

INTRODUCTION TO IPLS: INTEGRATED PARCEL LIFECYCLE SYSTEM

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET
ECONOMIC, DEMOGRAPHIC AND STATISTICAL RESEARCH



WHAT IS IPLS?

Integrated Parcel Lifecycle System

- Collects and links administrative data from multiple databases across the county.
- Utilizes administrative data, the most current information for Fairfax County.
- Produces a new data which is the most accurate for Fairfax County at a parcel level.



Housing Units



Population



Development
Pipeline



Existing
Land Use



Households



Housing Value



Gross Floor Area

IPLS UPDATE CYCLE

- Updated Annually
 - Snapshot of January 1 for the reporting year.
 - Valid To Date: 1 /1 /2022 is the date of the snapshot.
 - January 1, yyyy data is available by December yyyy.

- Dept. Info. Technology
- Parcels & Centroids
 - Master Address File
 - Parcel History
 - Various Geographies
 - High-resolution aerial photo

- Real Estate File
- Characteristics
 - Land/Lot
 - Res/ Com
 - Property Sales Info
 - Existing Land Use

- EDSR
- Avg. Household Size
 - Vacancy rates
 - Owner
 - Renter
 - Forecast Assumptions

- Fairfax Water
- Consumption Report
 - Account Status
- Census
- Migration
 - Avg. HHLDS
 - Renter Vacancy
- CDC
- Birth Rates
 - Survival Rates
- USPS
- Vacancy
- FCPS
- Enrollment

Base

GIS

Base

Tax Administration

Demographic Data

Assum Data

Additional Data

IPLS
Integrated Parcel Lifecycle System

- ZAPS
- Approved
 - Rezoning
 - Housing Units
 - GFA
 - Proposed Rezoning

- PAWS
- Development Plans
 - Proposed
 - Approved
 - Project Types
 - Housing Units

- FIDO
- Building Permits Issued
 - Building Permit Inspections

- DPD
- Comprehensive Plan
 - Planned Land Use Layer
 - Plan Options

5-yr

Zoning

5-yr

Site Plans

Permits & Inspections

5-yr

Planning

30-yr

IPLS CURRENT ESTIMATES INPUT

Housing Units

- Real Estate Tax Assessment
 - Conditions for Inclusion: type of unit, age of the structure, percent complete, condition of the structure, assessed value, sales value, existing land use, zoning, and access to utilities.

Households

- Fairfax Water
 - Account Status and Consumption Rates
 - Owner Vacancy Estimates
- Fairfax County Surveys of Rental Housing Complexes
 - Renter Vacancy Estimates
- U.S. Census Bureau
 - Vacancy Estimates

Population

- U.S. Census Bureau
 - Average Household Size Estimates
- Group Quarters Population
 - Fort Belvoir
 - George Mason University
 - Detention Centers
 - Nursing Homes
 - Etc.

DATA USAGE

- Housing Unit Data is accurate to the parcel/point.
- Household and Population Estimates require caution when using small geographic areas.
 - As geography size decreases, accuracy decreases.

10 Housing Units and 9 Households (Occupied HU)

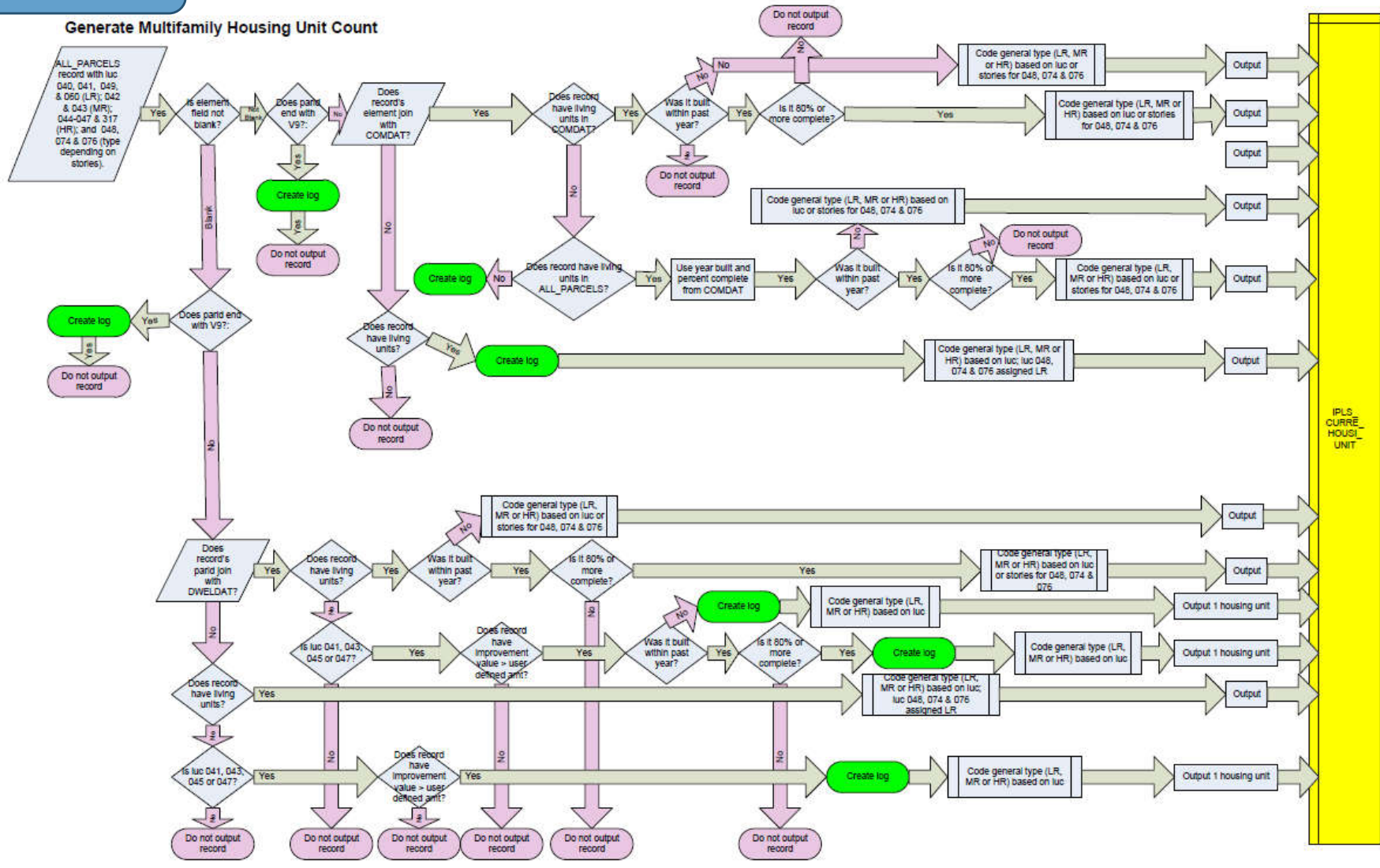


10 Housing Units and 9 Households

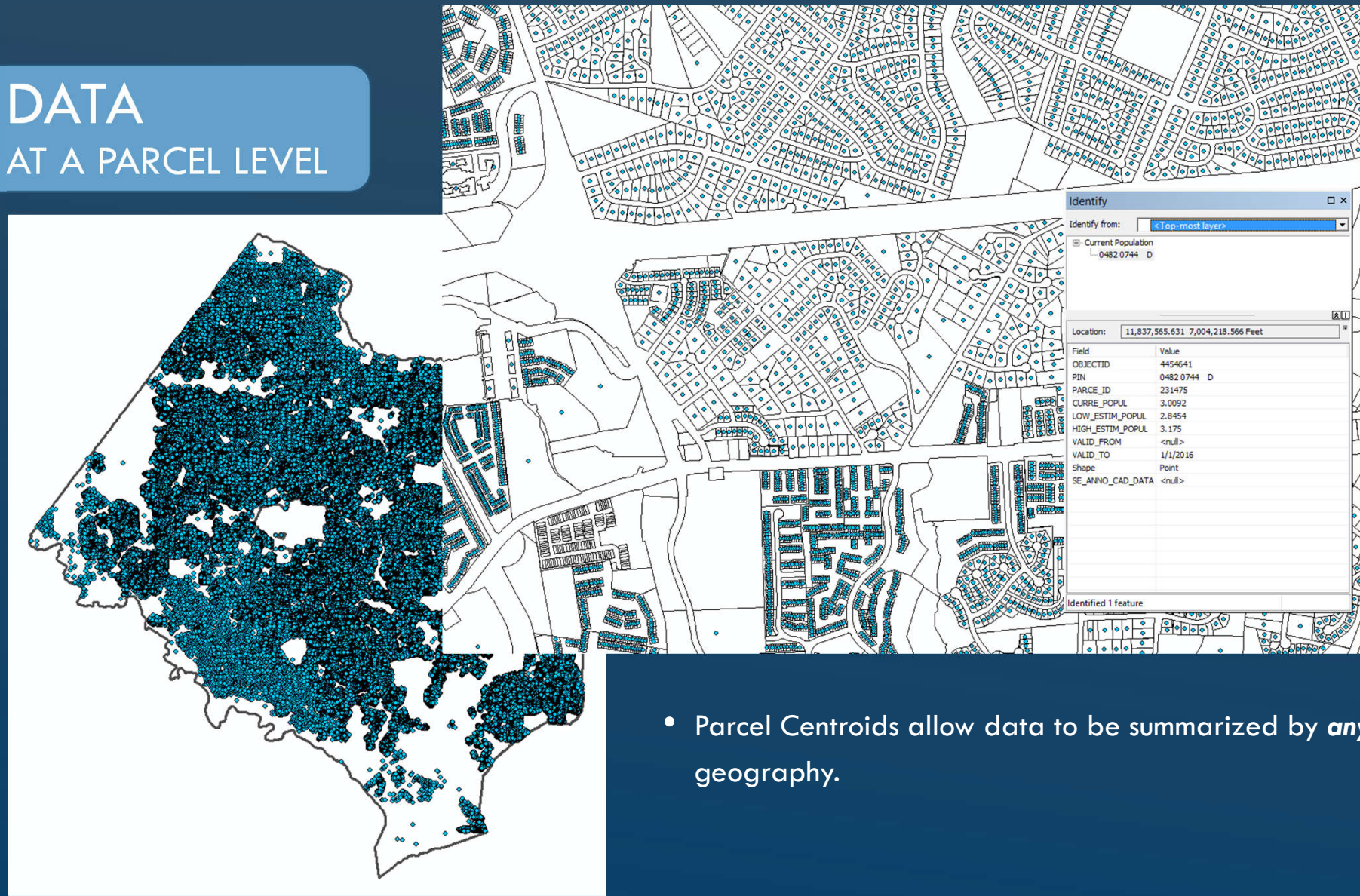
Vacancy rate is spread across all housing units in that geography

