

Growth & Change in Our Community

Joint Convening of the Albemarle County
Board of Supervisors
School Board
Planning Commission

February 13, 2018

Demographics and Growth

Department of Community Development

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Albemarle County: Growth and Change

- Changing demographics of our County
- Projected County population
- Population of the individual development areas
- Estimated population at buildout by development area
- Location and timing of new development

Albemarle County is changing demographically

- Steady population increase
- Growing racial diversity in the population
- An aging population

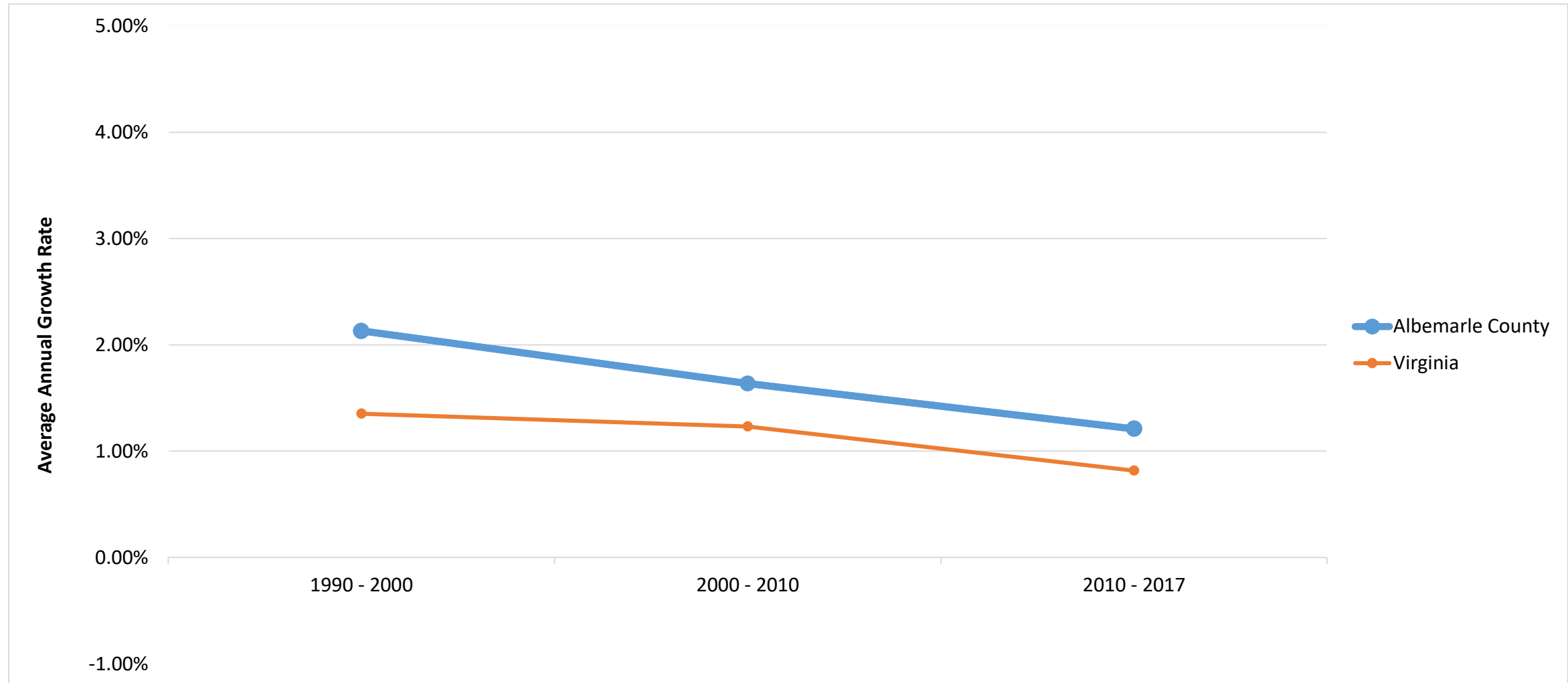
Albemarle County: Population

Historical Perspective

	Albemarle County		City of Charlottesville		Virginia	
Year	Population	Annual Growth	Population	Annual Growth	Population	Annual Growth
1960	30,969		26,427		3,966,949	
1970	37,780	2.0%	33,880	2.5%	4,651,448	1.6%
1980	55,783	4.0%	39,916	1.7%	5,346,818	1.4%
1990	68,172	2.0%	40,475	0.1%	6,187,359	1.5%
2000	84,186	2.1%	40,099	-0.1%	7,078,515	1.4%
2010	99,010	1.6%	43,435	0.8%	8,001,024	1.2%

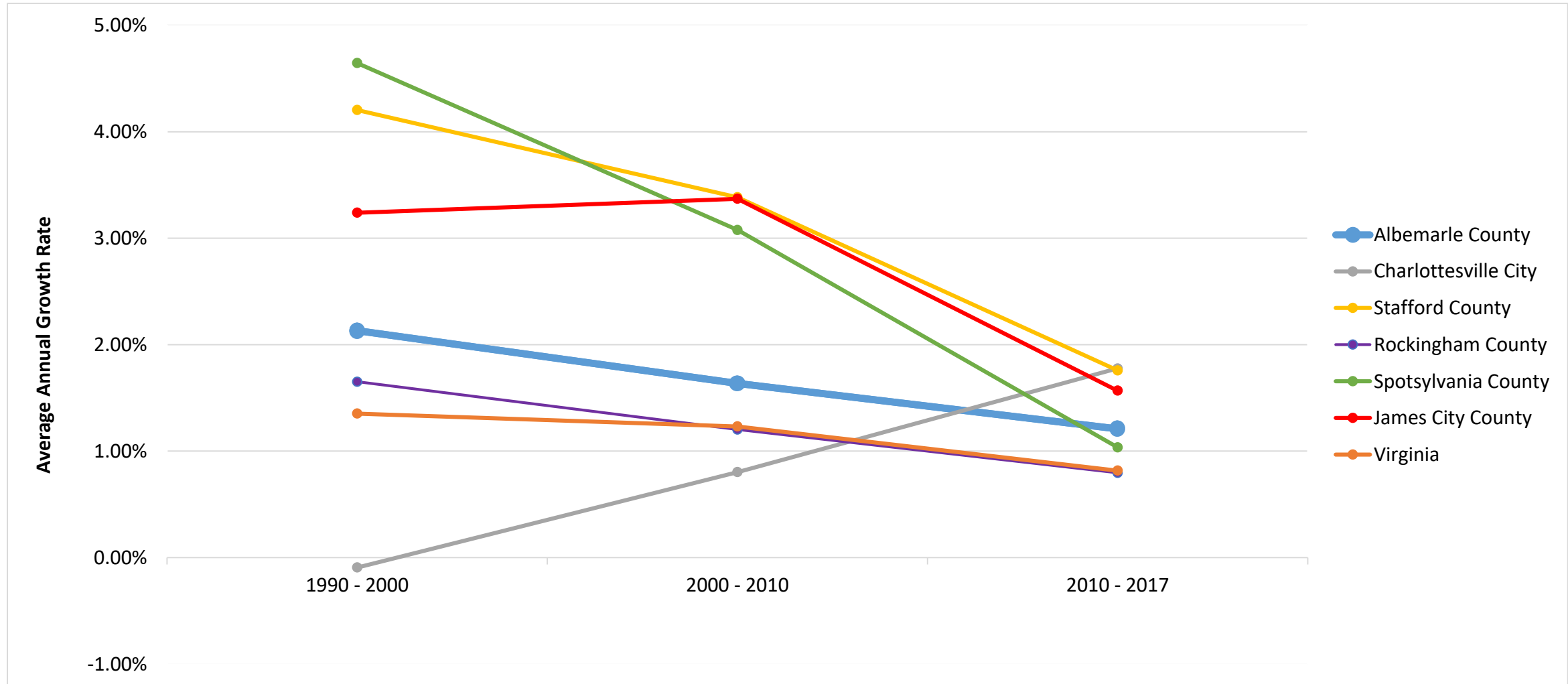
Albemarle County: Peer Localities

Average Annual Growth Rate by decade



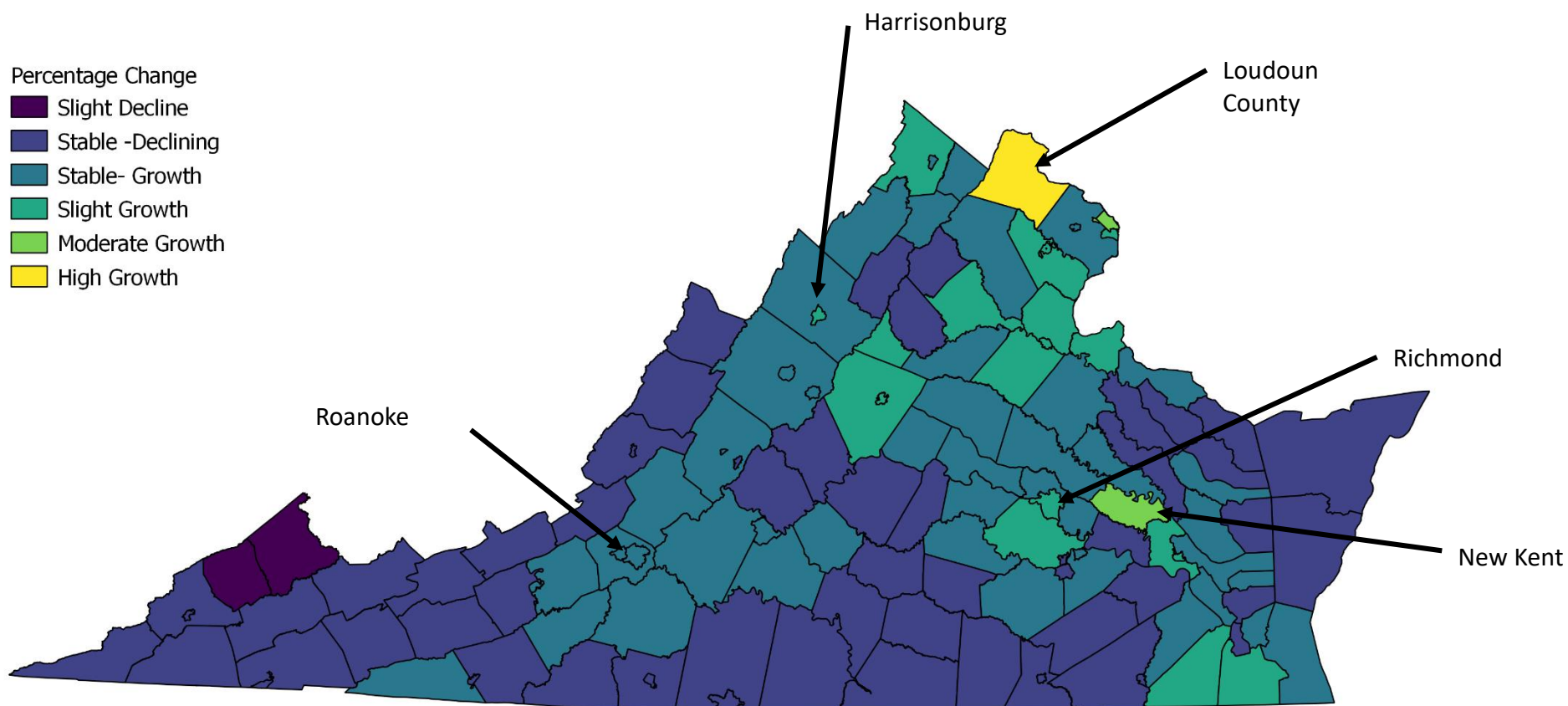
Albemarle County: Peer Localities

Average Annual Growth Rate by decade



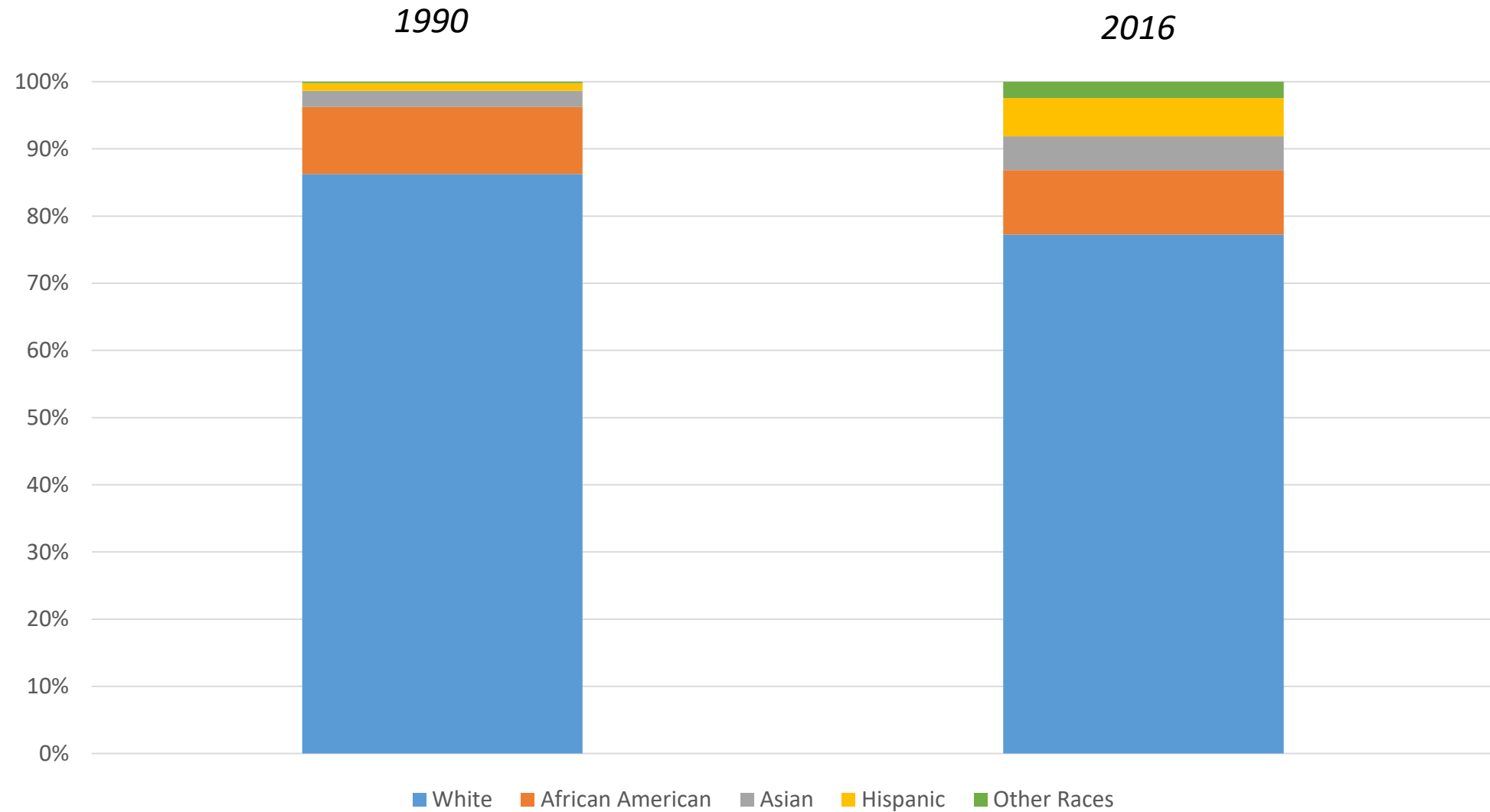
Population Growth in Virginia (by County)

