



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
**401 McIntire Road, North Wing**  
**Charlottesville, Virginia 22902-4596**  
**Phone (434) 296-5832 Fax (434) 972-4126**

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**MEMORANDUM**

To: Albemarle County Board of Supervisors

From: Albemarle County Planning Commission

Date: October 31, 2017

Re: 2016 Planning Commission Annual Report

Section 15.2-2221 of the Code of Virginia says that, among its duties, the Planning Commission shall, "5. Make . . . an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction." Attached you will find a report summarizing the activities of the Commission in 2016 as well as indicators of progress based on the Comprehensive Plan. The Planning Commission identified selective indicators in July 2016. The baseline data came largely from the TJPDC 2013 Sustainability Report. Each indicator is tied to a specific goal or strategy in the Comprehensive Plan.

**2016 ANNUAL REPORT**  
**Albemarle County Planning Commission**

**October 31, 2017**

## 2016 ANNUAL REPORT ALBEMARLE COUNTY PLANNING COMMISSION

Section 15.2-2221 of the Code of Virginia stipulates that the local Planning Commission shall “make . . . an annual report to the governing body concerning the operation of the Commission and the status of planning within the jurisdiction”. This report is a brief summary of the Albemarle County Planning Commission’s membership and activity during 2016.

### COMMISSION MEMBERSHIP

COMMISSIONER	DISTRICT	TERM
Russell (Mac) Lafferty	Jack Jouett	1/14 - 12/31/17
Tim Keller, Chair	At-Large	3/13 - 12/31/17
Daphne Spain	Rivanna	1/14 - 12/31/19
Karen Firehock, Vice-Chair	Samuel Miller	1/14 - 12/31/17
Pam Riley	Scottsville	1/14 – 12/31/19
Jennie More	White Hall	1/14 – 12/31/19
Bruce Dotson	Rio	1/14 - 12/31/17
Bill Palmer	University of Va. (Non-voting)	1/14 - 12/31/17

### 2016 MEETING AGENDA SUMMARY

# Meetings = 30

PUBLIC HEARINGS/REGULAR ITEMS	# Considered	# Recommended for Approval or Approved	# Recommended for Denial	# Deferred
Comp Plan Amendment (Includes 5 Year Review and Master Plans) (CPA)	1	1	0	0
Zoning Text Amendment (ZTA)	8	8	0	0
Subdivision Text Amendment (STA)	0	0	0	0
Comp Plan Compliance Review (CCP)	2	2	0	0
Zoning Map Amendment (ZMA)	22*	10	6	6
Special Use Permit (SP)	21*	18	2	1
Special Exceptions	4	4	0	0
Subdivision Waiver (SUB)/Private St/RPD	3	3	0	0
Agricultural/Forestral District (AFD)	2	2	0	0
Other - Wireless	1	1	0	0

\* This column represents multiple meetings for 17 different ZMA and 20 different SP requests

In addition, the following activities and considerations took place:

WORK SESSIONS		RESOLUTIONS OF INTENT	
Comprehensive Plan Amendment (Includes 5 Year Review and Master Plans) (CPA)	0	Comprehensive Plan Amendment (Includes 5 Year Review and Master Plans) (CPA)	2
Zoning Text Amendment (ZTA)	2	Zoning Text Amendment (ZTA)	3
Subdivision Text Amendment (STA)	0	Subdivision Text Amendment (STA)	0
Comp Plan Compliance Review (CCP)	0		
Zoning Map Amendment (ZMA)	3		
Special Use Permit (SP)	0		
Presentations	4		
Other - CIP	2		

## 2016 HIGHLIGHTS

- Presentations and discussions on the Economic Development Strategic Plan
- CPA recommendations to repeal Cash Proffer Policy; consideration of adoption of a new proffer policy; and presentation from the County Attorney on changes to State law for cash proffers
- ZTA recommendations for adoption: changes to setback and yard requirements to implement the Neighborhood Model, by-right drive-thrus; expanding the list of eligible applicants for ZMAs and SPs; expediting review of proffers; changes to family day homes; changes for farm wineries, breweries, and distilleries; changes to flood hazard overlay district regulations; and modification of special use allowances for historic inns and taverns
- CCPs for a satellite County office in Crozet and the Region 10 women's treatment facility
- ZMA recommendations for approval: 5th St. Commercial amendment; Adelaide; Avon Park II amendment; Barnes Lumber for Perrone Robotics; Brookhill; Foothills Crossing; Lucas; Hollymead Town Center Area A2 amendments for affordable housing and other housing changes; and Oakleigh amendment
- ZMA recommendations for denial: Hollymead Town Center Area A1 amendment to modify transit proffer; and cash proffer reductions for Out of Bounds, Spring Hill Village, and Glenmore K2C
- SP recommendations for approval: Wireless facilities at Albemarle High School and Southland; Bojangles drive-thru; floodplain crossing at Brookhill and West Glen; several Rural Area churches, a new location for the Field School and Generations Montessori School; body shops and outdoor storage and display for Malloy Ford and Salaam's Automotive; Springhill Suites; and a wrecker service
- SP recommendations for denial: Kapp driveway and ReStoreN Station
- Other matters including private roads, AFD additions and renewals, and the Capital Improvements Program (CIP)

## **INDICATORS OF PROGRESS**

The July 2015 Comprehensive Plan update recommends that the Planning Commission's Annual Report include indicators of progress. This Annual Report includes selected indicators based in large part on indicators from the TJPDC 2013 Sustainability Report and items identified by the Planning Commission in 2016. Assessments of progress took place with data available at the time this report was created. The time frame for measurement was dependent on data available for selected years.

Indicators are tied to specific goals and strategies in the Comprehensive Plan. The pages following this table provide the linkage to the Comprehensive Plan, source of data, and conclusions.

Finding these specific quantitative measures has proven more time intensive than originally thought. In some cases, information expected to be easily obtainable has proven not to be. In other cases, manipulating data to allow for comparative analysis has been time consuming. Over the course of 2017 and early 2018, different indicators will be explored to see if better representation of success can be found.

## **CAPACITY ANALYSIS**

Strategy 4b, in the Development Areas Chapter of the Comprehensive Plan reads: "Update the capacity analysis every two years to ensure adequate residential land exists to meet new housing needs." The last capacity analysis was completed in 2014. A two-year update is provided in the last section of this report.

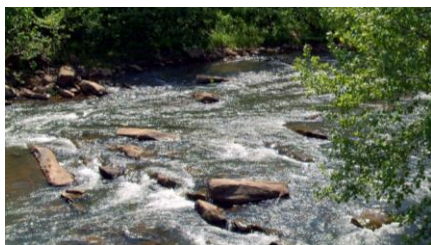
# Albemarle County Comprehensive Plan

## Indicators of Progress

**Key:** progress towards achieving the goal **+**  
 lack of progress in achieving the goal **-**  
 mixed progress **≈**

Indicator	Target	Progress
<b>Wooded Stream Buffers</b>	Increase the area of forested stream buffers along streams regulated by the Water Protection Ordinance.	<b>--</b> 2009-2013
<b>Air Quality</b>	Reduce the number of days where the Air Quality Index (AQI) is outside the good to moderate range (or above 100).	<b>+</b> 2011-2016
<b>Designation of Historic Properties</b>	Increase the number and acreage of designated properties.	<b>--</b> 2015-2016
<b>Demolition of Historic Resources</b>	Reduce the number of demolitions of historically significant resources annually.	<b>+</b> 2015-2016
<b>Tourism</b>	Increase in employment in tourism and hospitality-related industries	<b>+</b> 2010-2015
<b>Target Industry Growth</b>	Increase in employment in the County's "target sectors": Agribusiness, IT & Defense, Financial/Insurance, and Biotech.	<b>--</b> 2010-2015
<b>Unemployment</b>	Reduce unemployment in Albemarle County.	<b>+</b> 2012-2016
<b>Average Annual Wage</b>	Increase average annual wages.	<b>+</b> 2010 - 2015
<b>Timber Production</b>	Maintain or increase production of timber for pine and hardwood types.	<b>+</b> 2010-2014
<b>Grape Production</b>	Increase in tonnage of grapes produced.	<b>+</b> 2011-2015
<b>Rural Area Lots Created</b>	Continue reducing the number of new lots created in the Rural Area relative to the Development Area	<b>+</b> 2010-2016
<b>New Dwellings Built in Rural Area</b>	Reduce the ratio of new single family detached units in the Rural Area to new single family detached units in the Development Area	<b>+</b> 2007-2016
<b>Conservation</b>	Increase Rural Area acreage in Agricultural/Forestal Districts and under Conservation Easements	<b>+</b> 2014-2016
<b>Development Area Density</b>	Increase population density in the Development Areas.	<b>+</b> 2010-2016
<b>Mixed-Use Developments</b>	Increase the number of new mixed-use developments approved by rezoning.	<b>--</b> 2010-2016

