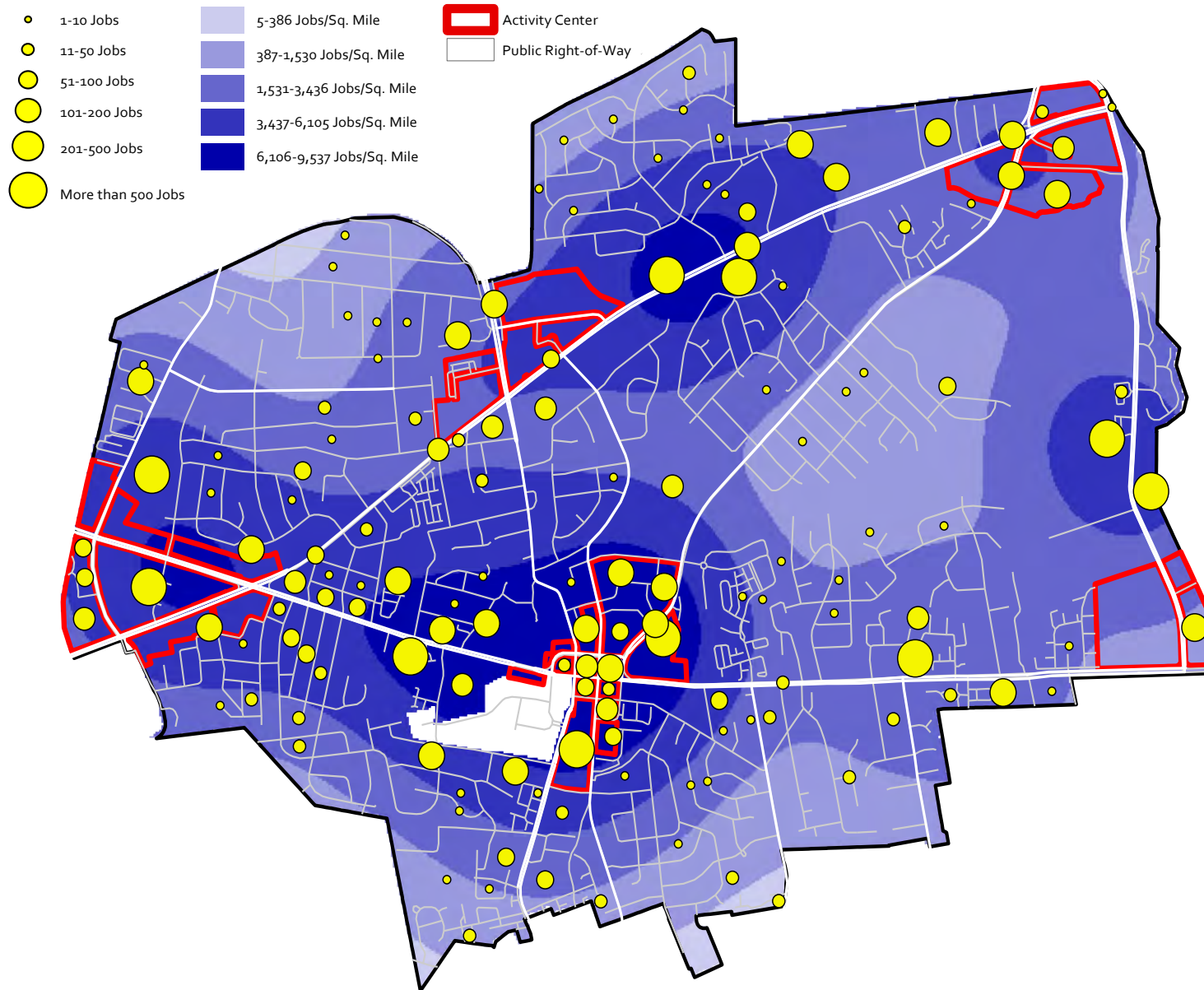
City of Fairfax is well served by highway connections to regional destinations. Despite relatively close distances, trips by transit generally take over 45 minutes due to required transfers. Bicycling is possible, but cyclists face challenges due to gaps in dedicated facilities.



PREPARED BY NELSON\NYGAARD

SOURCE: Google, 2021

FIGURE 67: Employment Density

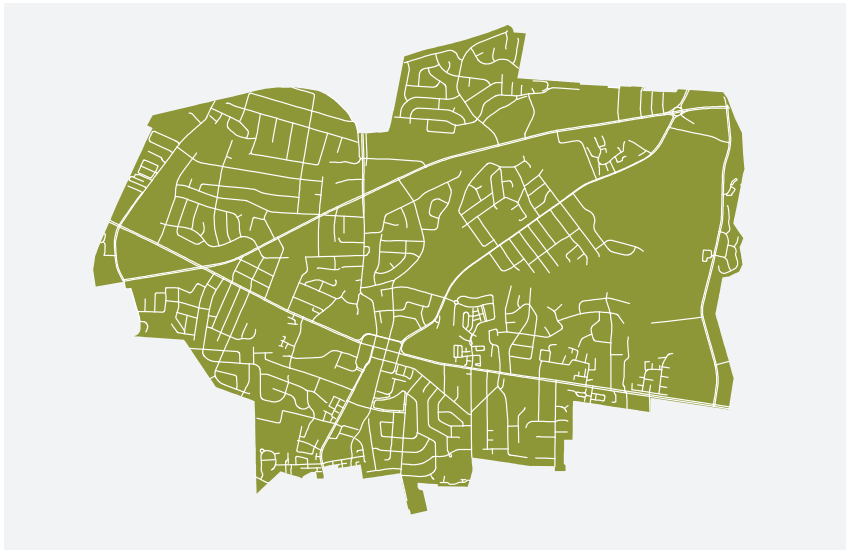


Employment within the City of Fairfax is primarily concentrated in or near the five activity centers. Significant employment concentrations are located just outside the city along major travel corridors to the North, West, South (George Mason University), and Northeast.

SOURCE: US Census Bureau Center for Economic Studies, 2020

FIGURE 68: Transportation Network

TOTAL VEHICULAR NETWORK



FUNCTIONAL VEHICULAR NETWORK



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

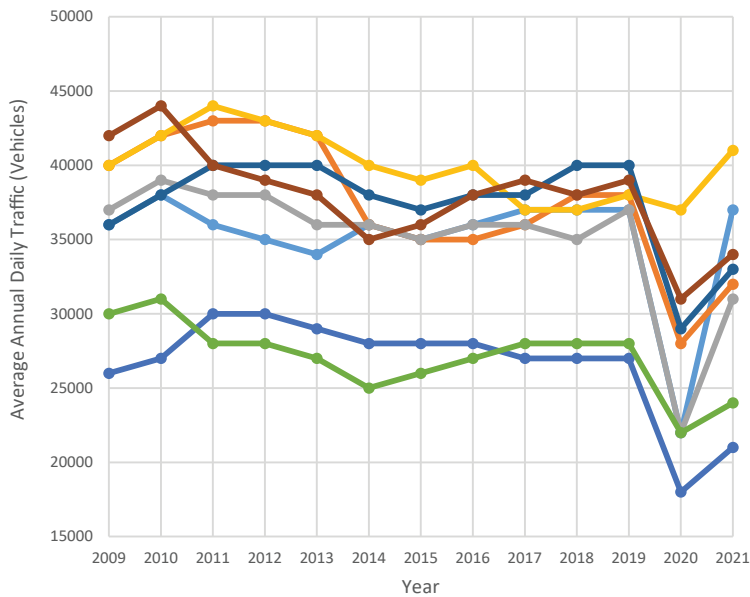
FUNCTIONAL NON-MOTORIZED NETWORK



PREPARED BY NELSON\NYGAARD

SOURCE: Fairfax City, 2016

FIGURE 69: Annual Traffic Trends



- (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 remained relatively stable between 2012 and 2019; however, traffic significantly decreased on most arterials in 2020 due to the COVID-19 pandemic. The majority have not reached pre-2020 numbers.

SOURCE: Virginia Department of Transportation 2012-2023

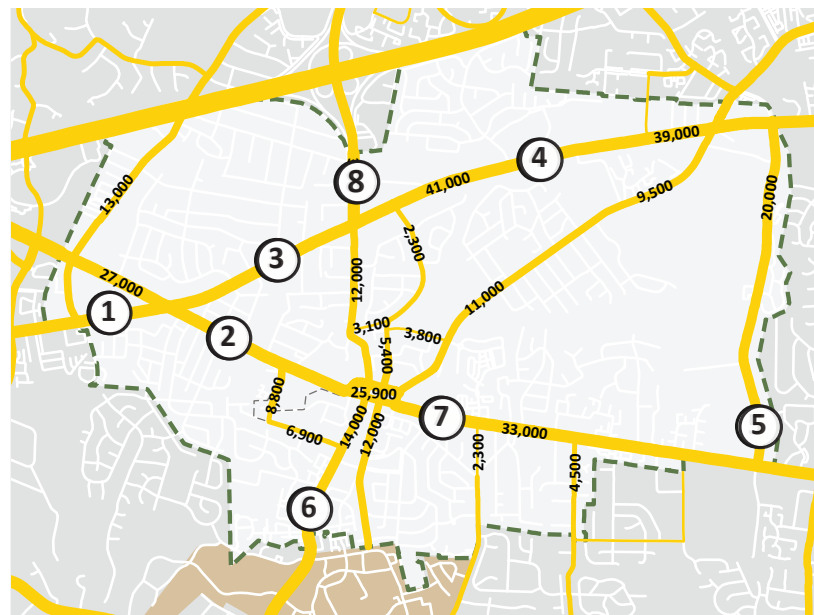
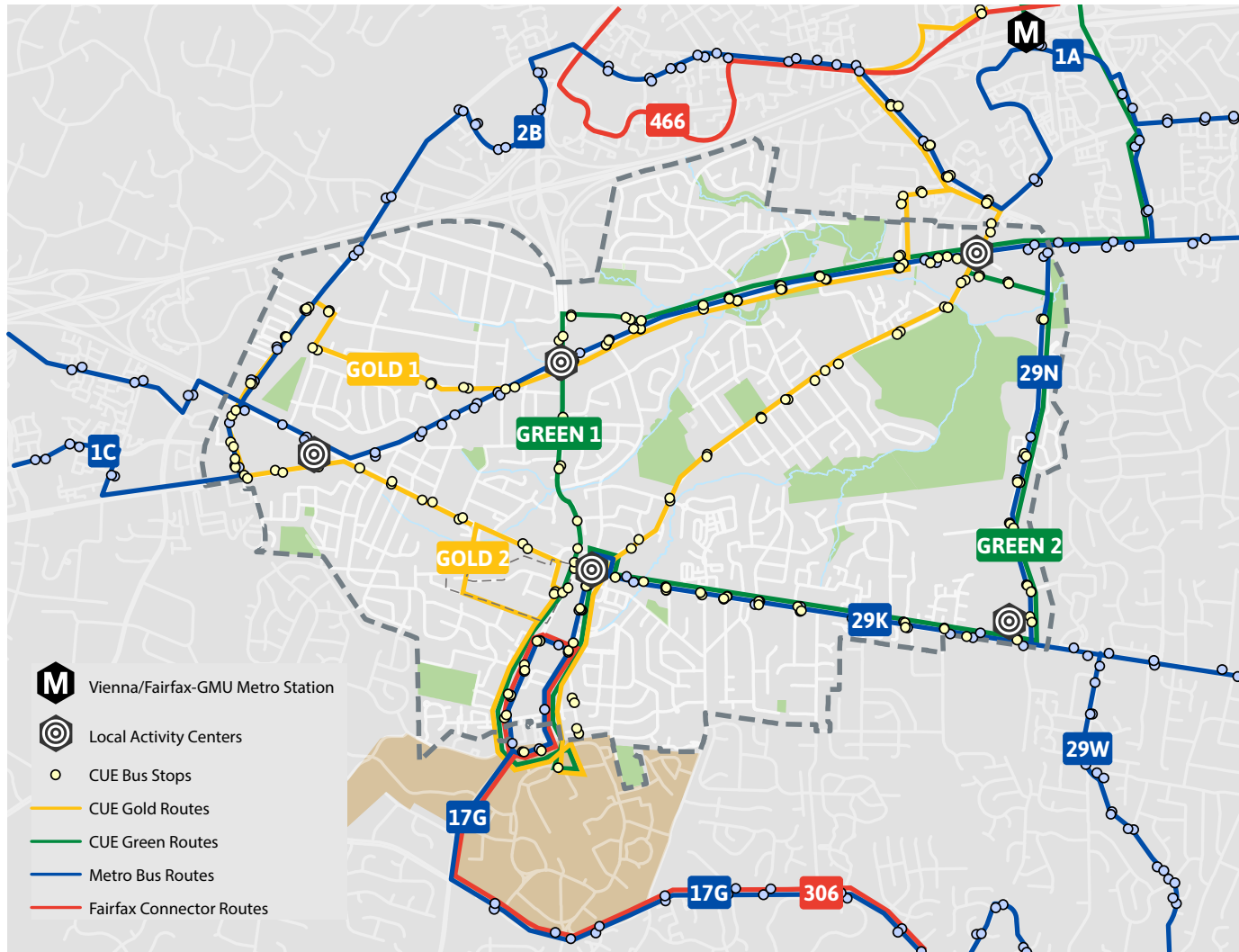


FIGURE 70: Transit Coverage



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 71: 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

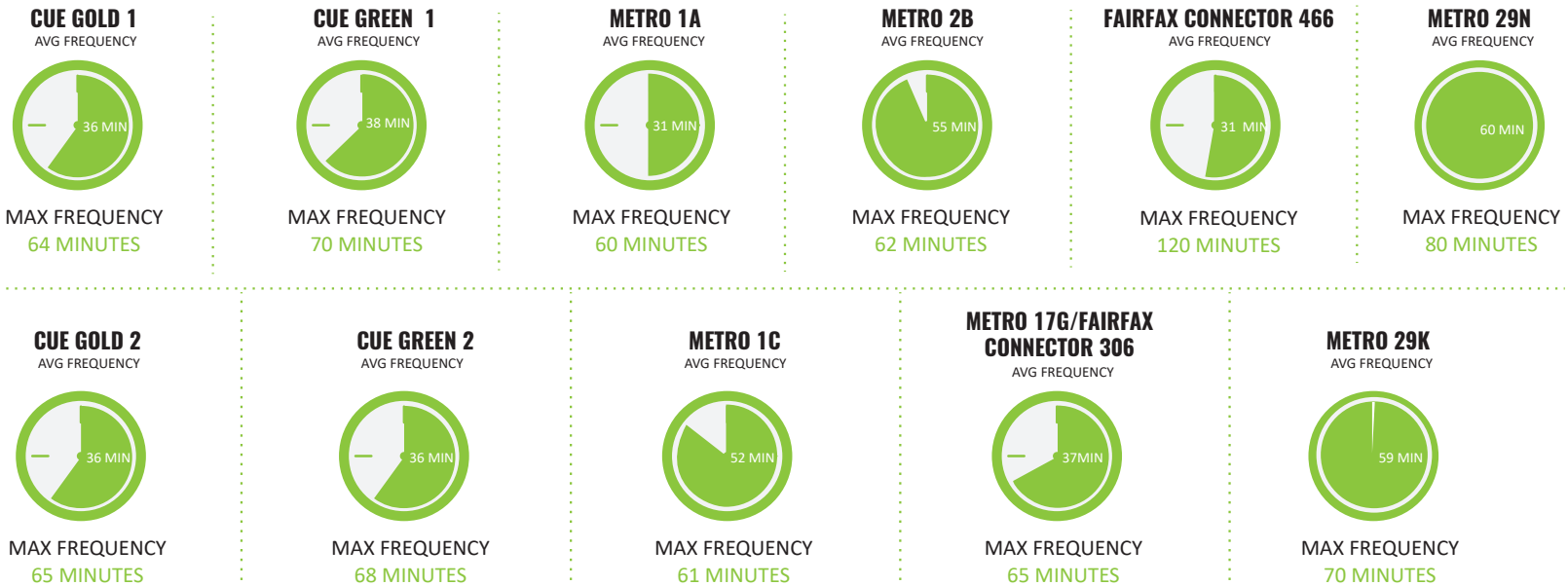
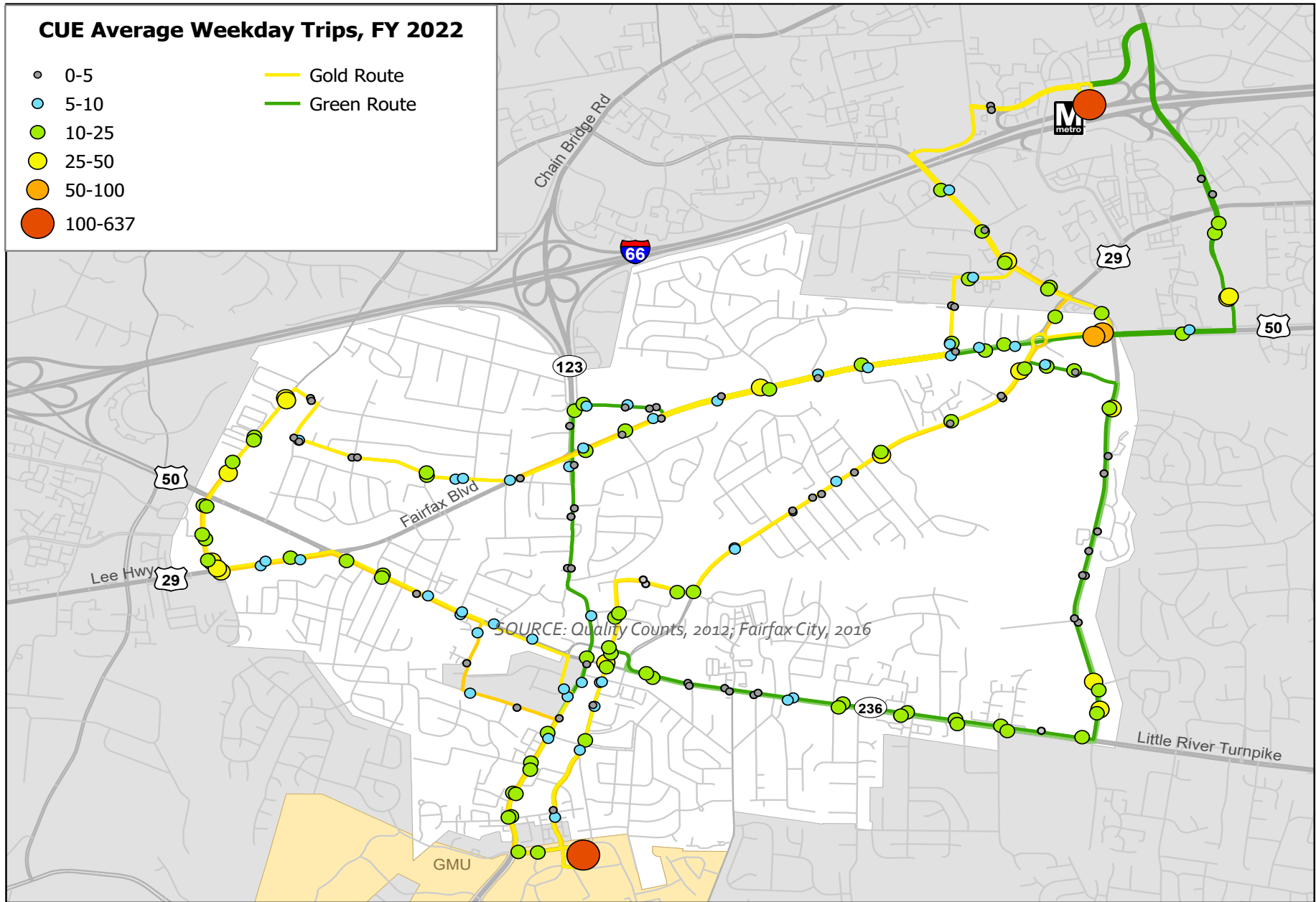
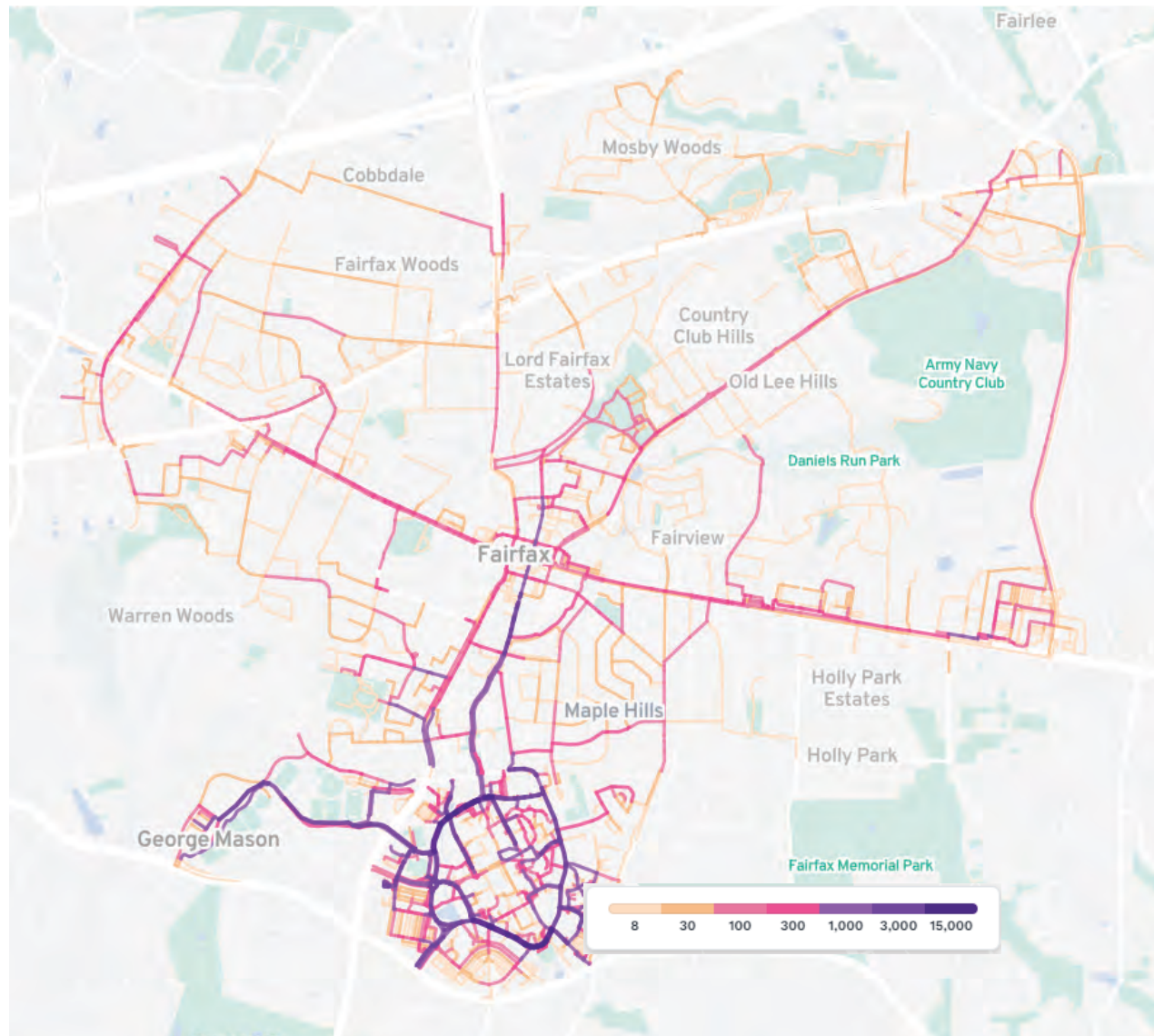


FIGURE 72: CUE Bus Ridership



SOURCE: City of Fairfax Public Works, 2023

FIGURE 73: Bicycle Activity



In 2019, the City partnered with George Mason University to start a Dockless Mobility Pilot Program. The scooters can be ridden throughout GMU, the City, and outside of city borders. Other than the city's impressive off-street trail network, dedicated bicycle facilities are limited to shared-use paths along George Mason Boulevard and Blenheim Boulevard and bicycle lanes on Breckinridge Drive, Layton Hall Drive, and University Drive. Ridership is concentrated in and around GMU's campus and along major vehicular corridors.