Average Annual Population Growth 2010 – 2017

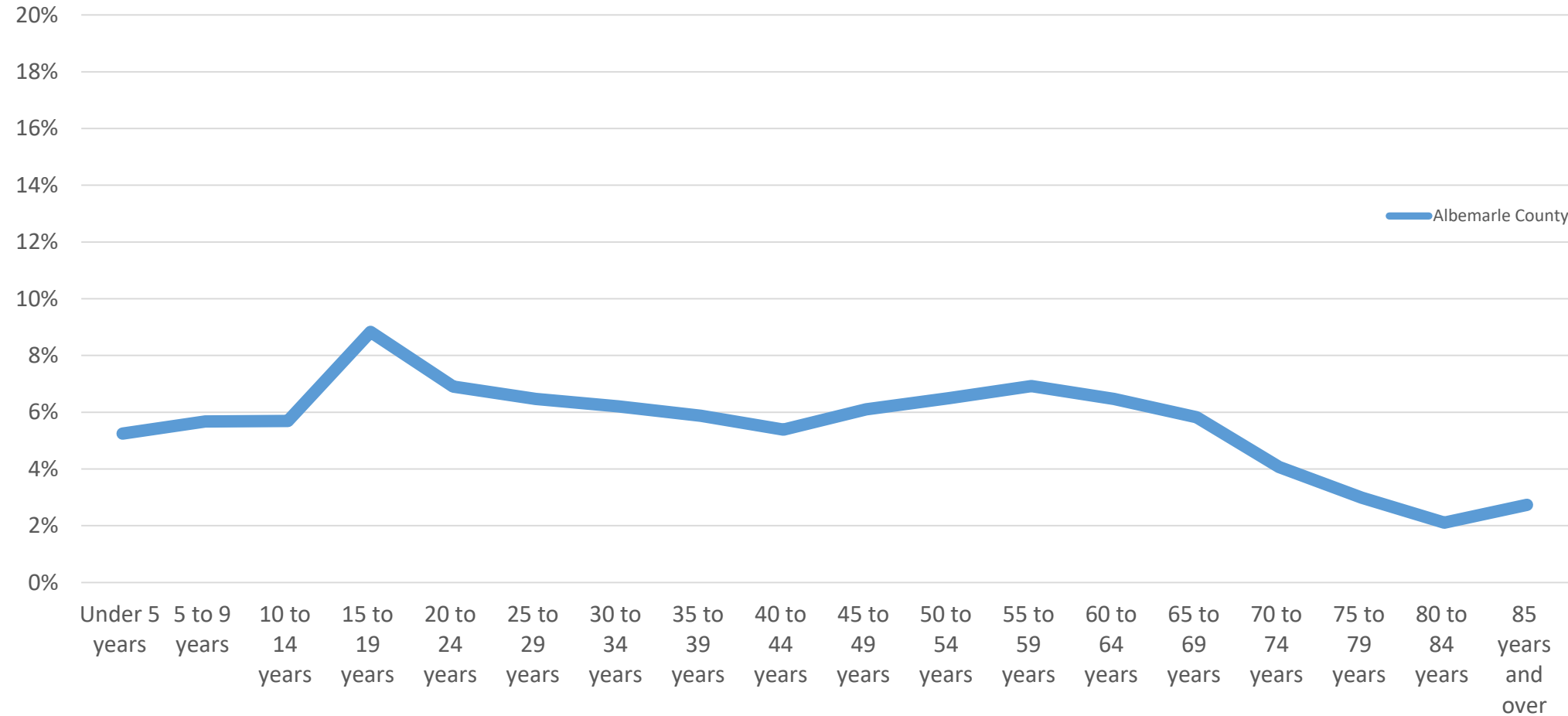


Source(s): Census Bureau
Weldon Cooper Center

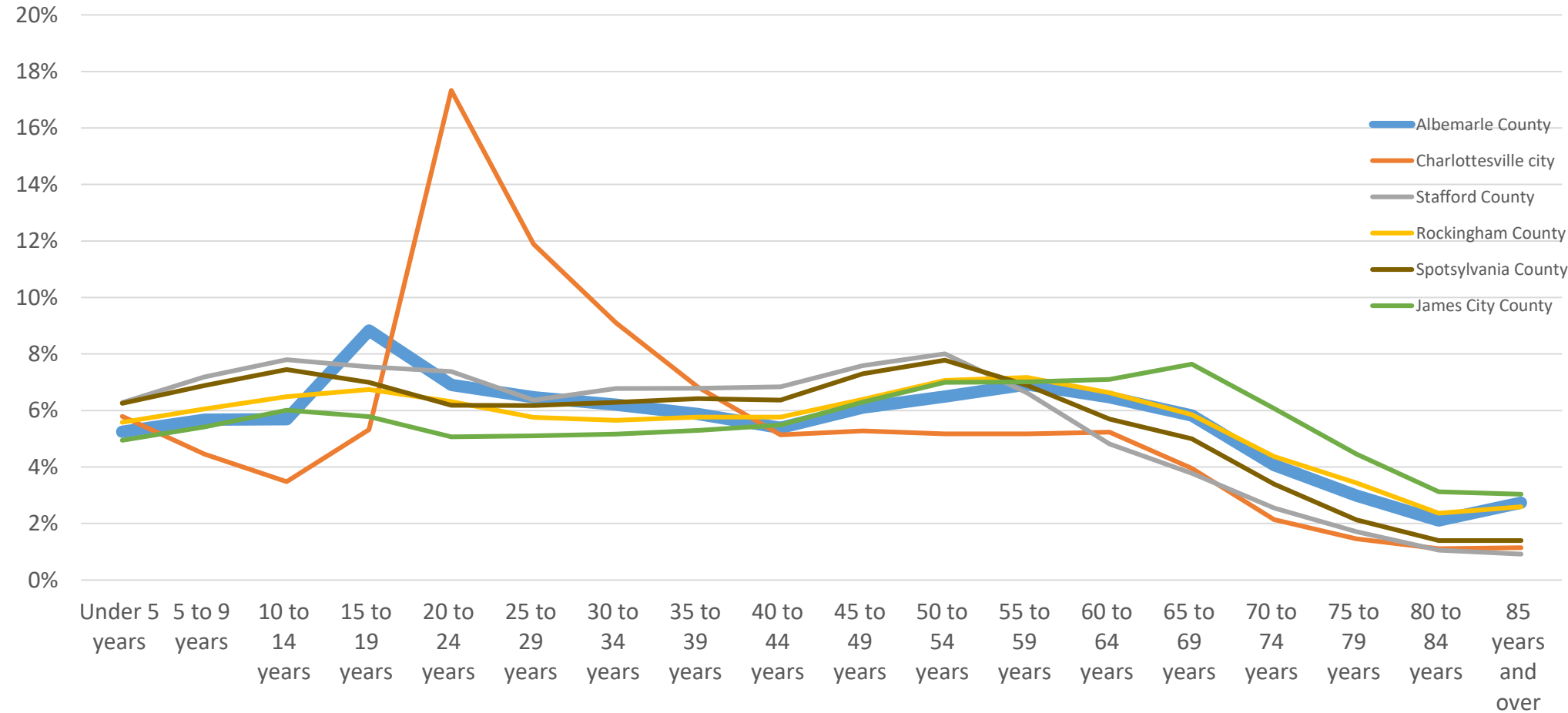
Albemarle County: Changes – Race



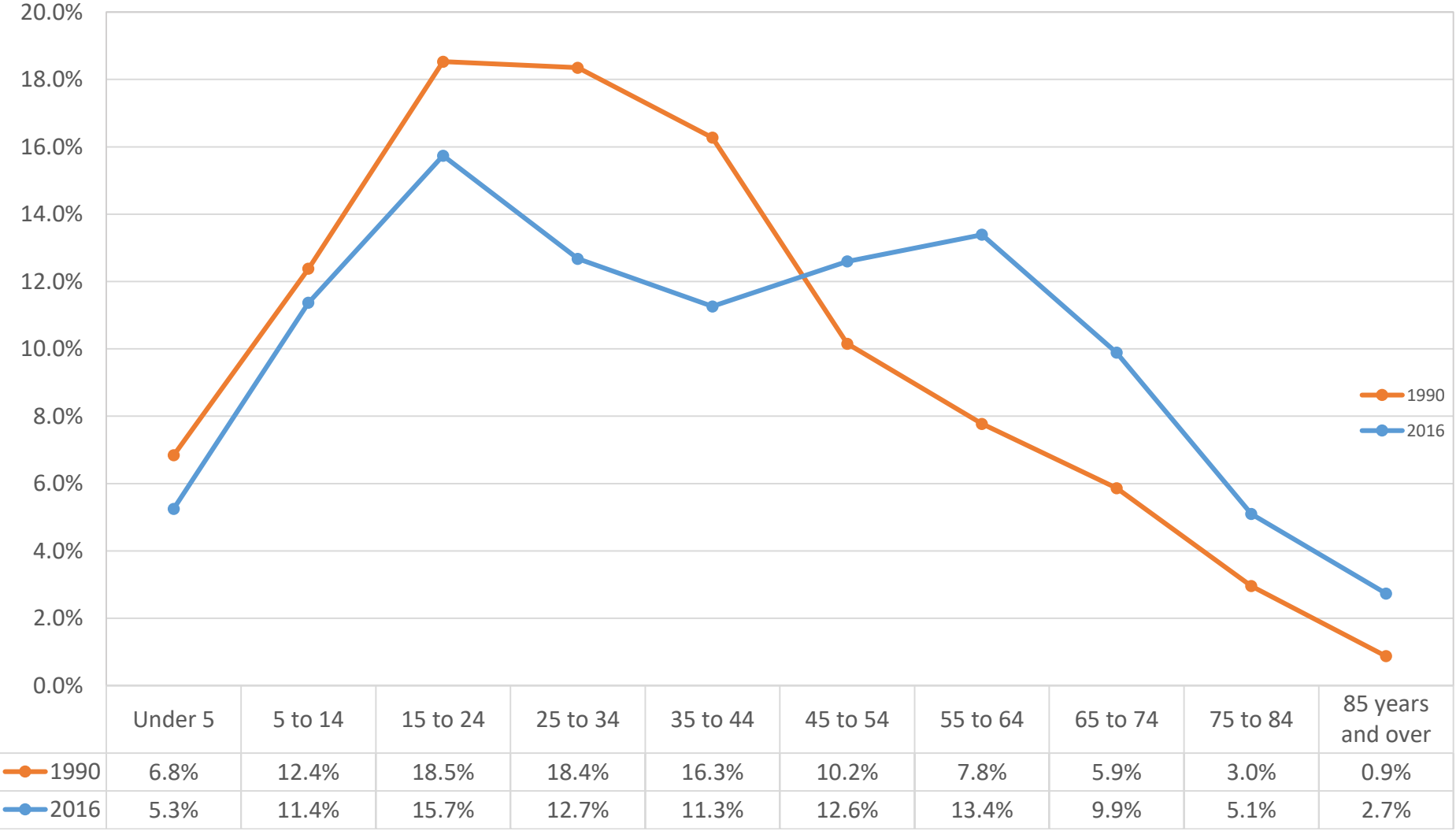
Albemarle County: Peer Localities – Age



Albemarle County: Peer Localities – Age

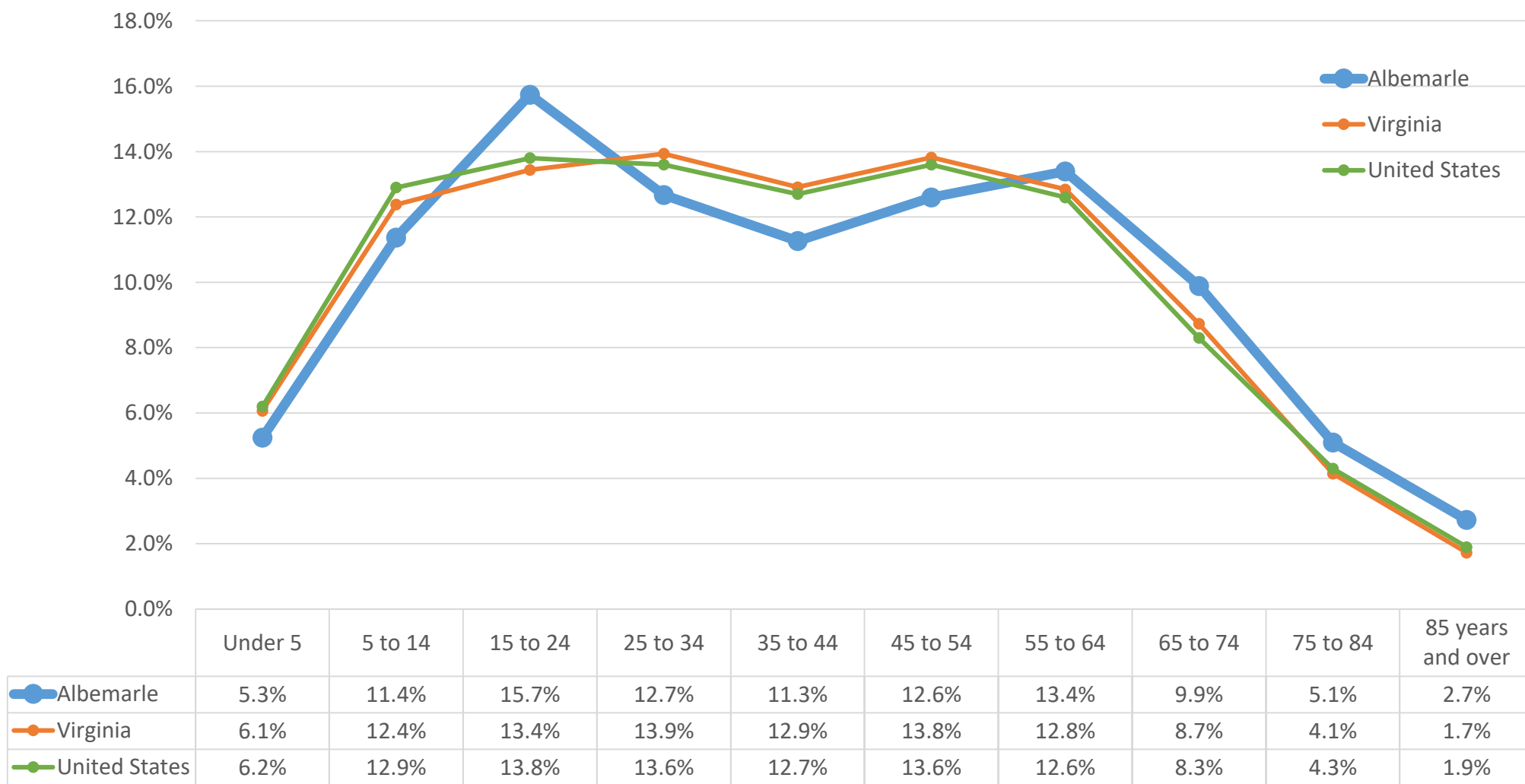


Albemarle County: Changes – Age

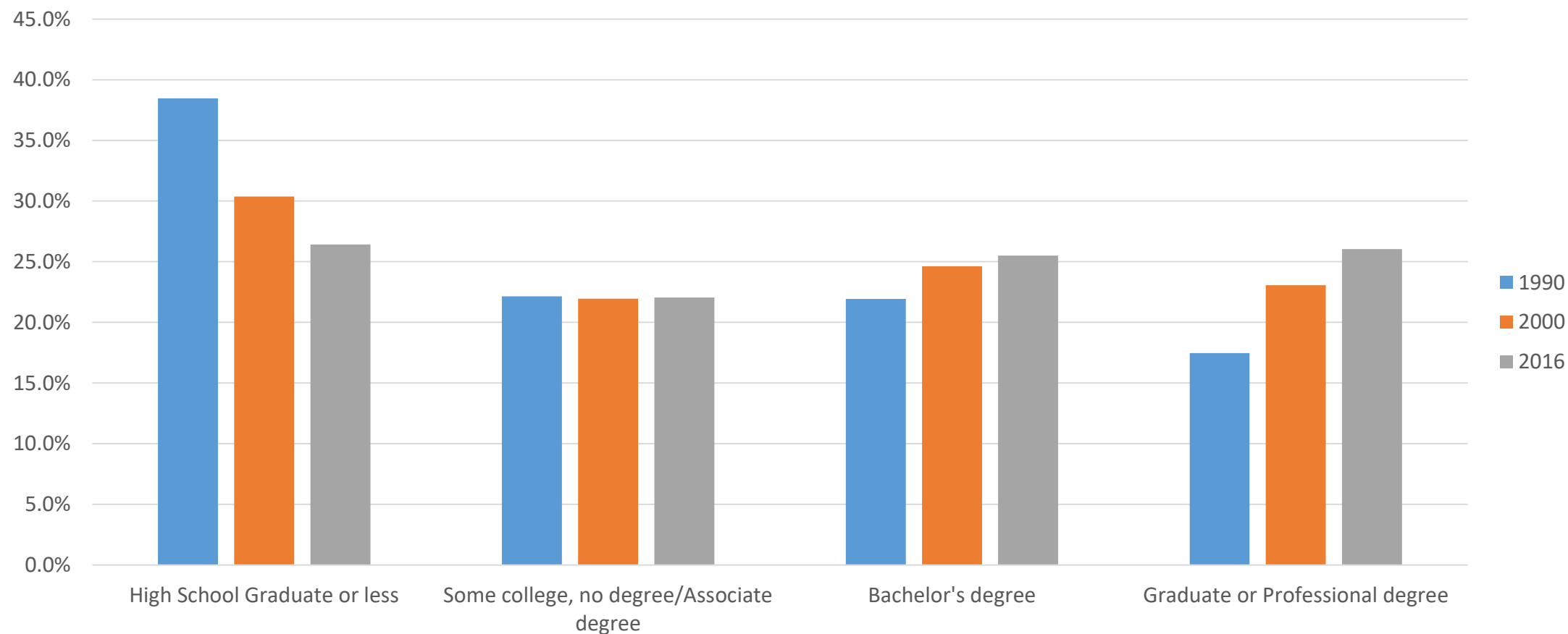


Source: U.S. Census Bureau

Albemarle County: Peer Localities – Age

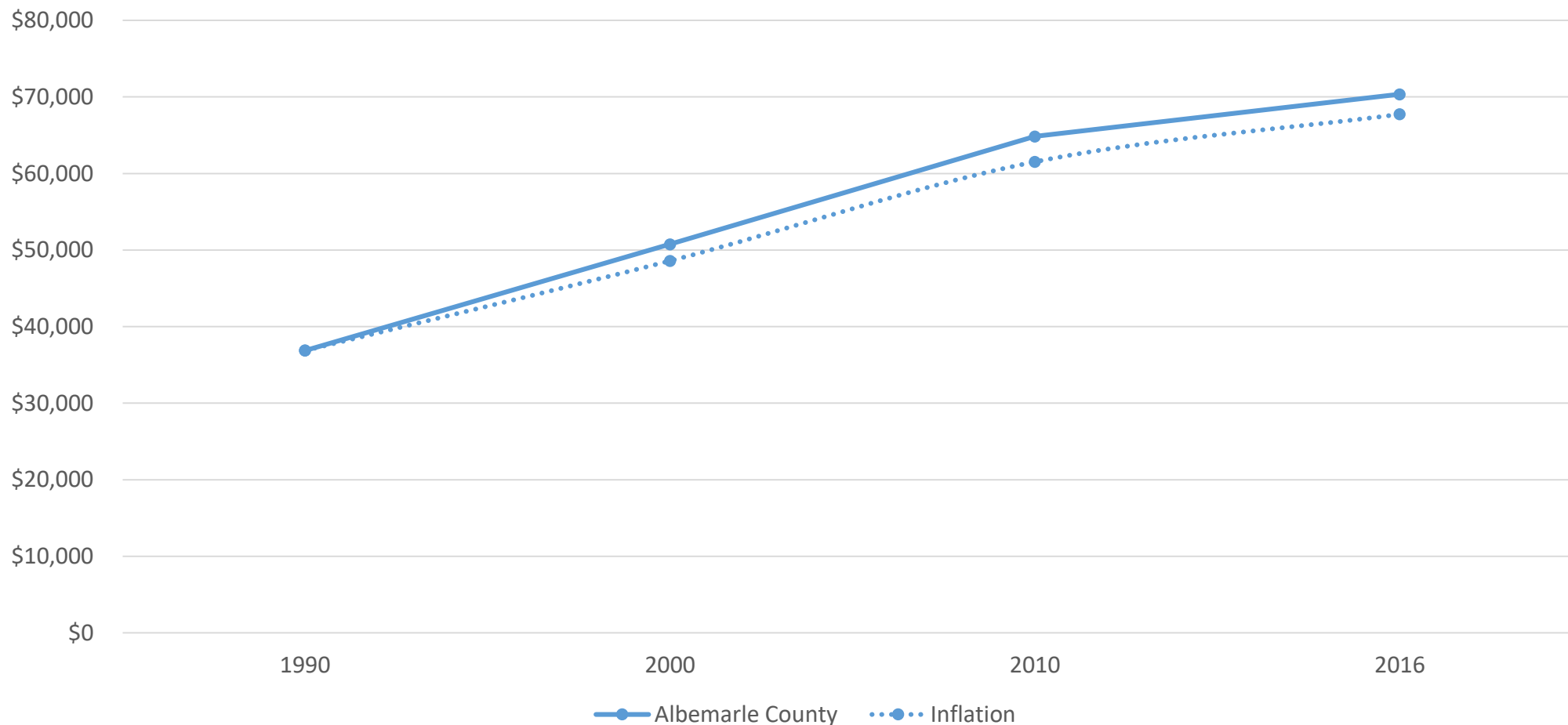


Albemarle County: Changes – Education



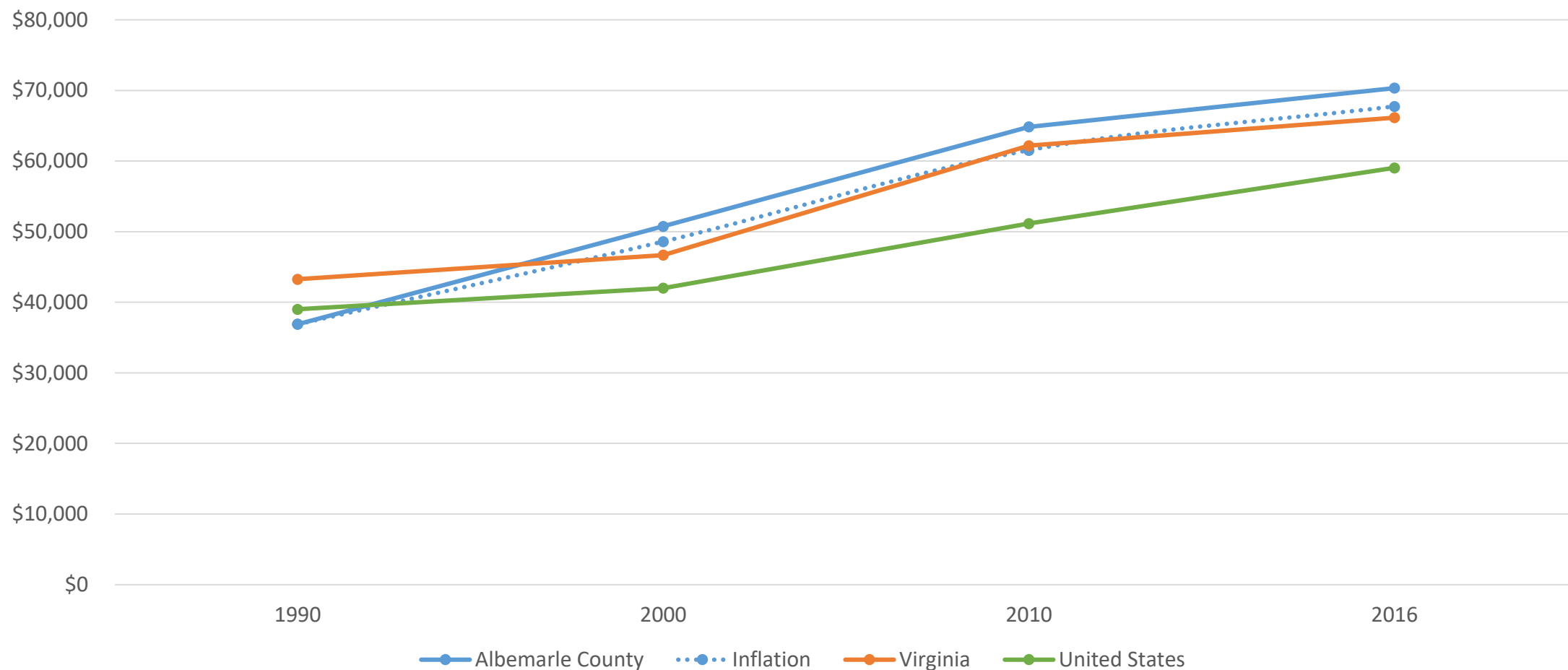
Albemarle County: Changes – Income

Median Household Income

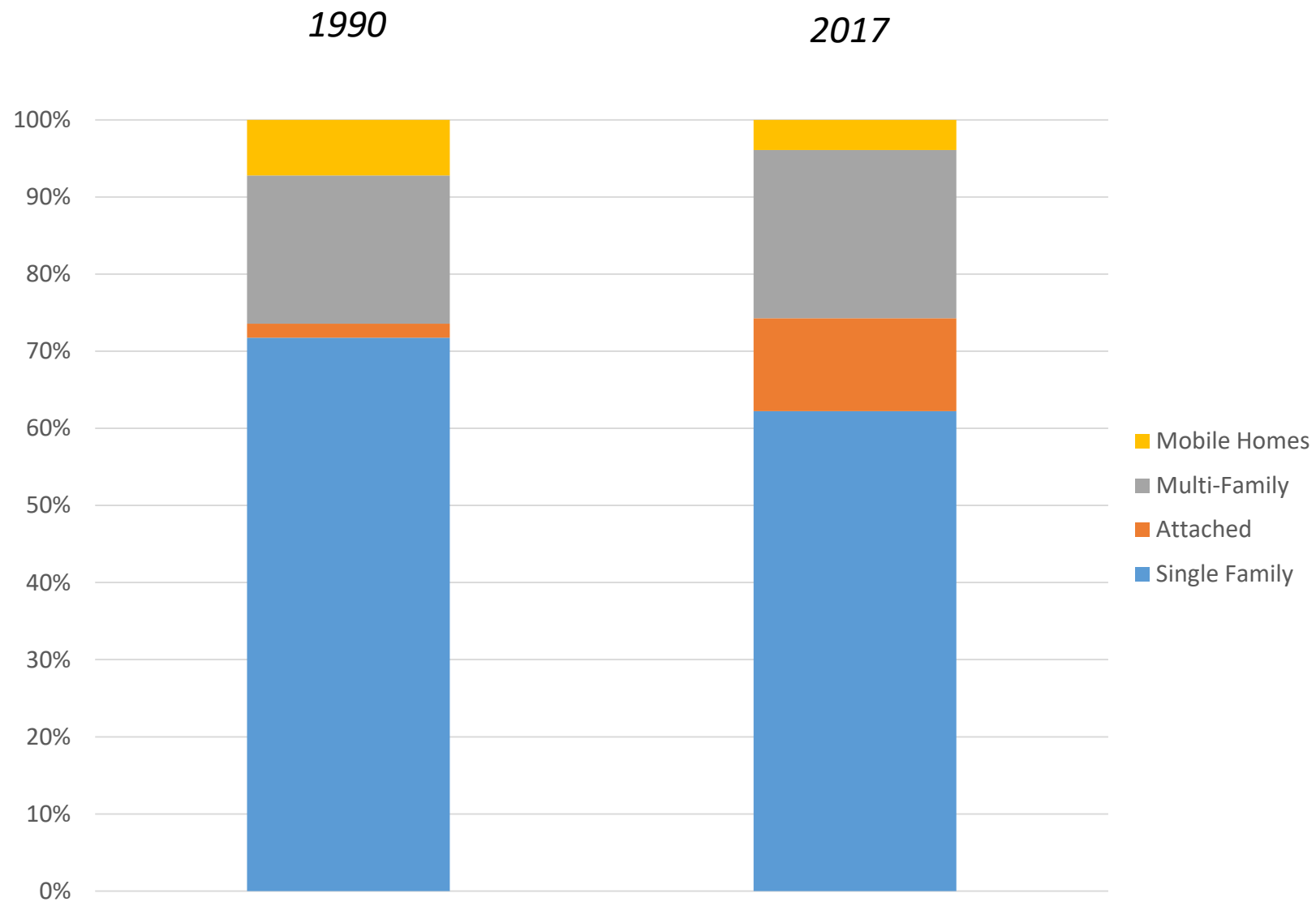


Albemarle County: Changes – Income

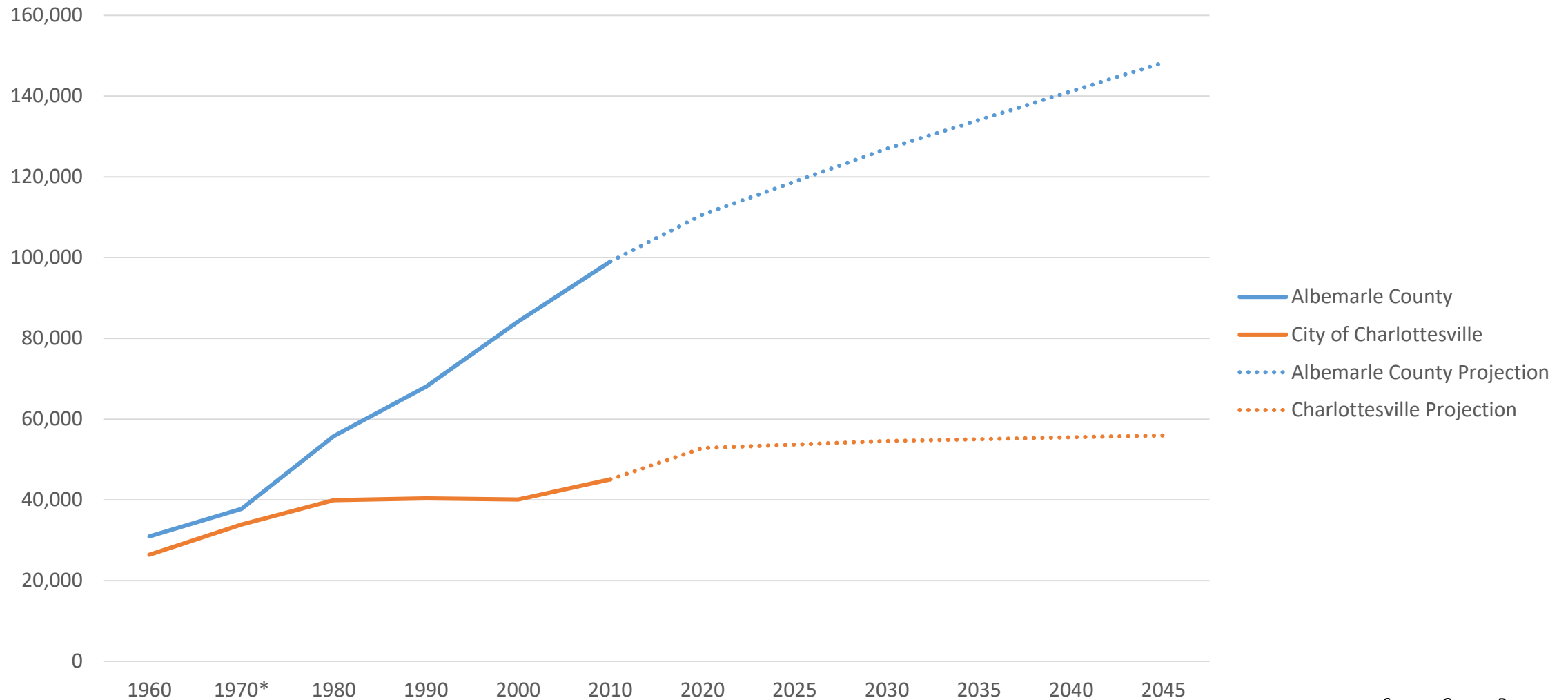
Median Household Income



Albemarle County: Changes – Housing Profile



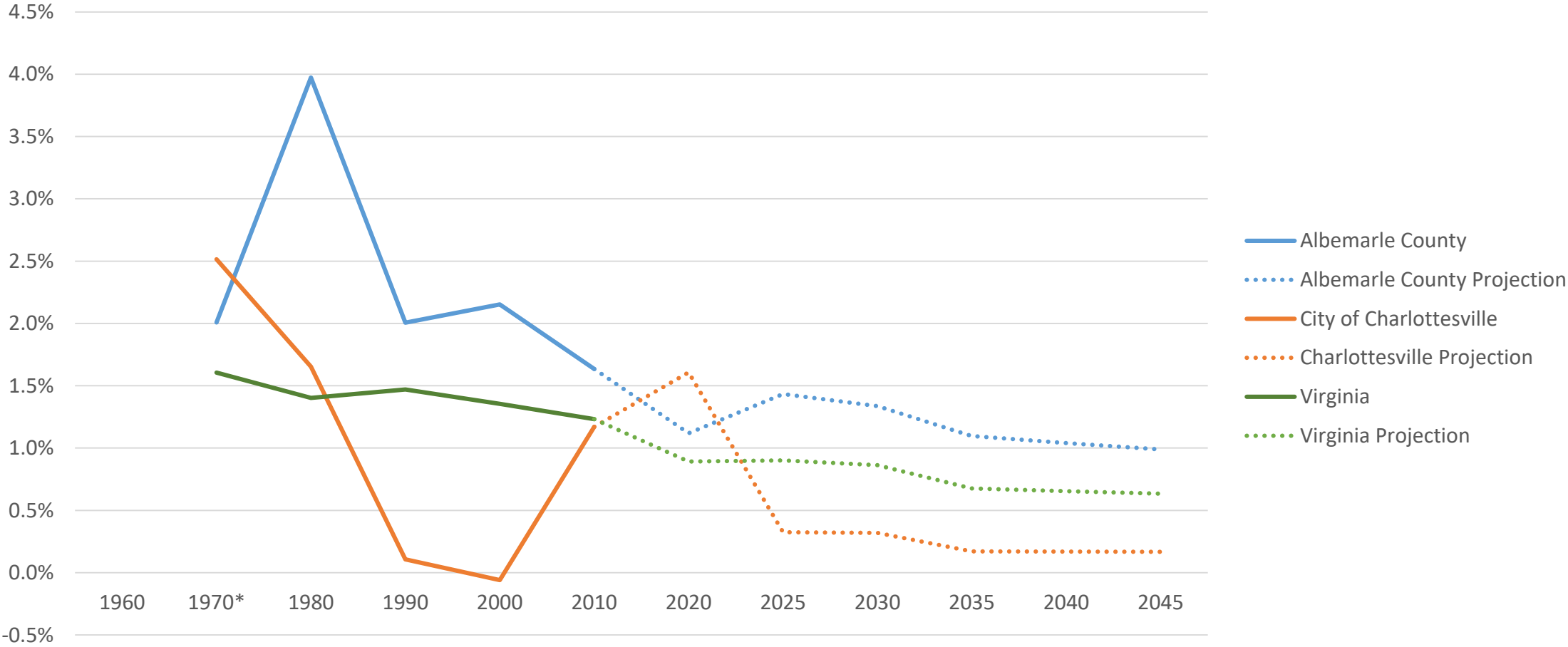