<b>Redevelopment</b>	Increase the number of site development plans approved for redevelopment, including adding new buildings on existing developed sites.	<b>+</b> 2010-2016
<b>Mixture of Housing Types</b>	Continue construction of a mixture of housing types each year in the Development Areas.	<b>+</b> 2011-2016
<b>Senior Housing</b>	Increase in the number of beds in assisted living and long-term care facilities.	<b>baseline established</b>
<b>Proffered and Built Affordable Units</b>	Increase the number of built units because of past housing proffers.	<b>baseline established</b>
<b>Deficient Bridges</b>	Reduce in the number and surface area of structurally deficient bridges as listed by the Federal Highway Administration's National Bridge Inventory.	<b>+</b> 2012-2016
<b>Multimodal Transportation</b>	Increase the modal share (percentage of commuters using these modes) of public transit, walking, or cycling to work. Reduce the modal share of commuters driving to work alone.	<b>≈</b> 2010-2015
<b>Sidewalk Construction</b>	Increase linear feet of sidewalk construction as part of the County's Capital Improvement Program (CIP).	<b>--</b> 2015-2016
<b>Bicycle Lanes; Pedestrian and Bicycle Paths</b>	Increase the linear footage of multi-use paths, bike lanes, and shared roadways in the Development Areas.	<b>baseline established</b>
<b>Parks and Open Space in Development Areas</b>	Increase in the acreage of private parkland in new residential and mixed use developments	<b>baseline established</b>
<b>Greenway Trail Construction</b>	Increase in the length of greenway trails constructed.	<b>baseline established</b>
<b>County Building Energy Usage</b>	Improve energy efficiency in County buildings (Court Square, COB – McIntire, COB – 5th Street).	<b>+</b> 2005-2016
<b>Recycling Rate</b>	Increase the rate of recycling solid waste materials.	<b>+</b> 2010-2015
<b>School Facilities</b>	Reduce school overcrowding.	<b>--</b> 2014-2017
<b>Public Water Usage</b>	Maintain or reduce the consumption of water on a per-connection basis.	<b>+</b> 2010-2016
<b>Police Response Times</b>	Achieve a response time of five minutes or less to all emergency calls 85 % of the time in the designated Development Areas.  Achieve a response time of ten minutes or less to all emergency calls 85 % of the time in the Rural Areas.	<b>+</b> 2011-2016
<b>Fire and Rescue Response Times</b>	Achieve an average response time to fire emergency calls of 5:00 or less in the Development Areas and 13:00 or less in the Rural Areas.	<b>≈</b> 2011-2016



## Natural Resources

### Wooded Stream Buffers

<b><u>Comprehensive Plan Linkage</u></b> Objective 1: Ensure clean and abundant water resources for public health, business, healthy ecosystems, and personal enjoyment by preventing shortages and contamination.		<b><u>Target:</u></b> Increase the area of forested stream buffers along streams regulated by the Water Protection Ordinance.	
<b><u>Indicator</u></b>		<b>2009</b>	<b>2013</b>
% of all required stream buffers that are wooded in the DA		66.2%	52.3%
% of all required stream buffers that are wooded in the RA		65.9%	64.0%
<b><u>Comment:</u></b> Forested buffers in both the Development Area and the Rural Area are decreasing. Greater efforts are needed to restore buffers throughout the County, especially in the Rural Area where stream buffer restoration is almost entirely voluntary. Water resource staff are currently identifying locations for possible stream restoration projects.		<b><u>Progress:</u></b> No  Note: The figures provided are from two land cover datasets (2009 and 2013) developed with somewhat different methodologies. The small change between '09 and '013 in Rural Area percent forested is within the margin of error, so the decrease may not be significant. The 14% decrease in stream buffers in the Development Areas is more concerning. The measurement tool will be reevaluated during 2018 to see if alternative and more reliable methodologies can be created that either affirm a 14% decrease in stream buffers in the Development Areas or otherwise provide a more accurate result.	
Source: Albemarle County GDS, 2017, using 2009 and 2013 Virginia DEQ 303(d) data			

### Air Quality

<b><u>Comprehensive Plan Linkage</u></b> Objective 1: Objective 4.2. Protect Air Quality		<b><u>Target:</u></b> Reduce the number of days where the Air Quality Index (AQI) is outside the good to moderate range (or above 100).					
<b><u>Indicator</u></b>		<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Days per year that air quality falls outside of the “good” or “moderate” range		1	2	0	0	0	1
Median AQI per year that air quality is in the “good” range (0-50 – the lower the score, the better the score)		40	38	35.5	35	36	36
90 <sup>th</sup> percentile AQI per year that air quality is in the moderate range (50-100 – the lower the number, the better the score)		61	61	54	52	51	52
<b><u>Comment:</u></b> Most air quality problems are the result of industrial and agricultural activities occurring west of Albemarle County. Although air quality appears to be worsening based on the number of days air quality fails to meet Good or Moderate standards (>100), such events are relatively rare (4 over a 6-year period). Evaluation of each year’s median and 90 <sup>th</sup> percentile AQI suggests modest progress in improving air quality.		<b><u>Progress:</u></b> Yes					
Source: Outdoor Air Quality Data from Air Quality Index Report, EPA, 2017; Air Quality Index is an index of 0-500 that is used to rate air quality, calculated by levels of pollutants. The monitoring station at Albemarle High School tracks ground-level ozone							





## Historic, Cultural, and Scenic Resources

### Designation of Historic Properties

<b><u>Comprehensive Plan Linkage</u></b> Strategy 5.2.A. Encourage landowners to pursue voluntary methods of preservation and conservation, including requesting landmark and district designations, offering conservation easements, and providing tax and other financial incentive programs, as outlined in the adopted 2000 Historic Preservation Plan and its updates. Pursue historic district designations in cooperation with the surrounding neighborhoods and in partnership with the City of Charlottesville, where applicable.		<b><u>Target:</u></b> Increase the number and acreage of designated properties.	
<b><u>Indicator</u></b>	<b>2015</b>	<b>2016</b>	
Number of Individually Designated Properties on National Register of Historic Places	82	82	
Number of Individual Properties on Virginia Landmarks Register	84	84	
Number of Historic Districts on National Register of Historic Places	12	12	
<b><u>Comment:</u></b> No change has taken place over the last two years.		<b><u>Progress:</u></b> No	
Sources: National Register of Historic Places and Virginia Department of Historic Resources 2017			

### Demolition of Historic Resources

<b><u>Comprehensive Plan Linkage</u></b> Objective 5.2: Pursue additional protection measures and incentives to preserve Albemarle’s historic and archaeological resources in order to foster pride in the County and maintain the County’s character.		<b><u>Target:</u></b> Reduce the number of demolitions of historically significant resources annually.	
<b><u>Indicator</u></b>		<b>2015</b>	<b>2016</b>
Number of resources demolished 2015: 3 contributing buildings located within historic districts and 2 garden sheds associated with Shack Mountain 2016: 1 contributing building located within a historic district		5	1
<b><u>Comment:</u></b> The Historic Preservation Committee (HPC) is developing criteria for identifying and documenting demolitions on other historically significant properties. 2015 currently serves as a base year for demolitions of historic properties. After the HPC finishes its work, a different baseline may be needed.		<b><u>Progress:</u></b> Yes	
Source: Albemarle County Community Development, 2017			



# Economic Development

## Tourism

<p><b><u>Comprehensive Plan Linkage</u></b> Strategy 1c: Promote tourism that helps preserve scenic, historic, and natural resources.</p>	<p><b><u>Target:</u></b> Increase in employment in tourism and hospitality-related industries, e.g. Accommodation &amp; Food Services (NAICS 72).</p>														
<p><b><u>Indicator</u></b> Average number of people employed in the Accommodation &amp; Food Services industry.</p>	<p><b><u>Accommodation &amp; Food Services Employment, 2010-2015</u></b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Employment</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td>3,230</td> </tr> <tr> <td>2011</td> <td>3,310</td> </tr> <tr> <td>2012</td> <td>3,230</td> </tr> <tr> <td>2013</td> <td>3,370</td> </tr> <tr> <td>2014</td> <td>3,460</td> </tr> <tr> <td>2015</td> <td>3,540</td> </tr> </tbody> </table>	Year	Employment	2010	3,230	2011	3,310	2012	3,230	2013	3,370	2014	3,460	2015	3,540
Year	Employment														
2010	3,230														
2011	3,310														
2012	3,230														
2013	3,370														
2014	3,460														
2015	3,540														
<p><b><u>Comment:</u></b> Since 2010, over 300 new jobs were created in this area.</p>	<p><b><u>Progress:</u></b> Yes</p> <p>Note: This indicator is monitored by the Albemarle County Department of Economic Development</p>														
<p>Source: Virginia Labor Market Information, QCEW (Annual), 2017.</p>															

