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
Roderick Burton, Senior Systems Analyst
Elaine Echols, Chief of Planning – Long Range
David Fox – Neighborhood Planner

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

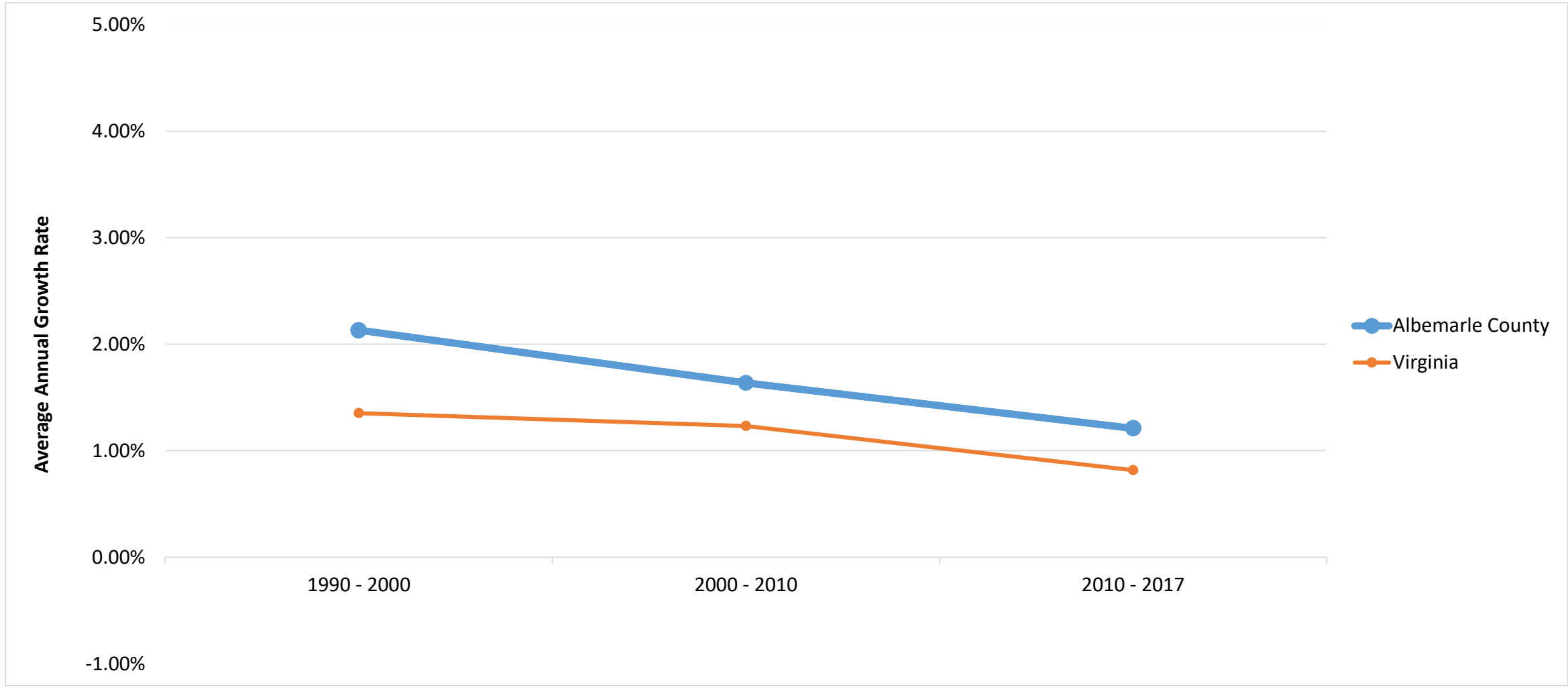
Albemarle County: Population

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%

Source: U.S. Census Bureau

Albemarle County: Peer Localities
Average Annual Growth Rate by decade



Source(s): Census Bureau
Weldon Cooper Center

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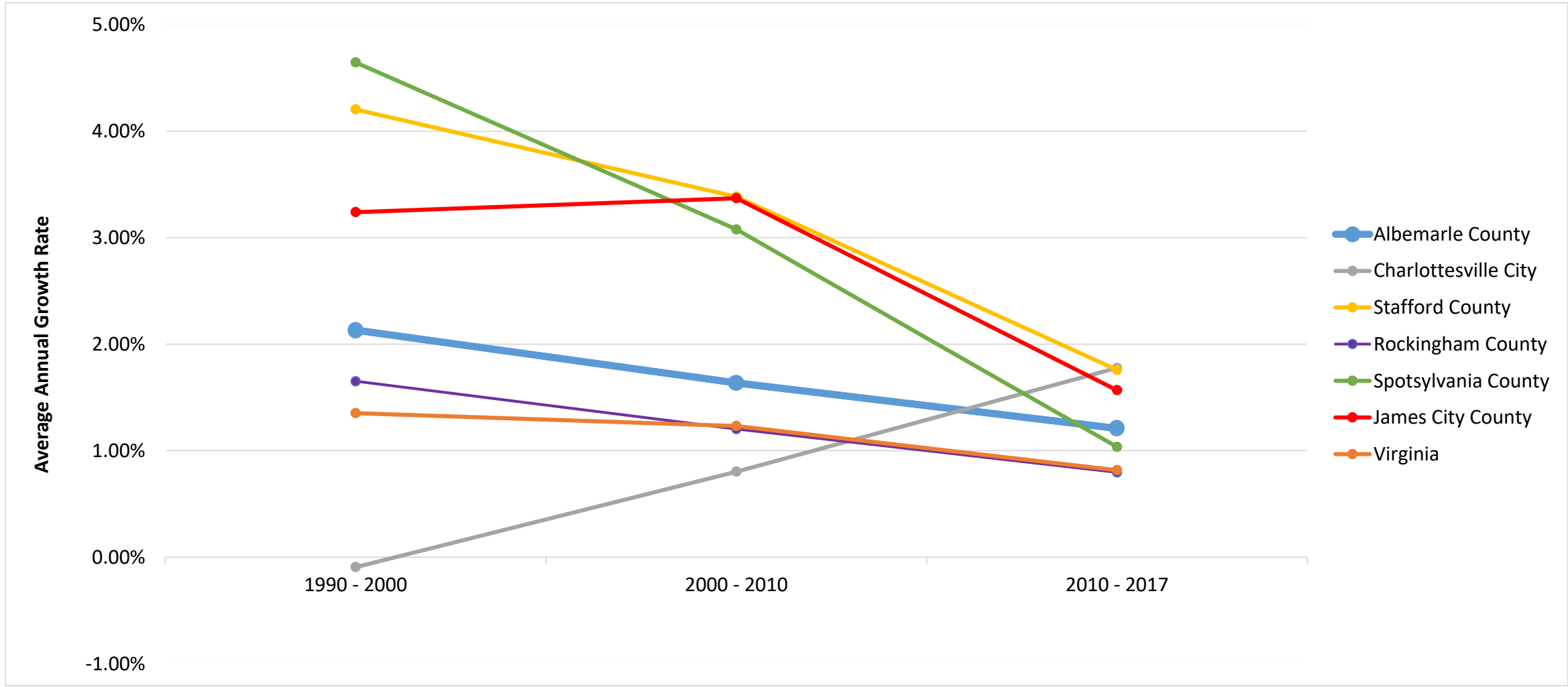
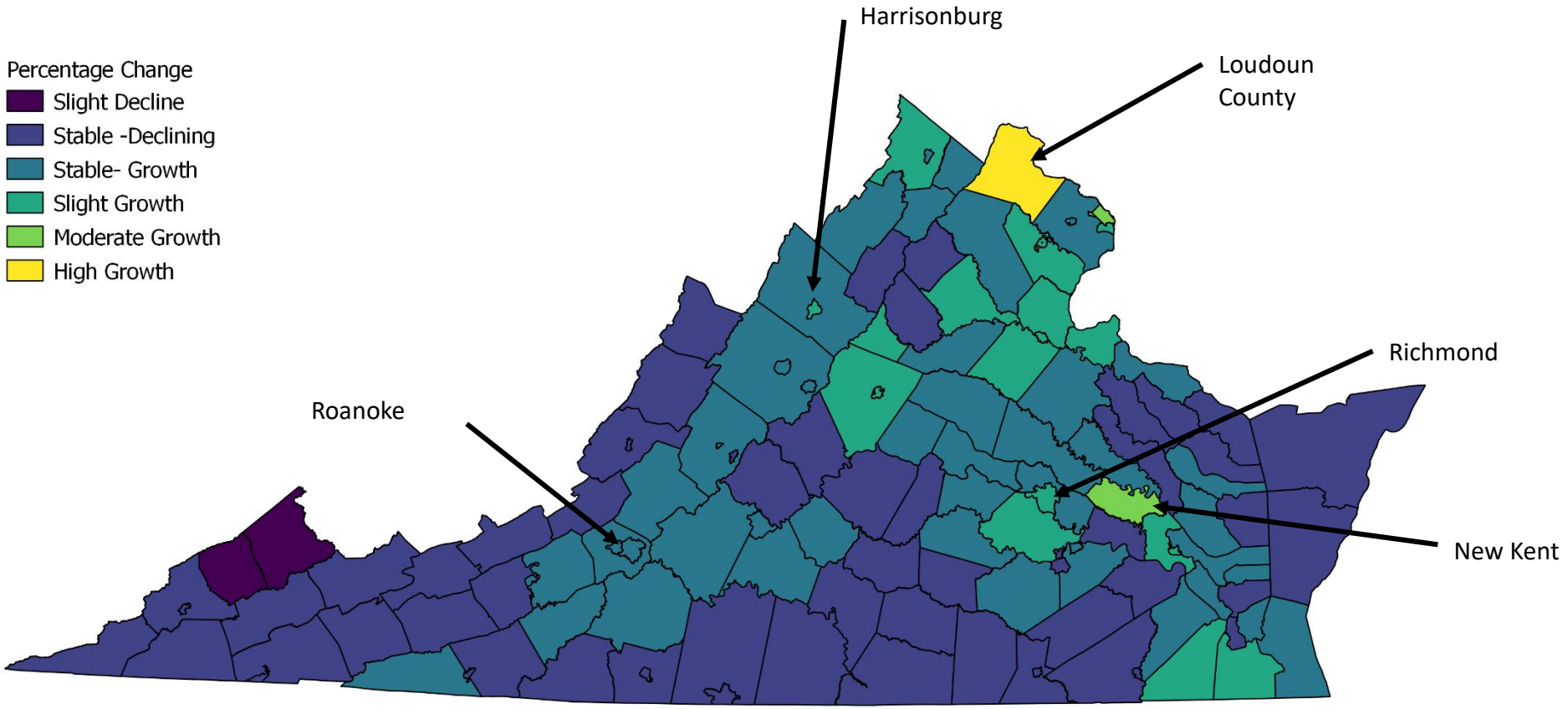


Source(s): Census Bureau
Weldon Cooper Center

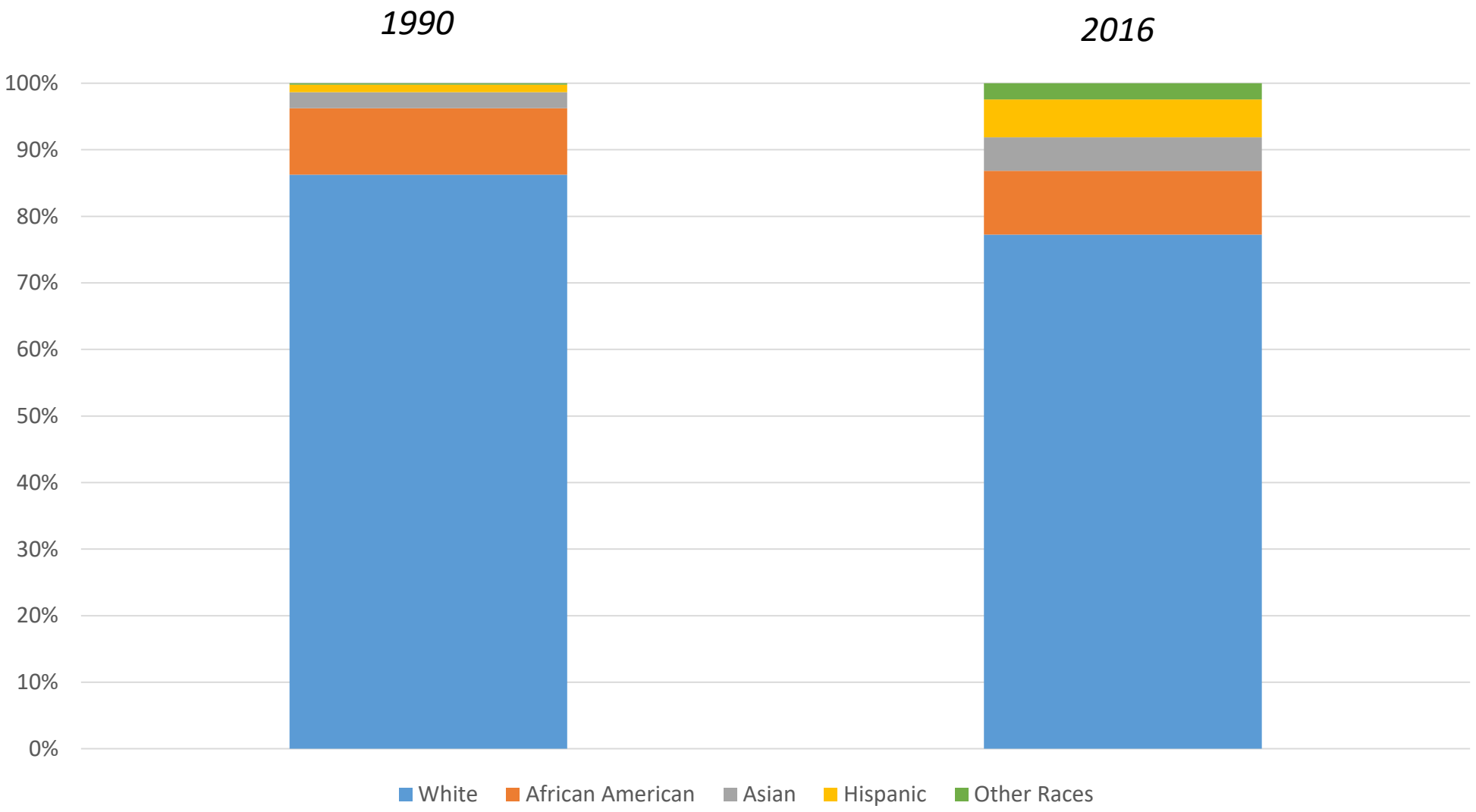
Population Growth in Virginia (by County)