Albemarle County: Population Projections



Source: Census Bureau
Weldon Cooper Center

Albemarle County: Population Projections

Average Annual Growth Rate



Albemarle County:

What we know about how it is changing demographically

- Steady population increase
 - A continuation of current trends will cause population increase to stagnate
- Growing racial diversity in the population
 - But remains lower than state and national levels
- An aging population
 - From a steady influx of retirees, but a low amount of entry level workforce

Planning for Growth

Do we have enough land in the Development Areas for anticipated growth?

Rural Area

- thriving farms and forests
- traditional crossroads communities
- protected scenic areas, historic sites, and preserved natural resources
- lower level of service delivery

Population: 40,687 (40% of population in 95% of land area)



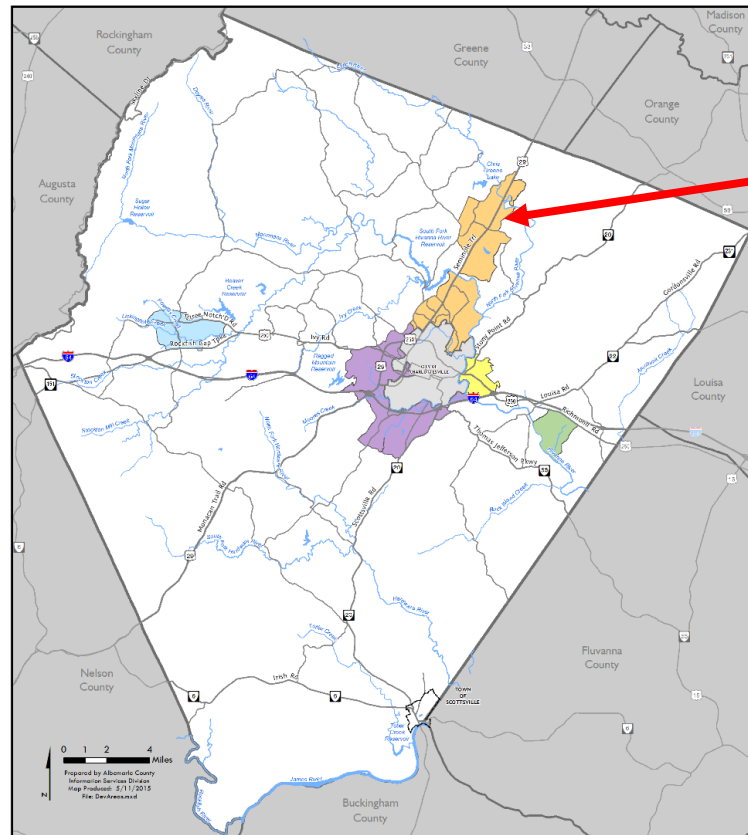