Decision Tree

Generate Multifamily Housing Unit Count

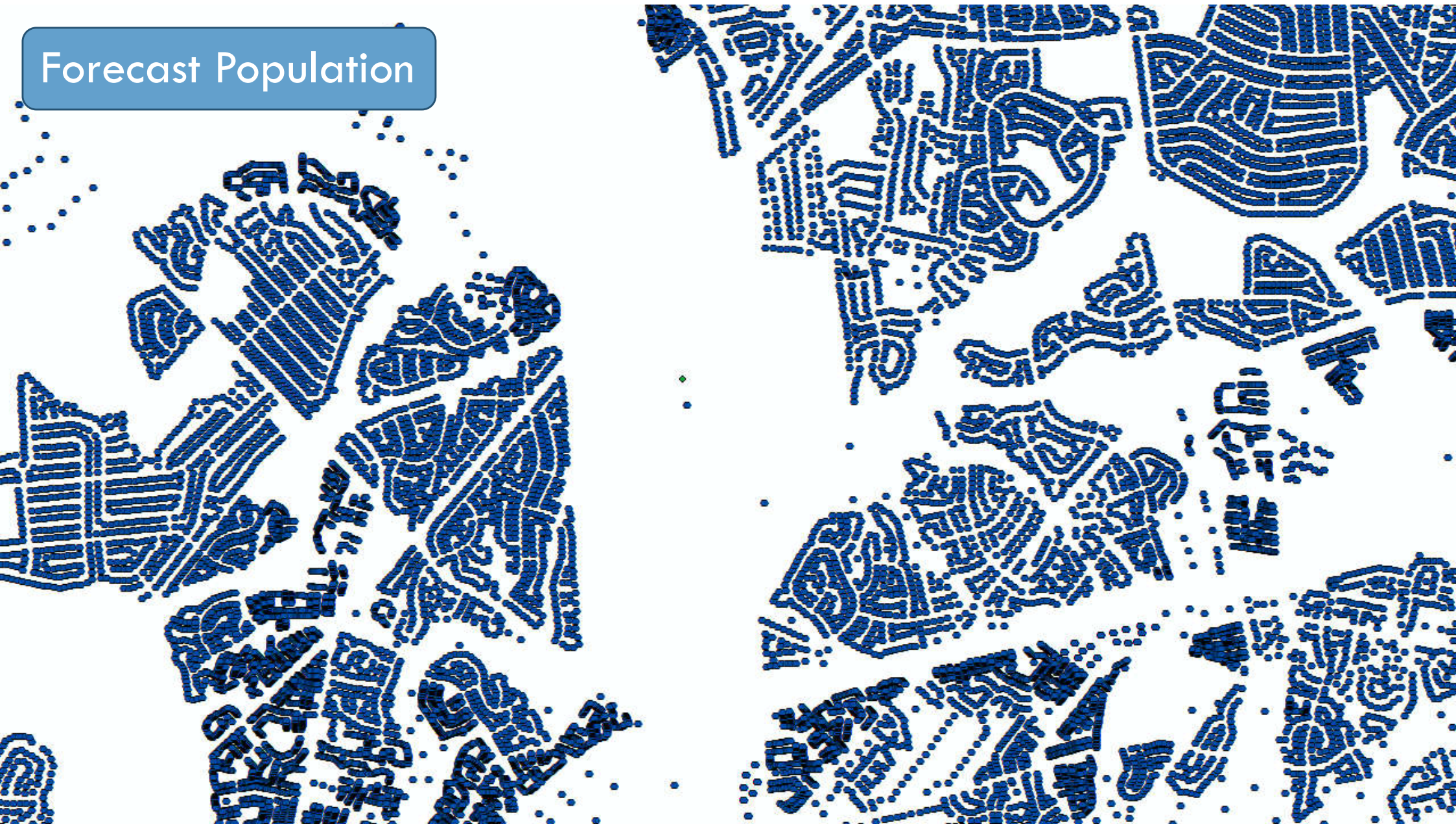


DATA AT A PARCEL LEVEL

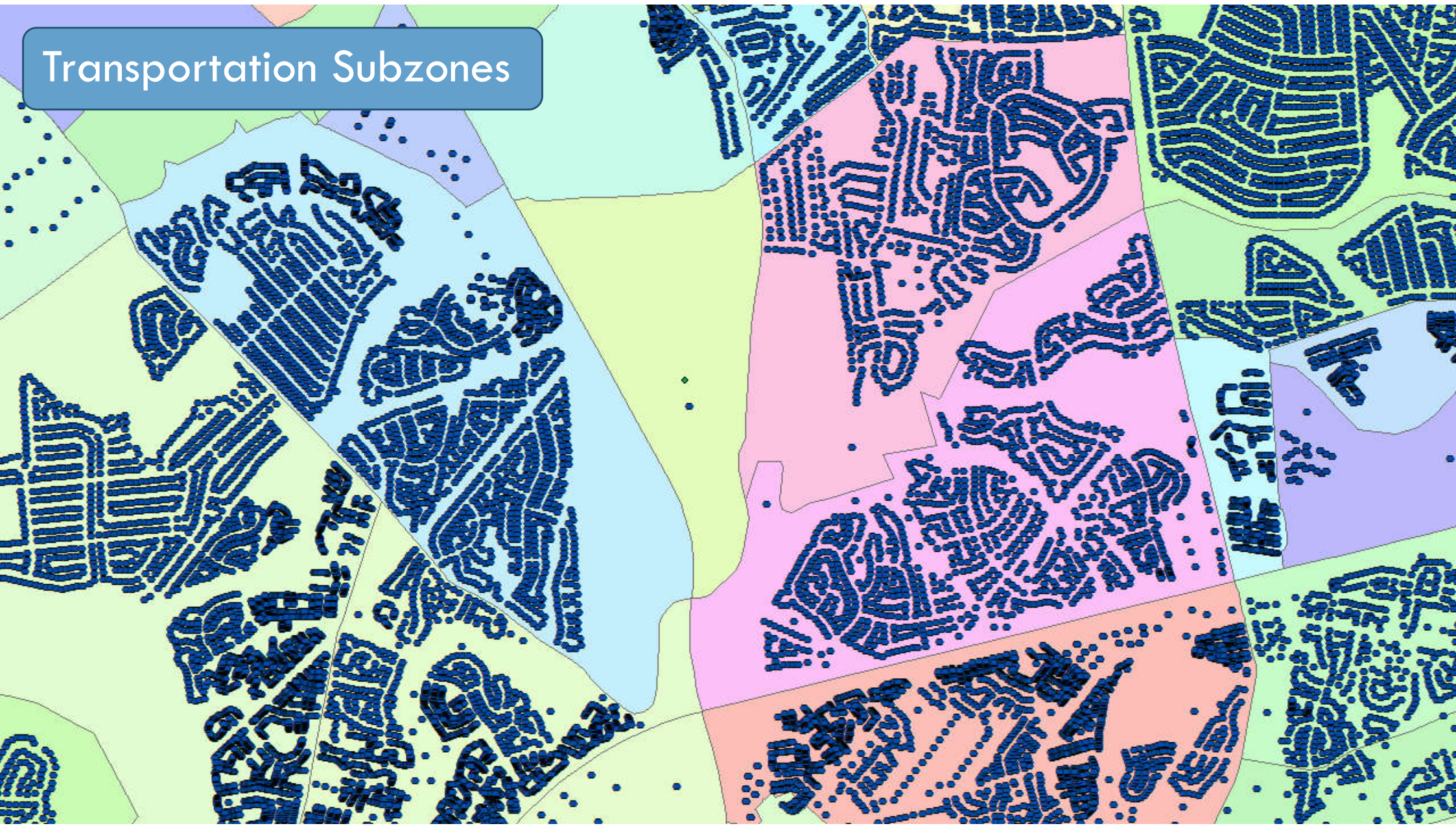


- Parcel Centroids allow data to be summarized by *any* geography.