Average Annual Population Growth 2010 – 2017



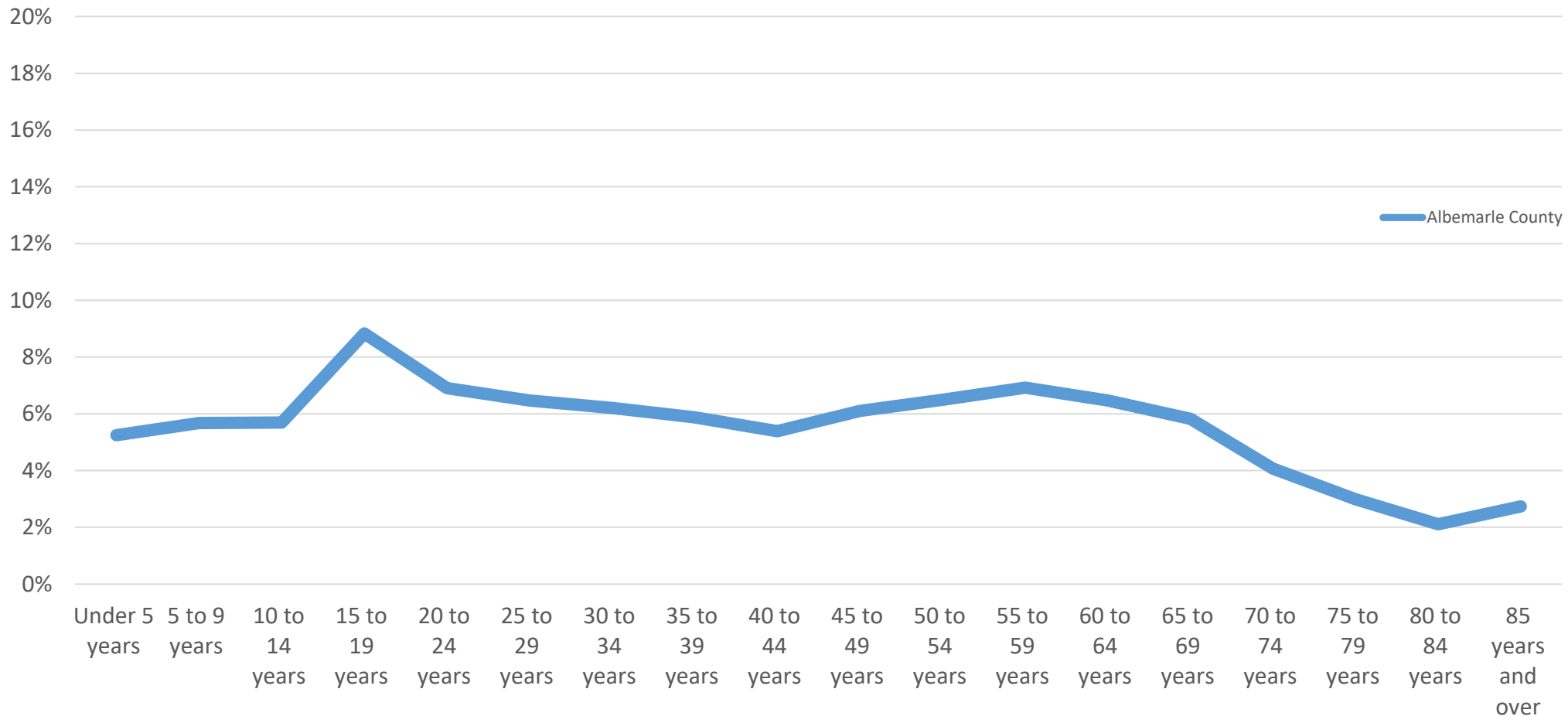
Source(s): Census Bureau
Weldon Cooper Center

Albemarle County: Changes – Race



Source: U.S. Census Bureau

Albemarle County: Peer Localities – Age



Source: U.S. Census Bureau

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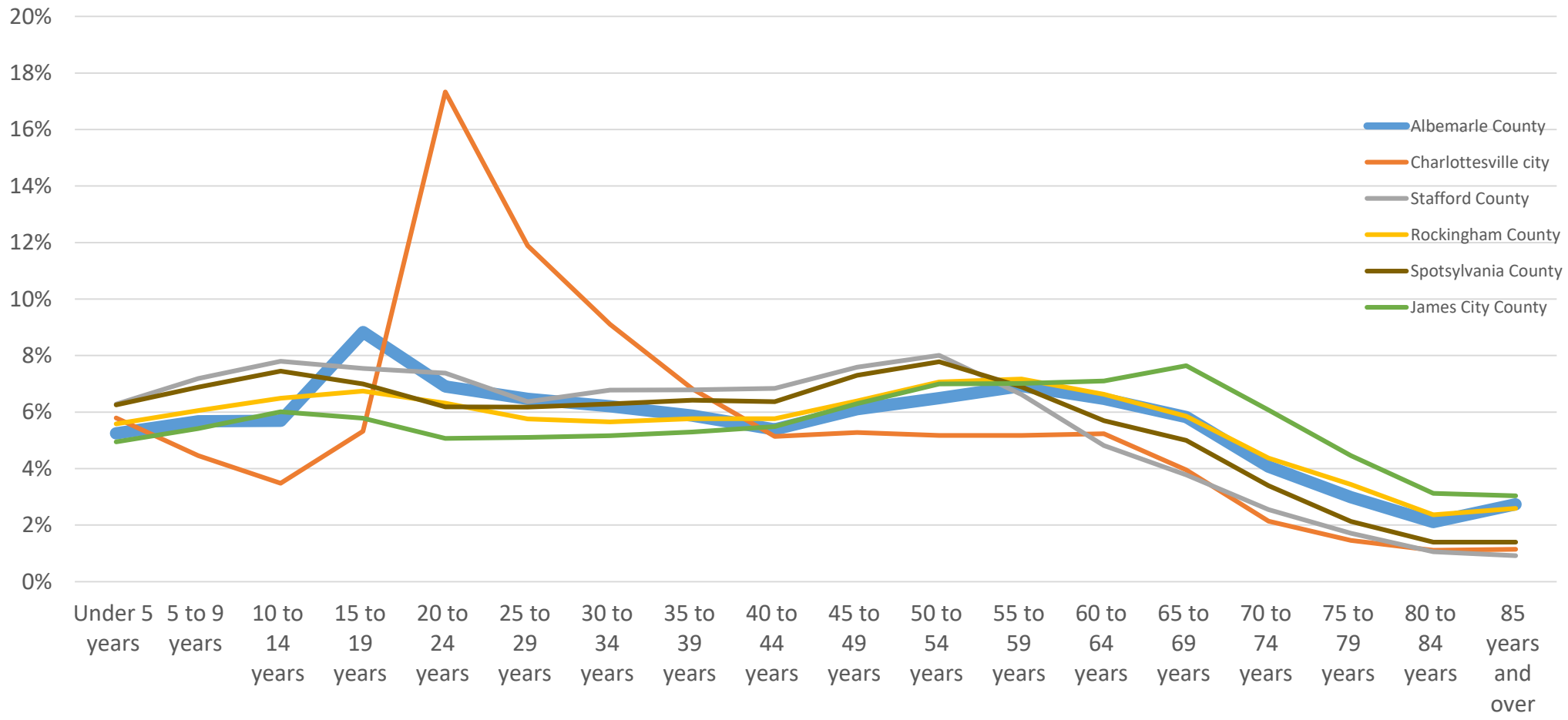
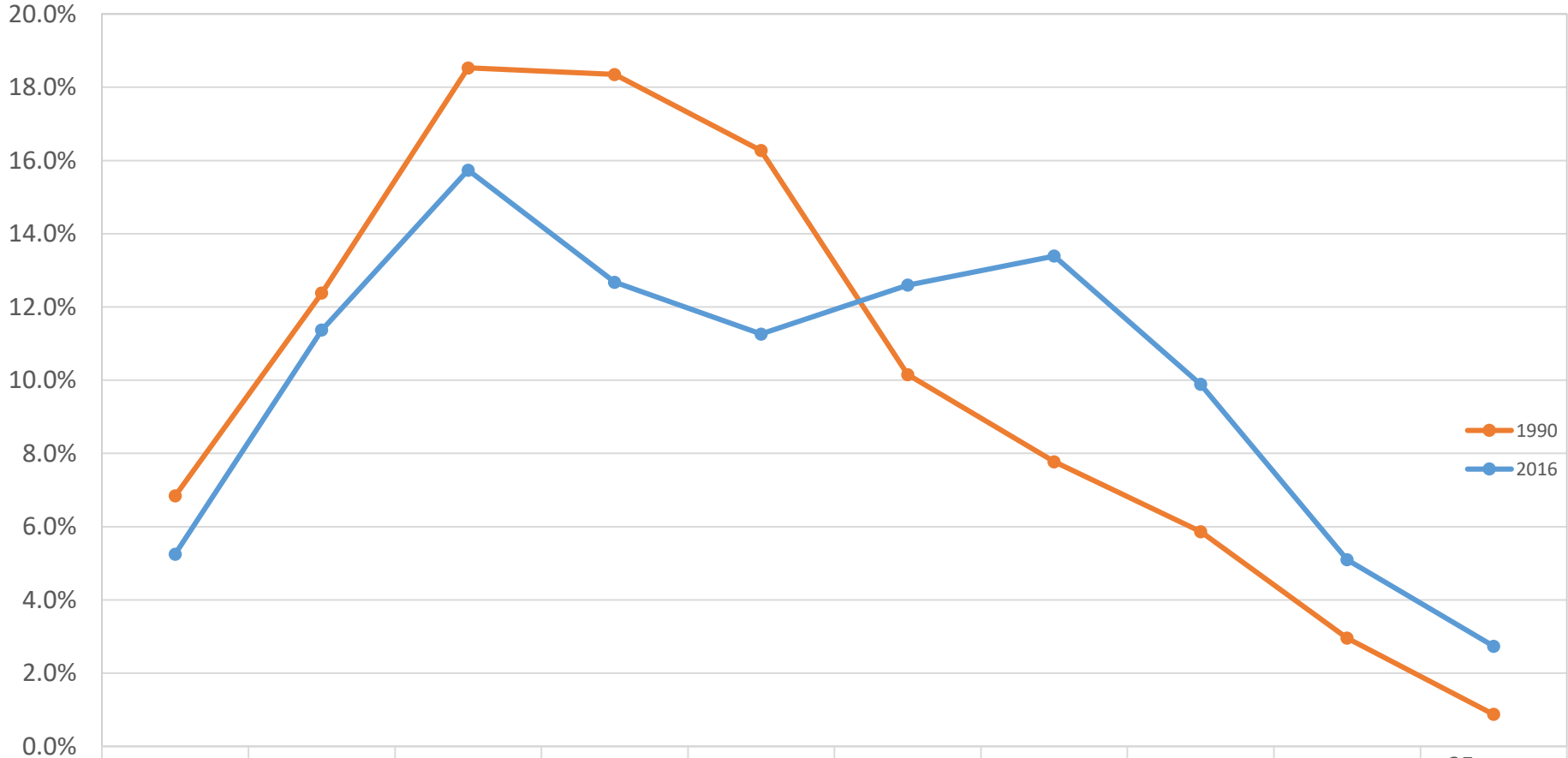


Source: U.S. Census Bureau

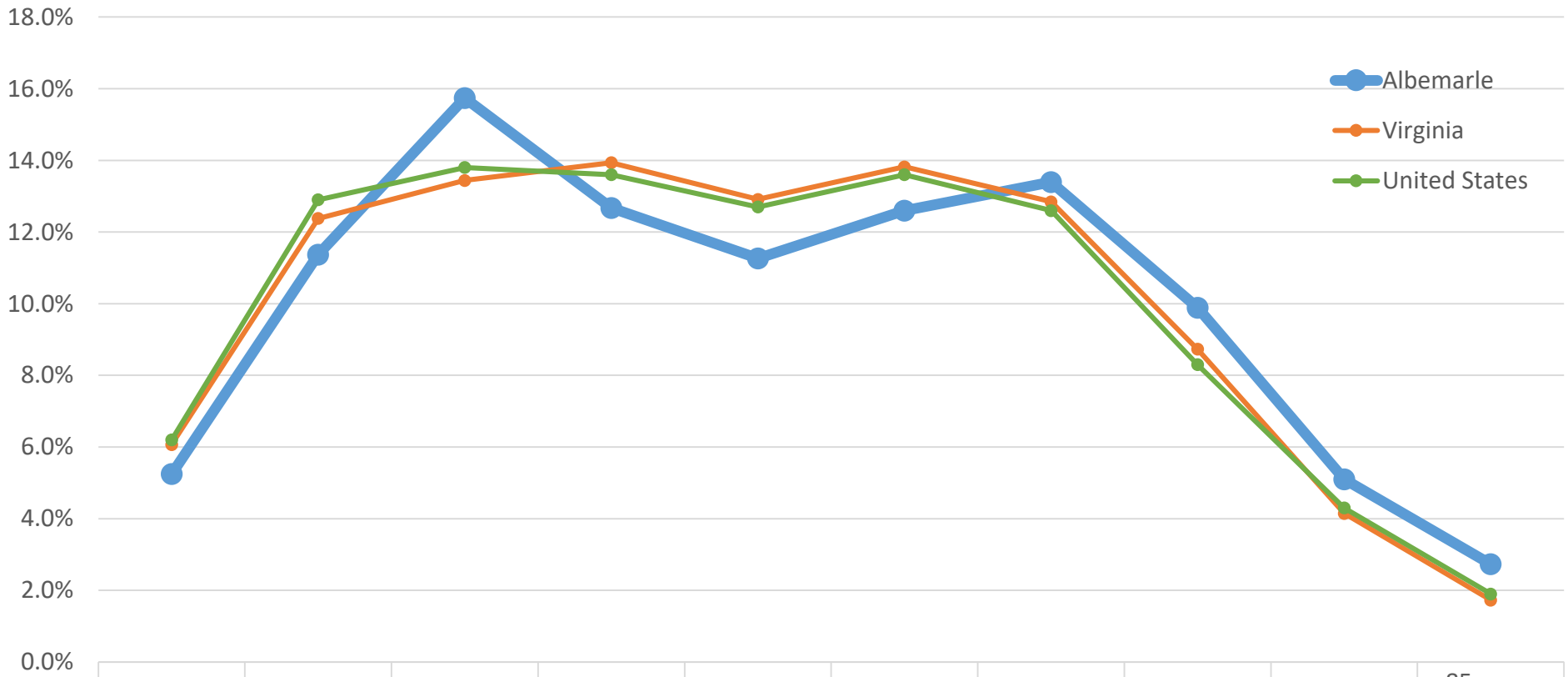
Albemarle County: Changes – Age



	Under 5	5 to 14	15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 to 84	85 years and over
1990	6.8%	12.4%	18.5%	18.4%	16.3%	10.2%	7.8%	5.9%	3.0%	0.9%
2016	5.3%	11.4%	15.7%	12.7%	11.3%	12.6%	13.4%	9.9%	5.1%	2.7%

Source: U.S. Census Bureau

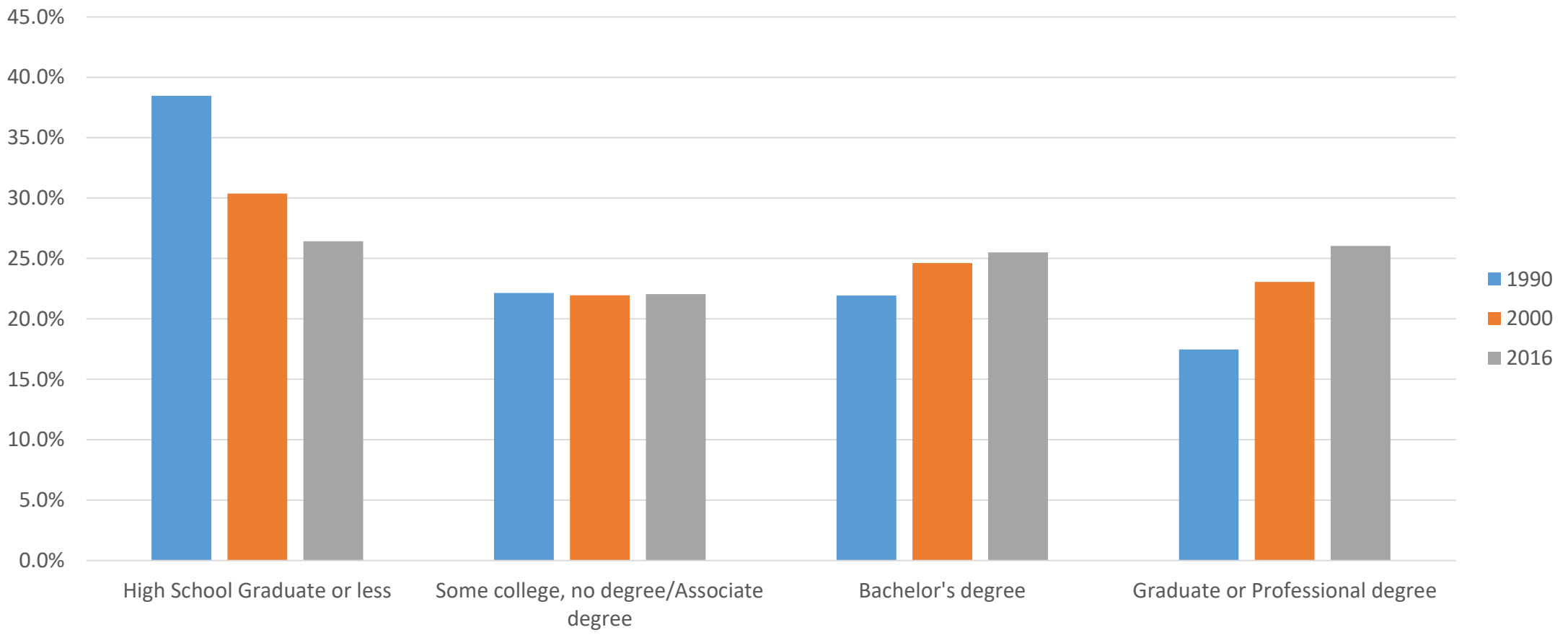
Albemarle County: Peer Localities – Age



	Under 5	5 to 14	15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 to 84	85 years and over
Albemarle	5.3%	11.4%	15.7%	12.7%	11.3%	12.6%	13.4%	9.9%	5.1%	2.7%
Virginia	6.1%	12.4%	13.4%	13.9%	12.9%	13.8%	12.8%	8.7%	4.1%	1.7%
United States	6.2%	12.9%	13.8%	13.6%	12.7%	13.6%	12.6%	8.3%	4.3%	1.9%