Development Areas – Where growth is expected

- variety of housing types
- mixed-use areas
- thriving business and industry
- multimodal transportation networks
- density with good design
- high level of service delivery

Population: 64,102 (60% of population in 5% of land area)



Estimated Population and Current Dwellings/DA



**Development
Area**

**Estimated
Population**

Housing Units

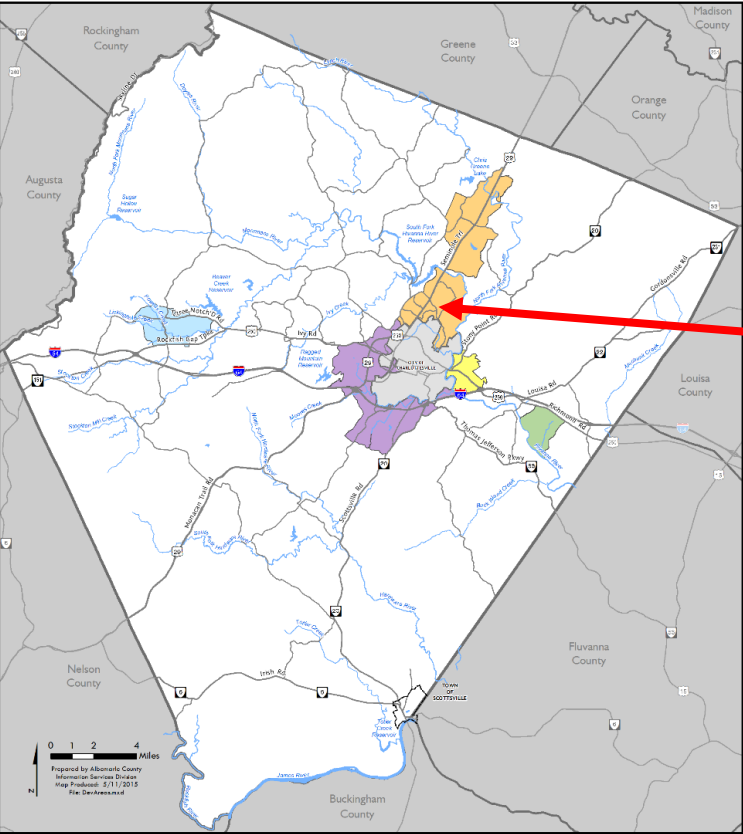
**Hollymead and
Piney Mountain**

9,728

3,798

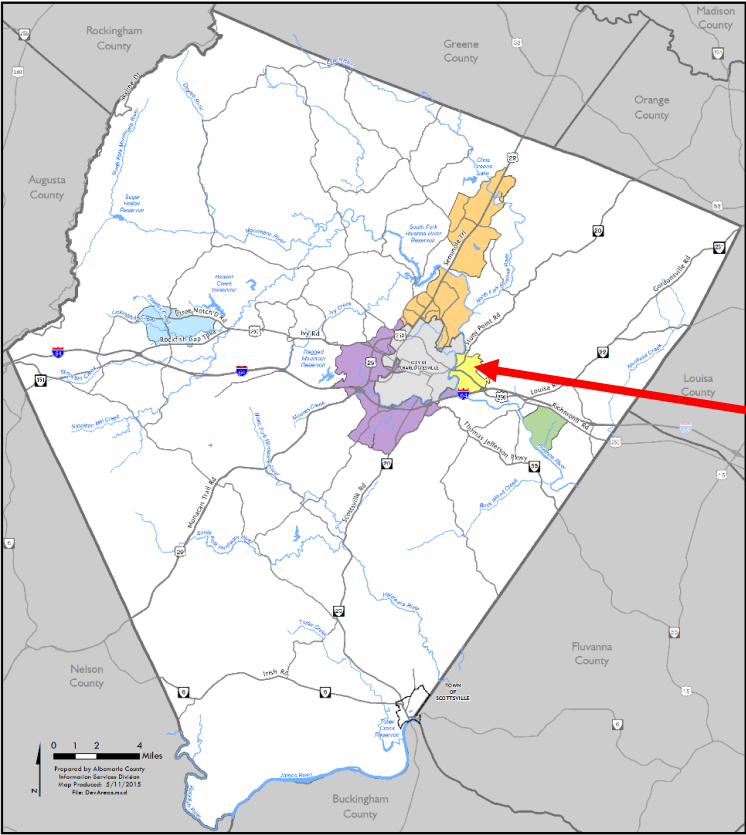


Estimated Population and Current Dwellings/DA



Development Area	Estimated Population	Housing Units
Hollymead and Piney Mountain	9,728	3,798
Neighborhoods 1 & 2	18,693	8,627

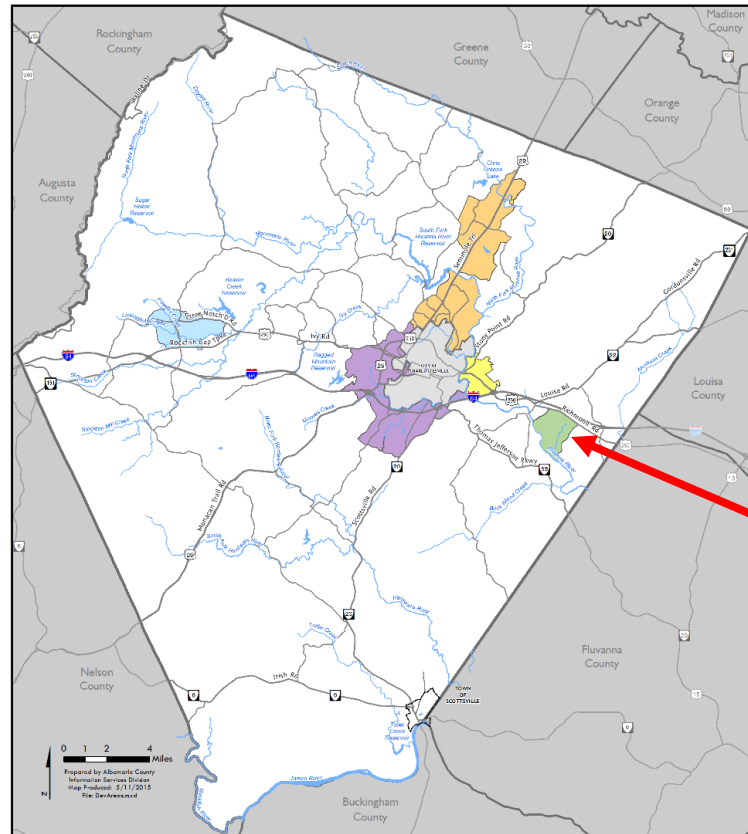
Estimated Population and Current Dwellings/DA



Development Area	Estimated Population	Housing Units
Hollymead and Piney Mountain	9,728	3,798
Neighborhoods 1 & 2	18,693	8,627
Pantops	4,254	2,070



