

Alexandria: People, Place, Change

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Commission on Aging
November 8, 2012



Population – What's Changing

- ❑ Since 2000, population up 9.1% to 140,000.
- ❑ Percent of population non-Hispanic white remained about the same at 53.5%.
- ❑ Percent of population of Hispanic heritage: up from 14.7% to 16.1%.
- ❑ The percentage of population that is black or African American is down from 22.5% to 21.8% but a higher percentage was born in Africa.
- ❑ Percent foreign born is down from 25.4% to 24.0%, but still about twice the national average.



Population – What's Changing

Household composition, 2000 and 2010

- ❑ Average household size stayed the same: 2.03 people per occupied dwelling unit.
- ❑ 43.3% single-person households, unchanged from 2000.
- ❑ Percent of population aged 65 or older, up slightly from 9.0% in 2000 to 9.1% in 2010.



Population – What's Changing

Education, Income, Housing Tenure and Commuting, 2000 to 2010

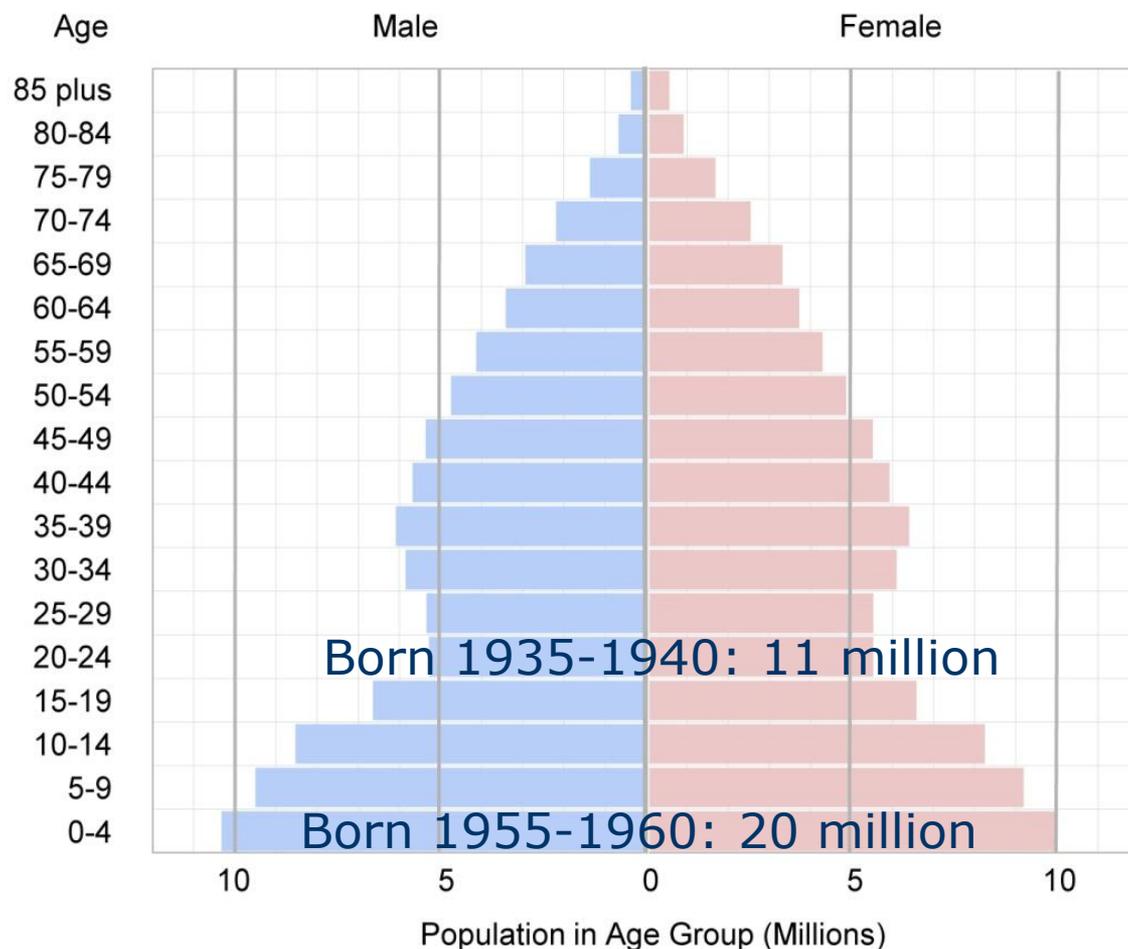
- ❑ Percent with a four-year degree or more: up from 54% in 2000 to 60% in 2010.
- ❑ Median household income, as a percent of the regional median, down from 97.7% in 2000 to 94.4% in 2010.
- ❑ Owner-occupied, up from 40% to 43.6%.
- ❑ Percent of workers commuting by transit, up from 16.4% to 22.3%, a 36% increase in transit mode share.



U.S. 1960 Age-Sex Pyramid – 50 years ago

- ❑ 5-year age groups, with oldest at the top and youngest at the bottom.
- ❑ From 1940 to 1960, the number of births per year nearly doubled