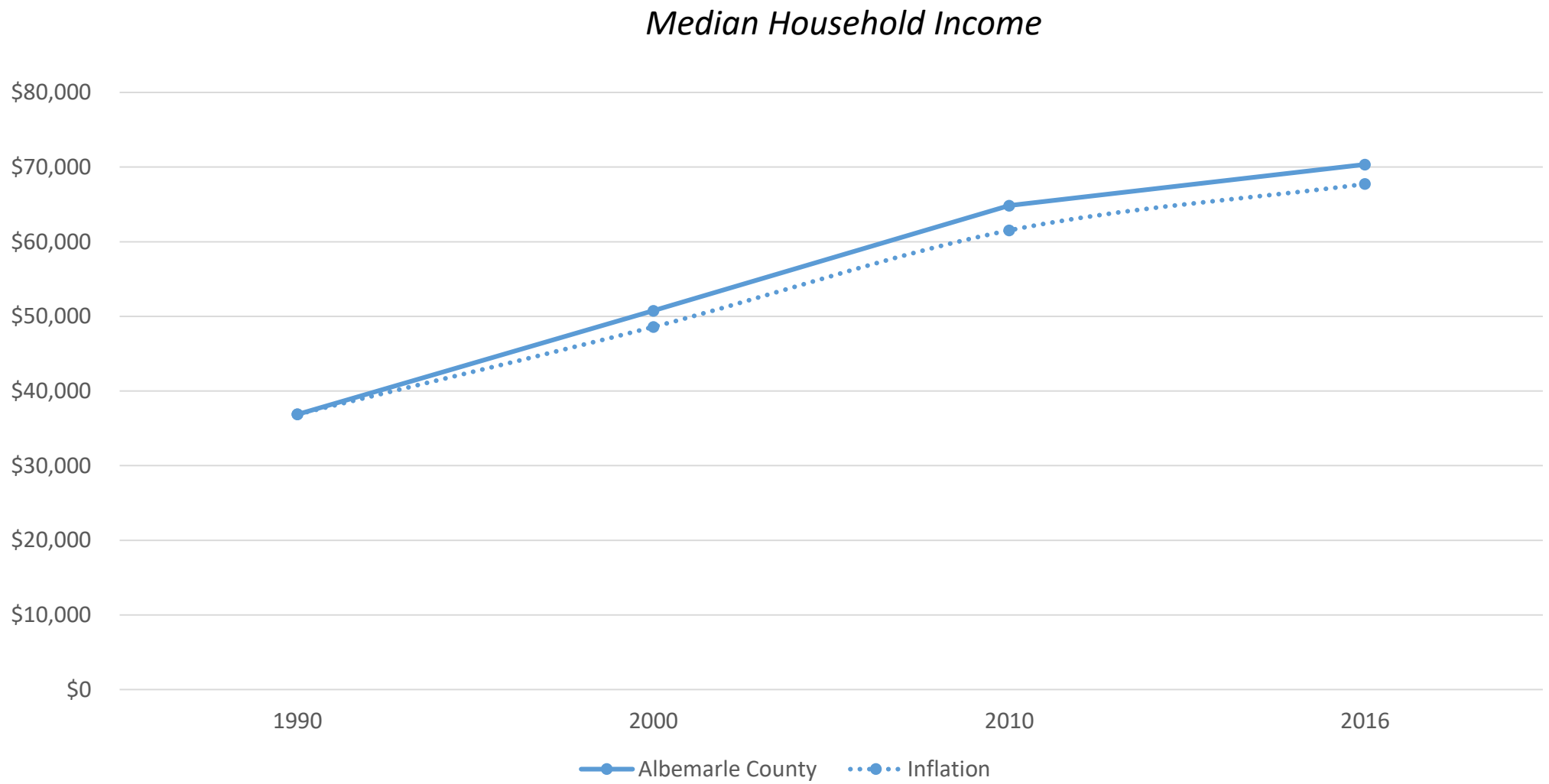
Source: U.S. Census Bureau

Albemarle County: Changes – Education



Source: U.S. Census Bureau

Albemarle County: Changes – Income



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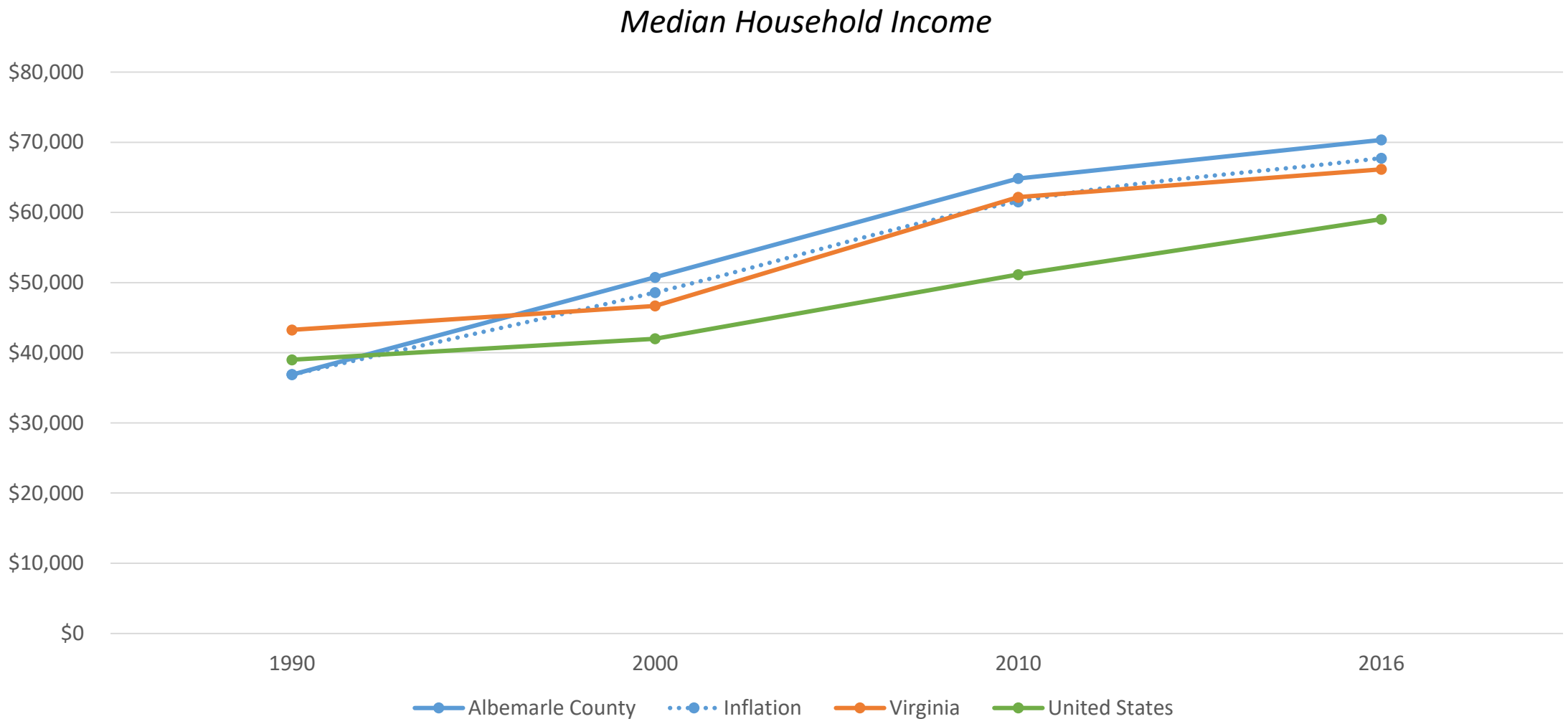
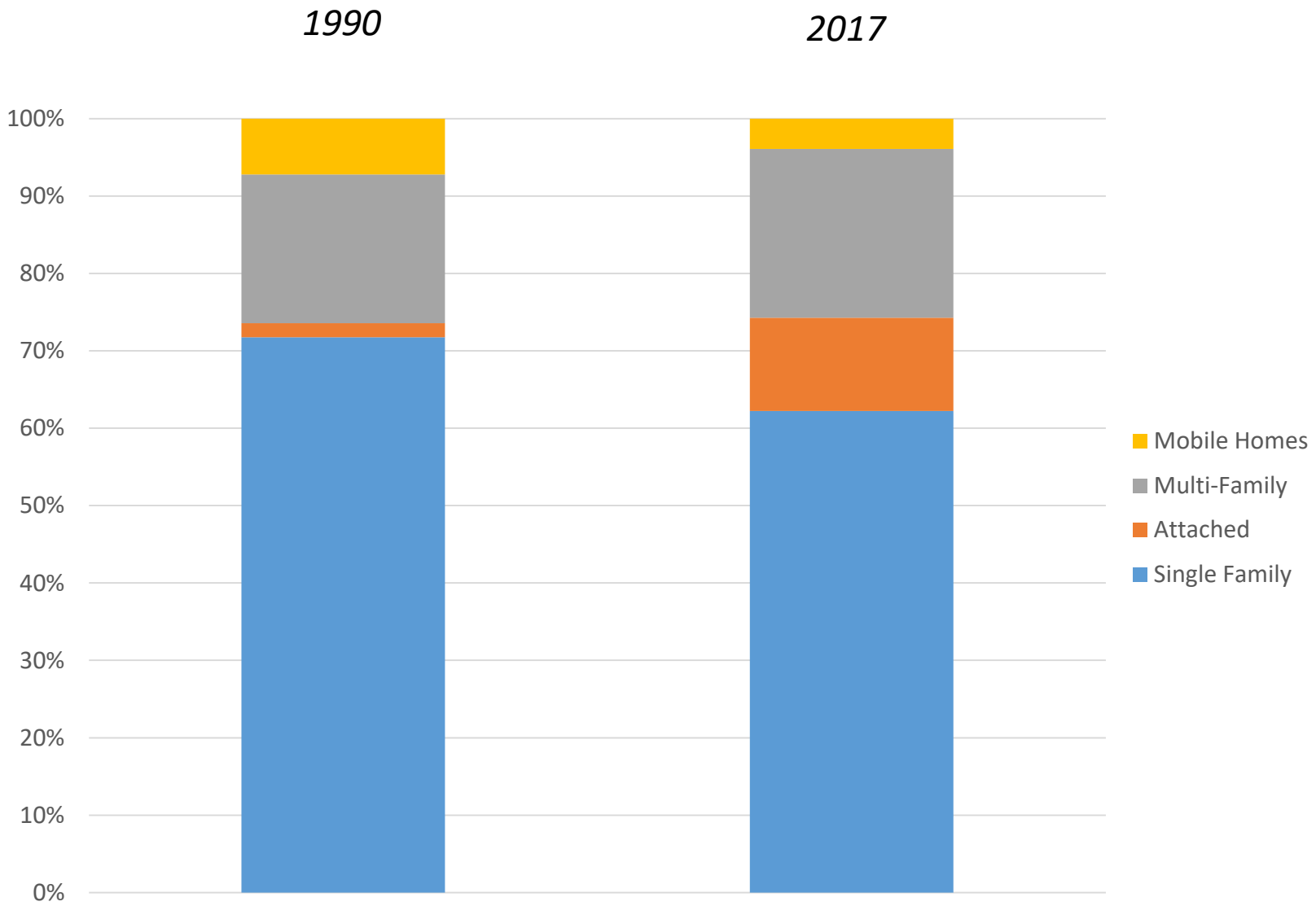
Albemarle County: Changes – Income

