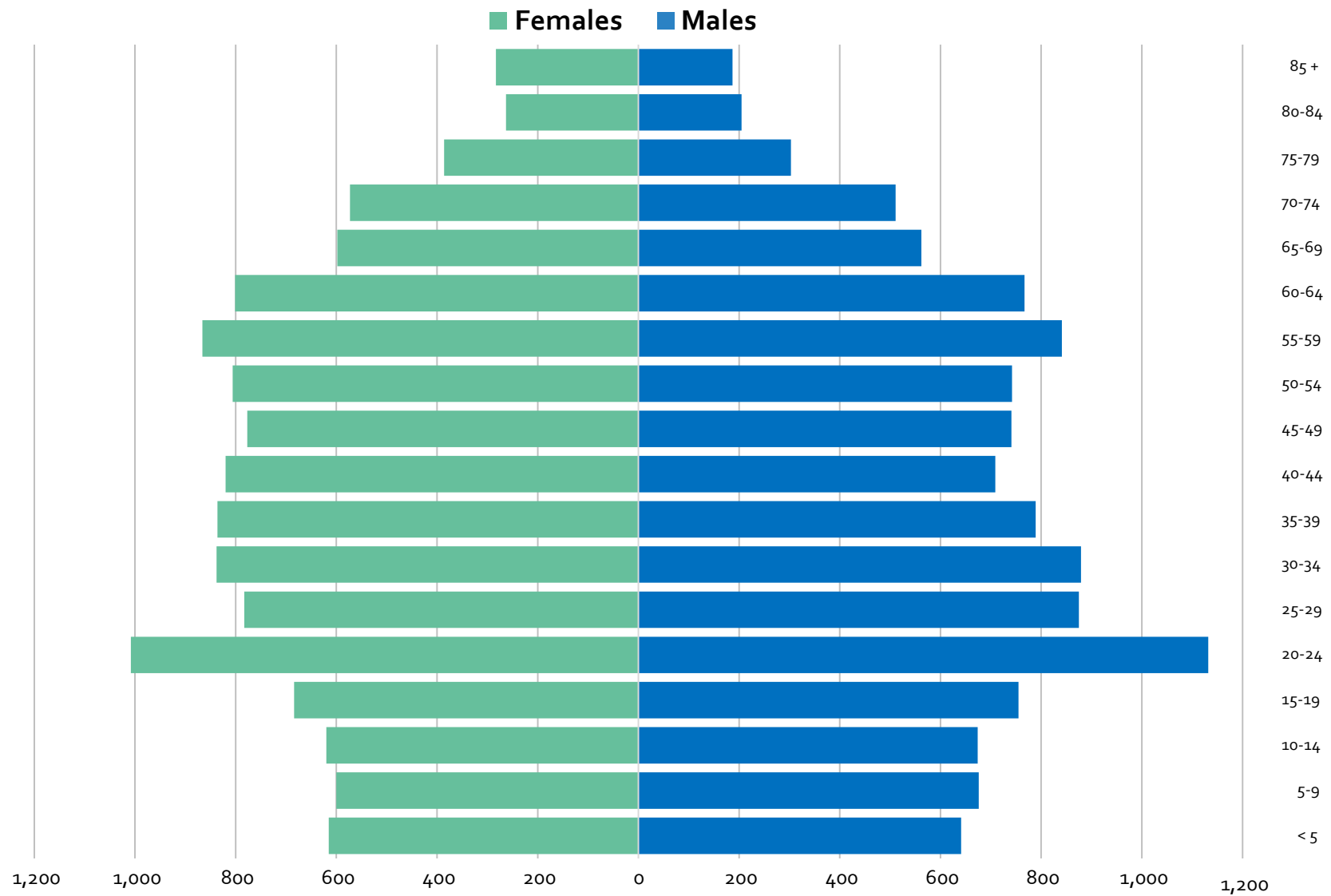


FIGURE 3: **Age and Gender Distribution**
City of Fairfax, 2022

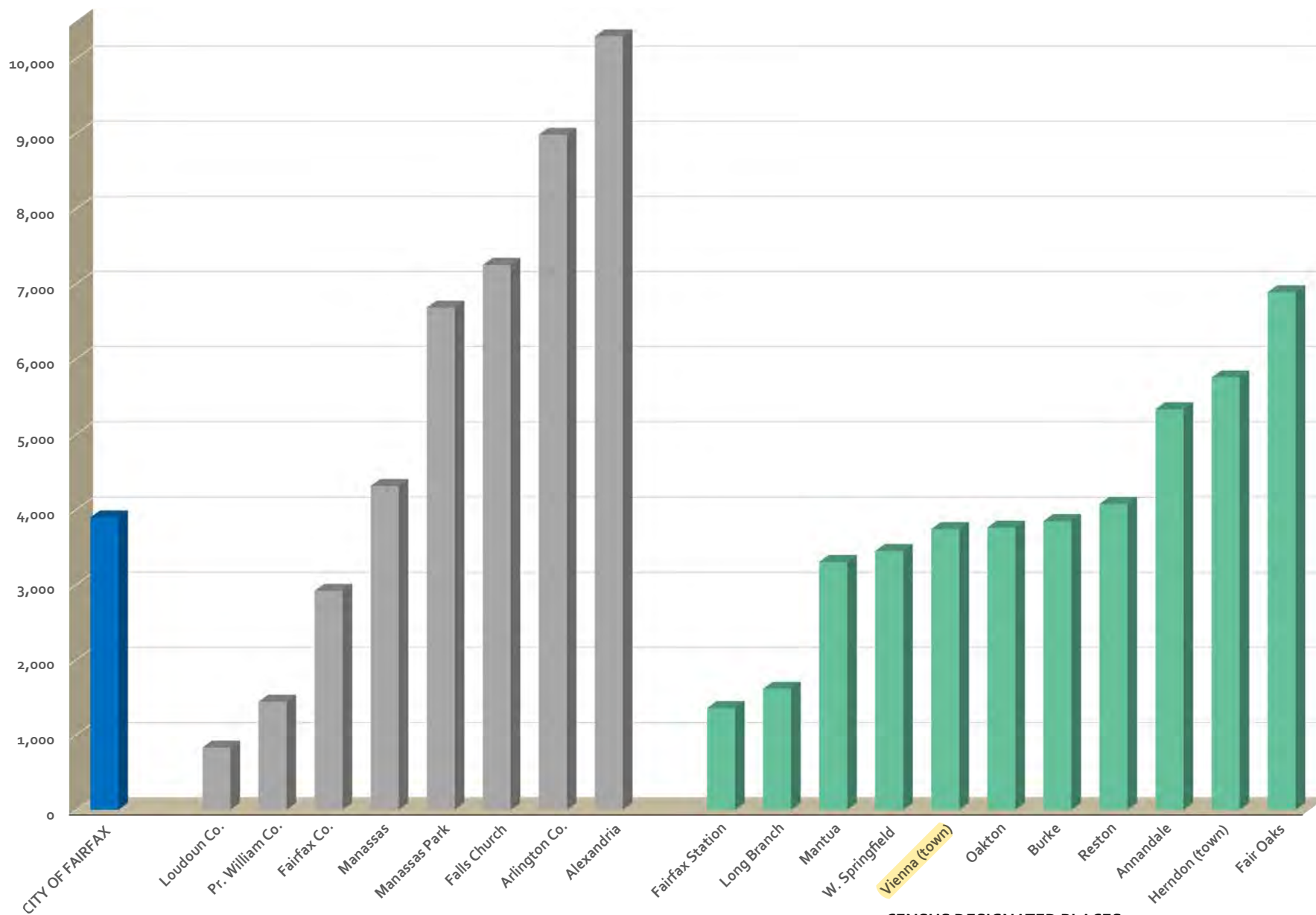


Source: US Census, 2020

FIGURE 5:

Population Density

City of Fairfax and Select Northern Virginia Areas



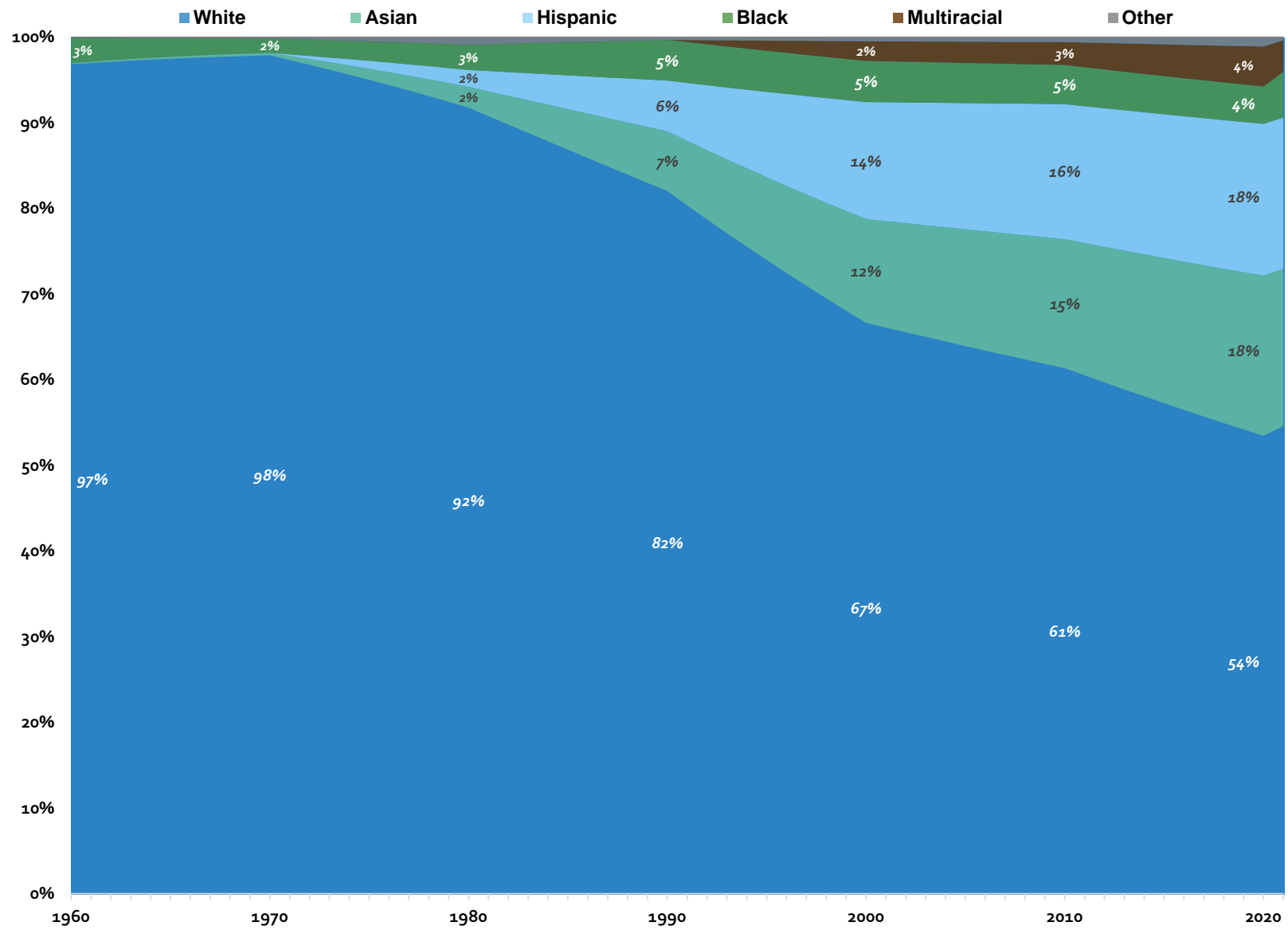
CITIES & COUNTIES

City of Fairfax Fact Book

CENSUS DESIGNATED PLACES

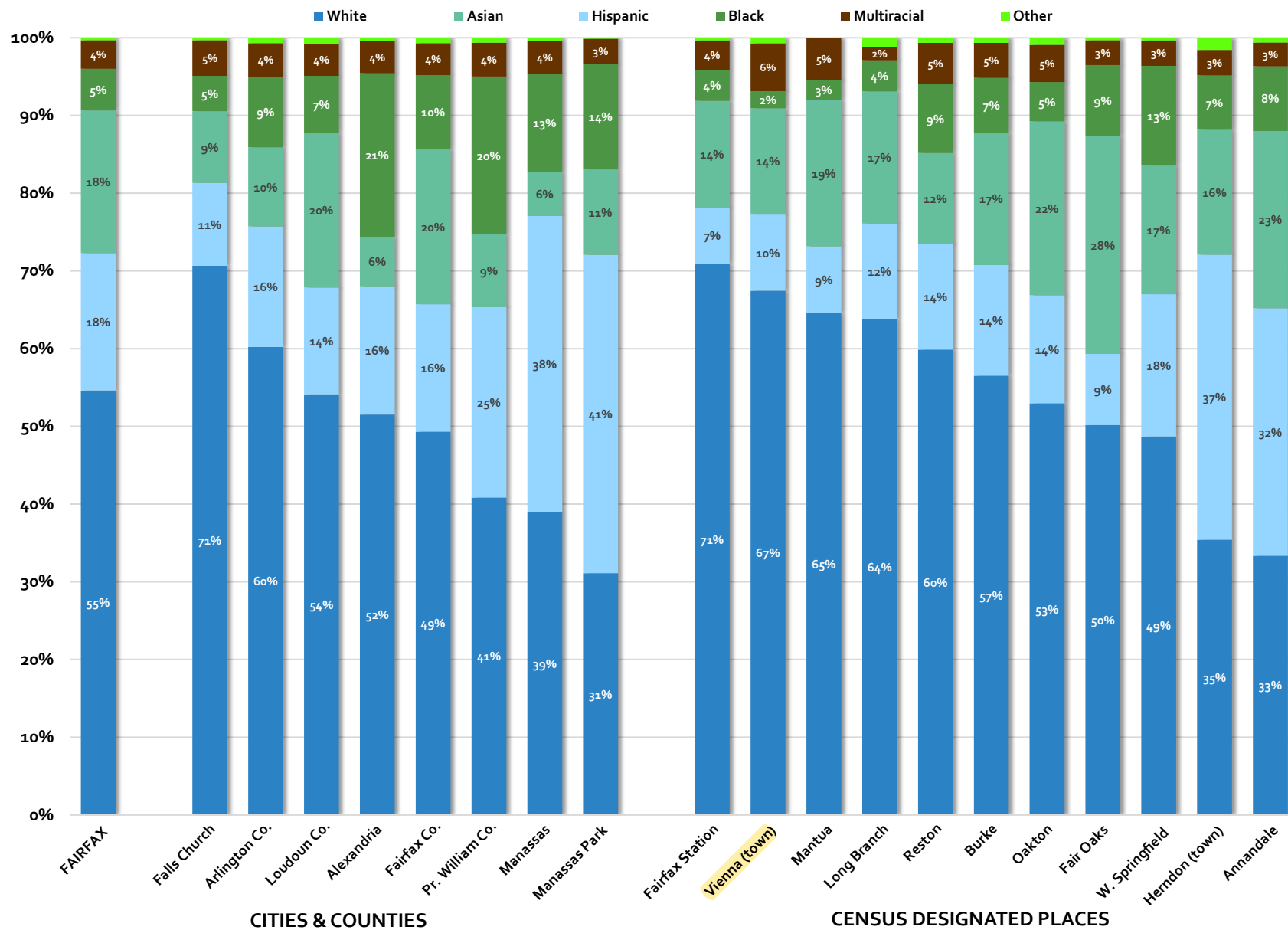
Source: US Census 2021 and ACS 2017-2021

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



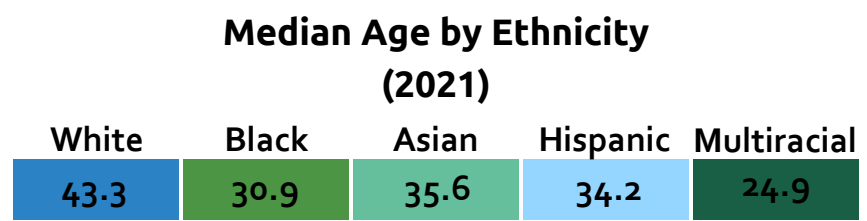
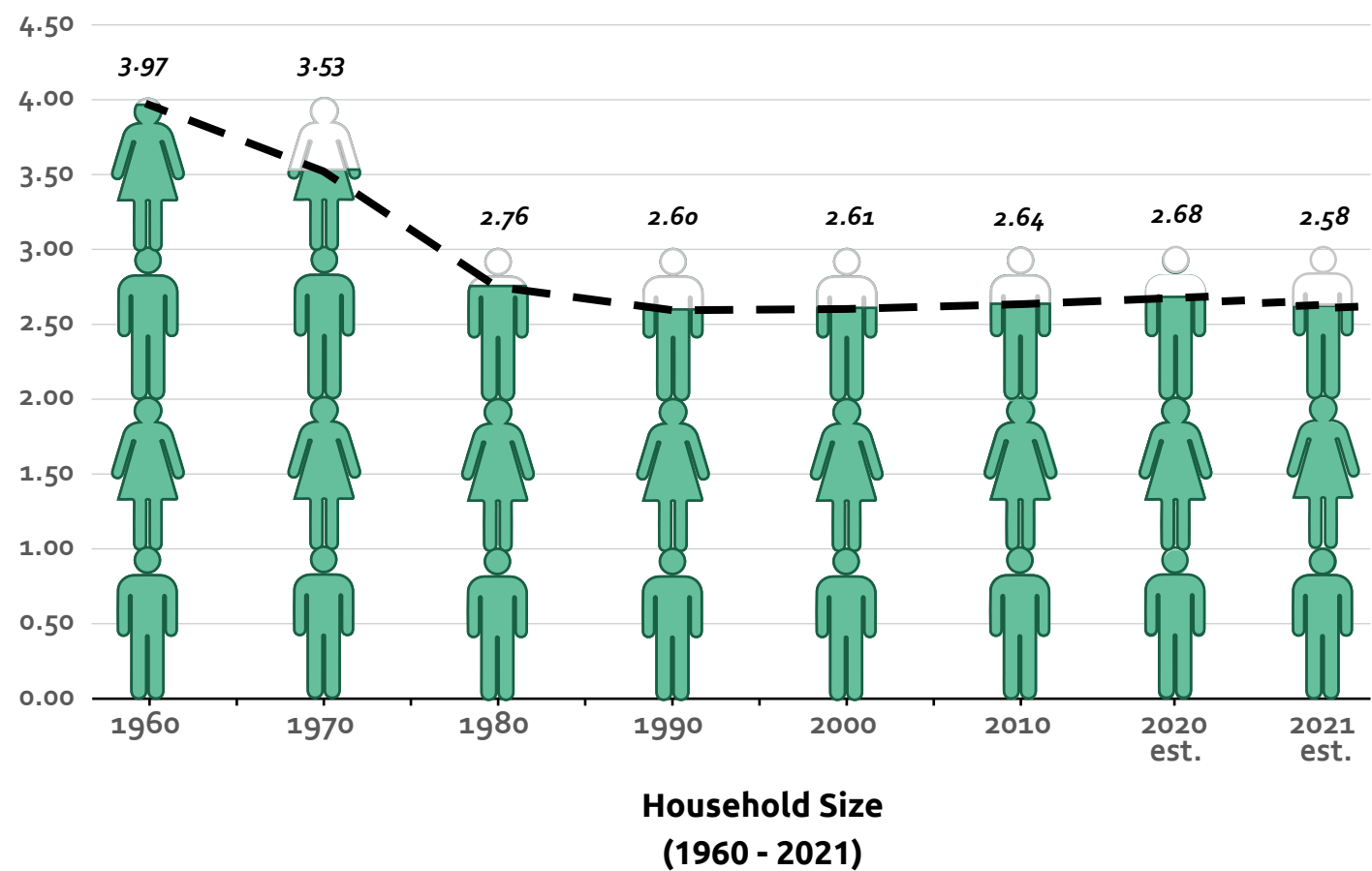
Source: US Census and ACS