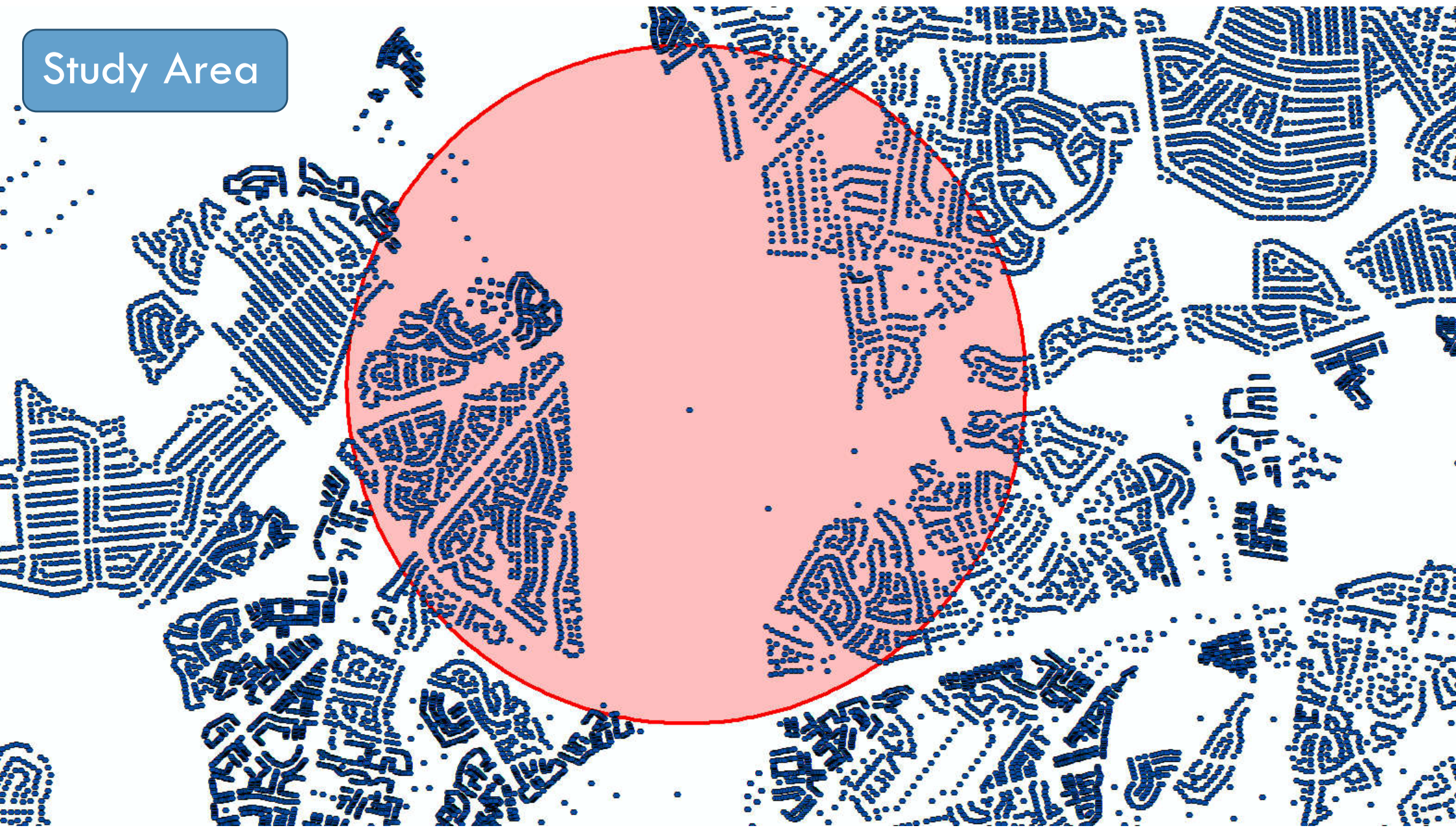
Forecast Population



Transportation Subzones



Study Area



IPLS CURRENT ESTIMATES OUTPUT

HOUSING UNITS

- PIN
- Parcel ID
- Number of Housing Units
- Housing Unit Type
 - SF, TH, DX, MP, LR, MR, HR, and MH
- Land-Use Code
- Year Built
- Valid To (Report Year)

HOUSEHOLDS

- PIN
- Parcel ID
- Household Estimate
 - Current
 - Low
 - High
- Valid To

POPULATION

- PIN
- Parcel ID
- Population Estimate
 - Current
 - Low
 - High
- Valid To

IPLS FORECASTS

- Housing unit-based method

$$\begin{aligned} \text{Population} &= \text{occupied housing units} * \text{household size} \\ &+ \text{population in group quarters} \end{aligned}$$

- Refreshed annually
- Spatial explicit
- High accuracy

IPLS FORECASTS INPUT

Short-term forecasts:

- 1-5 years
 - Residential Development Activity
 - Under Construction
 - Building Permit Issued
 - Development Plan Approved
 - Development Plan Submitted
 - Rezoning Granted
 - Rezoning Pending
- 

Long-term forecasts:

- 6-30 years
- Comprehensive Plan
- Plan Options
- Parcel Characteristics
 - Age of Structure
 - Location
 - Steepness
 - Flood Plains
 - Etc.

Methods: Short-term Forecast



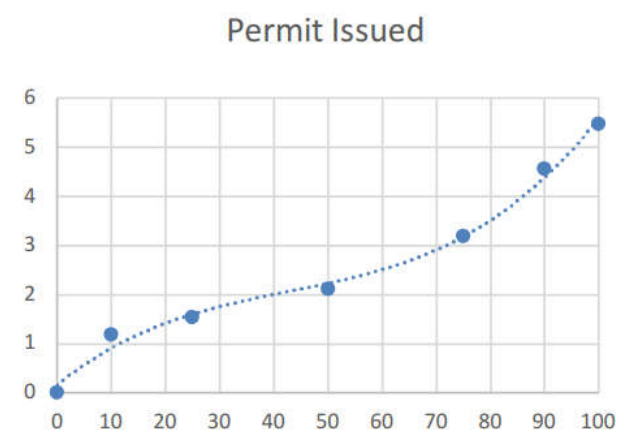
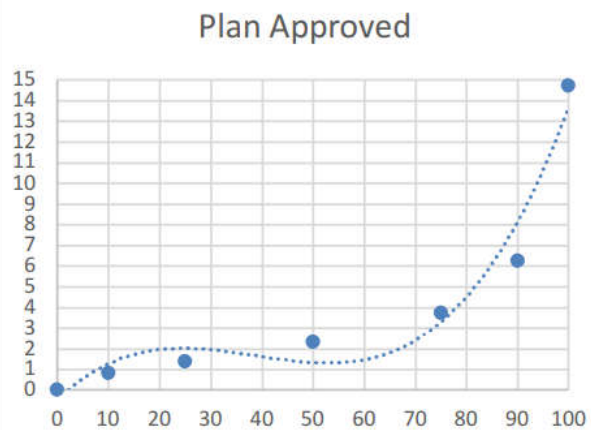
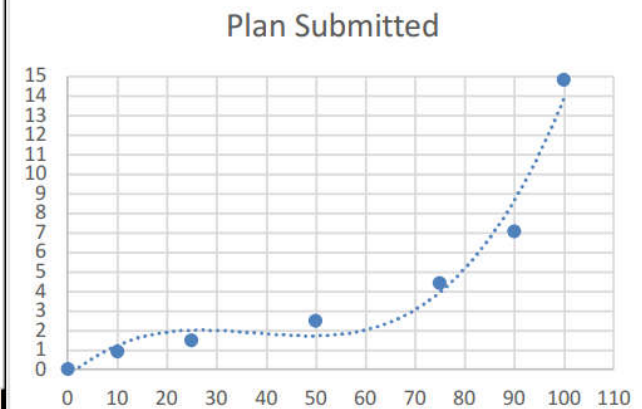
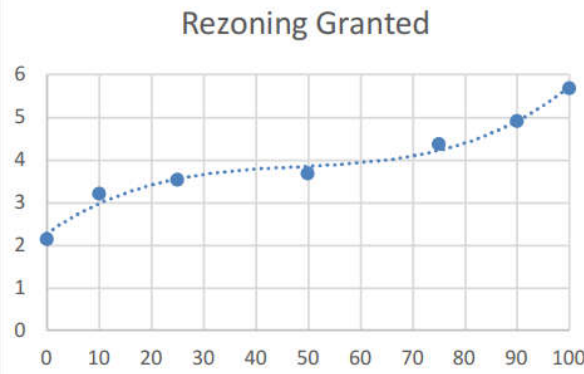
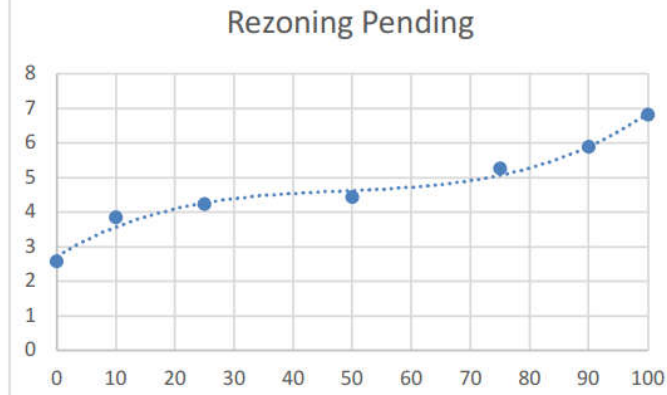
Fairfax County Government
 Department of Management and Budget
 12000 Government Center Parkway
 Fairfax, Virginia 22035