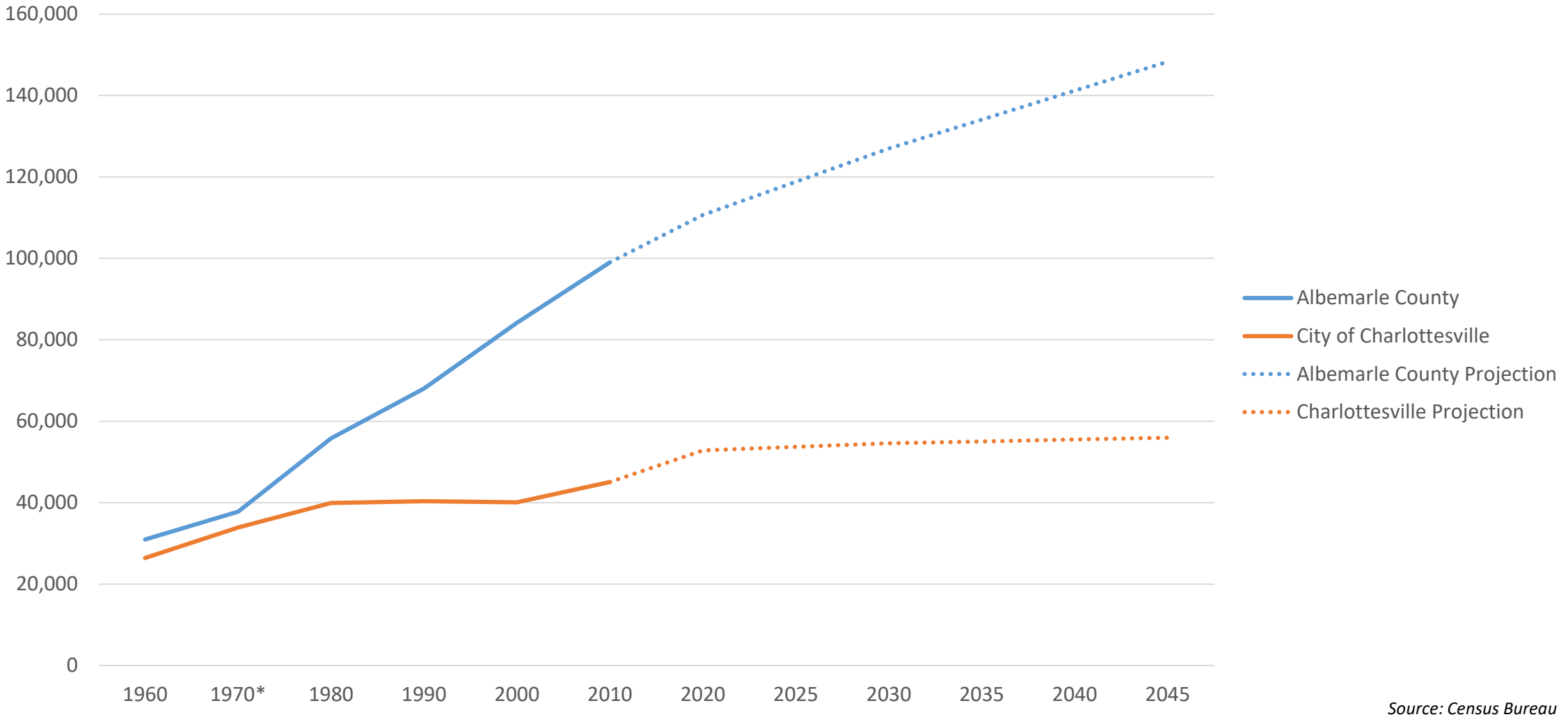


Source: U.S. Census Bureau

Albemarle County: Changes – Housing Profile



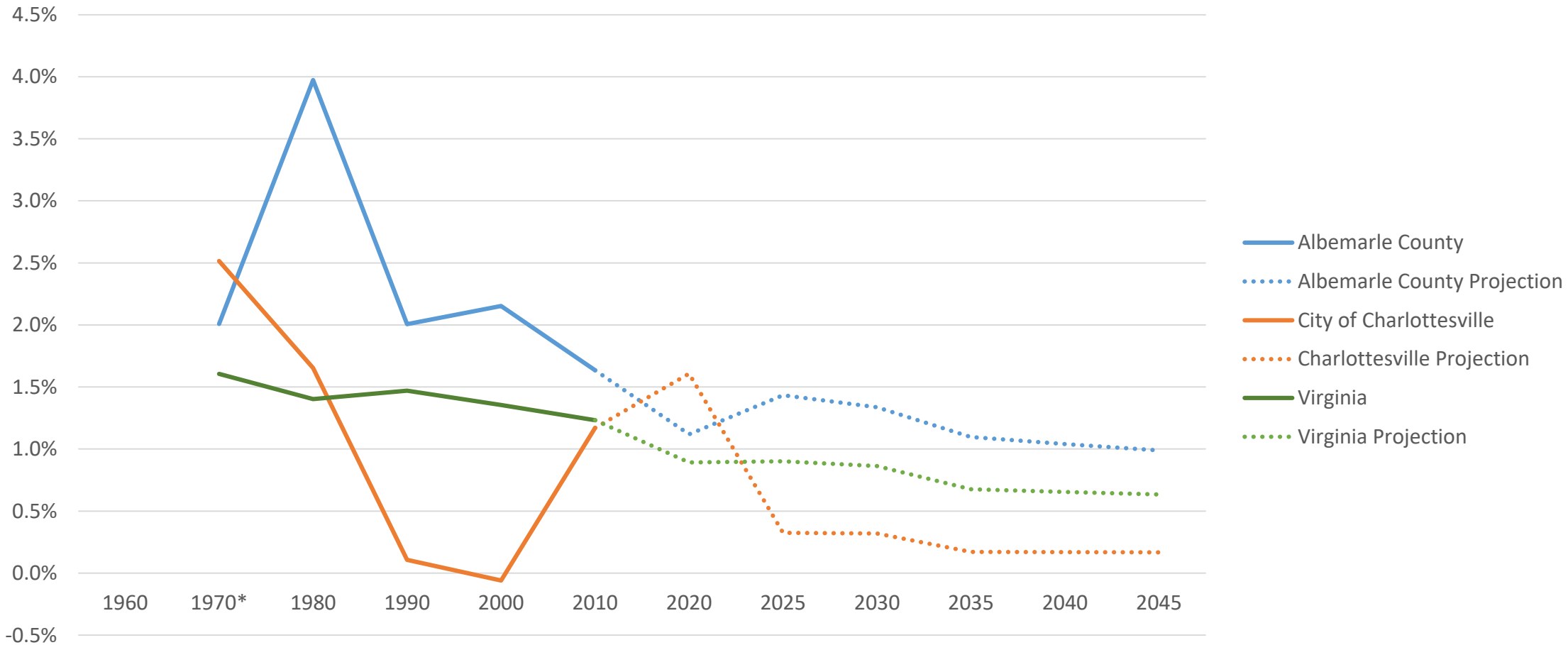
Albemarle County: Population Projections



Source: Census Bureau
Weldon Cooper Center

Albemarle County: Population Projections

Average Annual Growth Rate



Source: Census Bureau
Weldon Cooper Center

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

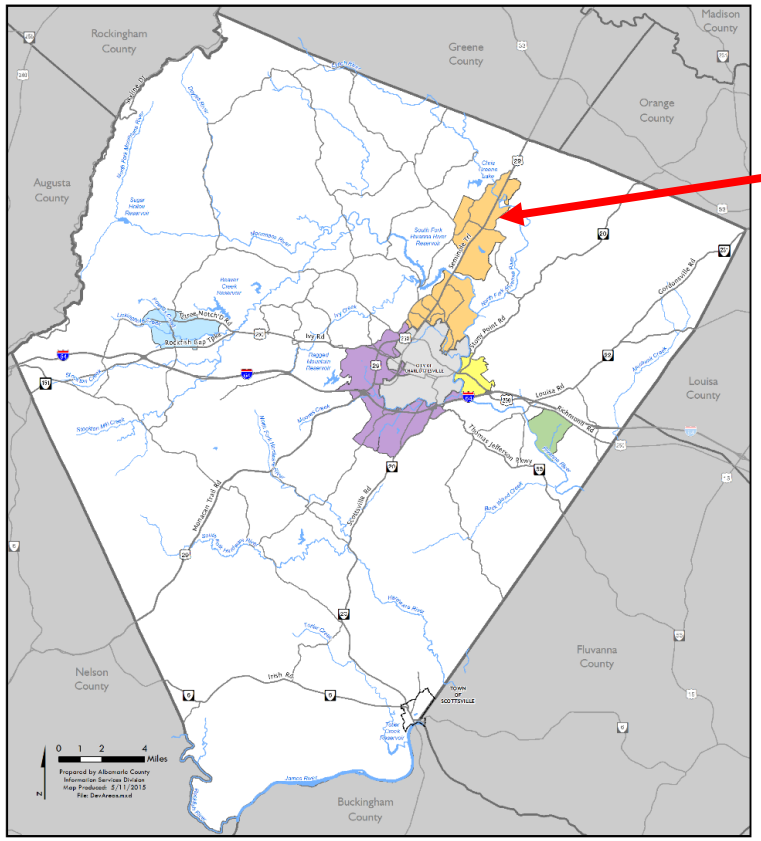
Population: 40,687 (40% of population in 95% of land area)

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

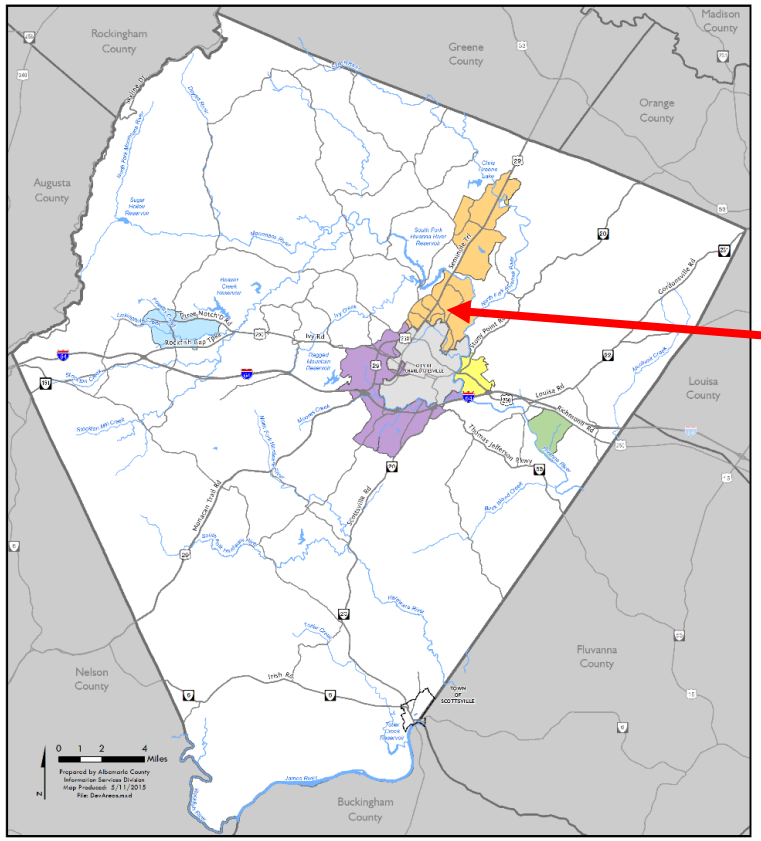
Population: 64,102 (60% of population in 5% of land area)

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
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Neighborhoods 1 & 2	**18,693**	8,627

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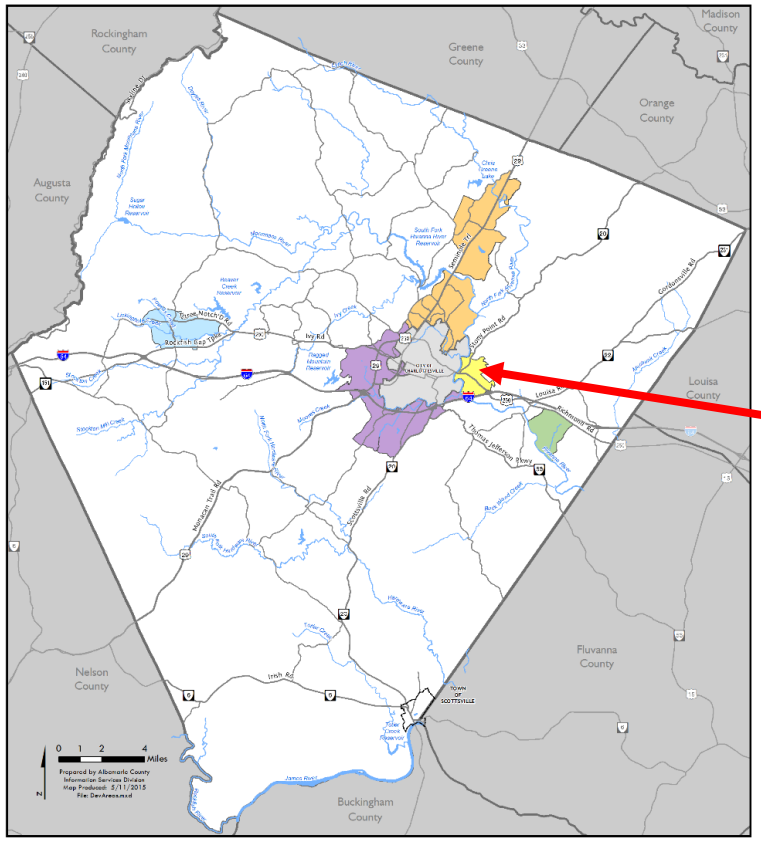

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Pantops	**4,254**	2,070

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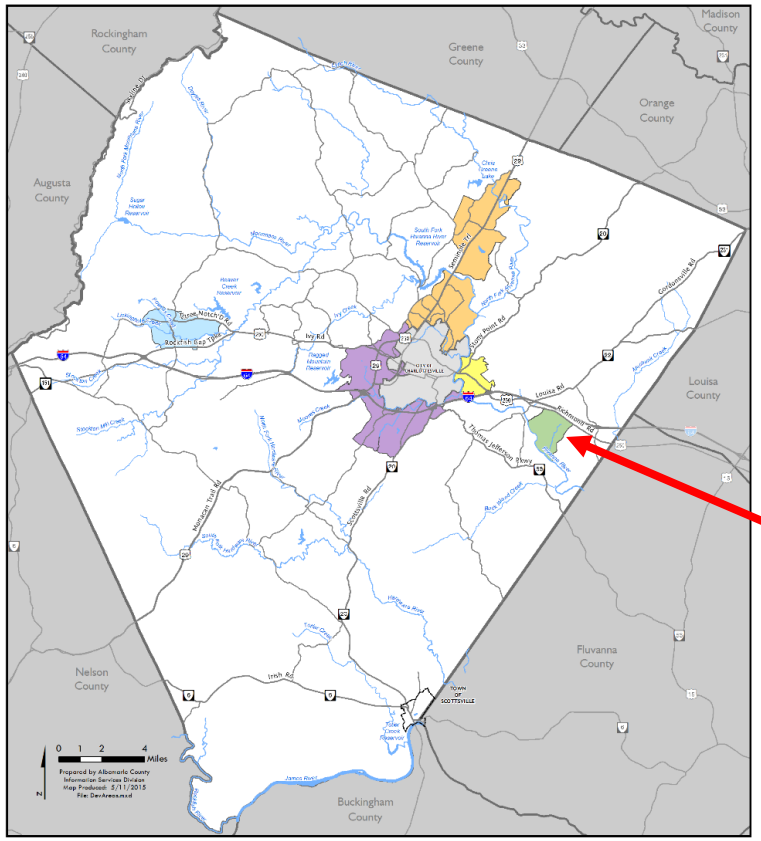

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Village of Rivanna	**2,164**	832

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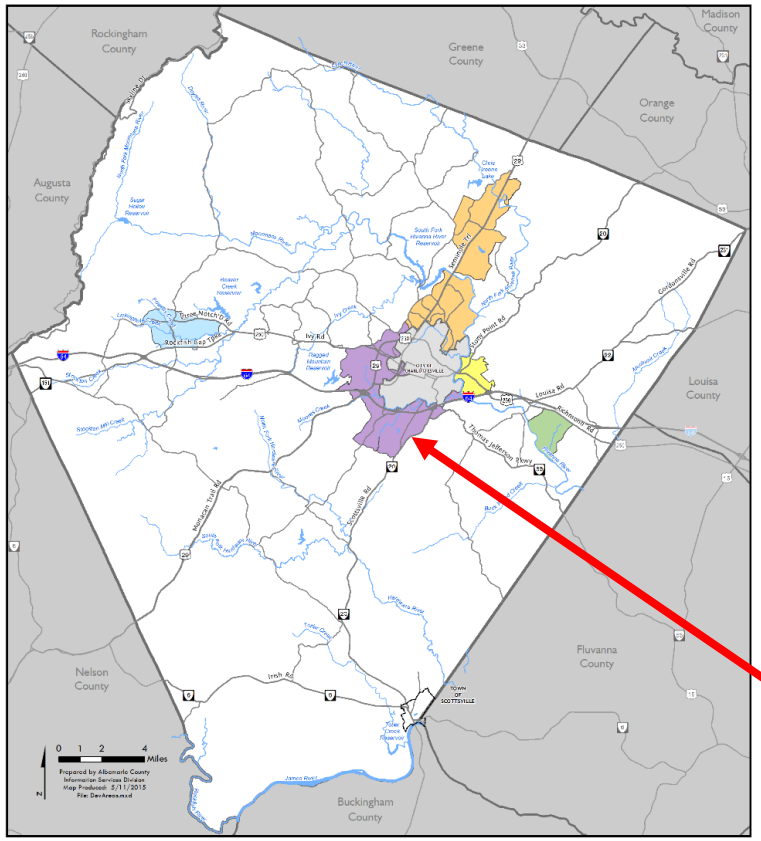

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Southern Neighborhoods	**9,943**	4,150

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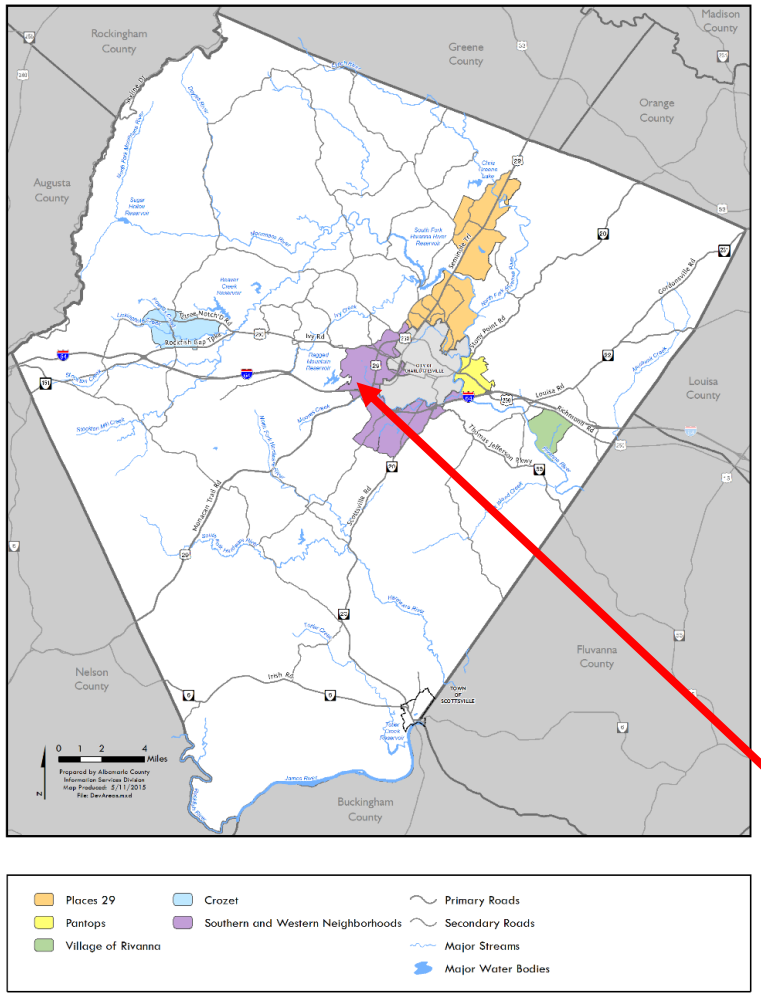

