2025 Land Use Buildout Analysis Review

and (draft) AC44 Analysis Tool

Board of Supervisors
January 21, 2026

Topic Overview

<u>9-3-25 Presentation</u>:

- Compared results of 2025 Land Use Buildout Analysis to the 2022 results
- Discussed questions

<u>Today's Presentation</u>:

- Review 2025 Buildout Analysis through a market-based lens
- Review draft AC44 Analysis Tool

Why is this information important?

- Essential to implementing the Comprehensive Plan, especially the updated Growth Management Policy.
- Aids decision making on goals related to Housing, Economic Development, and more, and supports several initiatives of the Board's FY24-28 Strategic Plan.
- Provides greater context for evaluating future development applications.

2022 vs. 2025 Residential Findings

		2022	2025	Trend
"Development Pipeline"	Max. Remaining Approved Units (Unbuilt)	9,377	11,230	Higher
	Max. Units Under Review	5,504	3,986	Lower
Theoretical Max. Buildout Estimate		9,252	6,428	Lower
Total		24,133	21,644	Lower

2022 vs. 2025 Non-Residential Findings

	2022	2025	20 Year Demand Forecast (High)	2022-2025 Trend
Retail SF	1,959,849	1,324,443	1,300,000	Lower
Office SF	2,725,883	1,376,864	1,000,000	Lower
Hotel Rooms	2,554	1,591	900	Lower
Industrial SF	5,565,023	4,898,087	1,100,000	Lower

2025 Buildout Trend

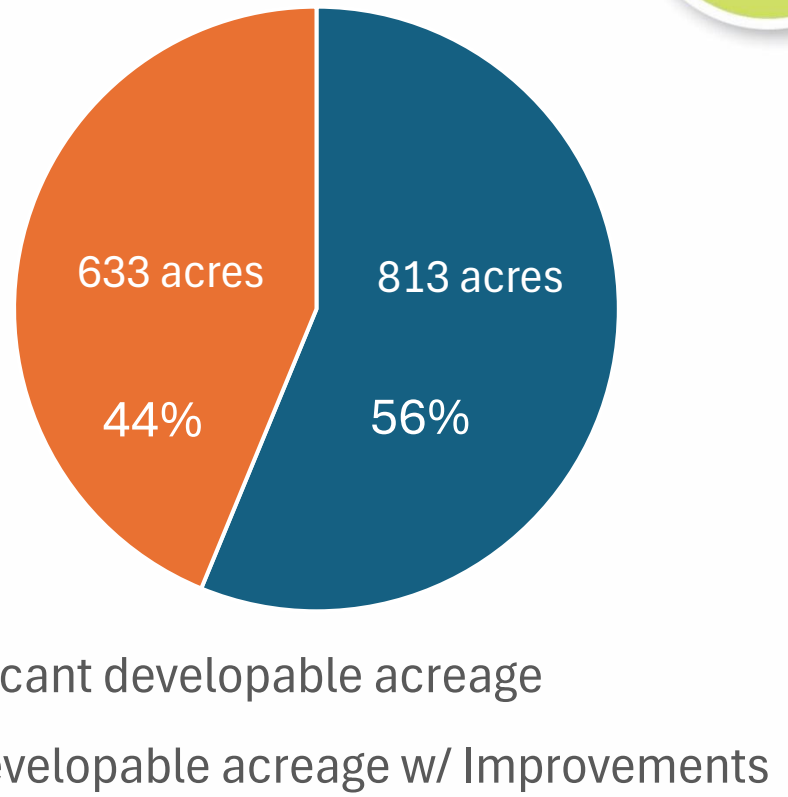
From 2022 through Q1 of 2025, the County approved 24 legislative residential applications (23 rezonings and 1 special use permit).

When analyzing the approvals of these residential developments, the total number of units approved was approximately 56% of the maximum number of units recommended per the Comprehensive Plan. When one large and unique case is removed (North Fork), the number of units approved increases to **70% of the maximum number of units recommended per the Comprehensive Plan**.