Estimated Population and Current Dwellings/DA



Development Area

Estimated Population

Housing Units

Hollymead and Piney Mountain

9,728

3,798

Neighborhoods 1 & 2

18,693

8,627

Pantops

4,254

2,070

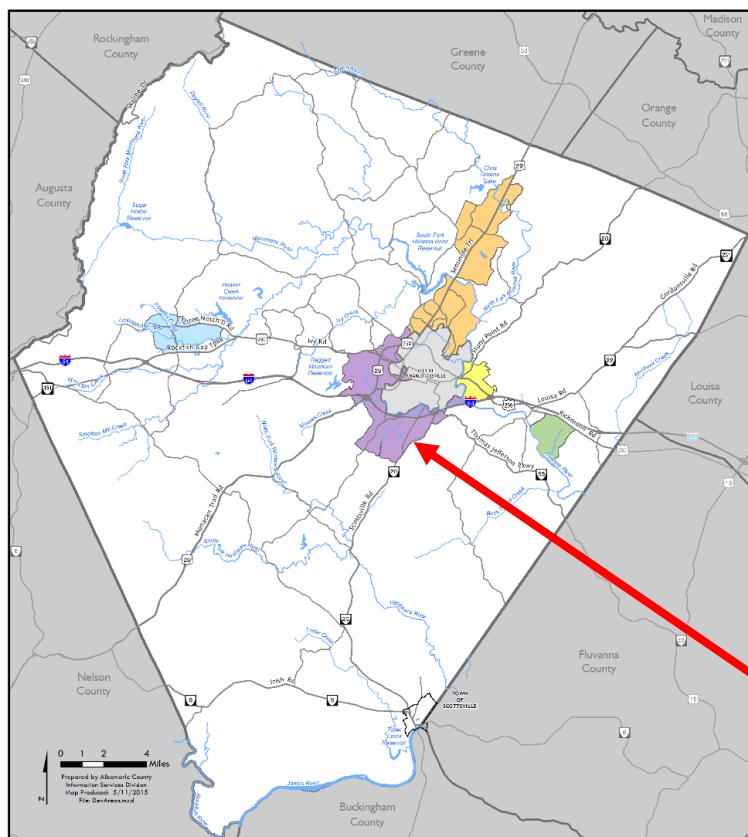
Village of Rivanna

2,164

832

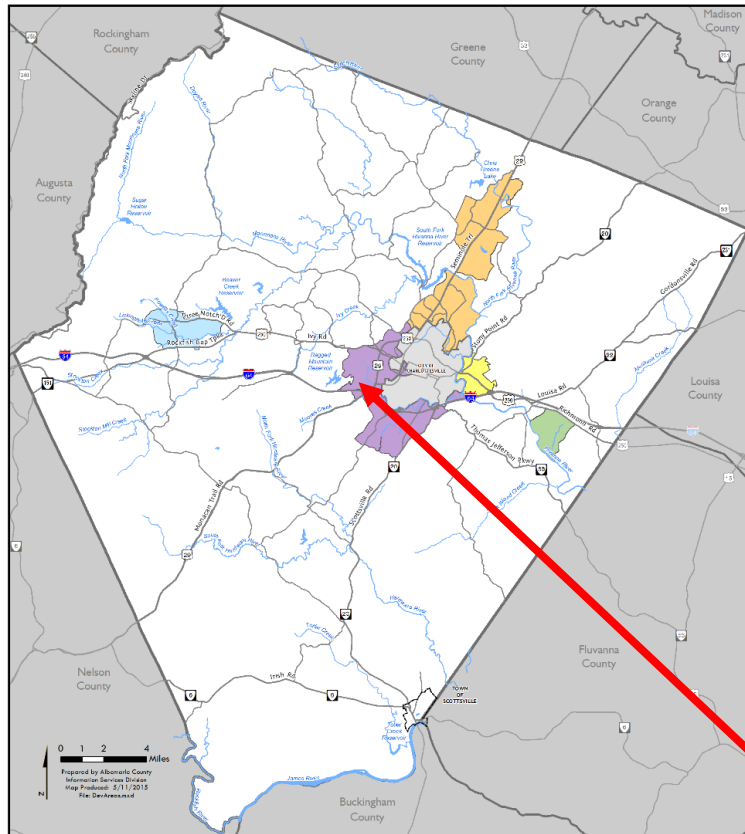


Estimated Population and Current Dwellings/DA



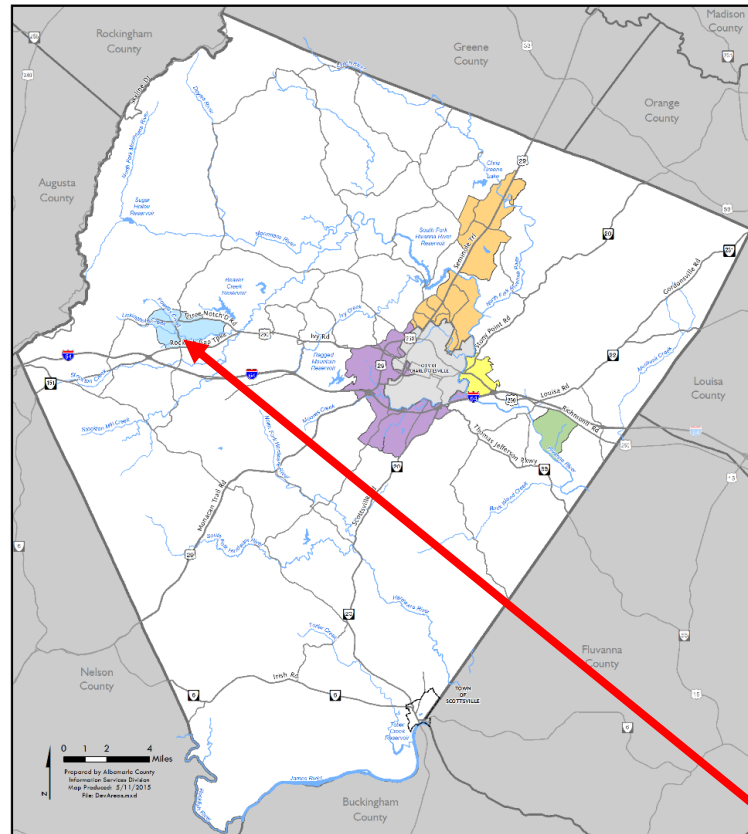
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Village of Rivanna	2,164	832
Southern Neighborhoods	9,943	4,150

Estimated Population and Current Dwellings/DA



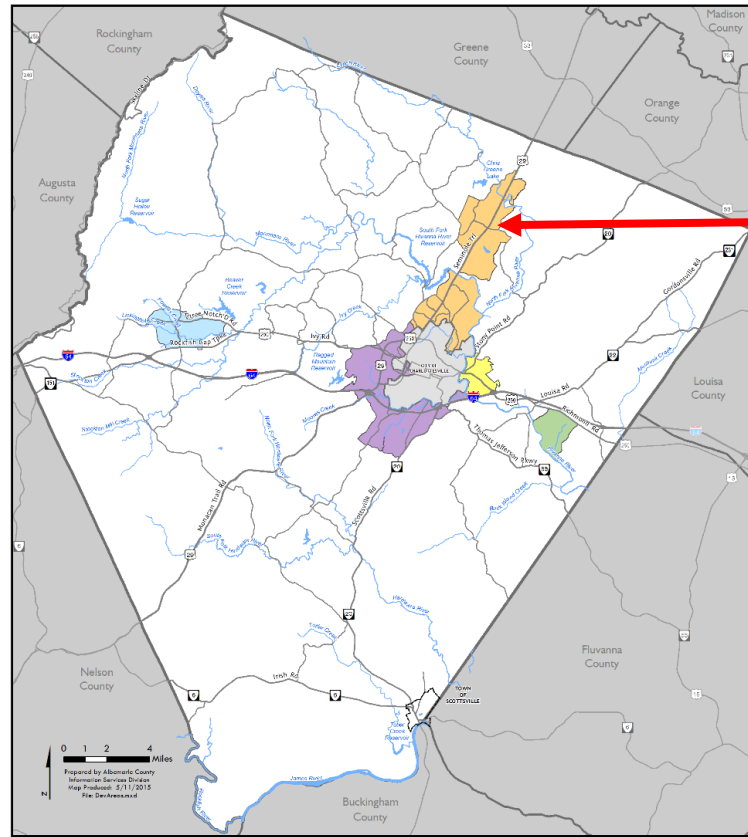
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Southern Neighborhoods	9,943	4,150
Western Neighborhoods	11,638	2,889

Estimated Population and Current Dwellings/DA



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Pantops	4,254	2,070
Village of Rivanna	2,164	832
Southern Neighborhoods	9,943	4,150
Western Neighborhoods	11,638	2,889
Crozet	7,682	2,878

Capacity by DA according to Zoning (low) and Comprehensive Plan – Land use Designations (high)



Development Area

Hollymead and Piney Mountain

Estimated Population
(May 2017)

9,728

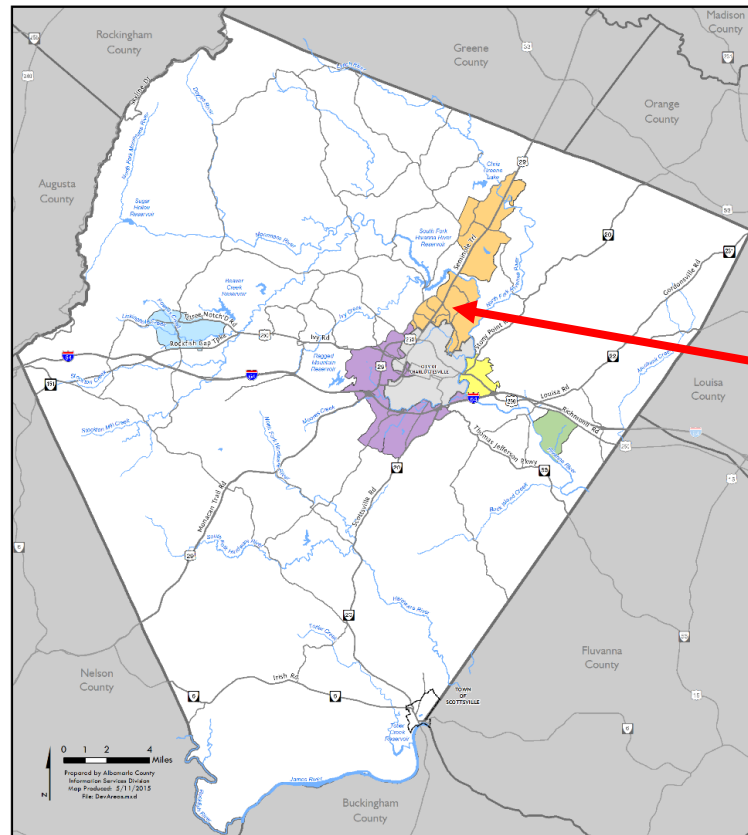
Estimated Population at buildout based on the Plan
Low High

21,569

27,178



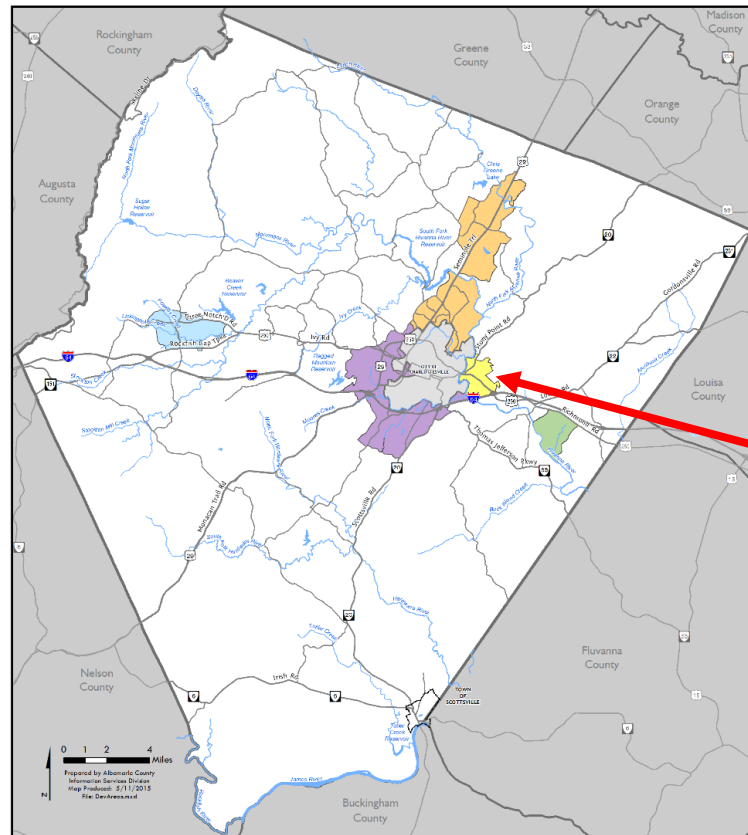
Capacity by DA according to Zoning (low) and Comprehensive Plan – Land use Designations (high)



Development Area	Estimated Population (May 2017)	Estimated Population at buildout based on the Plan	
		Low	High
Hollymead and Piney Mountain	9,728	21,569	27,178
Neighborhoods 1 & 2	18,693	23,064	28,546



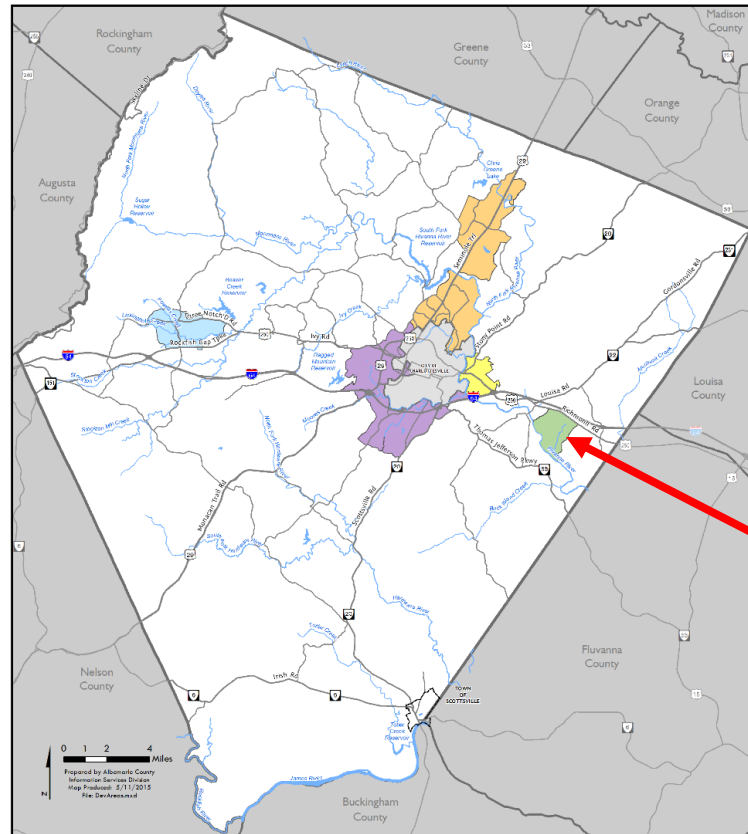
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		Low	High
Hollymead and Piney Mountain	9,728	21,569	27,178
Neighborhoods 1 & 2	18,693	23,064	28,546
Pantops	4,254	5,702	6,794



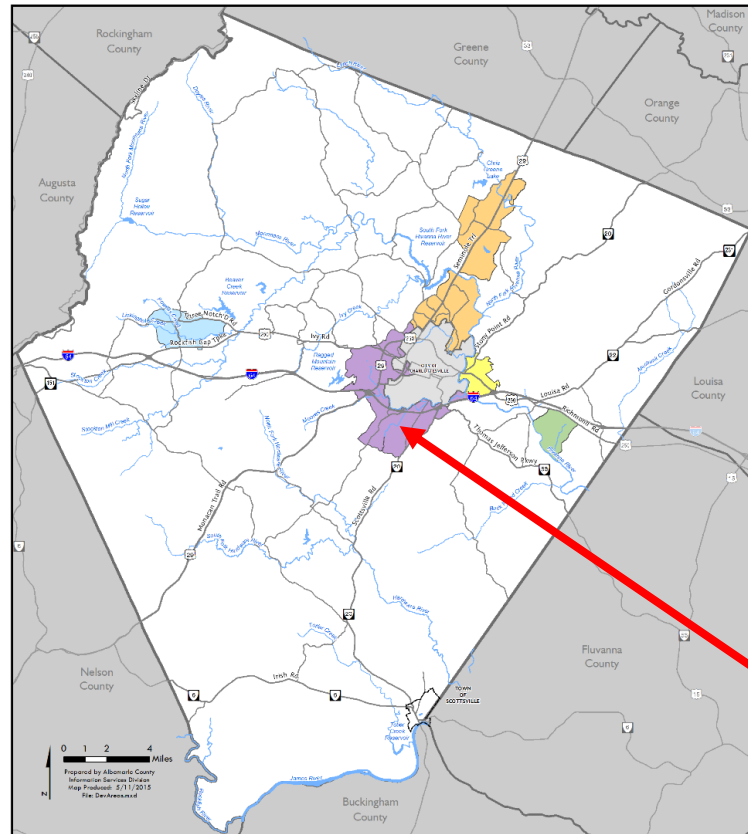
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Pantops	4,254	5,702	6,794
Village of Rivanna	2,164	3,597	4,773