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



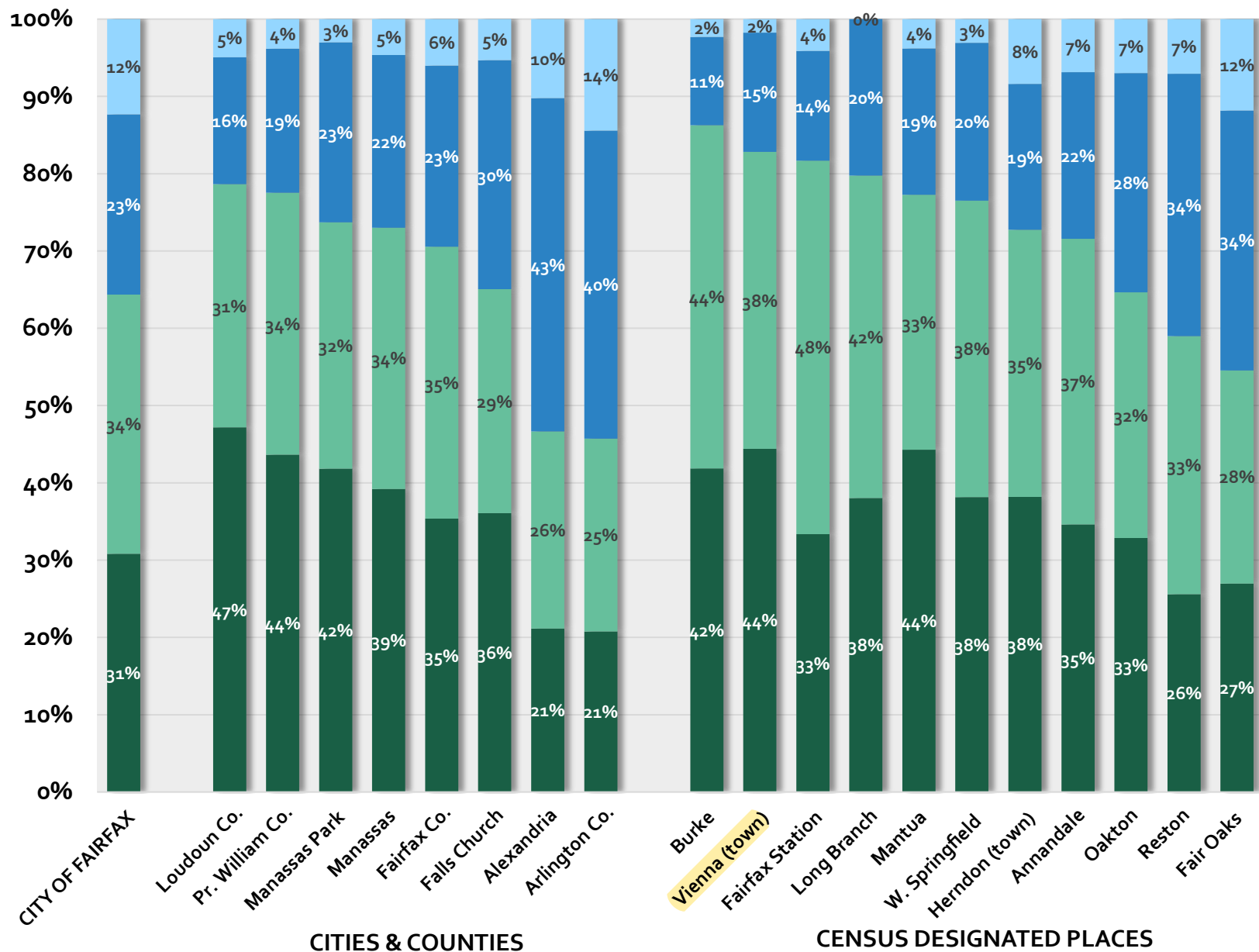
Source: US Census ACS 2017-2021

FIGURE 8: **Average Household Size**
City of Fairfax



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 12: Existing Land Use Map

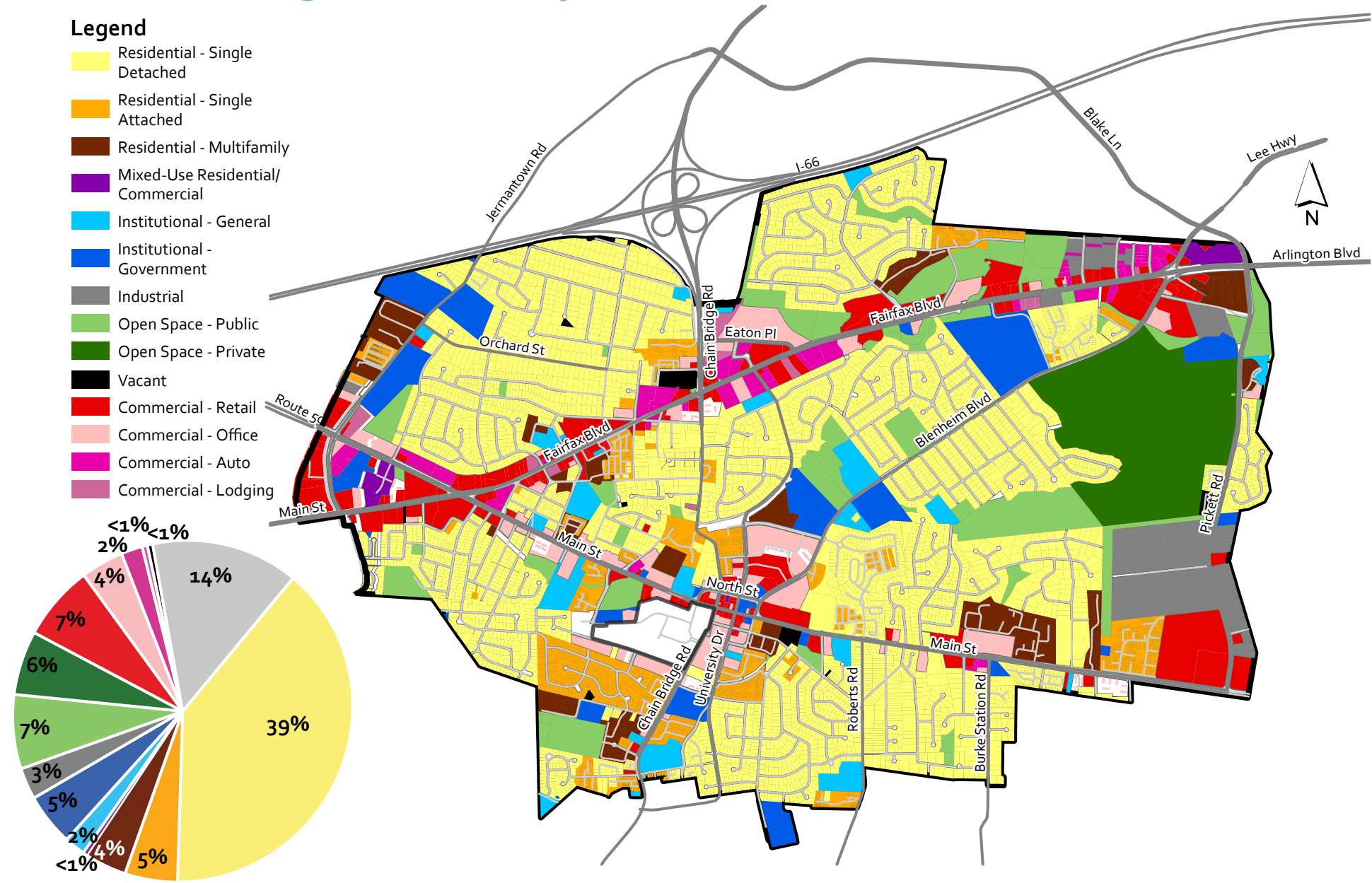
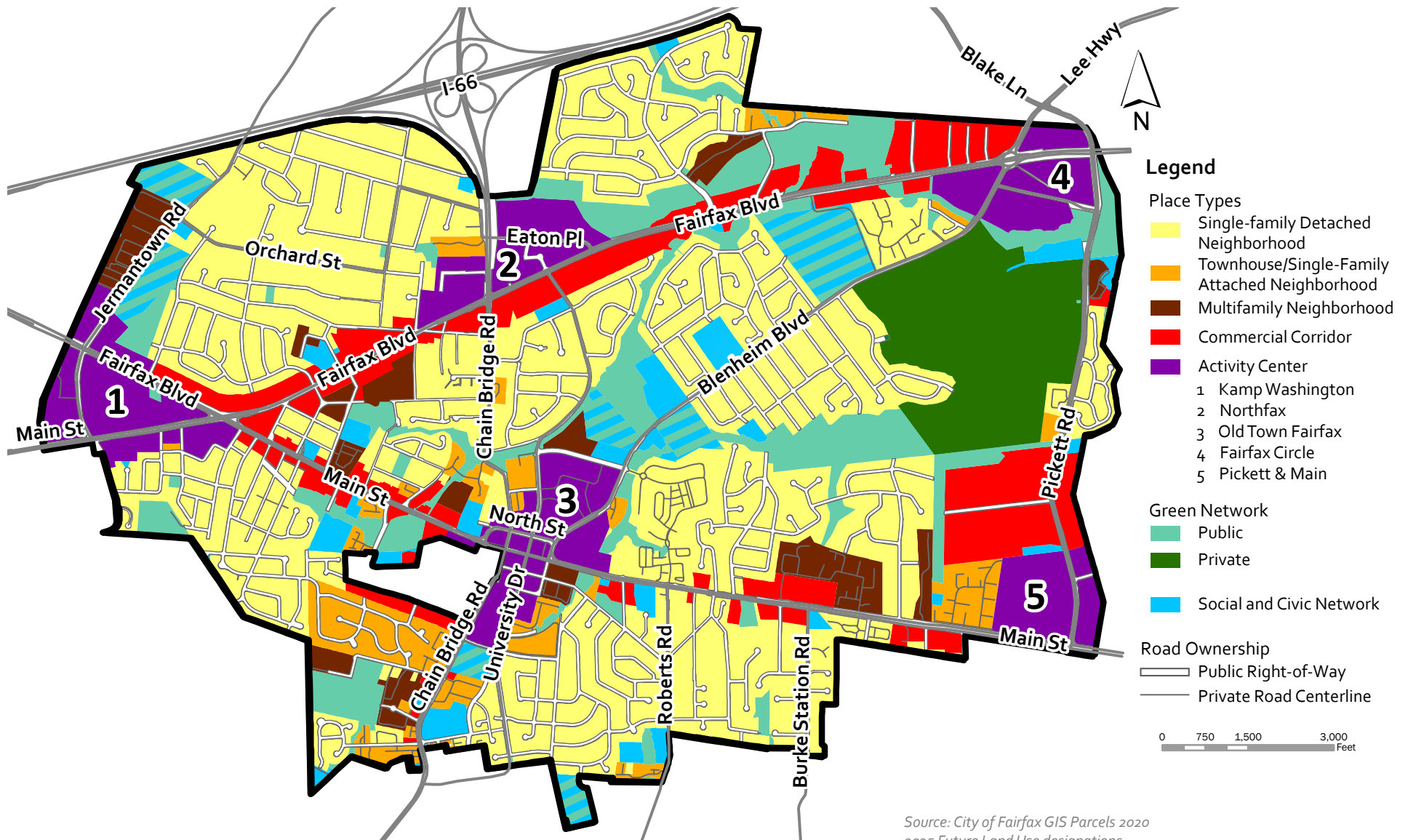


FIGURE 14: Future Land Use Map
2035 Comprehensive Plan



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

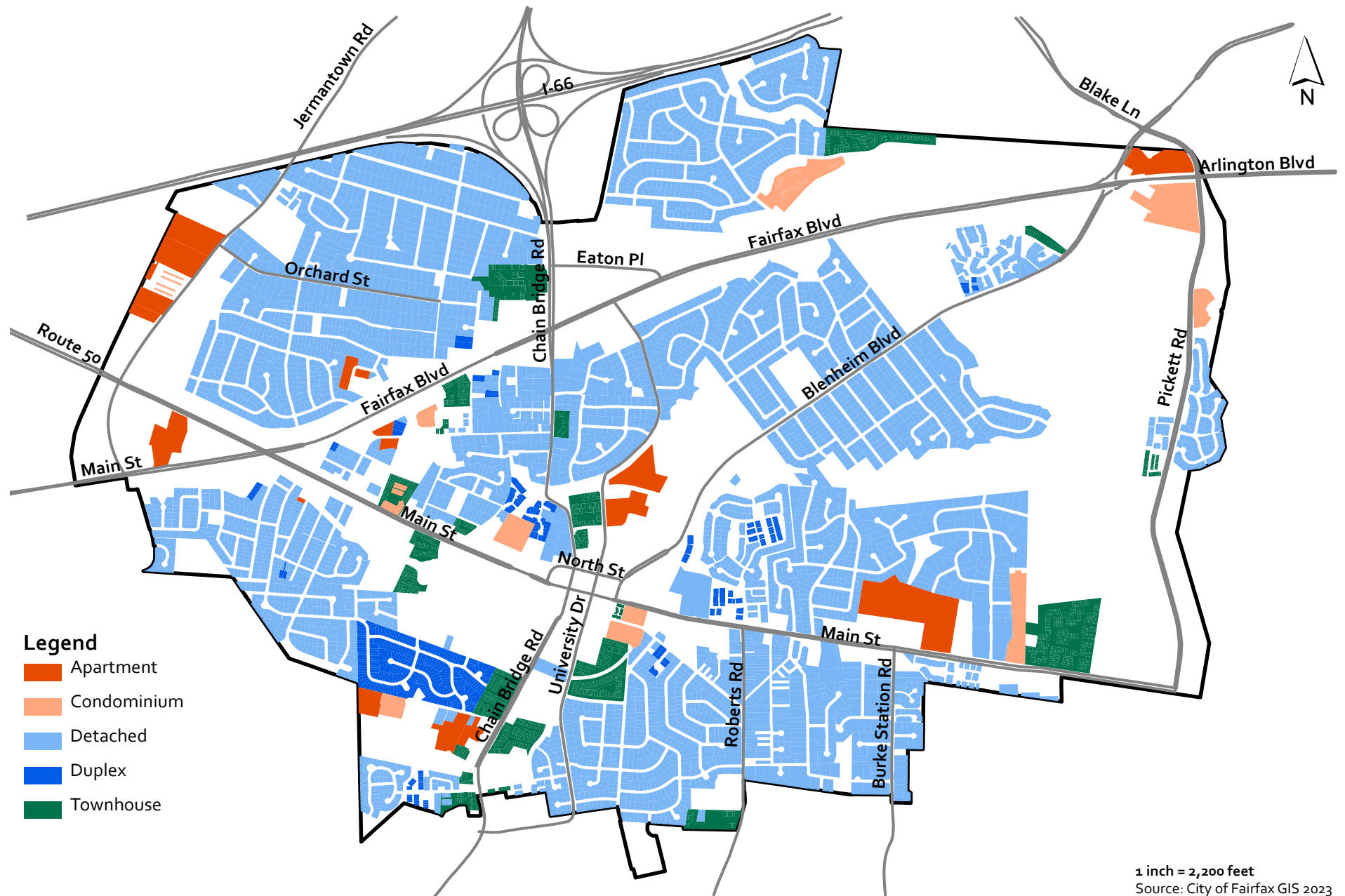
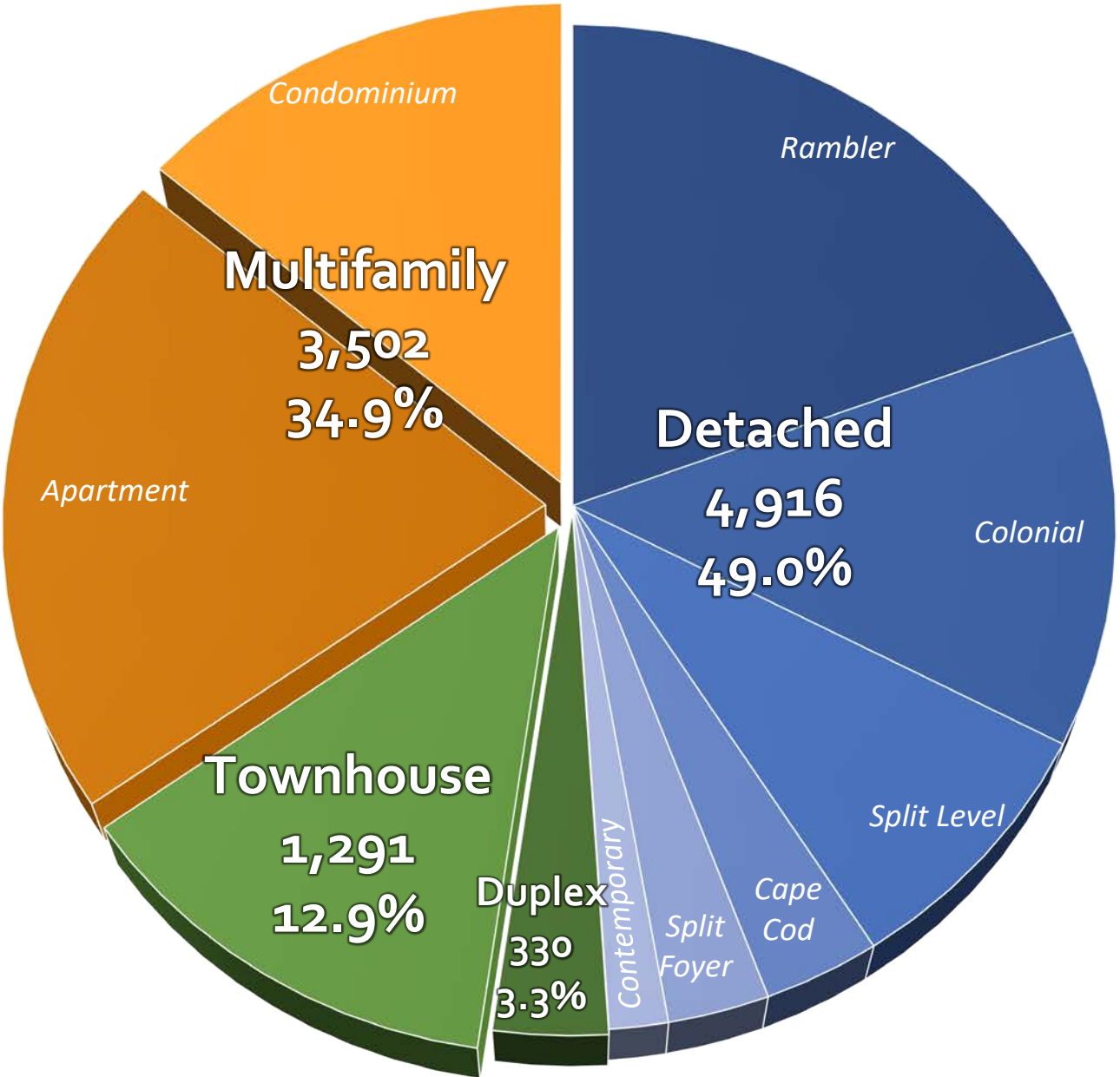


FIGURE 16: **Housing Type (existing)**



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

FIGURE 17: Housing Type (existing and approved)