Developable Acreage in the DA

Totals:

- Overall acreage in the DA: 23,800 acres
- Developable acreage: 1,446 acres (6.1%)
- Vacant developable acreage: 813 of 1,446 acres

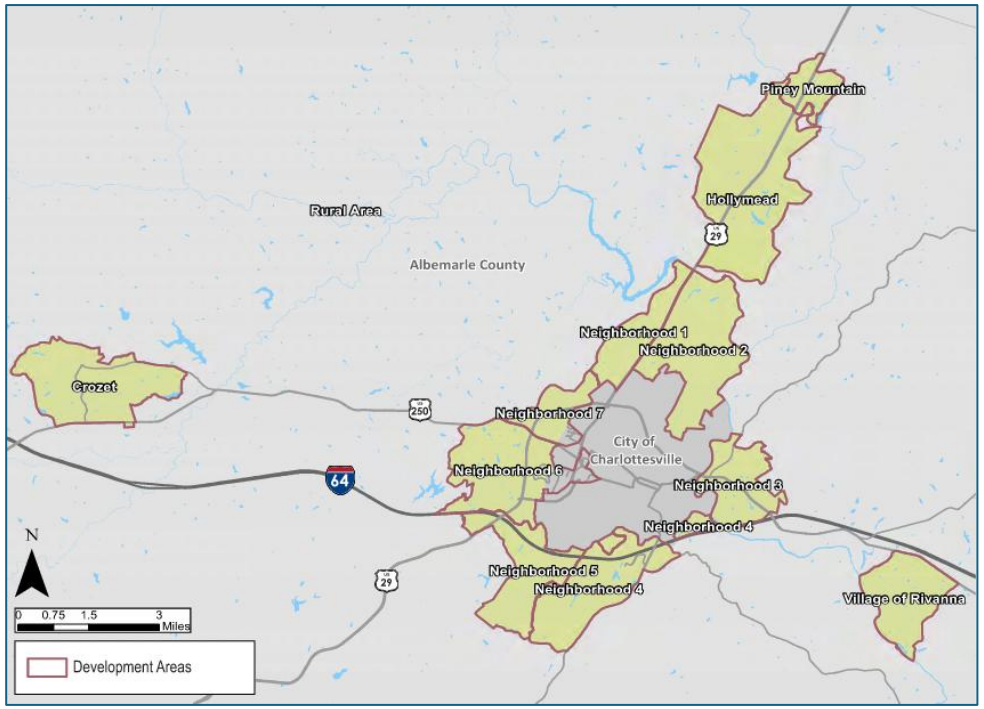


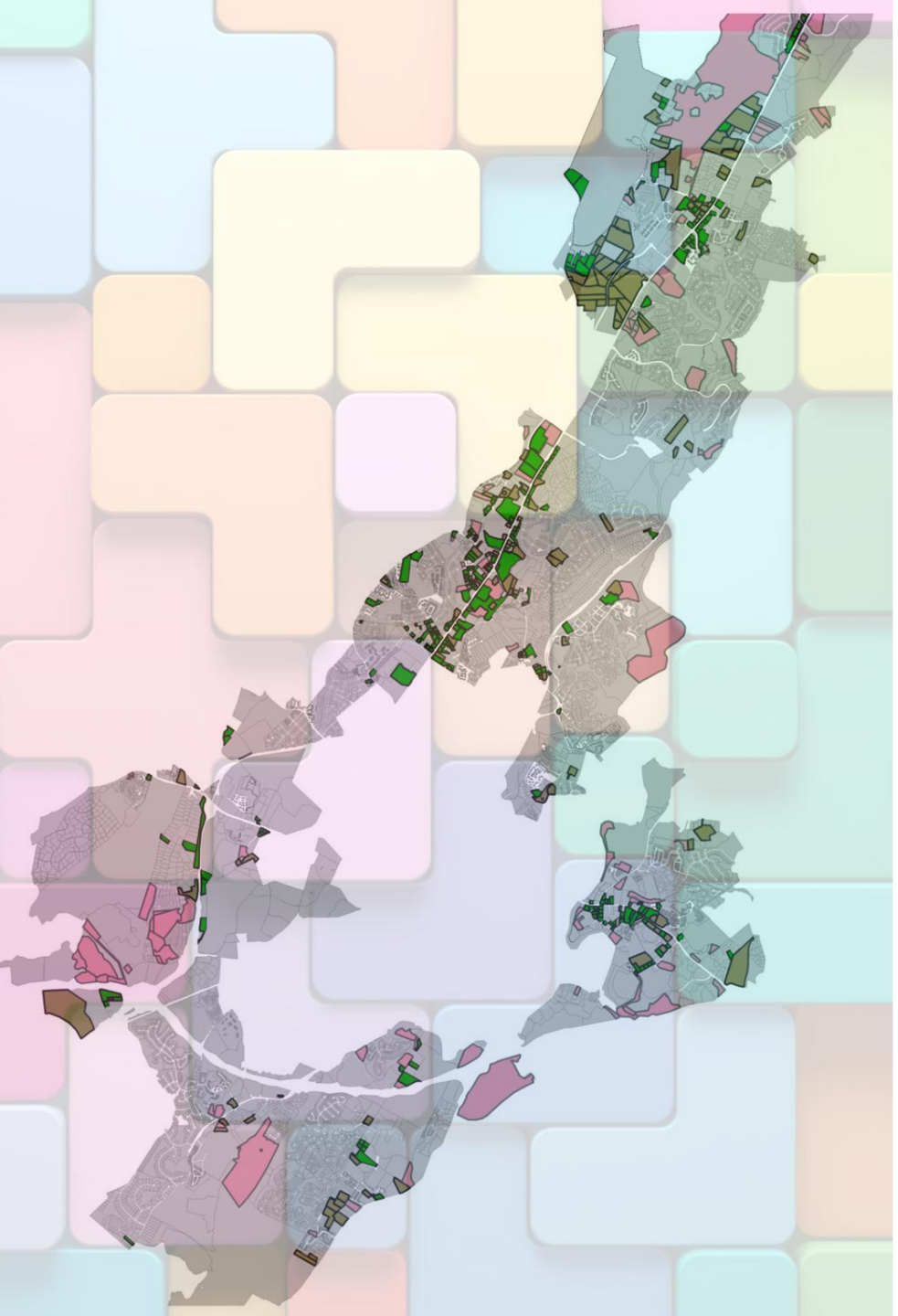
Moving from “Report” to “Tool”