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Western Neighborhoods	**11,638**	2,889

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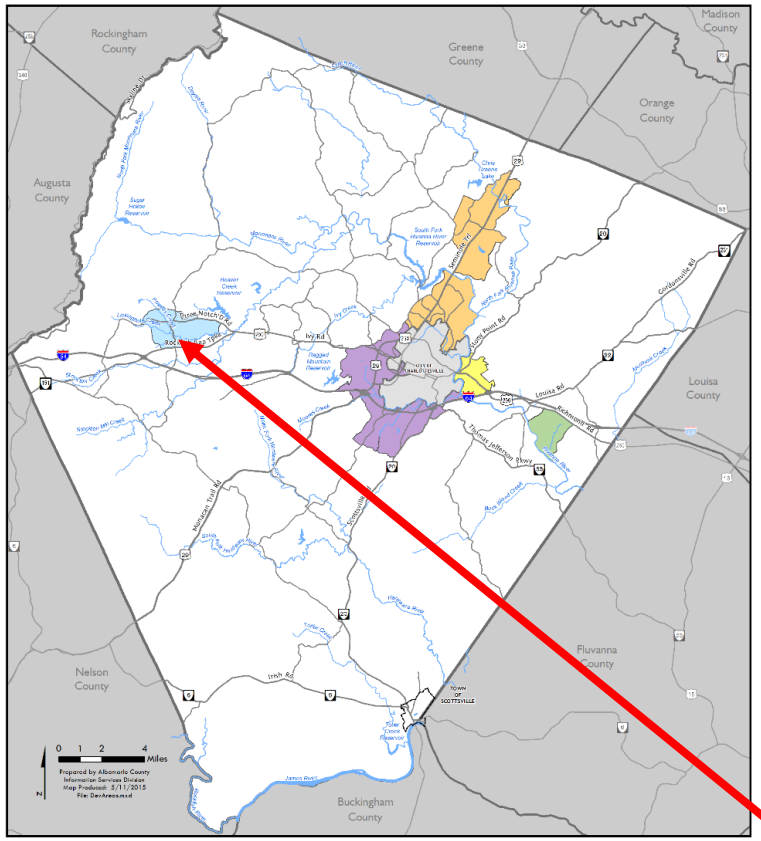

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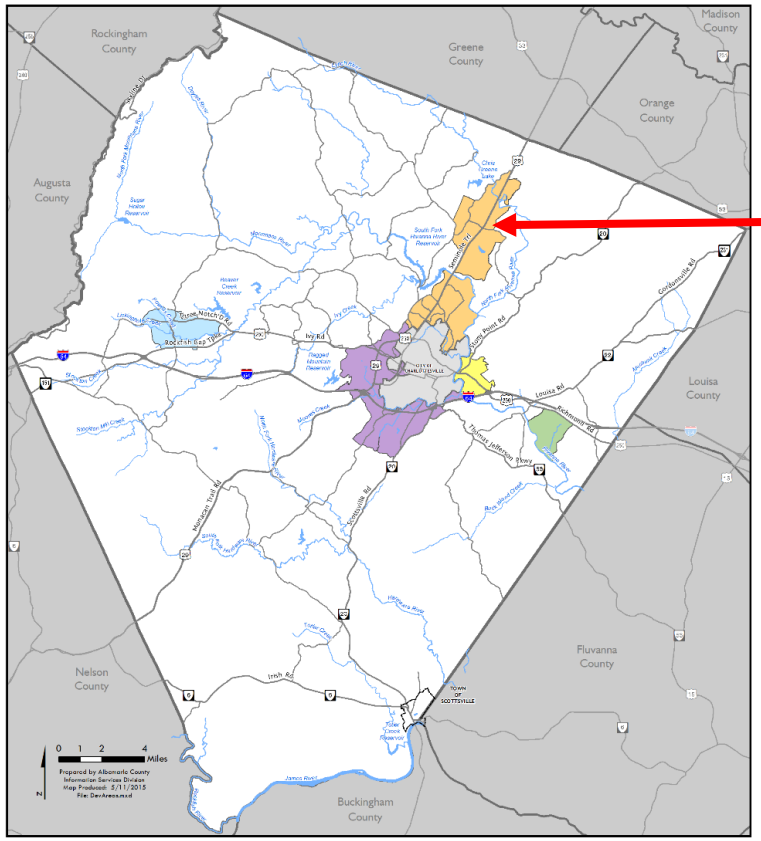
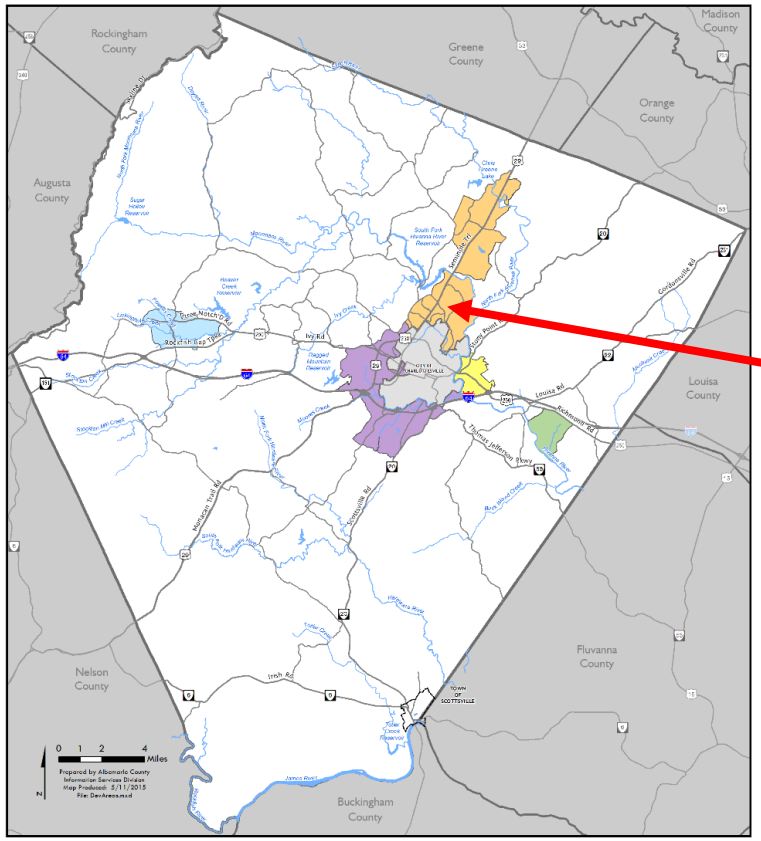
Western Neighborhoods	11,638	2,889
Crozet	**7,682**	2,878

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



Development Area	Estimated Population (May 2017)	Estimated Population at buildout based on the Plan	
		Low	High
Hollymead and Piney Mountain	**9,728**	21,569	27,178

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

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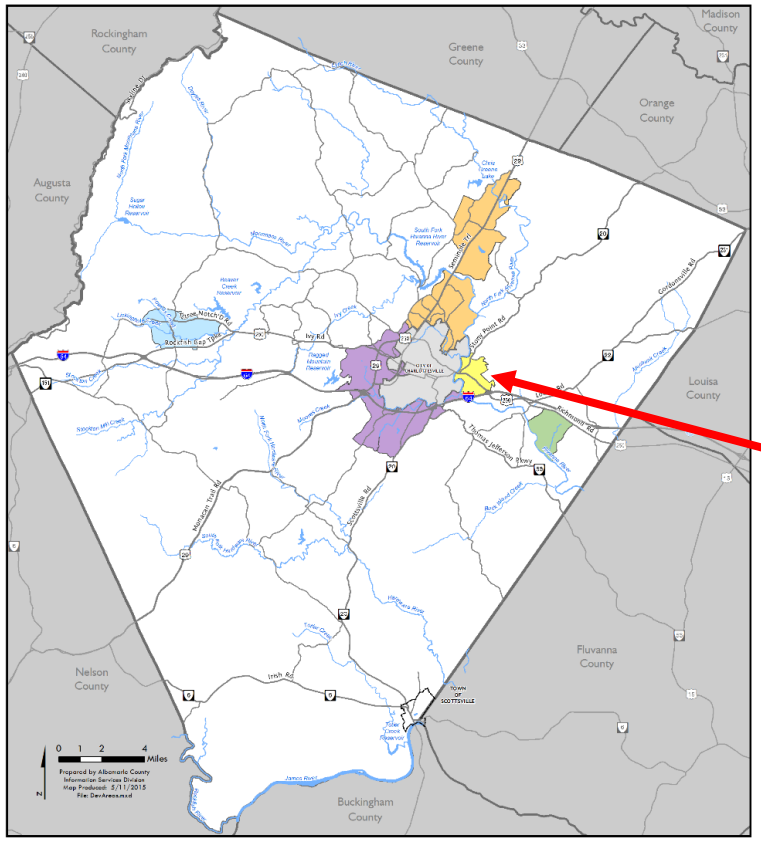

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Pantops	**4,254**	5,702	6,794

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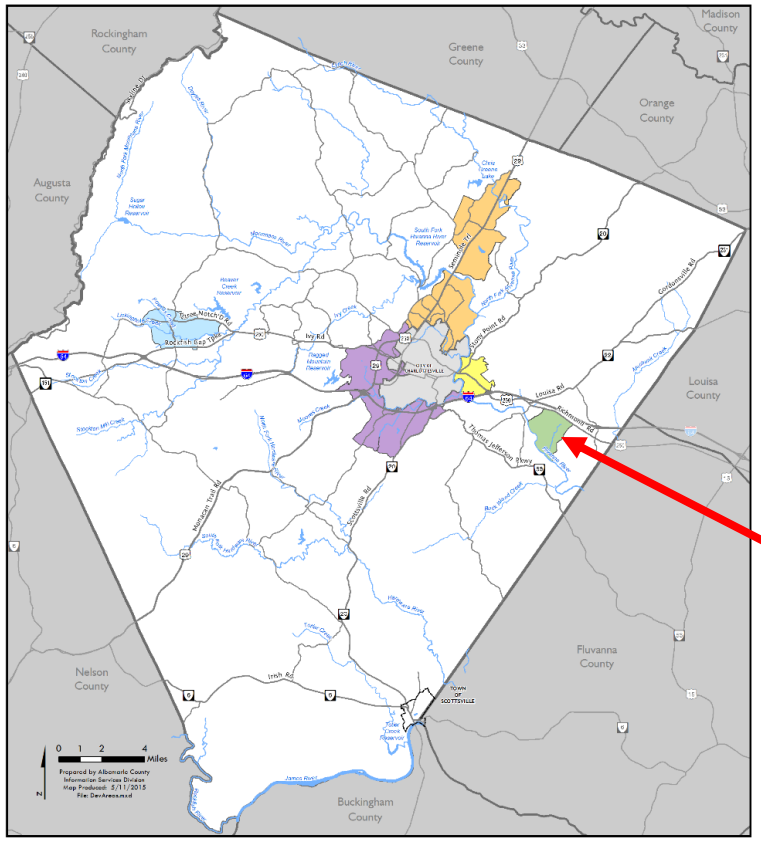

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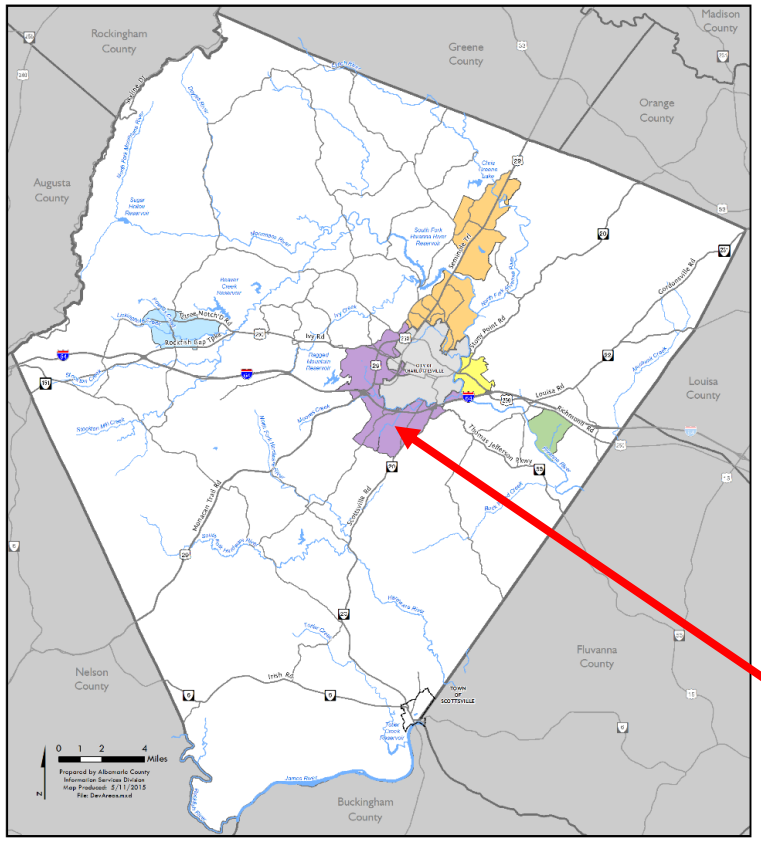
Pantops	4,254	5,702	6,794
Village of Rivanna	**2,164**	3,597	4,773

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



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Southern Neighborhoods	**9,943**	12,362	18,439

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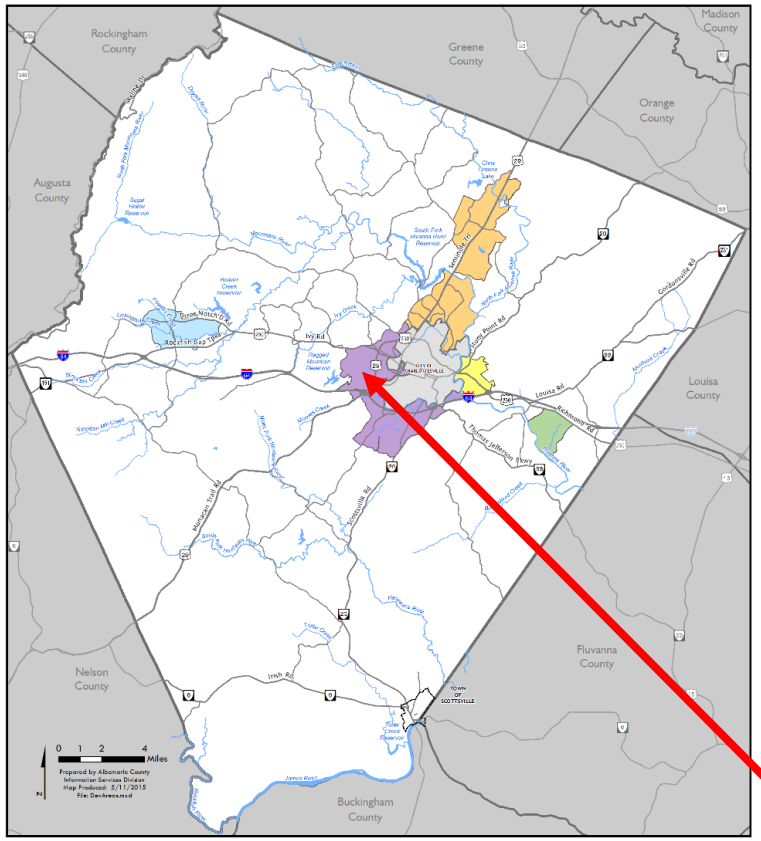