U.S. Population by Age and Sex
1960 U.S. Census of Population

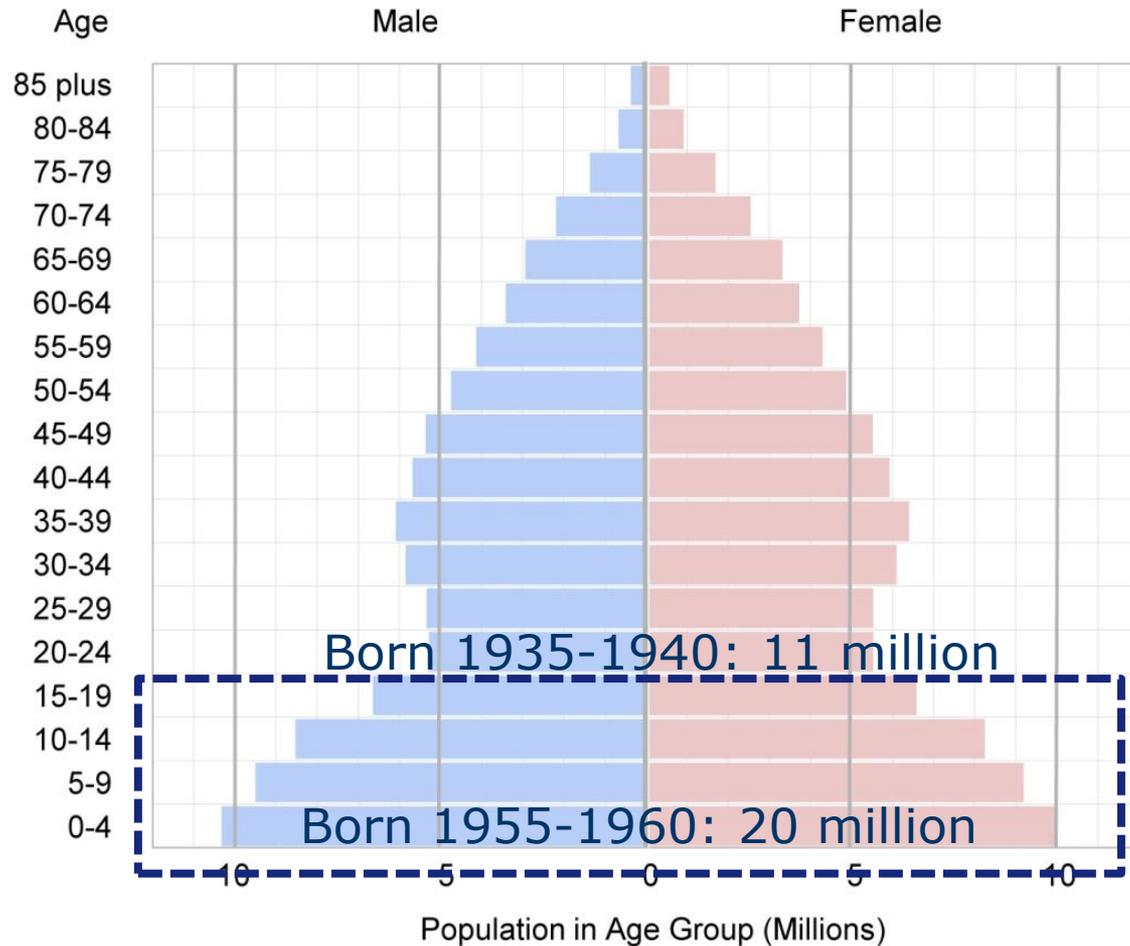


U.S. 1960 Age-Sex Pyramid – 50 years ago

□ In 1960, 5-year age groups show 20 years of baby-boom growth, nearly doubling since 1940

The Baby Boom:
1946-1964

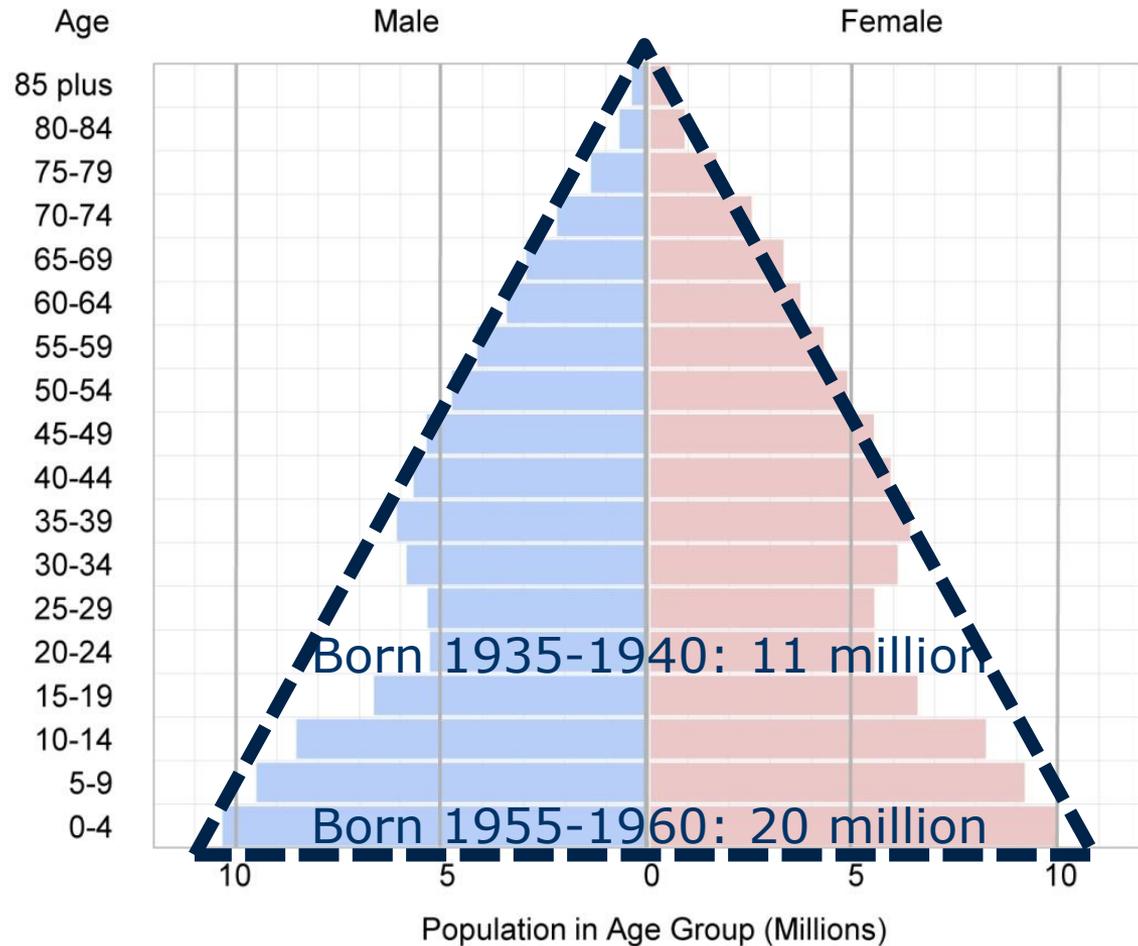
U.S. Population by Age and Sex
1960 U.S. Census of Population



U.S. 1960 Age-Sex Pyramid – 50 years ago

□ The baby boom returned the U.S. to the traditional pyramid of steadily growing population after the depression years.