- The digitized format of the ‘25 Buildout Analysis provides a new tool for monitoring the utilization of the DA.
- Can assist CDD in serving other departments (e.g. Schools), partner agencies (e.g. utility providers), and County-wide planning efforts (e.g. CIP).
- Opportunity to provide analysis of current development proposals within a broader, longer-term context.

Development Areas

1. Places29
   - Hollymead
   - Piney Mountain
   - Neighborhoods 1 and 2
2. Pantops
   - Neighborhood 3
3. Southern and Western Neighborhoods
   - Neighborhoods 4 - 7
4. Crozet
5. Village of Rivanna





ALBEMARLE CO. BUILDOUT ANALYSIS TOOL

Jeremy Goldstein, Line+Grade

THE TOOL'S MAIN COMPONENTS

1) INPUTS

- Background data on parcel uses, policies, plans
- Assumptions on "typical" growth amounts by land use
- Criteria for development potential

2) OUTPUTS

- Calculations of buildout under different scenarios / conditions
- User interface for adjusting key inputs & assumptions

IMPORTANT CAVEATS

- This is an art, not a science
- Model results are dependent upon the quality of the inputs, which should continue to be scrutinized and improved upon over time
- Relative differences between scenarios as important as bottom-line numbers
- These results do NOT include “Development Pipeline” data

MAX BUILDOUT SCENARIO

- Applies allowable density and expected uses by FLUM to determine maximum buildout of developable land
- This scenario provides a reasonable upside of full buildout in the Development Areas
- This scenario relies heavily on determination of “developable” and on determination of expected uses of that developable land

MAX BUILDOUT SCENARIO

- Under this scenario, nearly 10,000 housing units and 12 million sf of commercial or industrial uses could be accommodated

Development Area	Parcels	Devel. Acres	Housing Units	Retail SF	Office SF	Industrial SF
Crozet	84	175	614	355,312	490,773	577,773
Hollymead – Places 29	122	423	3,768	659,026	605,457	3,657,672
Neighborhood 1 – Places 29	94	89	891	401,173	483,551	116,625
Neighborhood 2 – Places 29	91	155	1,350	390,033	719,422	83,963
Neighborhood 3 – Pantops	67	94	699	232,370	153,969	138,776
Neighborhood 4 – S+W	37	107	262	198,110	264,119	955,196
Neighborhood 5 – S+W	13	72	160	32,225	98,666	1,040,886
Neighborhood 6 – S+W	35	194	1,063	224,877	69,654	-
Neighborhood 7 – S+W	8	18	378	72,431	36,467	6,170
Piney Mountain - Places 29	13	45	313	75,536	45,799	109,917
Village of Rivanna	18	74	370	-	-	-
TOTAL	**582**	**1,446**	**9,867**	**2,641,092**	**2,967,877**	**6,686,979**