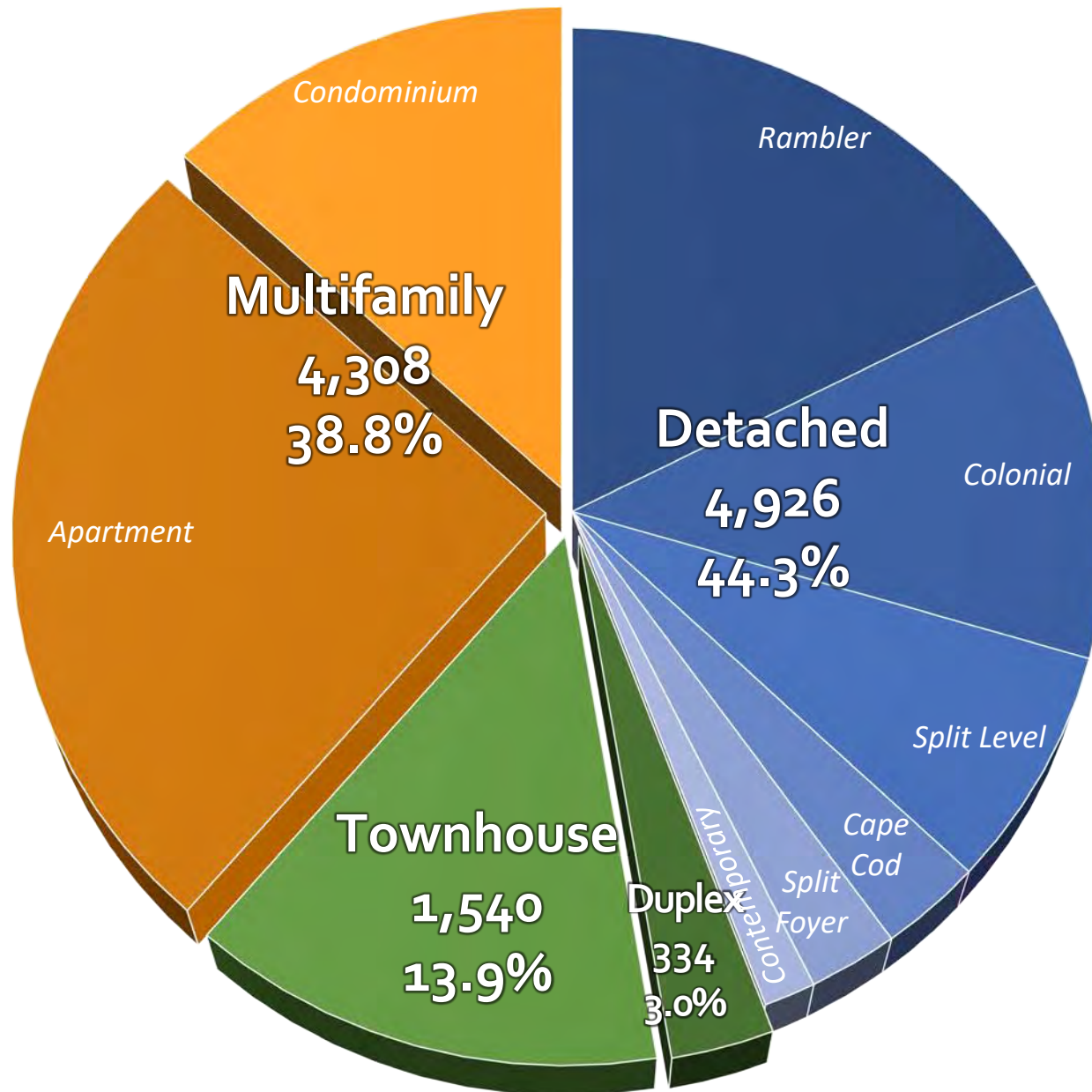


FIGURE 19: Housing Units by Type

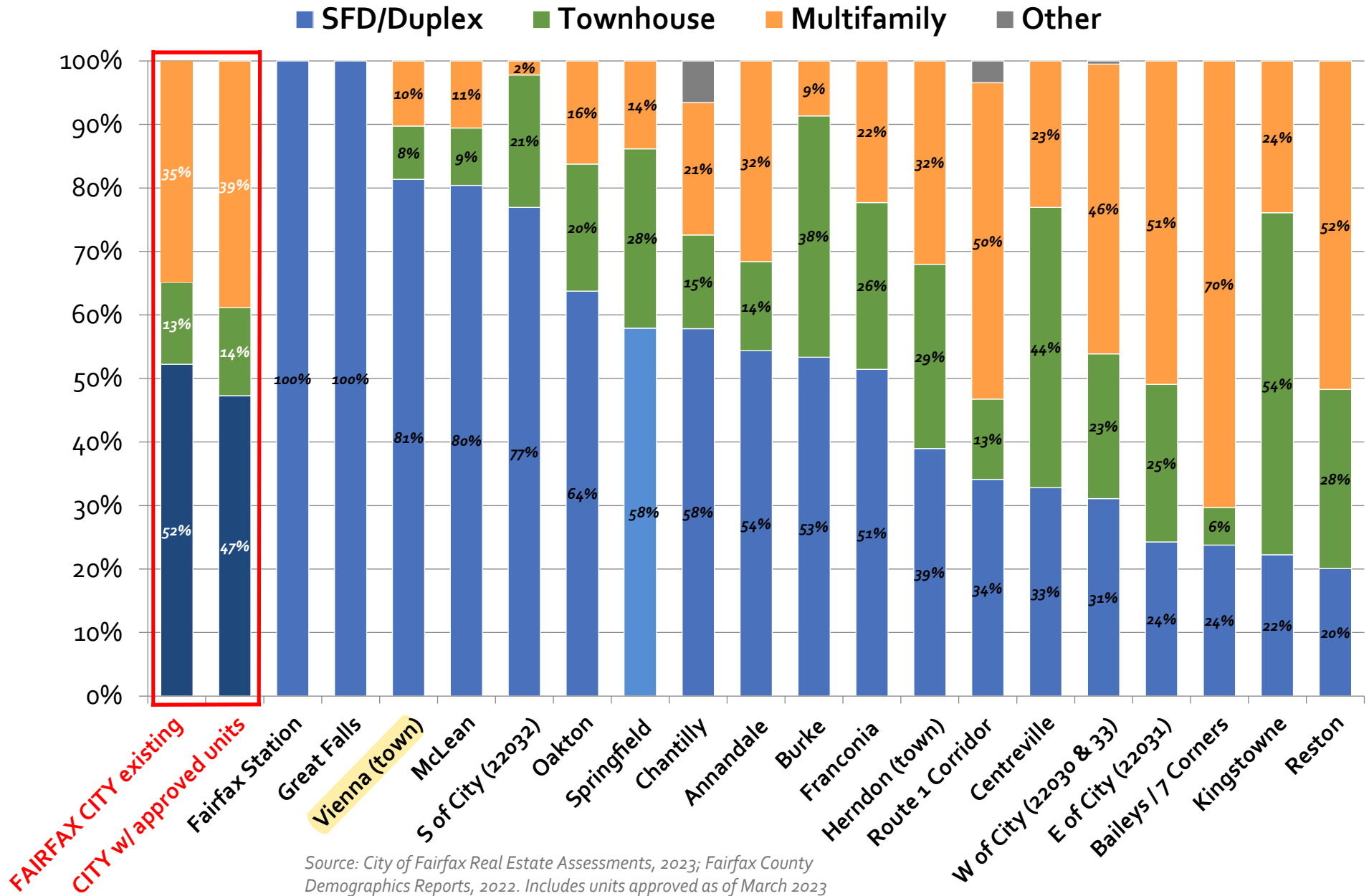
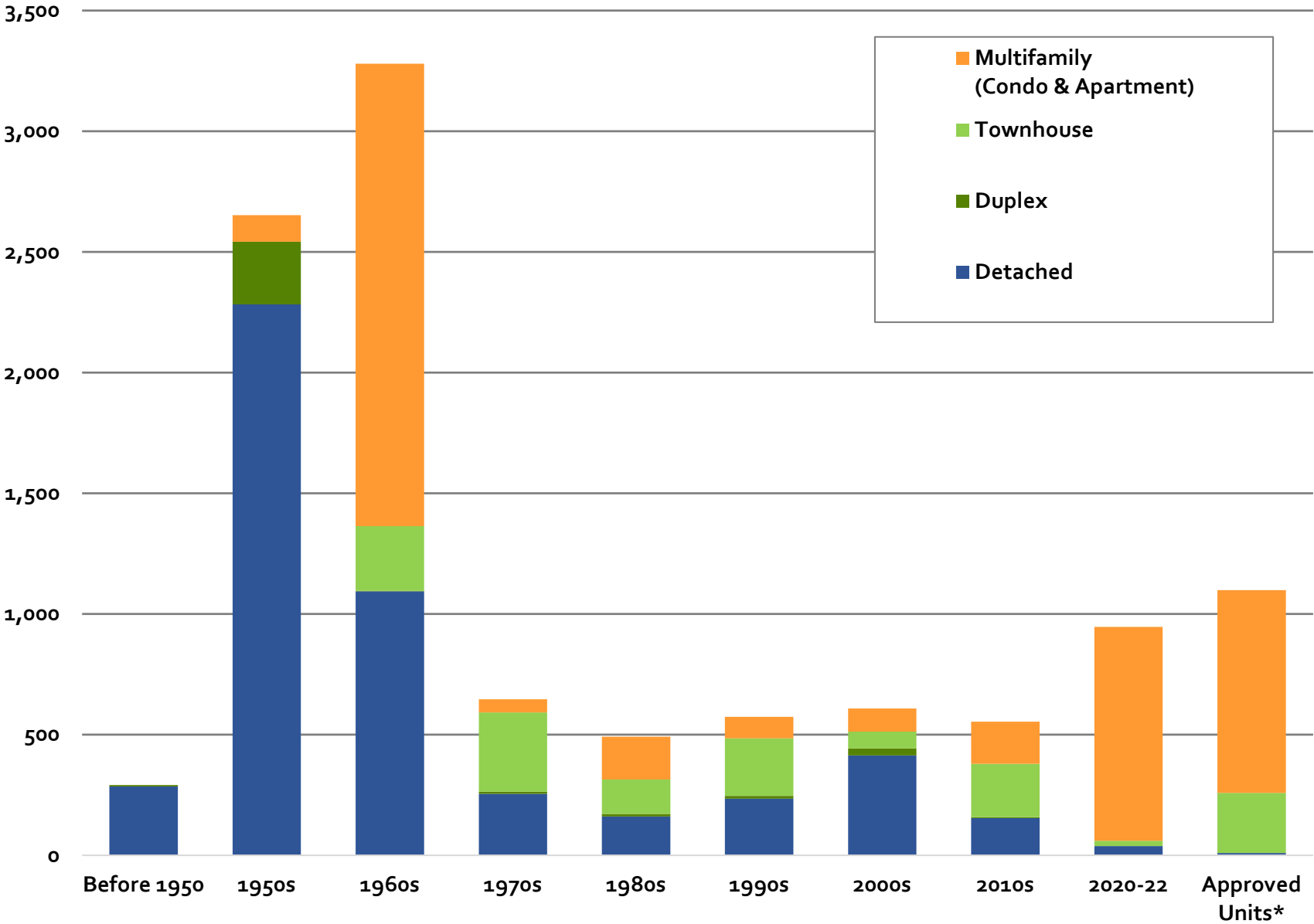


FIGURE 20: **Housing Units by Type and Decade Built**



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

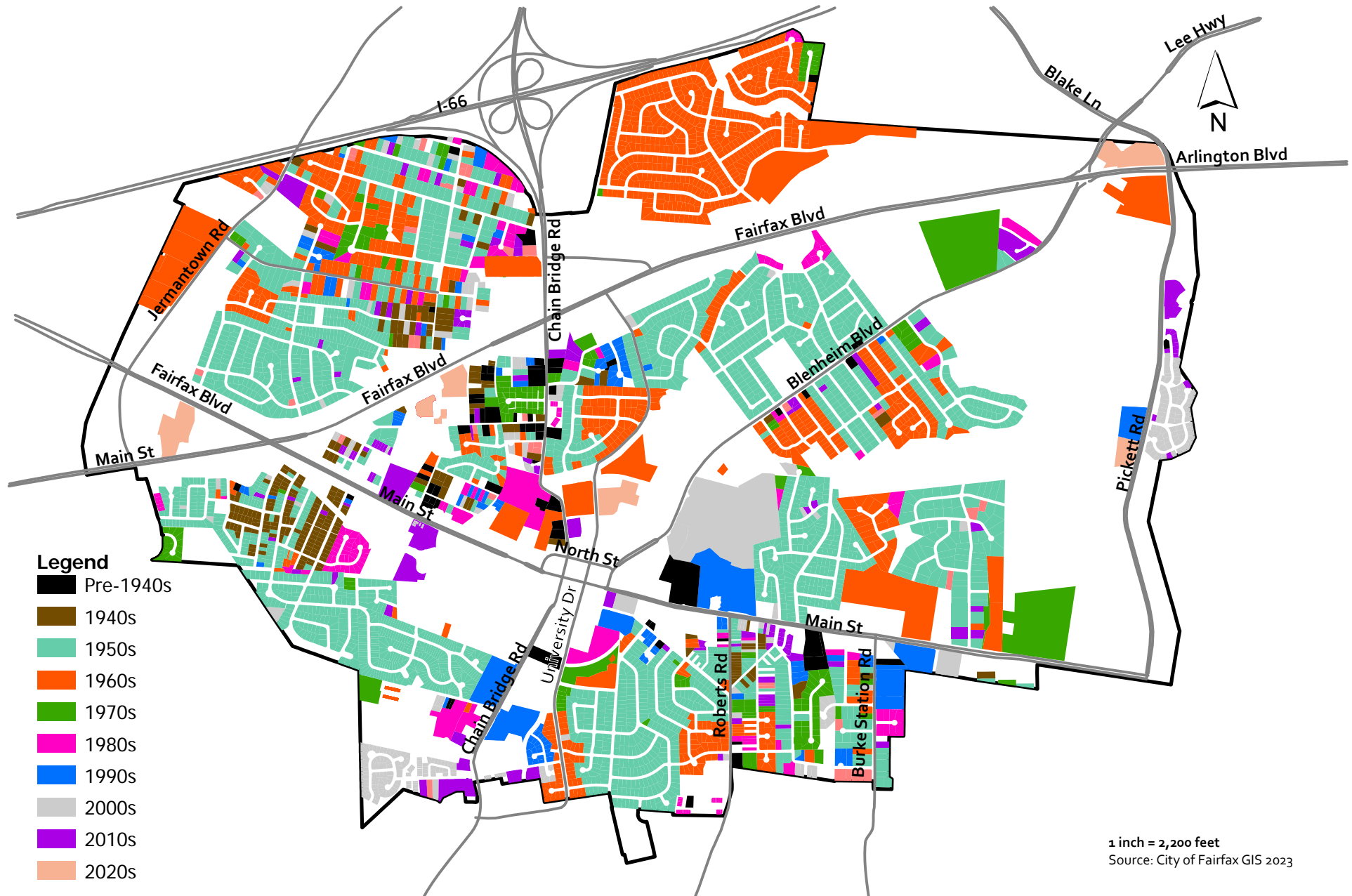
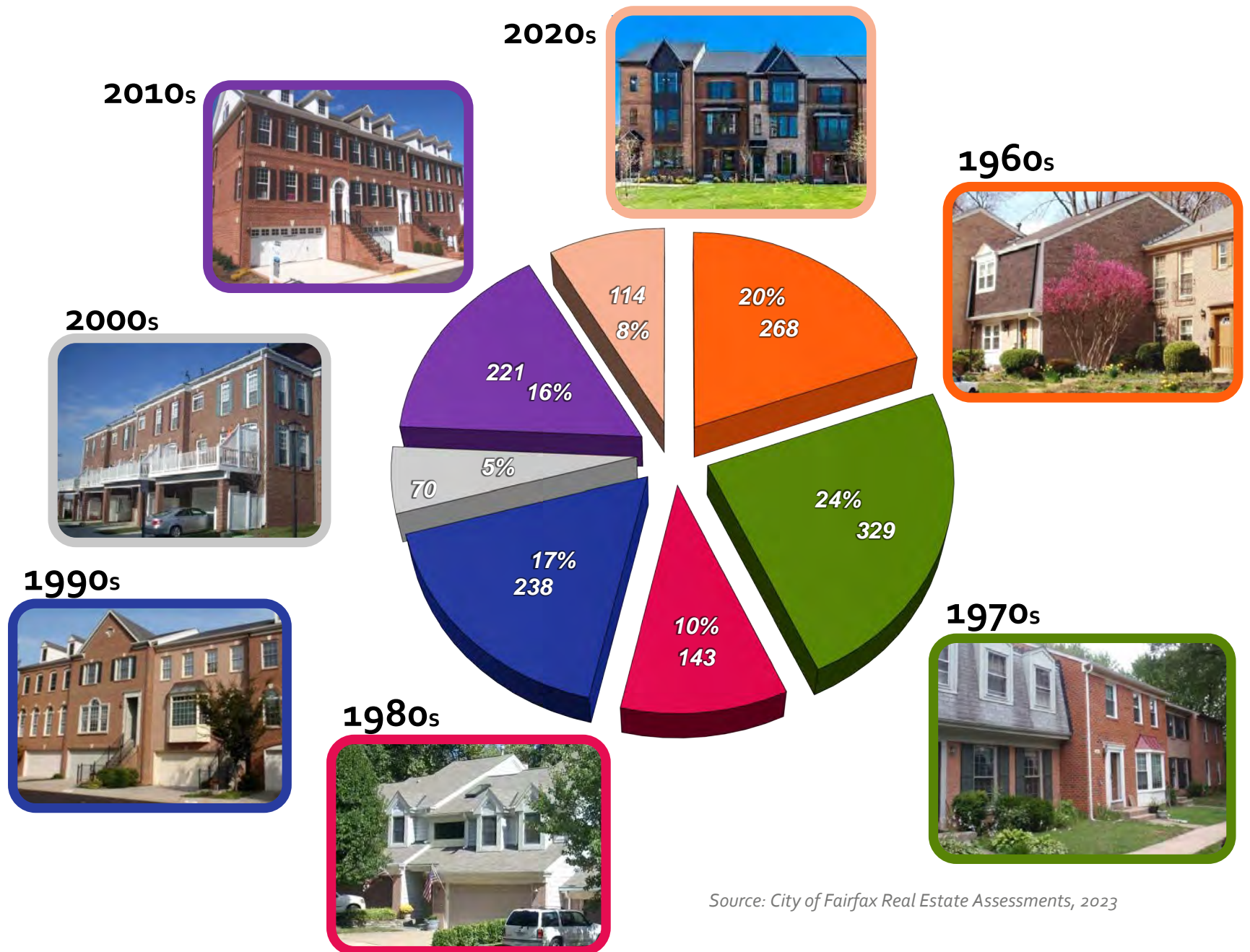


FIGURE 22: **Housing Age - Detached and Duplex**



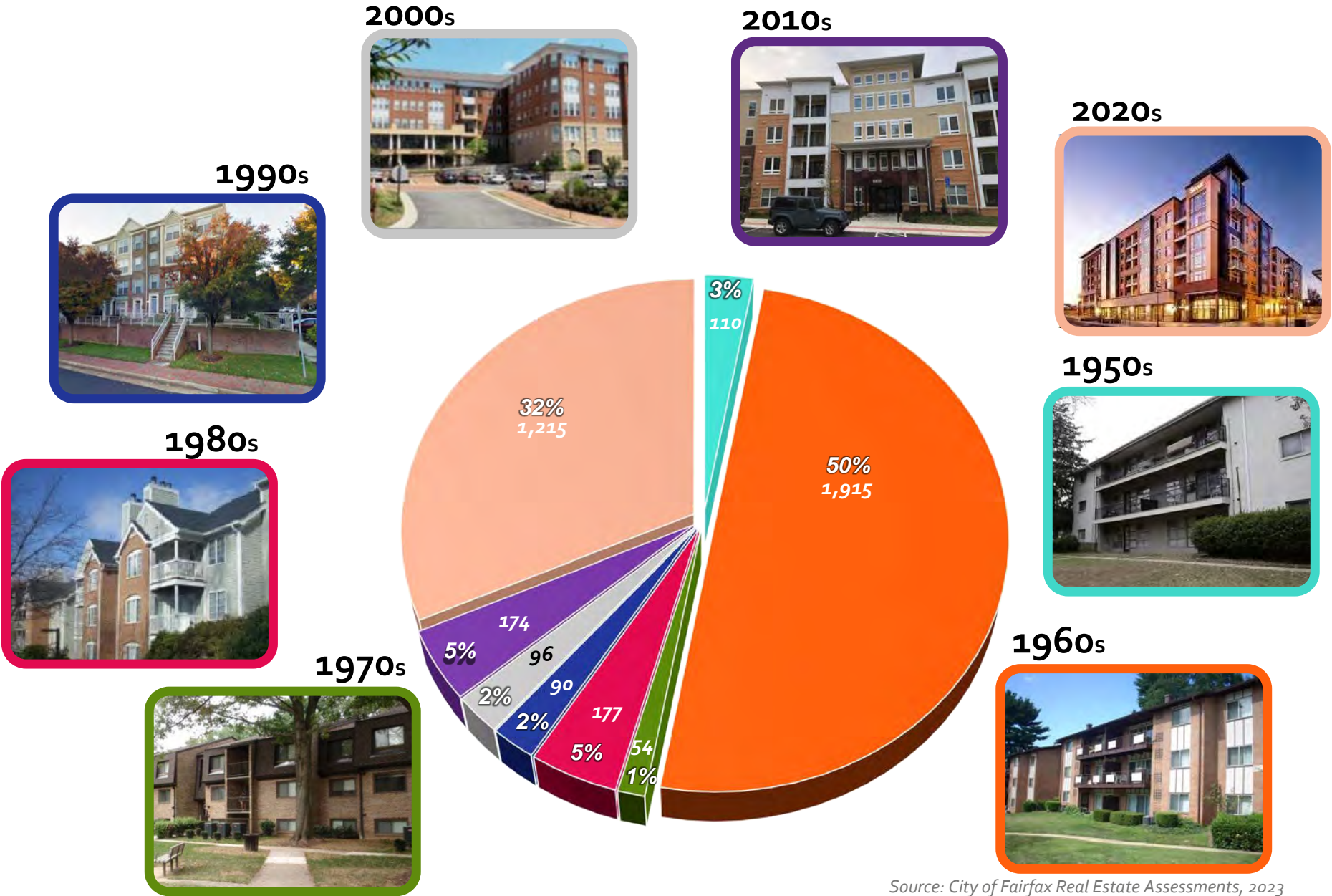
Source: City of Fairfax Real Estate Assessments, 2023

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 27: Single Family Residential Lot Size

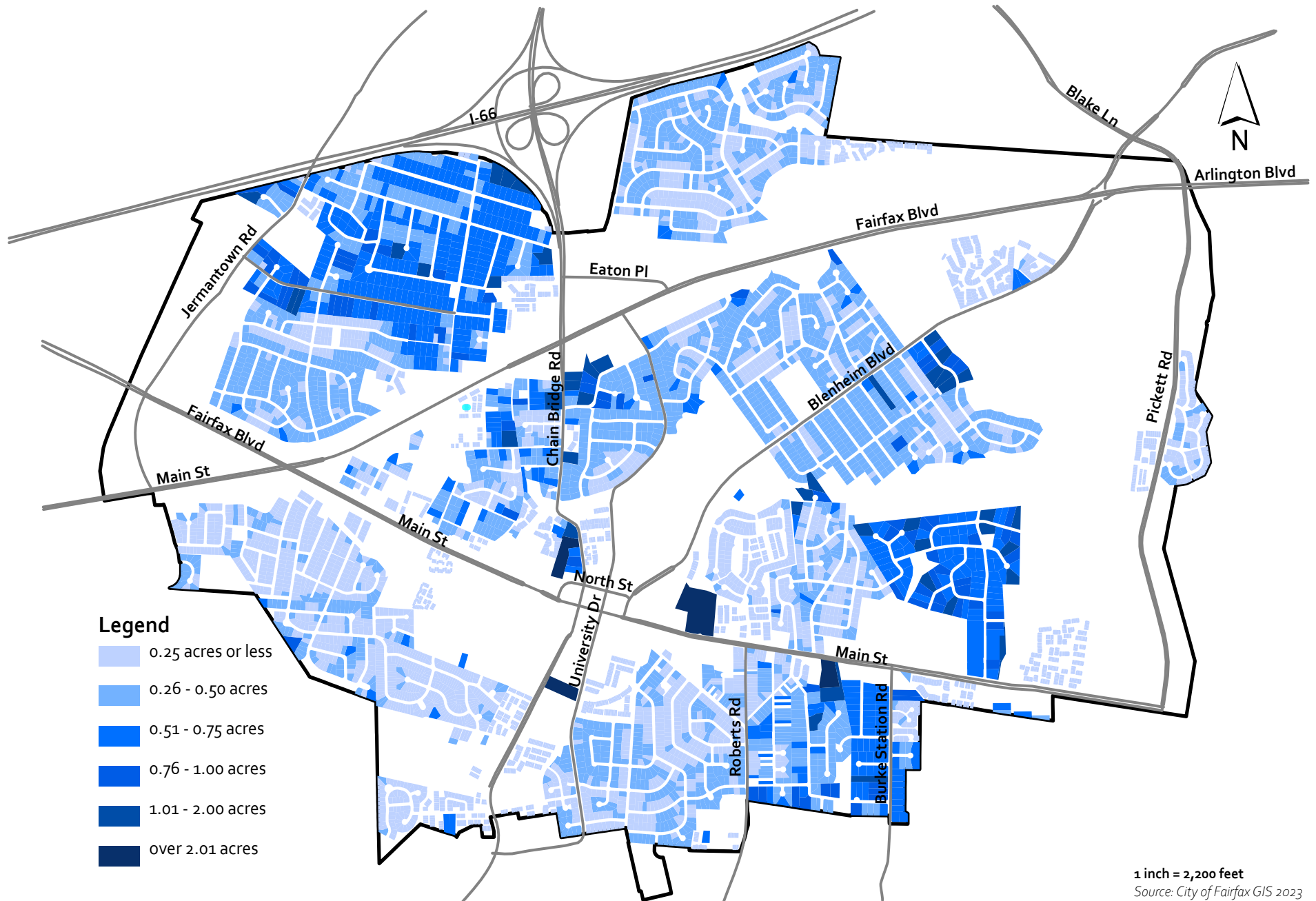
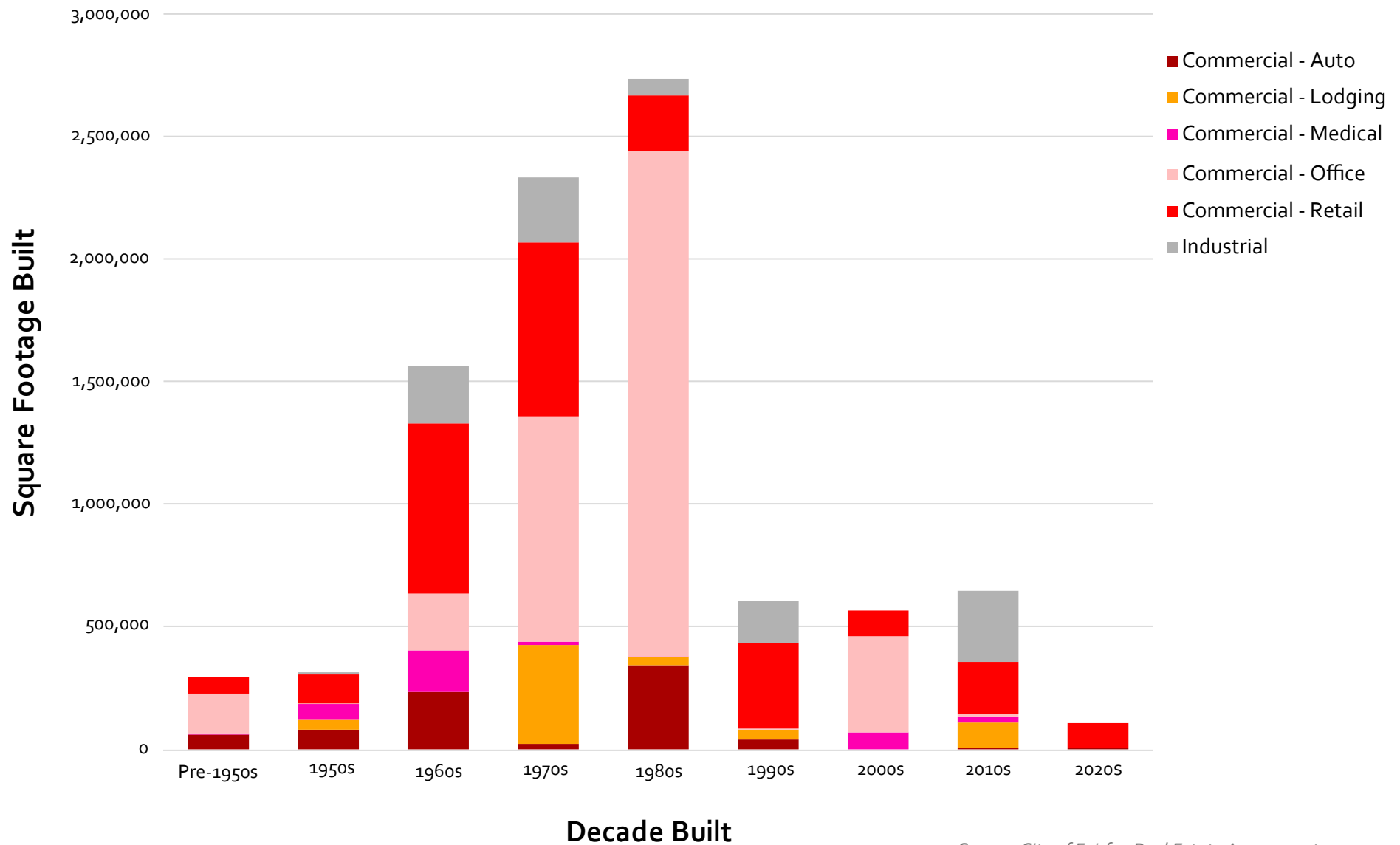