U.S. Population by Age and Sex
1960 U.S. Census of Population



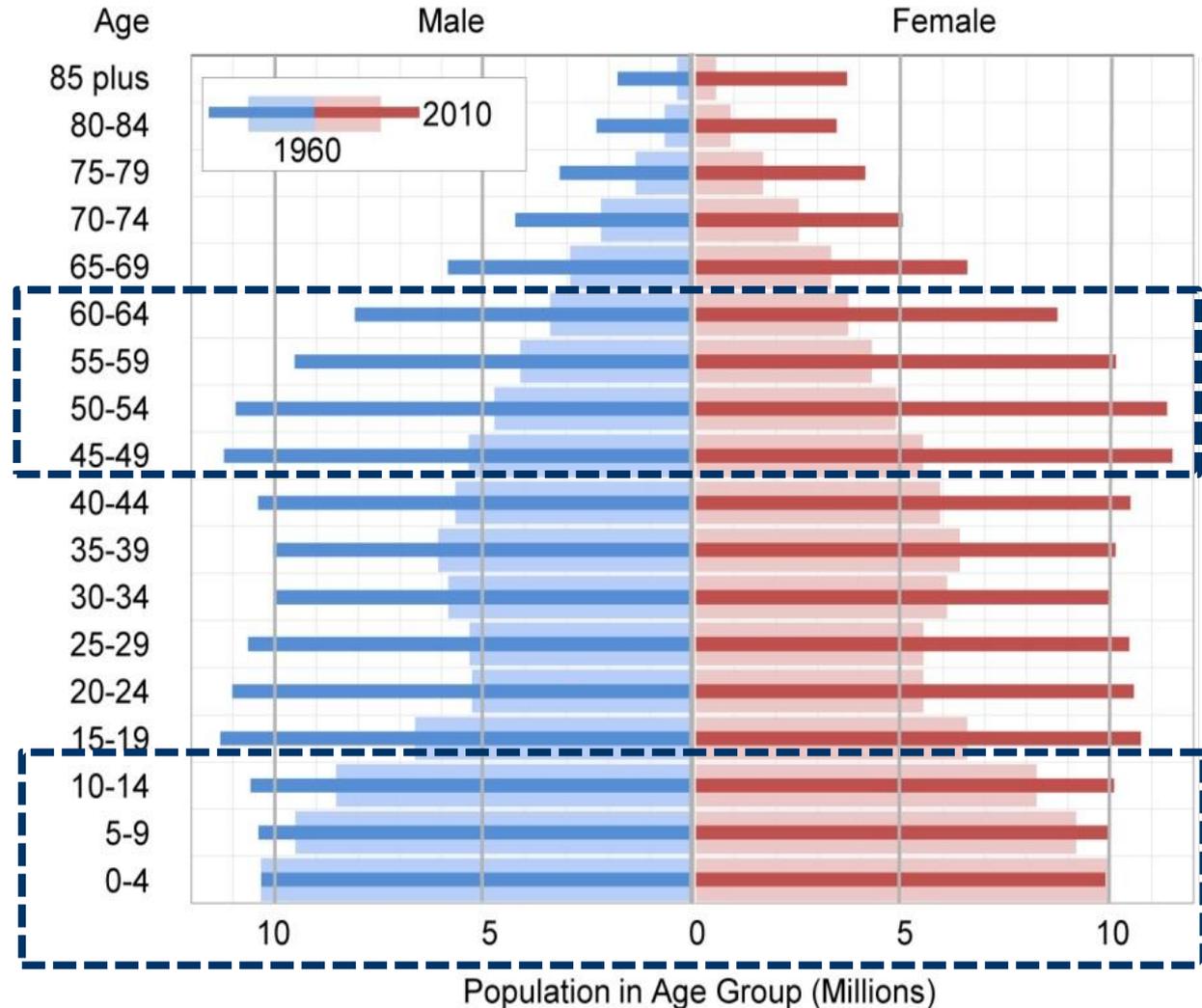
2010 Age-Sex Cupcake

U.S. Population by Age and Sex
1960 and 2010 U.S. Census of Population

Baby boomers
in 2010 –
now age
45 to 65

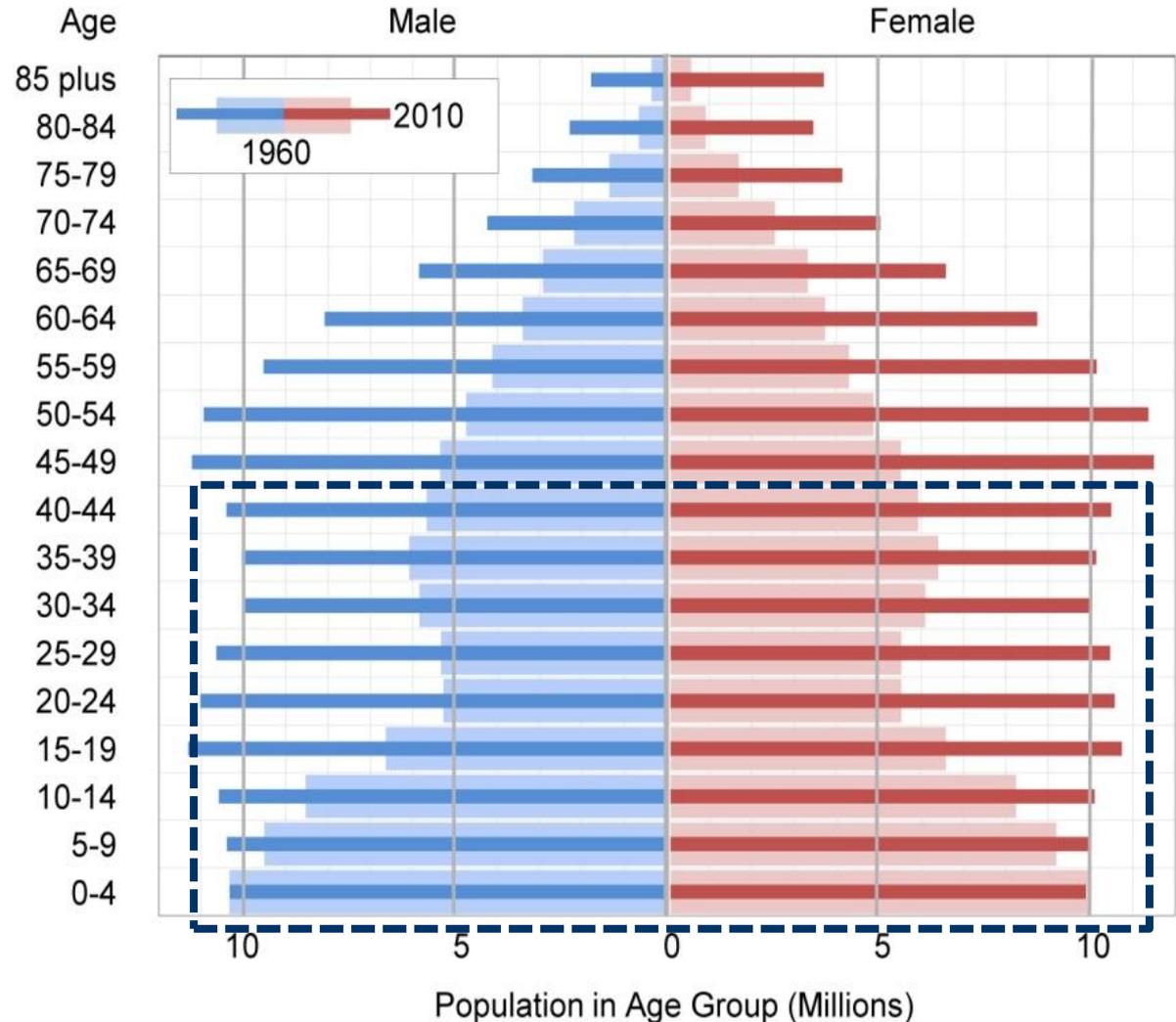


Baby boomers
in 1960



2010 Age-Sex Cupcake

U.S. Population by Age and Sex
1960 and 2010 U.S. Census of Population