Time in pipeline
 Fairfax County, January 01, 2015 to December 31, 2019

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Milestone	Housing Type	Average number of days	Standard deviation of the mean	Number of observations	Percentile (10)	Percentile (25)	Percentile (50)	Percentile (75)	Percentile (90)	Minimum	Maximum
PERMIT ISSUED	ALL	309.43	181.15	5421	142.84	186.15	256.95	386.77	554.09	-24.05	1996.04
PERMIT ISSUED	MF	447.84	195.58	749	238.24	315.04	447.93	584.84	699.99	-15.86	1250.99
PERMIT ISSUED	SFA	256.75	141.2	1163	133.01	167.04	214.78	297.96	434.6	67.98	865.85
PERMIT ISSUED	SFD	297.35	175.46	3509	147.05	188.07	247.2	350.06	508.12	-24.05	1996.04
PLAN APPROVED	ALL	554.58	541.24	3070	151.22	249.82	422.4	680.25	1141.44	-1574.51	5372.42
PLAN APPROVED	MF	850.18	420.99	292	486.74	544.26	691.94	1086.63	1204.57	455.63	2083.36
PLAN APPROVED	SFA	900.68	561.67	564	439.64	520.46	750.03	1124.42	1387.57	176.49	3457.62
PLAN APPROVED	SFD	427.43	494.43	2214	104.38	211.49	316.57	482.22	825.19	-1574.51	5372.42
PLAN SUBMITTED	ALL	642.97	678.94	3072	164.31	268.64	453.59	804.11	1289.79	-1553.9	5402.86
PLAN SUBMITTED	MF	1042.03	518.51	292	607.44	664.96	887.94	1315.24	1433.18	576.19	2582.73
PLAN SUBMITTED	SFA	1066.84	836.26	564	514.83	588.83	825.3	1224.07	1498.13	230.88	4791.02
PLAN SUBMITTED	SFD	482.5	577.51	2216	112.94	230.6	337.95	526.33	945.52	-1553.9	5402.86
REZONING PENDING	ALL	1431.31	275.54	182	1166.08	1285.63	1343.53	1594.59	1790.43	781.62	2071.51
REZONING PENDING	MF	1542.5	120.16	46	1367.05	1508.59	1548.56	1594.59	1739.46	1317.47	1742.55
REZONING PENDING	SFA	1446.62	347.04	86	1162.55	1244	1333.11	1679.86	2019.36	781.62	2071.51
REZONING PENDING	SFD	1302.67	171.37	50	1099.17	1201.97	1296.57	1364.31	1488.03	967.6	1790.52

Methods: Short-term Forecast



Under Construction

% complete



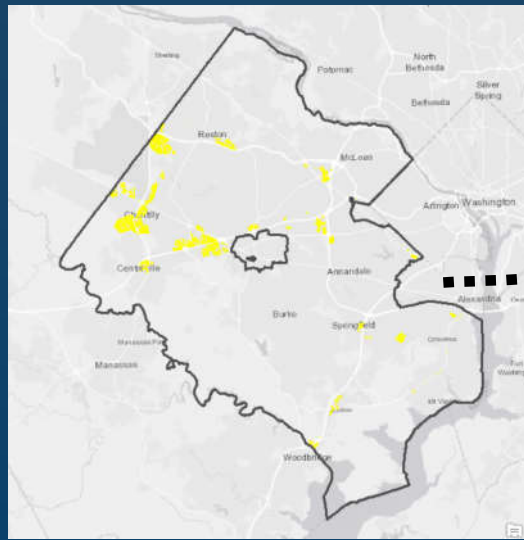
Methods: Short-term Forecast

FOREC_GROUP	FOREC_GROUP_DESCR	YEAR_1	YEAR_2	YEAR_3	YEAR_4	YEAR_5
UCONSTR	Residential Development Pipeline - Under Construction	0.8000	0.8800	0.9000	0.9800	1.0000
BLDPRMT	Residential Development Pipeline - Building Permit, No Construction	0.1200	0.6600	0.8500	0.9000	0.9500
DPSUBMT	Residential Development Pipeline - Development Plan Submitted	0.1000	0.1300	0.2800	0.7500	0.7600
DPAPPRV	Residential Development Pipeline - Development Plan Approved	0.1500	0.2800	0.6000	0.6700	0.7500
RZGRNTD	Residential Development Pipeline - Rezoning Granted	0.0000	0.0000	0.0300	0.1200	0.4500
RZPNDG	Residential Development Pipeline - Rezoning Pending	0.0000	0.0000	0.0200	0.1000	0.1400

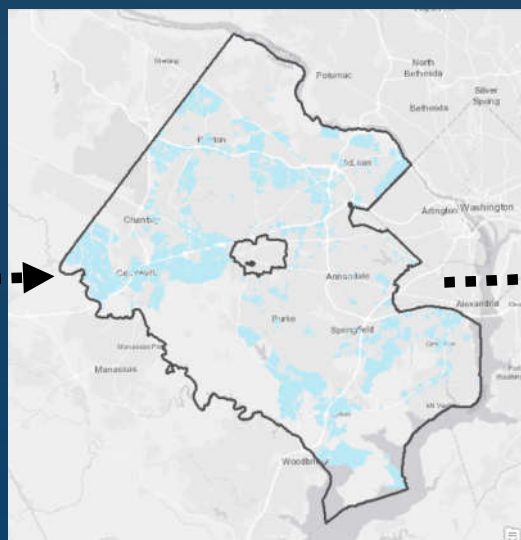
FOREC_GROUP	FOREC_GROUP_DESCR	YEAR_10	YEAR_15	YEAR_20	YEAR_25	VALID
UCONSTR	Residential Development Pipeline - Under Construction	1.0000	1.0000	1.0000	1.0000	2021-
BLDPRMT	Residential Development Pipeline - Building Permit, No Construction	1.0000	1.0000	1.0000	1.0000	2021-
DPSUBMT	Residential Development Pipeline - Development Plan Submitted	0.9300	0.9400	0.9500	0.9600	2021-
DPAPPRV	Residential Development Pipeline - Development Plan Approved	0.9600	0.9800	0.9800	0.9800	2021-
RZGRNTD	Residential Development Pipeline - Rezoning Granted	0.8400	0.9000	0.9100	0.9200	2021-
RZPNDG	Residential Development Pipeline - Rezoning Pending	0.8000	0.8100	0.8500	0.8500	2021-
		0.3000	0.4000	0.5000	0.7000	2021-

Methods: Long-term Forecast

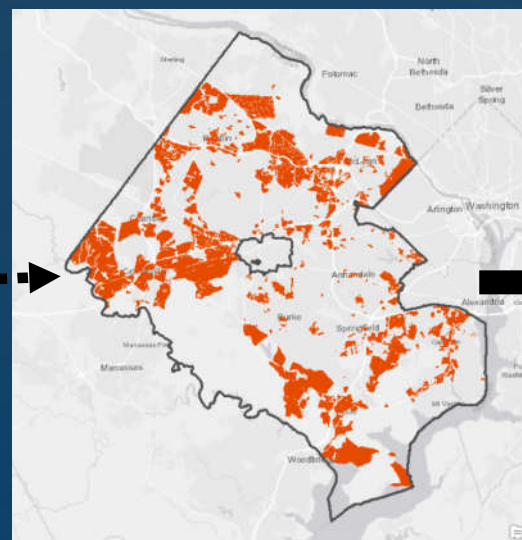
FOREC_GROUP	FOREC_GROUP_DESCR	YEAR_1	YEAR_6	YEAR_10	YEAR_15	YEAR_20	YEAR_25	YEAR_30	VALID
SALE	Vacant Parcel Sold in Past Two Years	0.0000	0.2500	1.0000	1.0000	1.0000	1.0000	1.0000	2021-
MXUPO	Mixed Use Plan Option	0.0120	0.0230	0.0730	0.1490	0.2280	0.3030	0.3700	2021-
NEWBLD	Structure on Parcel 15 or Fewer Years Old	0.0000	0.0000	0.0000	0.0000	0.0500	0.2000	0.3500	2021-
NORM	No Special Designation	0.0150	0.0660	0.1250	0.1950	0.2200	0.2400	0.2700	2021-
NOTBLD	Not Buildable	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2021-
RPA	80% to 100% Resource Protection Area	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2021-
SMPOT	Small Potential for Additional Units	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2021-
TAXEX	Vacant Parcel Tax Exempt Status	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2021-