FIGURE 32: Commercial and Industrial Uses



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

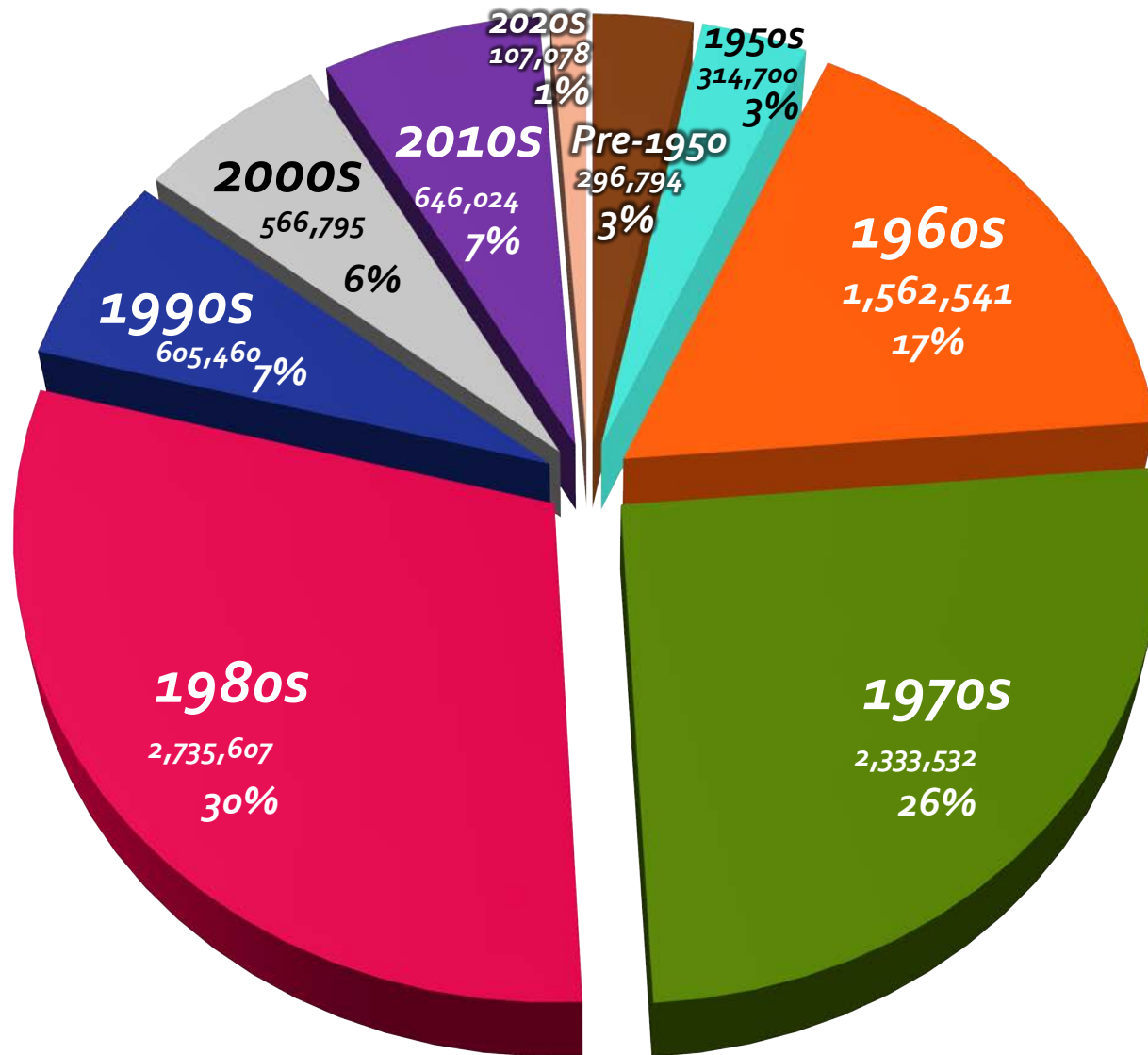
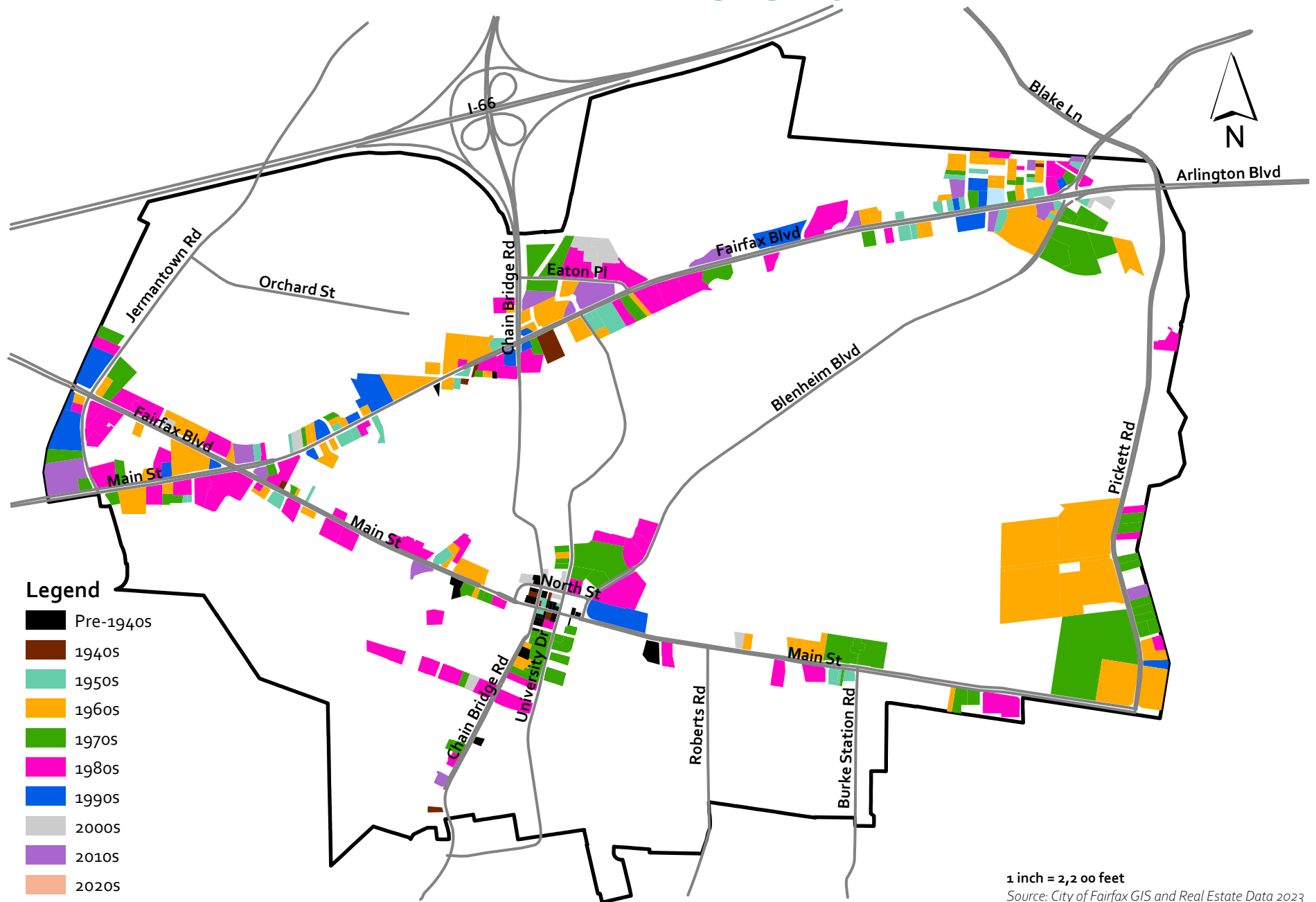
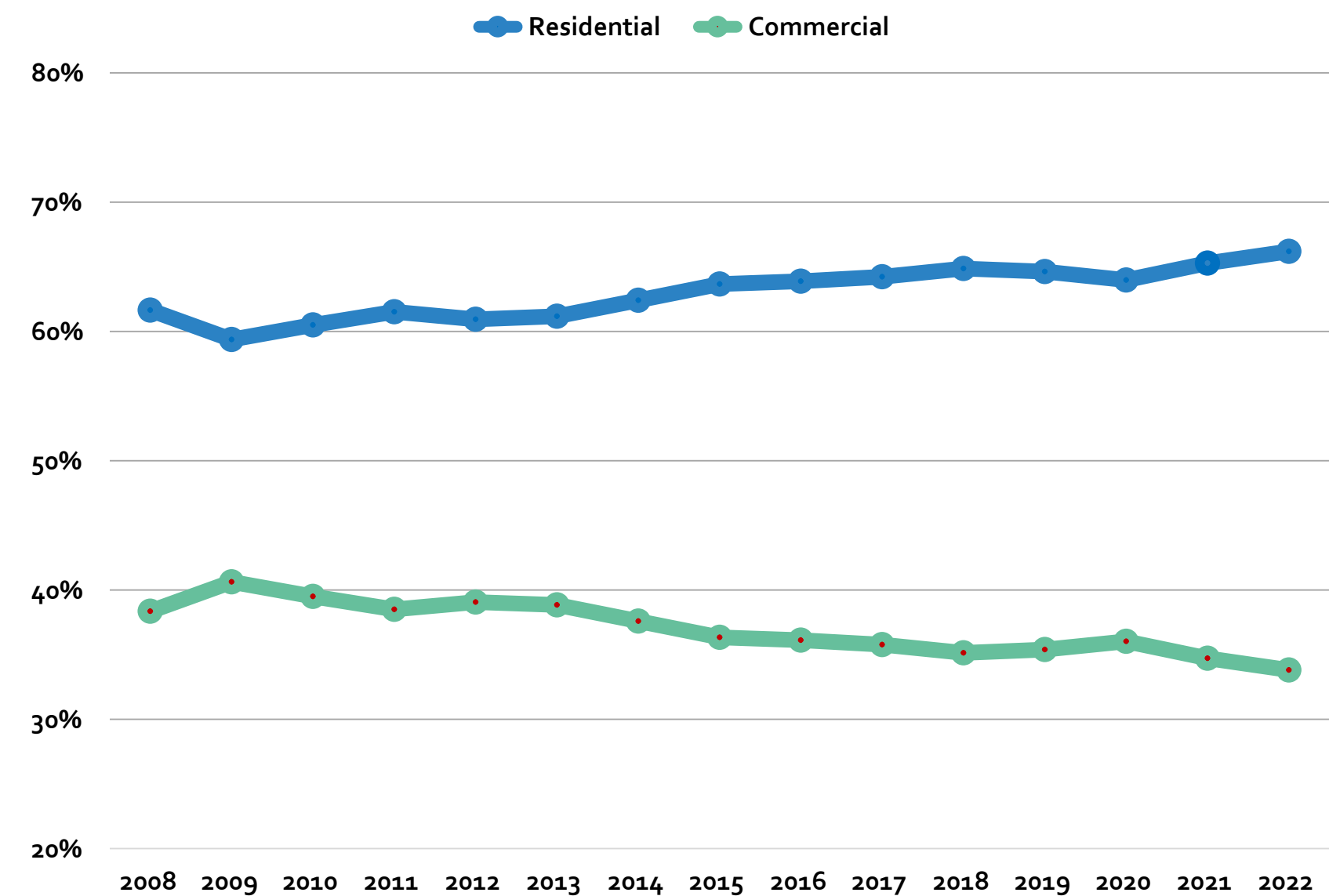


FIGURE 35: Commercial and Industrial Building Age by Decade Built



1 inch = 2,200 feet
Source: City of Fairfax GIS and Real Estate Data 2023

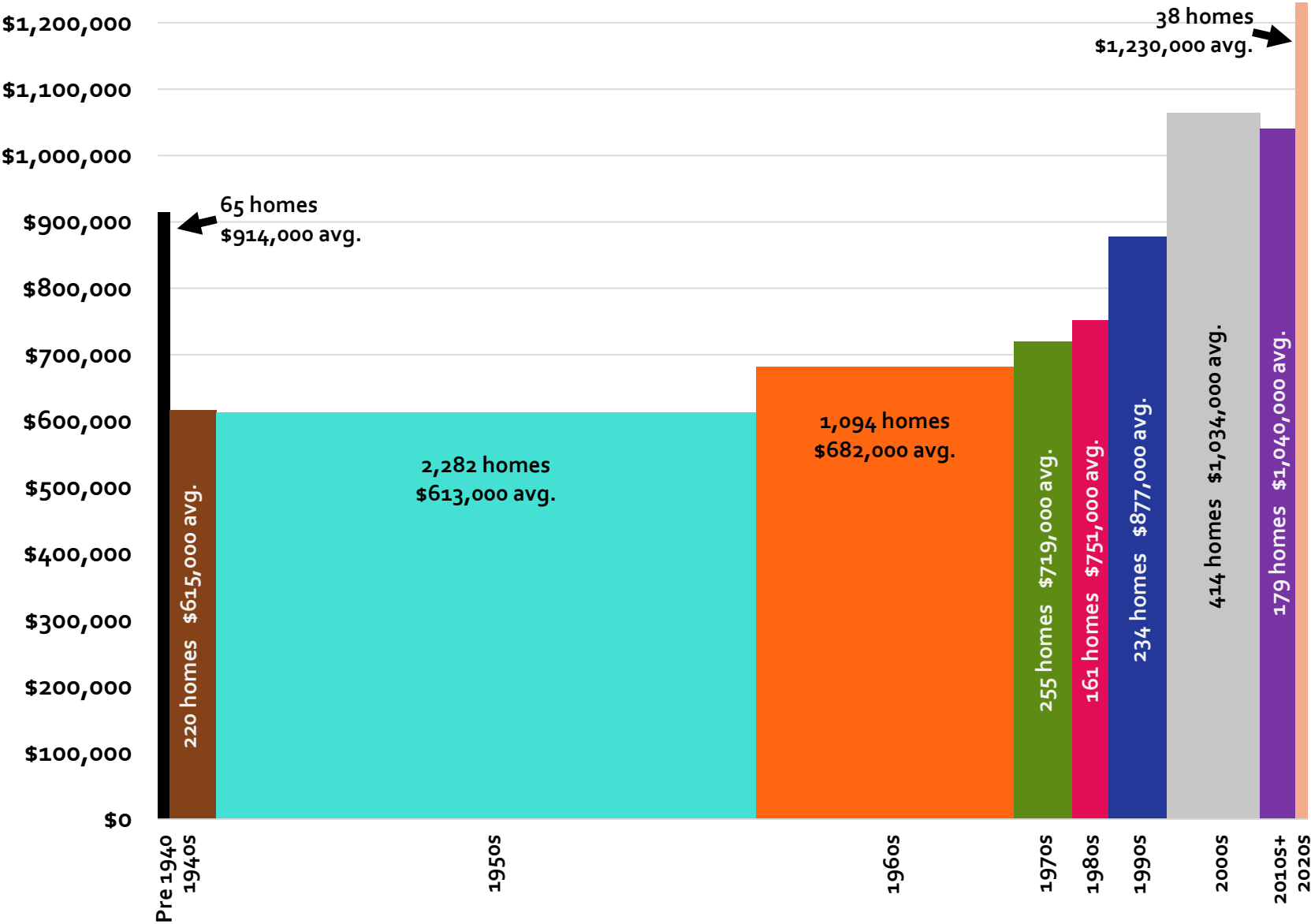
FIGURE 42: Real Estate Assessments by Commercial and Residential Sectors



NOTE: Data pertains to calendar year assessed values.

Source: City of Fairfax Budgets

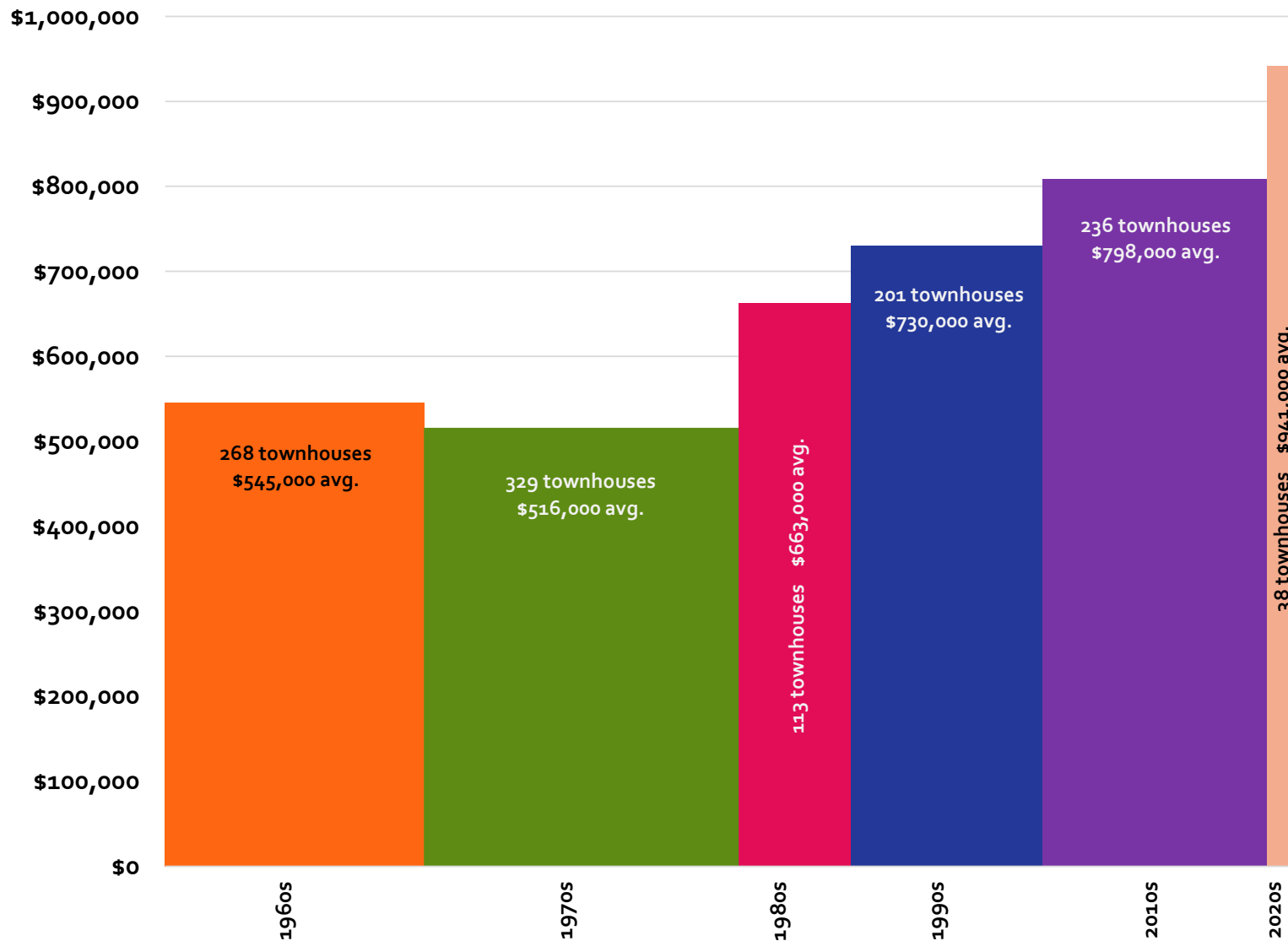
FIGURE 46: Average Assessed Value by Decade Built - Detached Houses
City of Fairfax, 2023



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

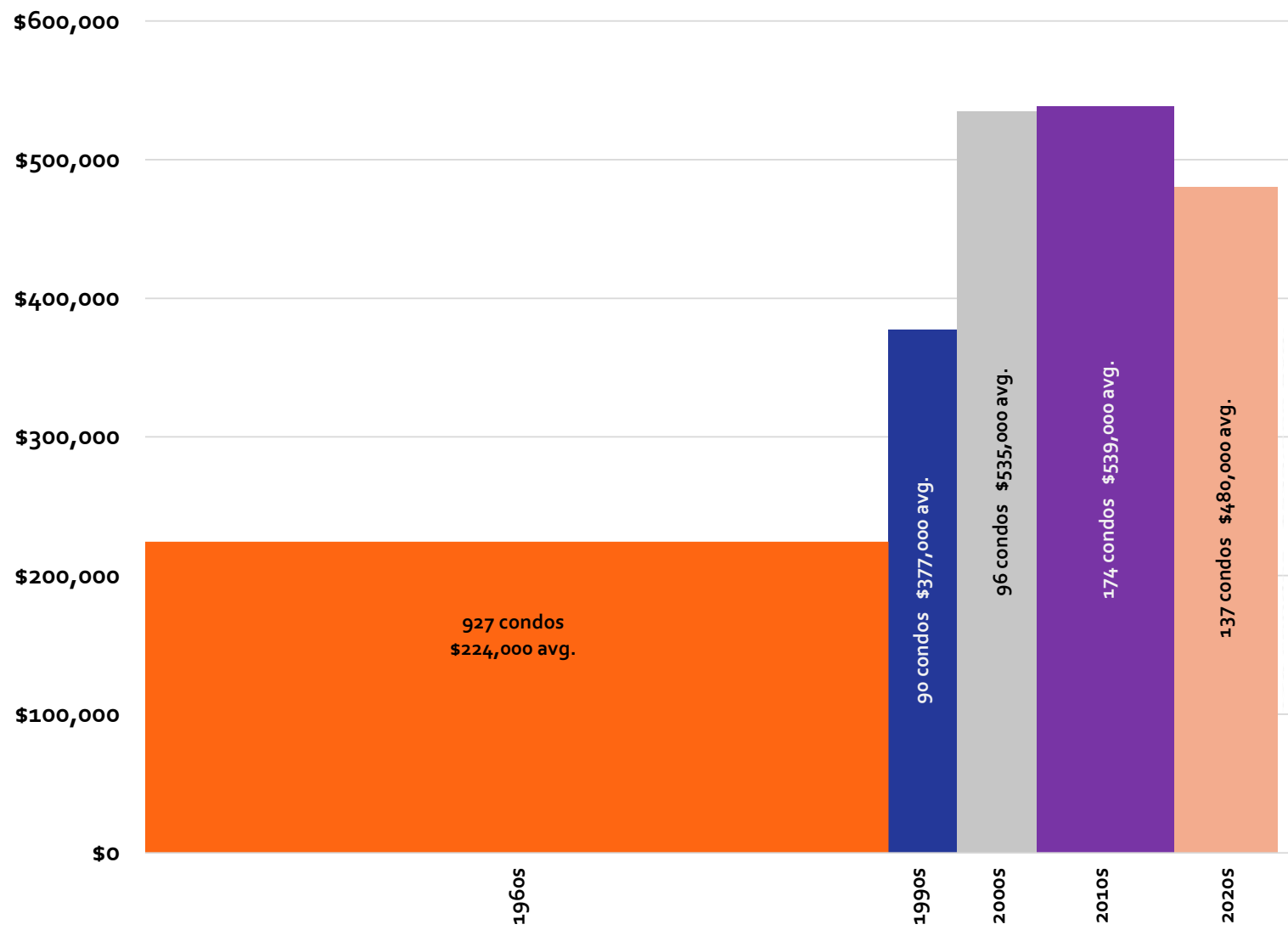
FIGURE 47: Average Assessed Value by Decade Built - Townhouses
City of Fairfax, 2023