“TYPICAL” BUILDOUT SCENARIO

- Evaluation of recent rezonings suggest that “typical” projects are approved to ~70% of max buildout
- This scenario allows evaluation of full buildout at this “typical” scale
- The percentage can be changed by the user to see different buildout amounts at different proportions of max allowable

“TYPICAL” BUILDOUT SCENARIO

- Development capacity drops across the board, but still significant commercial development space

Development Area	Parcels	Devel. Acres	Housing Units	Retail SF	Office SF	Industrial SF
Crozet	84	175	430	248,718	343,541	404,441
Hollymead – Places29	122	423	2,637	461,318	423,820	2,560,371
Neighborhood 1 – Places29	94	89	624	280,821	338,486	81,637
Neighborhood 2 – Places29	91	155	945	273,023	503,596	58,774
Neighborhood 3 – Pantops	67	94	489	162,659	107,778	97,143
Neighborhood 4 – S+W	37	107	184	138,677	184,884	668,637
Neighborhood 5 – S+W	13	72	112	22,557	69,066	728,620
Neighborhood 6 – S+W	35	194	744	157,414	48,758	-
Neighborhood 7 – S+W	8	18	264	50,701	25,527	4,319
Piney Mountain - Places29	13	45	219	52,875	32,059	76,942
Village of Rivanna	18	74	259	-	-	-
TOTAL	**582**	**1,446**	**6,907**	**1,848,763**	**2,077,515**	**4,680,884**

MARKET DEMAND SCENARIO

- CoStar provides forecasts of County-wide multifamily and commercial growth over the next 5 years
- This scenario uses CoStar data and curates recent trendlines to estimate future growth and its impact relative to max buildout
- Inputs and years forecasted can be adjusted by the user

MARKET DEMAND SCENARIO

- These are findings from using CoStar's forecast
- Suggests significantly more housing demand than commercial demand, approaching housing max buildout threshold under policy-based scenarios

	Parcels	Devel. Acres	Housing Units	Retail SF	Office SF	Industrial SF
1 Year	45	80	796	51,089	21,811	1,971
Pct of Max Buildout	8%	6%	8%	2%	1%	0%
3 Years	135	241	2,389	153,268	65,434	5,913
Pct of Max Buildout	23%	17%	24%	6%	2%	0%
5 Years	223	402	3,982	255,446	109,056	609,854
Pct of Max Buildout	38%	28%	40%	10%	4%	9%
10 Years	444	803	7,964	510,892	218,112	619,708
Pct of Max Buildout	76%	56%	81%	19%	7%	9%

Next steps for Buildout Analysis

Annually, provide to the Board of Supervisors:

- Updated figures for estimated capacity by land use type.
- Analysis of legislative actions approved in the prior 12 months.

Every two years, a more comprehensive update to the information in the full Land Use Buildout Analysis.

Questions and Feedback

(Draft) AC44 Analysis Tool

- The AC44 Analysis Tool is aimed to support the updated Growth Management Policy.

- AC44 calls for future development proposals to be evaluated under gross density (DALU-32).

AC44 Analysis Tool: Residential ZMA

Proposal summary:

This ZMA proposes up to 46 residential units on 8 acres of Neighborhood Residential (3-6 units per acre).

AC44 Analysis Tool: Residential ZMA

Table A: AC44 Land Use Category Analysis – Example ZMA				
Residential				
Site	**Total Acreage**	**Developed or Developable Acres**	**Housing Units**	**Proposed Density Compared to the Max. Density Recommended by Future Land Use Map (FLUM)**
Existing Conditions on Property	8	0.002	1	13%
Theoretical Maximum under AC44 Land Use Category		6	48	100%
Applicant's Proposed Maximum		6	46	96%
DIFF. B/W THEORETICAL MAX AND PROPOSAL	**0.00**	**0.00**	**-2**	**-4%**

AC44 Analysis Tool: Residential ZMA

Table B: Housing Albemarle Analysis – Example ZMA			
Residential			
Site	**Overall Housing Units**	**Percent of Affordable Units Recommended by Policy / Offered by Applicant**	**# of Affordable Housing Units Recommended by Policy / Offered by Applicant**
Existing Conditions on Property	1	0	0
Theoretical Maximum under AC44 Land Use Category	48	20%	9.6 (->10 units)
Applicant's Proposed Maximum	46	20%	9.2 (->10 units)
DIFF. B/W THEORETICAL MAX AND PROPOSAL	**-2**	**0%**	**0 units**

AC44 Analysis Tool: Mixed-Use ZMA

Proposal summary:

This ZMA proposes up to 322 residential units and 158,000 sf of non-residential on 13 acres of Regional Mixed Use (up to 34 units per acre).