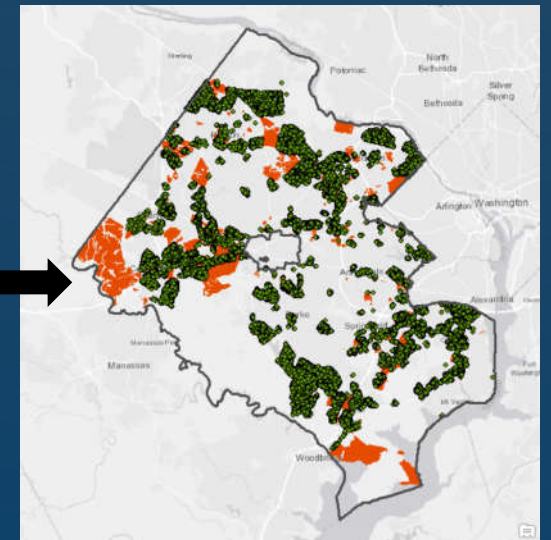
Mixed-Use Plan Option, 2005



Mixed-Use Plan Option, 2015



Mixed-Use Plan Option, 2021



Overlaid with Housing Units

IPLS FORECASTS ACCURACY

Short-term forecasts:

- 1-5 years
 - 5-year Projection
- Accuracy: **99.3%**
- Data 2007-2021
 - **0.7%** average percent error
(over-forecasted)

Long-term forecasts:

- 6-30 years
 - 10-year Projection
- Accuracy: **97.6%**
- Data 2007-2021
 - **2.4%** average percent error
(over-forecasted)

Data Access for Data Users

Public Access

- **Fairfax OpenData**
 - [Demography > IPLS](#)
- **Demographic Mapper**
 - [Selectable Summary Data](#)
 - CDP, Block Groups and Zip-codes
- **Demographic Reports**
 - [Summary Data](#)

Fairfax County Internal Access

- **SQL Database Server**
- **ArcMap/ArcPro**
 - Toolbars > FFX DataLoader v4.0
 - Geodatabase server
- **ArcMap IPLS Extension**



Fairfax County Geospatial Data

Search Open Data



Open Data

How to Search and Access Data

Fairfax County, Virginia offers over 170 GIS data layers to view and/or download. ([View the full list](#))

Use the search bar at the top of the page, or the links below, to find data. Datasets can be filtered to contain only the features of the dataset of interest. Data are offered in several formats including: CSV, KML, shapefile, and JSON. It is suggested that downloaded data be reprojected to the local coordinate system.

By accessing any of the data, maps, or applications provided by Fairfax County, you agree to the terms in our [disclaimer](#).

Any error reports or questions about Fairfax County's geospatial data should be directed to the [Fairfax County GIS Branch](#).

Explore Data Categories



Boundaries



Culture & Society



Demography

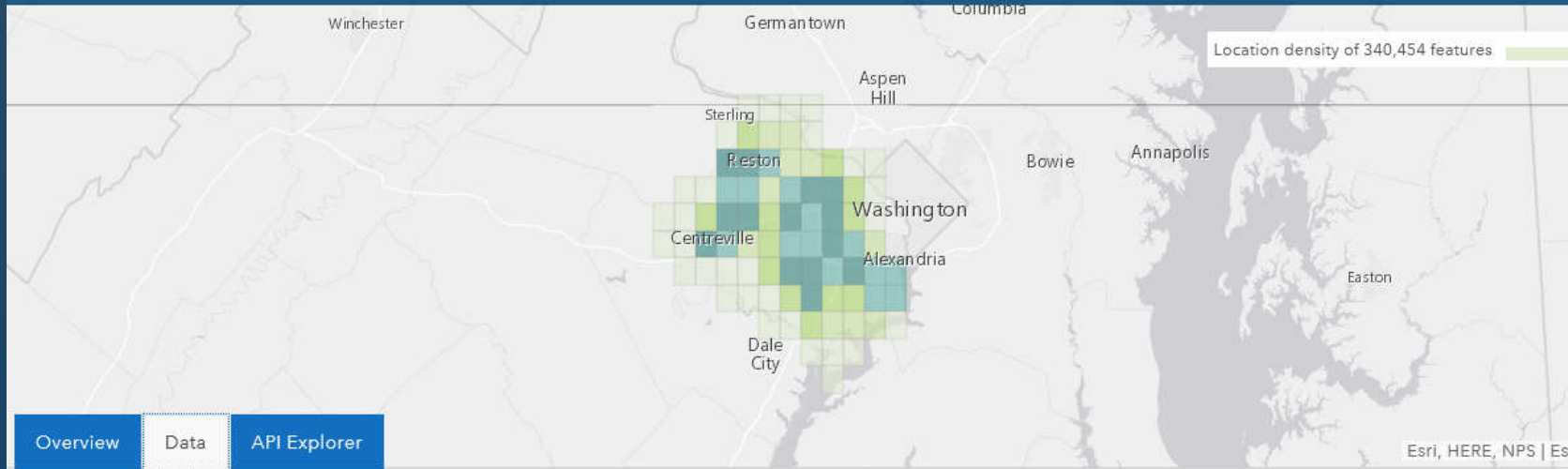


Education



Election

<http://data-fairfaxcountygis.opendata.arcgis.com/>



Forecast Population

★ Favorite ▾

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APIs ▾

Showing 1 to 10 of 340,454

Hint: Click on ▾ to filter columns.

▾ OBJECTID	▾ PIN	▾ CURRE_YEAR_1_POPUL	▾ LOW_ESTIM_YEAR_1_POPUL	▾ HIGH_ESTIM_YEAR_1_POPUL	▾ CURRE_YEAR_2_PC
1	0253 09 0189	3.278	3.1	3.458	3.278
2	0253 09 0301	3.278	3.1	3.458	3.278
3	0253 09 0339	3.278	3.1	3.458	3.278
4	0244 09020205	2.209	2.089	2.33	2.209
5	0244 09020209	2.209	2.089	2.33	2.209
6	0251 17 0051	3.25	3.225	3.275	3.25
7	0251 17 0076	3.25	3.225	3.275	3.25

Demographic Mapper

BUSINESS **GOVERNMENT** **FAIRFAX COUNTY** VIRGINIA **SERVICES** **CONNECT** **SEARCH**

Clear Selection Save Selection Save All Switch Basemap Find a place

Communit. Name	YEAR	Total Population	Population Forecast (yrs)	Land Area (Acres)	Total Housing Units	Single Family Detached	Single Family Attached	Multi-family 1-4 Stories	Multi-family 5-8 Stories	Multi-family 9+ Stories	Occupied Housing Units	Housing Units 30+ Year	Housing Units <30 Years	Housing Mkt Value < \$500K	Housing Mkt Value \$500K to < \$1m	Housing Mkt Value \$1m+	Total Gross Floor Area	Office Gross Floor Area	Retail Gross Floor Area	Industrial Gross Floor Area
Fort Hunt CDP	2021	16,931	17,025	4,004.284	6,173	6,172	1	0	0	0	6,070	5,696	476	17	5,355	764	243,721	22,342	217,618	3,761
Mason Neck CDP	2021	2,328	2,352	12,937.52	824	822	2	0	0	0	784	646	170	207	459	114	1,284	0	0	1,284
Total		19,259	19,377	16,941.80	6,997	6,994	3	0	0	0	6,854	6,342	646	224	5,814	898	245,005	22,342	217,618	5,045

Data Source: Fairfax County Department of Management and Budget; Economic, Demographic and Statistical Research.

<https://www.fairfaxcounty.gov/demographics/interactive-map-communities-places-and-towns>

Demographic Reports

Reports

DEPARTMENT RESOURCES



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DEMOGRAPHIC REPORTS

Small area housing, population, development, and land use information. Estimates and projections of data presented by supervisor district, planning district, human services region, and census tract and block group. Please note that the geographies contained in the reports have changed over time.