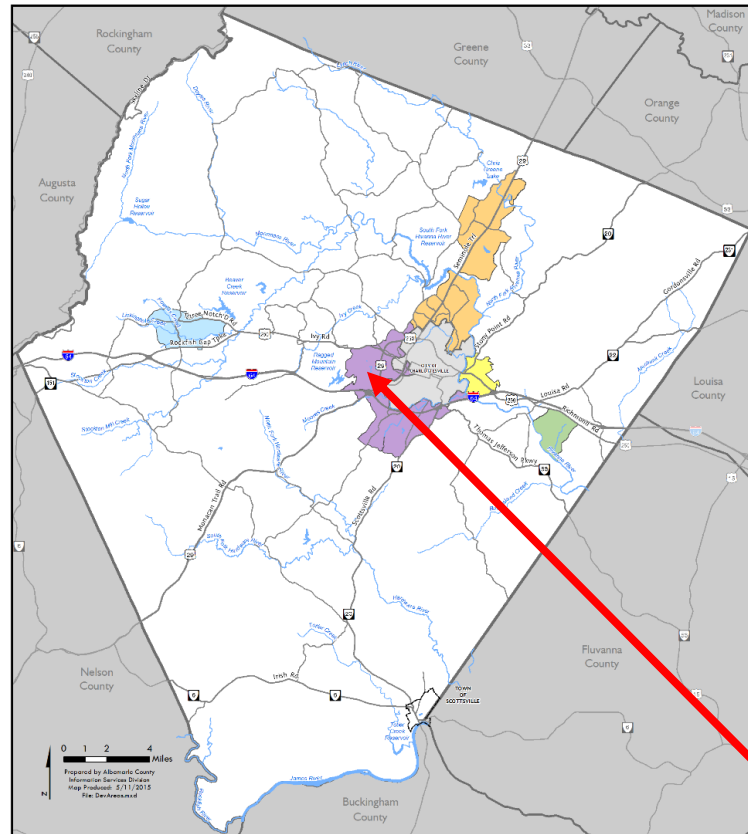


Capacity by DA according to Zoning (low) and Comprehensive Plan – Land use Designations (high)



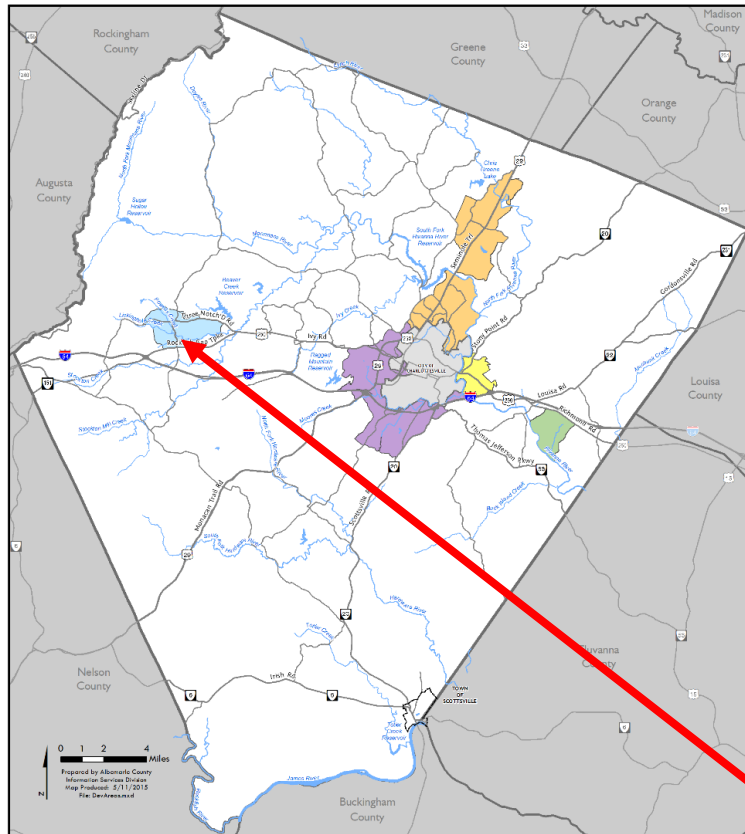
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Neighborhoods 1 & 2	18,693	23,064	28,546
Pantops	4,254	5,702	6,794
Village of Rivanna	2,164	3,597	4,773
Southern Neighborhoods	9,943	12,362	18,439

Capacity by DA according to Zoning (low) and Comprehensive Plan – Land use Designations (high)



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Hollymead and Piney Mountain	9,728	21,569	27,178
Neighborhoods 1 & 2	18,693	23,064	28,546
Pantops	4,254	5,702	6,794
Village of Rivanna	2,164	3,597	4,773
Southern Neighborhoods	9,943	12,362	18,439
Western Neighborhoods	11,638	14,213	18,875

Capacity by DA according to Zoning (low) and Comprehensive Plan – Land use Designations (high)



Development Area	Estimated Population (May 2017)	Estimated Population at buildout based on the Plan	
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Hollymead and Piney Mountain	9,728	21,569	27,178
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Village of Rivanna	2,164	3,597	4,773
Southern Neighborhoods	9,943	12,362	18,439
Western Neighborhoods	11,638	14,213	18,875
Crozet	7,682	14,187	16,582

Planning for Growth

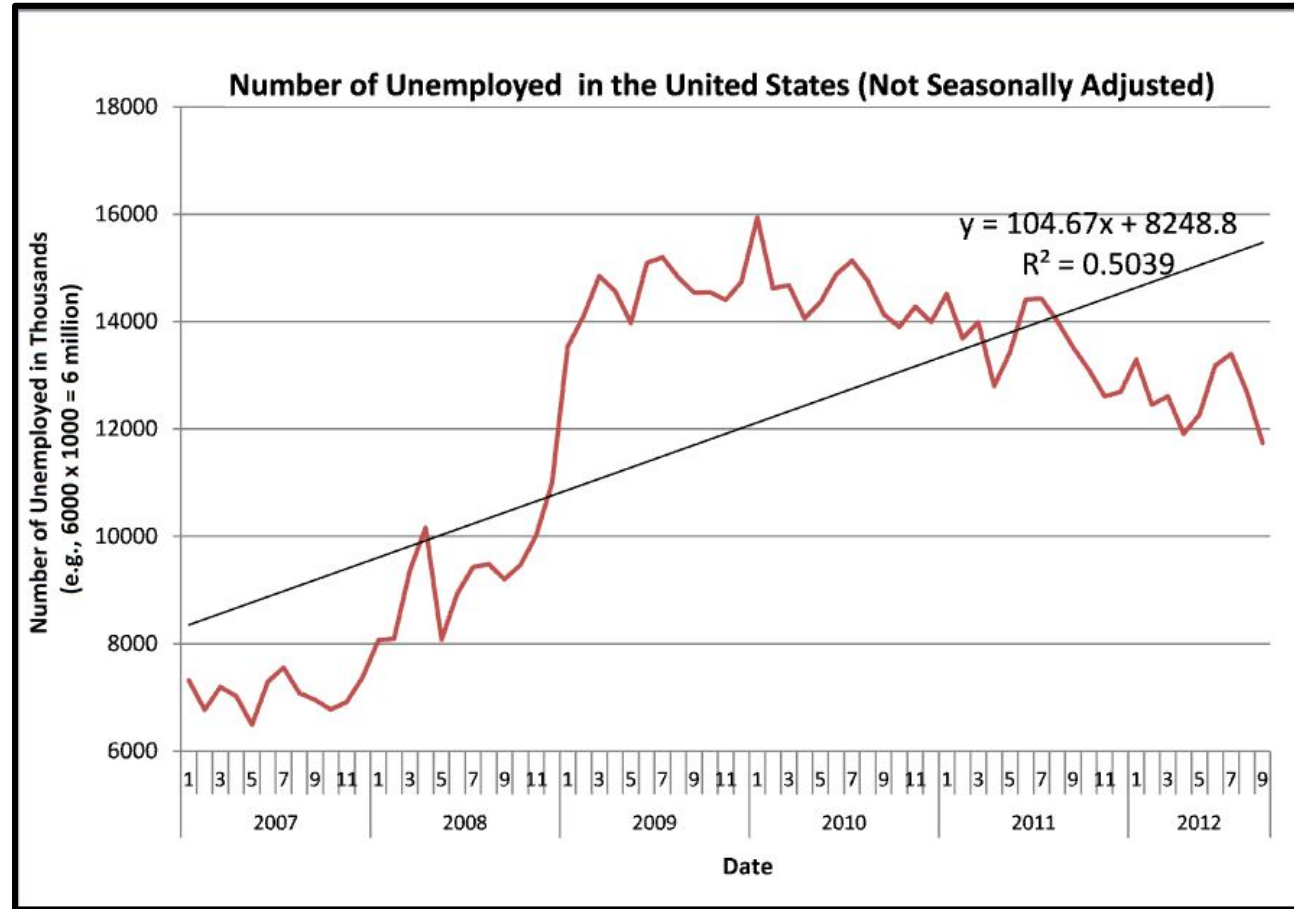
When and where will new development occur?

Predicting Growth

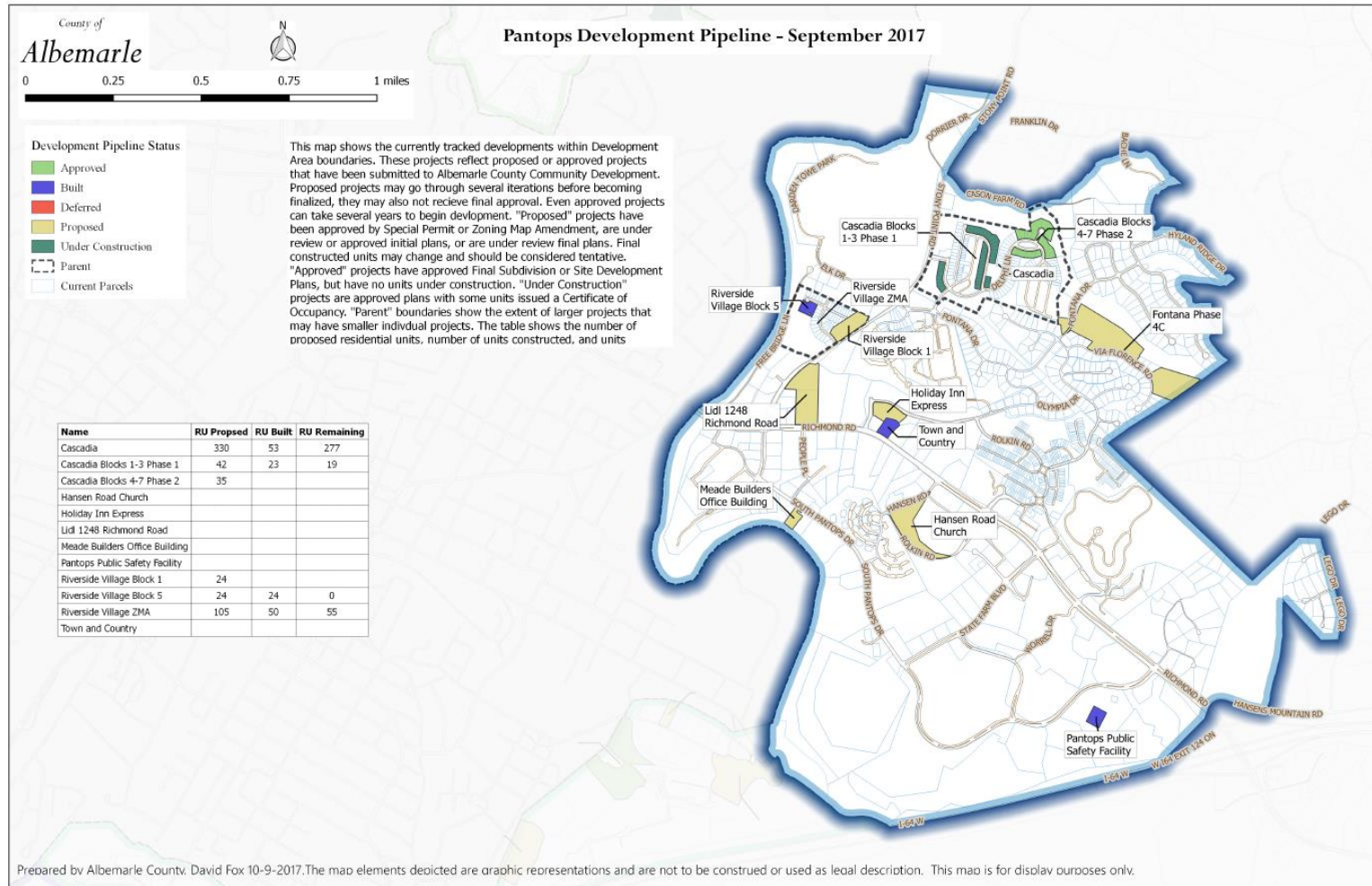


Predictions for individual Development Areas

Will recent trends continue into the future?

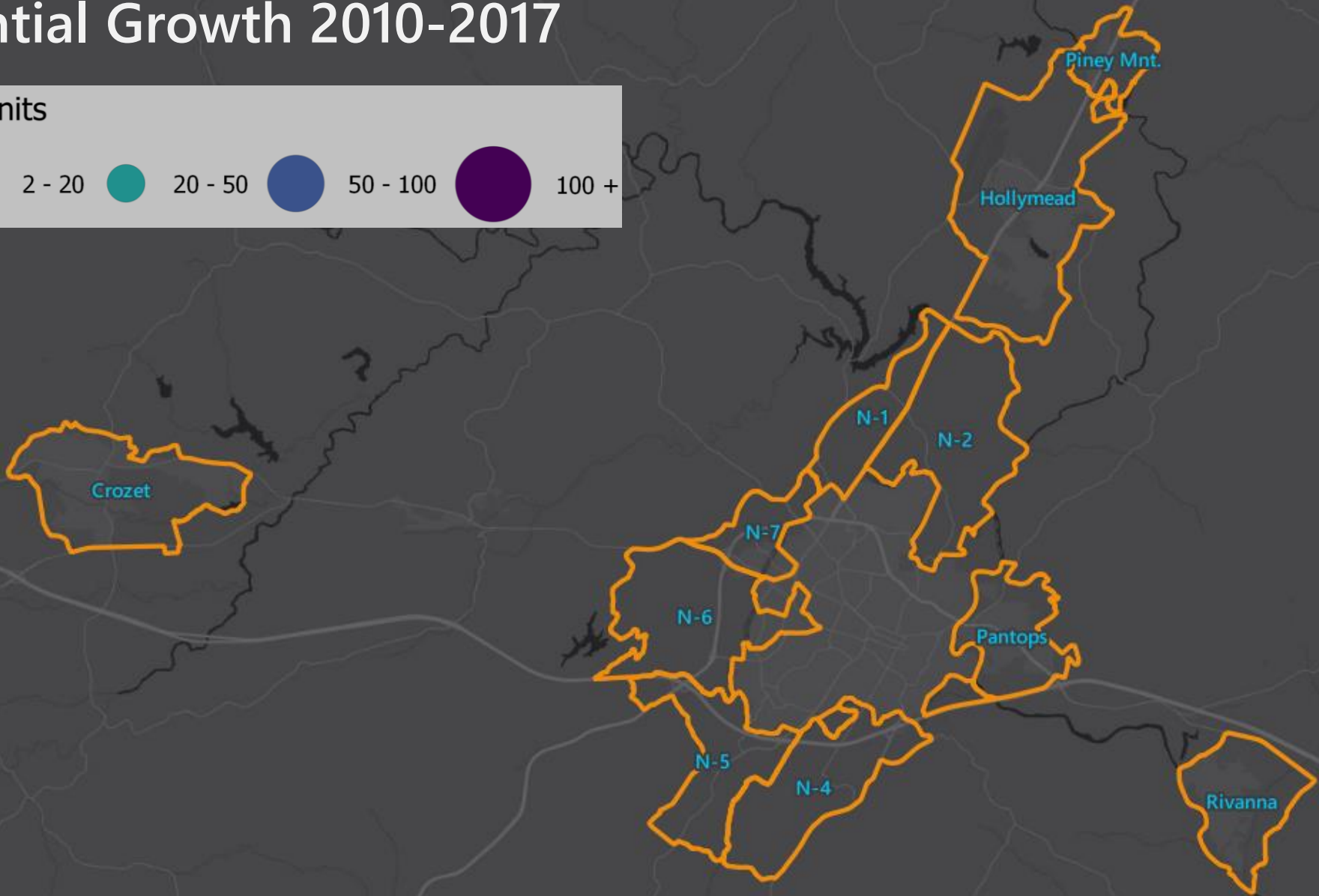


Where has development most recently occurred? What has been recently approved?