SOURCE: City of Fairfax Public Works Ride Report, 2023

FIGURE 74: **Vehicle Crashes**



SOURCE: VDOT GIS, 2023

Vehicle collisions in the City of Fairfax during 2022 were clustered around Activity Centers, indicated in purple, and along the Commercial Corridors serving Main Street and Fairfax Boulevard. 436 crashes were reported in 2022, an 8 percent increase over the 402 crashes reported in 2021.

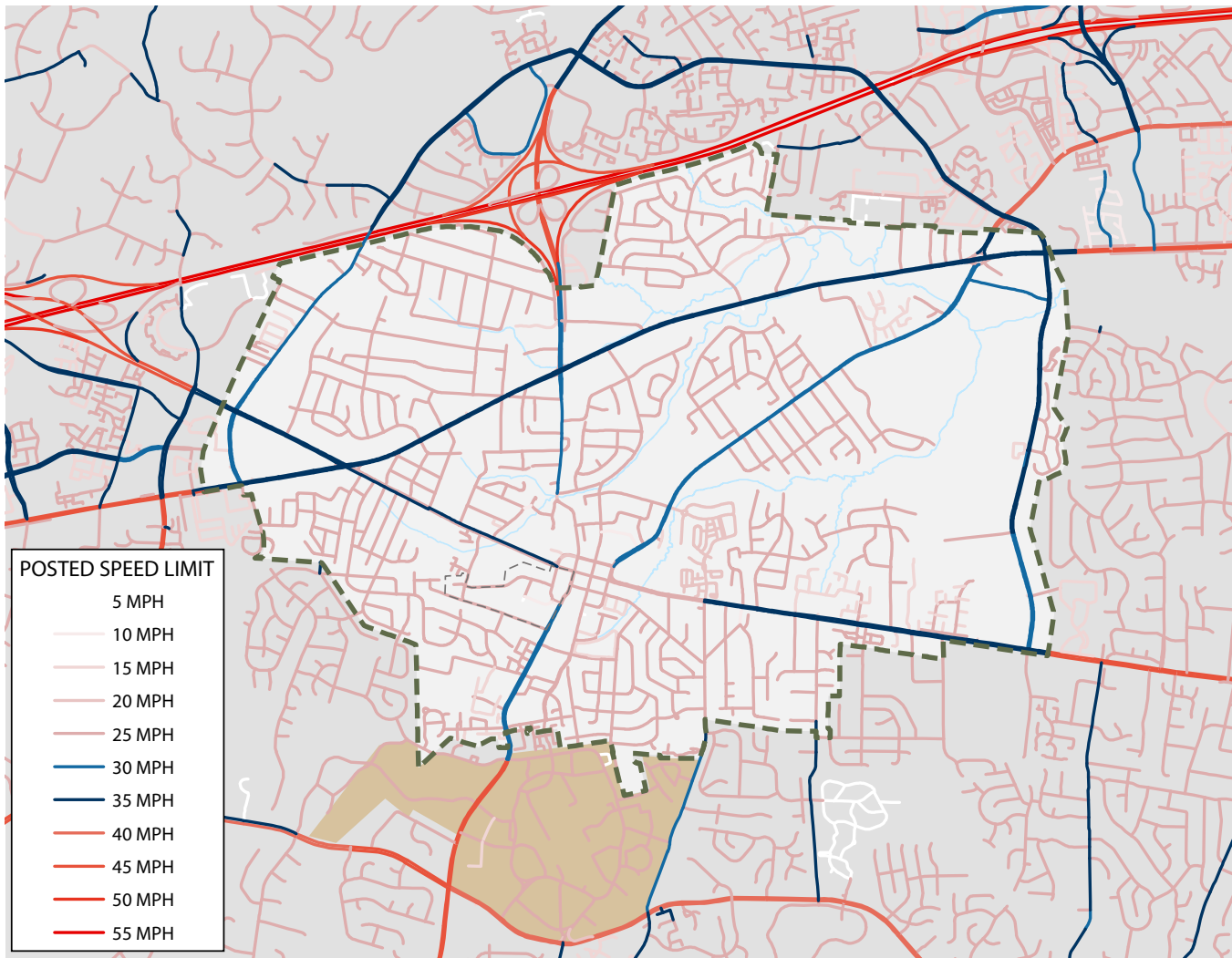
FIGURE 75: Sidewalk Network



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.

SOURCE: Fairfax City, 2022

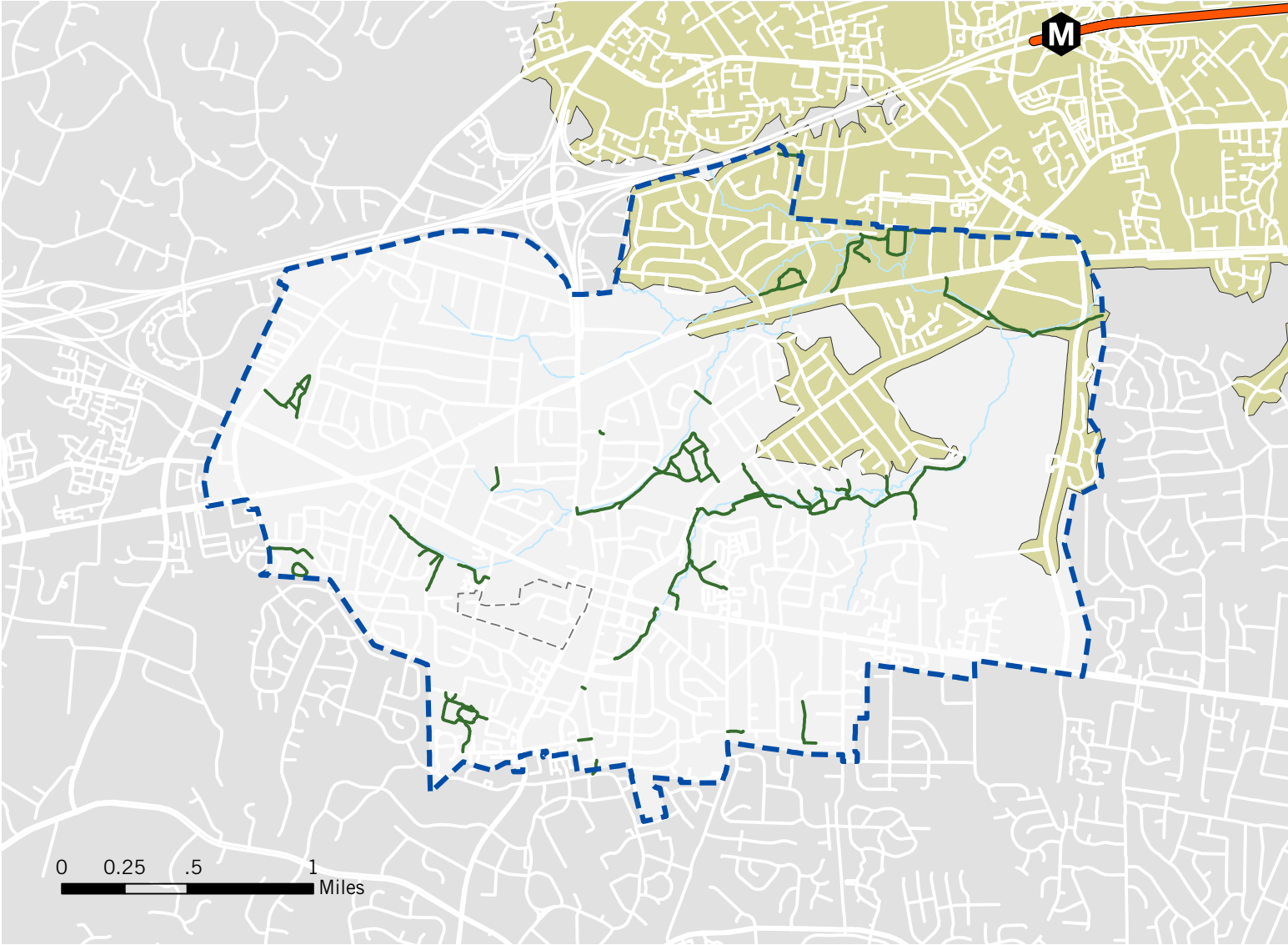
FIGURE 76: Posted Speed Limits



The majority of streets in the City of Fairfax have a posted speed limit of 25 MPH. Certain arterials such as Blenheim Boulevard, 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

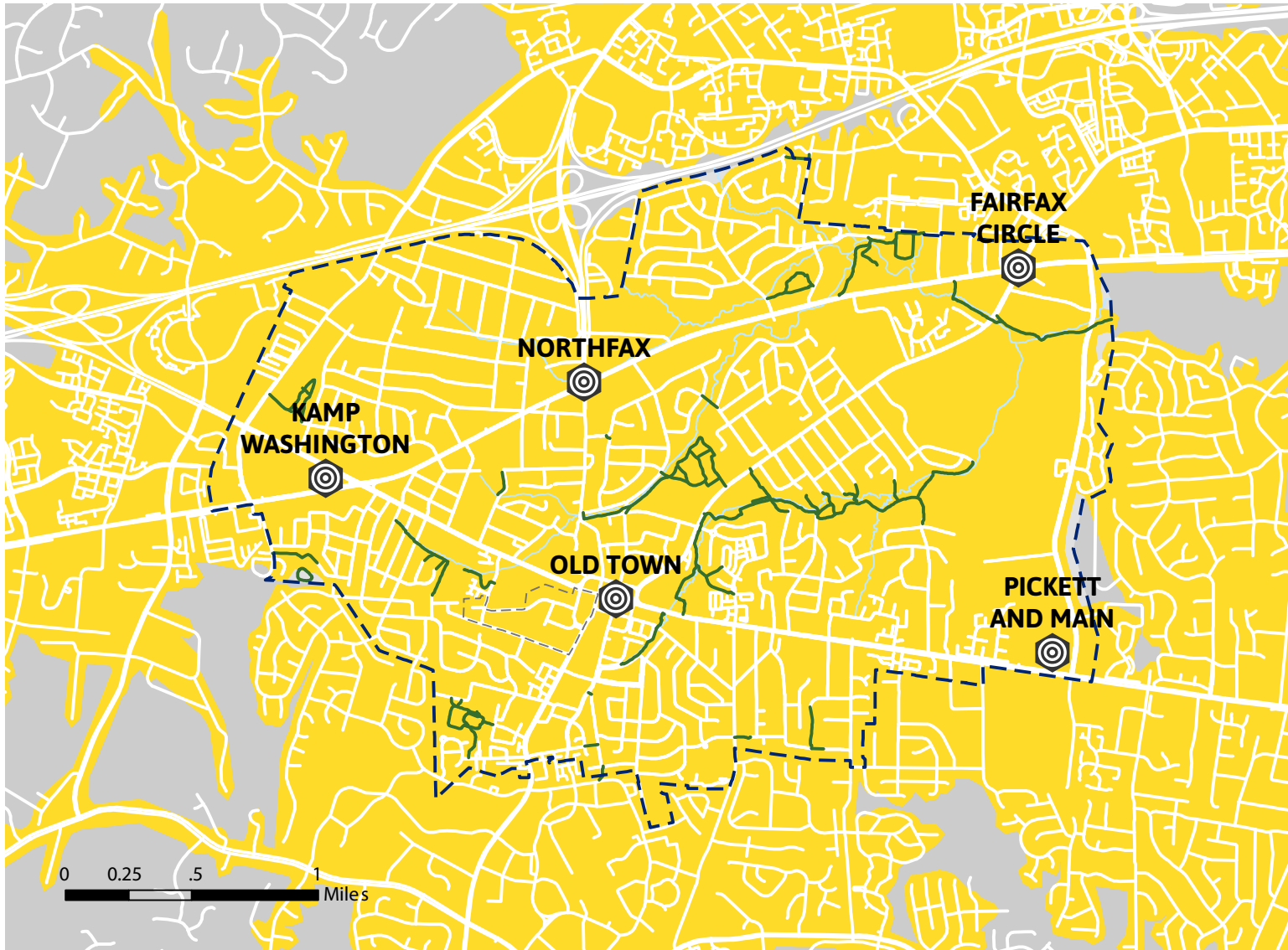
FIGURE 77: Metro Station 15 Minute Bikedshed



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

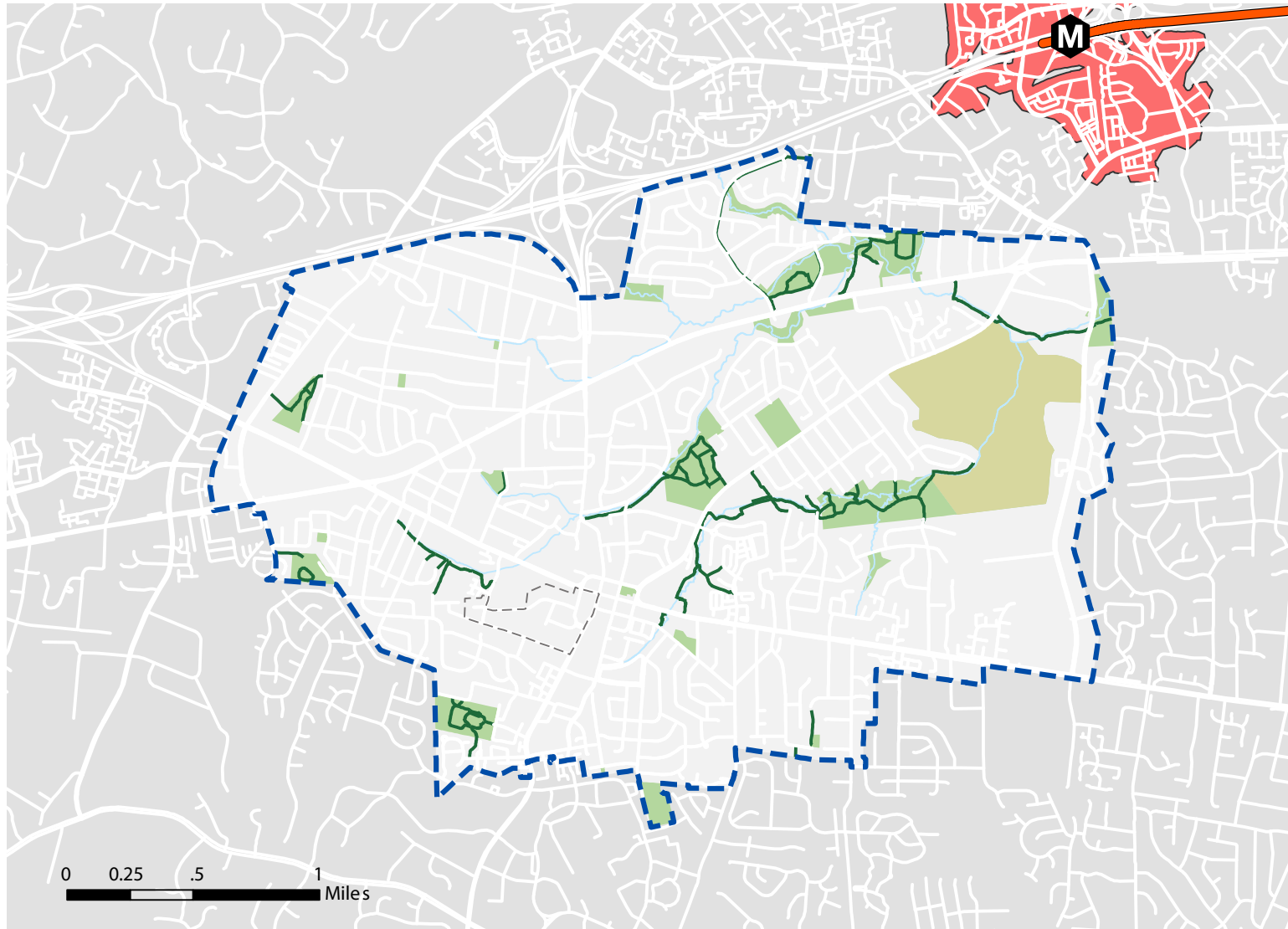
FIGURE 78: Activity Centers 15 Minute Bikesheds



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

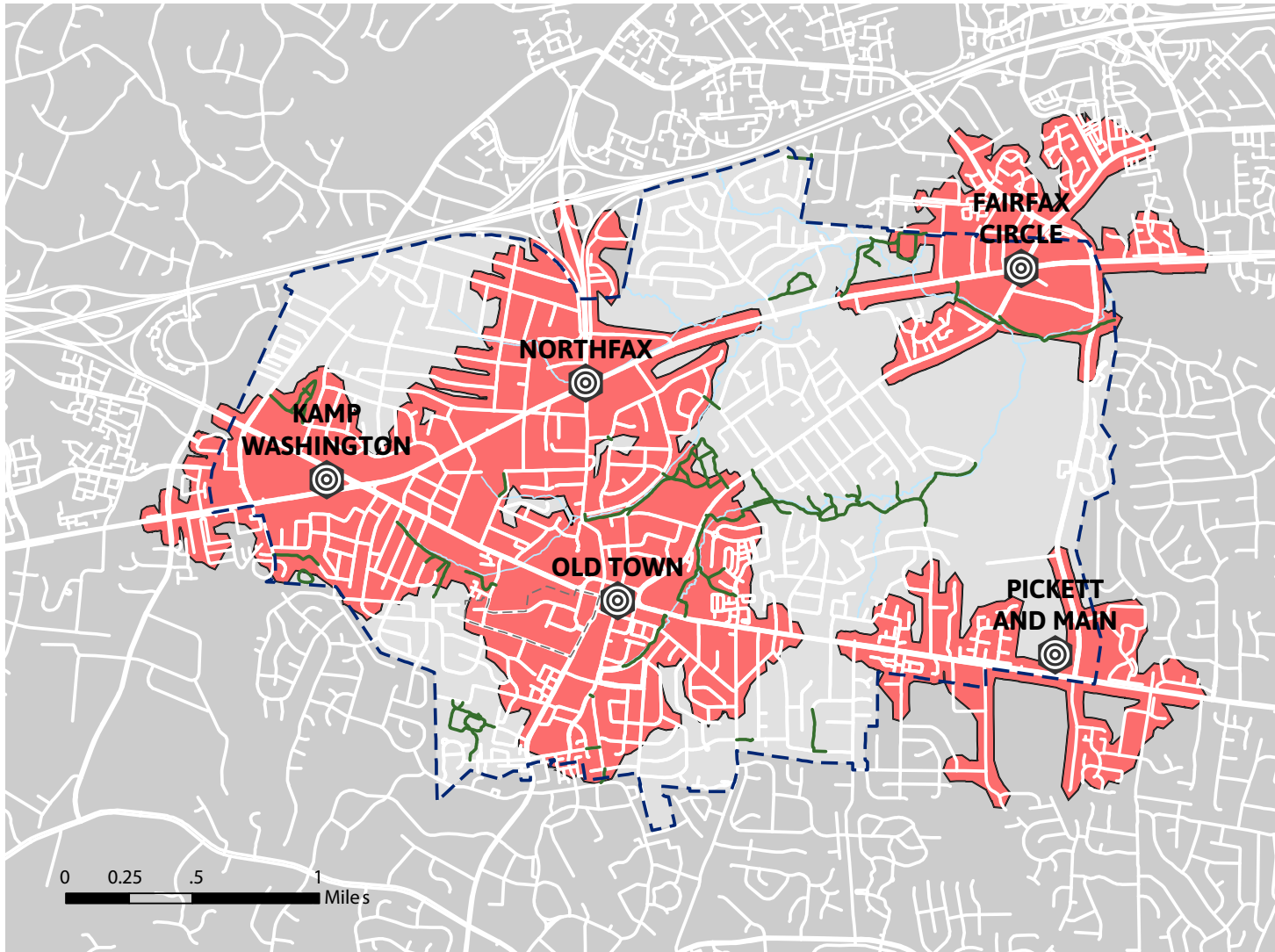
FIGURE 79: Metro Station 15 Minute Walkshed



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

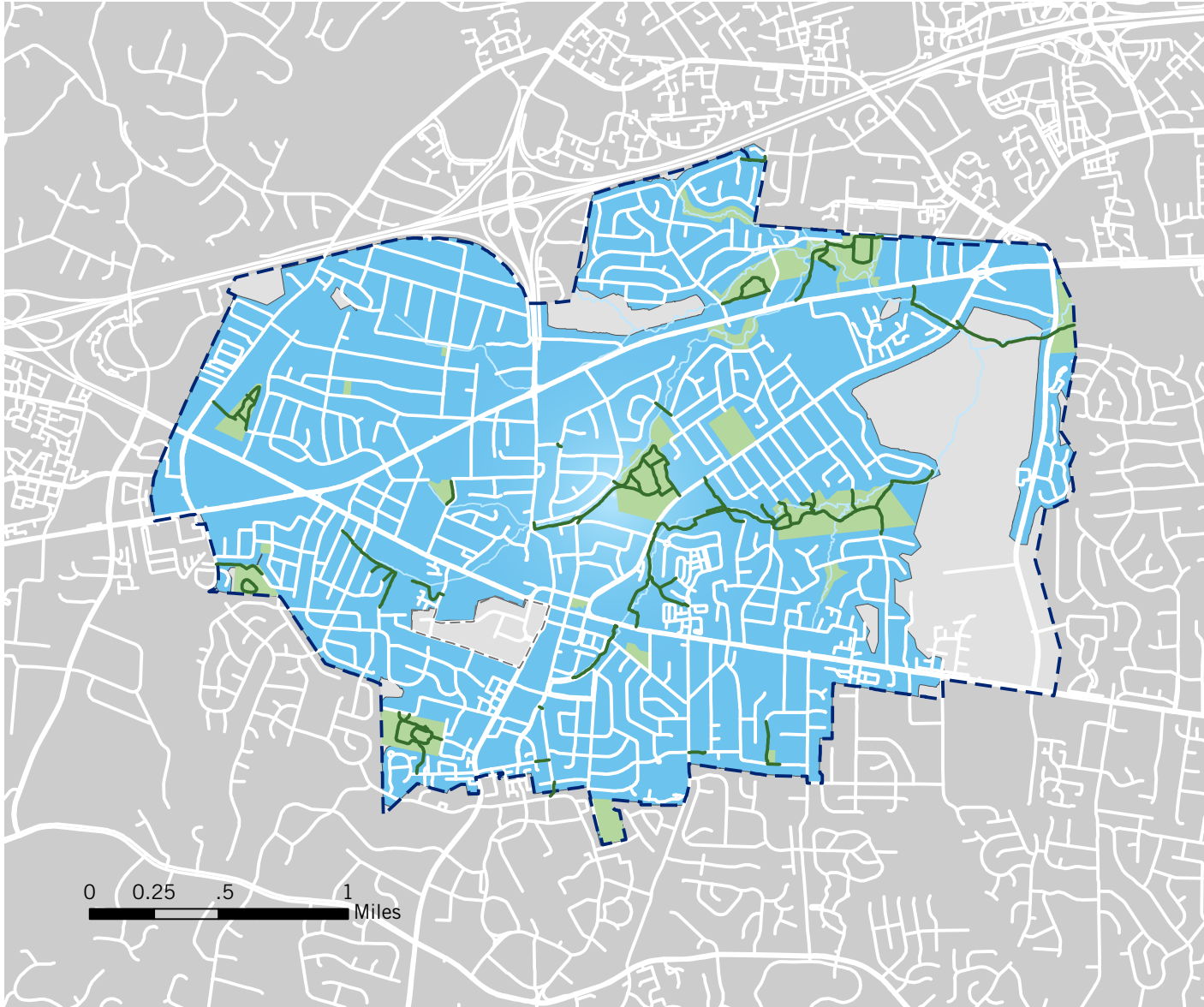
FIGURE 80: Activity Centers 15 Minute Walksheds



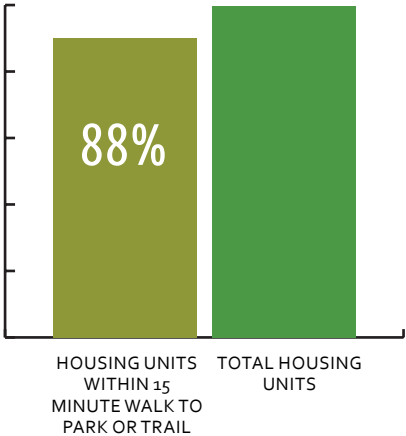
While many neighborhoods are within a convenient 15-minute walk of a local activity center (approximately one-half mile), many neighborhoods are without easy access due to both distance and a disconnected street network. Less than half of housing units in the City of Fairfax fall within this 15 minute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

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

FIGURE 81: 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 82: 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.