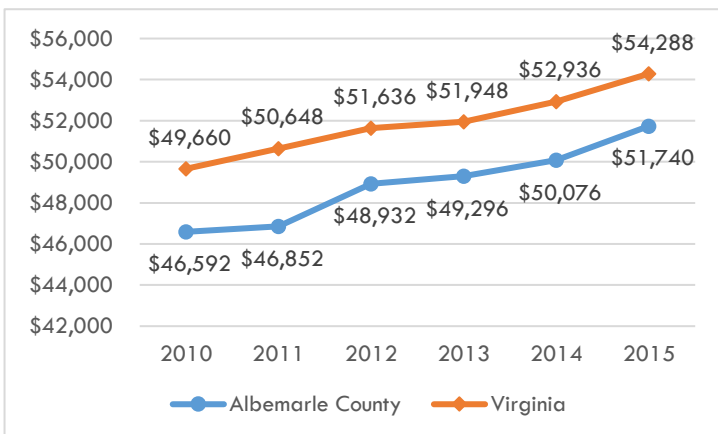
## Target Industry Growth

<b><u>Comprehensive Plan Linkage</u></b> Objective 3: Provide diversified economic opportunities that benefit County citizens and existing businesses by basing policy decisions on efforts that support and enhance the strengths of the County.	<b><u>Target:</u></b> Increase in employment in the County’s “target sectors”: Agribusiness, IT & Defense, Financial/Insurance, and Biotech.	
<b><u>Indicator:</u></b>	<b>2010</b>	<b>2015</b>
Agribusiness	348	454
IT & Defense	1,318	864
Financial/Insurance	894	856
Biotech	266	328
<b>Total Target Industries</b>	<b>2,826</b>	<b>2,502</b>
All Sectors	52,379	57,317
<b><u>Comment:</u></b> Multiple target sectors saw a decline in employment over this period despite overall employment gains in the County. Overall target sector employment declined. The Economic Development Strategic Plan is currently being developed.	<b><u>Progress:</u></b> No  Note: This indicator is monitored by Albemarle County Department of Economic Development	
Source: Albemarle County Community Development, 2017		

## Unemployment

<u><b>Comprehensive Plan Linkage</b></u> Objective 1: Promote economic development activities that help build on the County’s assets while recognizing distinctions between expectations for the Development Areas and the Rural Area	<u><b>Target:</b></u> Reduce unemployment in Albemarle County.			
<u><b>Indicator:</b></u>	<b>Year</b>	<b>Albemarle Co.</b>	<b>Virginia</b>	<b>United States</b>
Rate of unemployment	2012	4.90%	5.90%	8.10%
	2013	4.60%	5.50%	7.70%
	2014	4.50%	5.20%	6.16%
	2015	3.90%	4.50%	5.25%
	2016	3.50%	4.00%	4.85%
<u><b>Comment:</b></u> Unemployment has steadily declined since 2012. It remains lower than the state and country’s unemployment rates.	<u><b>Progress:</b></u> Yes  Note: This indicator is monitored by Albemarle County Economic Development Department			
Source: Bureau of Labor Statistics, 2017				

## Average Annual Wages

<p><b><u>Comprehensive Plan Linkage</u></b> Objective 7: Increase workforce development to further career-ladder opportunities and higher wages. Indicator 7: Increase in average wages.</p>	<p><b><u>Target:</u></b> Increase average annual wages.</p>																					
<p><b><u>Indicator</u></b></p> <p>Average annual wage</p>	<p><b>Avg. Annual Wages for Albemarle Co and VA, 2011-2016</b></p>  <table><thead><tr><th>Year</th><th>Albemarle County</th><th>Virginia</th></tr></thead><tbody><tr><td>2010</td><td>\$46,592</td><td>\$49,660</td></tr><tr><td>2011</td><td>\$46,852</td><td>\$50,648</td></tr><tr><td>2012</td><td>\$48,932</td><td>\$51,636</td></tr><tr><td>2013</td><td>\$49,296</td><td>\$51,948</td></tr><tr><td>2014</td><td>\$50,076</td><td>\$52,936</td></tr><tr><td>2015</td><td>\$51,740</td><td>\$54,288</td></tr></tbody></table>	Year	Albemarle County	Virginia	2010	\$46,592	\$49,660	2011	\$46,852	\$50,648	2012	\$48,932	\$51,636	2013	\$49,296	\$51,948	2014	\$50,076	\$52,936	2015	\$51,740	\$54,288
Year	Albemarle County	Virginia																				
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<p><b><u>Comment:</u></b> Annual wages increased; however, average annual wages continue to be less than Virginia as a whole.</p>	<p><b><u>Progress:</u></b> Yes</p> <p>Note: This indicator is monitored by the Albemarle County Economic Development Department</p>																					
<p>Source: Virginia Labor Market Information, QCEW (Annual), 2017.</p>																						



## Rural Areas

### Timber Production

<b><u>Comprehensive Plan Linkage</u></b> Strategy 7.1.B. Continue to promote farming and forestry activities in the County by retaining Rural Area zoning on Rural Area designated land.	<b><u>Target:</u></b> Maintain or increase production of timber for pine and hardwood types.				
<b><u>Indicator</u></b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Pine Value	\$1,285,857	\$965,059	\$2,218,432	\$3,119,778	\$4,088,943
Hardwood Value	\$1,148,680	\$862,034	\$1,001,924	\$1,085,211	\$1,604,094
Total Value	\$2,434,537	\$1,827,093	\$3,220,356	\$4,204,988	\$5,693,037
<b><u>Comment:</u></b> Timber production increased in volume and value between 2010 and 2014.	<b><u>Progress:</u></b> Yes				
Source: Virginia Department of Forestry, 2017					

### Grape Production

<b><u>Comprehensive Plan Linkage</u></b> Strategy 7.1.E. Continue to provide support to wineries, cideries, and farm breweries as part of the County's agricultural support activities.	<b><u>Target:</u></b> Increase in tonnage of grapes produced.				
<b><u>Indicator</u></b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Tons of Grapes Produced, 2011-2015	971	1223	1013	1316	1519
<b><u>Comment:</u></b> Tonnage of grapes produced increased, as did overall share of the state's production.	<b><u>Progress:</u></b> Yes				
Source: Commercial Grape Report, Virginia Wine Board Marketing Office, 2017					

### New Lots Created

<b><u>Comprehensive Plan Linkage</u></b> Objective 7.2. Protect and preserve natural resources, which include mountains, hills, valleys, rivers, streams, groundwater, and retain continuous and unfragmented land for agriculture, forestry, biodiversity, and natural resource protection.	<b><u>Target:</u></b> Continue decreasing number of new lots created in the Rural Area.						
<b><u>Indicator</u></b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Family Divisions	12	6	10	6	3	8	5
Rural Subdivisions and Final Plats	28	23	14	30	12	47	24
Total	40	29	24	36	15	55	29
<b><u>Comment:</u></b> Overall, fewer lots were created in 2016 than in 2010. The average annual number of lots over the past 7 years was 32.	<b><u>Progress:</u></b> Yes						
Source: Albemarle County Community Development, 2017							

## New Dwellings

<b><u>Comprehensive Plan Linkage</u></b> Strategy 7.2.A. Direct residential development to and continue to make the Development Areas more livable, attractive places.	<b><u>Target:</u></b> Reduce the ratio of new single family detached units in the Rural Area to new single family detached units in the Development Area									
<b><u>Indicator</u></b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
SFD units built in the Rural Area	194	157	77	95	101	89	107	128	128	149
SFD units built in the Development Areas	103	93	82	125	123	135	159	181	184	271
Percentage of SFD units built in the Rural Area	65%	63%	48%	43%	45%	40%	40%	41%	41%	36%
<b><u>Comment:</u></b> Over the last 10 years, the percentage of newly constructed single-family detached units located in the Rural Area has decreased.	<b><u>Progress:</u></b> Yes									
Source: Albemarle County Community Development, 2017										

## Agricultural/Forestal Districts and Conservation Easements

<b><u>Comprehensive Plan Linkage:</u></b> Strategy 7.2.C. Continue rural conservation programs such as Agricultural/Forestal (Ag/For) Districts and use value taxation as incentives for owners to avoid subdividing for residential uses.	<b><u>Target:</u></b> Increase Rural Area acreage in Agricultural/Forestal Districts and under Conservation Easements	
<b><u>Indicator</u></b>	<b>2014</b>	<b>2016</b>
Acres in Agricultural/Forestal Districts	70,712	72,592
Acreage in Conservation Easements	86,448	101,589
(2014 serves as baseline year)		
<b><u>Comment:</u></b> Land area in Ag/For districts and under conservation easements increased between 2014 and 2016	<b><u>Progress:</u></b> Yes	
Source: Albemarle County Community Development, 2017		