[2021](#) | [2020](#) | [2019](#) | [2018](#) | [2017](#) | [2016](#) | [2015](#) | [2014](#) | [2013](#) | [2012](#) | [2011](#) | [2010](#) | [2009](#) | [2008](#) | [2007](#) | [2005-2006](#) | [2004](#) | [2003](#) | [2002](#) | [2001](#) | [2000](#) | [1999](#) | [1998](#) | [1997](#) | [1996](#) | [1995](#) | [1994](#) | [1993](#) | [1992](#) | [1991](#) | [1990](#) | [1989](#) | [1988](#) | [1987](#) | [1986](#) | [1985](#) | [1984](#) | [1983](#) | [1982](#) | [1981](#) | [1980](#) | [1979](#) | [1978](#) | [1977](#) | [1976](#) | [1975](#) | [1974](#) | [1973](#)

<https://www.fairfaxcounty.gov/demographics/reports>

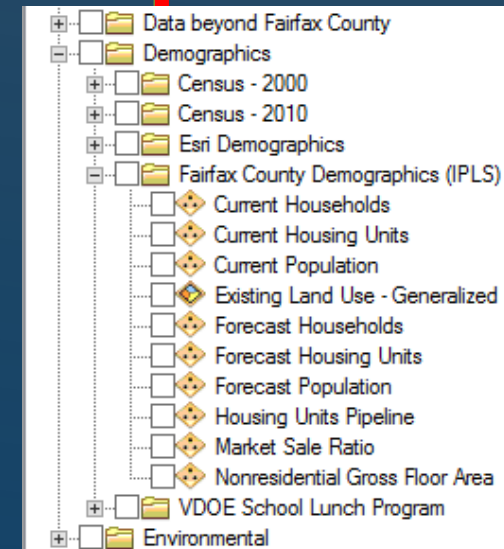
Data Access for Data Users

Public Access

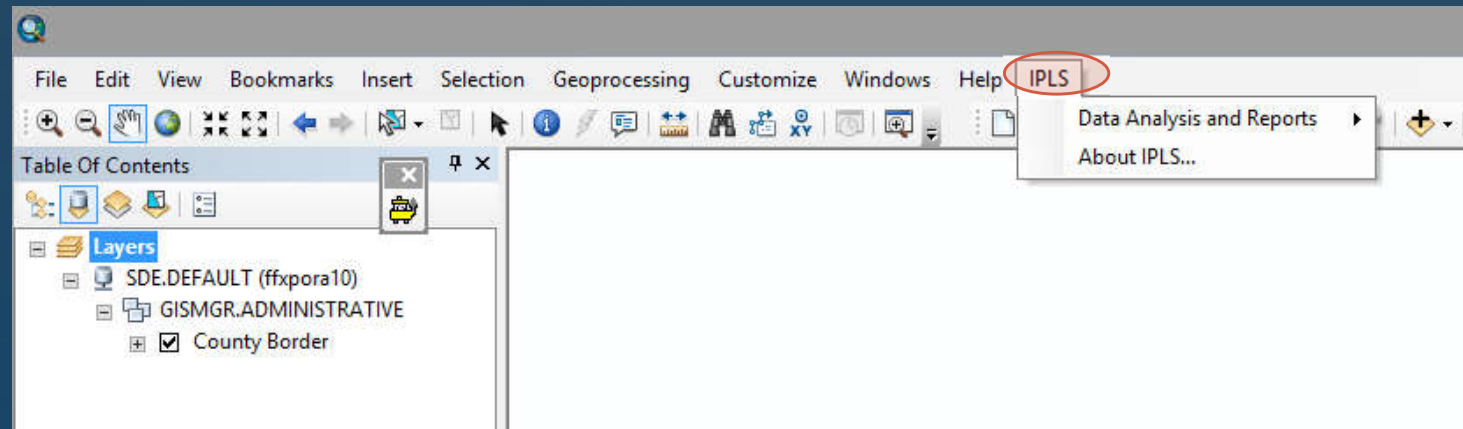
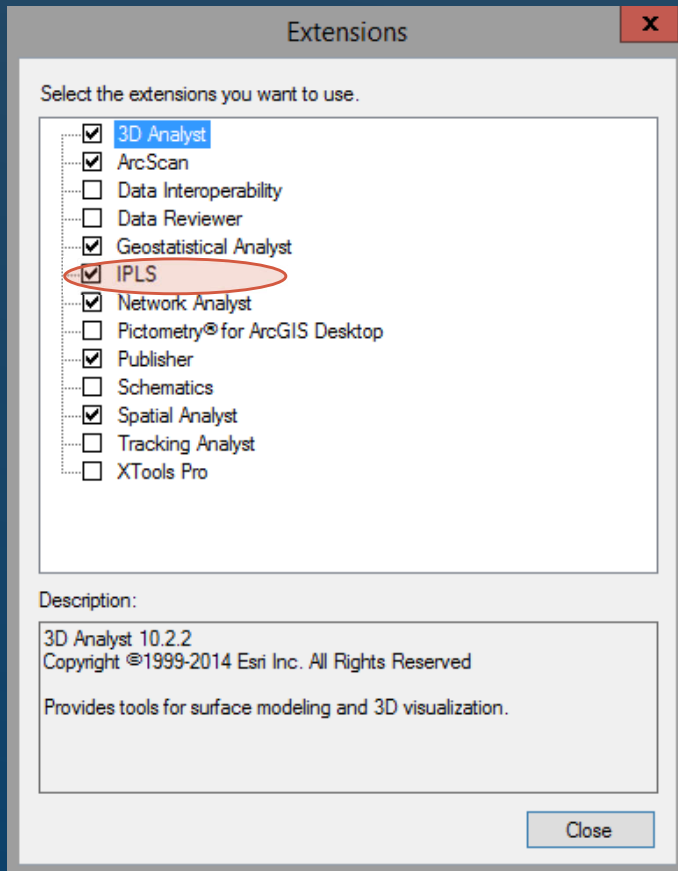
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- **Demographic Mapper**
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- **Demographic Reports**
 - [Summary Data](#)

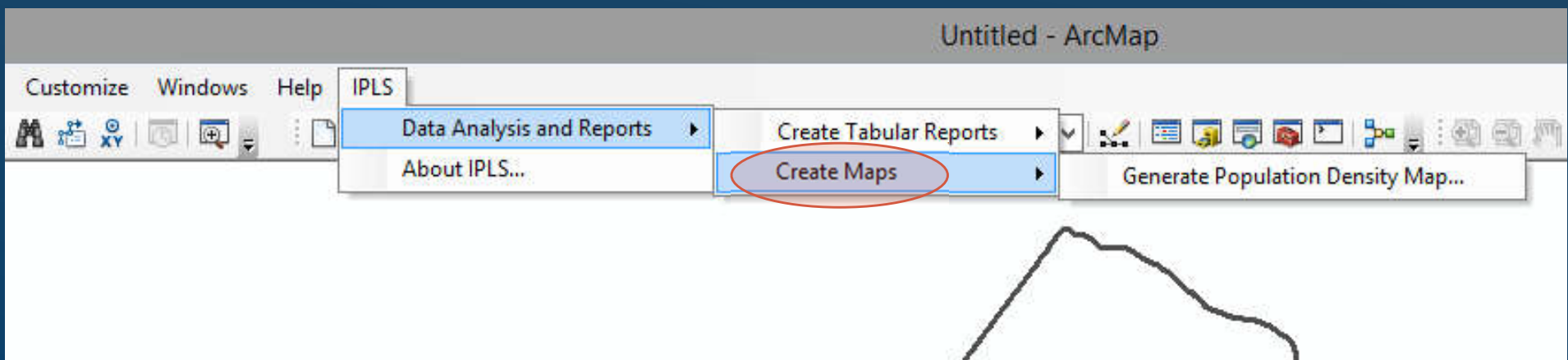
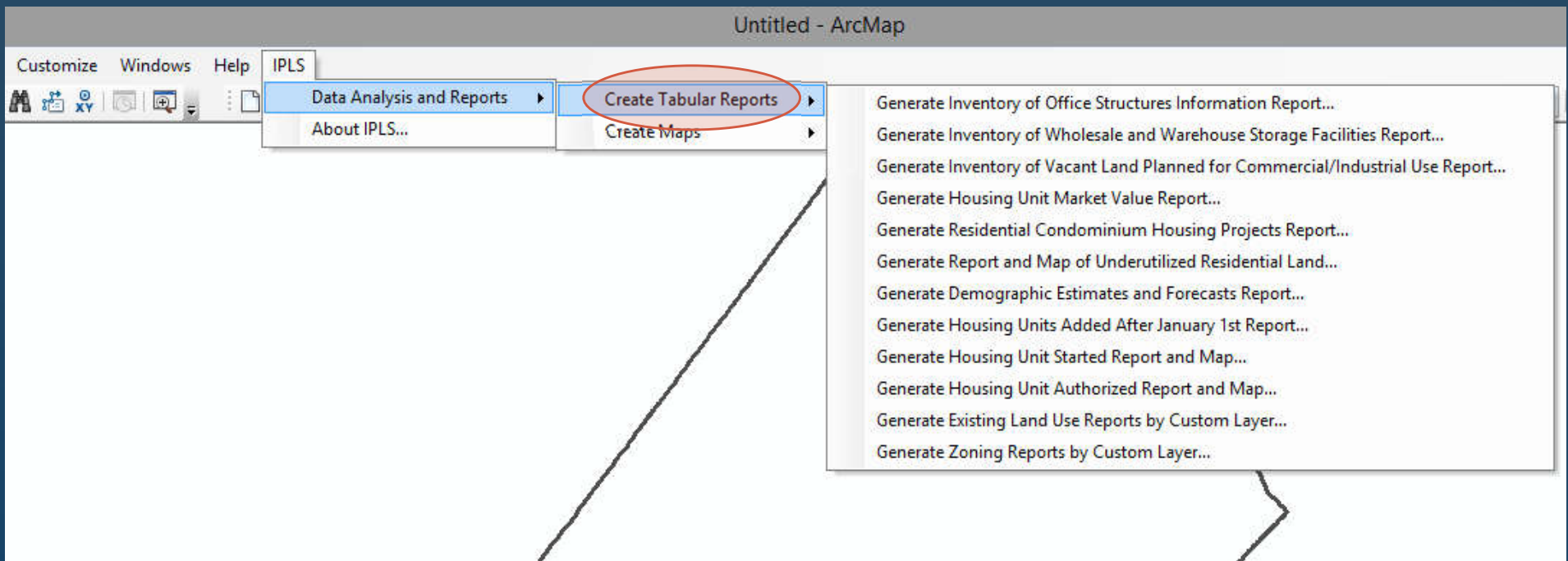
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 - Geodatabase server
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ArcMap IPLS Extension