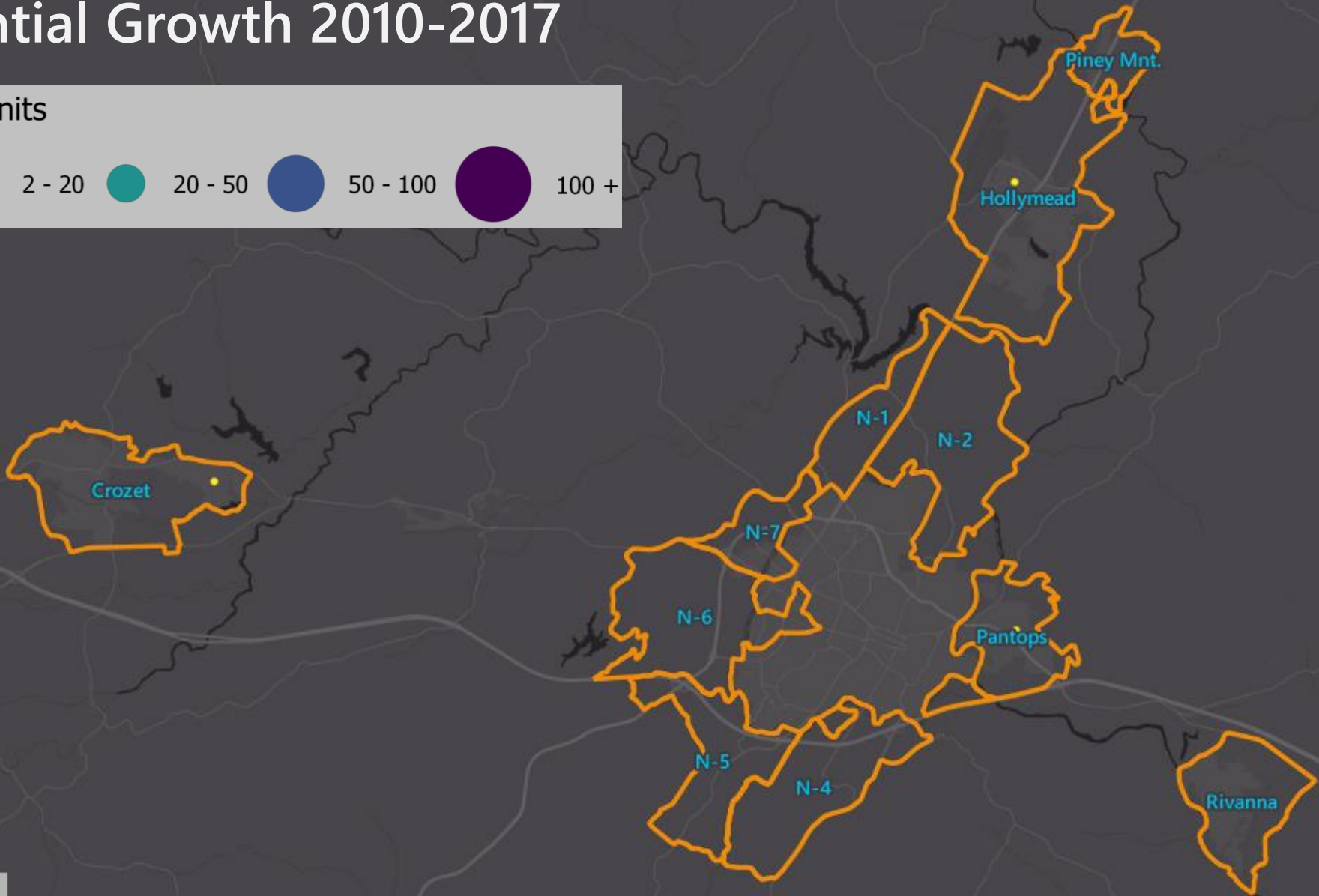
Residential Growth 2010-2017

Residential Units



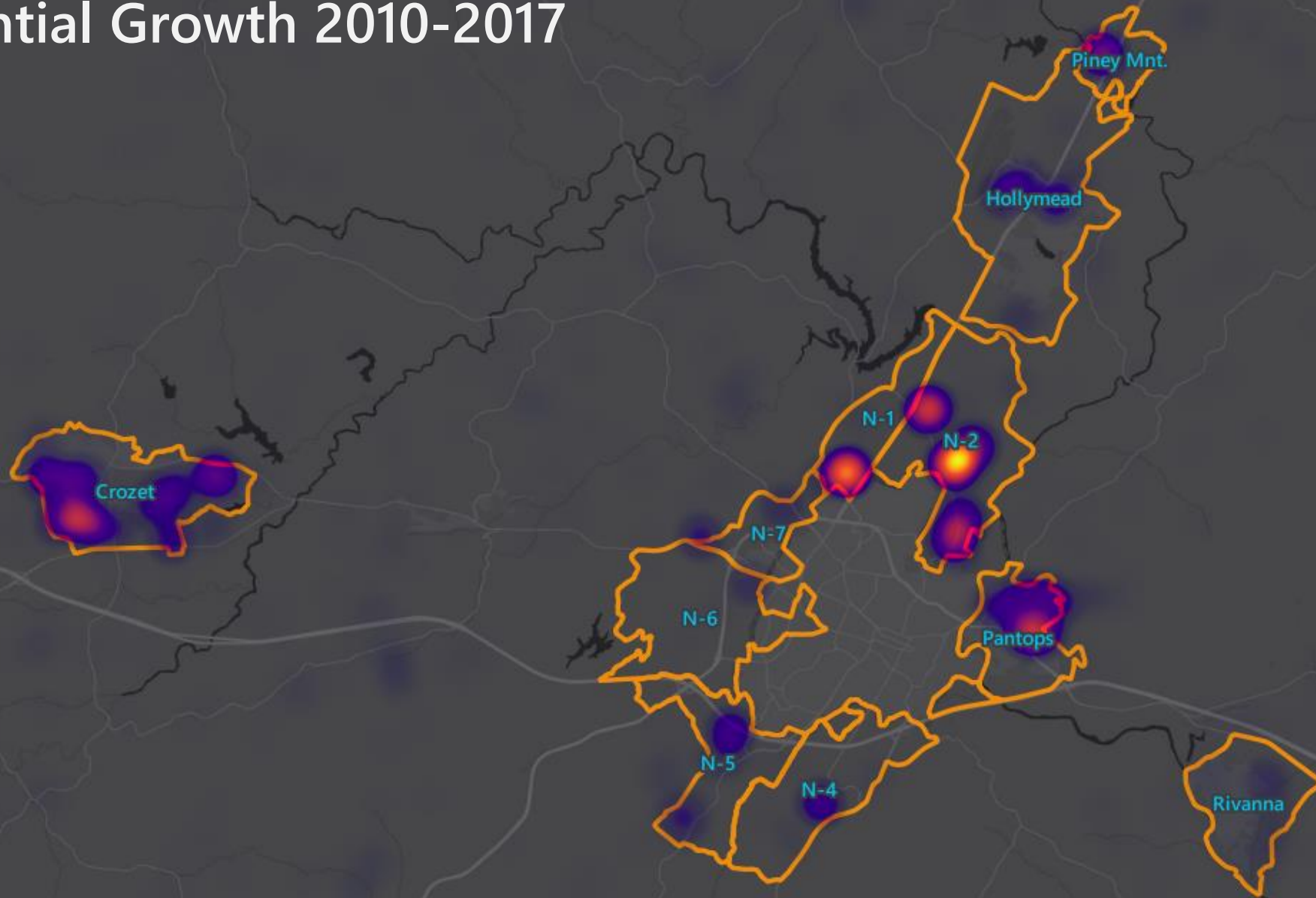
Residential Growth 2010-2017

Residential Units

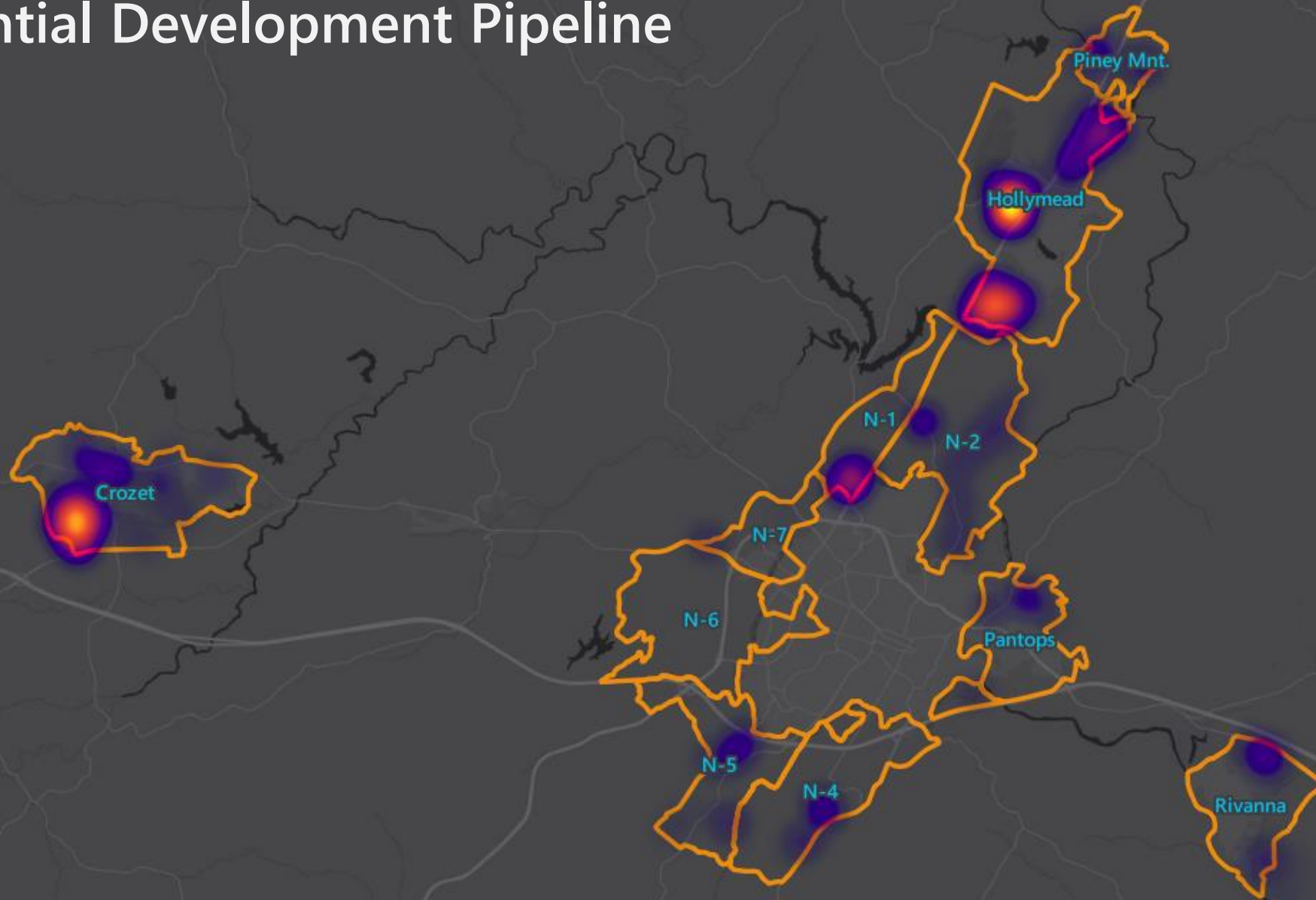


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Residential Growth 2010-2017