# Development Areas

## Overall Population Density

<b><u>Comprehensive Plan Linkage:</u></b> Objective 8.5. Promote density within the Development Areas to help create new compact urban places.		<b><u>Target:</u></b> Increase population density in the Development Areas.	
<b><u>Indicator</u></b>		<b>2010</b>	<b>2016</b>
Residents per gross acre in the Albemarle County Development Areas (2010 serves as baseline year)		2.33	2.73
Residents per gross acre in City of Charlottesville		6.53	7.37
<b><u>Comment:</u></b> Overall, population density increased in the past 6 years.		<b><u>Progress:</u></b> Yes	
Source: TJPDC Performance Measurement System Report 2013, Weldon Cooper Center for Public Service, 2017 and Albemarle County Community Development 2017			

## Mixed Use Development

<b><u>Comprehensive Plan Linkage:</u></b> Strategy 8.2.E. Continue to approve mixed-use developments that are in keeping with the Neighborhood Model and Master Plans.	<b><u>Target:</u></b> Increase the number of new mixed-use developments approved by rezoning.						
<b><u>Indicator</u></b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Total ZMAs approved in Development Areas	6	9	8	11	6	5	6
Modification of existing ZMA plans with mixed use	3	2	2	3	3	3	2
Approved new ZMAs with mixed use component	0	0	0	1	1	0	1
<b><u>Comment:</u></b> Most mixed-use developments approved by ZMA predate 2010. Several developments were modified over the past 7 years; however, only 1 new mixed-use development was approved by ZMA in 2016. (Progress for mixed-use projects depends on the type of development proposed by applicants.)	<b><u>Progress:</u></b> No						
Source: Albemarle County Community Development, 2017							

## Redevelopment

<b><u>Comprehensive Plan Linkage:</u></b> Strategy 8.2.O. Promote redevelopment as a way to improve and take advantage of existing investment in the Development Areas.	<b><u>Target:</u></b> Increase the number of site development plans approved for redevelopment, including adding new buildings on existing developed sites.						
<b><u>Indicator</u></b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Total major amendments or initial site plans approved in Development Areas	27	11	9	14	21	25	21
Total major amendments or initial site plans approved in Development Areas for redevelopment	10	3	5	8	7	11	11
Percentage of major amendments or initial site plans for redevelopment	37%	27%	55%	57%	33%	44%	52%
<b><u>Comment:</u></b> The mean average of redevelopment plans over the past 7 years is 42%.	<b><u>Progress:</u></b> Yes						
Source: Albemarle County Community Development, 2017							



## Housing

### Variety of Housing Types in Development Areas

<b><u>Comprehensive Plan Linkage</u></b> Objective 9.4. Provide for a variety of housing types for all income levels and help provide for increased density in the Development Areas.	<b><u>Target:</u></b> Continue construction of a mixture of housing types each year in the Development Areas.					
<b><u>Indicator</u></b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Percentage of all units constructed: SFD	22%	29%	49%	57%	51%	40%
Percentage of all units constructed: SFA/TH	28%	20%	51%	46%	31%	19%
Percentage of all units constructed MF/Condo:	50%	51%	0%	0%	18%	41%
<b><u>Comment:</u></b> A variety of housing types is constructed each year; however, the mix changes annually.	<b><u>Progress:</u></b> Yes					
Source: Albemarle County Community Development, 2017						

### Senior Housing

<b><u>Comprehensive Plan Linkage</u></b> Strategy 9.5.A. Encourage developers to include housing for seniors and individuals with disabilities in new residential and mixed-use developments. Approve these proposals when they are in keeping with the Neighborhood Model.	<b><u>Target:</u></b> Increase in the number of beds in assisted living and long-term care facilities.
<b><u>Indicator</u></b>	<b>2016</b>
Number of assisted living facility beds	989
Number of nursing home/long term care beds	586
<b><u>Comment:</u></b> Information on annual completion of new assisted living and long-term care facilities is not readily available on an annual basis. 2016 establishes the new baseline figure.	<b><u>Progress:</u></b> N/A
Source: Virginia Department of Social Services, U.S. Centers for Medicare & Medicaid Services	

### Proffered and Built Affordable Units

<b><u>Comprehensive Plan Linkage</u></b> Strategy 4a: Through rezonings and special use permits, continue to ensure a mixture of housing types are provided that also support all income levels of County residents.	<b><u>Target:</u></b> Increase the number of built units resulting from (past) housing proffers.
<b><u>Indicator</u></b>	<b>2016</b>
Built proffered affordable housing units since 2004	179
<b><u>Comment:</u></b> Information on built proffered units is not readily available on an annual basis. 2016 establishes the new baseline figure.	<b><u>Progress:</u></b> N/A
Source: Albemarle County Department of Housing and Department of Community Development	



# Transportation

## Deficient Bridges

<b><u>Comprehensive Plan Linkage:</u></b> Strategy 10.2.C. Continue to work closely with State, regional and local partners to ensure that roadway structures (bridges and culverts) with low sufficiency ratings are annually prioritized in the SSYP for funding, repair and/or replacement.		<b><u>Target:</u></b> Reduce in the number and surface area of structurally deficient bridges as listed by the Federal Highway Administration's National Bridge Inventory.	
<b><u>Indicator</u></b>		<b>2012</b>	<b>2016</b>
Number of deficient bridges in Albemarle County		32	25
Area in square meters of deficient bridges in Albemarle County		4,206	3,987
<b><u>Comment:</u></b> The number of structurally deficient bridges as well as surface area that qualified as being deficient decreased. VDOT and FHA monitor this indicator.		<b><u>Progress:</u></b> Yes	
Source: National Bridge Inventory: Deficient Bridges by County, Federal Highway Administration			

## Multimodal Transportation

<b><u>Comprehensive Plan Linkage:</u></b> Objective 10.3. Continue to improve, promote, and provide regional multimodal and accessible transportation options. Strategy 10.9.B. Continue to contribute to and participate in ride sharing services. Strategy 10.9.C. Continue to work with area employers through the MPO to encourage development of ridesharing and vanpooling programs and transportation demand reduction programs. Encourage development of ridesharing and transportation demand reduction programs as part of rezonings and parking lot requests for major industrial, office, and commercial development projects.	<b><u>Target:</u></b> Increase the modal share (percentage of commuters using these modes) of public transit, walking, or cycling to work. Reduce the modal share of commuters driving to work alone.	
<b><u>Indicator</u></b>	<b>2010</b>	<b>2015</b>
% of commuters who walked, cycled, or used public transportation	4.85%	6.58%
% of commuters who drove to work alone	82.9%	84.1%
<b><u>Comment:</u></b> Overall, modal share increased, largely due to growth in walking and cycling. Despite an accompanying increase in walking and biking modes, single car occupancy has increased. However, due to small sample size, there may be little to no difference due to margin of error.	<b><u>Progress:</u></b> Mixed	
Source: American Community Survey 5 Year Estimate 2016		



## Sidewalk Construction

<b><u>Comprehensive Plan Linkage:</u></b> Strategy 10.4.B. Improve funding for an ongoing walkway, bicycle, and greenway construction fund in the Capital Improvements Program (CIP). Use all possible funding sources for the construction of walkways and bicycle facilities.	<b><u>Target:</u></b> Increase linear feet of sidewalk construction as part of the County's Capital Improvement Program (CIP).
<b><u>Indicator</u></b>	
Linear feet of sidewalk	
<b>2015</b>	<b>2016</b>
2 projects for 2,560 linear feet of sidewalk & streetscape improvements: Crozet Streetscape Phase II: approx. 2,000 linear feet of streetscape improvements along Crozet Avenue from The Square to Tabor St. Crozet Elementary School Safe Routes to School: approx. 560 linear feet constructed along the west side of Crozet Avenue from Ballard Drive to Crozet Elementary School.	2 projects for 1,260 linear feet of sidewalk & streetscape improvements : Crozet Avenue North: approx. 1,110 linear feet constructed between St. George Ave. & Crozet Elementary School. Fontaine Avenue: approx. 160 linear feet constructed between the end of the paved path at Fontaine Research Park and the end of the existing sidewalk at the City line.
<b><u>Comment:</u></b> This improvement is difficult to assess because sidewalk building in the CIP is completed by project. Multi-year projects will not be captured until the end of the project. In addition, it does not capture sidewalk built with new developments. A baseline of linear feet of sidewalk in the County will be established in 2018.	<b><u>Progress:</u></b> No
Sources: Albemarle County Community Development, 2017	