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 56: Infill Housing by Decade Built

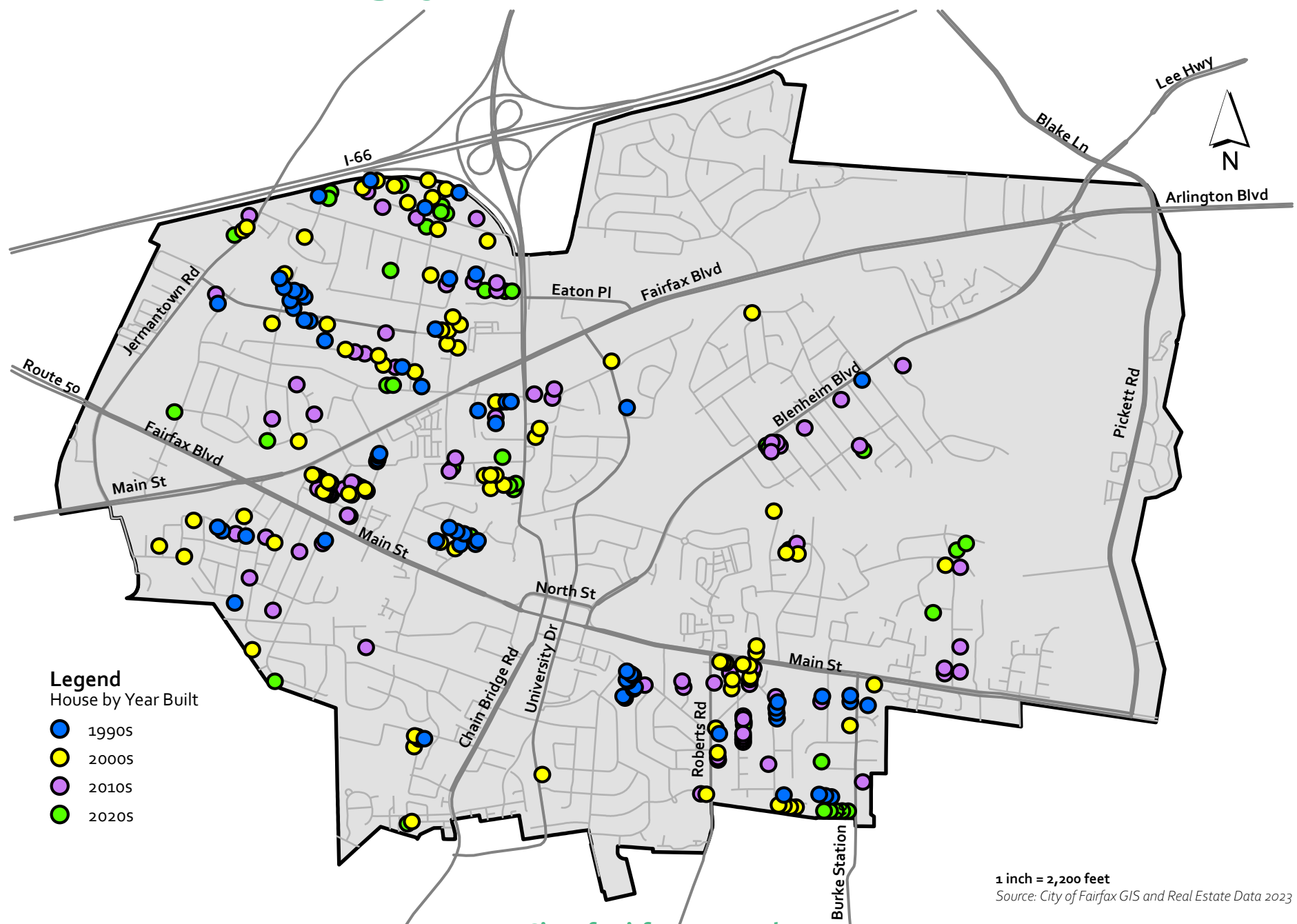
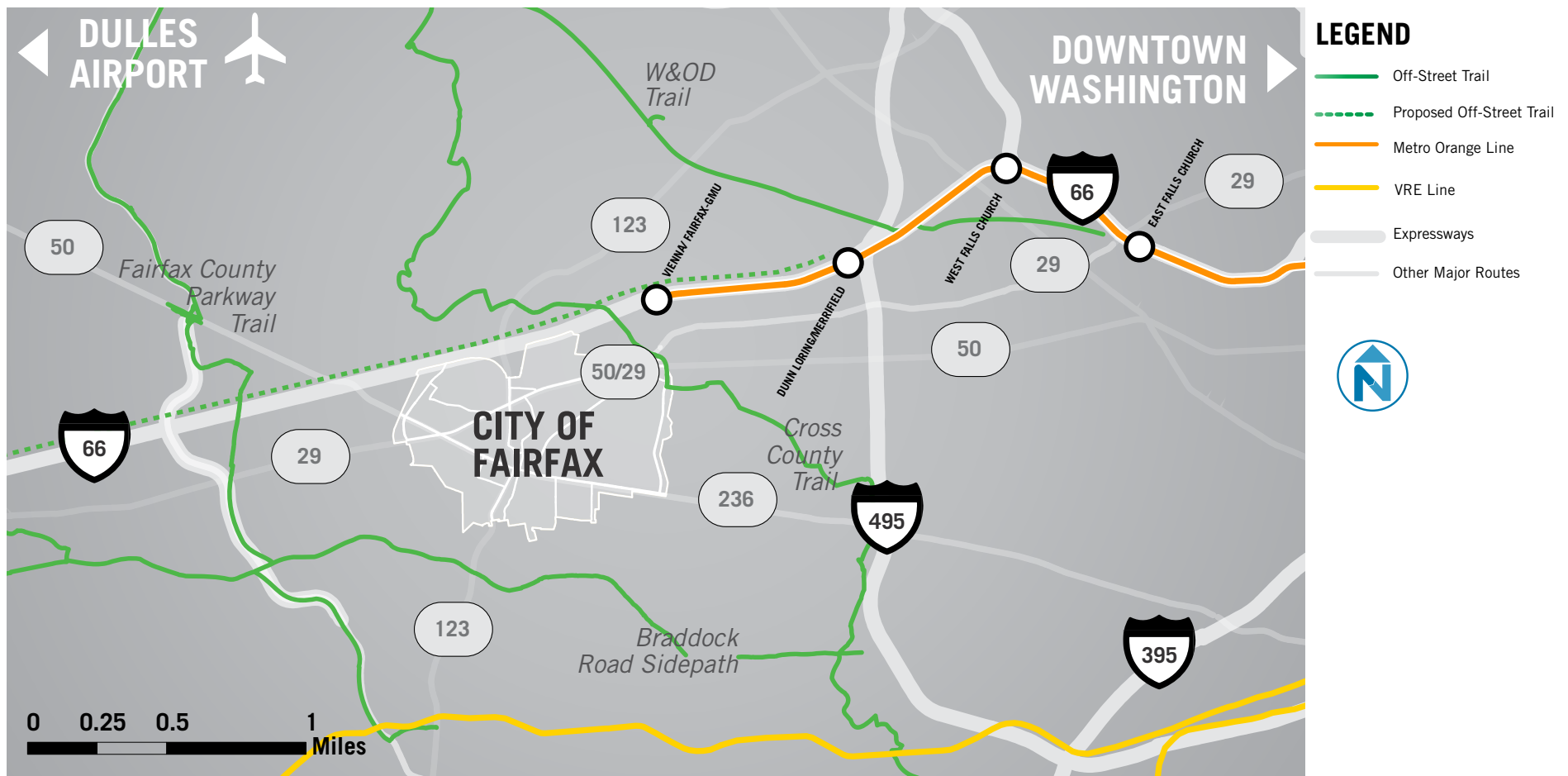


FIGURE 60: Regional Trails, Transit, And Roadway Assets/Facilities

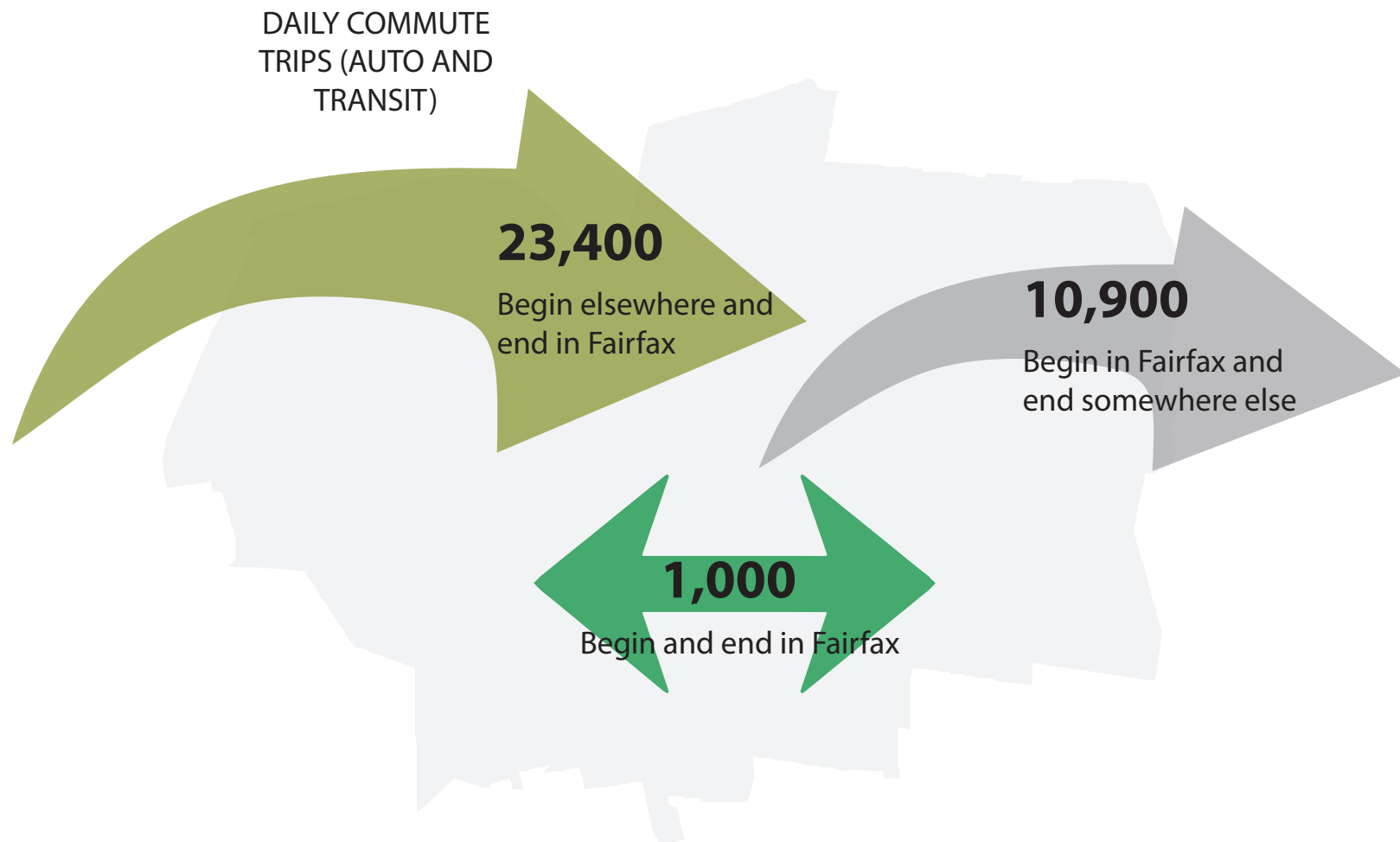
The City of Fairfax is well positioned in the regional transportation system, surrounded by multiple significant regional transportation assets such as Dulles Airport, the Metro Orange Line, and regional trails. Although in close proximity, most generally must be accessed by vehicle.



PREPARED BY NELSON\NYGAARD

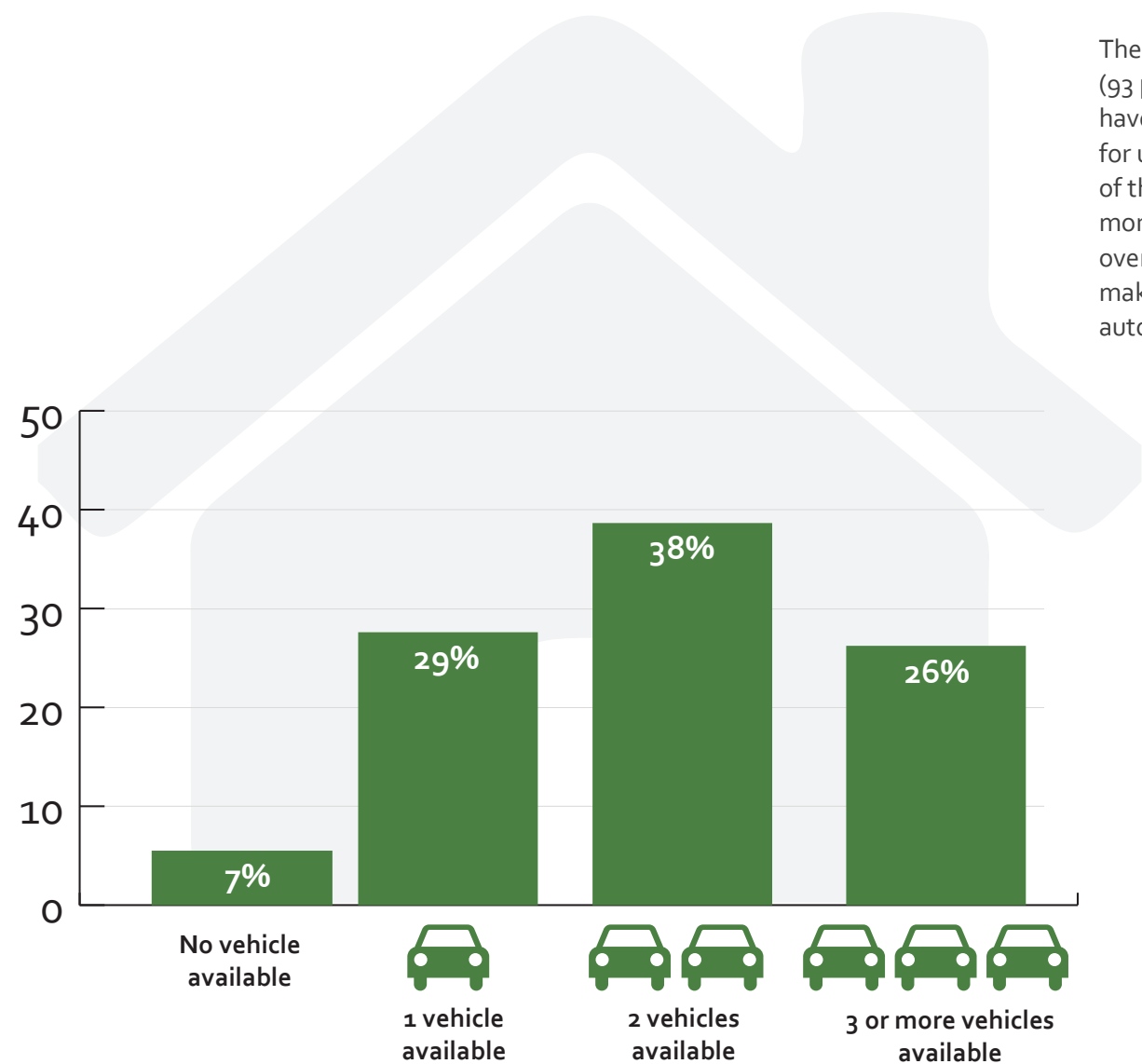
FIGURE 61: Resident And Worker Commute

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**



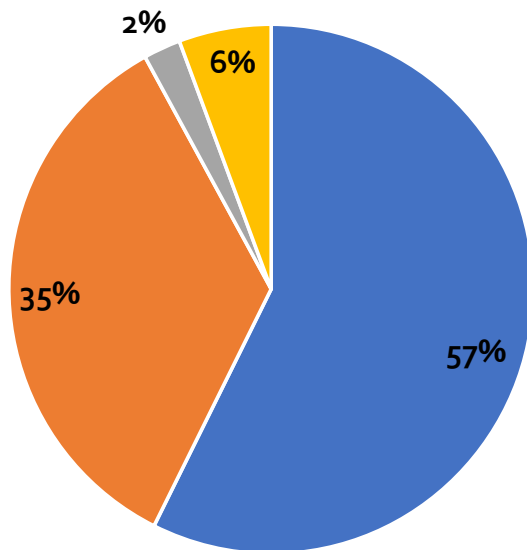
The vast majority of households (93 percent) in the City of Fairfax have at least one vehicle available for use. Approximately two-thirds of those households have two or more vehicles available, while just over one quarter of households make use of three or more personal automobiles.

SOURCE: US Census ACS, 2017-21

FIGURE 63: Commuting Distances

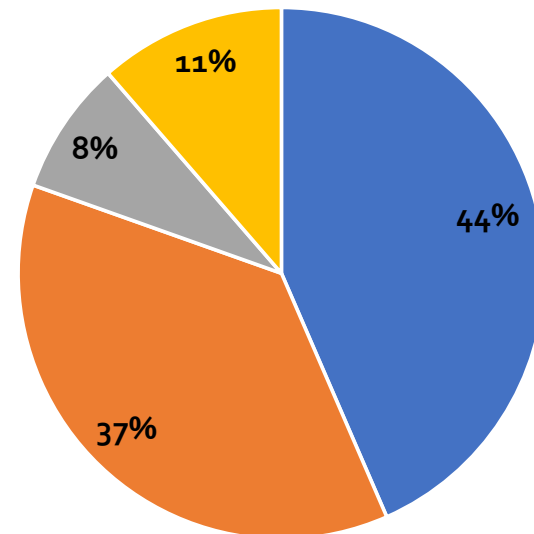
The average commute distance for single-occupancy vehicles and carpools into and out of the City of Fairfax is relatively short in terms of distance. The majority of Fairfax residents (56%) who commute travel less than 10 miles, while slightly less than half (44%) of Fairfax workers travel less than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

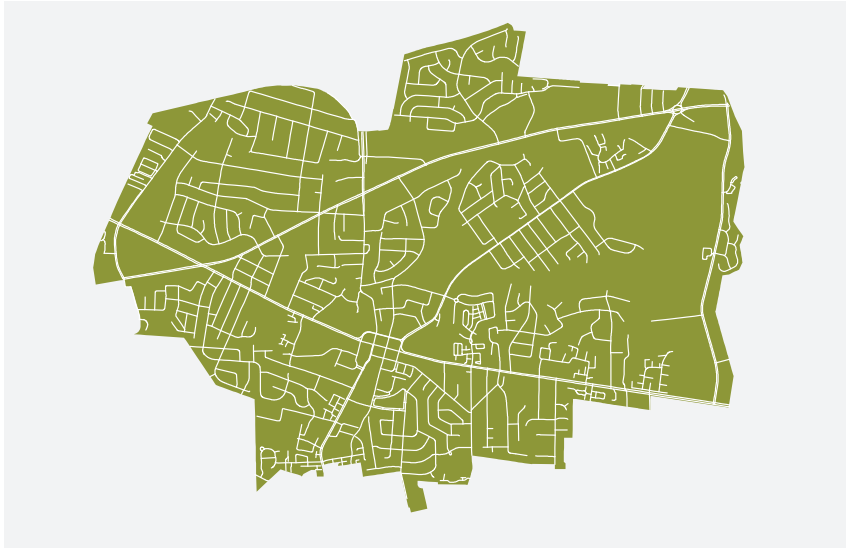


■ Less Than 10 Miles ■ 10-24 Miles ■ 25-50 Miles ■ Greater Than 50 Miles

SOURCE: US Census Bureau Center for Economic Studies, 2019

FIGURE 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.

