

Relationship of Proposed New Units from Adelaide with Projected Population and Crozet Capacity

Several residents of Crozet asked how new units from this proposed development might affect the population capacity of the Crozet Development Area. As indicated in the Crozet Master Plan, full buildout, the Crozet Development Area would provide population capacity of approximately 18,000. This capacity estimate does not assume a timeline for growth, so whether Crozet grows to 18,000 by 2040, 2050, or even later is not known. However, during the 2010 Crozet Master Plan update, staff provided some unofficial projections of future growth as seen below:

POPULATION PROJECTIONS 2000 – 2030 BASED ON PAST GROWTH RATES

Projection from Historic Population Growth for Crozet

Year	Low*	High**
2010	5,560	5,640
2020	8,390	9,818
2025	10,061	12,650
2030	12,065	16,299

* Annual growth rate of 4.2% to yr 2020; growth rate of 3.7% from 2021-2030 (observed 1990-1999)

** Annual growth rate of 5.7% to yr 2020; growth rate of 5.2% from 2021-2030 (observed 2000 – 2009)

Projection from Growth Trends as seen in Building Permits for Crozet

Year	Low***	High****
2020	6,812	8,986
2030	8,164	12,305

*** Projection – average number of residential building permits observed from 1994 to 2003 (55 permits/year)

**** Projection – average number of residential building permits observed from 2004 to 2008 (136 permits/year)

These projections were intended to give an idea of the potential future rate of growth.

A current in-house population estimate for Crozet is 6,854. This figure is based on 2,753 dwellings at a persons/unit multiplier of 2.49. (There were 2,192 dwellings in 2010.) If one were to project growth at a steady rate from 2010 to 2020 based on an average of 93.5 new units per year at 2.49 persons/unit, a population of 7,786 might be expected in 2020. As seen above, 7,786

is within the projected range from 2009. County projections are not considered official projections of population since Albemarle County uses the Virginia Employment Commission projections as its official projections. Based on current estimates, though, it appears that the rate of growth is well within the unofficial projections used in 2009.