## Bicycle lanes; Bicycle and Pedestrian Paths

<b><u>Comprehensive Plan Linkage</u></b> Objective 10.4. Strengthen efforts to complete a local transportation system that includes access to pedestrian and bicycle facilities.	<b><u>Target:</u></b> Increase the linear footage of multi-use paths, bike lanes, and shared roadways in the Development Areas.				
<b><u>Indicator</u></b>	<b>Multiuse Path</b>	<b>Dedicated Bike Lane</b>	<b>Shared Roadway</b>	<b>Total Bike Lane/ Shared Roadway</b>	<b>Total Bike Lane/ Shared Roadway and Paths</b>
Linear feet of built lanes/paths	180,092	85,031	110,748	195,779	375,872
<b><u>Comment:</u></b> Consistent data are not available for prior years. 2016 sets the baseline for future evaluations.	<b><u>Progress:</u></b> N/A				
Source: Calculated using Thomas Jefferson Planning District Commission GIS data					



## Parks and Recreation, Greenways, Blueways, and Green Systems

### Parks and Open Space in the Development Areas

<p><b><u>Comprehensive Plan Linkage</u></b> Objective 11.2. Develop parks for active recreation.</p>	<p><b><u>Target:</u></b> Increase in the acreage of private parkland in new mixed use and residential developments in the Development Areas.</p>
<p><b><u>Indicator</u></b></p>	
<p>Acres of privately owned parkland</p>	<p>1,518 acres of land in the Development Areas exists in privately owned parkland, open space, and green systems. 2016 sets the baseline for future evaluations because consistent data are not available for prior years.</p>
<p><b><u>Comment:</u></b> Of the 4787 acres of public parkland in the County, 241 are in the Development Area. Most of the parkland in the Development Areas is owned by private entities such as homeowners associations.</p>	<p><b><u>Progress:</u></b> N/A</p> <p>Note: Two strategies exist for increasing public parkland in the Development Areas:  <b><u>Strategy 2c:</u></b> Study the parks and recreational needs of residents of existing neighborhoods in the Development Areas to determine whether parkland for public neighborhood parks should be acquired and developed.  <b><u>Strategy 2d:</u></b> Acquire the sites for and develop public parks shown for active recreation on Development Area Master Plans.</p> <p>Until these actions are accomplished, new parks and recreational amenities will likely be privately owned and maintained.</p>
<p>Source: Albemarle County Community Development, 2017</p>	

### Greenway Trails

<p><b><u>Comprehensive Plan Linkage</u></b> Strategy 11.3.B. Continue to develop the County's greenway system as shown in the Development Area Master Plans and on the Greenway Plan.</p>	<p><b><u>Target:</u></b> Increase in the length of greenway trails constructed.</p>
<p><b><u>Indicator</u></b></p>	
<p>Miles of improved trail.</p>	<p>30.5 miles of improved trails exist in the County. 2016 sets the baseline for future evaluations because consistent data are not available for prior years.</p>
<p><b><u>Comment:</u></b> Within public parks, there are an additional 60 miles of continuous trails.</p>	<p><b><u>Progress:</u></b> N/A</p>
<p>Source: Albemarle County Community Development, 2017</p>	



## Community Facilities

### County Building Energy Usage

<p><b><u>Comprehensive Plan Linkage</u></b> Objective 12.1. Continue to provide public facilities and services in a fiscally responsible and equitable manner. Strategy 12.1.I. Continue to design and construct public facilities that are energy efficient and environmentally responsible.</p>	<p><b><u>Target:</u></b> Improve energy performance in County buildings (Court Square, COB – McIntire, COB – 5th Street).</p>																										
<p><b><u>Indicator</u></b> Energy consumption in BTUs; however, beginning in 2018, the County's Department of Facilities and Environmental Services will begin to track energy consumption using different metrics.</p>	<p><b>Energy Consumption (in BTUs) in County Buildings, 2005-2016</b></p> <table border="1"> <caption>Energy Consumption (in BTUs) in County Buildings, 2005-2016</caption> <thead> <tr> <th>Year</th> <th>Energy Consumption (BTUs)</th> </tr> </thead> <tbody> <tr><td>2005</td><td>29,000,000</td></tr> <tr><td>2006</td><td>27,500,000</td></tr> <tr><td>2007</td><td>26,500,000</td></tr> <tr><td>2008</td><td>25,000,000</td></tr> <tr><td>2009</td><td>23,500,000</td></tr> <tr><td>2010</td><td>22,500,000</td></tr> <tr><td>2011</td><td>21,000,000</td></tr> <tr><td>2012</td><td>20,000,000</td></tr> <tr><td>2013</td><td>21,500,000</td></tr> <tr><td>2014</td><td>21,000,000</td></tr> <tr><td>2015</td><td>23,500,000</td></tr> <tr><td>2016</td><td>21,500,000</td></tr> </tbody> </table>	Year	Energy Consumption (BTUs)	2005	29,000,000	2006	27,500,000	2007	26,500,000	2008	25,000,000	2009	23,500,000	2010	22,500,000	2011	21,000,000	2012	20,000,000	2013	21,500,000	2014	21,000,000	2015	23,500,000	2016	21,500,000
Year	Energy Consumption (BTUs)																										
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2014	21,000,000																										
2015	23,500,000																										
2016	21,500,000																										
<p><b><u>Comment:</u></b> Energy consumption in County buildings has declined since 2005.</p>	<p><b><u>Progress:</u></b> Yes  Note: This indicator is monitored by Albemarle County Facilities and Environmental Services.</p>																										
<p>Source: Albemarle County Department of Facilities and Environmental Services, 2017</p>																											

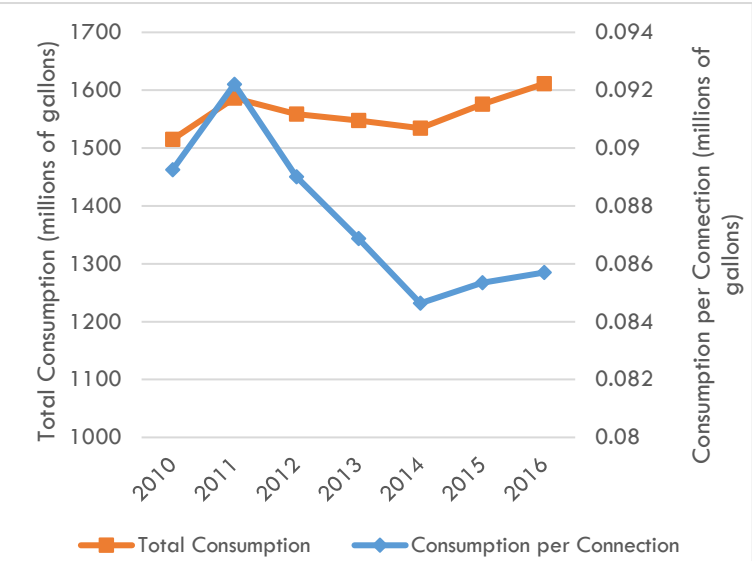
### Recycling Rate

<b><u>Comprehensive Plan Linkage</u></b> Strategy 12.7.A. Use the waste hierarchy (reduce, reuse, recycle, dispose) to guide waste management policy.	<b><u>Target:</u></b> Increase the rate of recycling solid waste materials.					
<b><u>Indicator</u></b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Tons Municipal Solid Waste	69,200	90,038	119,605	131,216	125,798	135,502
Tons Principal Recyclable Material	23,362	34,036	70,455	70,516	75,533	69,736
Recycling Rate	25%	27.4%	37%	35%	38%	34%
<b><u>Comment:</u></b> The recycling rate has improved from 25% in 2010 to 34% of solid waste recycled in 2015.	<b><u>Progress:</u></b> Yes  Note: This indicator is monitored by the Rivanna Solid Waste Authority.					
Source: Thomas Jefferson Planning District Commission, 2017						