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Southern Neighborhoods	9,943	12,362	18,439
Western Neighborhoods	**11,638**	14,213	18,875

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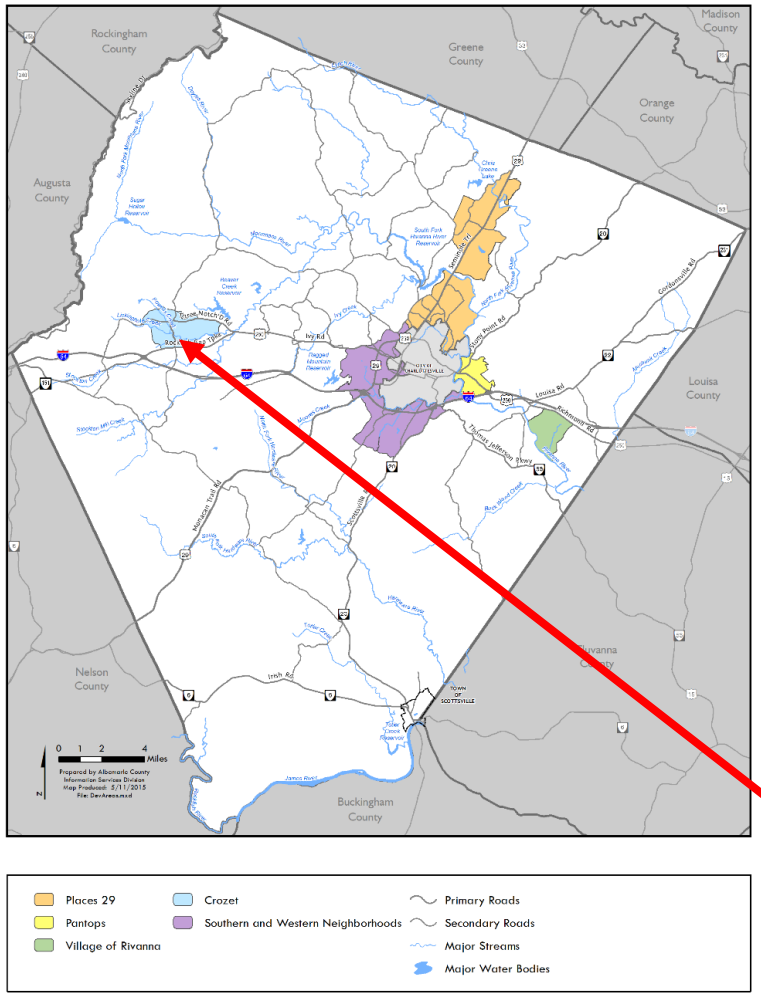

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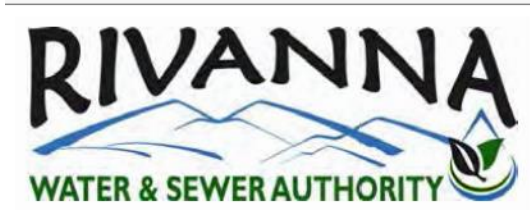
Southern Neighborhoods	9,943	12,362	18,439
Western Neighborhoods	11,638	14,213	18,875
Crozet	**7,682**	14,187	16,582

Planning for Growth

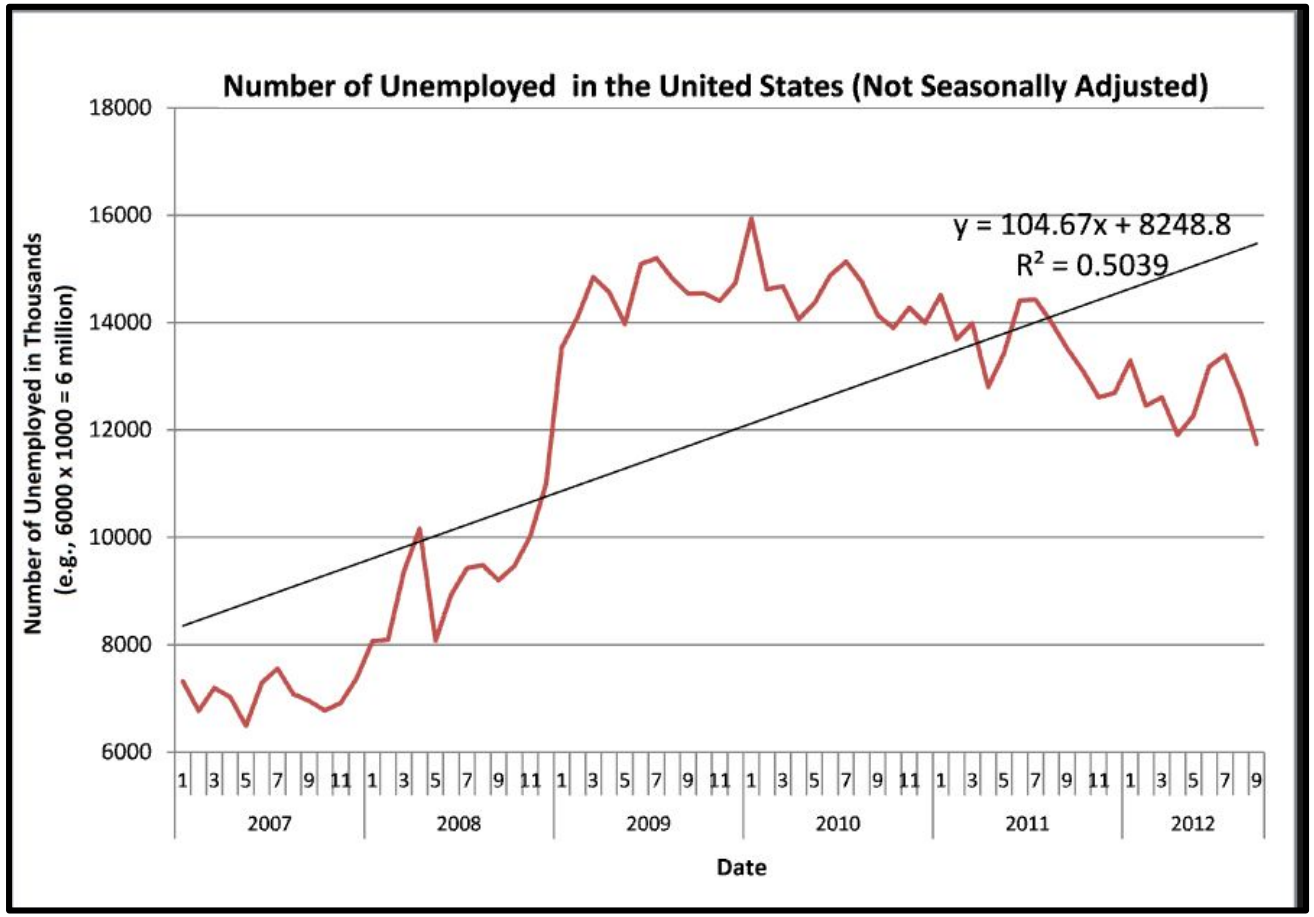
When and where will new development occur?

Predicting Growth

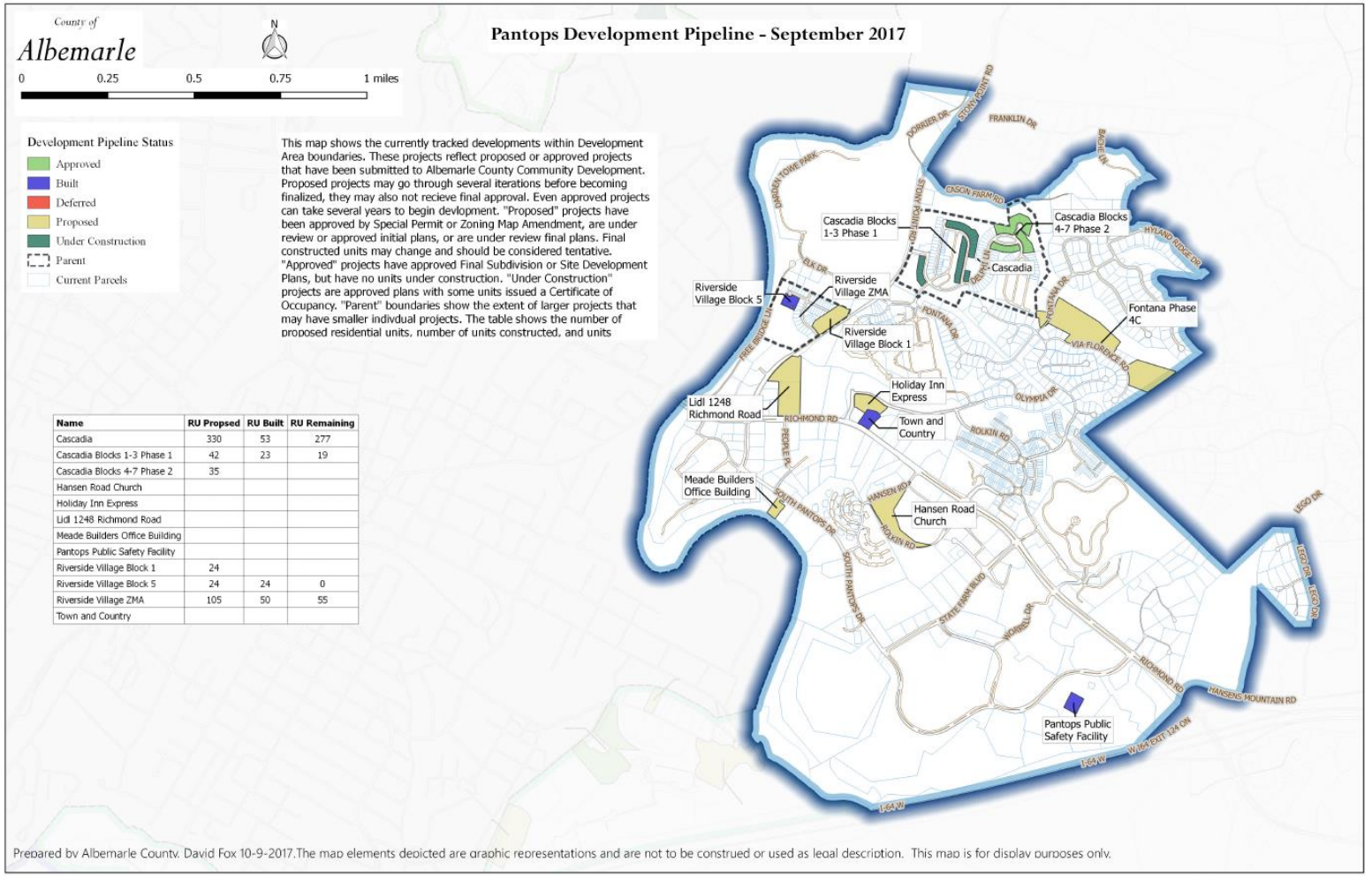


Predictions for individual Development Areas

Will recent trends continue into the future?