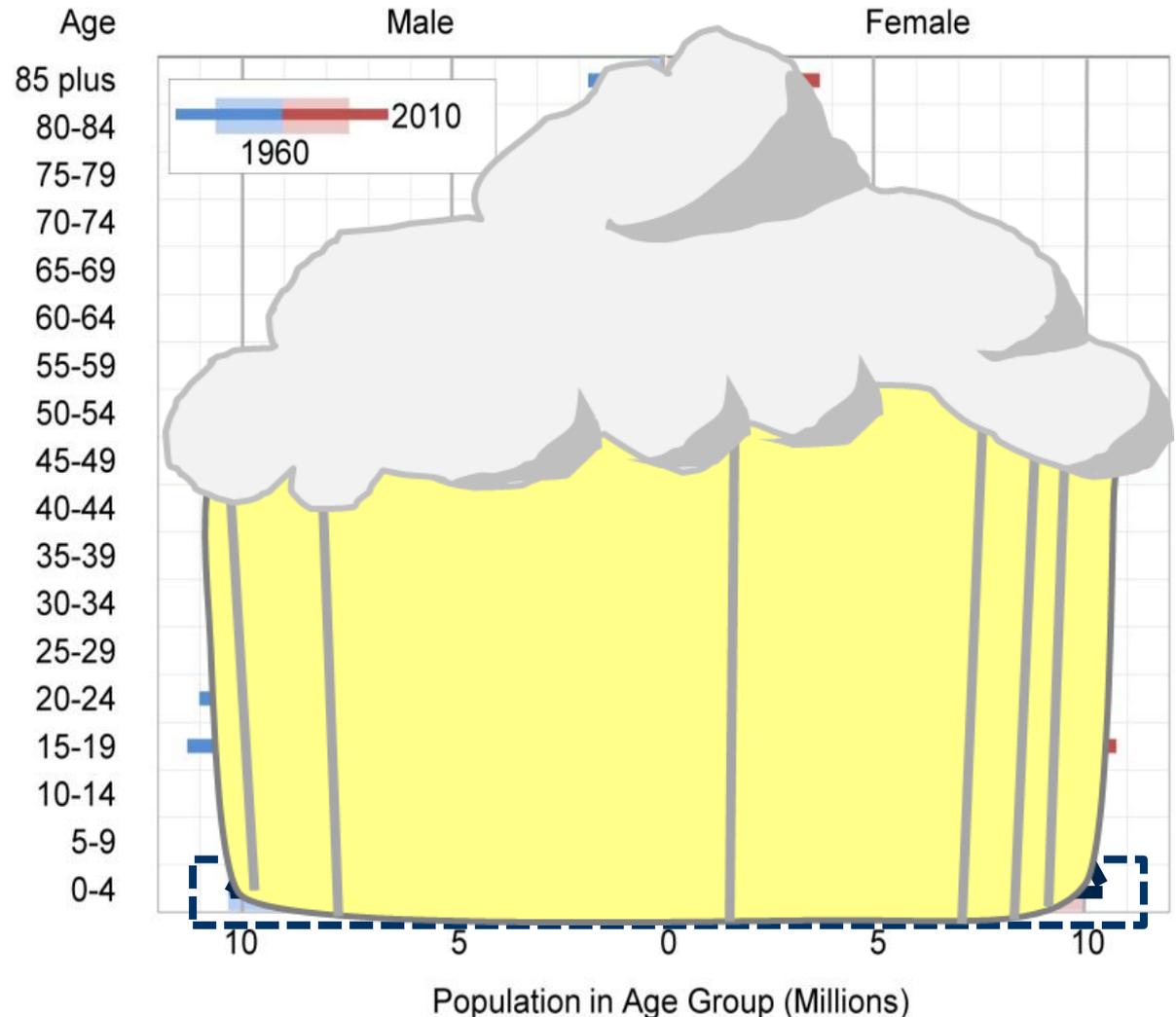
After the doubling of the baby boom, each new 5-year group is almost the same size as the last.



2010 Age-Sex Cupcake

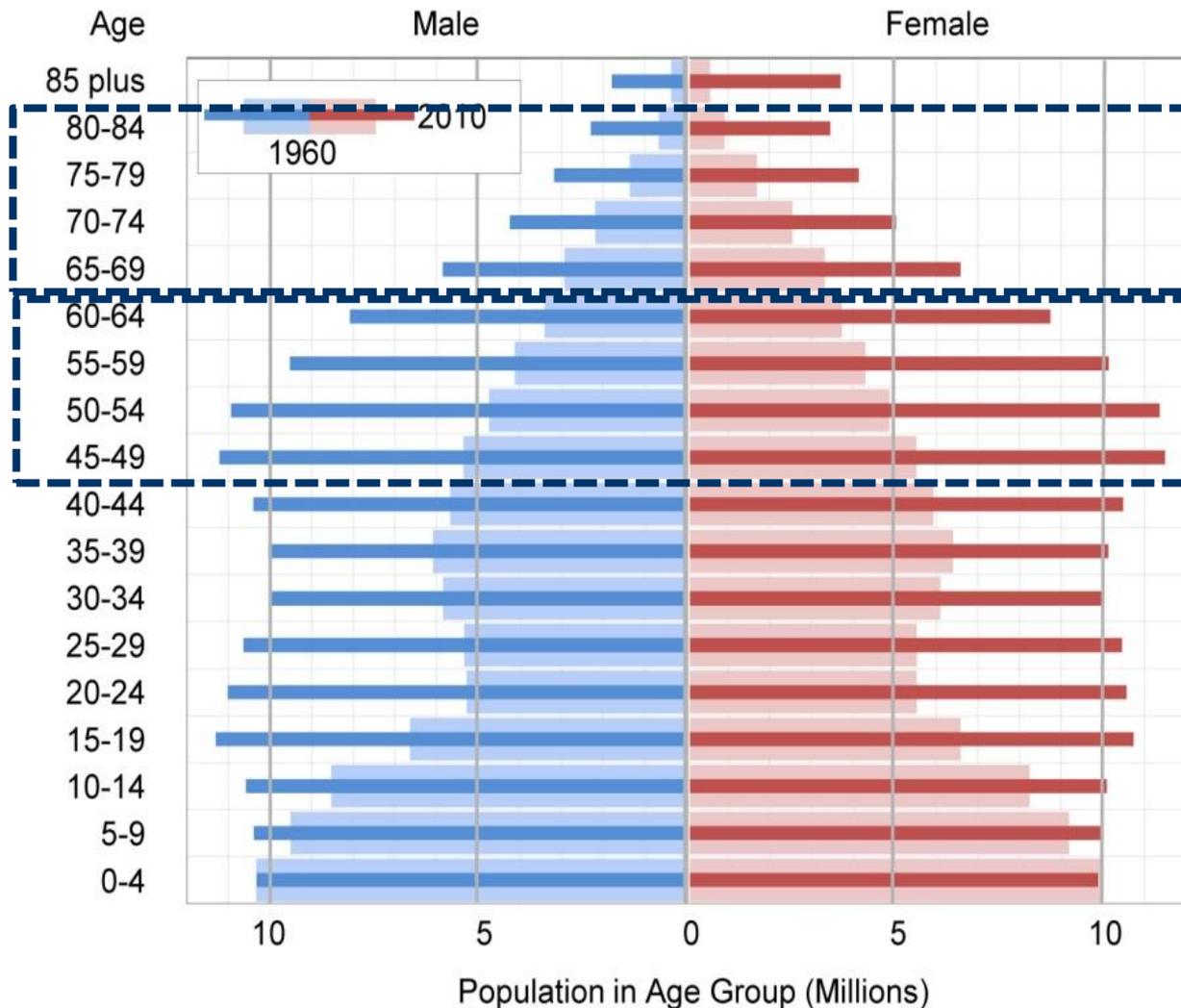
- ❑ With similar populations in each age group, the classic pyramid from 1960 has become a cupcake.
- ❑ The 0-4 age group in 2010 is almost exactly the same size as it was in 1960.