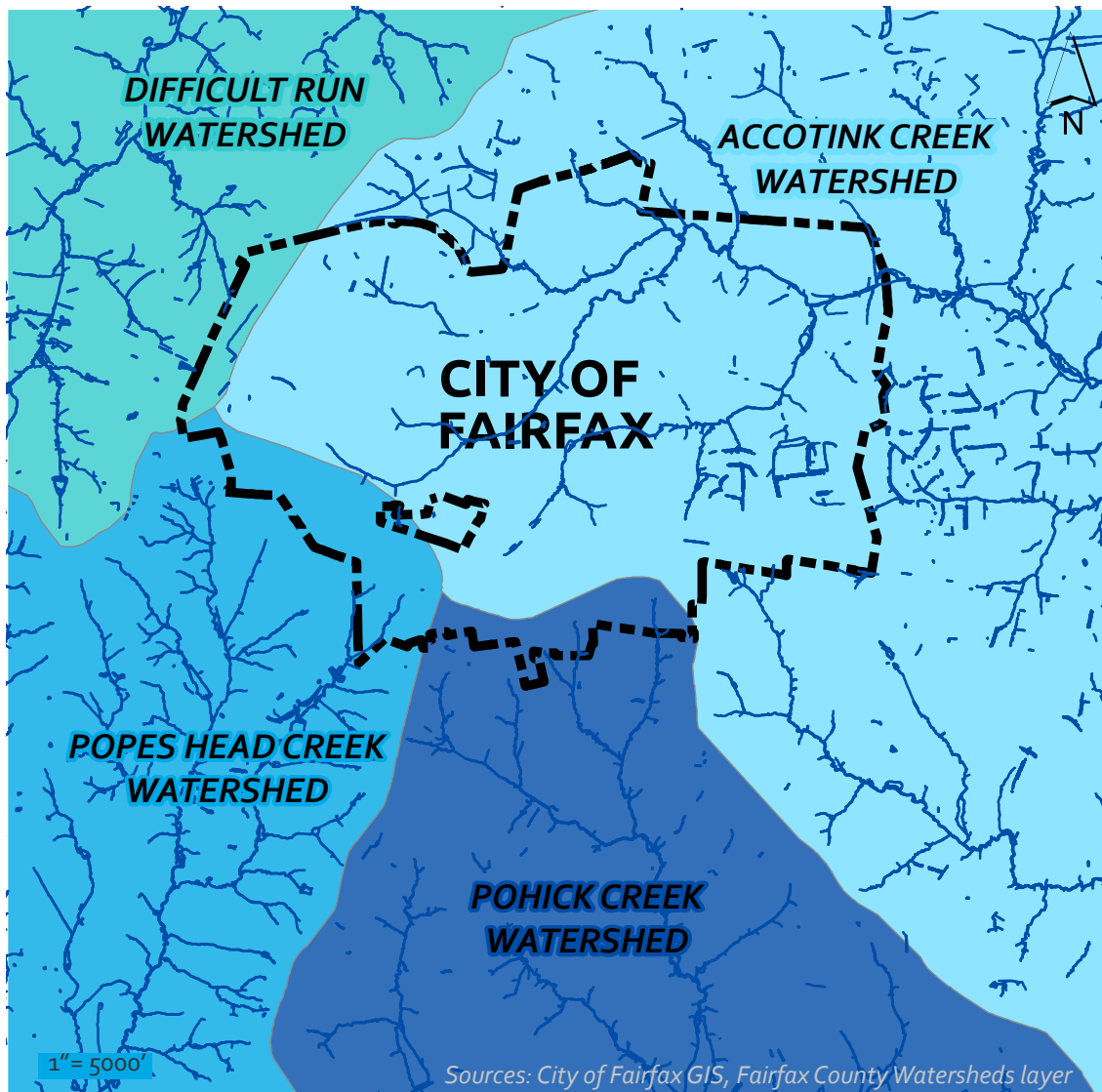


FIGURE 83: Water Resources

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

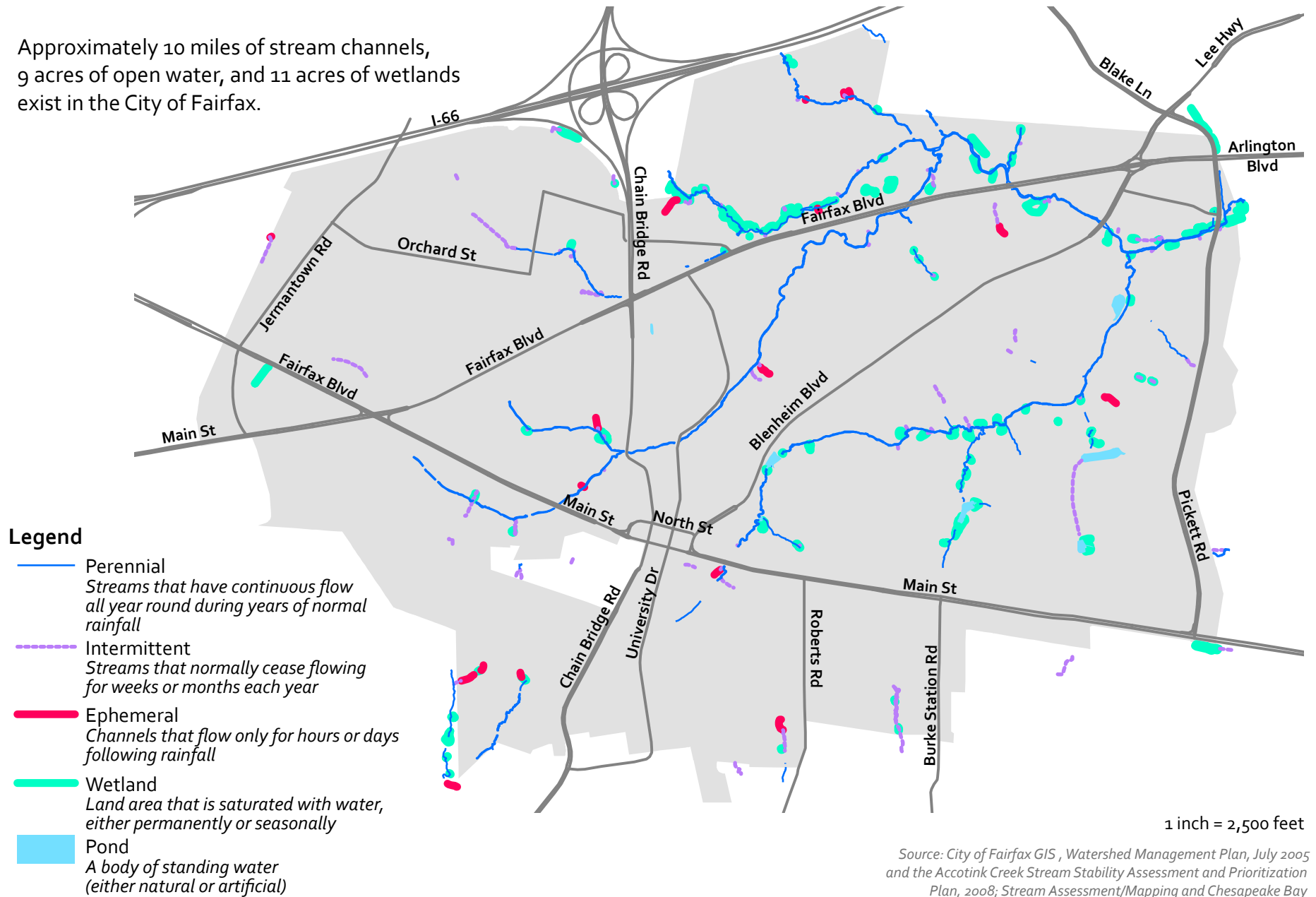


FIGURE 84: Overall Stream Health

Overall stream health was calculated in 2008 using physical, biological, and habitat assessments.

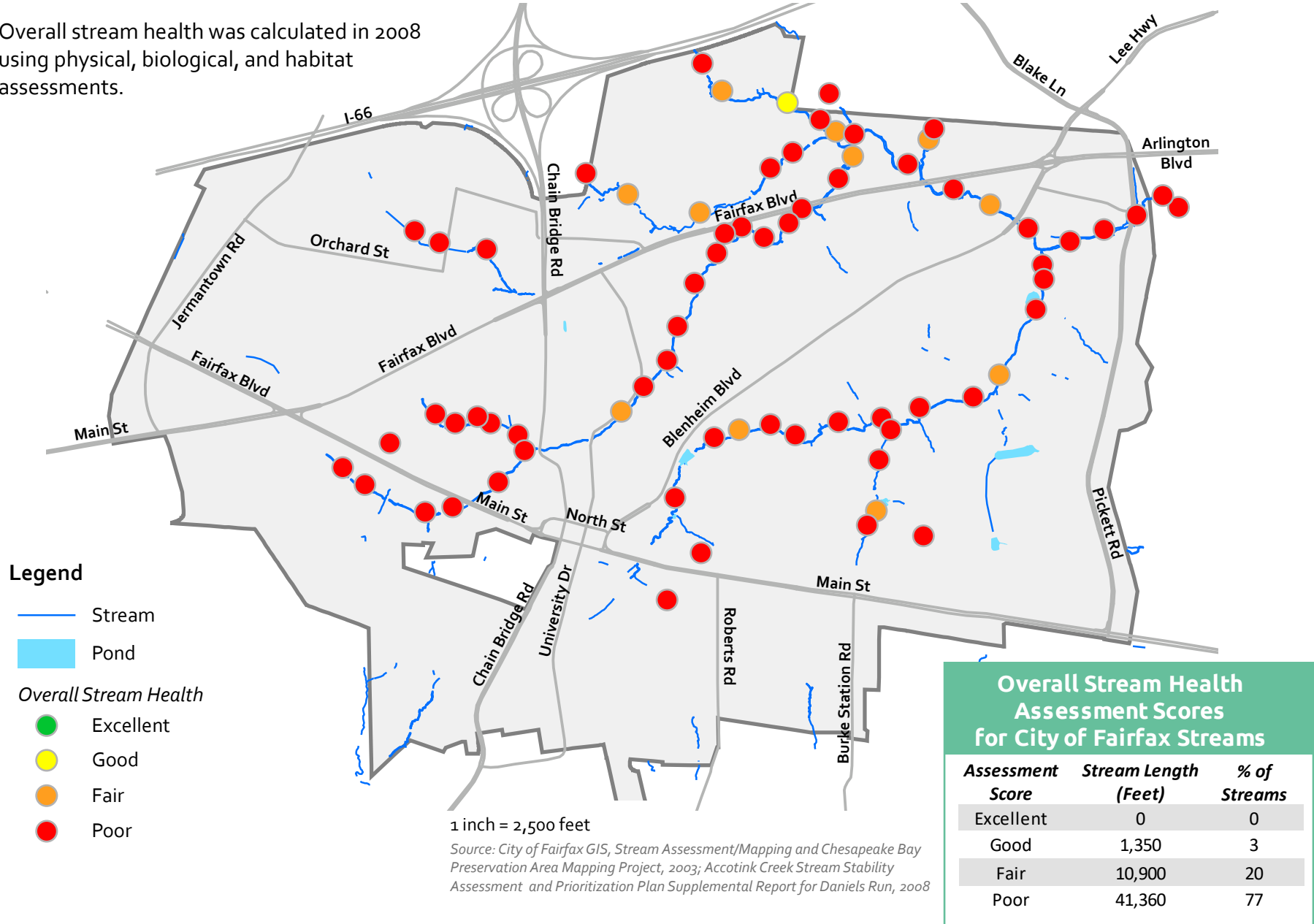


FIGURE 85: Floodplain and Chesapeake Bay Preservation Area Map

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.

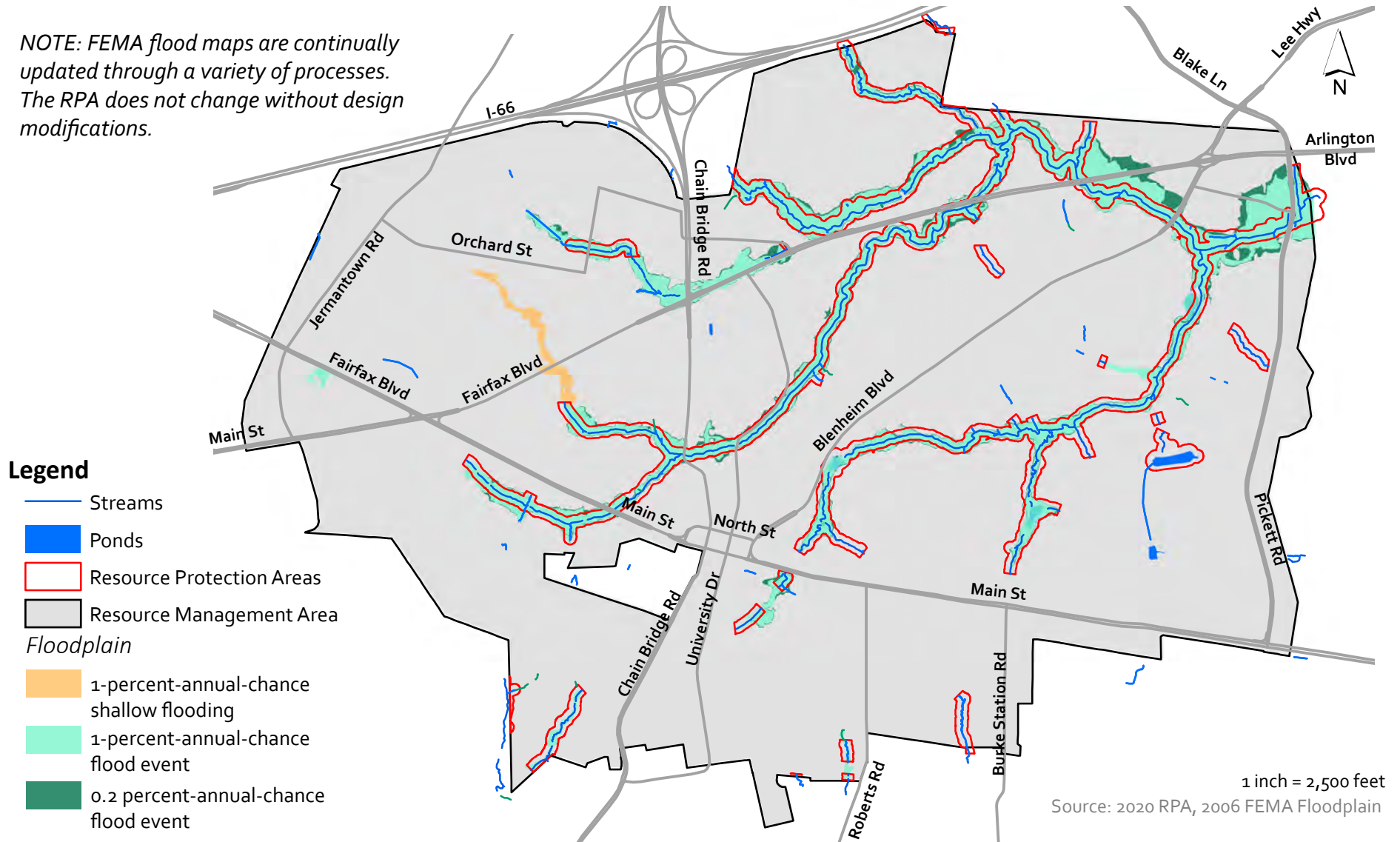


FIGURE 86: Topography

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.

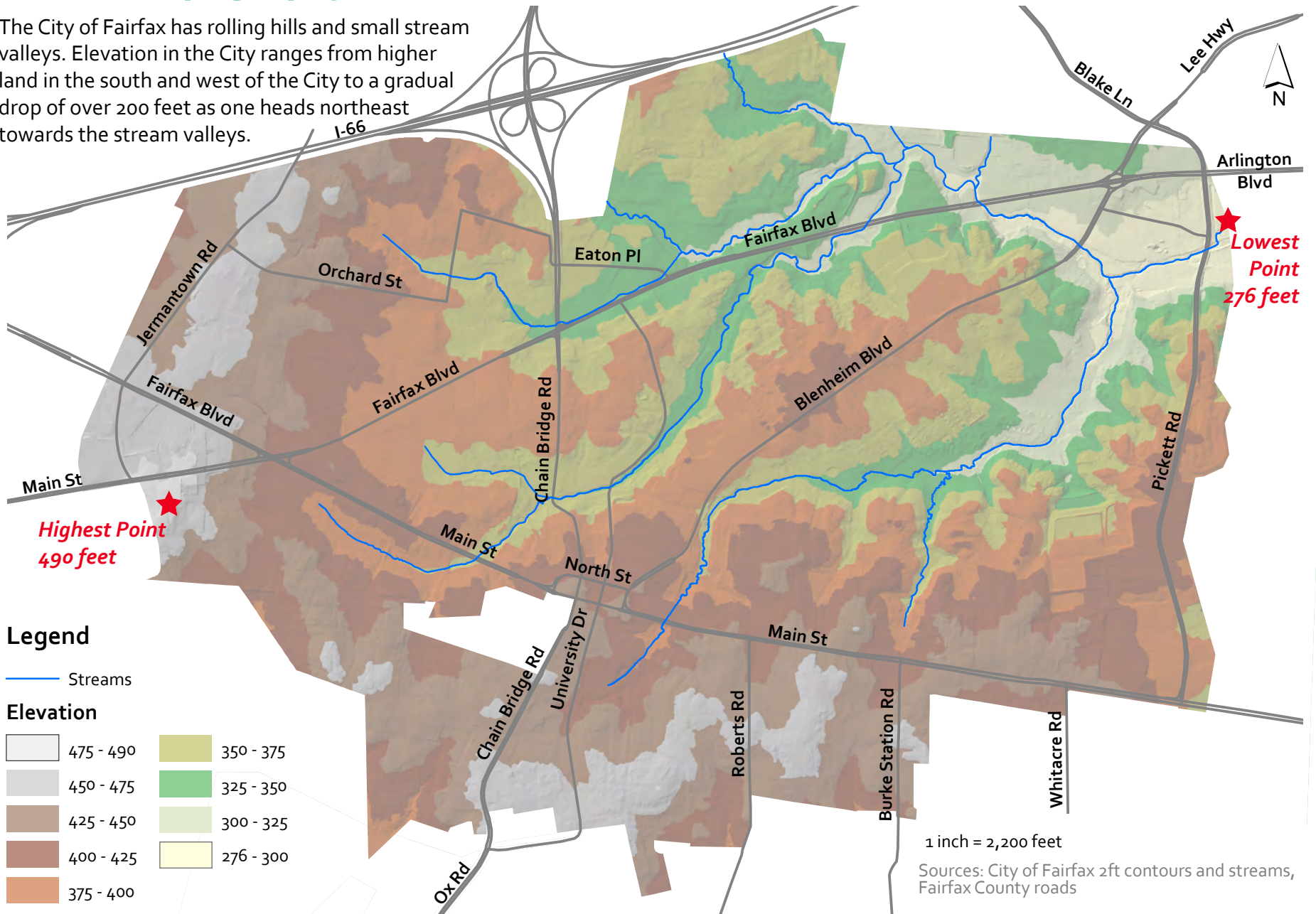


FIGURE 87: Soils

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.