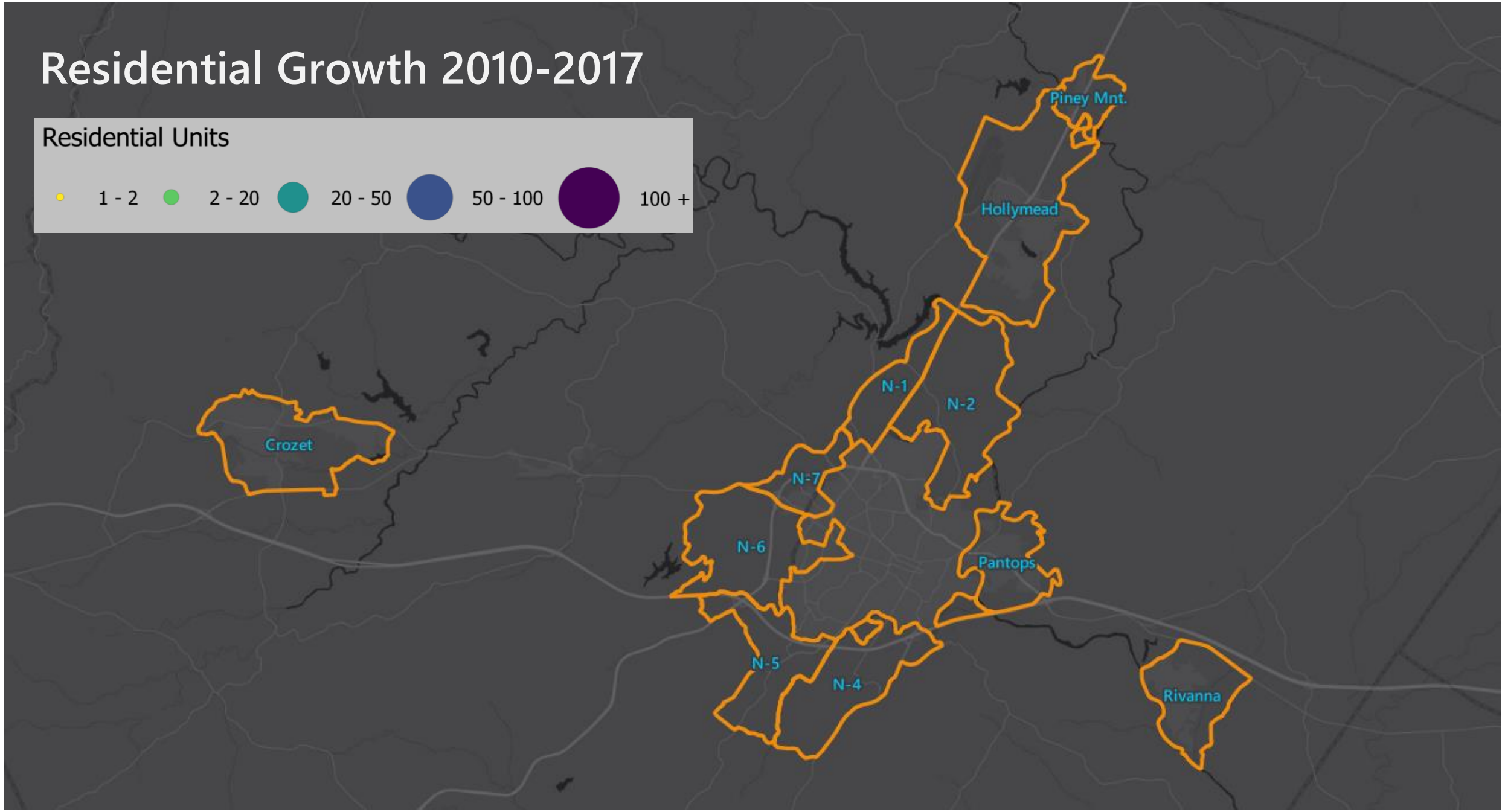


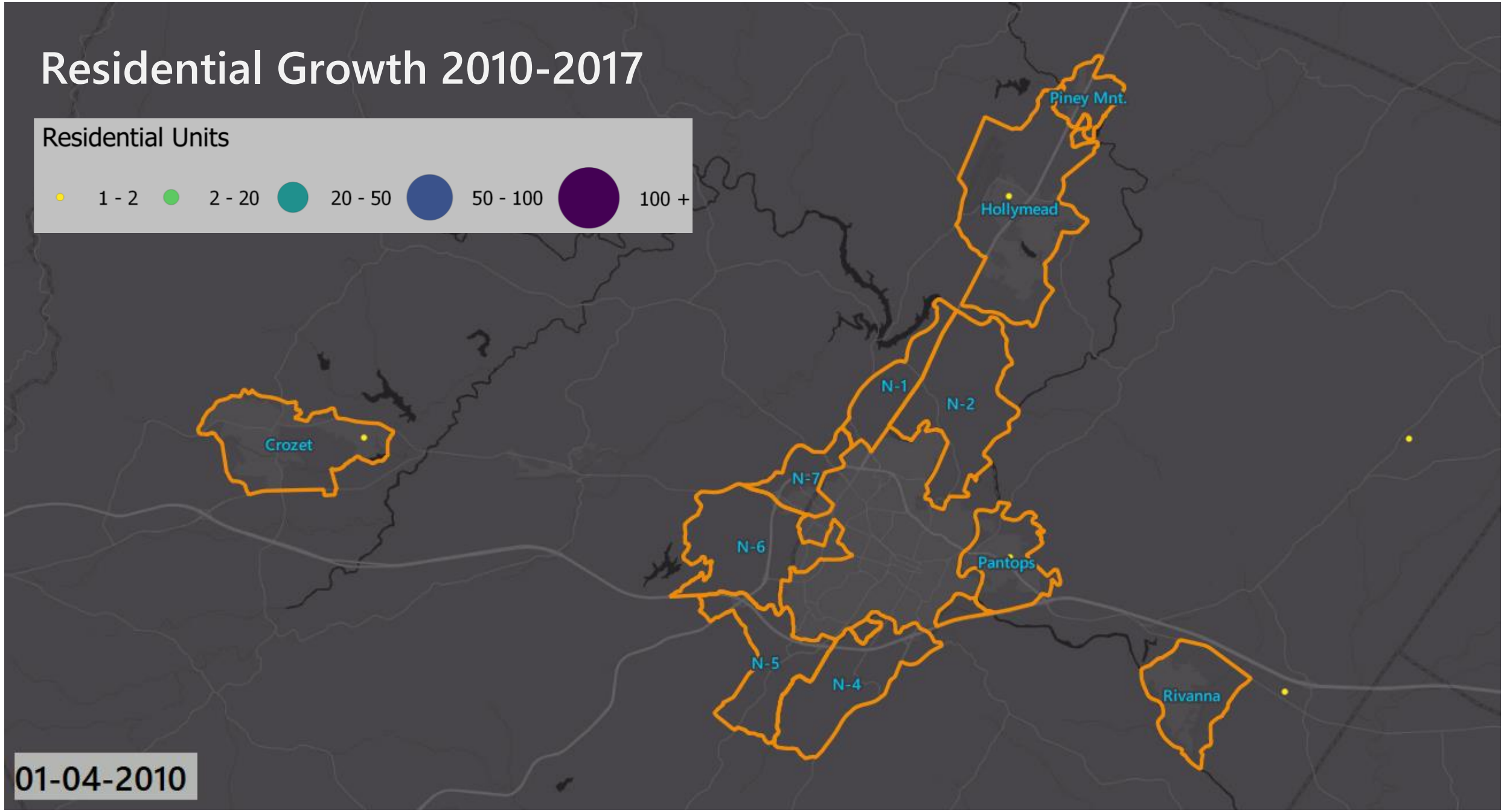
Where has development most recently occurred? What has been recently approved?



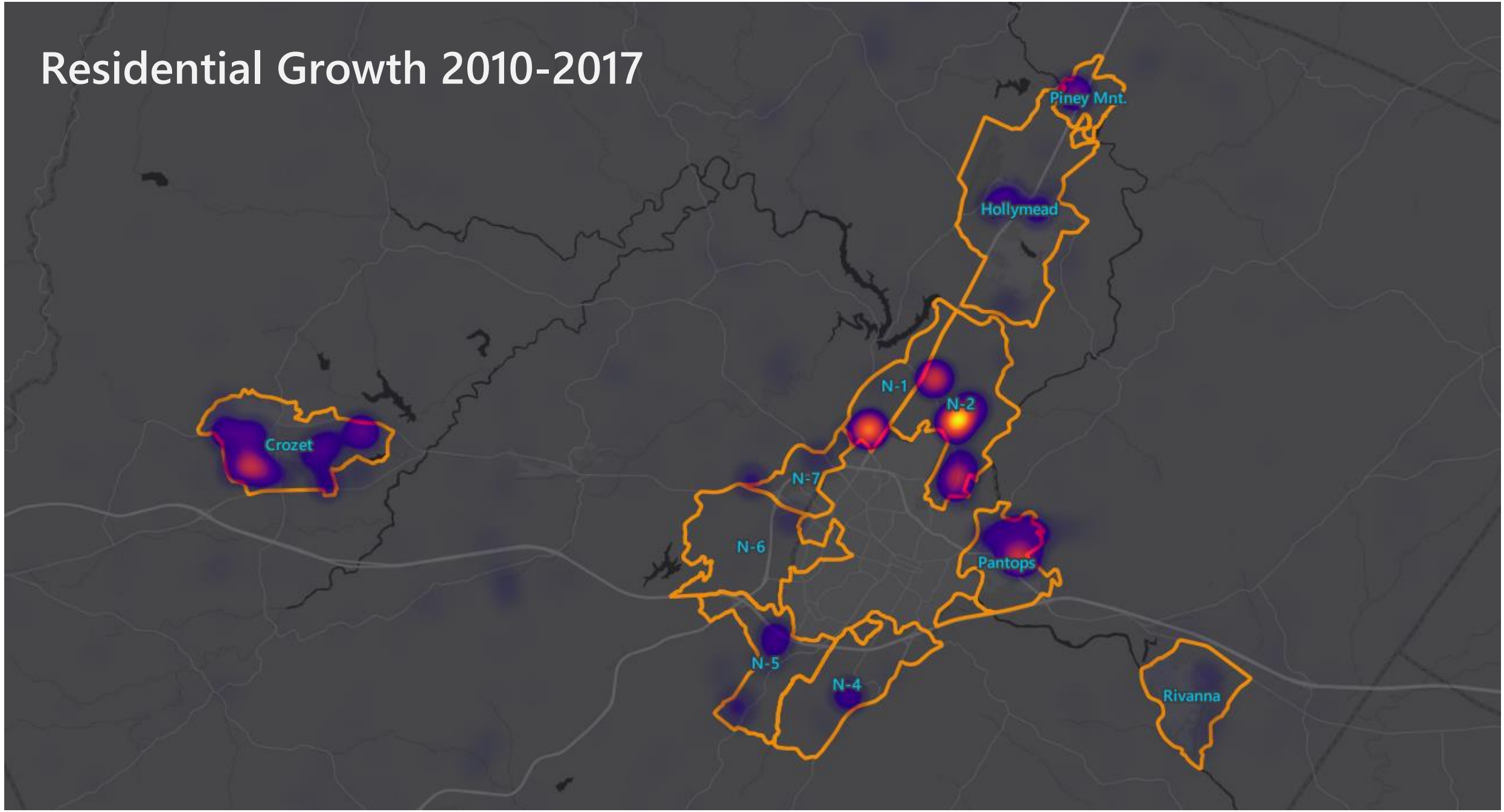
Name	RU Propsed	RU Built	RU Remaining
Cascadia	330	53	277
Cascadia Blocks 1-3 Phase 1	42	23	19
Cascadia Blocks 4-7 Phase 2	35		
Hansen Road Church			
Holiday Inn Express			
Lidl 1248 Richmond Road			
Meade Builders Office Building			
Pantops Public Safety Facility			
Riverside Village Block 1	24		
Riverside Village Block 5	24	24	0
Riverside Village ZMA	105	50	55
Town and Country			

Residential Growth 2010-2017

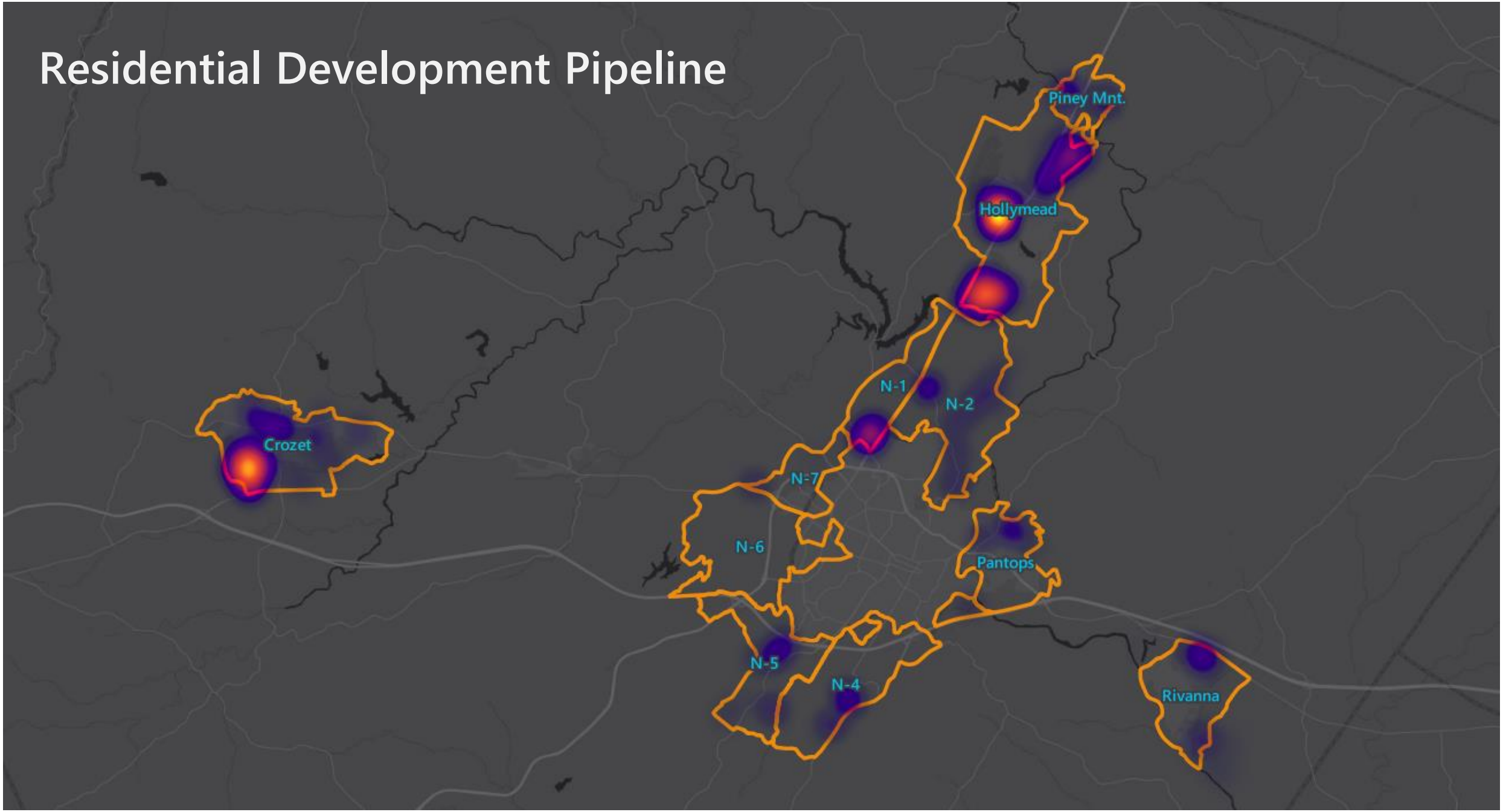


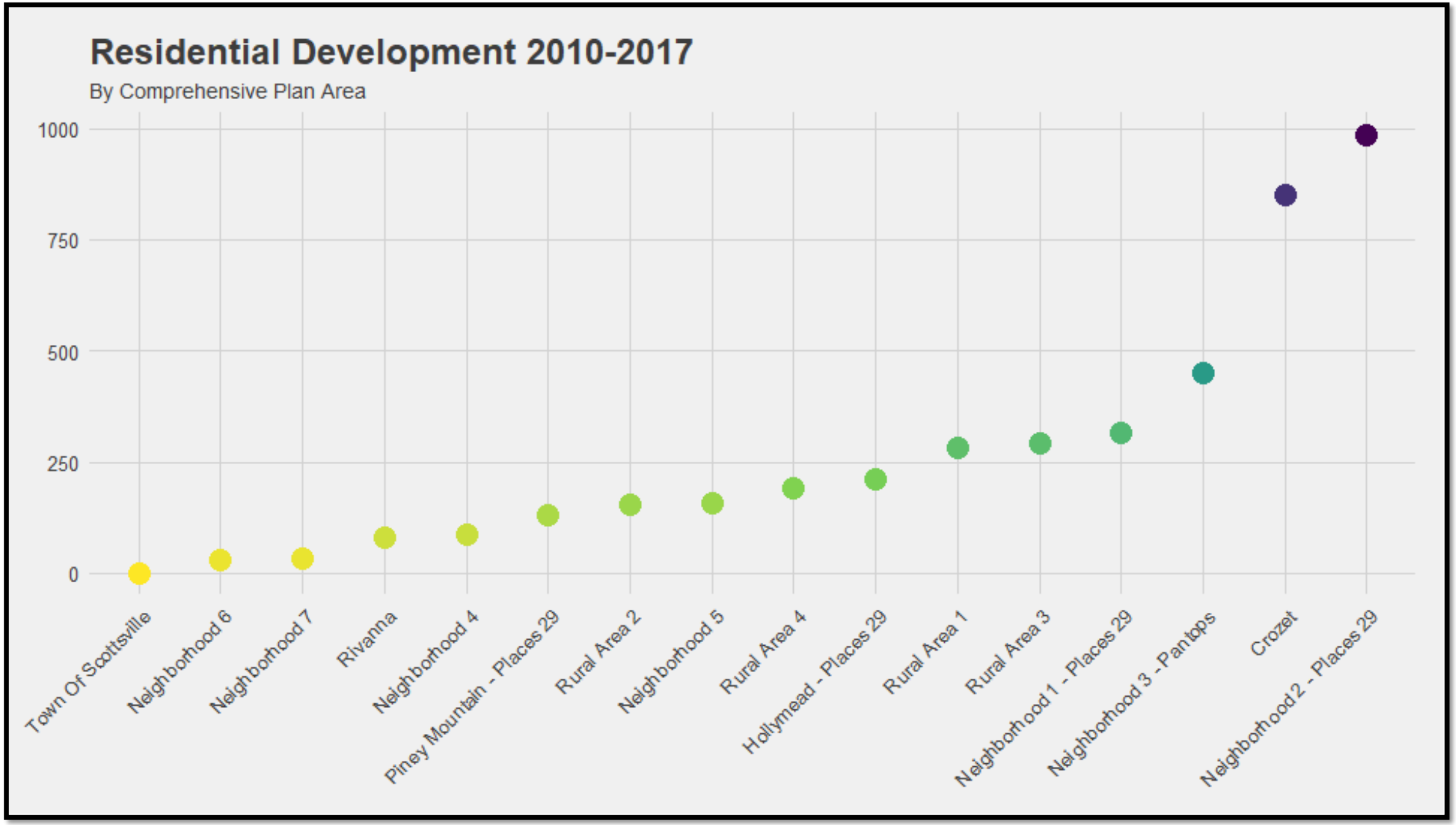

Residential Growth 2010-2017
Residential Units
1 - 2
2 - 20
20 - 50
50 - 100
100 +
Piney Mnt.
Hollymead
Crozet
N-1
N-2
N-7
N-6
Pantops
N-5
N-4
Rivanna
01-04-2010