U.S. Population by Age and Sex
1960 and 2010 U.S. Census of Population



2010 Age-Sex Cupcake

U.S. Population by Age and Sex
1960 and 2010 U.S. Census of Population



- The senior population will double as the last of the baby boomers reach retirement age in 20 years

Age - Seniors

Percent of Population
65 Years and Older

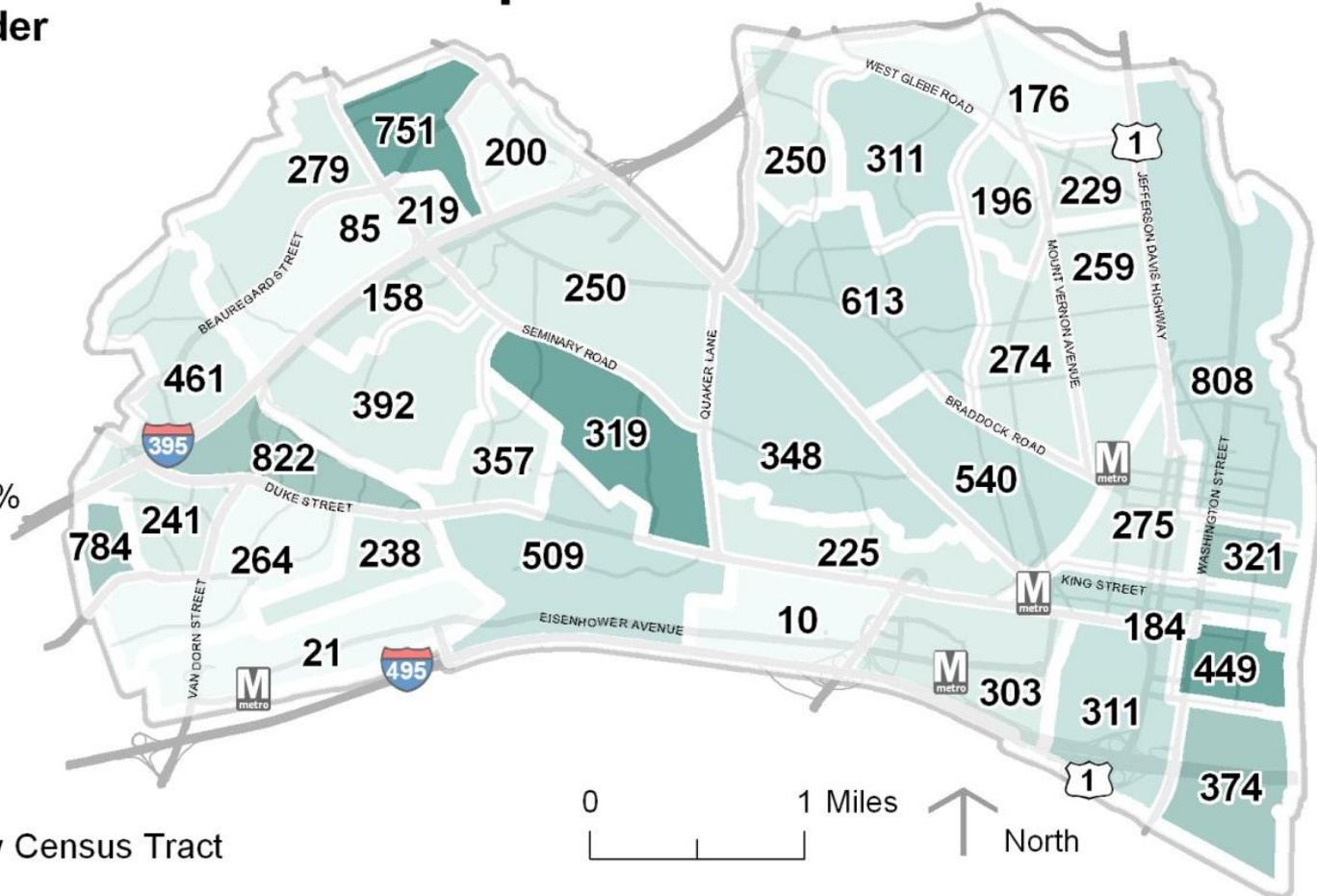
- 0 - 5%
- 5 - 10%
- 10 - 15%
- 15 - 20%
- 20 - 25%