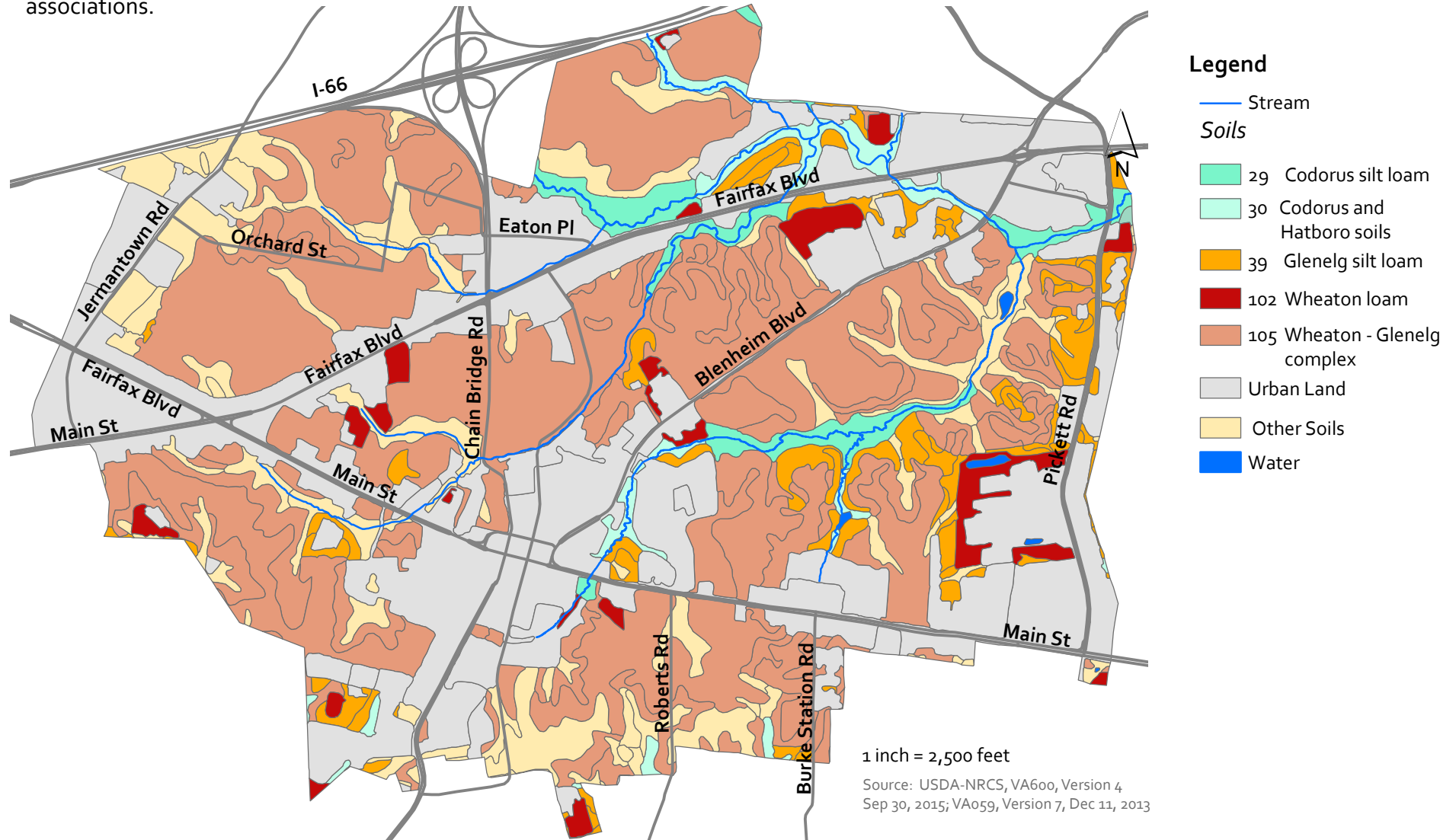


FIGURE 88: Land Cover



FIGURE 89: Street Trees

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

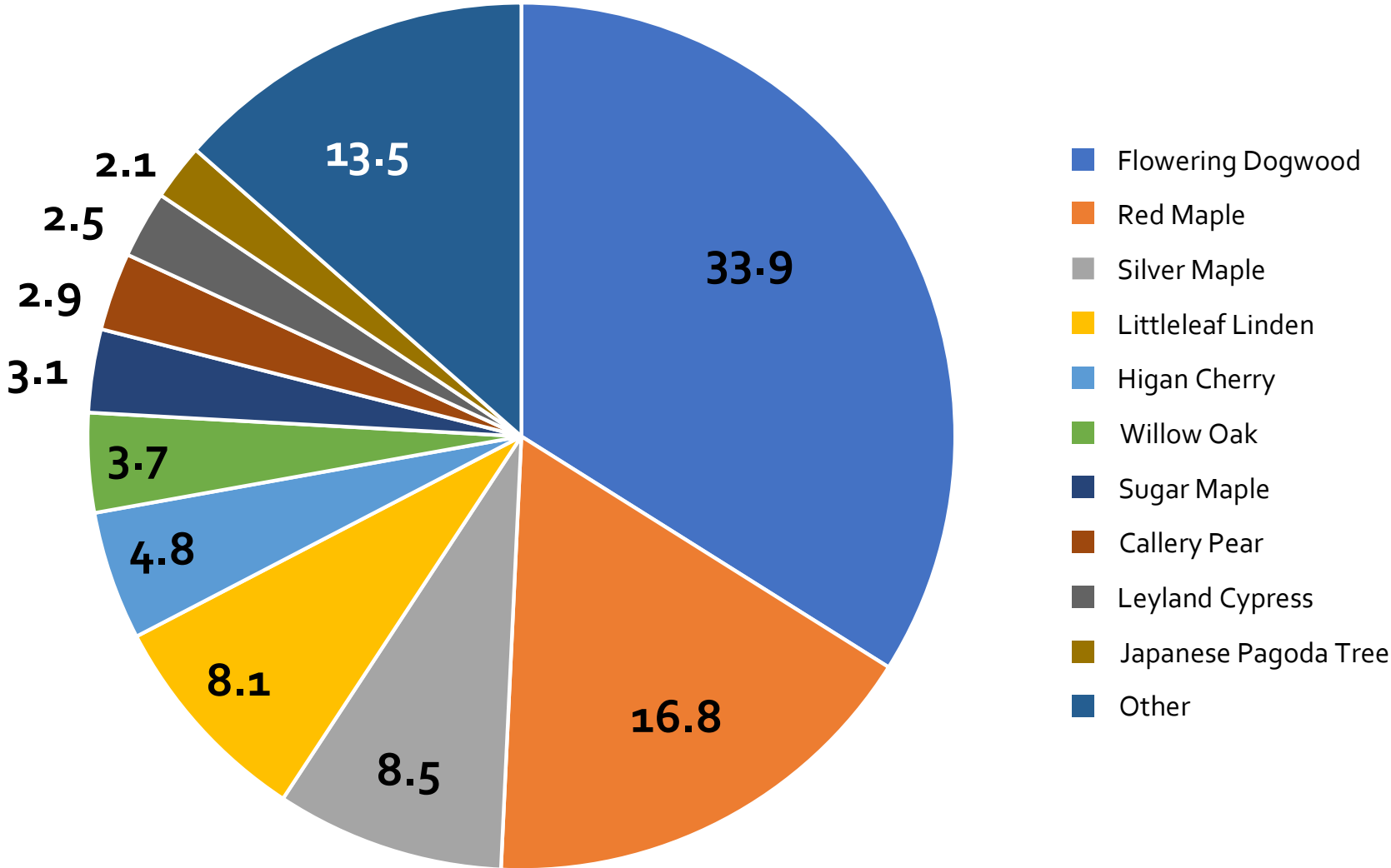


FIGURE 90: Invasive Species

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 vine that climbs and strangles trees in search of more sunlight and spreads as a dense ground cover preventing the growth of native vegetation.



Japanese Honeysuckle

A woody, climbing-vine and shrub-like thicket that chokes branches and stems and engulfs forest edges and floors. Thrives in areas of increased sunlight such as recent land disturbance from clearing or areas of dead Ash trees from emerald ash borers.



Mile-a-Minute/Devil's Tail

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



Porcelain Berry

An aggressive, fast spreading vine that forms dense thickets, smothering native trees and shrubs as quickly as one growing season. The colorful seeds are spread by birds along riparian areas with abundant sunlight or recently cleared land.



Porcelain Berry

Source: City of Fairfax Parks & Recreation Department, 2016

FIGURE 91: Green Buildings

Leadership in Energy & Environmental Design (LEED) Certified

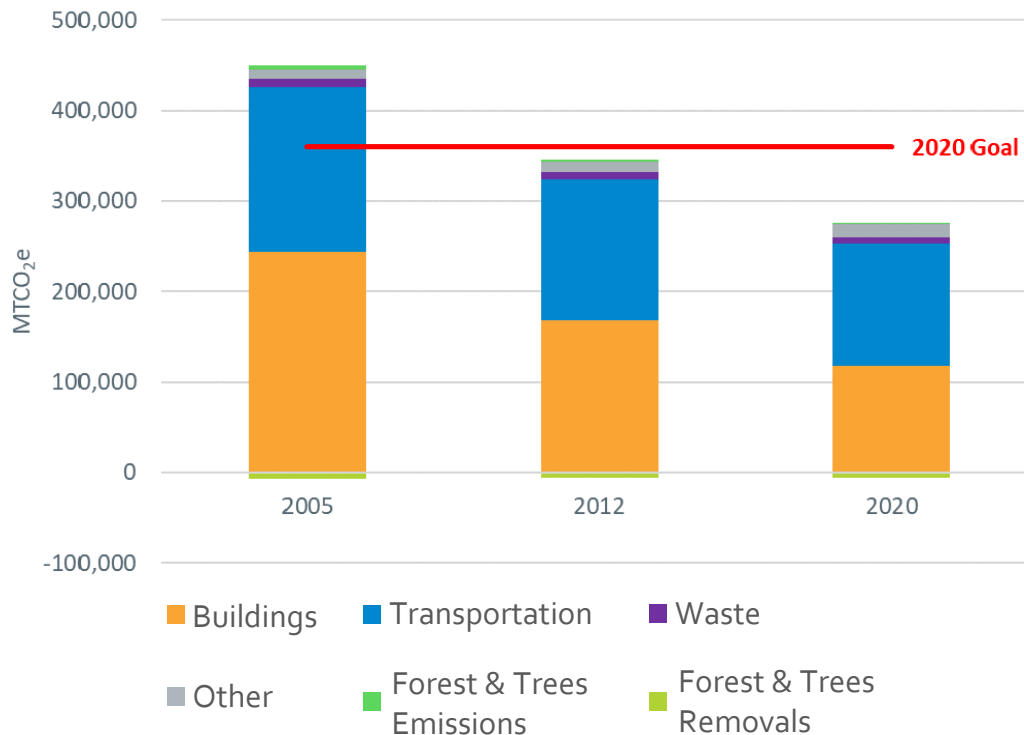
PROJECT NAME	LOCATION	LEED SYSTEM	POINTS ACHIEVED	CERTIFICATION LEVEL	CERTIFICATION DATE
Fairfax County Health Dept Laboratory	10310 Layton Hall Dr	LEED-NC 2.2	41	Gold	6/8/2011
Barcelo Crestline	3950 University Dr	LEED-CI 2.0	23	Certified	11/5/2010
PNC Bank Branch - Main St & Judicial Ave	10649 Main 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 checked 2/2/2022.
 *Data excludes confidential projects and LEED Neighborhood Development (ND) certifications.

FIGURE 92: 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 39% between 2005 and 2020, despite a 14% growth in population. In 2020, forests and trees sequestered 2% of total emissions.

TOTAL EMISSIONS BY ACTIVITY



Note: Other refers to emissions associated with the release of Hydrofluorocarbons, emissions resulting from local natural gas system losses within the community, as well as emissions from Agriculture.

Source: MWCOG Community-Wide Greenhouse Gas Inventory Summary - City of Fairfax, Virginia, 2022.



Buildings

Emissions from electricity consumption, and combustion of natural gas and other fuels. Buildings



Transportation

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



Waste

Pumping and treatment of water and wastewater and collection and treatment of solid waste produced by residents and activities.

Photo Credit: Virginia Department of Transportation



Other

Fugitive emissions from ozone depleting chemicals, natural gas, and agriculture.

Photo Credit: PiccoloNamek



Forest & Trees Emissions

Emissions from the removal of forests and trees which releases sequestered carbon.

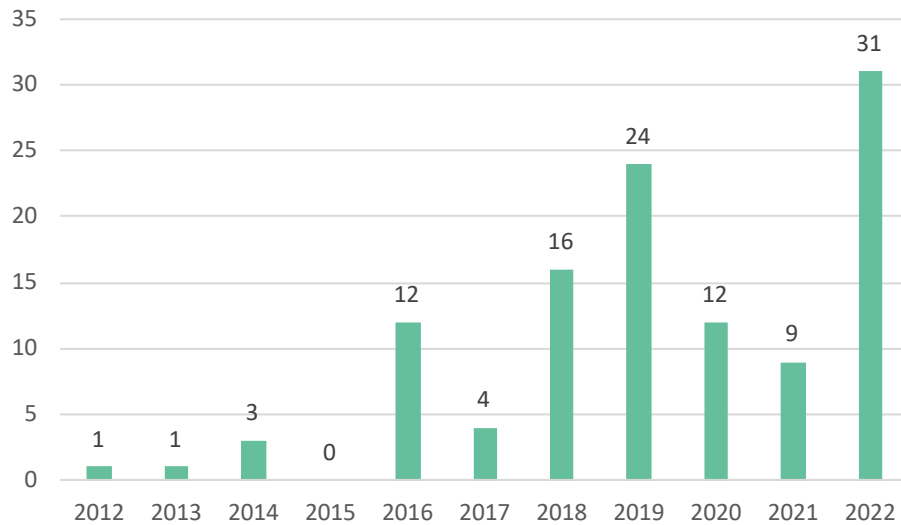
Photo Credit: TreeHugger



Forest & Trees Removal

Forests sequester CO₂ during the process of photosynthesis and store this carbon in leaves, roots, branches, trunks, soil, and woody debris and other plant litter.

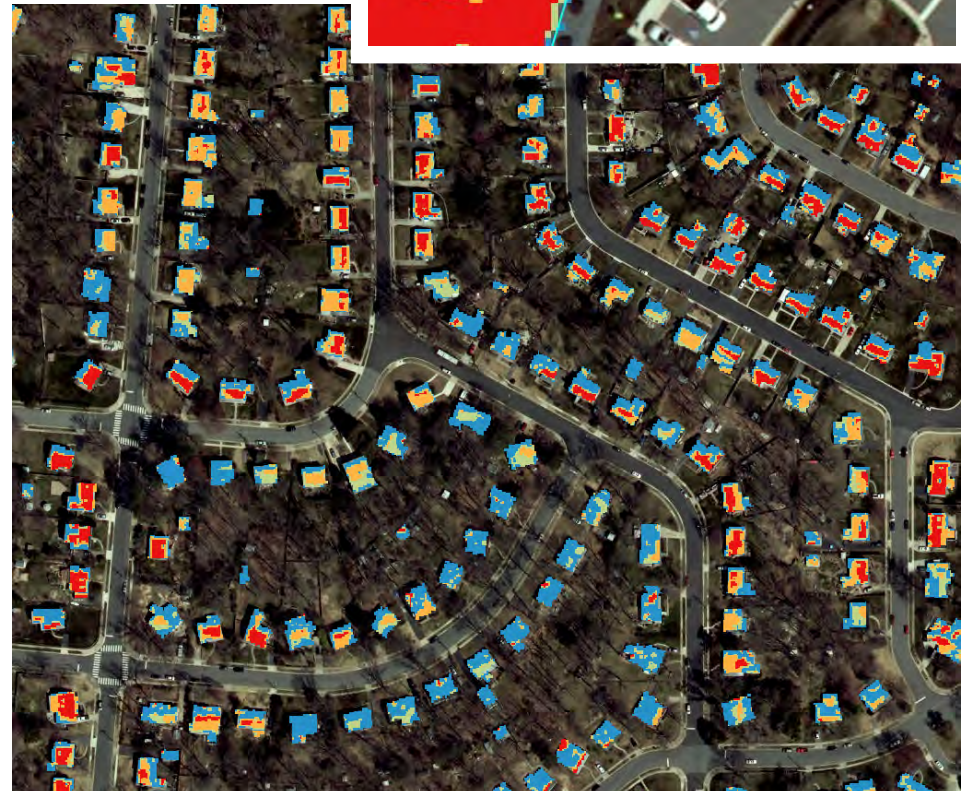
FIGURE 93: Solar Energy & Solarize NOVA Data



Source: Fairfax City
GIS and Code Administration
Building Permits 6/2023

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

FIGURE 94: Publicly Available Electric Vehicle Charging Stations

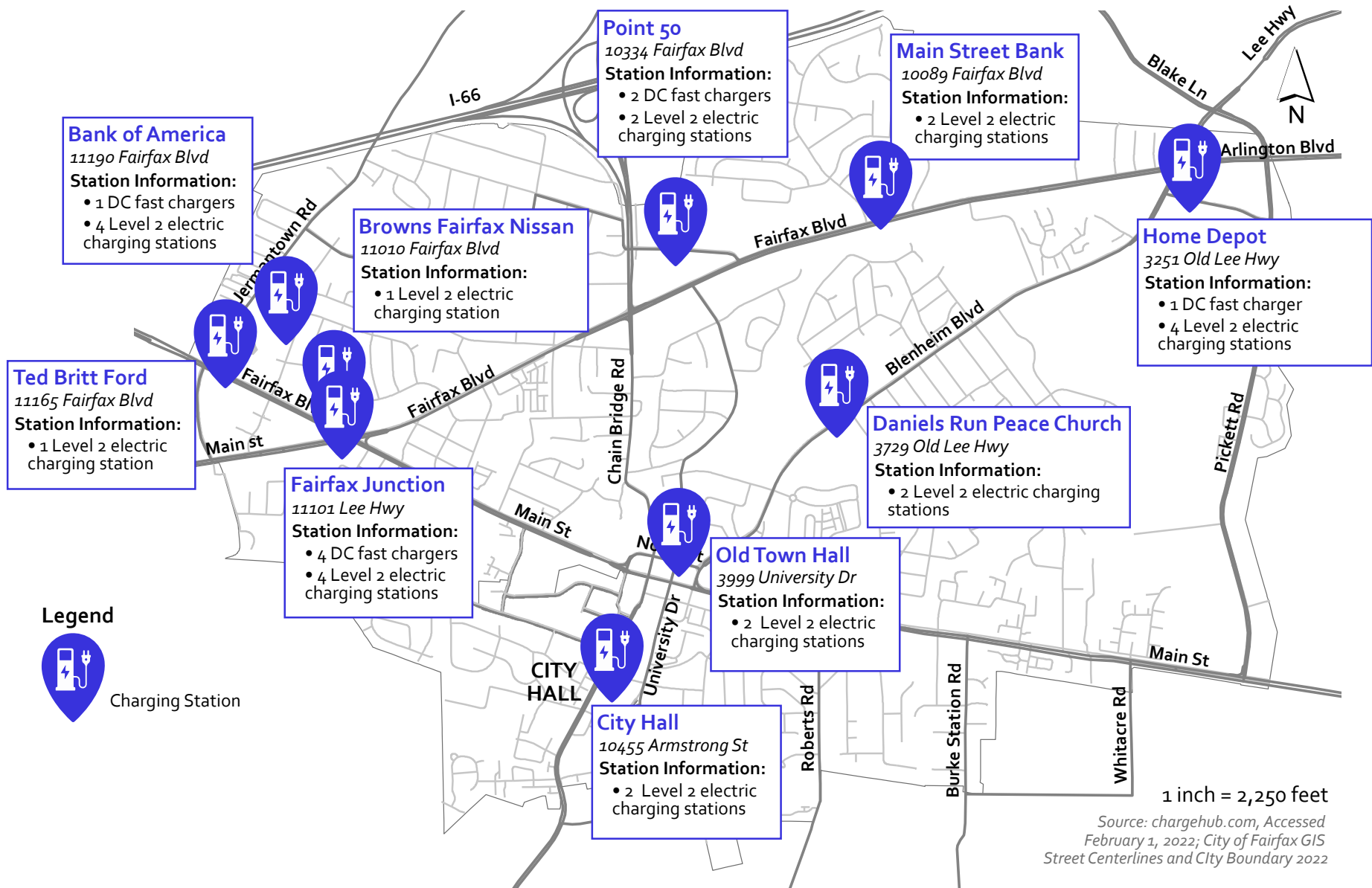
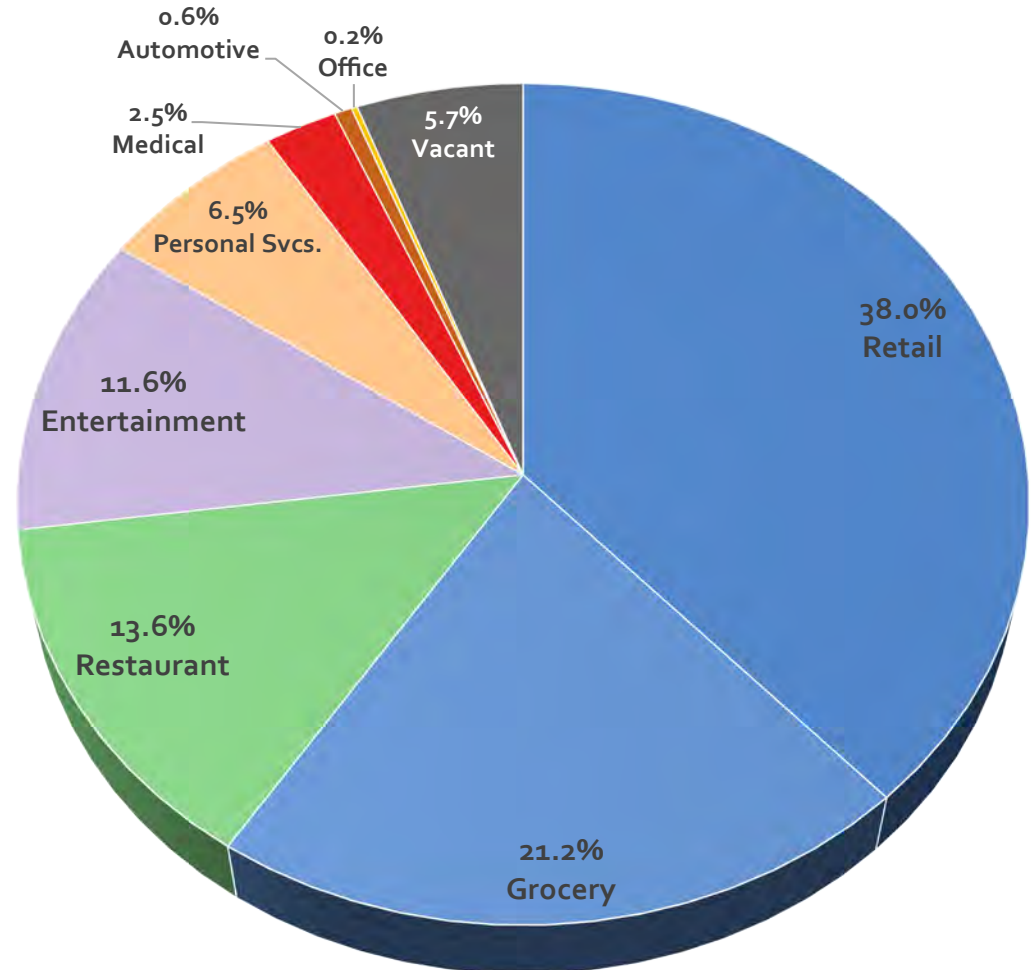


FIGURE 95: Select Shopping Center Leasing Plans by Type of Tenant

City of Fairfax, January 2023

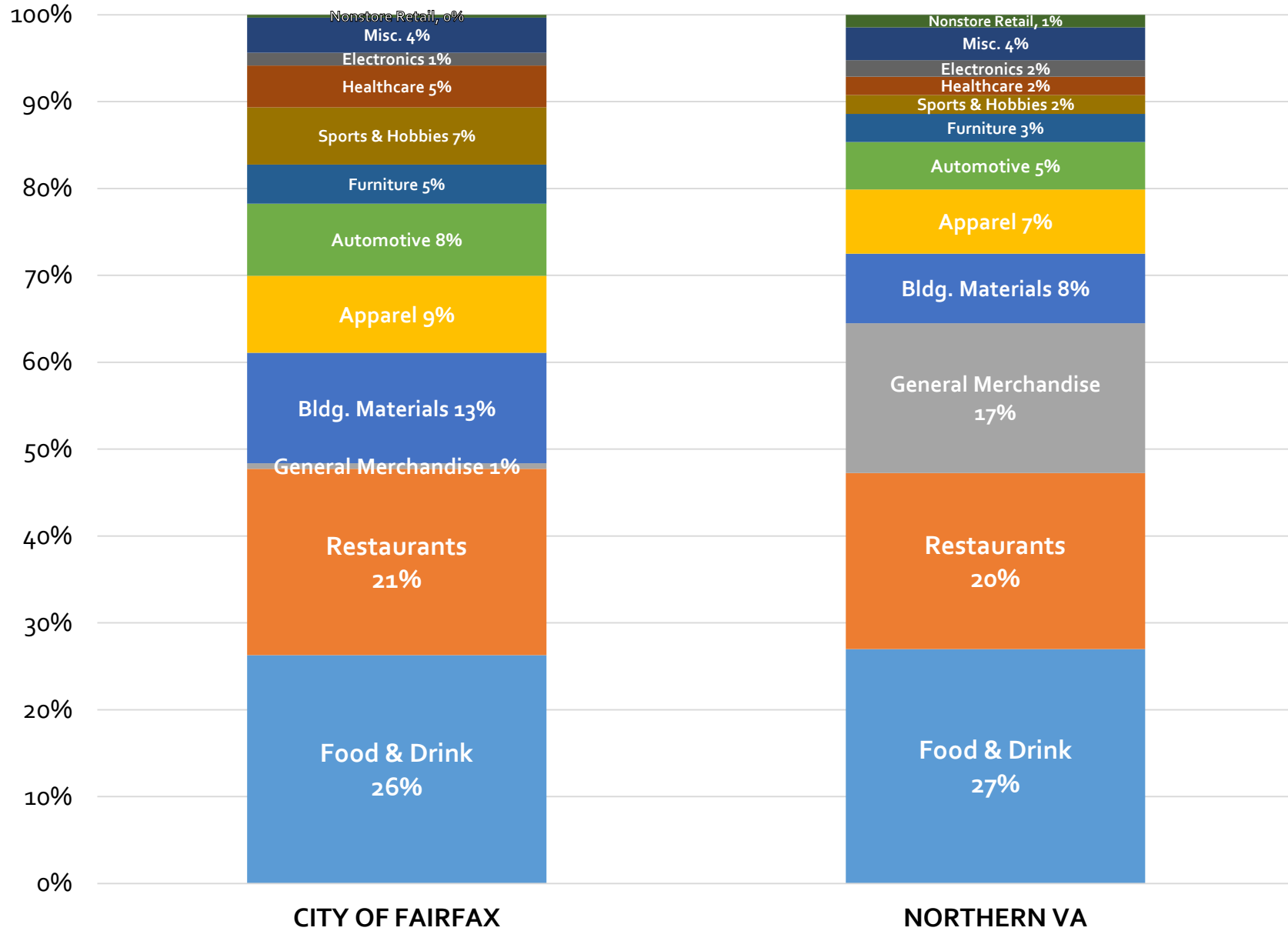
Analysis contains leasing information from 19 shopping centers (listed below) in the City of Fairfax containing 1.8 million square feet of leasable space.