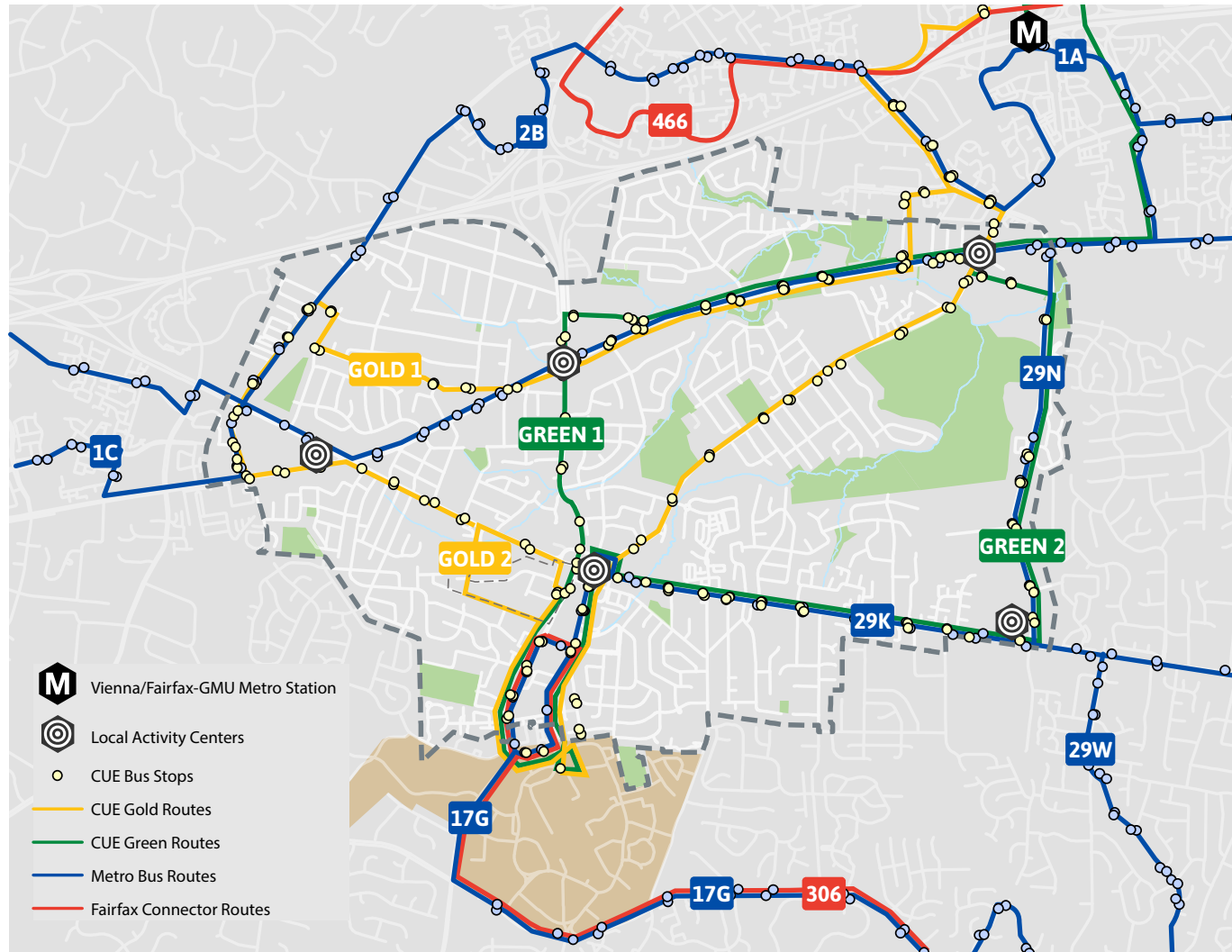
FUNCTIONAL NON-MOTORIZED NETWORK



PREPARED BY NELSON\NYGAARD

SOURCE: Fairfax City, 2016

FIGURE 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 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 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.

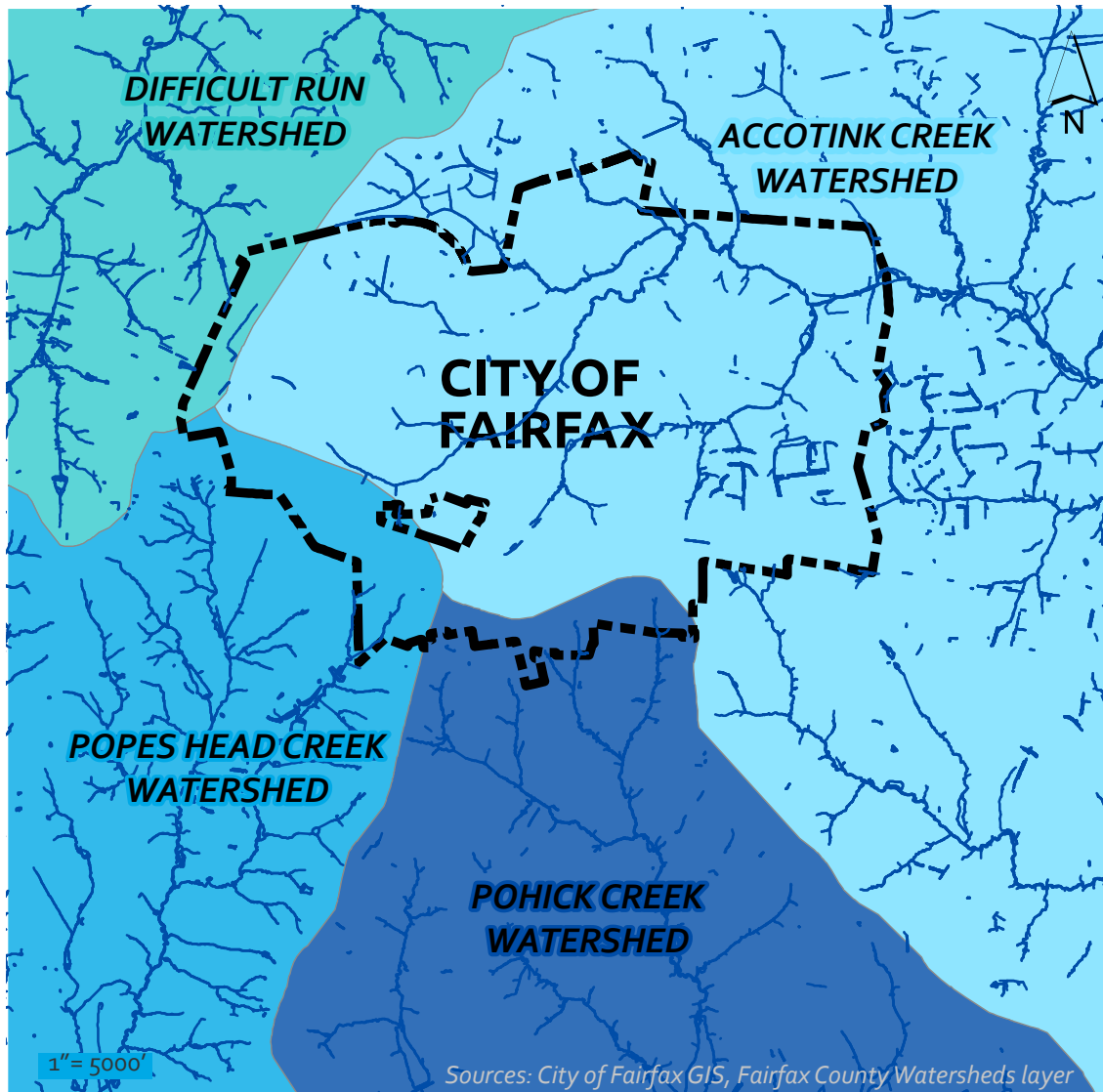


FIGURE 83: Water Resources

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

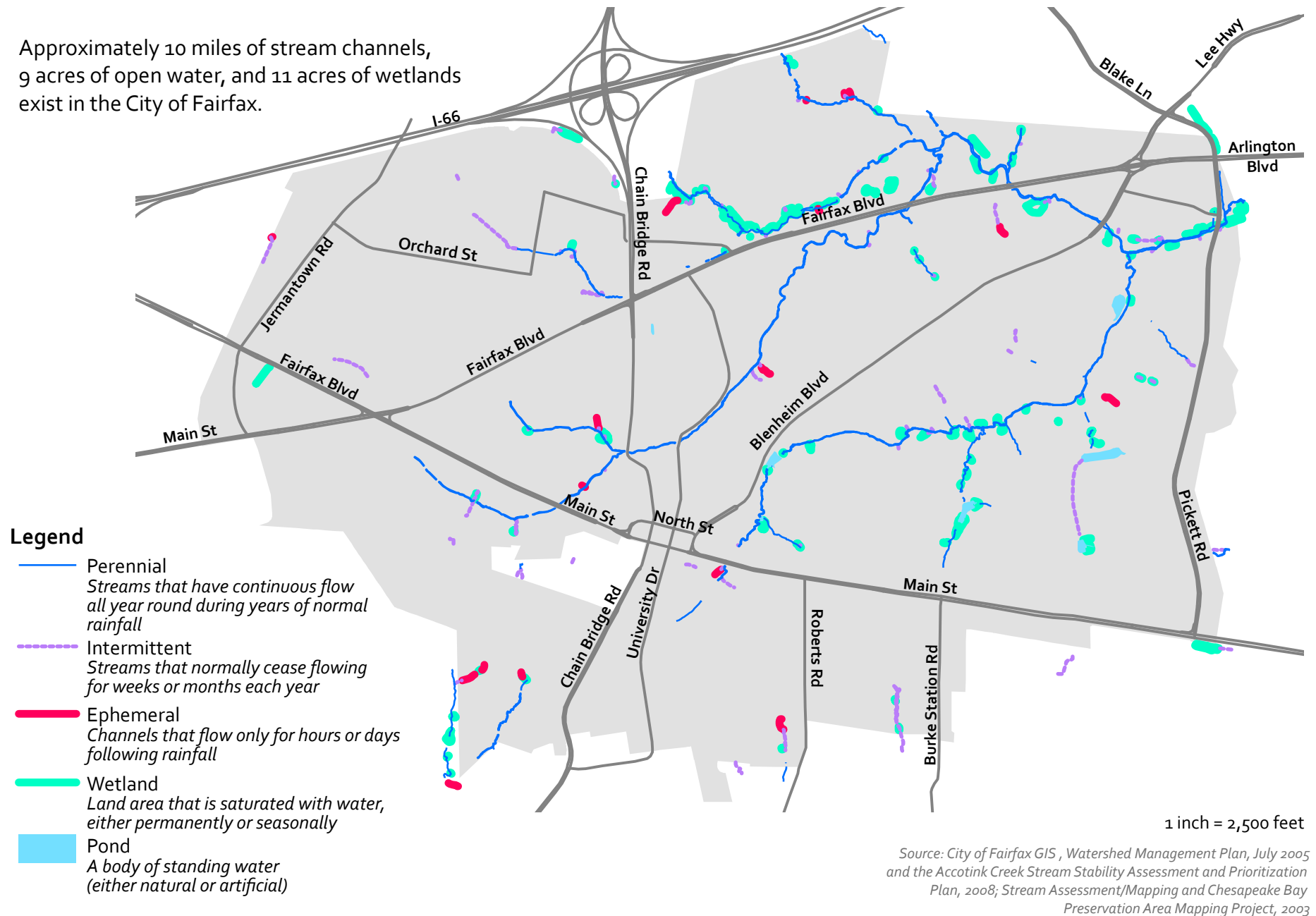


FIGURE 85: Floodplain and Chesapeake Bay Preservation Area Map

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.

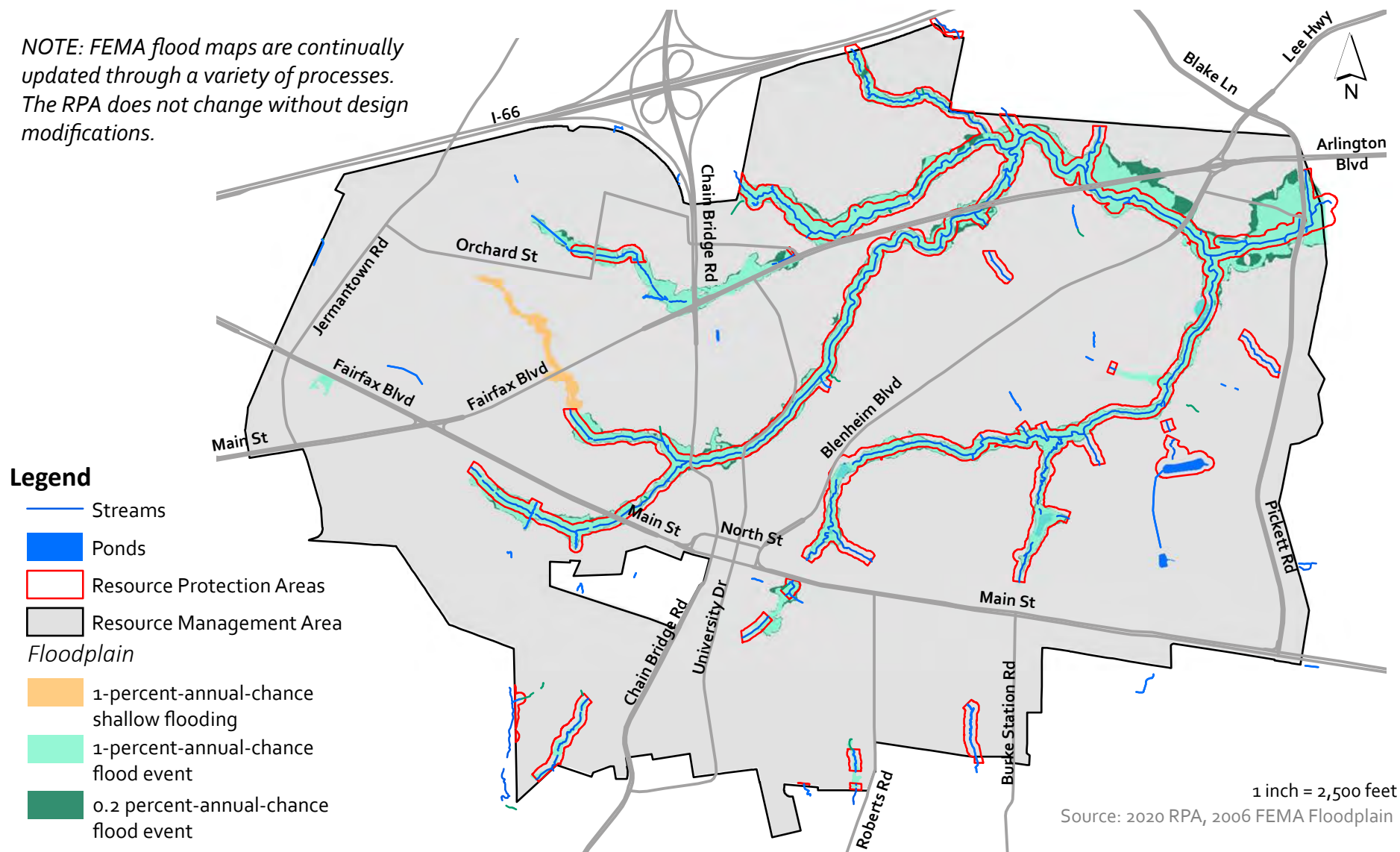


FIGURE 86: Topography

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.

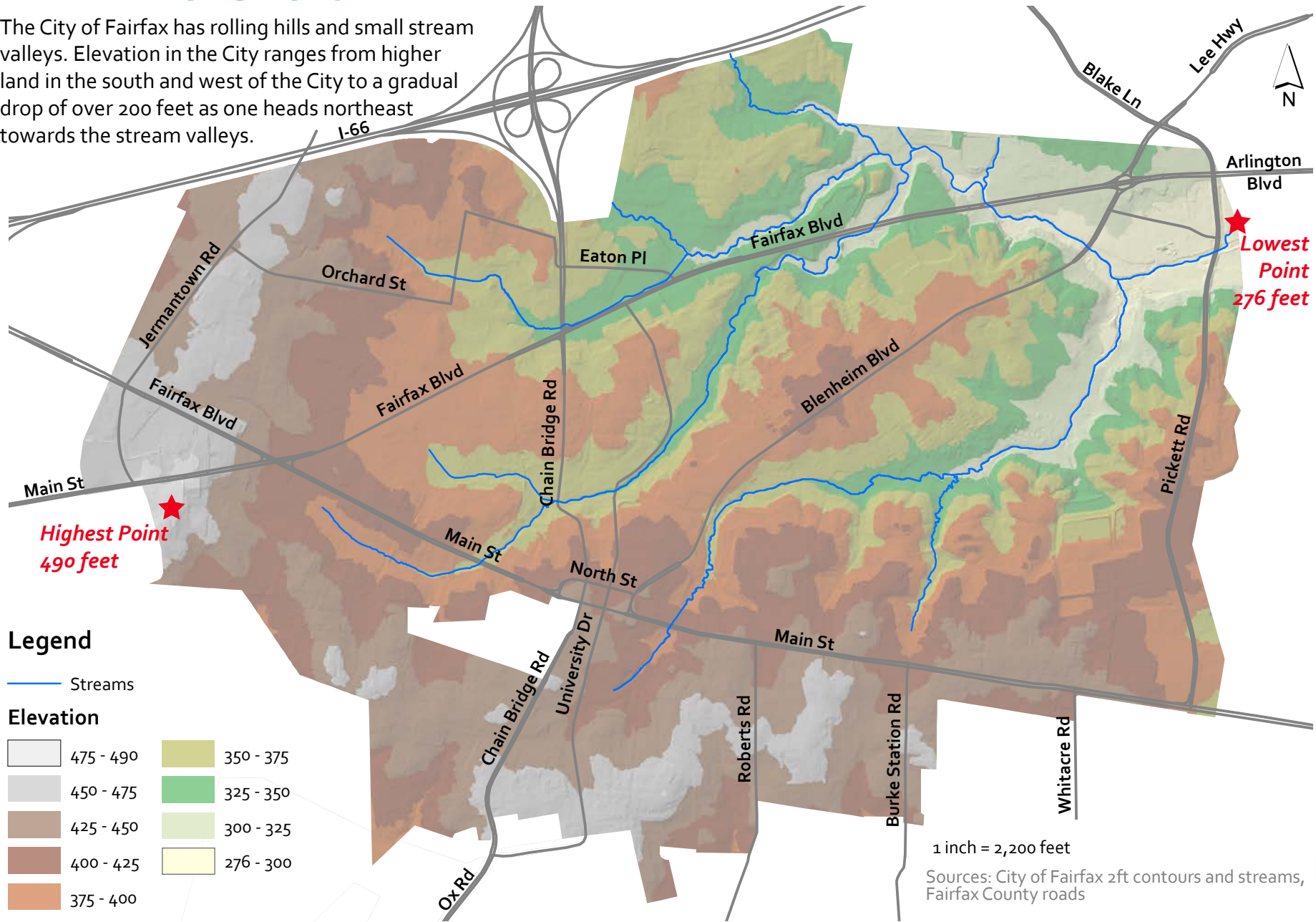


FIGURE 87: Soils

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.

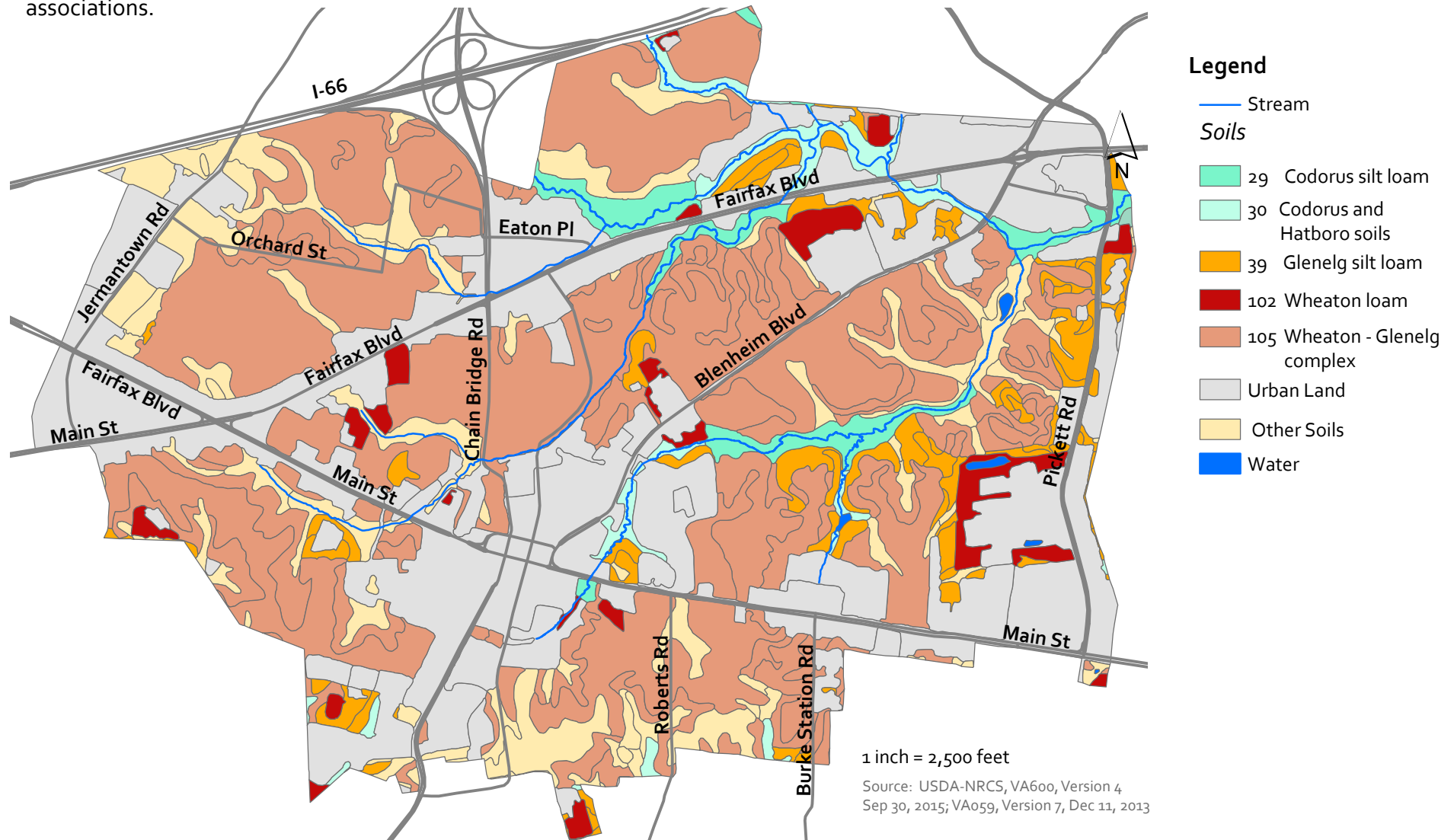
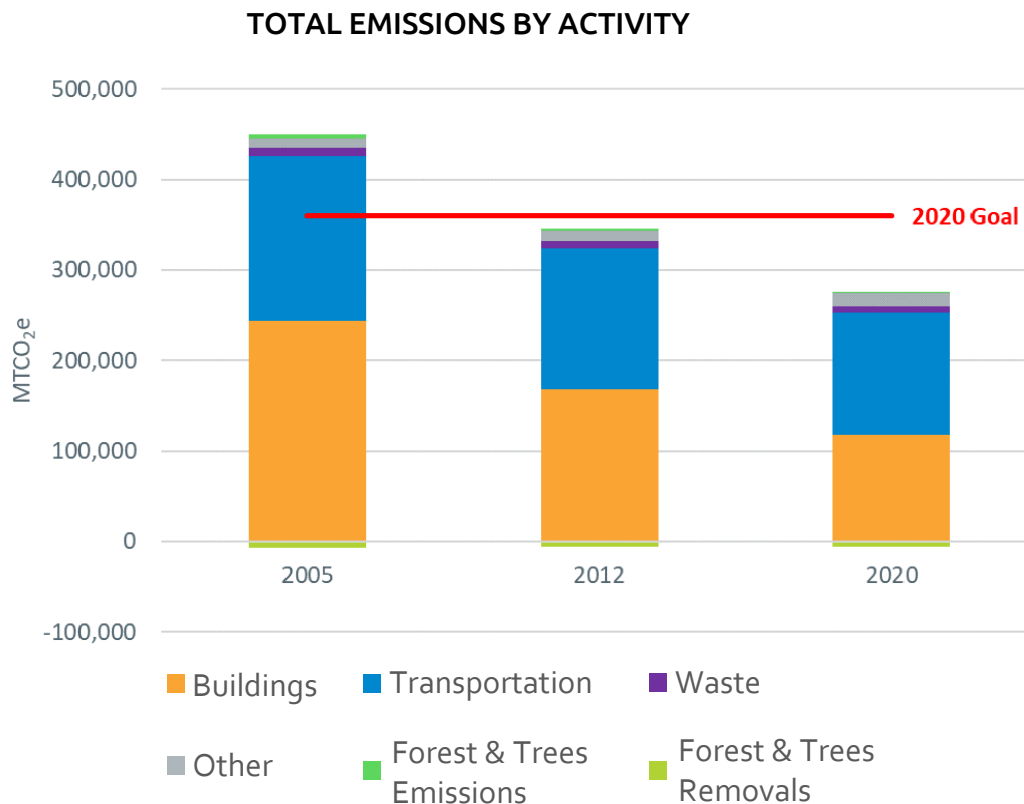


FIGURE 88: Land Cover



FIGURE 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.



