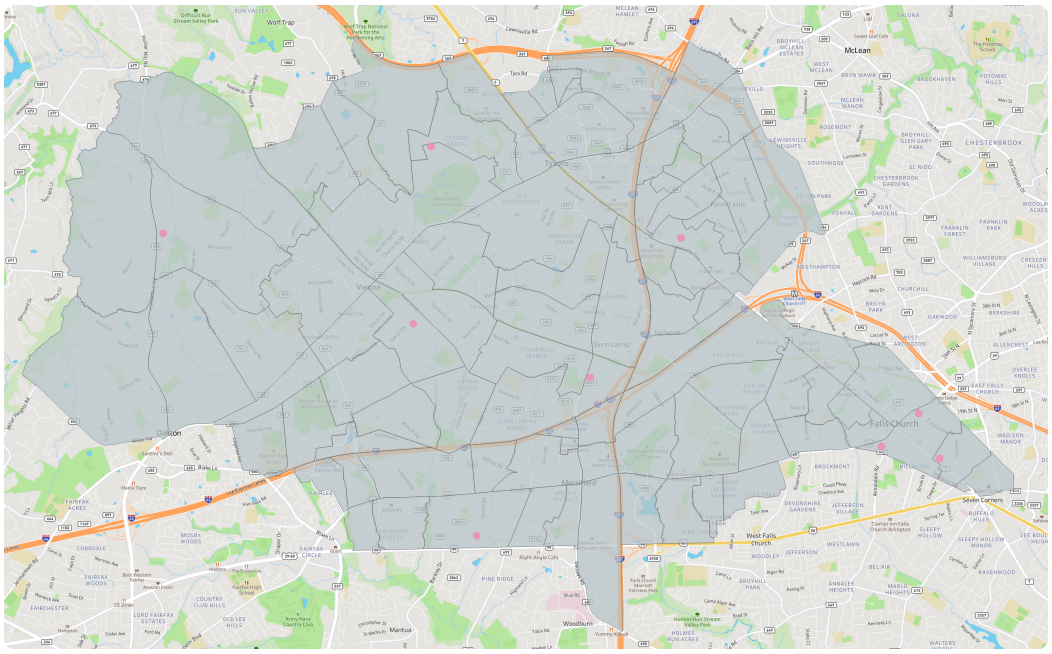
A MICRO-COMMUNITY PORTRAIT

Central Fairfax/Tysons

Dense suburban neighborhoods, interspersed with wooded parks and commercial corridors; a blend of urban edge and residential refuge



Micro-community shown with block group boundaries

145,394	9	445	9
residents in 2025 152,576 projected by 2030 (+4.9%)	UM churches	average in worship	appointed UM clergy

WE ALREADY KNOW MANY OF OUR NEIGHBORS

445 average in worship × **150** Dunbar's Number* = **66,750** Number of people within the Micro-community we may already know

That is 46% of everyone who lives here.

It can seem daunting to reach a community of 145,394. Yet as neighbors we are already within meaningful relationship with about 66,750 of our neighbors.

***Dunbar's number (150)** the number of meaningful relationships a person can sustain, per anthropologist Robin Dunbar — a conservative gauge of a community's existing relational reach.

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WHERE WE CALL HOME

We live in the inner ring of Northern Virginia, in and around Tysons, Vienna, Falls Church City, Dunn Loring, and Pimmit Hills, just west of Washington. Ours is a place of contrasts: Tysons is becoming a genuine high-rise downtown with Metro at its center, while a few minutes away Vienna keeps its small-town Maple Avenue and tree-lined streets, and Falls Church City holds onto its own compact, walkable identity. We are affluent, diverse, and deeply commuter-shaped, threaded together by the Silver and Orange lines and the highways that carry us toward the capital.

THE LIFE WE'VE BUILT

Our days run on transit and proximity. Many of us commute by Metro or highway to Washington, Tysons, or the wider region, then come home to neighborhoods that range from Tysons high-rises to Vienna's single-family streets and Falls Church City's condos and cottages. We prize good schools, walkable corners, and a short trip to almost anything. Housing here is expensive and steadily getting denser, so our lives increasingly mix long-time homeowners, new condo residents, and families drawn by some of the strongest public schools in Virginia.

CHALLENGES WE FACE

Our defining strain is cost, and it's reshaping who can stay. In Vienna, the average home is now assessed at above $1 million, and across our region, younger families and first-time buyers are increasingly priced out — Fairfax County has led Virginia in residents moving away in search of somewhere affordable. Falls Church City added nearly 2,000 housing units since 2013 to broaden its tax base, yet much of that cost landed on its single-family homeowners. Even in Tysons, our priciest market, offices sit near 20% empty as we keep building the downtown around them.

THE FUTURE WE'RE BUILDING

We are remaking our cores for people, not just cars. In Tysons, developers are converting empty offices into homes and adding parkland, and one major project recently swapped its planned luxury towers for 250 townhouses to fit what families actually want. Vienna is reshaping Maple Avenue with mixed-use blocks like Vienna Market and a rebuilt Patrick Henry Library, while Falls Church City has completed a new mixed-use district beside its Meridian High School. Slowly, we're trading surface parking and single-use zoning for walkable, transit-served neighborhoods.

SIGNS OF PROGRESS AND HOPE

There's real momentum, much of it aimed at helping us stay. As younger families get priced out, our institutions are working to keep older and long-rooted neighbors in place: Falls Church City now buys market-rate homes and writes down their price for people who already live or work here, and it added senior housing at West Falls so residents can age in place rather than move away. Tysons is opening its first fully affordable apartments, and the all-volunteer Committee for Helping Others still feeds and supports neighbors around Vienna. Our public schools, meanwhile, remain among Virginia's best.

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THE CONNECTION

United Methodist Churches

9 congregations – our faithful presence within the micro-community

- **Bruen Chapel UMC**
  3035 Cedar Ln, Fairfax, 22031-2100
  (703) 587-5764
- **Christ Crossman UMC**
  384 N Washington St, Falls Church, 22046-3431
  (703) 532-4026
- **Church of the Good Shepherd UMC**
  2351 Hunter Mill Rd, Vienna, 22181-3005
  (703) 281-3987
- **Dulin UMC**
  513 E Broad St, Falls Church, 22046-3508
  (703) 532-8060
- **Galloway UMC**
  306 Annandale Rd, Falls Church, 22042-2434
  (571) 623-2656
- **Hope UMC**
  1014 Country Club Drive NE, Vienna, 22180
  (571) 407-5597
- **Saint Luke's UMC**
  7628 Leesburg Pike, Falls Church, 22043-2004
  (703) 893-9220
- **Vine UMC**
  2501 Gallows Rd, Dunn Loring, 22027-1311
  (703) 573-5836
- **Wesley UMC**
  711 Spring St SE, Vienna, 22180-7502
  (703) 938-8700

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