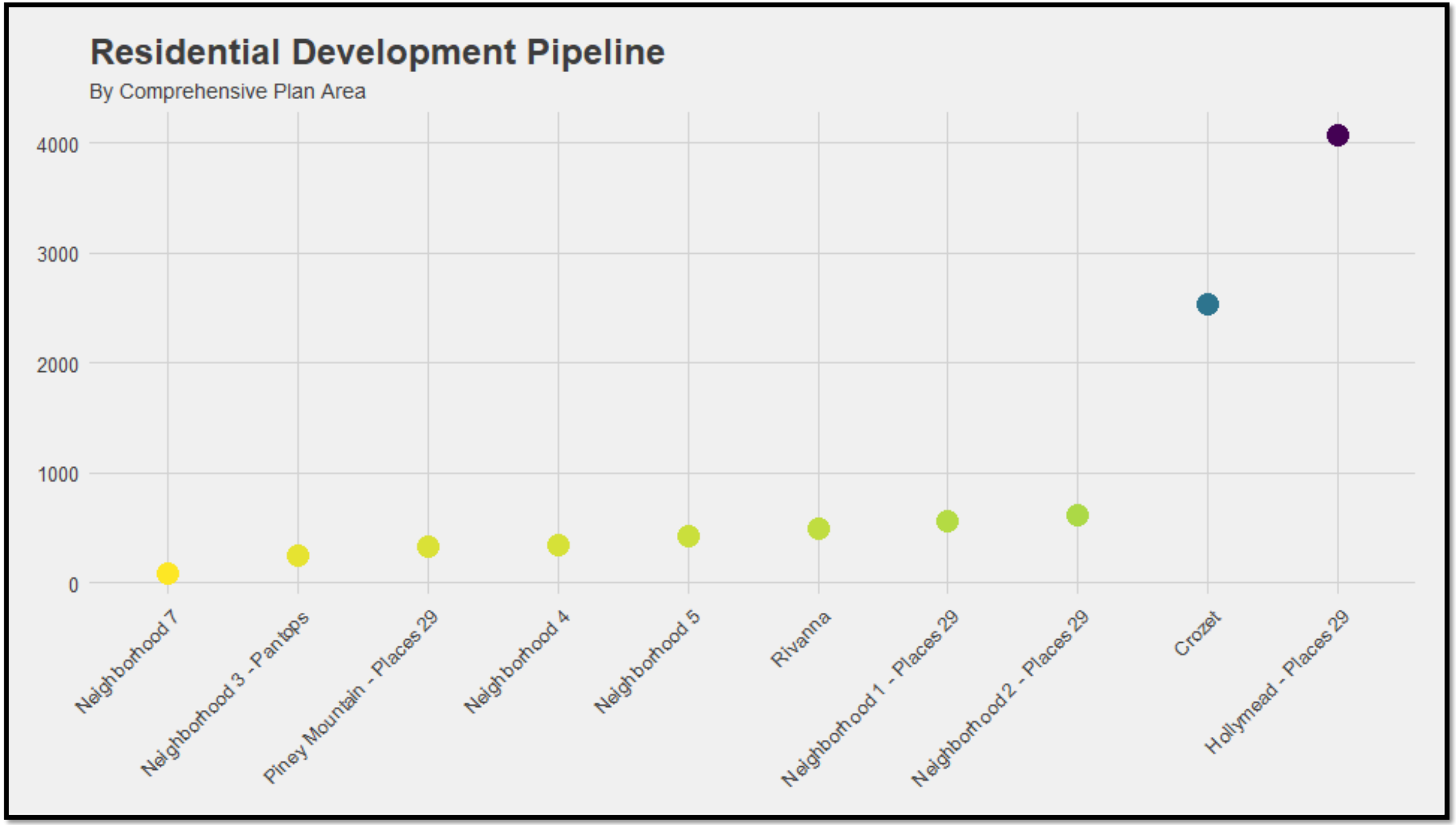
Residential Growth 2010-2017

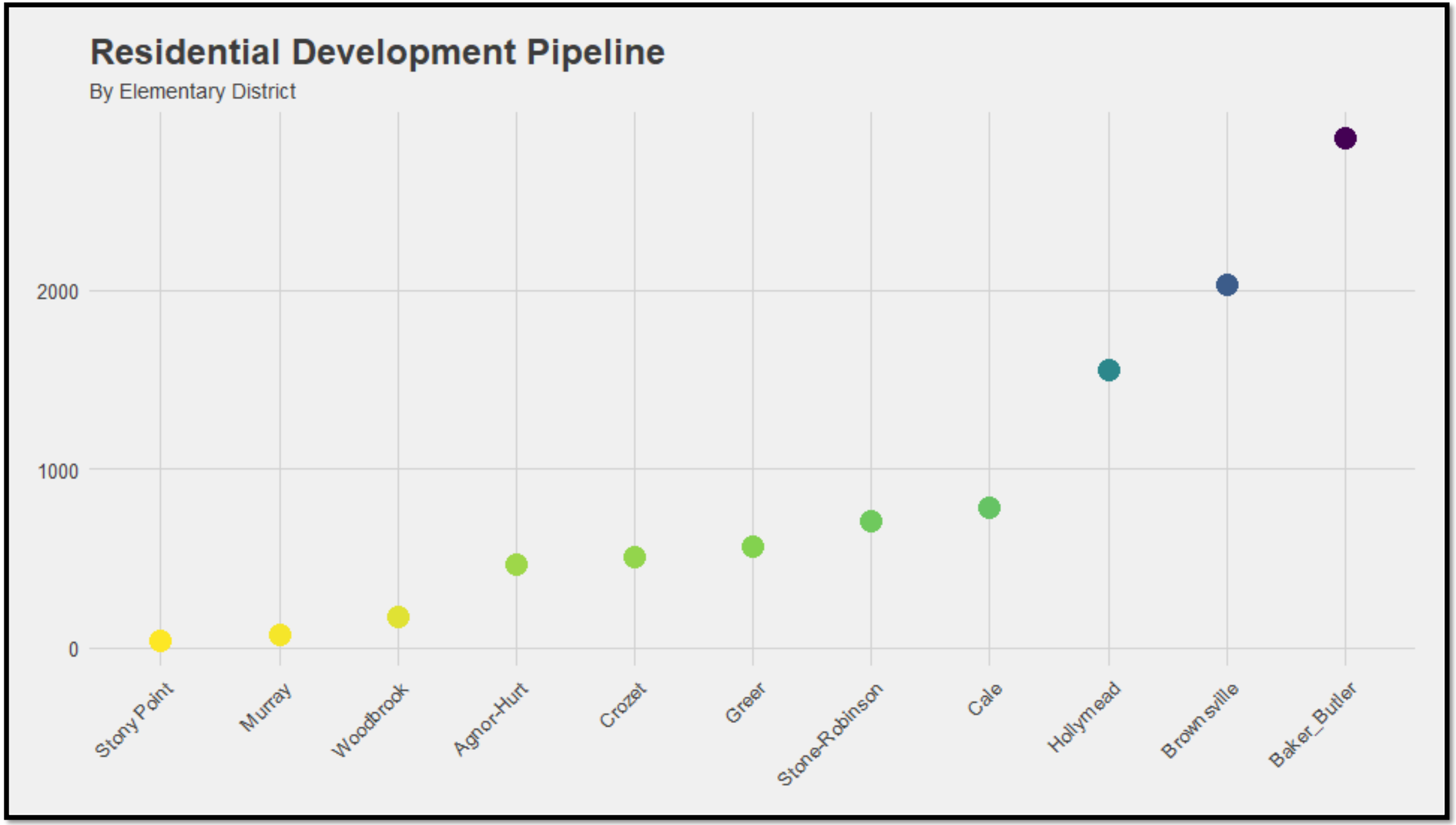


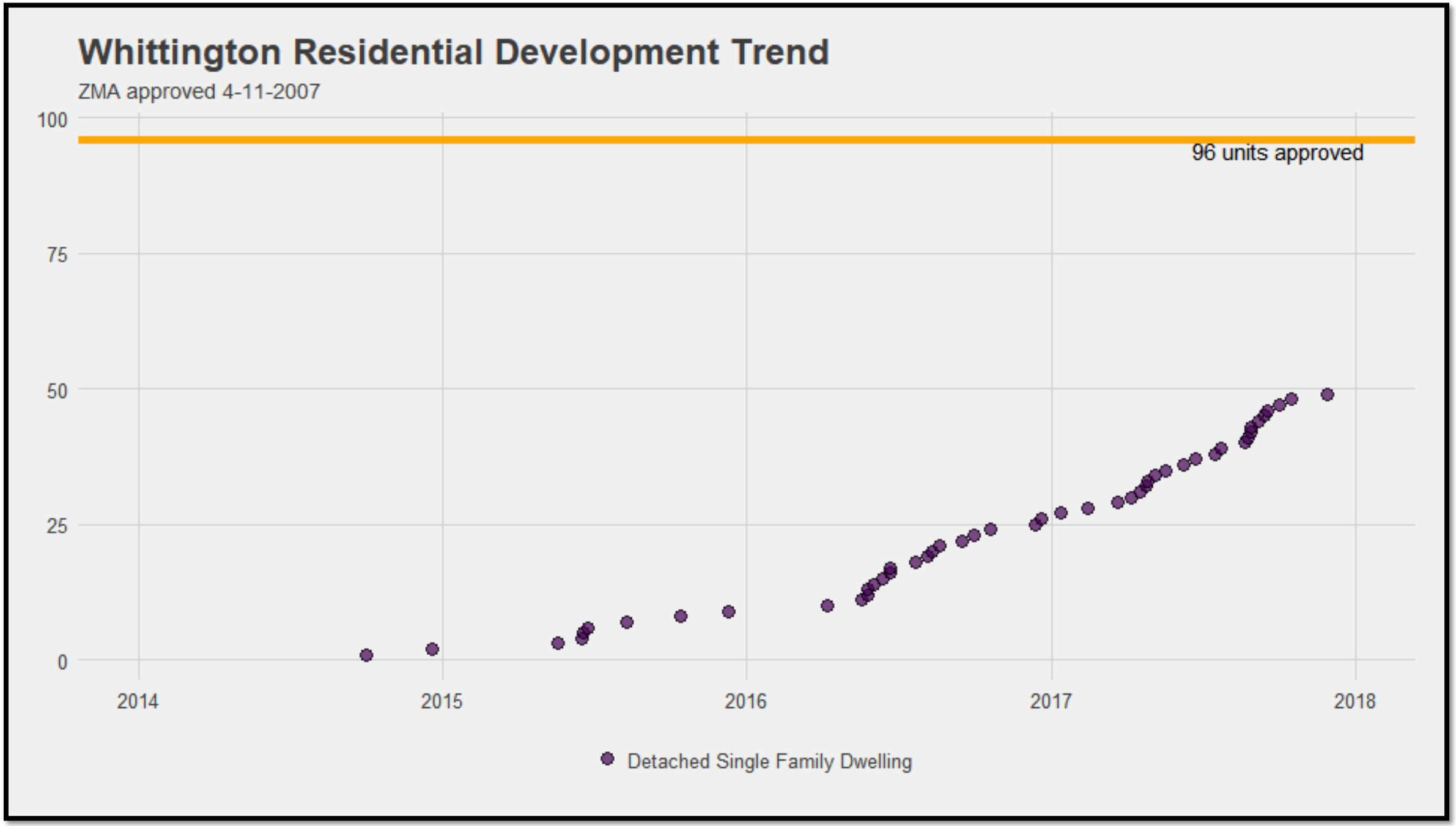
Residential Development Pipeline

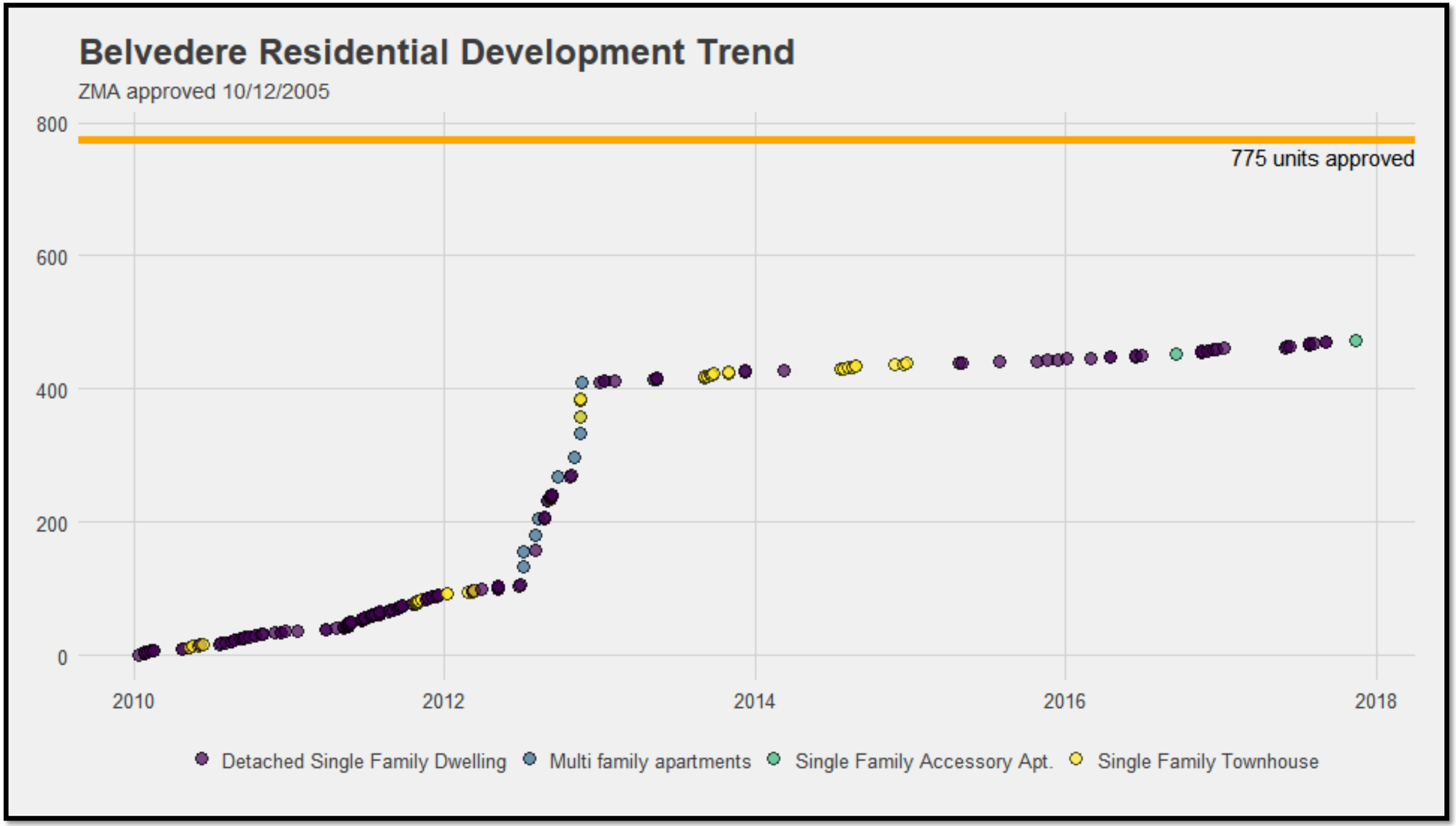



Residential Development 2010-2017
By Comprehensive Plan Area
1000
750
500
250
0
Town Of Scottsville
Neighborhood 6
Neighborhood 7
Rivanna
Neighborhood 4
Piney Mountain - Places 29
Rural Area 2
Neighborhood 5
Rural Area 4
Hollymead - Places 29
Rural Area 1
Rural Area 3
Neighborhood 1 - Places 29
Neighborhood 3 - Pantops
Crozet
Neighborhood 2 - Places 29


Residential Development Pipeline
By Comprehensive Plan Area
4000
3000
2000
1000
0
Neighborhood 7
Neighborhood 3 - Pantops
Piney Mountain - Places 29
Neighborhood 4
Neighborhood 5
Rivanna
Neighborhood 1 - Places 29
Neighborhood 2 - Places 29
Crozet
Hollymead - Places 29


Residential Development Pipeline
By Elementary District
2000
1000
0
Stony Point
Murray
Woodbrook
Agnor-Hurt
Crozet
Greer
Stone-Robinson
Cale
Hollymead
Brownsville
Baker_Butler


Whittington Residential Development Trend
ZMA approved 4-11-2007
100
75
50
25
0
96 units approved
2014
2015
2016
2017
2018
Detached Single Family Dwelling


Belvedere Residential Development Trend
ZMA approved 10/12/2005
800
600
400
200
0
775 units approved
2010
2012
2014
2016
2018
Detached Single Family Dwelling
Multi family apartments
Single Family Accessory Apt.
Single Family Townhouse

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