IPLS EXTENSION REPORTING TOOL OUTPUTS

- Report

- Current and Forecasted Population, Housing Units & Households
- Market Value of Housing Units
- Residential Condominiums Inventory
- Office Space Inventory
- Wholesale & Warehouse Storage Facilities Inventory
- Existing Land Use Acres by Custom Geography
- Zoned Acres by Custom Geography

- Report and Map

- Housing Units Authorized by Building Permits
- Housing Starts
- Housing Units Completed
- Vacant Land Planned for Commercial or Industrial Use
- Underutilized and Vacant Land Planned for Residential Use

- Map

- Population Density Map

File Home Insert Page Layout Formulas **Data** Review View Help Foxit PDF

Get Data: From Text/CSV, From Web, From Table/Range, Recent Sources, Existing Connections


Queries & Connections: Refresh All, Properties, Edit Links

Sort & Filter: Sort, Filter, Clear, Reapply, Advanced

Data Tools: Text to Columns, Flash Fill, Remove Duplicates, Data Validation, Consolidate, Relationships, Manage Data Model

Forecast: What-If Analysis, Forecast Sheet

K35

 **Fairfax County Government**
 Department of Neighborhood and Community Services
 12011 Government Center Parkway
 Fairfax, Virginia 22035

**Current and Projected Population
 by Planning Districts
 Fairfax County, January 2021**

Generated on: 2022-03-07 04:38 PM

Note: Population includes both household population and group quarters population. Countywide totals may vary by geography depending on how well the geographic layer aligns with actual county boundaries.

Planning Districts	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
ANNANDALE	75,925	76,094	76,256	76,431	76,503	76,565	76,686	76,802	76,943	77,102	77,257	77,392	77,547	77,695	77,847	77,987	78,125	78,251	78,376	78,507	78,642
BAILEYS	46,030	46,357	46,501	46,544	46,574	46,599	46,807	47,089	47,469	47,873	48,217	48,632	49,061	49,478	49,908	50,324	50,745	51,177	51,595	52,082	52,500
BULL RUN	135,934	137,236	138,894	140,190	141,367	141,657	142,357	143,026	143,704	144,448	145,087	145,738	146,452	147,130	147,820	148,473	149,272	149,947	150,616	151,356	152,016
FAIRFAX	75,237	75,282	75,488	75,736	76,057	76,600	77,185	77,603	77,848	78,163	78,401	78,568	78,767	78,938	79,129	79,312	79,481	79,649	79,809	79,987	80,129
JEFFERSON	61,064	61,710	61,854	61,935	62,151	62,178	62,321	62,516	62,753	63,006	63,226	63,487	63,741	63,995	64,249	64,517	64,777	65,039	65,295	65,555	65,826
LINCOLNIA	19,317	19,405	19,506	19,595	19,618	19,642	19,700	19,762	19,830	19,906	19,973	20,036	20,121	20,196	20,272	20,345	20,422	20,498	20,574	20,649	20,725
LOWER POTOMAC	41,172	41,372	41,509	41,569	41,596	41,615	41,726	41,866	42,046	42,211	42,309	42,518	42,726	42,881	43,100	43,213	43,430	43,633	43,775	43,994	44,146
MCLEAN	80,617	82,615	84,270	85,752	87,343	87,860	88,816	89,777	90,856	91,943	92,884	94,002	95,012	96,038	97,055	98,105	99,138	100,206	101,233	102,314	103,332
MOUNT VERNON	101,100	98,787	100,384	101,709	102,241	103,143	104,081	104,927	105,695	106,570	107,375	108,129	108,944	109,687	110,507	111,300	112,050	112,838	113,540	114,342	115,047
POHICK	142,630	142,563	142,734	142,867	142,974	143,035	143,203	143,338	143,420	143,528	143,636	143,698	143,891	143,988	144,154	144,215	144,396	144,444	144,456	144,592	144,706
ROSE HILL	53,905	54,108	54,271	54,387	54,436	54,474	54,679	54,803	54,913	55,040	55,261	55,432	55,557	55,703	55,917	56,077	56,306	56,447	56,585	56,825	56,983
SPRINGFIELD	57,534	57,439	57,585	57,627	57,669	57,686	57,871	58,127	58,416	58,774	59,068	59,366	59,740	60,077	60,435	60,768	61,150	61,466	61,833	62,198	62,540
UPPER POTOMAC	206,032	210,879	213,479	217,310	221,636	227,875	231,926	235,380	237,617	240,230	242,652	244,421	246,302	248,162	250,016	251,796	253,459	255,154	256,771	258,492	260,127
VIENNA	73,536	74,555	74,910	75,016	75,169	75,532	75,991	76,689	77,447	78,252	78,957	79,721	80,542	81,391	82,202	82,984	83,810	84,644	85,492	86,326	87,107

Generate for Year: 2021 2031 2041 2051
Estimated or Normal: Low
Year: 2021
Type: Normal

Input Layer (polygon layer only)

- Planning Districts
- Supervisor Districts
- Federal Census Tracts
- Federal Census Block Groups
- Human Services Regions
- Sewersheds
- Transportation Analysis Zones
- Voting Precincts

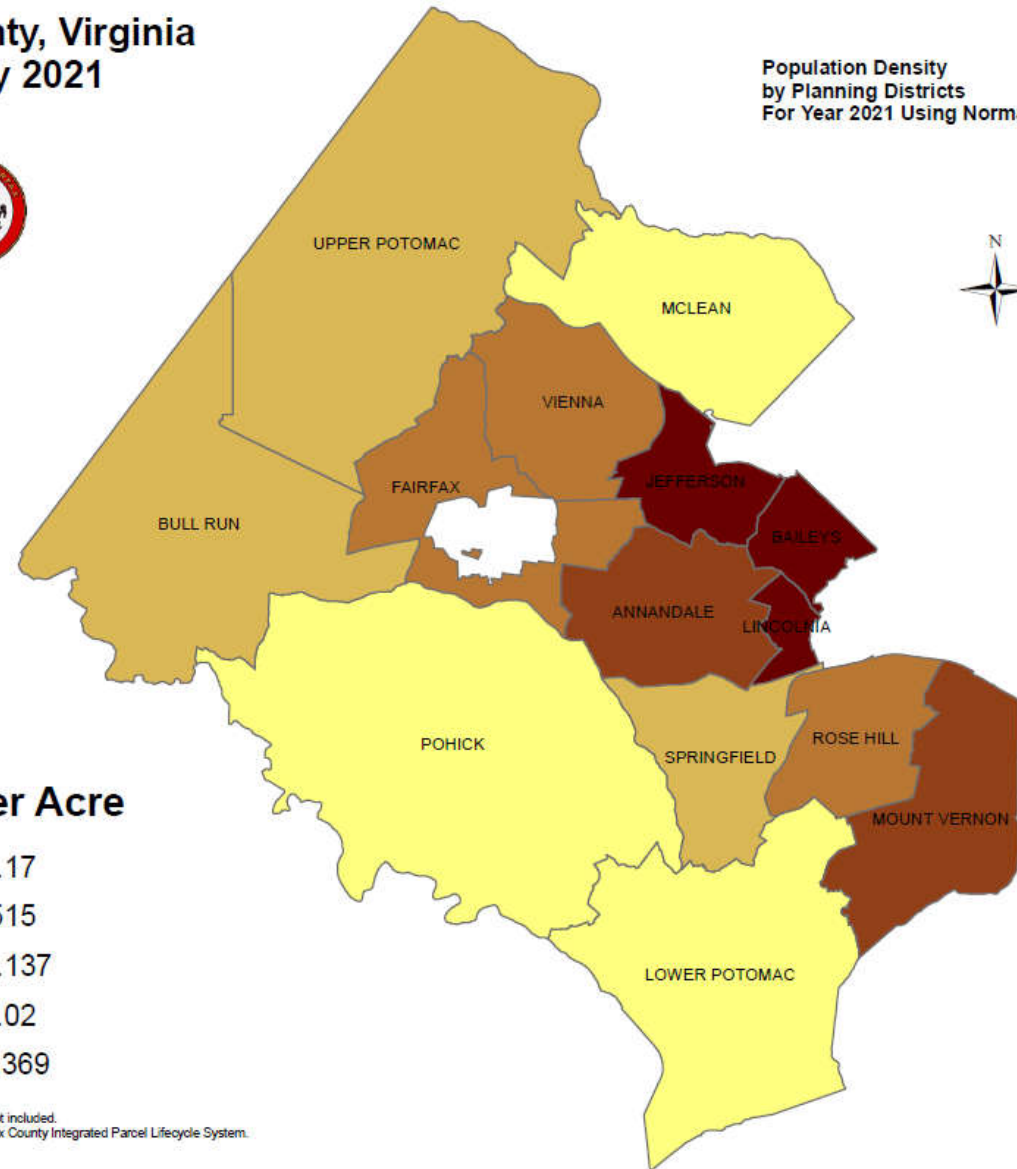
Zip Codes

Selected Layer Name:
Save As:
Geodatabase File:
Geographic Layer Name:

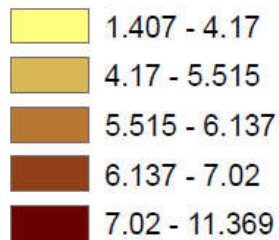
Fairfax County, Virginia January 2021



Population Density
by Planning Districts
For Year 2021 Using Normal Assumption



Persons Per Acre

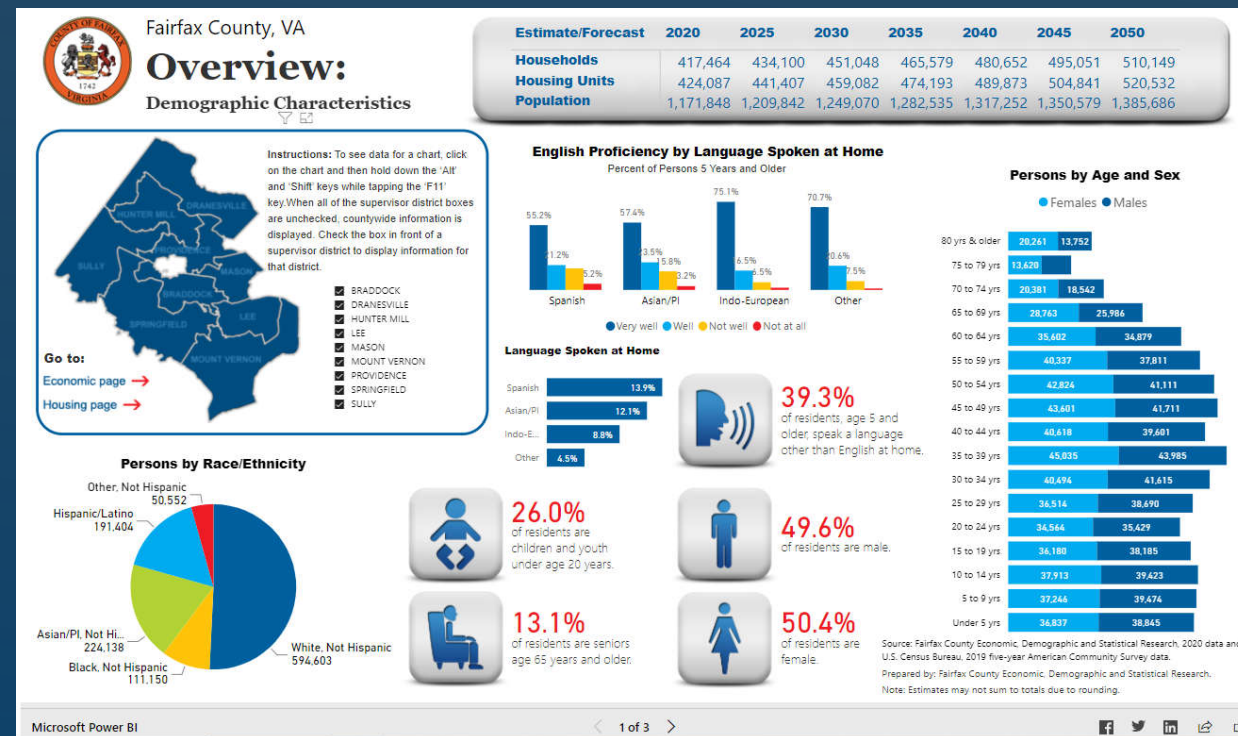


Note: Population of City of Fairfax is not included.
Source: Population Density from Fairfax County Integrated Parcel Lifecycle System.

APPLICATIONS: DERIVED DATA PRODUCTS FROM ESTIMATES

EXAMPLE - ACCURATE & CURRENT DEMOGRAPHIC DATA

- Combine IPLS estimates with Census Data using percentages.
 - 2019 5-year ACS Census
 - Age and Sex
 - Males under 5-yrs old =
 - 38,845 (3.3 %)
 - IPLS 2020 estimates
 - Population Total =
 - 1,171,848
 - (IPLS Pop Total) x (Age and Sex %)
 - $1,171,848 \times 3.3\% = 38,845$
 - IPLS Males under 5-yrs old estimate = 38,845



APPLICATIONS: DERIVED DATA PRODUCTS FROM **FORECASTS**

- **Spatial explicit, temporal relevant forecasts**
 - on Housing Units, Households, and Population**
 - MWCOCG Cooperative Forecasting Program
- **Residential development activity by stage of development by geography**
 - Demographic report Table 9.1-9.5
- **Data aids for planning and effective government**
 - 2020 Decennial Census geography delineation
 - Understand residential vacancy and household status
 - School planning, Public Safety, Public works, etc.

FORECAST POPULATION DENSITY AND GROWTH IN 30 YEARS

Fairfax County, Virginia
January 2021



Figure 4.1
Year 2050
Forecast Population Density
by Census Block Group



Persons Per Acre

- Less than 5
- 5 - 9.9
- 10 - 19.9
- 20 - 49.9
- 50 and Over

Note: Population of City of Fairfax is not included.
Source: Population Density from Fairfax County Integrated Parcel Lifecycle System.

Fairfax County, Virginia
January 2021



Figure 4.2
2021 - 2050
Forecast Population Growth
by Census Block Group



Population Growth

- Negative or No Growth
- 1 - 100 Persons
- 101 - 250 Persons
- 251 - 500 Persons
- Greater than 500 Persons

Note: Population of City of Fairfax is not included.
Source: Fairfax County Integrated Parcel Lifecycle System.

Table 9.1

Residential Development Activity by Stage of Development by Supervisor District
Fairfax County, January 2021

Supervisor District	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock			14	14			73	73		86		86			50	50
Dranesville 1/	56	46	154	256	306		101	407	1,616	195	158	1,969	1,584	141	146	1,871
Hunter Mill 2/	1,047	59	59	1,165	230	31	141	402	882	134	16	1,032	96	40	10	146
Lee	344	5	24	373	169		100	269		41	90	131			1	1
Mason	3	7	32	42		6	64	70		86	25	111			3	3
Mount Vernon	10	20	37	67	573	8	105	686	1,406	201	42	1,649			53	53
Providence	530	41	30	601	774	42	149	965	1,068	22	24	1,114	771	733	19	1,523
Springfield 3/	85	22	26	133	7		108	115	90	29	172	291	169	171	38	378
Sully	45	108	18	171	256	89	221	566	340	483	17	840	100	435		535
Fairfax County	2,120	308	394	2,822	2,315	176	1,062	3,553	5,402	1,277	544	7,223	2,720	1,520	320	4,560

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock	580		2	582			15	15	580	86	154	820
Dranesville 1/	4,471	409		4,880					8,033	791	559	9,383
Hunter Mill 2/	2,446	26	4	2,476			3	3	4,701	290	233	5,224
Lee									513	46	215	774
Mason									3	99	124	226
Mount Vernon	1,039	21		1,060			11	11	3,028	250	248	3,526
Providence	637		24	661	366	24	5	396	4,146	862	251	5,260
Springfield 3/									351	222	344	917
Sully									741	1,115	256	2,112
Fairfax County	9,173	456	30	9,659	366	24	35	425	22,096	3,761	2,385	28,242

Source: Fairfax County Department of Management and Budget, 2021.

Note: Only development stages with current activity are shown in the table. SFD are single family detached housing units. SFA are single family attached housing units which include townhouses, duplexes and multiplexes. MF are multifamily housing units which include apartments, condominiums and cooperatives. Countywide totals may vary by table depending on how well the geographic layer aligns with county boundaries.

1/ Includes the Town of Herndon. 2/ Includes the Town of Vienna. 3/ Includes the Town of Clifton.

DATA IN ACTION

- **Fire & Rescue Department**

- Analyze population growth for planning and forecasting the need for additional fire stations and emergency response units throughout the county.

- **Dept. of Planning and Development**

- Uses population forecast data to aid in land use scenarios for the Embark Richmond Highway Plan Amendment and planning of the Bus Rapid Transit and other study areas.

- **Department of Public Works and Environmental Services**

- Wastewater Planning and Monitoring Division uses IPLS population data in their wastewater hydraulic model to forecast wastewater flows and capacity needs.

- **Fairfax Water**

- Uses population forecast data in their comprehensive master plan to predict water demand at the parcel level and accurately plan for future system improvements.

- **Fairfax County Public Schools**

- Uses housing data and student address data to compute student 'yields' ratios (# of FCPS school age students by housing type) for small geographic areas.

- **Metropolitan Washington Council of Governments**

- The 30-year forecasts of population and households are used in planning and modeling activities at COG. The program enables local, regional, and federal agencies to coordinate planning activities using common assumptions about future growth and development.

Methodology: Appendix A

<https://www.fairfaxcounty.gov/demographics/sites/demographics/files/assets/demographicreports/fullrpt.pdf>

Data Visualization Gallery

<https://www.fairfaxcounty.gov/demographics/data-visualization-gallery>

Data Dictionary

<https://www.fairfaxcounty.gov/demographics/sites/demographics/files/assets/datadictionary/ipls-data-dictionary-gis.pdf>