- 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
- Point 50
- Scout on the Circle
- Shops at Fairfax
- Stryker's Square
- Turnpike Shopping Center
- West Fairfax Centre



Source: Retail leasing plans

FIGURE 96: Percentage of Taxable Retail Sales
by Store Classification, 2021



Source: Virginia Department of Taxation

FIGURE 97: Taxable Sales Per Capita, 2021

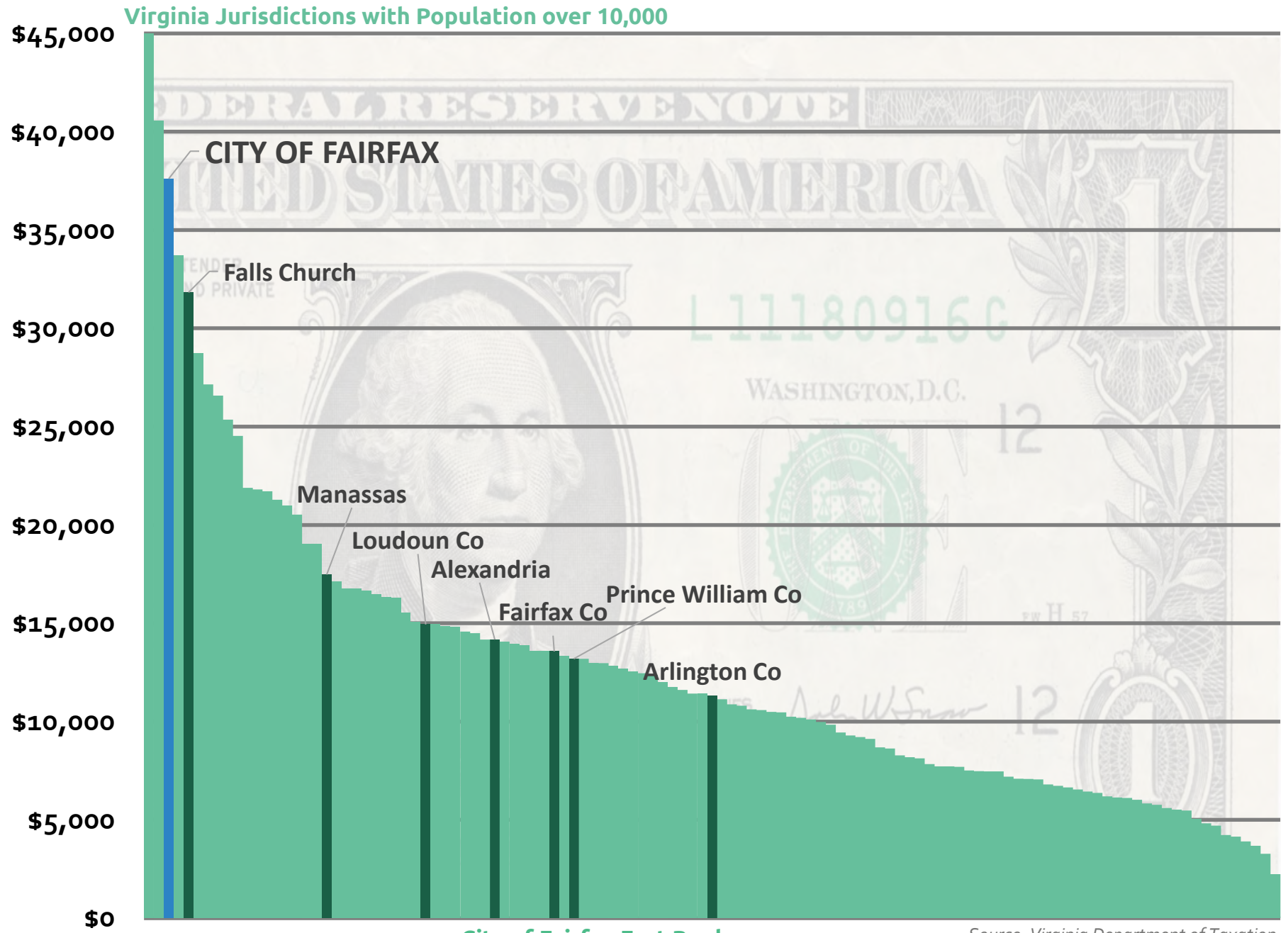
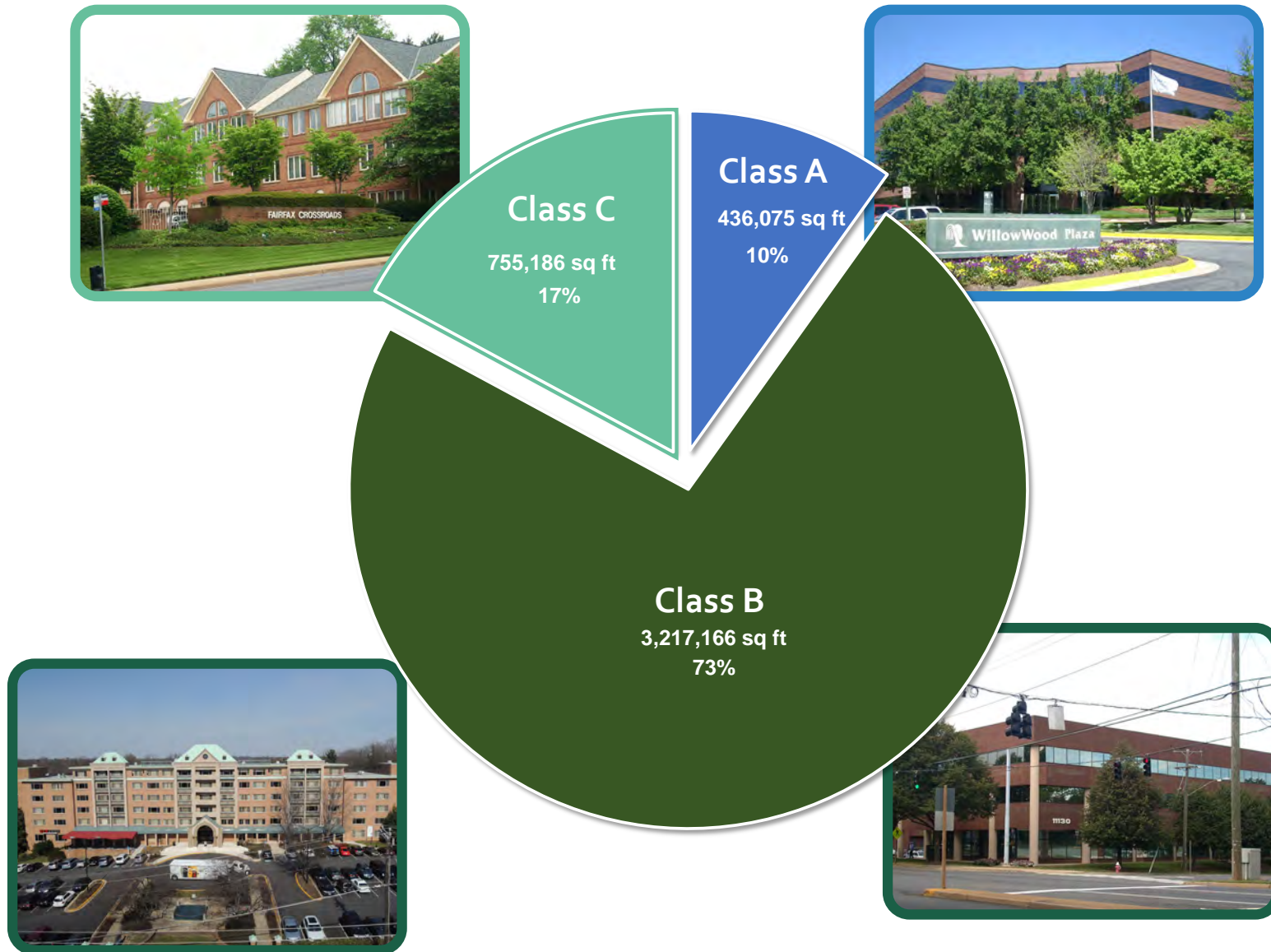


FIGURE 98:

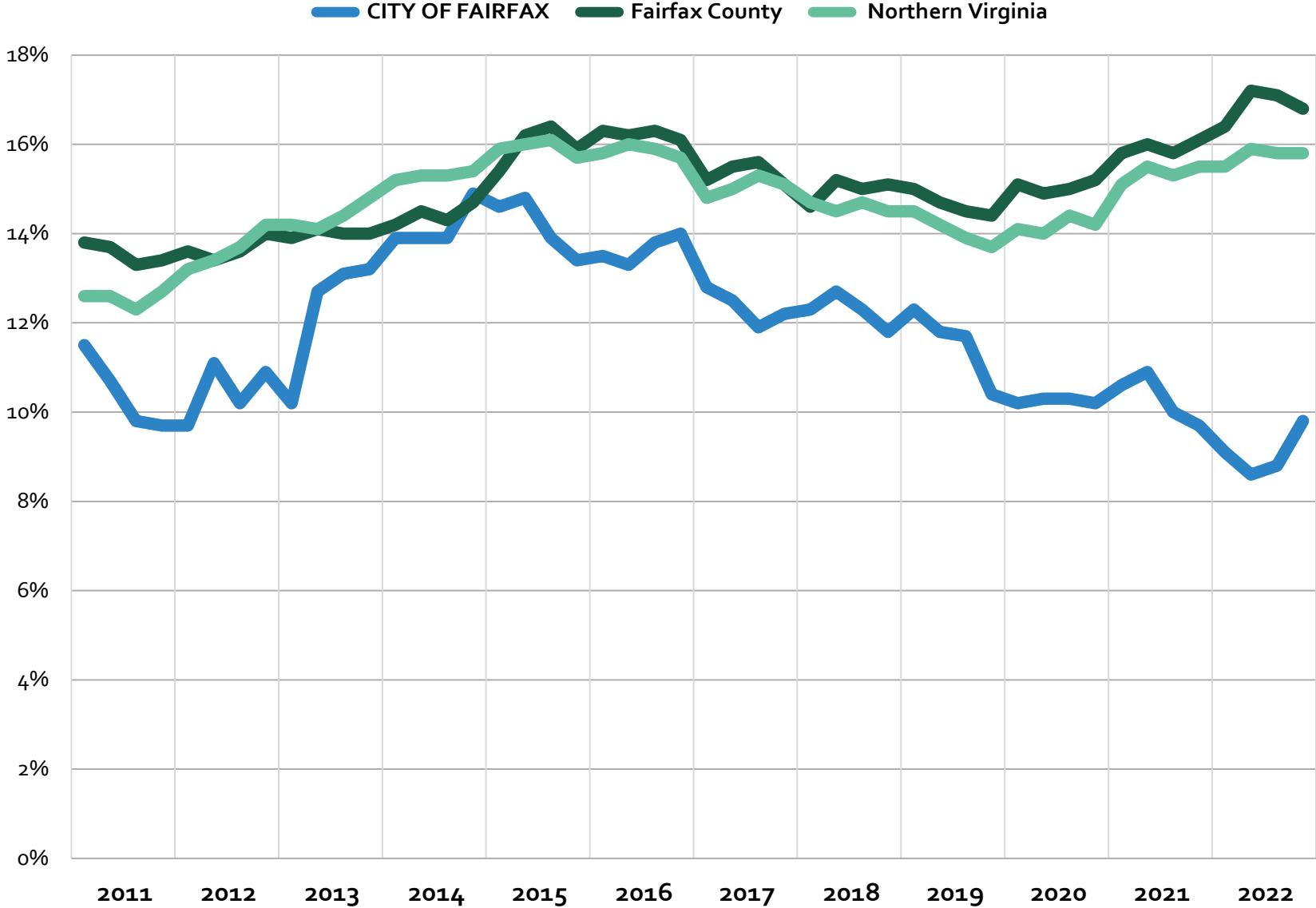
Office Market by Class, 2023



Source: CoStar, January 2023

FIGURE 99: Office Vacancy Rate

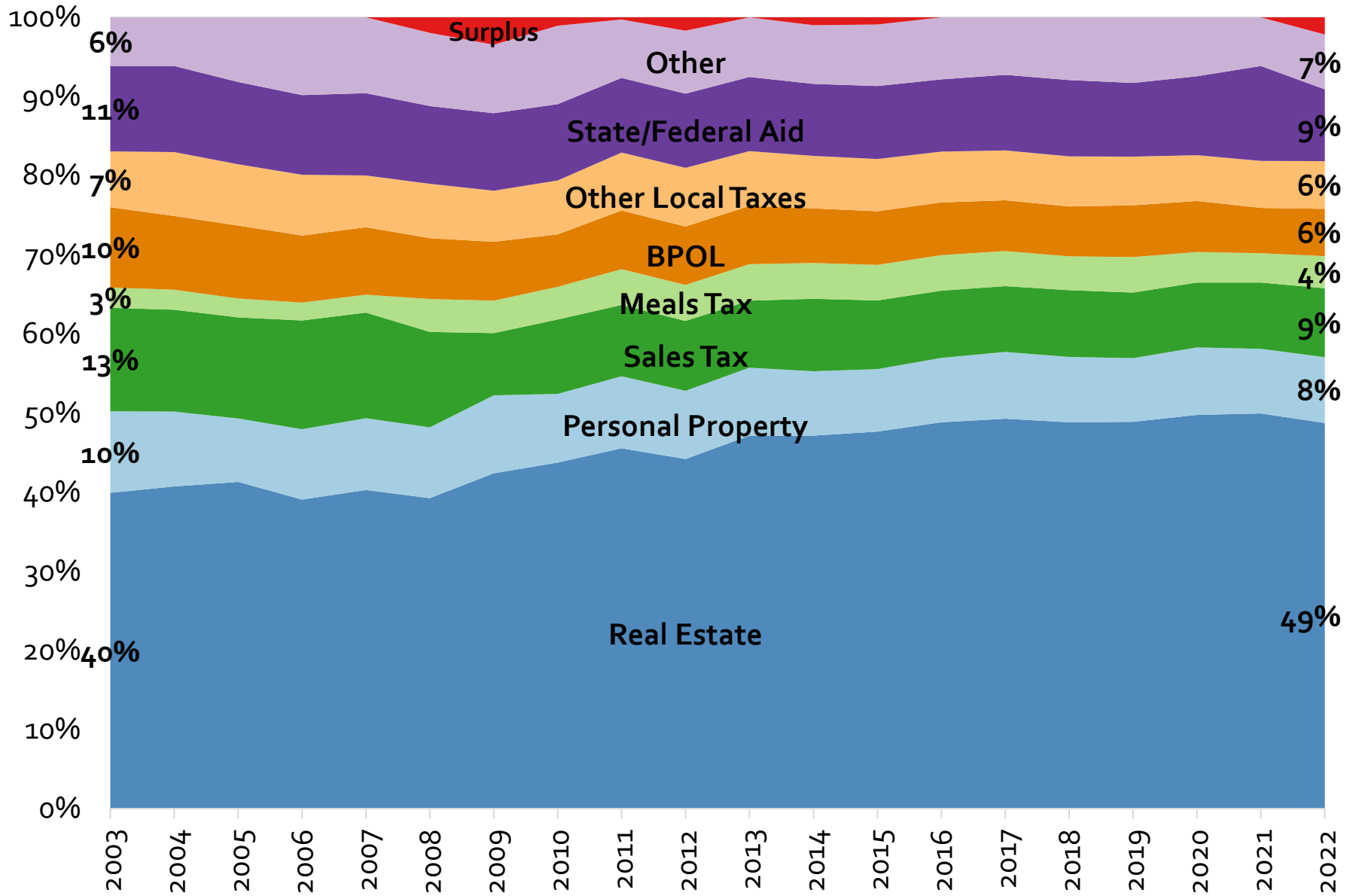
2011 - 2022



Source: CoStar, January 2023

FIGURE 100: General Fund Revenues by Category

City of Fairfax, FY 2003 - 2022



Note: Other Taxes include Utility Tax, Motor vehicle licenses, Recordation Tax, Bank Stock Tax, Tobacco Tax, Transient Lodging Tax, Consumption Tax, and Communications Taxes. Other Revenue includes Fines, Rentals, Fees, etc.

Source: City of Fairfax Budget

FIGURE 101: City of Fairfax Zip Codes

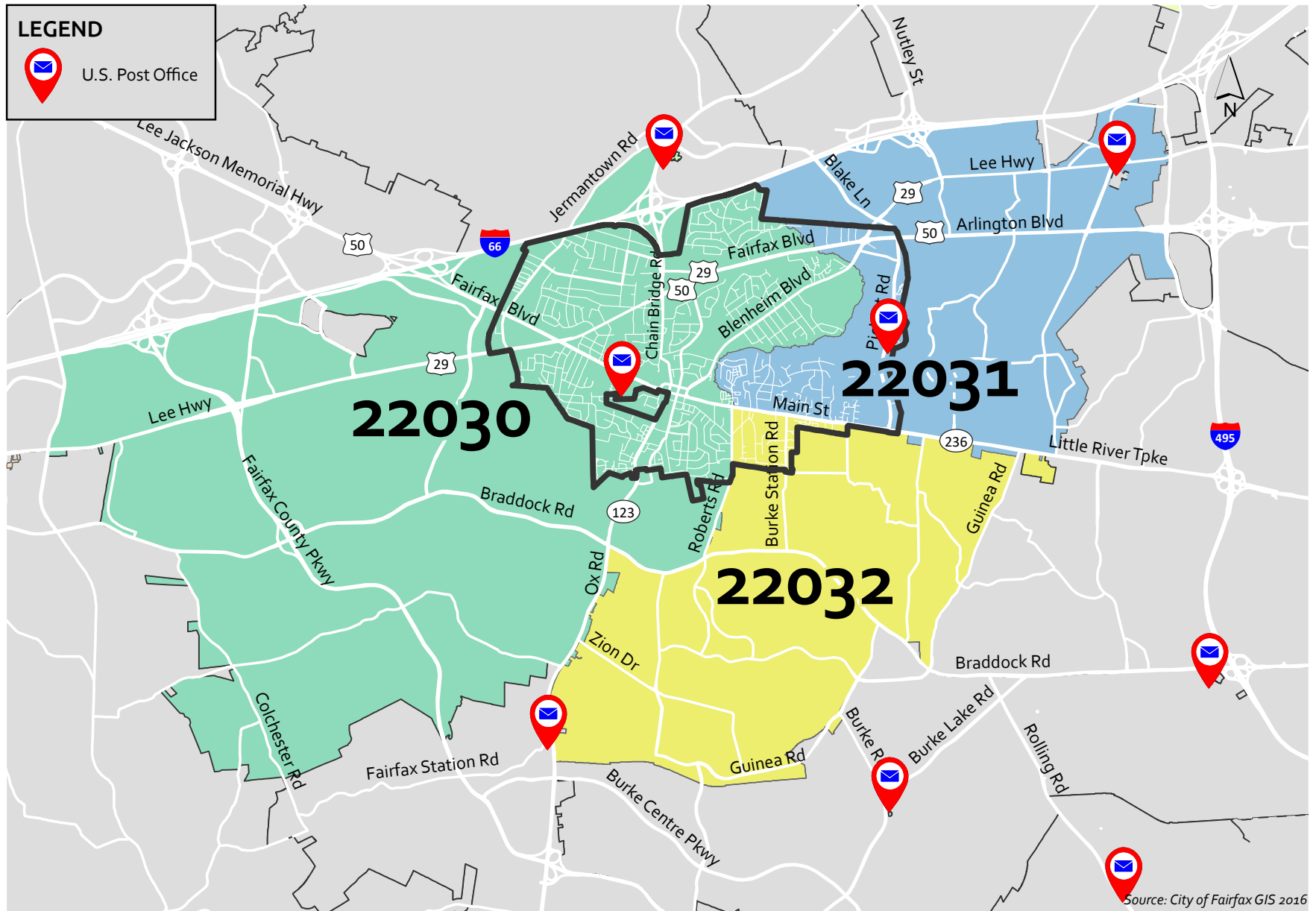
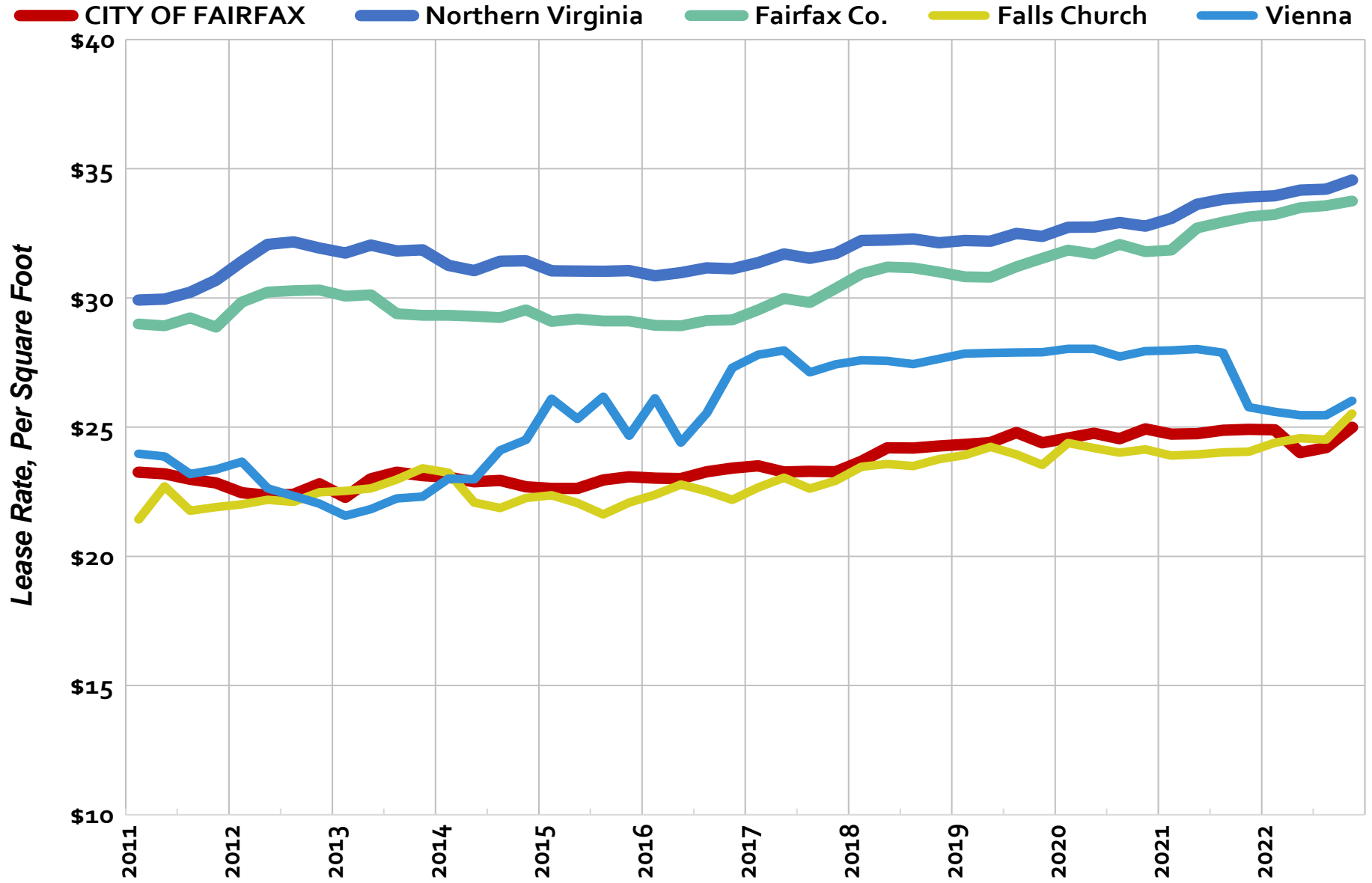