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.

City of Fairfax Fact Book



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 94: Publicly Available Electric Vehicle Charging Stations

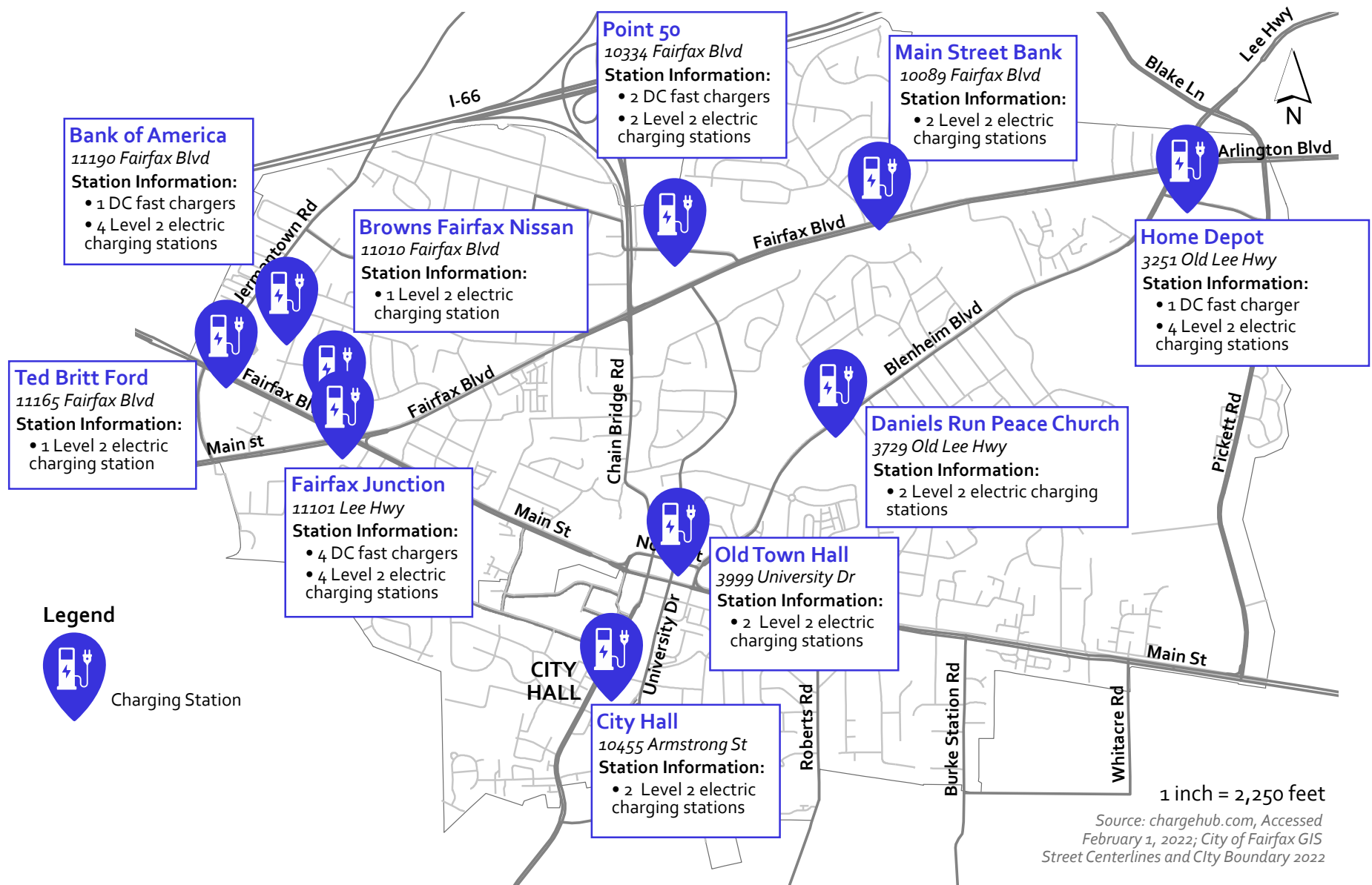
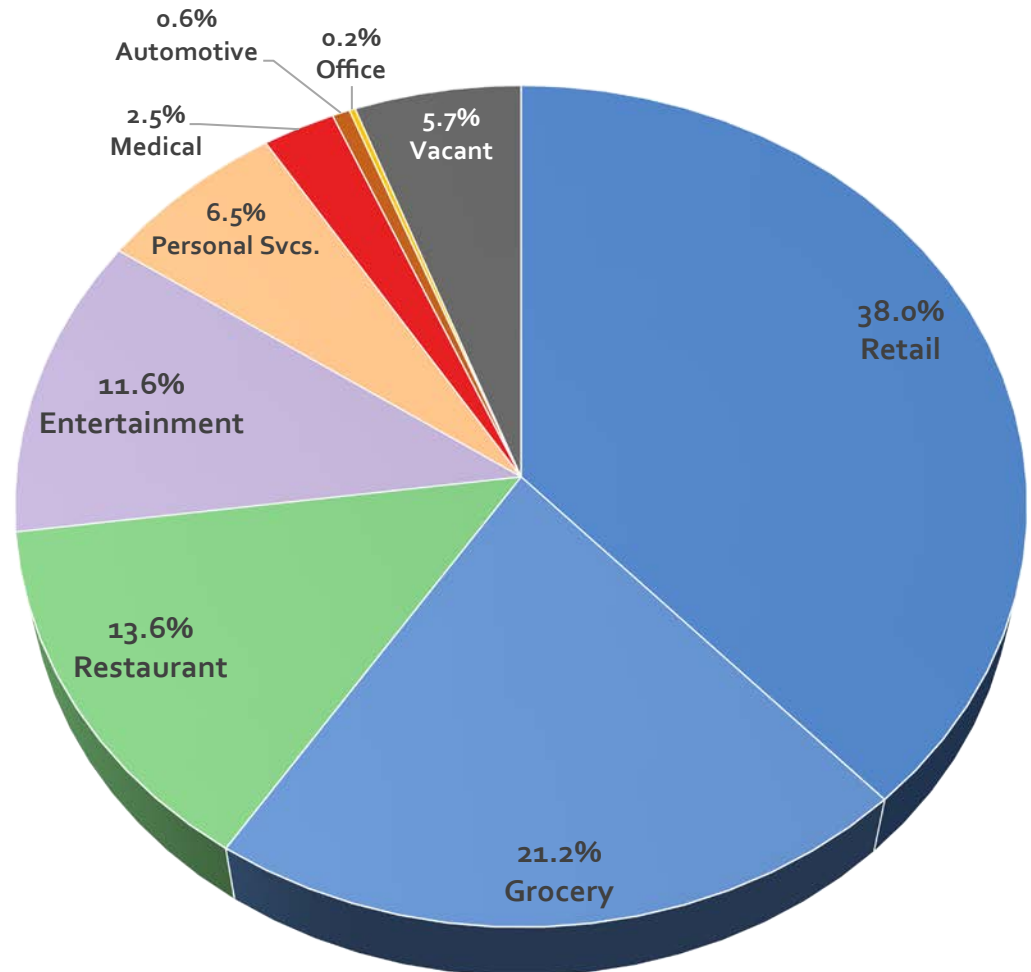


FIGURE 95: Select Shopping Center Leasing Plans by Type of Tenant
City of Fairfax, January 2023

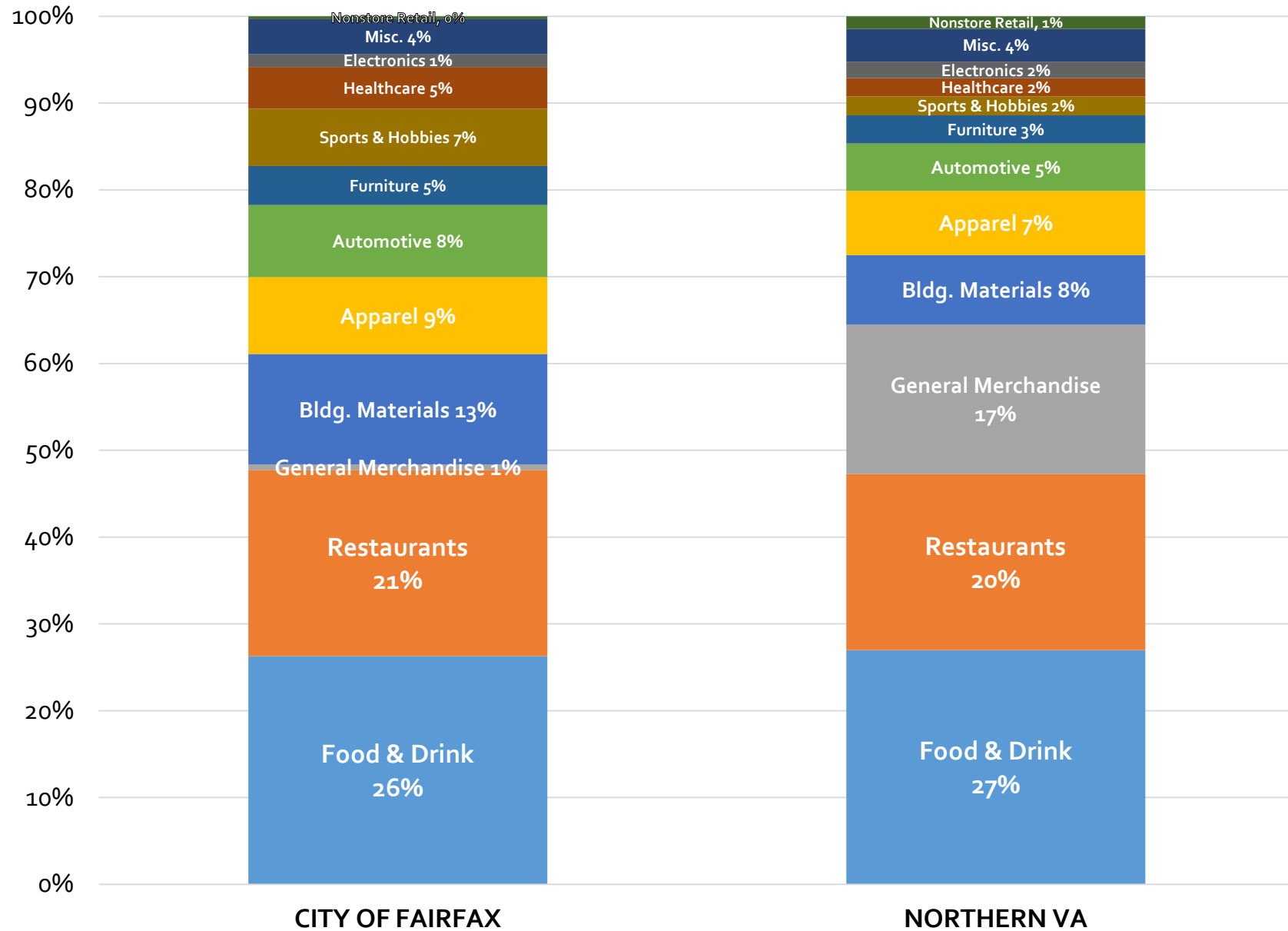
Analysis contains leasing information from 19 shopping centers (listed below) in the City of Fairfax containing 1.8 million square feet of leasable space.

- 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

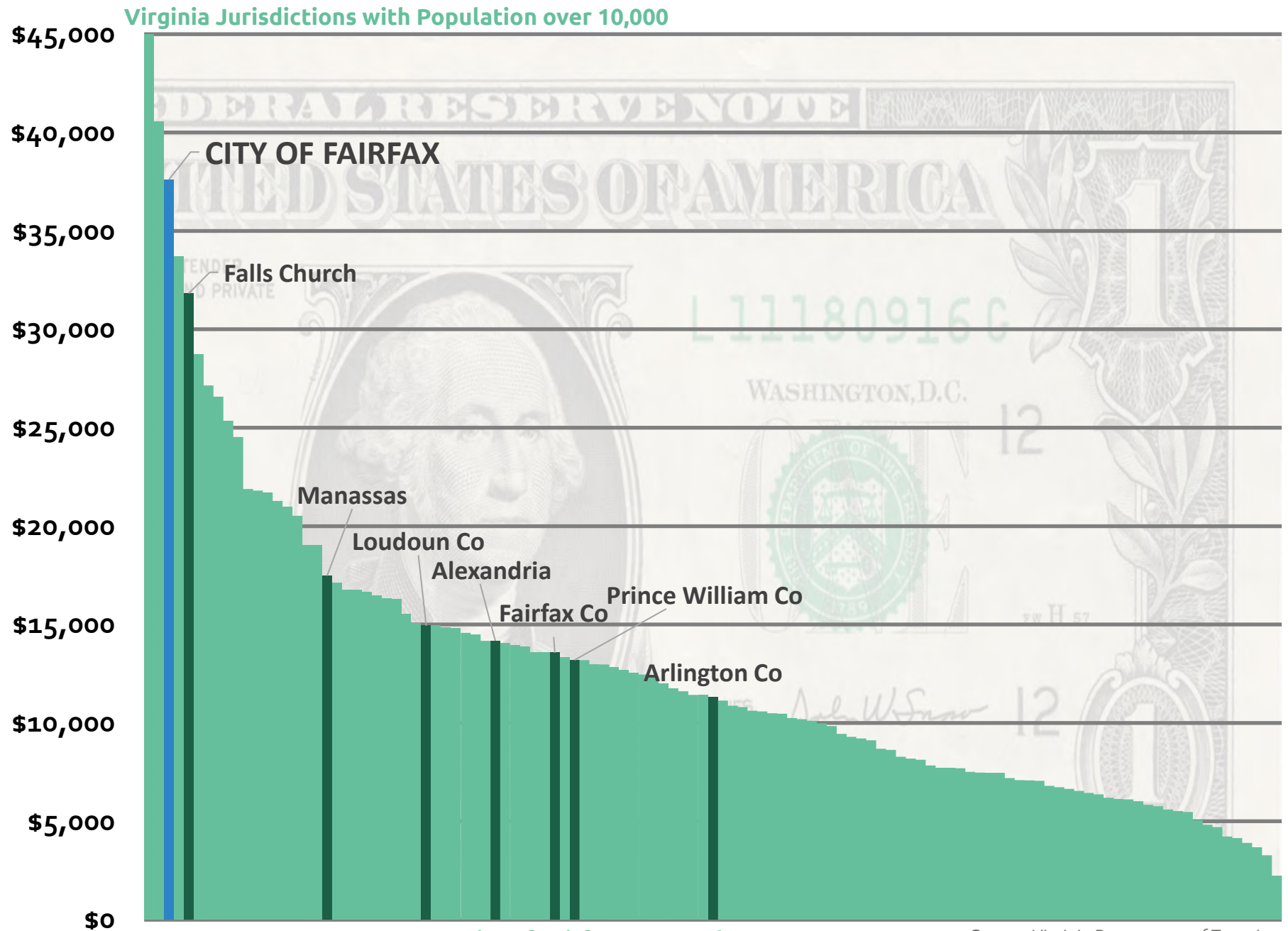
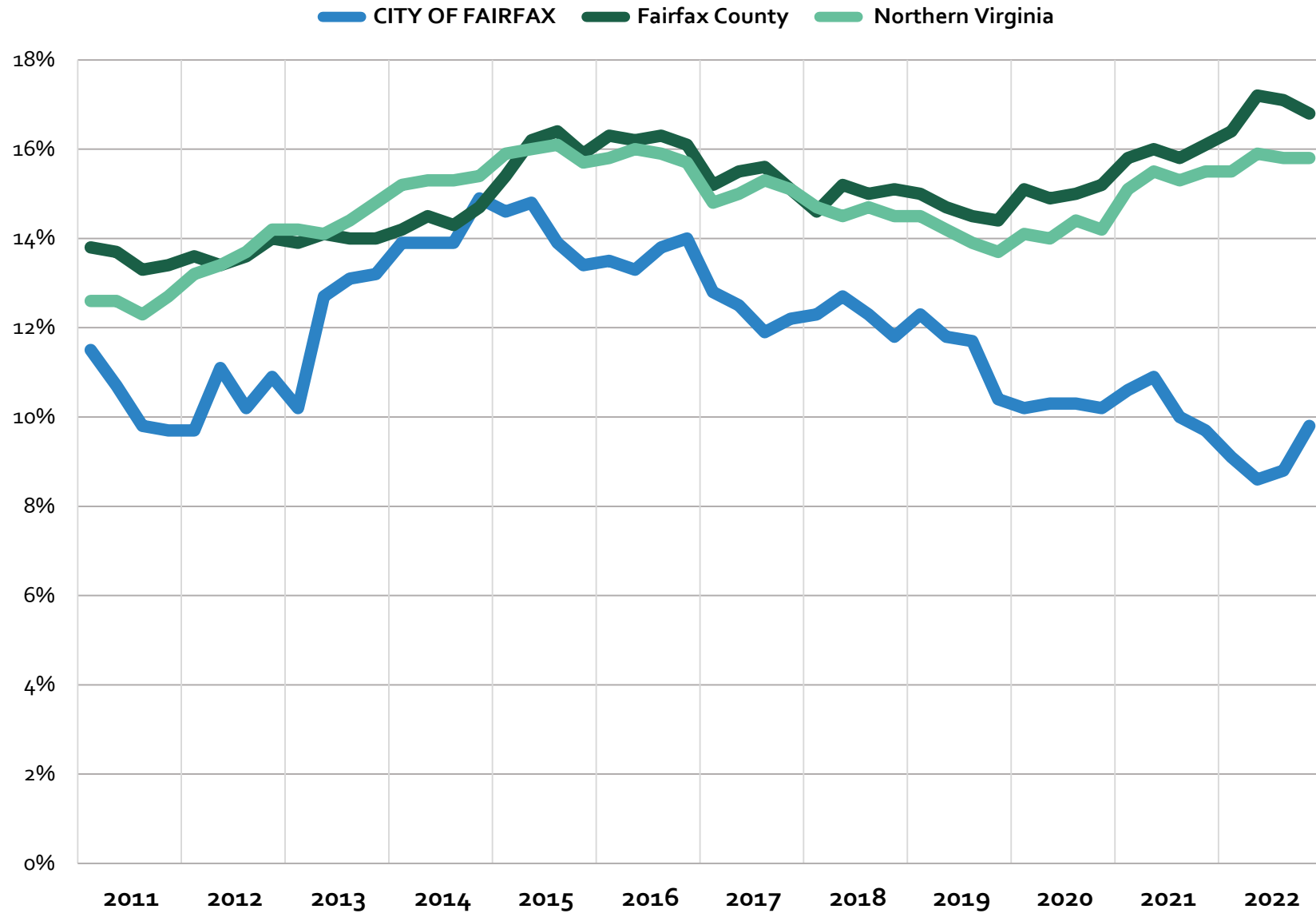


FIGURE 98: Office Market by Class, 2023



Source: CoStar, January 2023

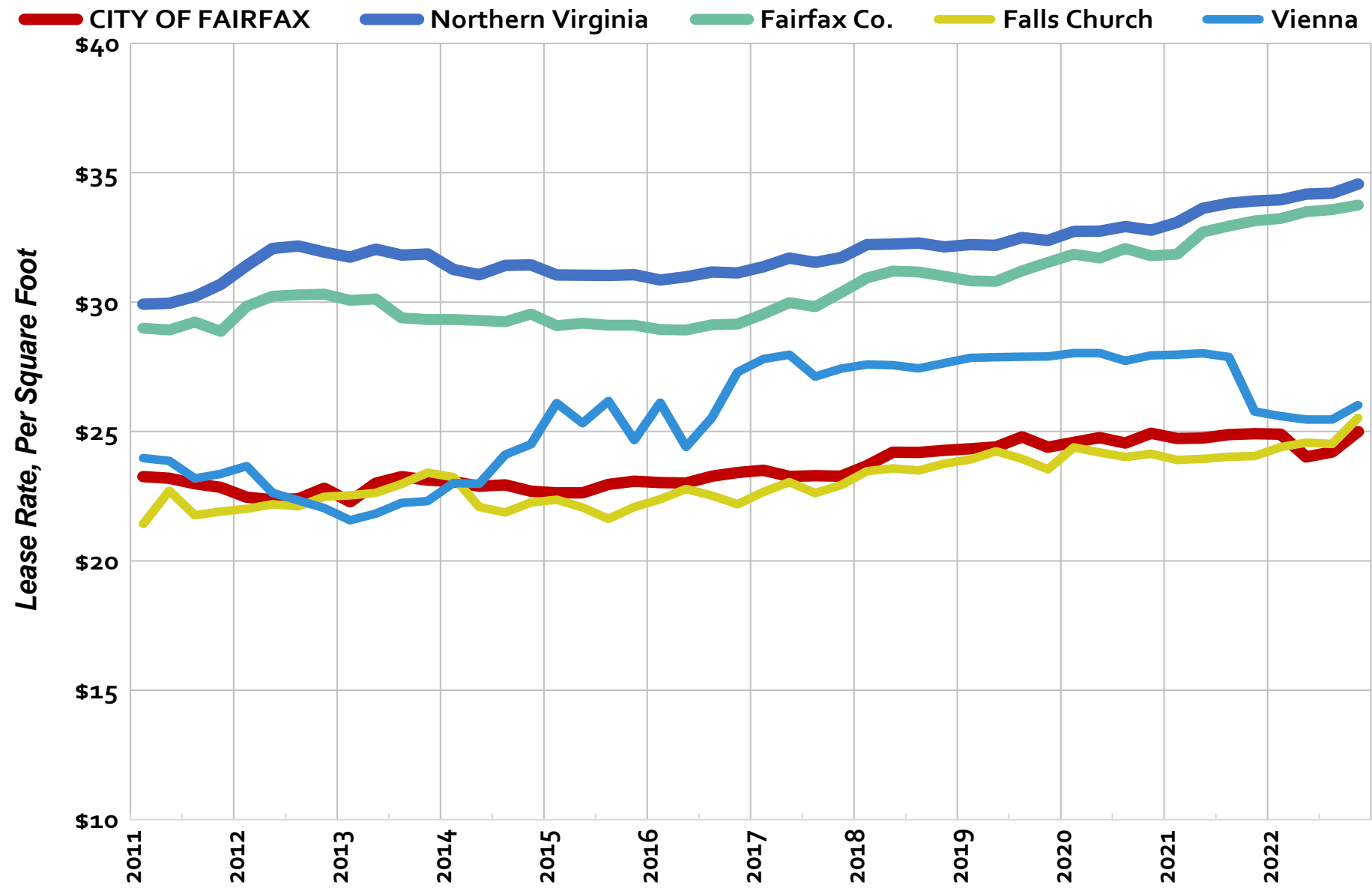
FIGURE 99: Office Vacancy Rate
2011 - 2022