## School Facilities

<p><b><u>Comprehensive Plan Linkage</u></b> Objective 12.3. Provide physical facilities that enable the School Division to provide a high quality educational system for students in Albemarle County.</p>	<p><b><u>Target:</u></b> Reduce school overcrowding.</p>
<p><b><u>Indicator</u></b> Enrollment in relation to capacity of schools</p>	<p><b>School Enrollment as Percentage of Capacity 2014-15 and 2016-17</b></p> <p>The chart displays enrollment percentages for three school levels: Elementary Schools (blue bars), Middle Schools (orange bars), and High Schools (grey bars). The y-axis represents the percentage of capacity, ranging from 50% to 120%. A horizontal red line marks the 100% capacity threshold. The x-axis is divided into two groups: '% of Capacity in 2014-2015' and '% of Capacity in 2016-2017'. In the 2014-2015 group, most elementary and middle schools are at or below 100% capacity, with a few high schools exceeding it. In the 2016-2017 group, there is a significant increase in overcrowding, with several elementary and middle schools exceeding 100% capacity, and high schools also showing higher enrollment percentages.</p>
<p><b><u>Comment:</u></b> “Multiple schools are continuing to experience overcrowding and more are approaching capacity. The successful passing of the referendum and the completion of the Woodbrook Addition will resolve some of these issues beginning in the 2018/19 school year. The school division is currently reviewing options for the overcrowding at Albemarle High School and evaluating if a new high school is needed.”</p>	<p><b><u>Progress:</u></b> No</p> <p>Note: This indicator is monitored by the Schools Division and Facilities and Environmental Management. Several different options exist for dealing with overcrowding including building new schools, expanding capacity and redistricting.</p>
<p>Source: Albemarle County Schools, 2017</p>	

## Public Water Usage

<b>Comprehensive Plan Linkage</b> Strategy 12.9.E. Continue to support and implement water demand management strategies as outlined in the 2011 Water Supply Plan by maintaining efficient water use through ordinance, by reducing water use through conservation initiatives, and by reducing water loss through system operation and maintenance.		<b>Target:</b> Maintain or Reduce the consumption of water on a per-connection basis.																								
<b>Indicator</b> ACSA Water Total Water Consumption and Consumption per connection	<b>ACSA Water Consumption, 2010-2016</b>  <table border="1"> <caption>ACSA Water Consumption Data (2010-2016)</caption> <thead> <tr> <th>Year</th> <th>Total Consumption (millions of gallons)</th> <th>Consumption per Connection (millions of gallons)</th> </tr> </thead> <tbody> <tr><td>2010</td><td>1510</td><td>0.088</td></tr> <tr><td>2011</td><td>1580</td><td>0.092</td></tr> <tr><td>2012</td><td>1550</td><td>0.088</td></tr> <tr><td>2013</td><td>1540</td><td>0.085</td></tr> <tr><td>2014</td><td>1530</td><td>0.084</td></tr> <tr><td>2015</td><td>1570</td><td>0.085</td></tr> <tr><td>2016</td><td>1610</td><td>0.086</td></tr> </tbody> </table>		Year	Total Consumption (millions of gallons)	Consumption per Connection (millions of gallons)	2010	1510	0.088	2011	1580	0.092	2012	1550	0.088	2013	1540	0.085	2014	1530	0.084	2015	1570	0.085	2016	1610	0.086
Year	Total Consumption (millions of gallons)	Consumption per Connection (millions of gallons)																								
2010	1510	0.088																								
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2014	1530	0.084																								
2015	1570	0.085																								
2016	1610	0.086																								
<b>Comment:</b> Although overall water consumption increased due to population growth, mean consumption per connection decreased, suggesting overall progress towards the goal of improving efficient water use.		<b>Progress:</b> Yes																								
Note: This indicator is monitored by the Albemarle County Service Authority. Source: Albemarle County Service Authority, Comprehensive Annual Financial Report																										

## Police Response Times

<u><b>Comprehensive Plan Linkage</b></u> Objective 2: Provide high quality police services in the County. Indicator 3: Meet or exceed service delivery standards for police service.	<u><b>Target:</b></u> Achieve a response time of five minutes or less to all emergency calls 85 % of the time in the designated Development Areas. Achieve a response time of ten minutes or less to all emergency calls 85 % of the time in the Rural Areas.					
<u><b>Indicator</b></u>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Percentage of calls meeting target times of <5 minutes in the Development Area	67%	69%	62%	69%	N/A	74%
Percentage of calls meeting target times of <10 minutes in the Rural Area	48%	47%	49%	66%	N/A	51%
<u><b>Comment:</b></u> Although the response time to neither the Development Areas nor Rural Areas meets the 85% target, average response times improved between 2011 and 2016.	<u><b>Progress:</b></u> Yes  Note: This indicator is monitored by the County Executive's office.					
Source: Albemarle County Police Department, 2017						

## Fire and Rescue Response Times

### Comprehensive Plan Linkage

Objective 4: Provide firefighting and rescue facilities and equipment as needed to meet the characteristics of particular service areas.

Indicator 4: Meet or exceed service delivery standards for fire & rescue service.

### Target:

Achieve an average response time of five minutes or less to all emergency calls in the Development Areas.

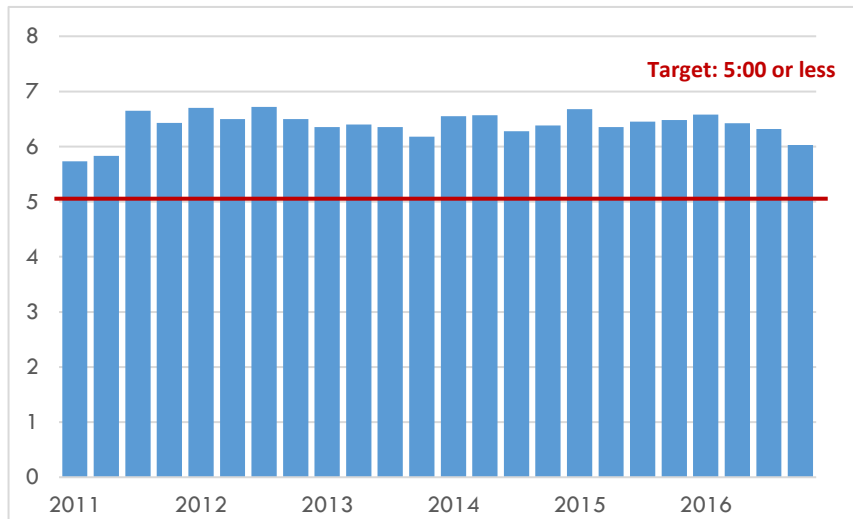
Achieve a response time of thirteen minutes or less to all emergency calls in the Rural Areas.

### Indicator

#### Fire and Rescue Response Times - DA, 2011-2016

Development Area response times  
2011 - 2016

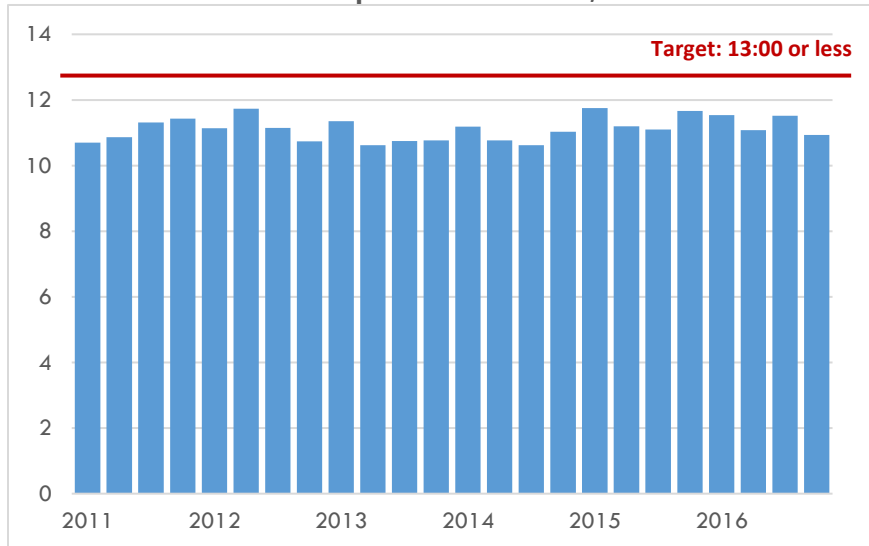
The solid red lines indicate the target response time for fires, and the goal is to be below the red line.



#### Fire and Rescue Response Times - RA, 2011-2016

Rural Area response times 2011 - 2016

The solid red lines indicate the target response time for fires, and the goal is to be below the red line.



### Comment:

Response times remained fairly consistent between 2011 and 2016. Response times for the Development Areas do not yet meet the desired standards; however, responses for the Rural Area meet the standard.

### Progress: Mixed

Note: This indicator is monitored by the County Executive's office.