FIGURE 102: Office Lease Analysis

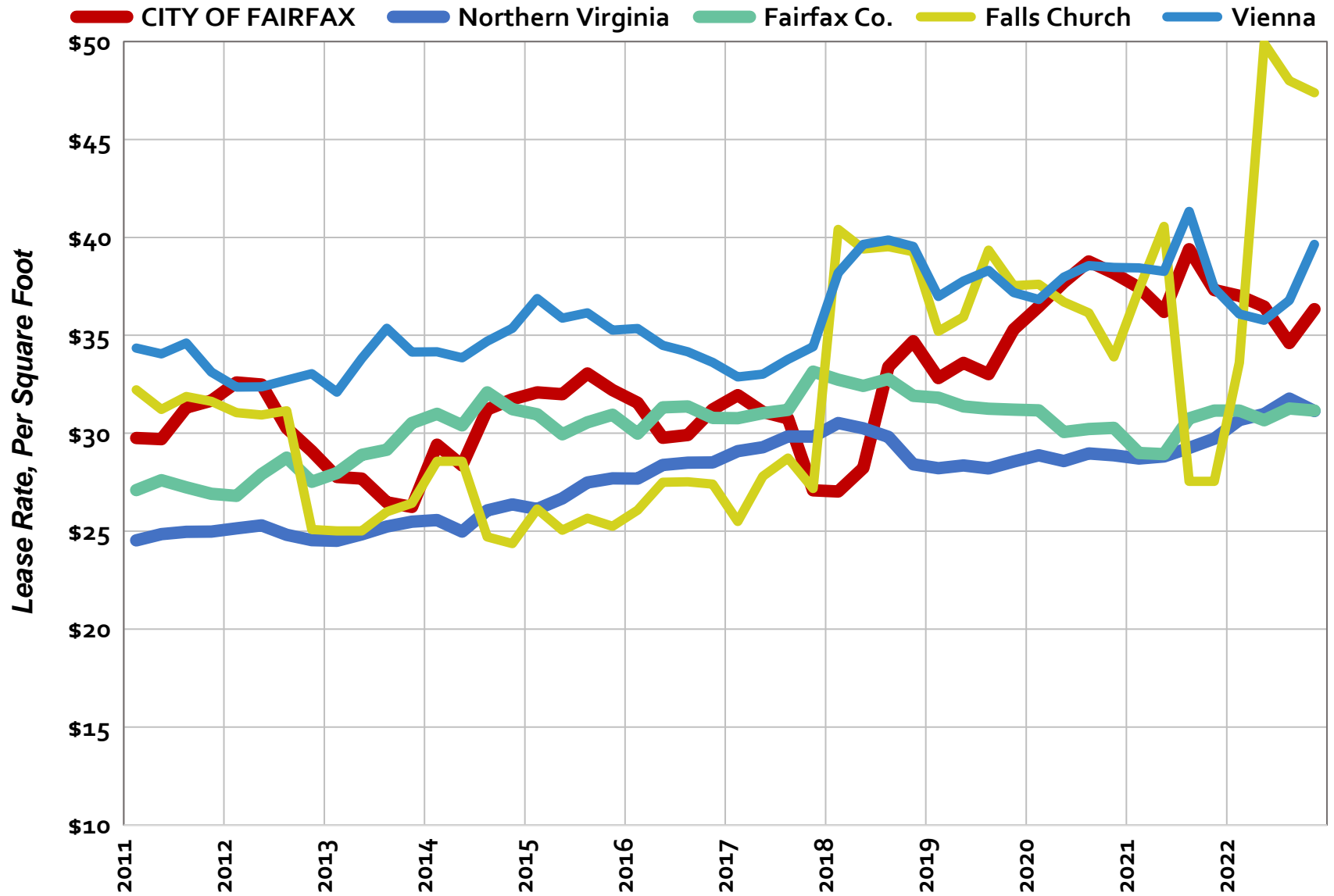
City of Fairfax and Select Northern Virginia Areas, 2011 - 2022



Lease rates shown for Gross Direct Rent.
Source: CoStar, January 2023

FIGURE 103: Retail Lease Analysis

City of Fairfax and Select Northern Virginia Areas, 2011 - 2022



NOTE: Lease rates shown for NNN direct leases.
Source: CoStar, January 2023

FIGURE 104: Public and Private Schools, K - 12

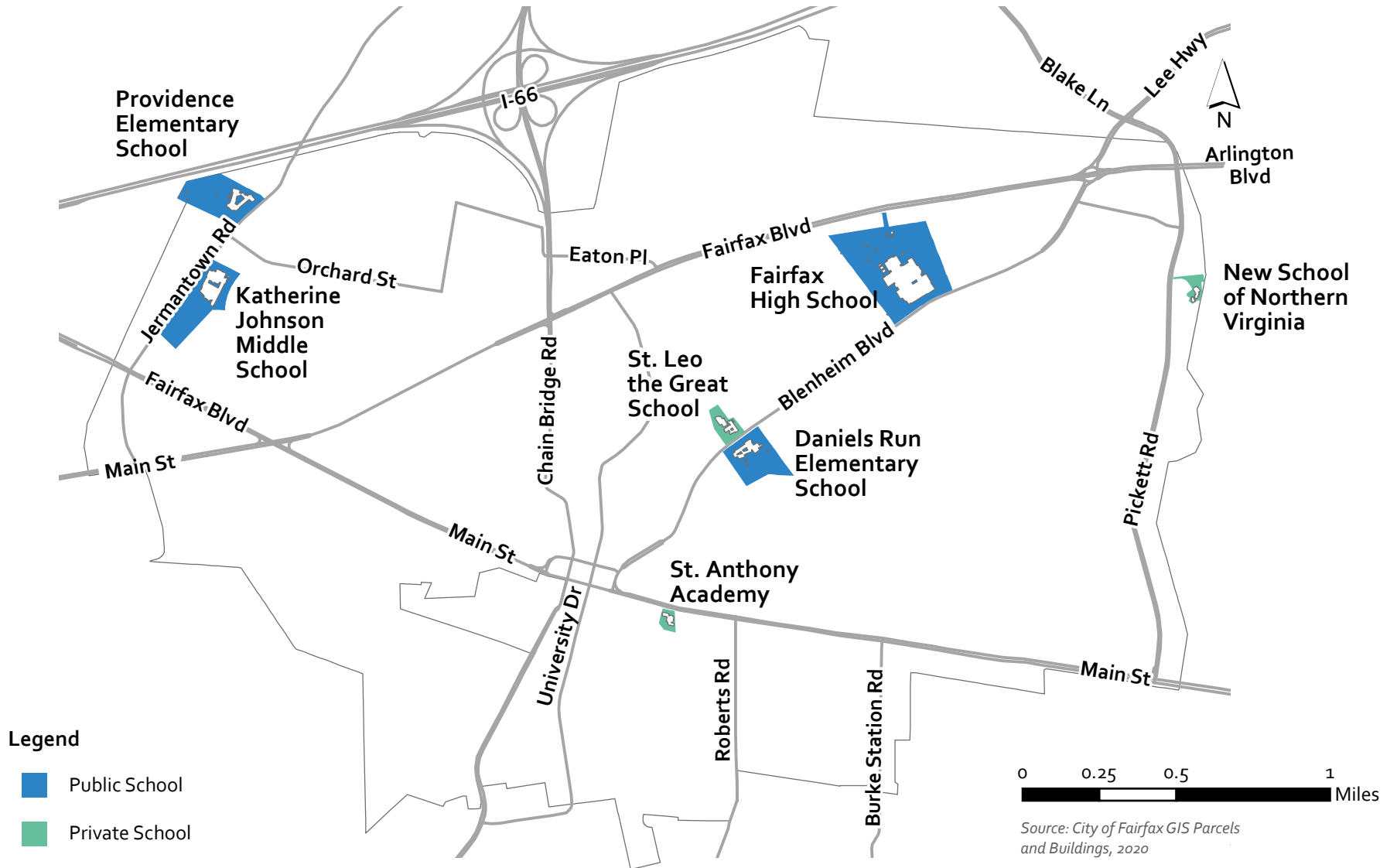
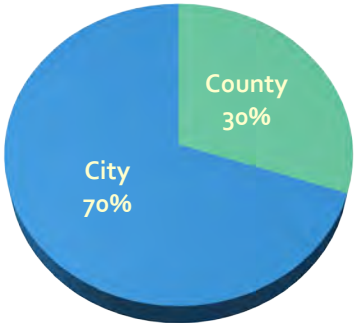


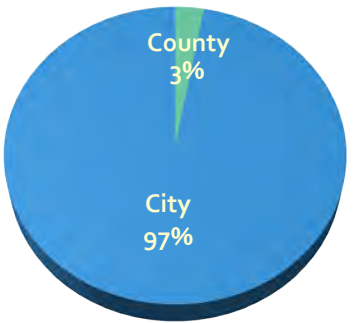
FIGURE 105: School Enrollment by Students Place of Residence and Program Capacity

Fairfax County Public Schools (FCPS) located in City of Fairfax, 2022

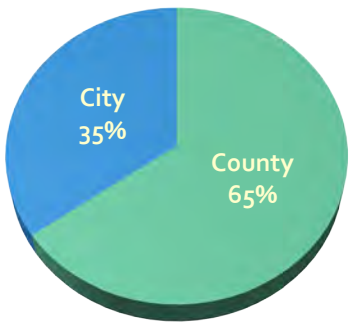
**PROVIDENCE
ELEMENTARY SCHOOL**



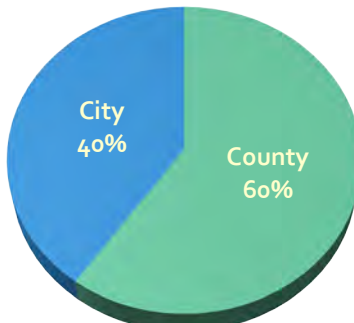
**DANIELS RUN
ELEMENTARY SCHOOL**



**JOHNSON
MIDDLE SCHOOL**



**FAIRFAX
HIGH SCHOOL**

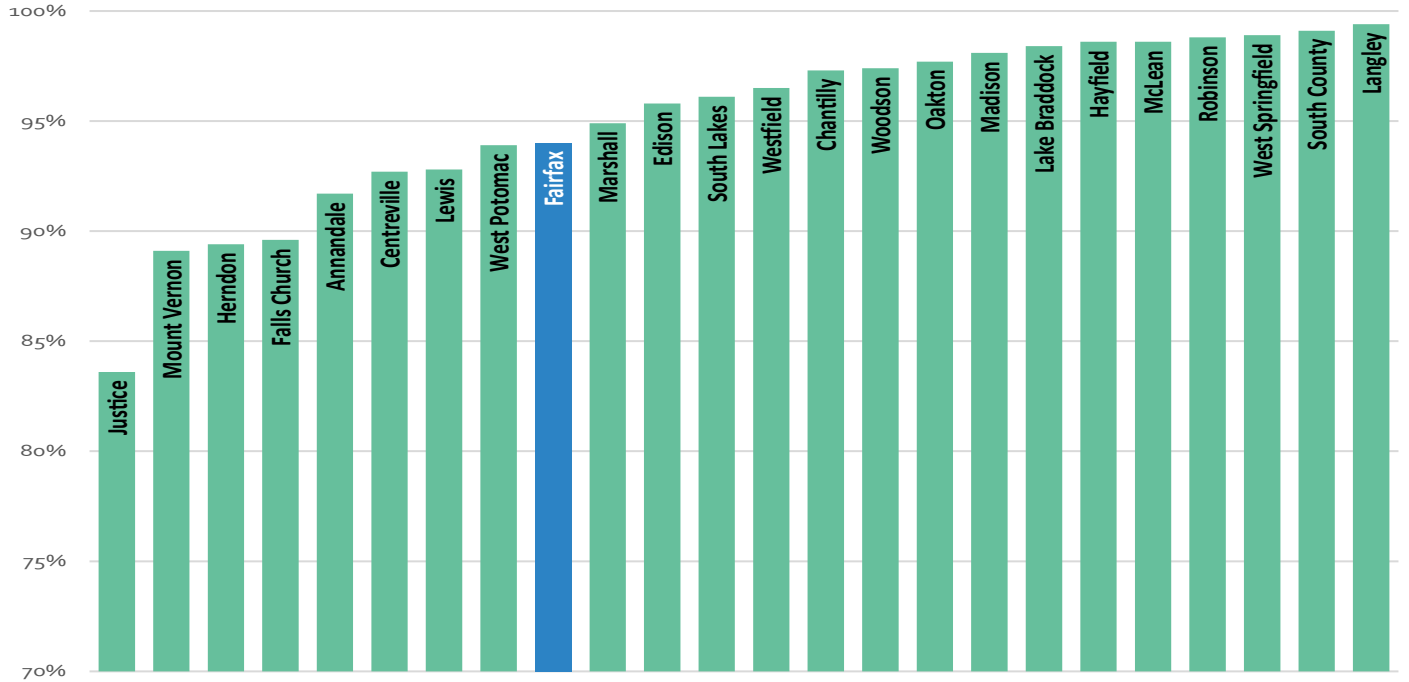


School	2022-23 Program Capacity	2022-23 Enrollment	2022-23 % of Capacity	2027-28 Projected Enrollment
Fairfax High	2,390	2,359	99%	2,327
Johnson Middle	1,144	1,069	93%	1,142
Daniels Run	877	796	91%	753
Providence	974	855	88%	874

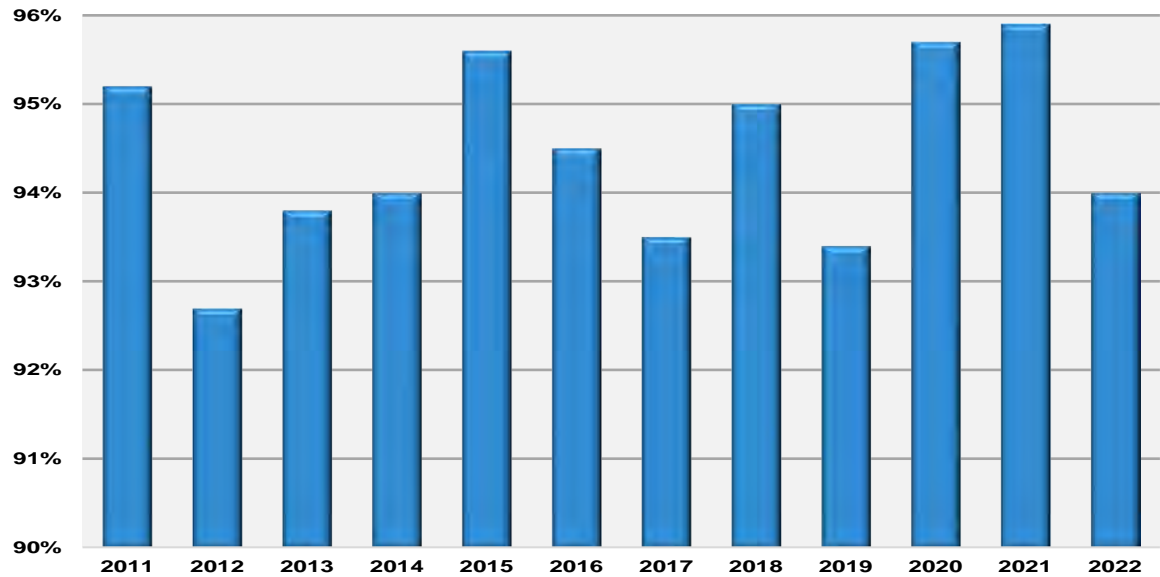
Source: Fairfax County Public Schools (FCPS) student data 2022-23 CIP 2024-28

FIGURE 106: On-Time Graduation Rates

ALL FAIRFAX COUNTY
PUBLIC HIGH SCHOOLS
CLASS OF 2022



FAIRFAX HIGH
SCHOOL ON-TIME
GRADUATION RATE
2011-2022



Source: Virginia Department of Education, January 2023

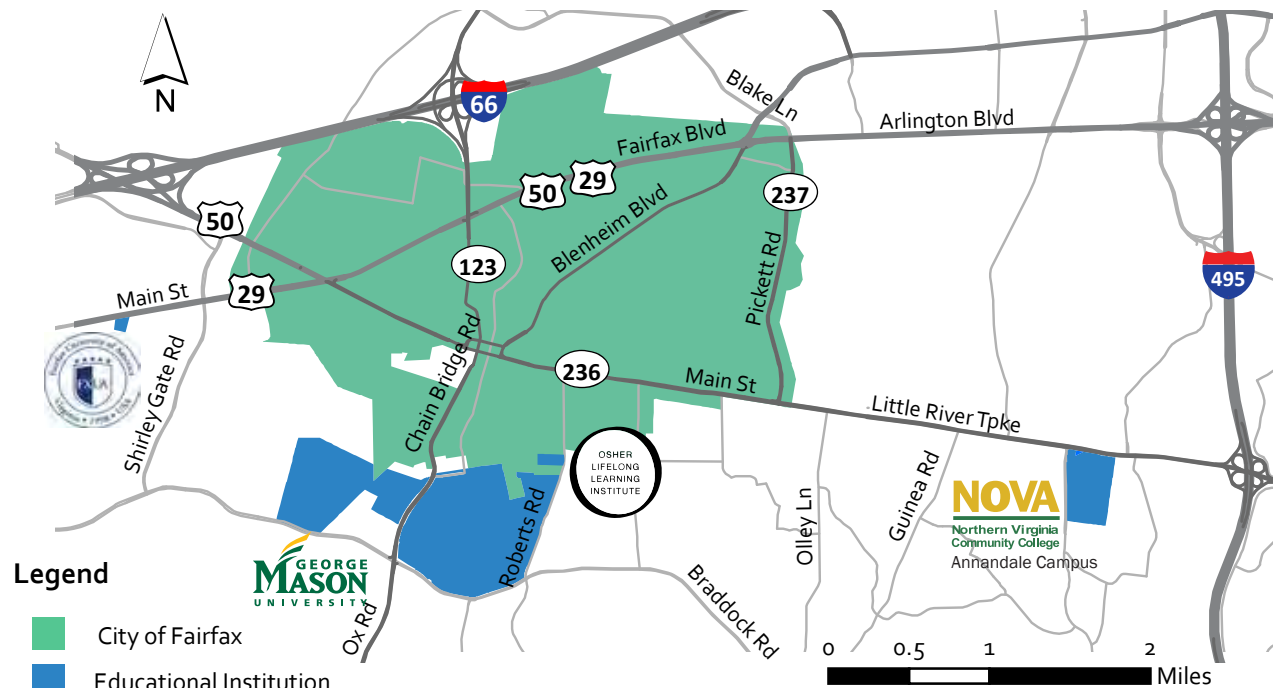
FIGURE 107: Local Higher Education and Lifelong Learning

George Mason University's Fairfax Campus began with 356 students in 1964, after the completion of construction of the first four buildings. In 2022, 13,088 full-time equivalent students took classes on the Fairfax campus, which is approximately 55% of the enrollment of all Mason's campuses.

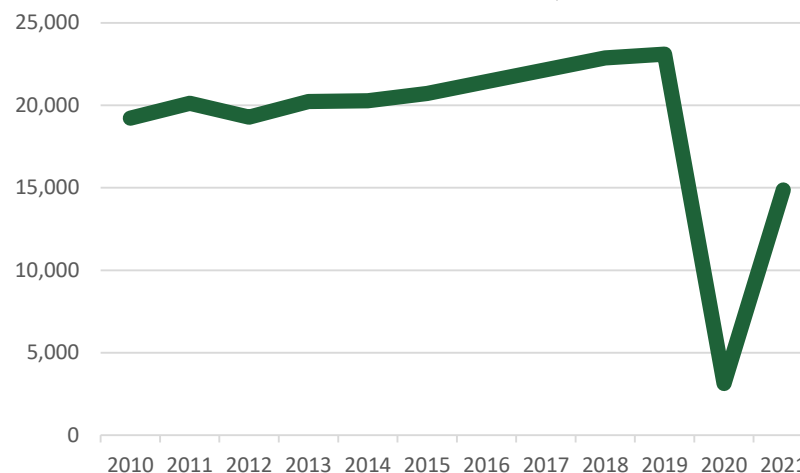
The Annandale campus of Northern Virginia Community College was opened in 1967 and is now the largest of all the NOVA campuses. The fall 2022 enrollment for the Annandale campus was 6,915 full-time equivalent students.

Fairfax University of America was founded in 1998 and had 68 students enrolled in the 2020-2021 school year.