Citywide 9.1%

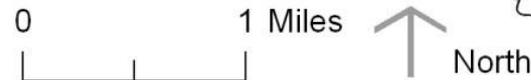
Nationwide: 13.0%

Alexandria 2000: 9.0%

Population 65 Years and Over



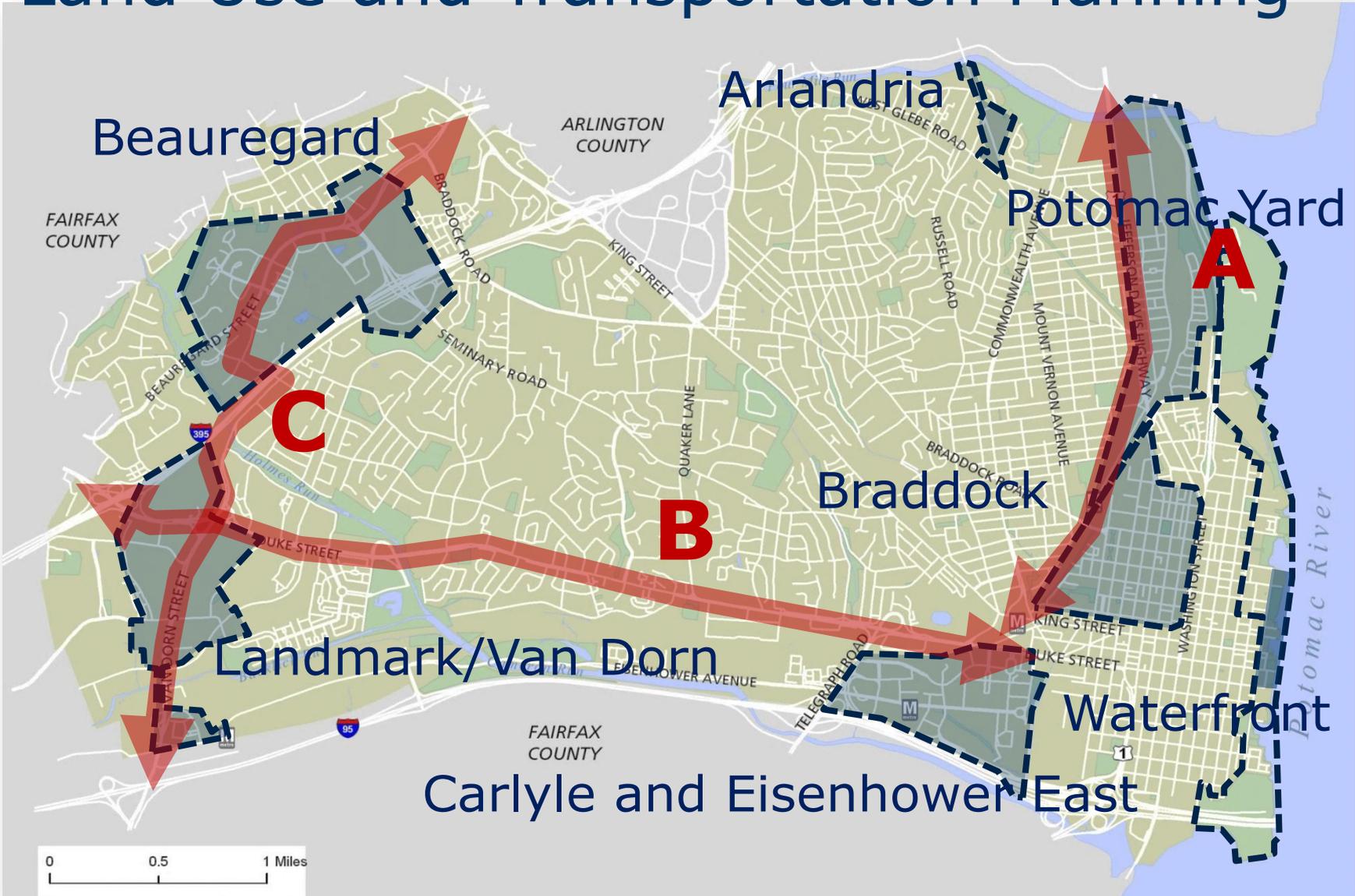
2010 Census Data by Census Tract



So What's Happening?

- ❑ People are moving back to the city.
- ❑ Everyone wants to live inside the Beltway where transit access is best and there's lots going on.
- ❑ Job growth in the region is outpacing that in the U.S. as a whole.
- ❑ The Washington, D.C. region is a gateway for people from other countries moving to the U.S.
- ❑ Demand from the housing crisis has put upward pressure on rents.
- ❑ Market forces are making it more difficult to maintain economic diversity.

Land Use and Transportation Planning



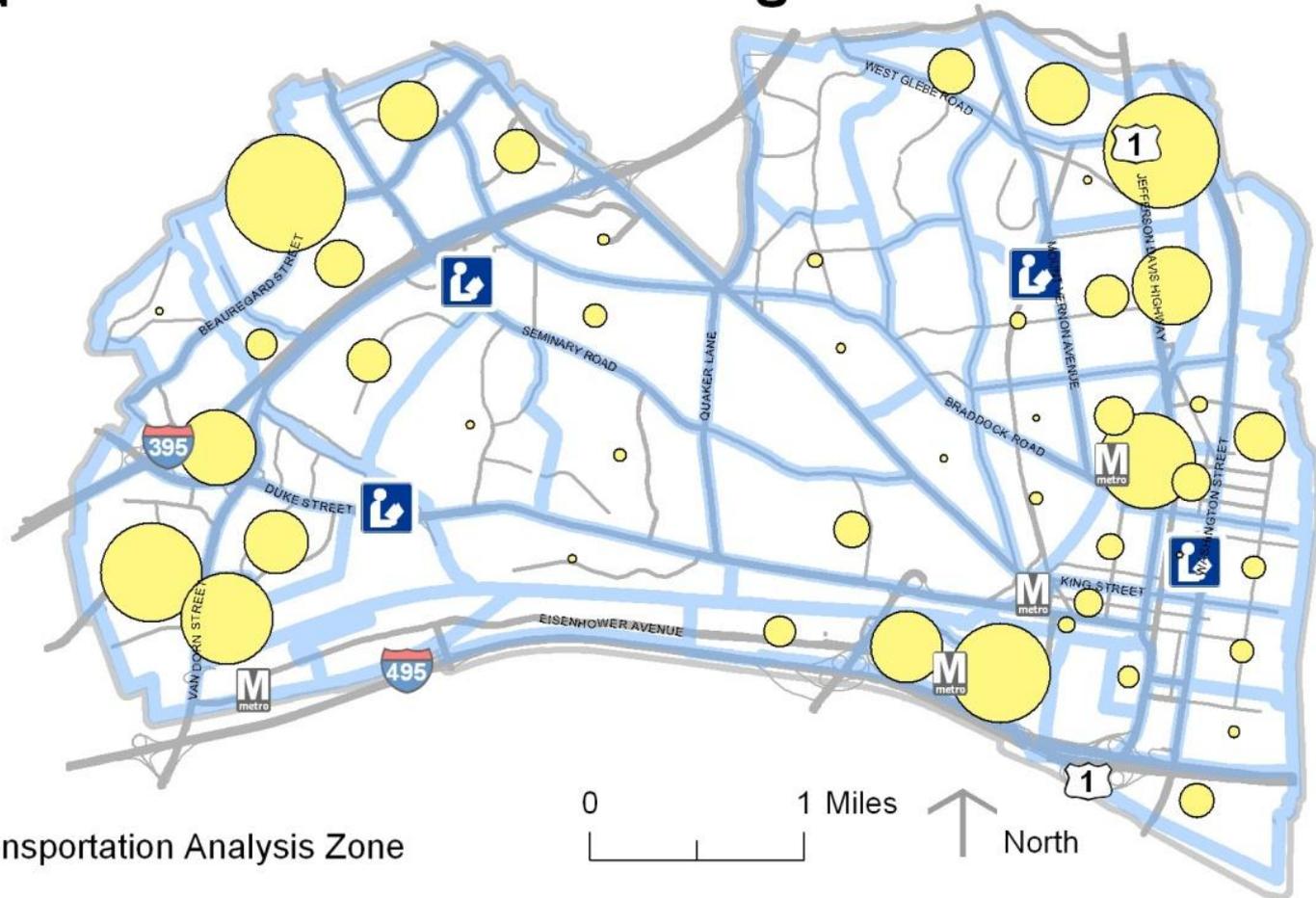
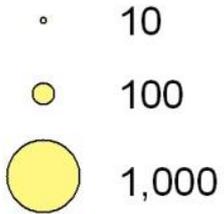
Planning Principles