Source: Albemarle County Performance, County Executive website 2017



## **Population and Capacity Analysis**

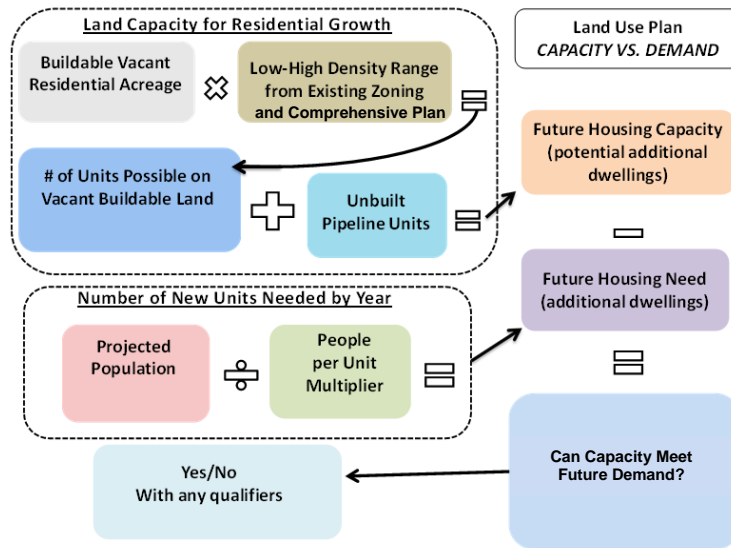




# Albemarle County Comprehensive Plan

## 2016 Population and Capacity Analysis

Albemarle County's growth management strategy is two-pronged: promote growth in the Development Areas and preserve the Rural Area for rural area uses. To understand whether the Development Areas have sufficient capacity for anticipated residential growth, the County performs and updates analyses that compare vacant land to projected population. The image shown below is taken from the Reference section of the Comprehensive Plan and describes the steps involved in such an analysis.



Methodology used for the 2016 analysis is generally the same as that used in the 2014 study. Current population estimates for the County are shown on page 31. Population projections for the County were taken from the 2017 population projections issued by the Weldon Cooper Center for Public Service. The people per unit multiplier was taken from an average of the Development Area people/unit by unit type. Buildable vacant acreage was measured using the County's GIS applications and comparing them to allowable densities from the Zoning Ordinance and recommended densities from the Comprehensive Plan Master Plans. Pages 27 and 28 provide analysis according to Comprehensive Plan and the Zoning.

The comparison of capacity to future demand uses the assumption that all new residential development will occur in the County's Development Areas. It does not account for redevelopment potential, new units that will be built in the Rural Area, or new units built in the Town of Scottsville. While those actions will surely occur, the exercise is done to monitor whether or not all new development could take place in the County's designated Development Areas.

The following conclusions are made from the analyses:

- Sufficient capacity of vacant buildable land exists in the Development Areas to accommodate anticipated population growth through the year 2035.
- If all vacant properties are developed at the low end of recommended density based on the Comprehensive Plan, by 2040 there will be a deficit of 1124 units.
- If all vacant properties are developed at the high end of recommended density based on the Comprehensive Plan, by 2040 there will still be capacity for 8495 more units.
- If all buildable vacant land is developed at the low end of allowable density based on the Zoning district, by 2040, there will be a deficit of 1935 units.

- If all zoned vacant land is developed at the high end of allowable density based on the Zoning district, by 2040, there will be a deficit of 261 units.

Calculations on pages 29 and 30 are based on the adopted Master Plans for the Development Areas. Data for each individual Development Areas are shown on pages 27 and 28. A multiplier of 2.54 people per unit was used for all Development Areas. This multiplier may not be representative of all Development Areas. However, using individual Development Area multipliers would require parsing census tract information, which was not possible with existing resources. Analyses for individual Development Areas will be shared with each Community Advisory Committee in the coming months.

Comprehensive Plan

Population Capacity for Growth in the Development Areas based on Designated Land Use in the Comprehensive Plan

Capacity	2020 (low)	2020 (high)	2025 (low)	2025 (high)	2030 (low)	2030 (high)	2035 (low)	2035 (high)	2040 (low)	2040(high)
Projected Population <sup>1</sup>	110,669		118,828		126,988		134,104		141,221	
Current Population <sup>1</sup>	105,715		105,715		105,715		105,715		105,715	
Population Growth <sup>2</sup>	4,954		13,113		21,273		28,389		35,506	
Residential Units Needed <sup>3</sup>	1,950		5,163		8,375		11,177		13,979	
Units approved by ZMA and SP, but currently undeveloped -- in the pipeline <sup>4</sup>	8,536		8,536		8,536		8,536		8,536	
Units possible from undeveloped properties that are not in the pipeline, but designated for residential use under zoning <sup>5</sup>	4,319	13,938	4,319	13,938	4,319	13,938	4,319	13,938	4,319	13,938
Sum of units in the pipeline plus units available from undeveloped properties designated for residential use under zoning <sup>6</sup>	12,855	22,474	12,855	22,474	12,855	22,474	12,855	22,474	12,855	22,474
Units in excess of, or needed to accommodate Population Growth <sup>7</sup>	10,905	20,524	7,692	17,311	4,480	14,099	1,678	11,297	-1,124	8,495

1 Source: Weldon Cooper Center for Public Service 2017.

2 Population Growth is determined by subtracting Current Population number from Projected Population number.

3 The number of people divided by 2.54. This multiplier is derived using the average number of persons per unit, by unit type from the 2017 Albemarle County Population/Housing Estimates (Development Areas). Due to the difficulty of projecting future population in group quarters, the multiplier does not attribute any future residents to facilities such as dormitories, detention centers, or institutional senior living. Instead, the population is distributed as if all residents will live in individual dwelling units. It may reflect a greater need for dwelling units as shown in the tables, than will actually occur.

4 The number of units that have been approved through Zoning Map Amendments (ZMA) and Special Use Permits (SP) since 2001, but have yet to be constructed.

5 The number of units possible under the Comprehensive Plan, but have yet to be planned for, or constructed. The “low” number represents units that could be built at the low end of the density scale recommended in the Comprehensive Plan. The “high” number represents units that could be built at the high end of the density scale recommended in the Comprehensive Plan. Area for future development includes vacant parcels and portions of parcels of >2 acres with existing development where additional development could occur.

6 The total number of units that may be constructed sometime in the future either due to being previously approved via ZMA or SP, or allowed under the Comprehensive Plan.

7 The number of residential units in excess of (in black) or needed (in red) for the projected years, if all new units are built in the Development Areas.

Zoning

Potential Capacity for Growth in the Development Areas based on Existing Zoning Designations										
Capacity	2020 (low)	2020 (high)	2025 (low)	2025 (high)	2030 (low)	2030 (high)	2035 (low)	2035 (high)	2040 (low)	2040(high)
Projected Population <sup>1</sup>	110,669		118,828		126,988		134,104		141,221	
Current Population <sup>1</sup>	105,715		105,715		105,715		105,715		105,715	
Population Growth <sup>2</sup>	4,954		13,113		21,273		28,389		35,506	
Residential Units Needed <sup>3</sup>	1,950		5,163		8,375		11,177		13,979	
Units approved by ZMA and SP, but currently undeveloped -- in the pipeline <sup>4</sup>	8,536		8,536		8,536		8,536		8,536	
Units possible from undeveloped properties that are not in the pipeline, but designated for residential use under zoning <sup>5</sup>	3,508	5,182	3,508	5,182	3,508	5,182	3,508	5,182	3,508	5,182
Sum of units in the pipeline plus units available from undeveloped properties designated for residential use under zoning <sup>6</sup>	12,044	13,718	12,044	13,718	12,044	13,718	12,044	13,718	12,044	13,718
Units in excess of, or needed to accommodate Population Growth <sup>7</sup>	10,094	11,768	6,881	8,555	3,669	5,343	867	2,541	-1,935	-261
<div>1 Source: Weldon Cooper Center for Public Service 2017.</div> <div>2 Population Growth is determined by subtracting Current Population number from Projected Population number.</div> <div>3 The number of people divided by 2.54. This multiplier is derived using the average number of persons per unit, by unit type from the 2017 Albemarle County Population/Housing Estimates (Development Areas). Due to the difficulty of projecting future population in group quarters, the multiplier does not attribute any future residents to facilities such as dormitories, detention centers, or institutional senior living. Instead, the population is distributed as if all residents will live in individual dwelling units. It may reflect a greater need for dwelling units as shown in the tables, than will actually occur.</div> <div>4 The number of units that have been approved through Zoning Map Amendments (ZMA) and Special Use Permits (SP) since 200, but have yet to be constructed.</div> <div>5 The number of units possible under existing zoning, but have yet to be planned for, or constructed. The “low” number represents the minimum number of units expected on “buildable” land at the low end of the density scale for the zoning district. The “high” number represents the maximum number of units expected on gross acreage if all density bonuses are used. “Buildable” land does not include land in preserved slopes, stream buffer, and floodplain. Buildable land also includes portions of parcels of &gt;2 acres with existing development where additional development could occur outside of preserved slopes, stream buffer and floodplain.</div> <div>6 The total number of units that may be constructed sometime in the future either due to being previously approved via ZMA or SP, or allowed under by-right zoning.</div> <div>7 The number of residential units in excess of (in black) or needed (in red) for the projected years, if all new units are built in the Development Areas.</div>										