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



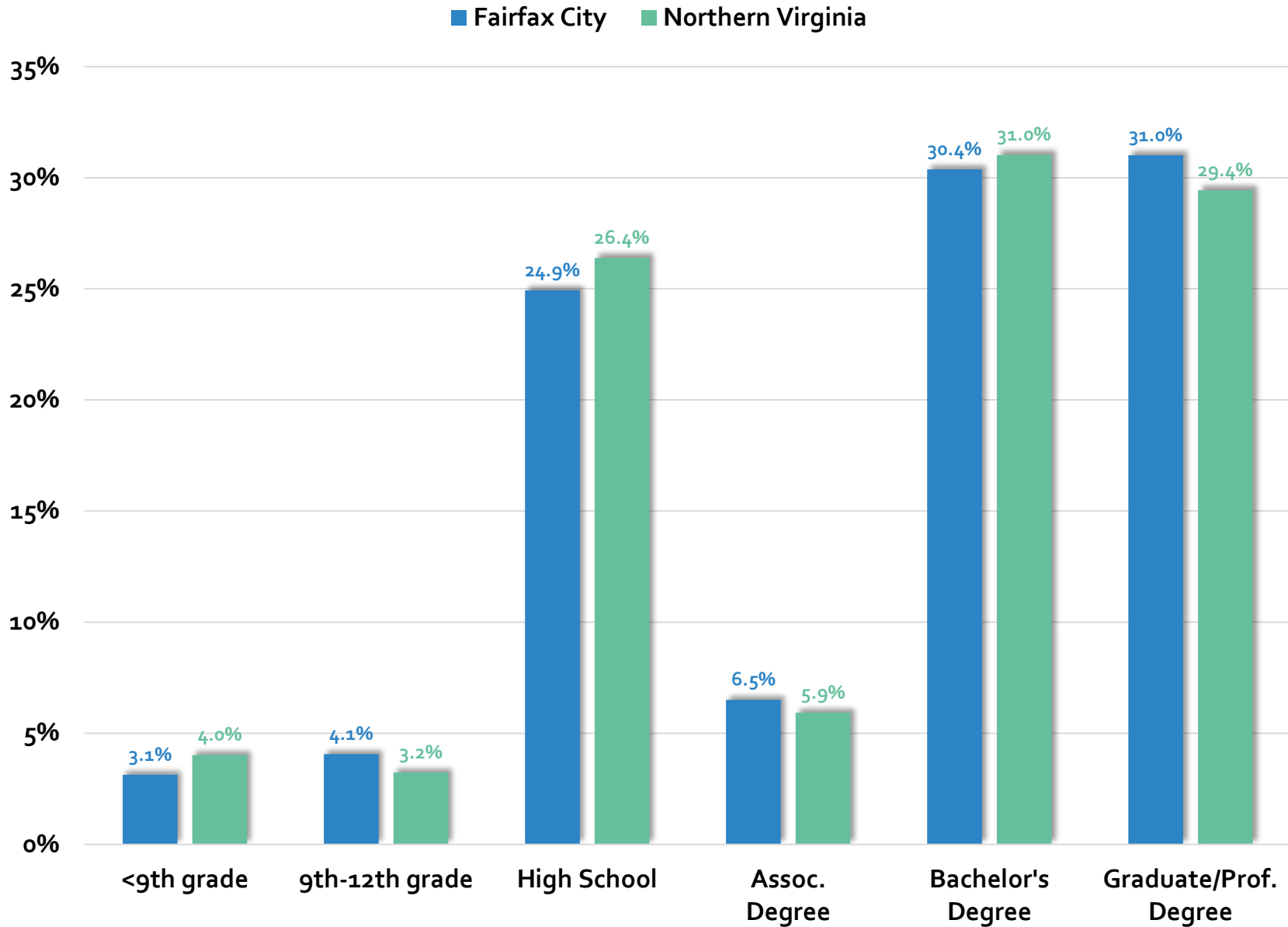
**GEORGE MASON UNIVERSITY
FAIRFAX CAMPUS ENROLLMENT, 2010-2021**



Data Notes:
 1) Enrollment count determined by Student FTE equivalent.
 2) Drop in on-campus enrollment in 2020 and 2021 was due to the COVID-19 pandemic and its aftereffects.

Source: George Mason University IR Fall Student Census (Official Course Enrollment), 2022

FIGURE 108: Highest Level of Educational Attainment
 City of Fairfax and Northern Virginia



Source: US Census ACS, 2017-2021

FIGURE 109: Student Yield Ratios
City of Fairfax, 2022

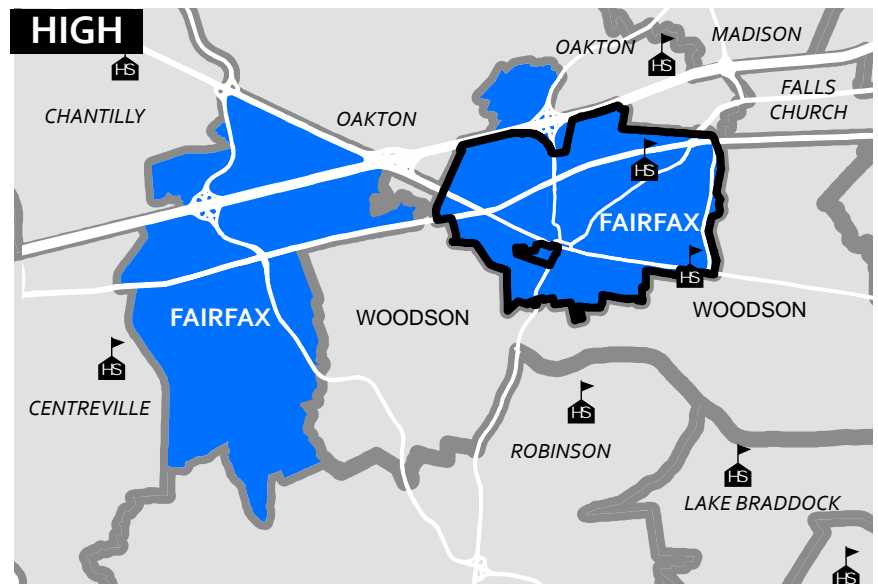
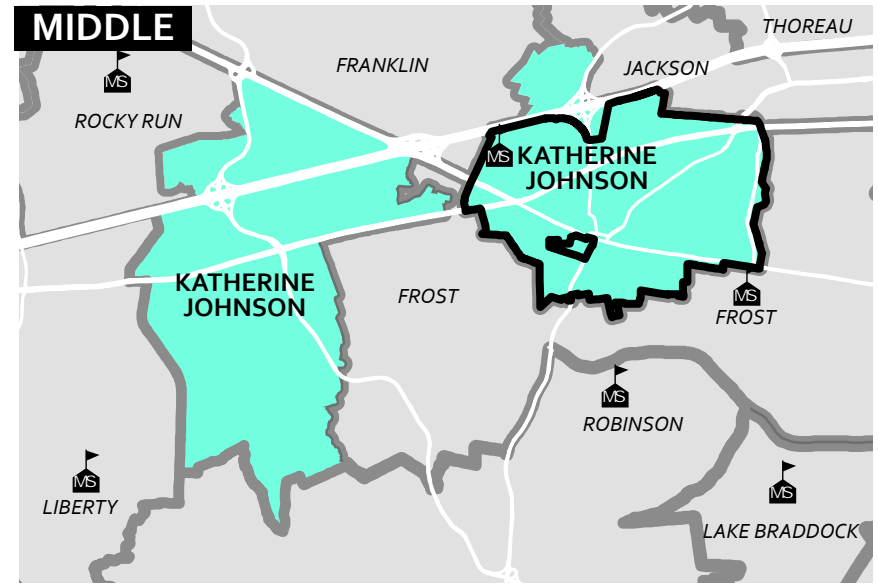
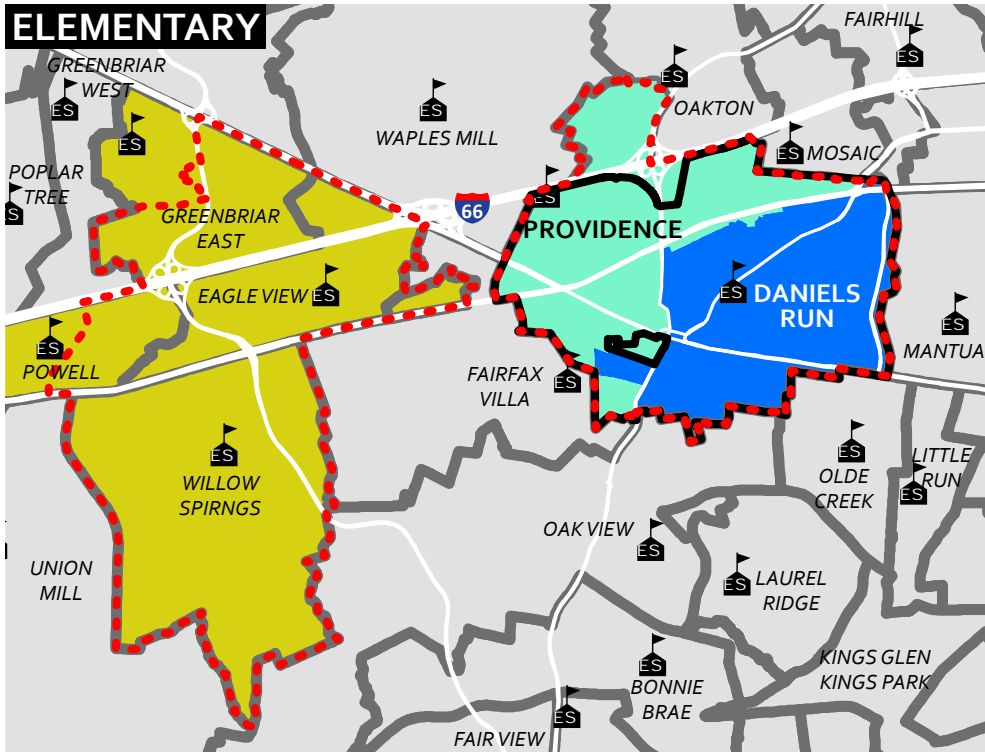


■ Elementary School ■ Middle School ■ High School

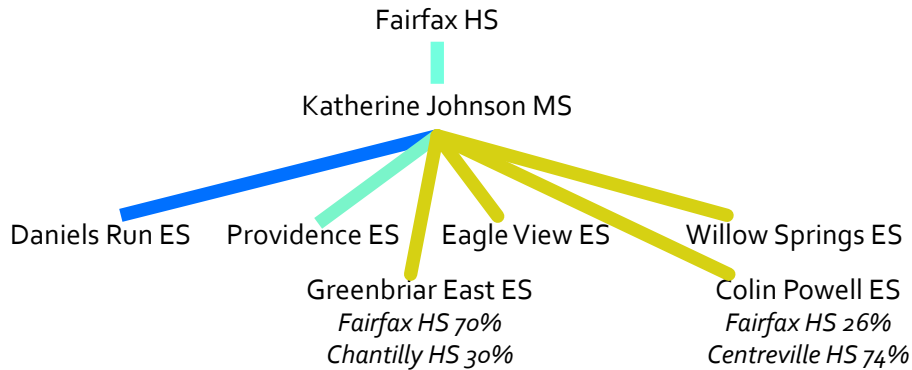
Source: Fairfax City GIS and Fairfax County Public Schools (FCPS) student data 2020-2021

FIGURE 110: 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 111: Open Space and Parks by Type

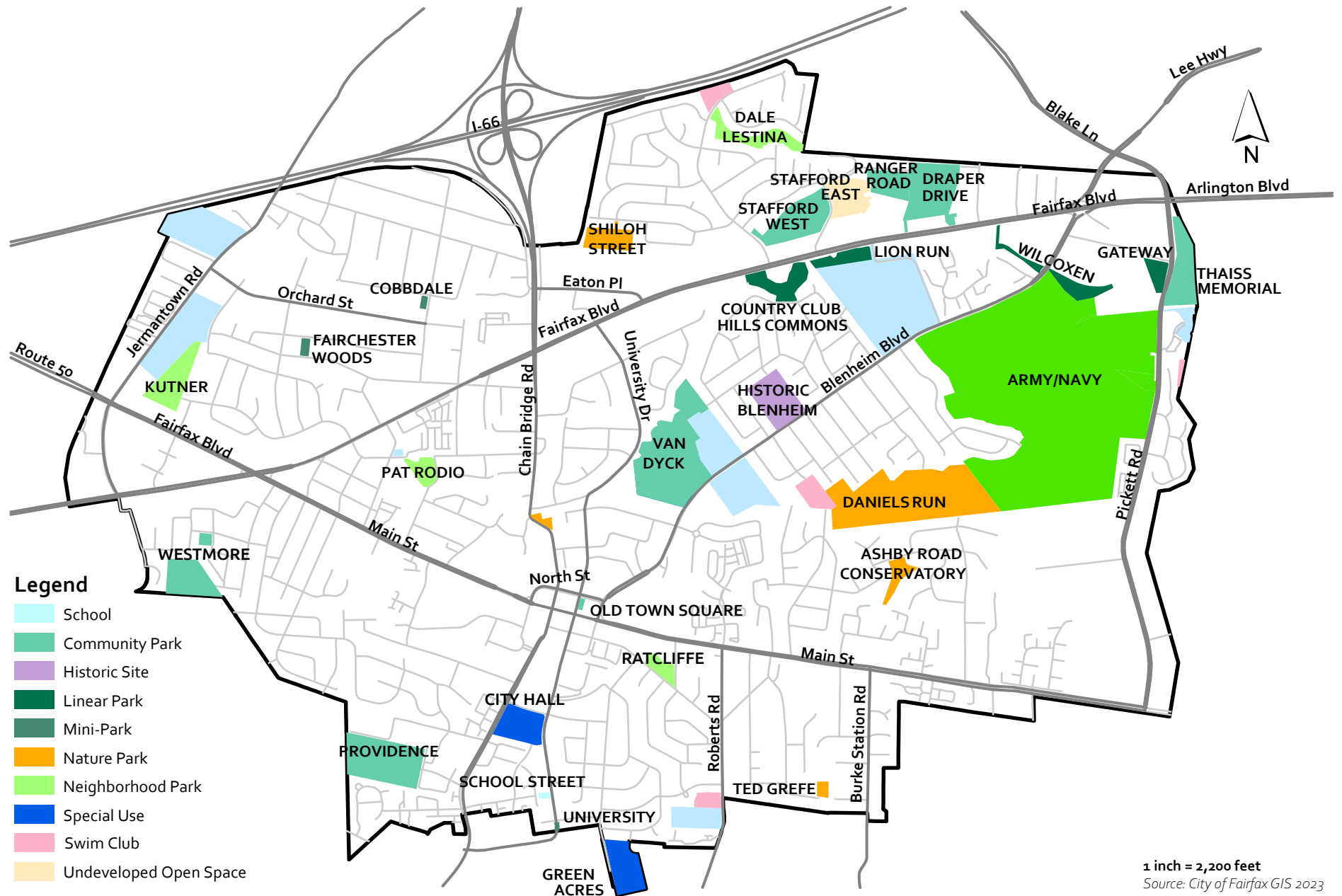


FIGURE 112: Trails

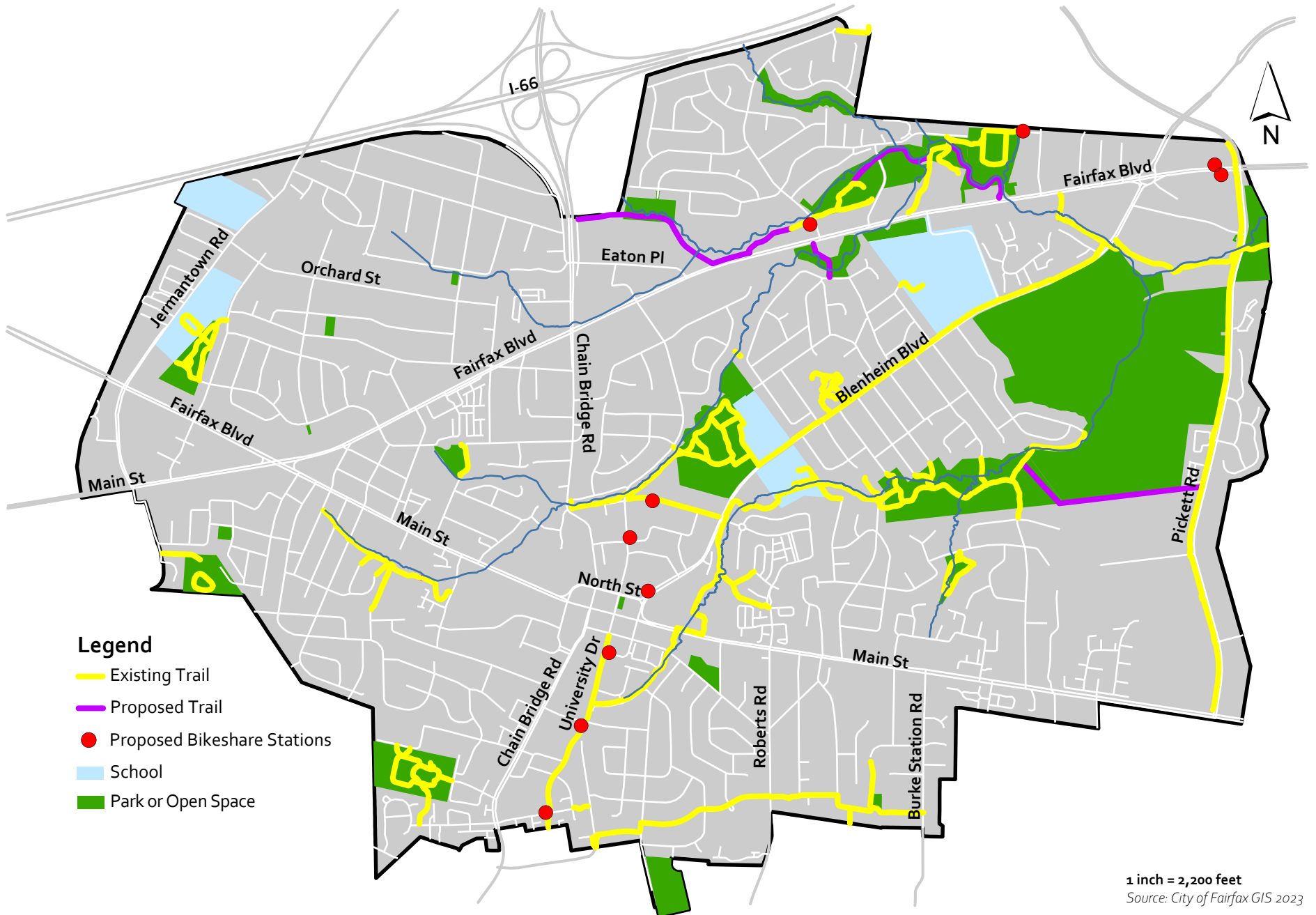
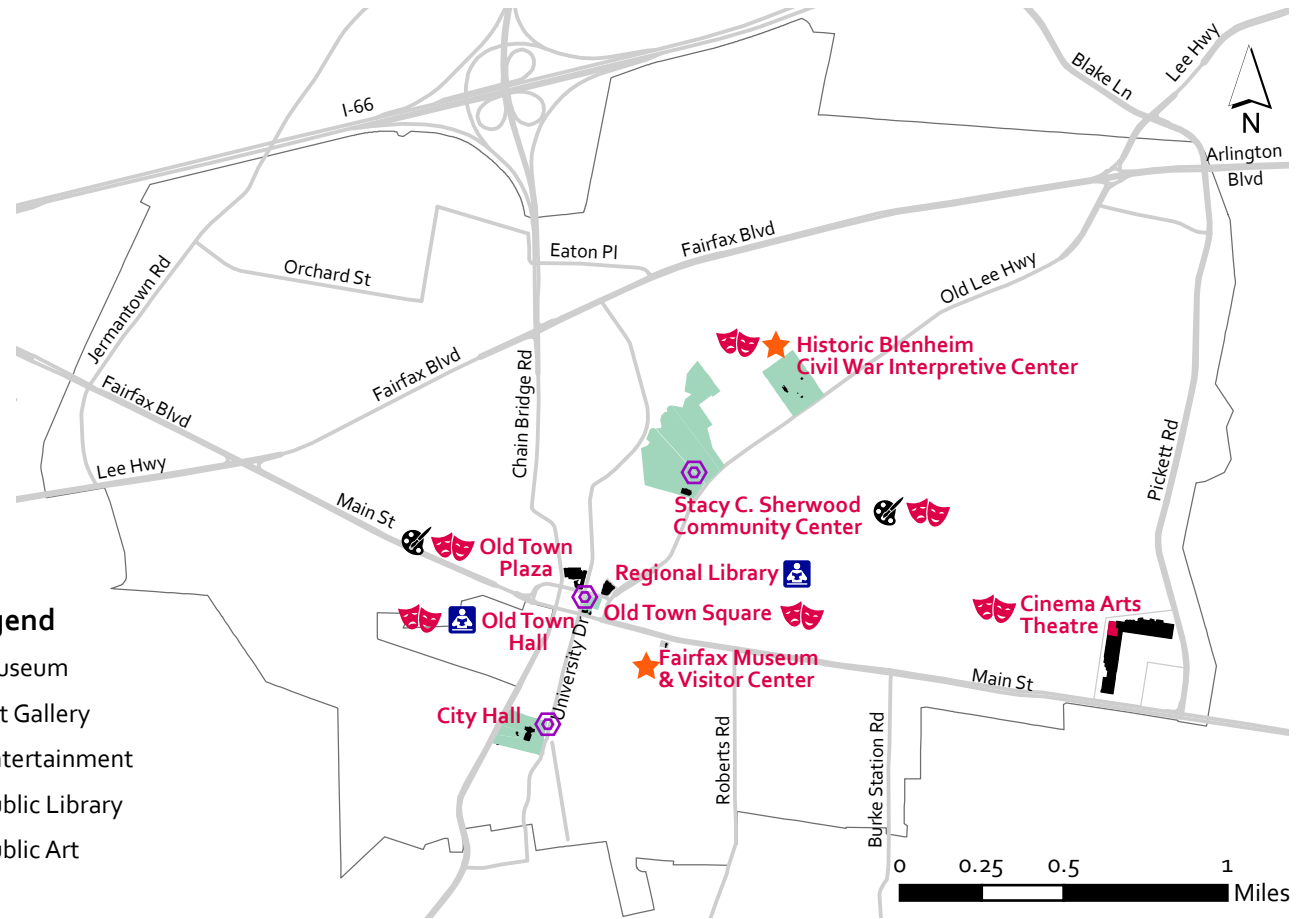


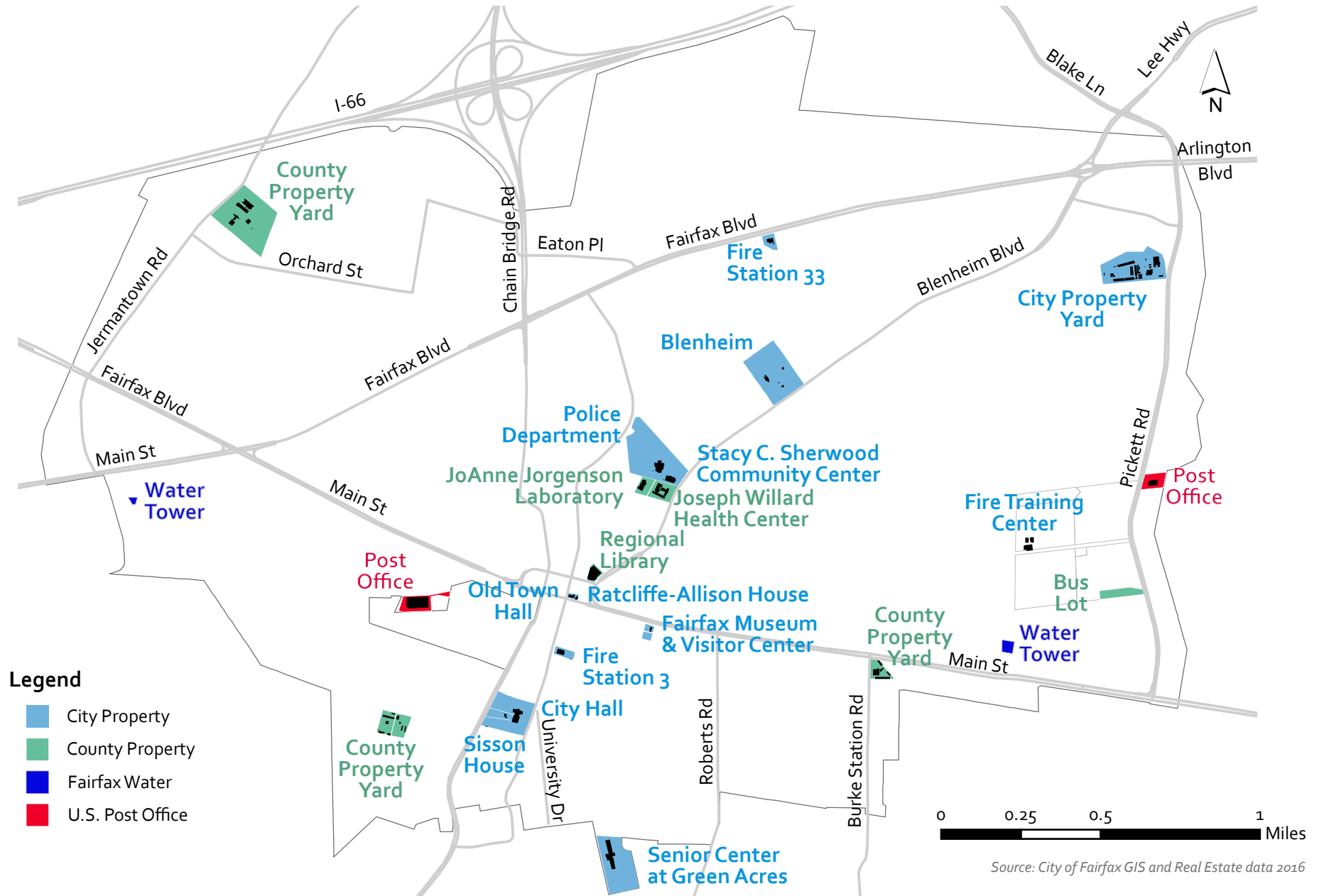
FIGURE 113: Cultural Facilities and Public Art