Source: CoStar, January 2023

FIGURE 102: Office Lease Analysis

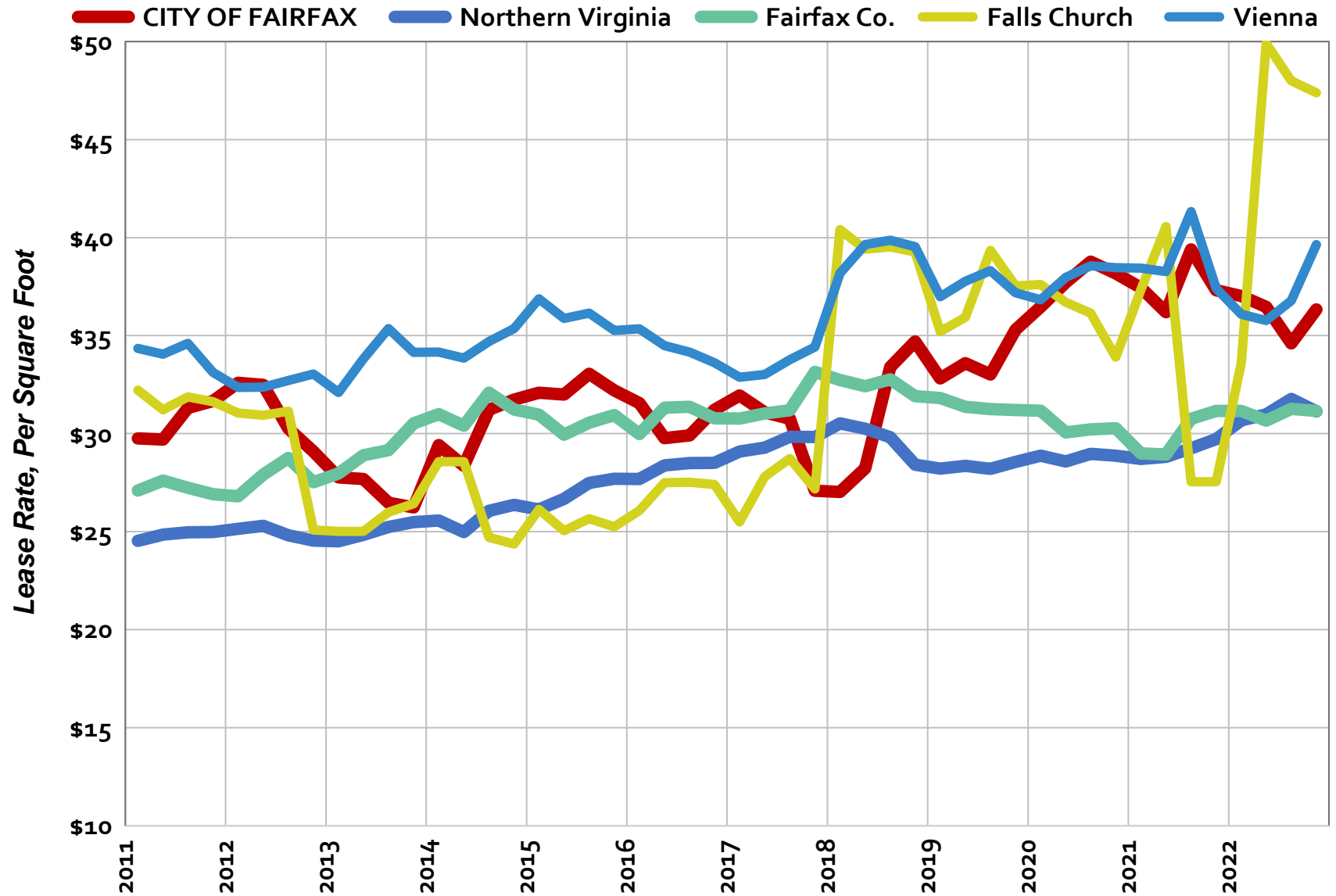
City of Fairfax and Select Northern Virginia Areas, 2011 - 2022



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

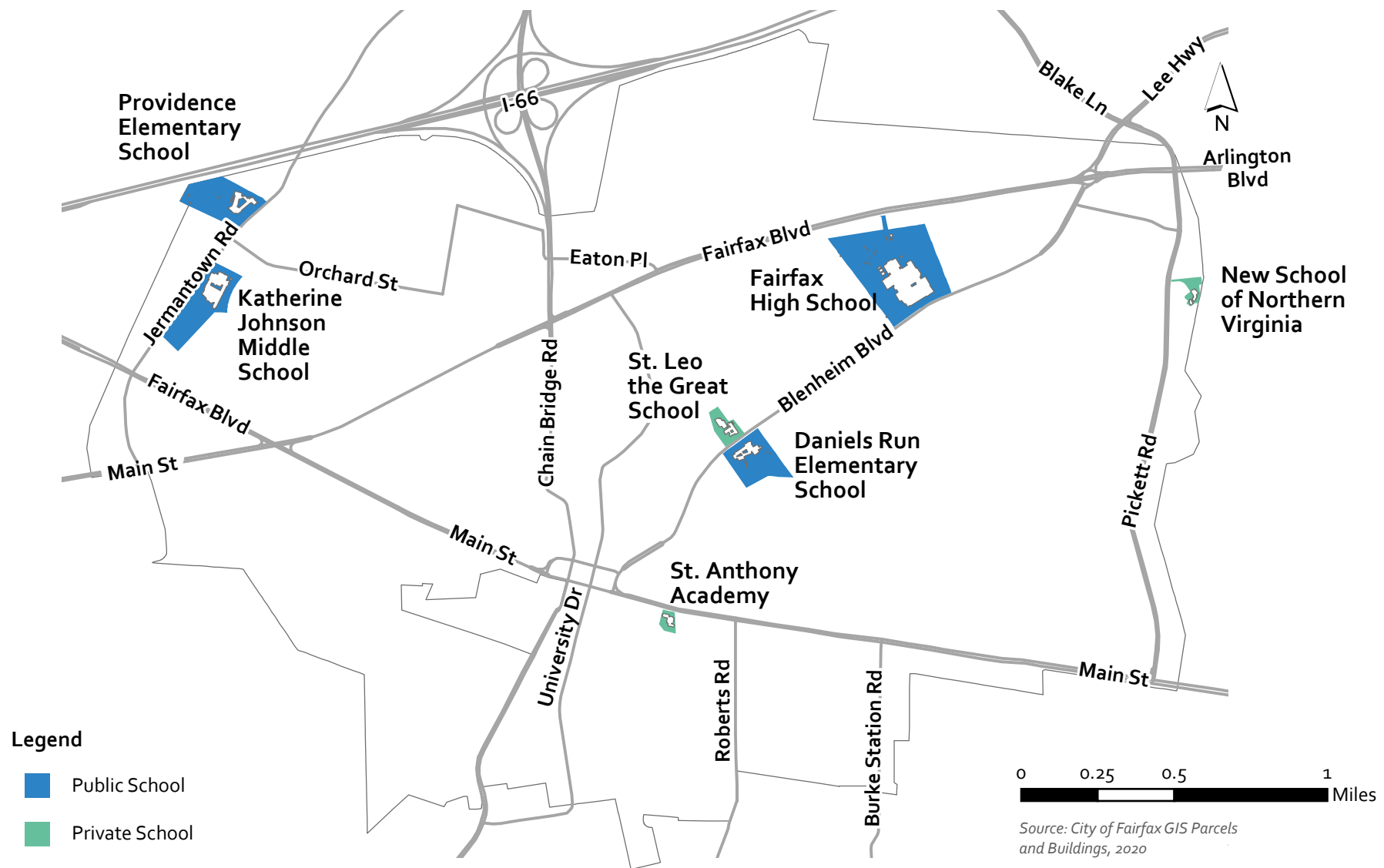
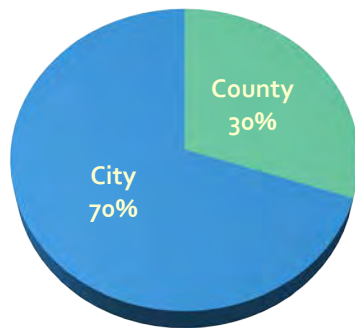


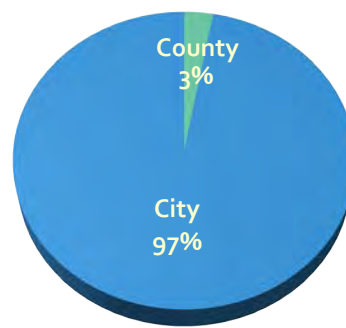
FIGURE 105: School Enrollment by Students Place of Residence and Program Capacity

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

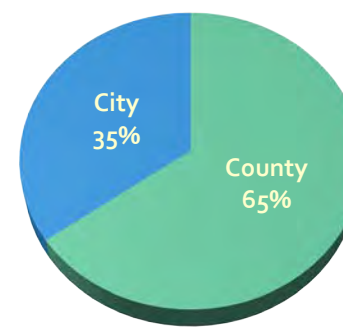
**PROVIDENCE
ELEMENTARY SCHOOL**



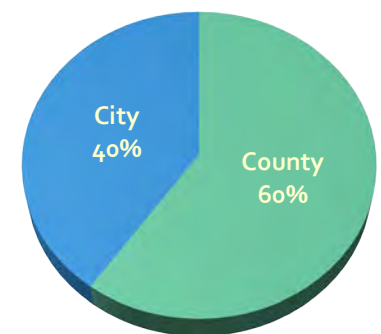
**DANIELS RUN
ELEMENTARY SCHOOL**



**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 111: Open Space and Parks by Type

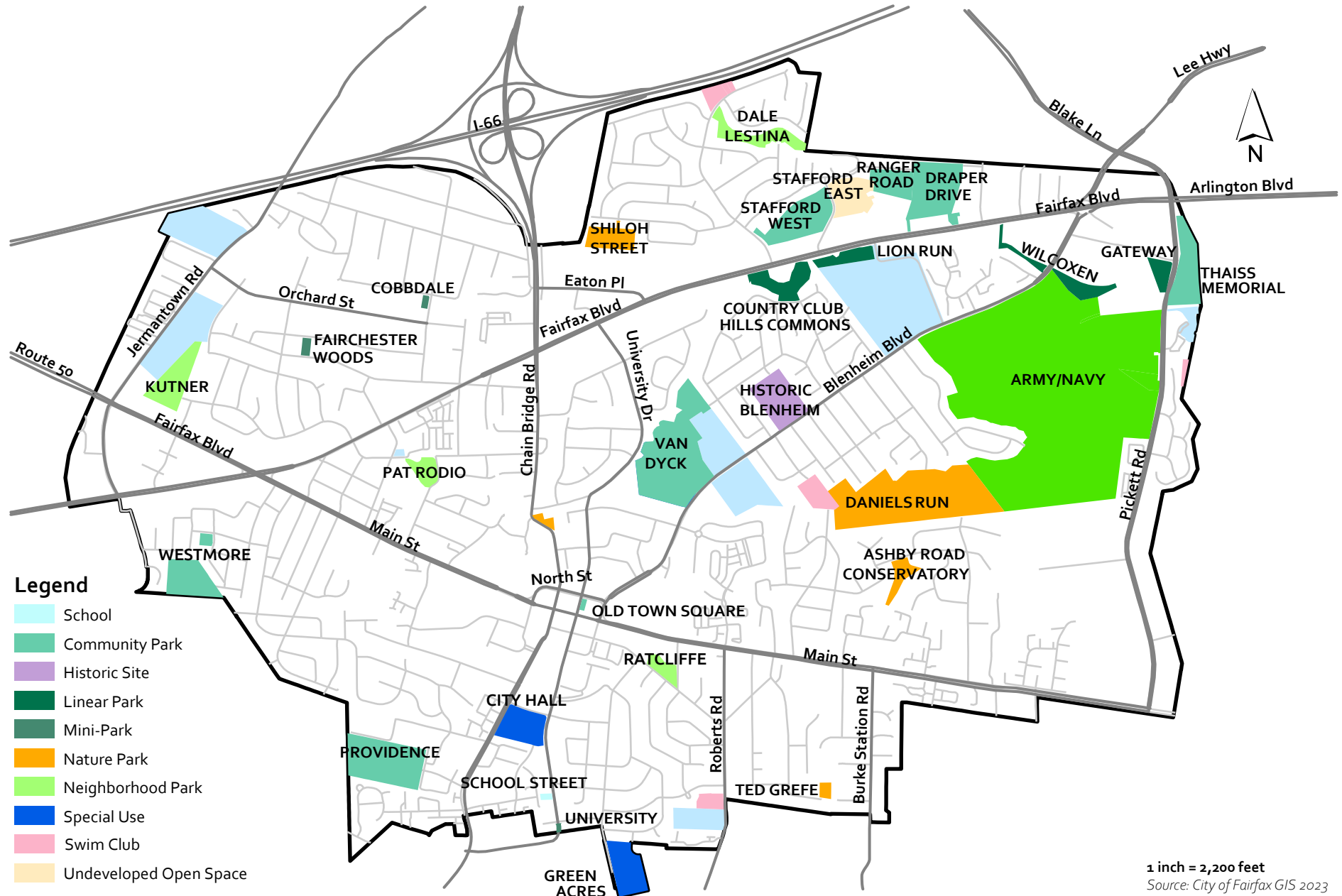


FIGURE 112: Trails

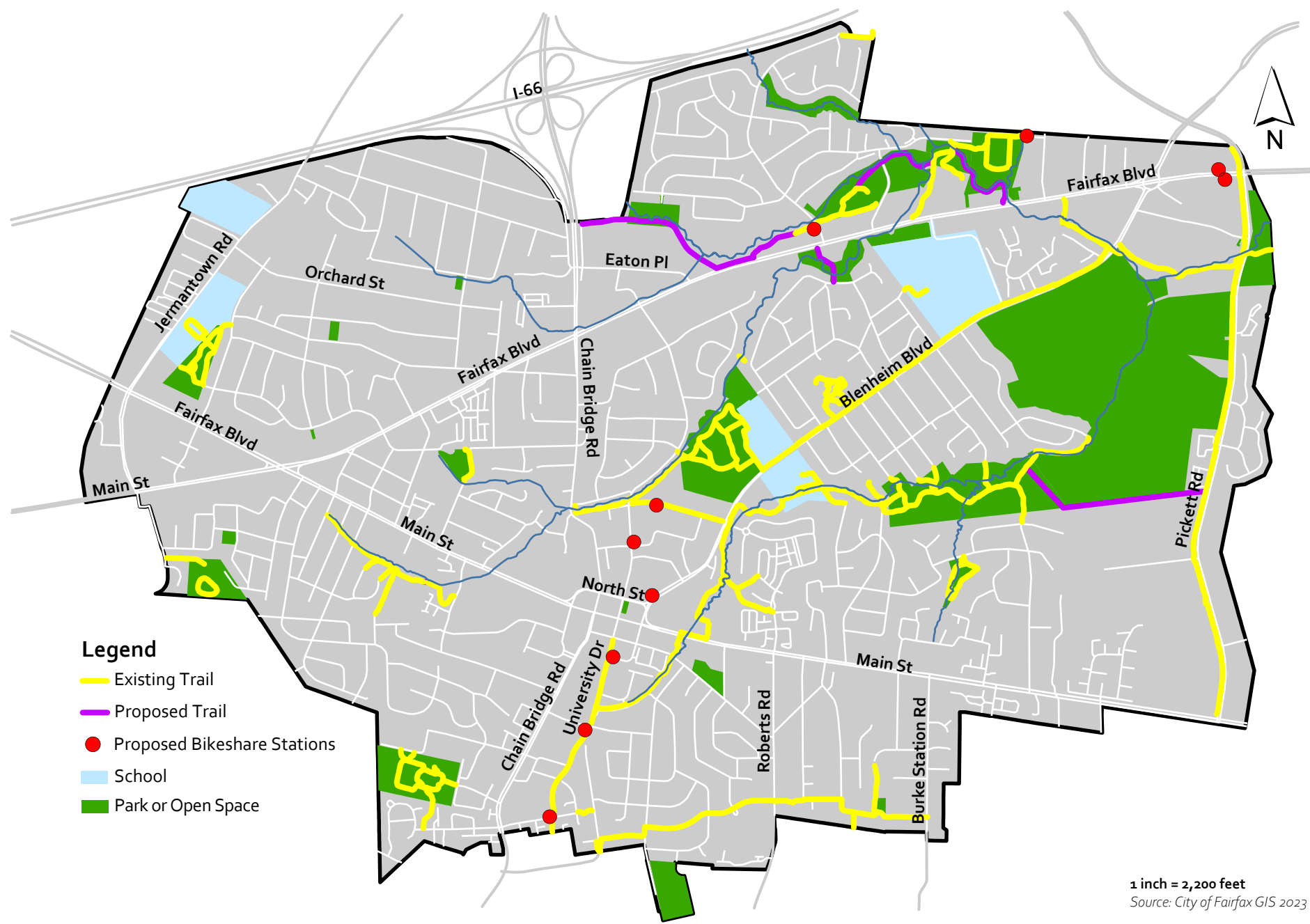


FIGURE 113: Cultural Facilities and Public Art

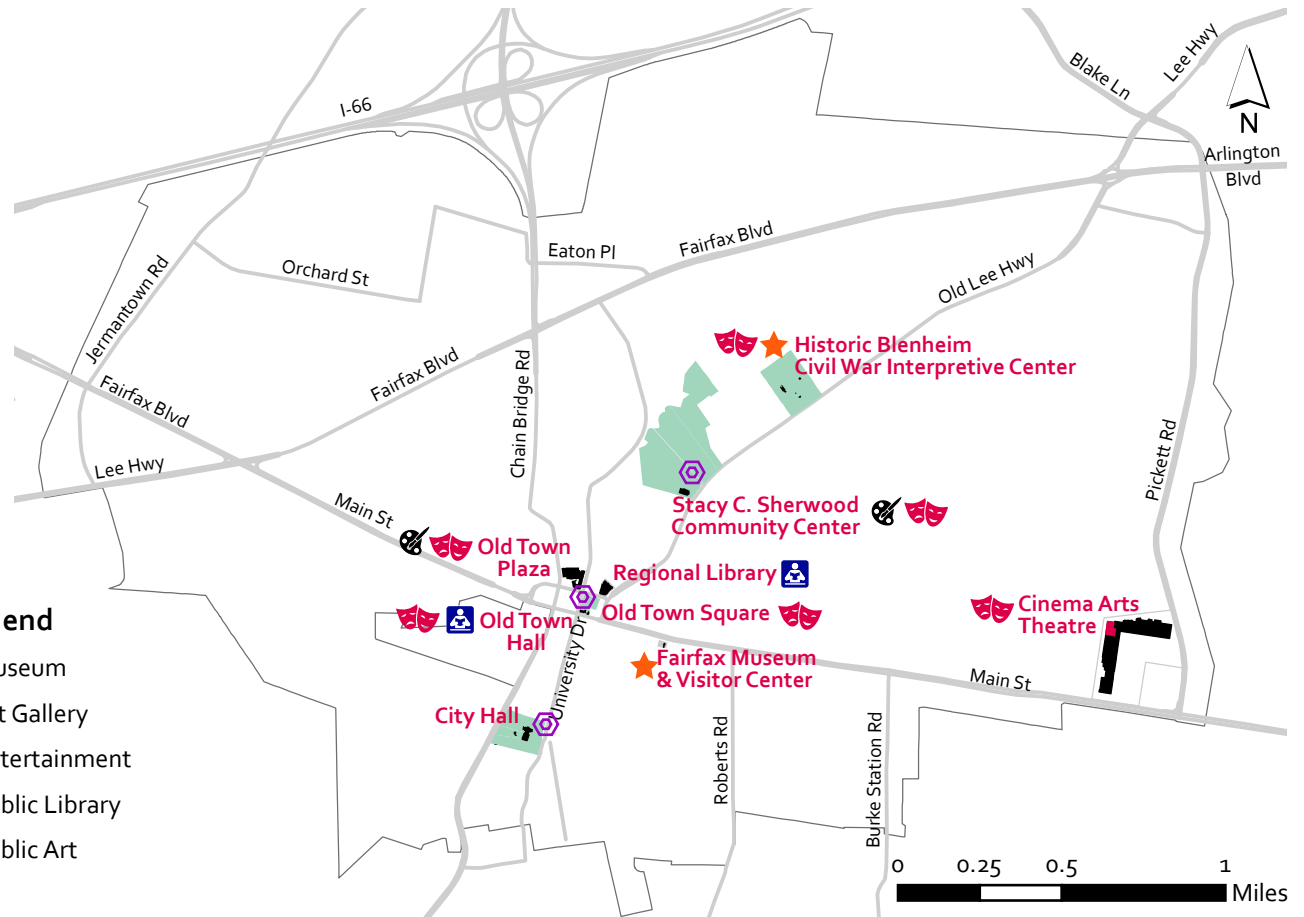


FIGURE 114: Public Facilities