Comprehensive Plan

Population Capacity for Growth in the Development Areas based on Designated Land Use in the Comprehensive Plan by Development Area

Development Area	Estimated Current Population <sup>1</sup>	Estimated Current Units <sup>1</sup>	Units approved by ZMA and SP, but currently undeveloped -- in the pipeline. <sup>2</sup>	Units possible from undeveloped properties that are not in the pipeline, but designated for residential use on the Comprehensive Plan. <sup>3</sup>		Sum of units in the pipeline plus units available from undeveloped properties designated for residential use on the Comprehensive Plan.		Estimated population if all undeveloped property is developed in accordance with Comprehensive Plan. <sup>4</sup>	
				Low	High	Low	High	Low	High
PL29 Neighborhood 1	8,154	3,977	558	188	1,308	746	1,866	10,049	12,894
PL29 Neighborhood 2	10,539	4,650	271	485	1,742	756	2,013	12,459	15,652
Pantops	4,254	2,070	366	164	634	530	1,000	5,600	6,794
S+W Neighborhood 4	4,394	1,693	328	251	1,057	579	1,385	5,865	7,912
S+W Neighborhood 5	5,549	2,457	145	483	1,815	628	1,960	7,144	10,527
S+W Neighborhood 6	7,850	1,024	0	803	1,759	803	1,759	9,890	12,318
S+W Neighborhood 7	3,788	1,865	70	383	1,020	453	1,090	4,939	6,557
Crozet	7,682	2,878	2,013	665	1,491	2,678	3,504	14,484	16,582
Hollymead	8,274	3,239	3,953	367	1,898	4,320	5,851	19,247	23,136
Piney Mountain	1,454	559	328	263	691	591	1,019	2,955	4,042
Village of Rivanna	2,164	832	504	267	523	771	1,027	4,122	4,773
Development Area Total	64,102	25,244	8,536	4,319	13,938	12,855	22,474	96,754	121,186

1 Albemarle County Division of Information Services, May 2017

2 The number of units that have been approved through Zoning Map Amendments (ZMA) and Special Use Permits (SP) to-date but have yet to be constructed.

3 The number of units possible under the Comprehensive Plan, but have yet to be planned for, or constructed. The “low” number represents units that could be built at the low end of the density scale recommended in the Comprehensive Plan. The “high” number represents units that could be built at the high end of the density scale recommended in the Comprehensive Plan. Area for future development includes vacant parcels and portions of parcels of >2 acres with existing development where additional development could occur.

4 The number of units multiplied by 2.54. This multiplier is derived using the average number of persons per unit, by unit type from the 2017 Albemarle County Population/Housing Estimates (Development Areas). Due to the difficulty of projecting future population in group quarters, the multiplier does not attribute any future residents to facilities such as dormitories, detention centers, or institutional senior living. Instead, the population is distributed as if all residents will live in individual dwelling units. It may reflect a greater need for dwelling units as shown in the tables, than will actually occur.

Zoning

Capacity for Growth in the Development Areas based on Existing Zoning Designations

Development Area	Estimated Current Population <sup>1</sup>	Estimated Current Units <sup>1</sup>	Units approved by ZMA and SP, but currently undeveloped -- in the pipeline. <sup>2</sup>	Units possible from undeveloped properties that are not in the pipeline, but designated for residential use under current zoning. <sup>3</sup>		Sum of units in the pipeline plus units available from undeveloped properties designated for residential use under current zoning.		Estimated population if all undeveloped property is developed in accordance with current zoning. <sup>4</sup>	
				Low	High	Low	High	Low	High
PL29 Neighborhood 1	8,154	3,977	558	368	528	926	1,086	10,506	10,912
PL29 Neighborhood 2	10,539	4,650	271	524	790	795	1,061	12,558	13,234
Pantops	4,254	2,070	366	204	288	570	654	5,702	5,915
S+W Neighborhood 4	4,394	1,693	328	73	117	401	445	5,413	5,524
S+W Neighborhood 5	5,549	2,457	145	406	591	551	736	6,949	7,418
S+W Neighborhood 6	7,850	1,024	0	362	525	362	525	8,769	9,184
S+W Neighborhood 7	3,788	1,865	70	582	804	652	874	5,444	6,008
Crozet	7,682	2,878	2,013	548	978	2,561	2,991	14,187	15,279
Hollymead	8,274	3,239	3,953	299	401	4,252	4,354	19,074	19,333
Piney Mountain	1,454	559	328	82	100	410	428	2,495	2,541
Village of Rivanna	2,164	832	504	60	60	564	564	3,597	3,597
Development Area Total	64,102	25,244	8,536	3,508	5,182	12,044	13,718	94,694	98,946

1 Albemarle County Division of Information Services, May 2017

2 The number of units that have been approved through Zoning Map Amendments (ZMA) and Special Use Permits (SP) since 2001, but have yet to be constructed.

3 The number of units possible under existing zoning, but have yet to be planned for, or constructed. The “low” number represents the minimum number of units expected on “buildable” land at the low end of the density scale for the zoning district. The “high” number represents the maximum number of units expected on gross acreage if all density bonuses are used. “Buildable” land does not include land in preserved slopes, stream buffer, and floodplain. Buildable land also includes portions of parcels of >2 acres with existing development where additional development could occur outside of preserved slopes, stream buffer and floodplain.

4 The number of units multiplied by 2.54. This multiplier is derived using the average number of persons per unit, by unit type from the 2017 Albemarle County Population/Housing Estimates (Development Areas). Due to the difficulty of projecting future population in group quarters, the multiplier does not attribute any future residents to facilities such as dormitories, detention centers, or institutional senior living. Instead, the population is distributed as if all residents will live in individual dwelling units. It may reflect a greater need for dwelling units as shown in the tables, than will actually occur.

**Albemarle County Development "Pipeline" of Projects Approved by  
Zoning Map Amendment or Special Permit since 2001.**

Development Area	Project Name	Application	Units Approved <sup>1</sup>	Units Built <sup>2</sup>	Unbuilt Units
Crozet	Blue Ridge Co-housing	ZMA 07-12	26	0	26
	Foothills Daily	ZMA 16-05	180	0	180
	Old Trail	ZMA 04-24	2,200	459	1,741
	Wickham Pond I	ZMA 04-17	107	91	16
	Wickham Pond II	ZMA 05-18	106	56	50
S+W Neighborhood 4	Avinity II	ZMA 13-16	102	0	102
	Avon Park II	ZMA 07-05	32	0	32
	Spring Hill Village	ZMA 13-17	100	0	100
	Woolen Mills	ZMA 16-16	94	0	94
S+W Neighborhood 5	Remaining Portion of Biscuit Run	ZMA 05-17	100	0	100
	Whittington	ZMA 06-11	96	51	45
S+W Neighborhood 6	None	None	0	0	0
S+W Neighborhood 7	Kenridge	SP 04-52	65	57	8
	Out of Bounds	ZMA 12-03	56	40	16
	White Gables	SP 02-23	76	30	46
Pantops	Cascadia	ZMA 02-04	330	53	277
	Fontana Phase 4C	ZMA 04-18	34	0	34
	Riverside Village	ZMA 12-02	105	50	55
PL29 - HM	Brookhill	ZMA 15-07	1,550	0	1,550
	Cedar Hill Mobile Home Park	SP 03-06	32	0	32
	Estes Park	ZMA 10-11	68	63	5
	Hollymead Town Center Area A2	ZMA 07-01	1,222	0	1,222
	Hollymead Town Center Area C	ZMA 01-20	120	71	49
	North Pointe	SP 02-72	893	0	893
	Willow Glen	ZMA 06-19	234	32	202
PL29 – Neighborhood 1	Oakleigh Farm	ZMA 07-04	20	0	20
	Stonefield (Albemarle Place)	ZMA 01-07	800	262	538
PL29 – Neighborhood 2	Belvedere	ZMA 04-07	775	504	271
	The Lofts at Meadow Creek	ZMA 13-01	65	65	0
PL29 – Piney Mountain	Briarwood	ZMA 95-20	661	453	208
	NGIC Residential Expansion	SP 07-31	120	0	120
Village Of Rivanna	Glenmore Livengood	ZMA 06-15	43	25	18
	Glenmore Leake	ZMA 06-16	110	24	86
	Rivanna Village at Glenmore	ZMA 13-12	400	0	400

<sup>1</sup> Maximum residential units allowed under approved final Zoning Map Amendment or Special Permit.

<sup>2</sup> Units within approved project boundaries issued a valid address in the Albemarle County GIS system as of September 2017.