Legend

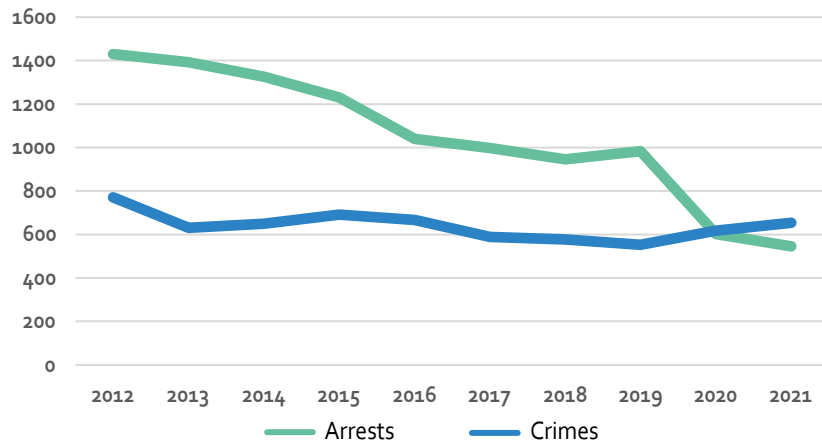
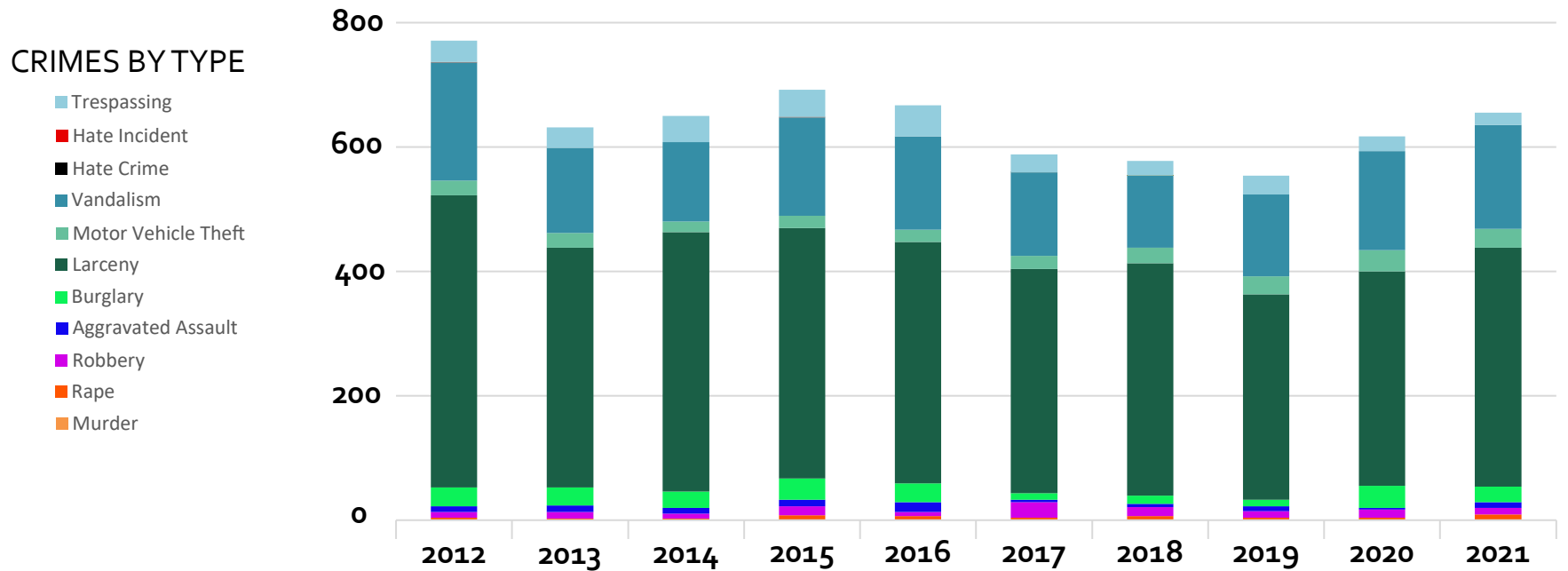
- ★ Museum
- ⊘ Art Gallery
- 🎭 Entertainment
- 📖 Public Library
- ⬡ Public Art

FIGURE 114: Public Facilities

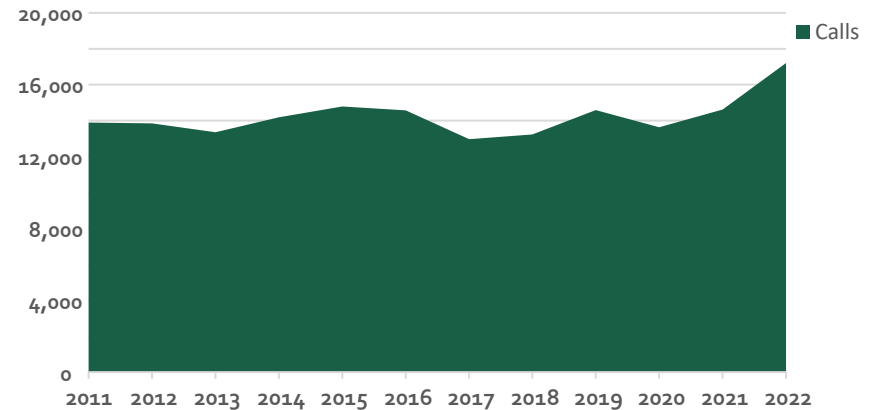


Source: City of Fairfax GIS and Real Estate data 2016

FIGURE 115: 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.

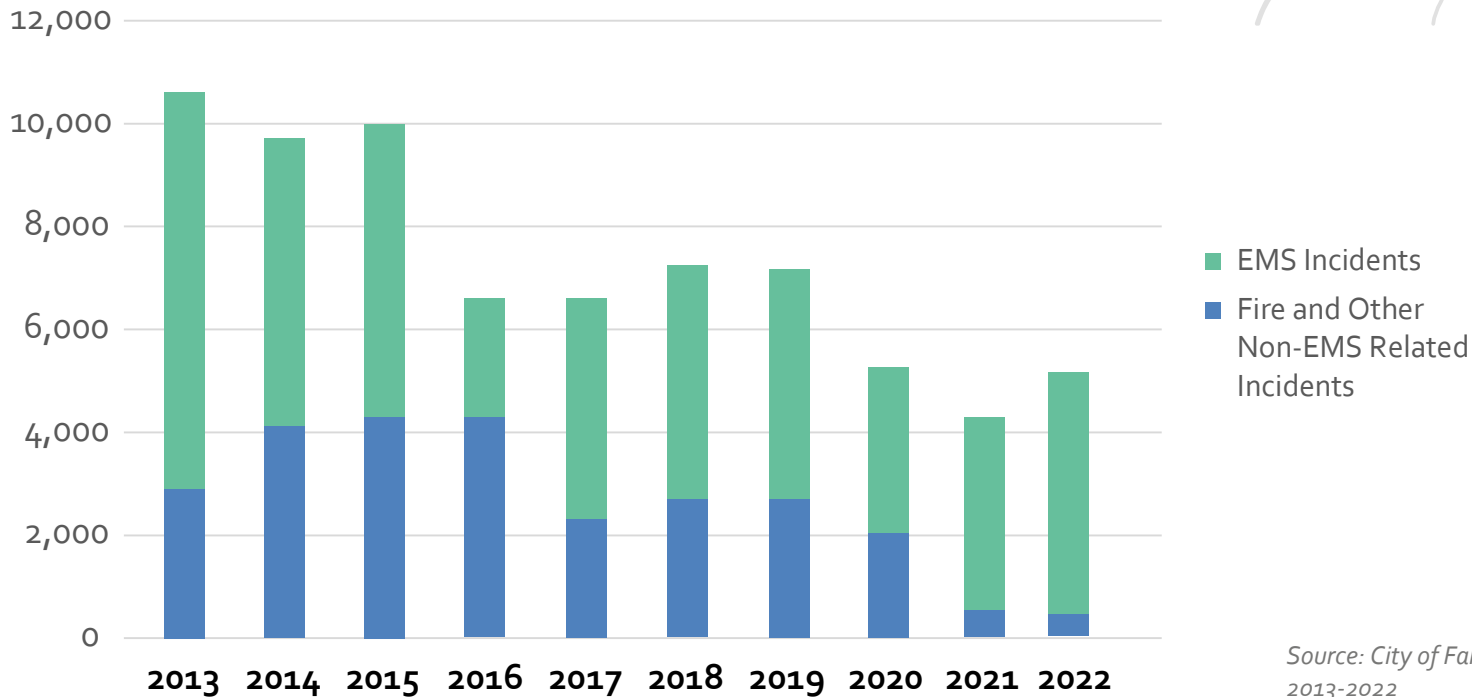
Source: City of Fairfax Police Department Annual Reports, 2012 - 2022

FIGURE 116: 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 redeveloped in 2021 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.



Source: City of Fairfax Fire Department Annual Report 2013-2022

FIGURE 117: Fire Department Fire Box Areas
 City of Fairfax and Fairfax County

Legend

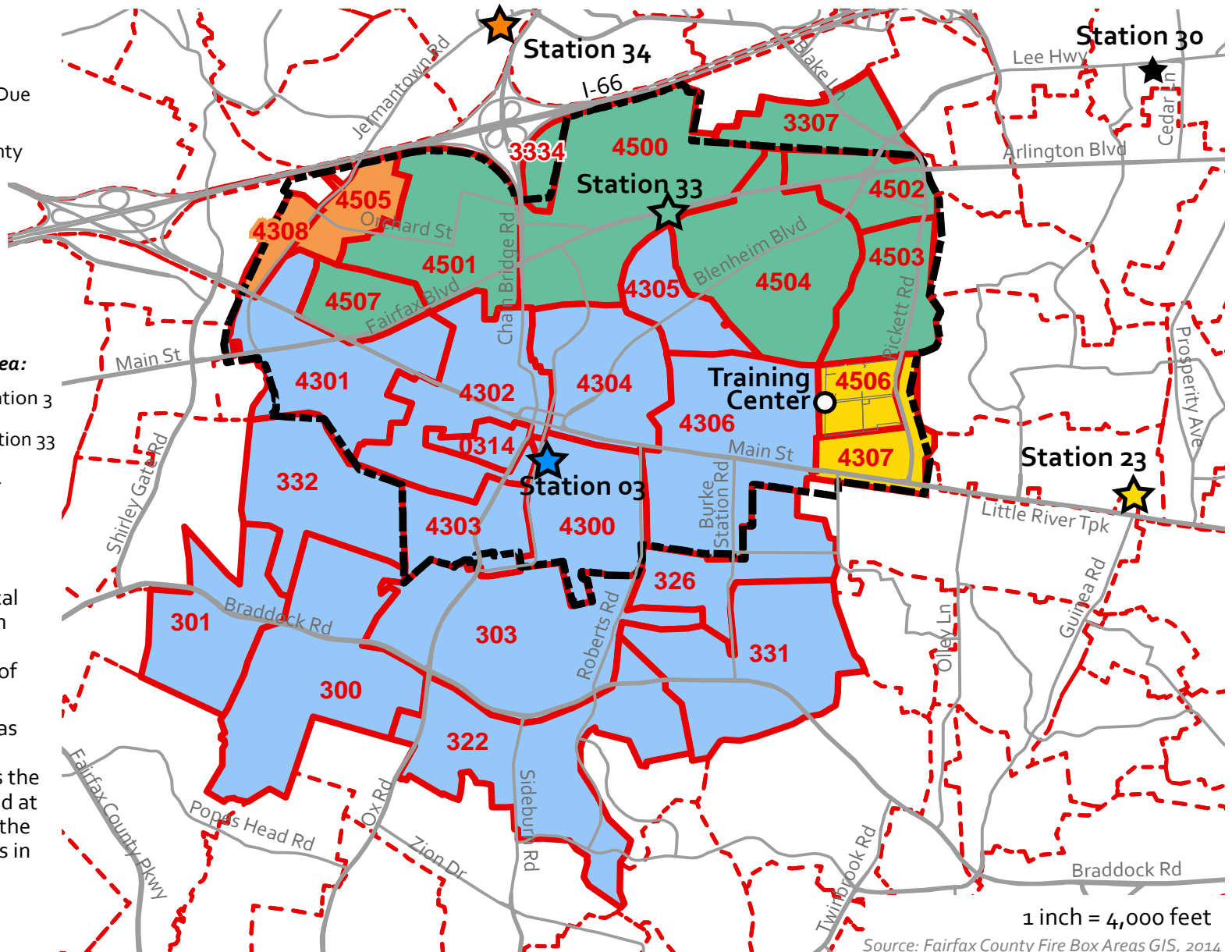
- Fire Box Area located in or First Due for City of Fairfax
- Other Fairfax County Fire Box Area
- ★ Fire Station (color corresponds to First Due Area)
- ★ Other Fire Station

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.



Source: Fairfax County Fire Box Areas GIS, 2014

FIGURE 118: 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.

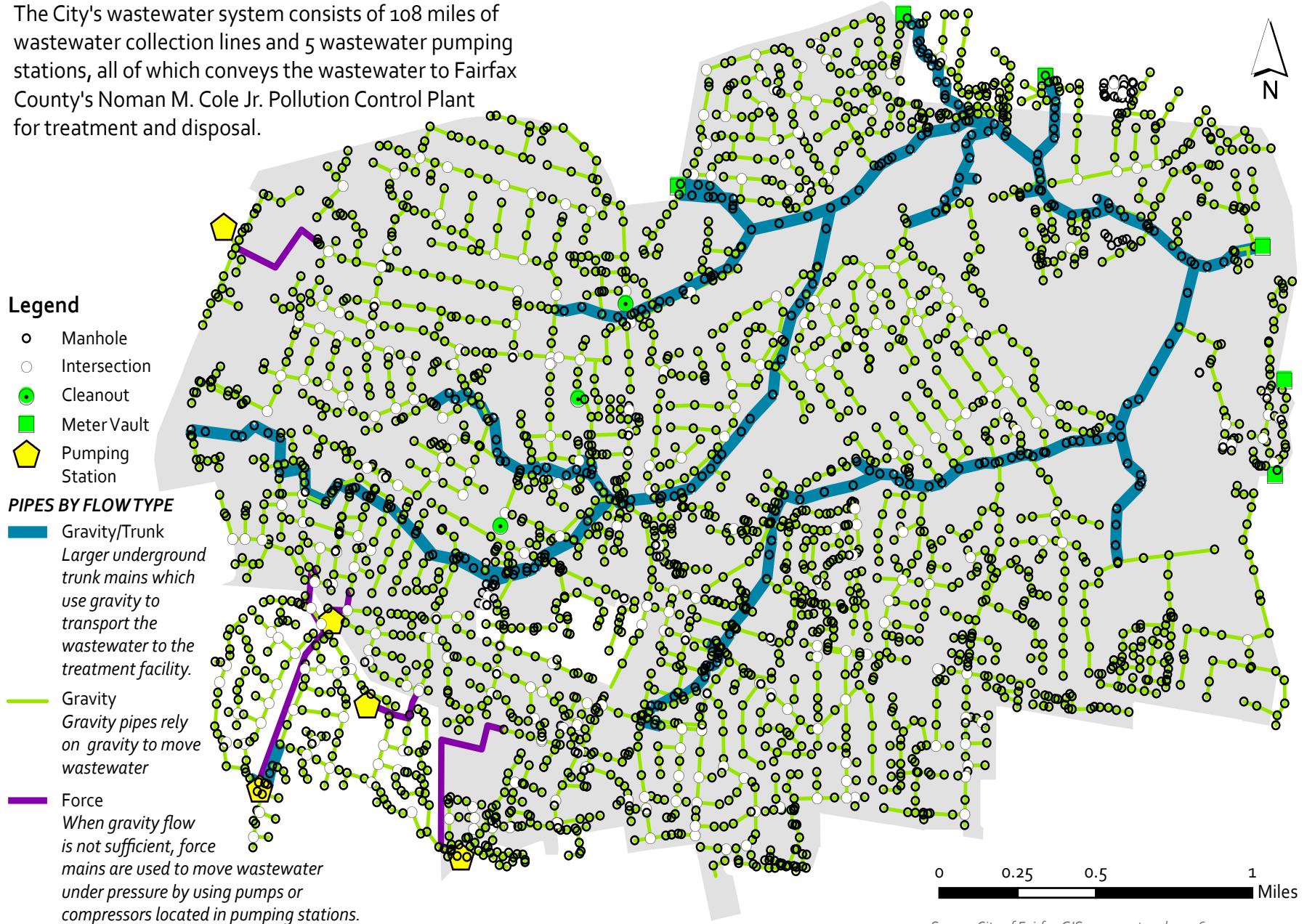


FIGURE 119: Fairfax Water Service Areas

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

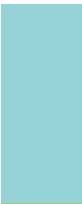


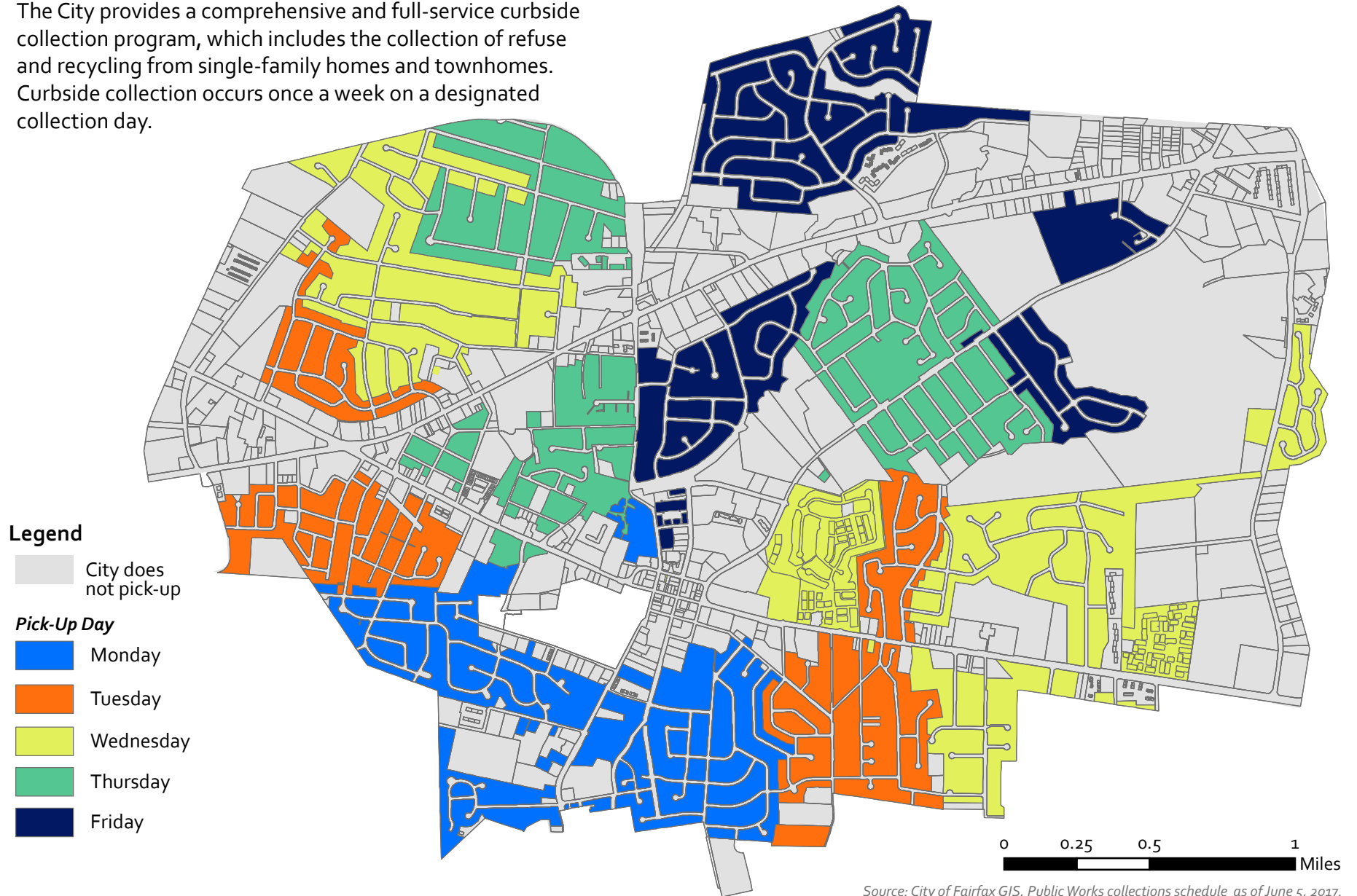
-  Customers in this service area receive water from the Potomac River and Occoquan Reservoir that is treated at the James J. Corbalis Jr. or Frederick P. Griffith Jr. treatment plants, owned and operated by Fairfax Water
-  Customers in this service area receive water from the Potomac River that is 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



FIGURE 120: 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 2: 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 (2020), Fairfax's population measured 24,165. In addition to the Decennial Census, the Census Bureau also conducts annual population estimates of counties and independent cities, which are used in this Fact Book when they provide the most recent available estimates.

Population Forecasts: Three separate population forecasts are shown each based on the Metropolitan Washington Council of Government's (MWCOG) Round 10 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 2020 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.

Figure 3: 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 2017-2021 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 6 & 7: 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.

Multiracial: A person who provided two or more races either by indicating two or more races on their Census form.

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 individual numbers.

Note:

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

b) Middle Easterners and North Africans are classified as White as per federal definitions.

Figures 8 & 9: Average Household Size & Percentage of Households by Type

The 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 10: 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 15-17: 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 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 20, 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 37: 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 41: 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 43: 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; this figure 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 45: Average Assessed Value by Housing Unit Type

Housing unit types are derived from the City's real estate records, and are explained under Figures 16-18 above. However, for Figure 45, 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 49: 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 51: Median Sales Price as Percentage of Assessed Value

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 97: Taxable Sales Per Capita

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 112: 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.