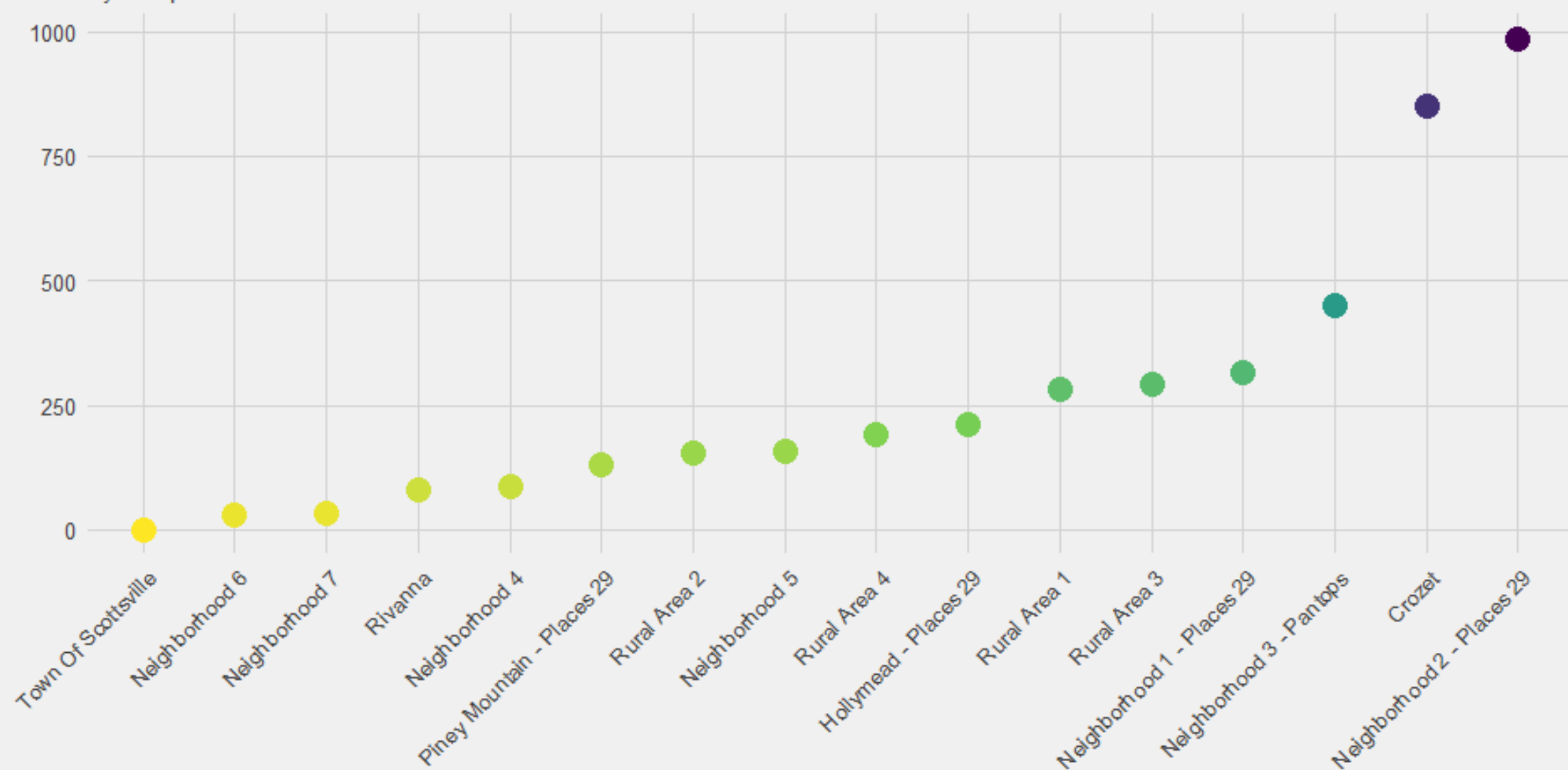


Residential Development Pipeline



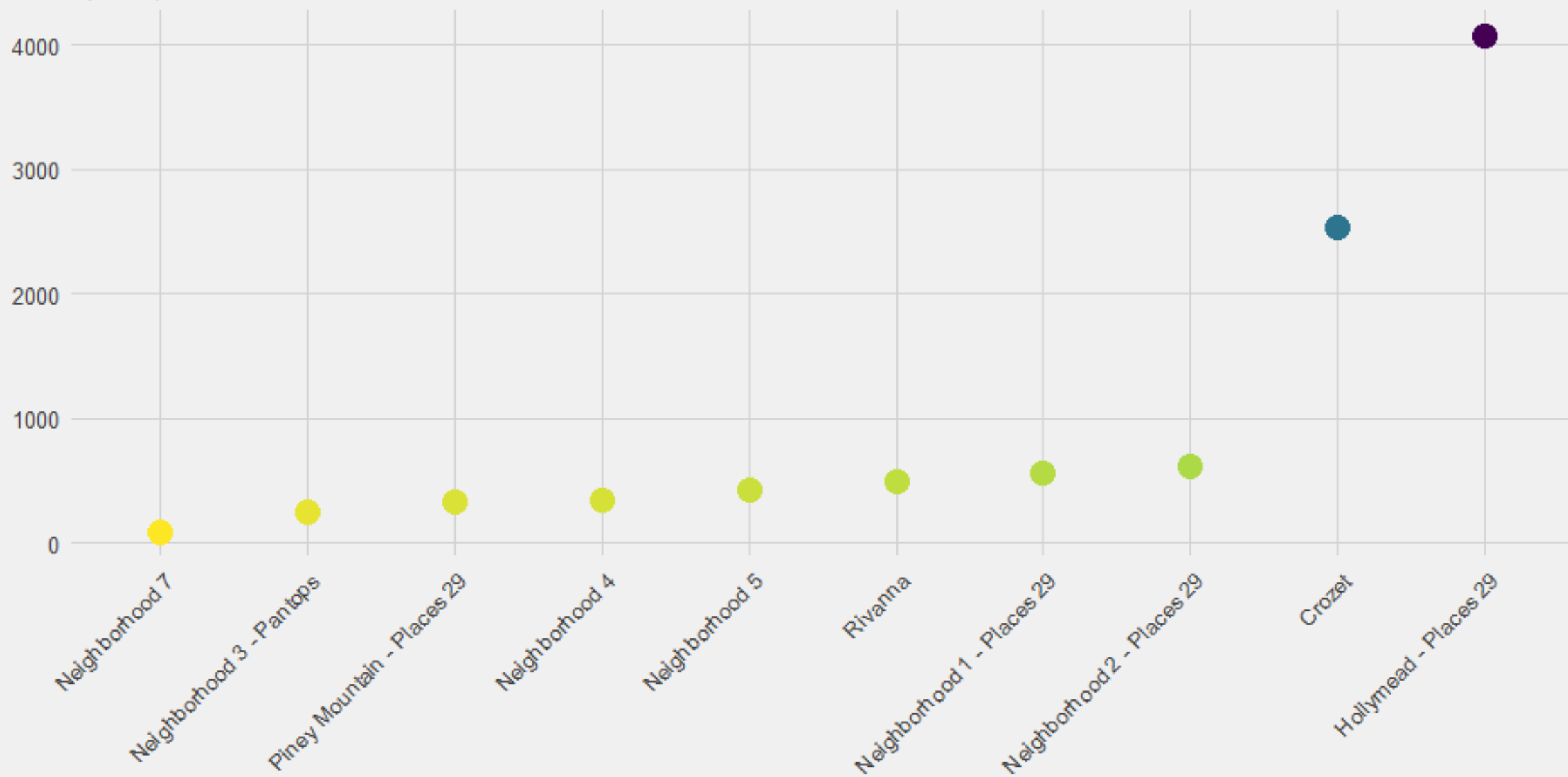
Residential Development 2010-2017

By Comprehensive Plan Area



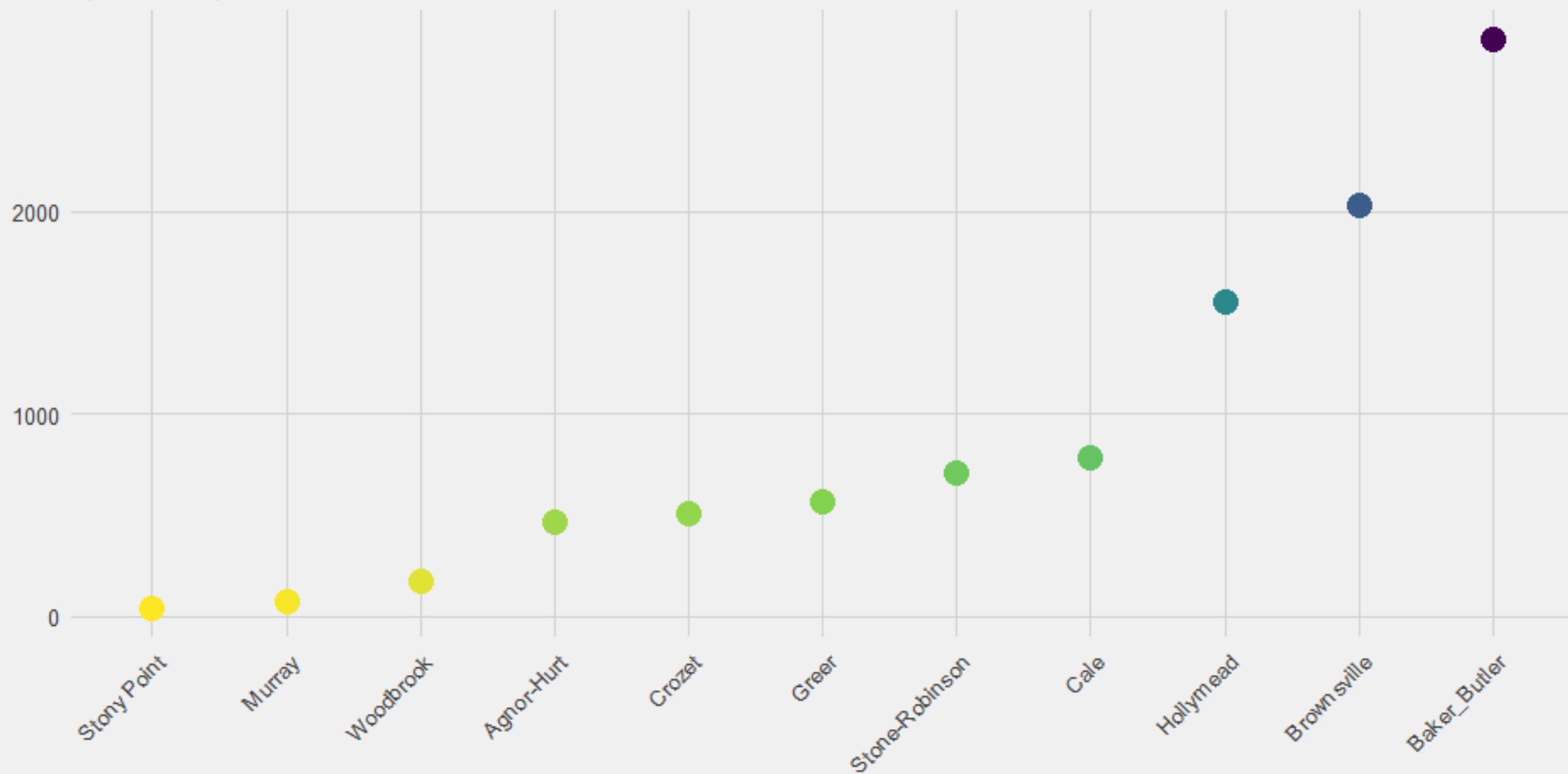
Residential Development Pipeline

By Comprehensive Plan Area



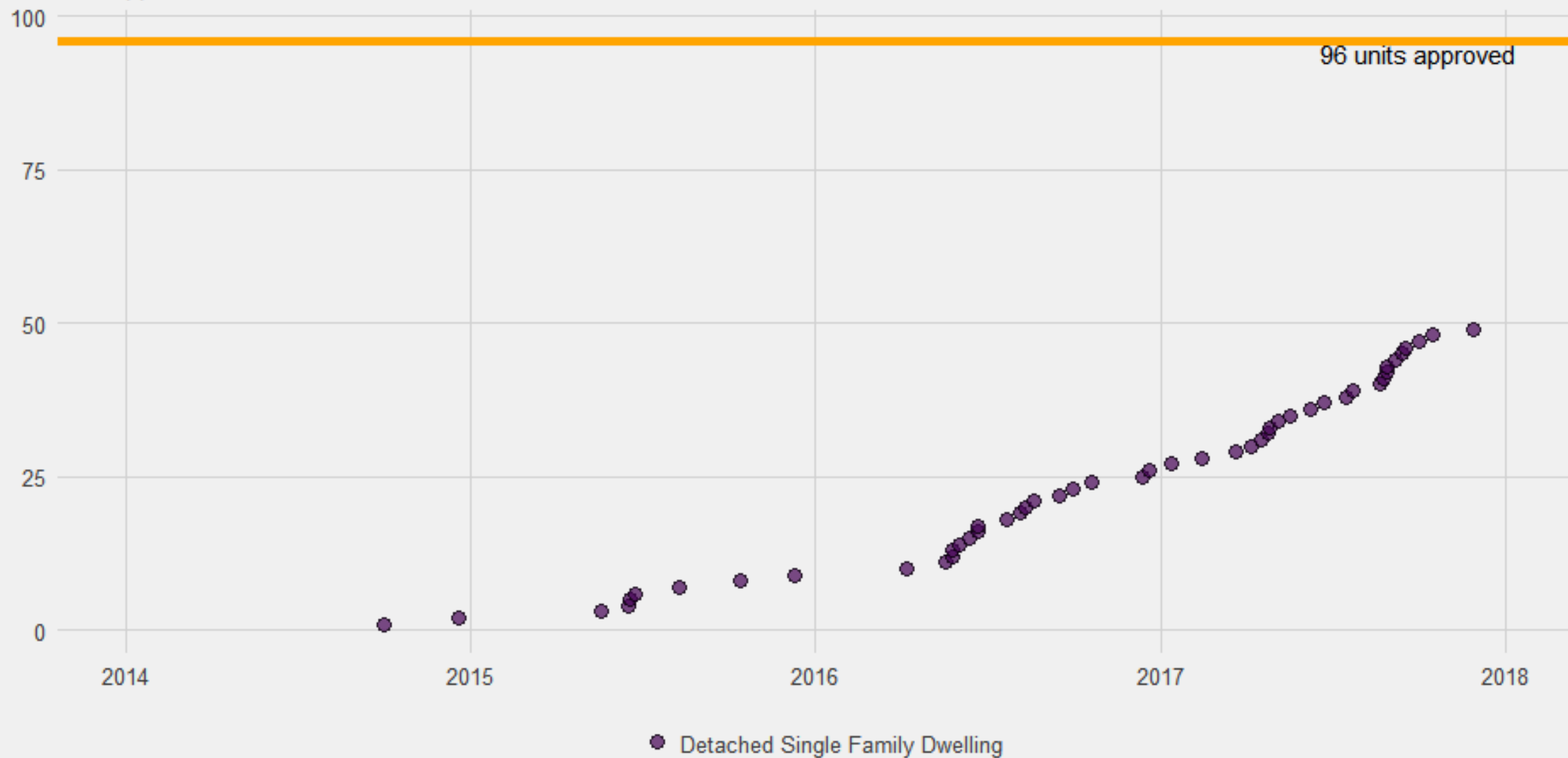
Residential Development Pipeline

By Elementary District



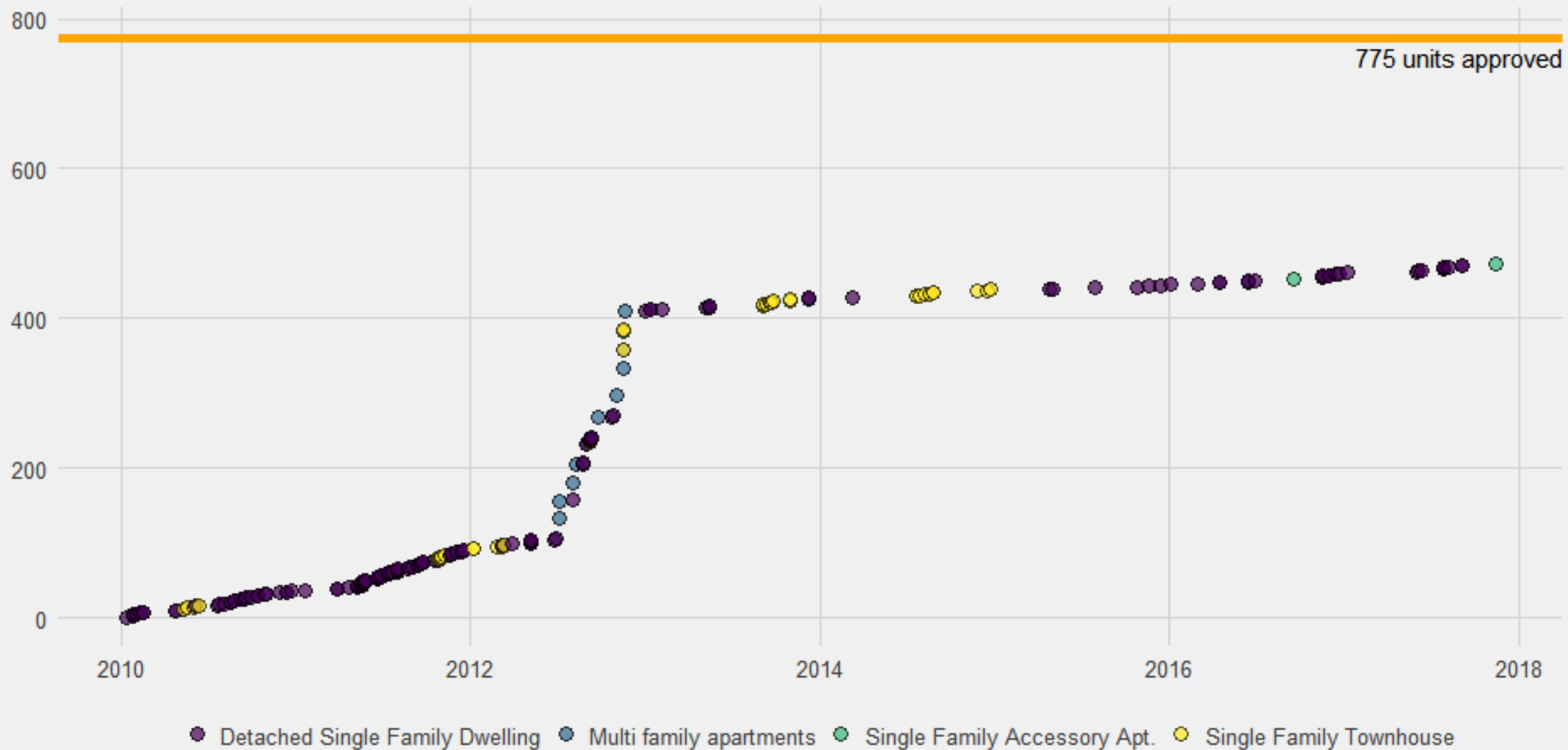
Whittington Residential Development Trend

ZMA approved 4-11-2007



Belvedere Residential Development Trend

ZMA approved 10/12/2005



Observations

- Community is steadily growing
- The population doesn't have as many people in the 35 – 54 age range as in past years
- Racially, we are becoming more diverse
- We know where growth has occurred in the past – the most populous areas are north of the City
- We can tell where development is taking place now
- Based on rezonings and applications of the past 10 – 12 years, have indications of where growth will take place in the future