Table A: AC44 Land Use Category Analysis – Example Mixed-Use ZMA										
	Residential				Non-Residential					
Site	**Total Acreage**	**Residential Units**	**Residential Density (du/ac)**	**Proposed Density Compared to Max. Density Recommended by Land Use Buildout Analysis**	**Retail Square Footage**	**Office Square Footage**	**Industrial Square Footage**	**Hotel Square Footage**	**Total**	**Proposed Square Footage Compared to the Max. Square Footage using Assumptions of the Land Use Buildout Analysis**
Existing Conditions on Property	13.0	1	0.077	0%	0	0	0	0	0	0%
Theoretical Maximum under Regional Mixed Use Land Use Category		133	10	100%	58,500	58,500	0	39,000	156,000	100%
Applicant's Proposed Minimum		250	64	188%					100,000	64%
Applicant's Proposed Maximum		322	83	242%					158,000	101%
DIFF. B/W PROPOSAL MINIMUM AND THEORETICAL MAX	0	**117**	**54**	**88%**					**-56,000**	**-36%**
DIFF. B/W PROPOSAL MAX AND THEORETICAL MAX	0	**189**	**73**	**142%**					**2,000**	**1%**

Table A: AC44 Land Use Category Analysis – Example Mixed-Use ZMA										
	Residential				Non-Residential					
Site	Total Acreage	Residential Units	Residential Density (du/ac)	Proposed Density Compared to Max. Density Recommended by Land Use Buildout Analysis	Retail Square Footage	Office Square Footage	Industrial Square Footage	Hotel Square Footage	Total	Proposed Square Footage Compared to the Max. Square Footage using Assumptions of the Land Use Buildout Analysis
Existing Conditions on Property	13.0	1	0.077	0%	0	0	0	0	0	0%
Theoretical Maximum under Regional Mixed Use Land Use Category		133	10	100%	58,500	58,500	0	39,000	156,000	100%
Applicant's Proposed Minimum		250	64	188%					100,000	64%
Applicant's Proposed Maximum		322	83	242%					158,000	101%
DIFF. B/W PROPOSAL MINIMUM AND THEORETICAL MAX	0	**117**	**54**	**88%**					**-56,000**	**-36%**
DIFF. B/W PROPOSAL MAX AND THEORETICAL MAX	0	**189**	**73**	**142%**					**2,000**	**1%**

AC44 Analysis Tool: Mixed-Use ZMA

Table B: Housing Albemarle Analysis – Example ZMA			
Residential			
Site	**Overall Housing Units**	**Percent of Affordable Units Recommended by Policy / Offered by Applicant**	**# of Affordable Housing Units Recommended by Policy / Offered by Applicant**
Existing Conditions on Property	1	0	0
Theoretical Maximum under AC44 Land Use Category	133	20%	26.6 (->27 units)
Applicant's Proposed Maximum	322	20%	64.4 (->65 units)
DIFF. B/W THEORETICAL MAX AND PROPOSAL	**189**	**0%**	**38 units**

AC44 Tool Intent

- Shows how a development proposal relates to maximum theoretical development potential for residential (both market-rate and affordable housing units) and non-residential uses

- Assists in the tracking of the Development Areas (as directed by the updated Growth Management Policy)

Overall Summary

- Over time, both the Land Use Buildout Analysis and the AC44 Tool are assessments that help show us trends in development data, and identify the right questions to ask about existing policies.

- This data can also bring forward the questions that will inform future decision-making related to policy, administration, and development proposals.

Work Session Questions

1. Is the AC44 Analysis Tool responsive to the Board's request for more information on how development proposals relate to the Comprehensive Plan?

2. What other feedback or direction would you like to provide?


AC44
ALBEMARLE COUNTY 2044