- ❑ Develop where infrastructure already exists. Avoid expansion to into agricultural lands, critical habitats, resource and hazard areas.
- ❑ Design for walking and transit first. Density, connectivity, mixed use, and access to services and transit promote long-term sustainability.
- ❑ Promote high quality green development to minimize resource consumption and maximize value over time.
- ❑ Balance jobs and housing for a fiscally sound city.
- ❑ Create community benefits and enhance quality of life.
- ❑ Protect existing neighborhoods.

Residential Development Forecast

2010 - 2040 Housing Growth Forecast

Forecast Added Housing Units



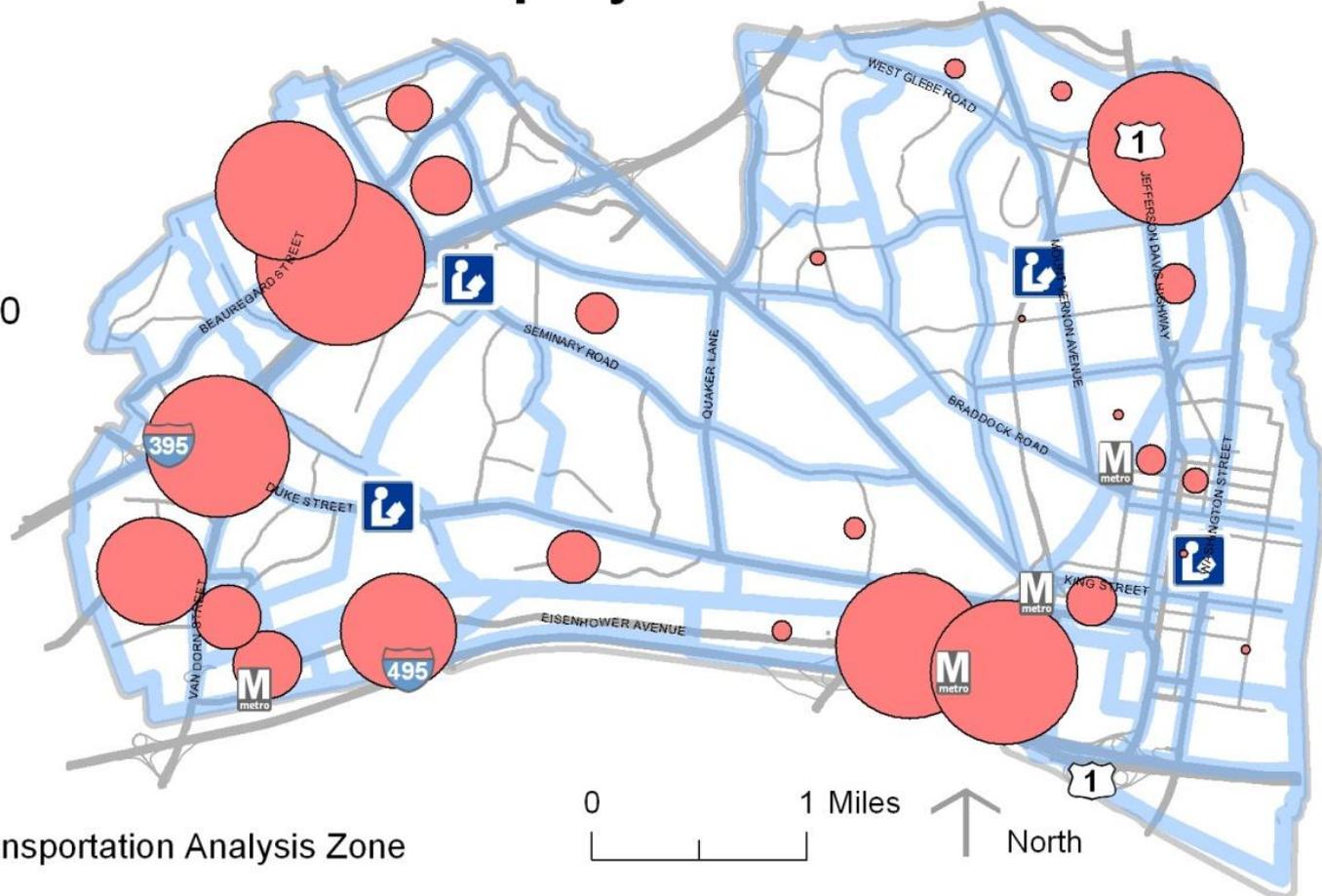
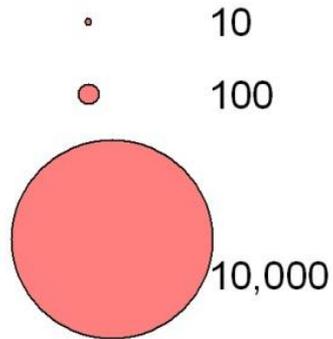
2012 Forecast by Transportation Analysis Zone



Employment Forecast

2010 - 2040 Employment Growth Forecast

Added Jobs



2012 Forecast by Transportation Analysis Zone

Planning Work Program

APRIL 2012 Draft FY2013 Interdepartmental Long Range Planning Work Program

	Calendar 2012												Calendar 2013							
	2012						FY2013													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
SMALL AREA PLANNING & IMPLEMENTATION																				
Arlandria Action Plan (P&Z) and 4MR implementation (RPCA/T&ES)																				
Beauregard Corridor Small Area Plan (P&Z)																				
Braddock Plan Implementation (P&Z)																				
Eisenhower West Small Area Plan OR Gen On/Old Town North Small Area Plan (P&Z)																				
Landmark North (P&Z)																				
Public Engagement Process (P&Z)																				
Waterfront Small Area Plan (P&Z/RPCA/T&ES)																				
OTHER LONG RANGE PLANNING & IMPLEMENTATION																				
ARHA Strategic Plan (Housing)																				
Housing Master Plan (Housing)																				
Sanitary Sewer Master Plan (T&ES)																				
School Facilities Planning (City/ACPS)																				
Transit Corridor Feasibility Studies (T&ES)																				
Transit Corridor C Implementation (T&ES)																				
Potomac Yard Metro/Corridor A Transit (T&ES) (see note 1)																				



Planning Work Program

- ❑ Major plans, plan implementation and development projects use interdepartmental teams. Representatives from T&ES, RPCA, others as needed.
- ❑ Potomac Yard Metro Station
- ❑ Waterfront Plan
- ❑ Landmark Mall
- ❑ Beauregard
- ❑ Major Parks Planning (Parks Lead)

Complete Streets

- ❑ A transportation network that provides for safe and convenient travel along and across streets for all users, including pedestrians, cyclists, riders and drivers of public transportation, as well as drivers of other motor vehicles, and people of all ages and abilities, including children, older adults, and individuals with disabilities.
- ❑ Each street project to incorporate complete streets infrastructure.
- ❑ Hiring a complete streets manager.
- ❑ Union Street Corridor Study

Affordable Housing

- ❑ Voluntary contributions: \$1.50 to \$4.00 per square foot.
- ❑ Density bonuses – 1/3 of bonus units affordable.
 - ❑ Hoffman - Blocks 11 and 12 (April 2010)
\$3,333,151 voluntary contribution plus
56 affordable units, floor area 1/3 of bonus.
- ❑ Small area plans and implementation
 - ❑ Beauregard Plan – \$114 million in the bucket
yields 647 new and 54 preserved affordable
and workforce units, 30-year affordability.



Small area plans and public facilities

Plan	Developer contributions	Tax revenue increase
Braddock* 2,900 units +700,000 sf	\$6M	\$9.8M annually (tax base increase estimated at \$1 billion at buildout)
Beauregard 7,500 units +4.8 million sf	\$120M	\$89 million over 10 years
Landmark* 5,900 units + 8 million sf	\$135M**	\$34.3M annually at buildout, \$23.2M after basic City services are paid for
Potomac Yard 5,600 units +4.5 million sf	\$150M	The Metro station will be supported with \$229M in net new tax revenues plus \$194M in special tax district revenues
Waterfront	at least \$7M	\$4M annually at buildout, \$3.5M annually after basic City services are paid for

*Developer contributions are phased in over time in the Braddock and Landmark plans. Figure is overall average.
 ** If all planned development is built.



Examples of development size

Mark Center Hilton
450,000 sf



Landmark Mall
1 million sf

Southern Towers
1.9 million sf
2,338 units



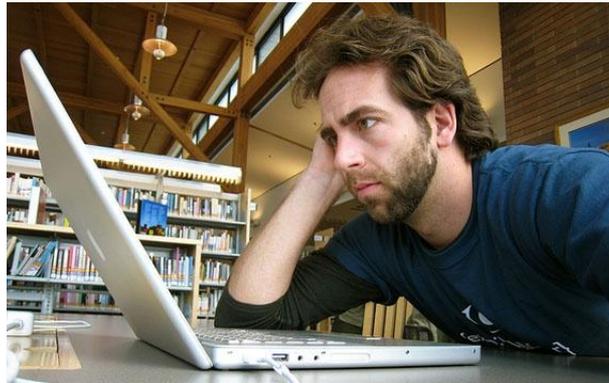
Less home and work space means public spaces are more important

- ❑ Trend to smaller units and smaller work spaces.
- ❑ At work: moving away from cubicles to shared spaces, and more time working away from desk.
 - ❑ SF per job: 220 in 2010; 176 in 2012; <100 in 5 years.
 - ❑ Cubicle size: once 8x8, now 6x6 – if there is a cubicle at all.
 - ❑ Research: people at their desk 35% of time – or less.
- ❑ At home: new units are smaller (in square feet) and more likely to be efficiencies or 1-BR.
- ❑ Consequence: workers are home, or in some other location, much of the day. The “office” can be any place with wi-fi.



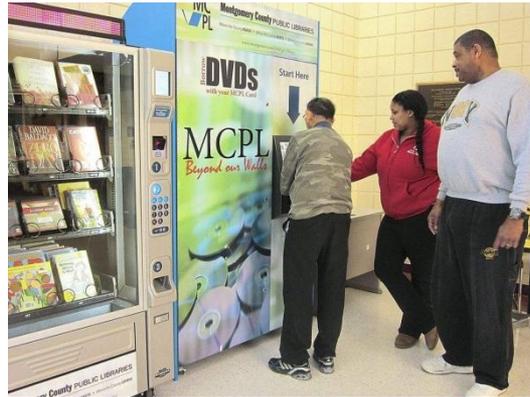
The “third place”

- *The third place* is a term used in the concept of community building to refer to social surroundings separate from the two usual social environments of home and the workplace.



Co-location opportunities

- ❑ In cities with limited land, the trend is toward co-location: multiple public uses in the same location, or a mix of public and private uses.



Library in rec center



Cafe kiosk outside library



Affordable housing/fire station



Library kiosk in transit center

Summary

- ❑ Alexandria continues to be a community of diversity in race, ethnicity, national origin, age, income, and household structure.
- ❑ It will be more challenging to retain the diversity we value in the face of market forces.
- ❑ School-age population will grow to a new approximately constant level for the long term.
- ❑ Alexandria's well-educated population and variety of economic activity give it a strong future.
- ❑ Excellent and improving public transportation and mixed-use communities put Alexandria ahead of the curve.

What's Next, Alexandria?

- ❑ ***What's Next, Alexandria?*** is a City initiative to begin a conversation about how Alexandrians can best participate in shaping Alexandria's future.
- ❑ The initial **community poll** closed on October 25, with more than 1,500 Alexandrians having participated. Full results will be posted online and a summary will be shared at the Community Dialogue on November 15.
- ❑ **Community Dialogue** Thursday, November 15, 7 P.M. at the First Baptist Church Activity Center, 2932 King Street.



To Find Out More

- www.alexandriava.gov/planning

Planning & Zoning | City of Alexandria, VA - Windows Internet Explorer

http://alexandriava.gov/Planning

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UPCOMING MEETINGS **BOARDS & COMMISSIONS** **CITIZEN INVOLVEMENT**

Beaugard Small Area Plan

For more than a year, residents, businesses, community organizations, neighboring civic groups, and property owners have worked with the City to create a vision for development that will occur in the Beaugard area in the next 20 to 30 years. A draft of the Small Area Plan was released on January 23 for public comment and review. Several community meetings were held to discuss the draft Plan. On March 27, the City released a revised draft of the Beaugard Small Area Plan for public comment and review.

Waterfront Small Area Plan Approved

The Alexandria City Council voted 5-2 to approve the Waterfront Small Area Plan. The Plan provides a framework for revitalizing Alexandria's waterfront through several means, including: incorporating Alexandria's history as a foundation for planning and design, expanding and enhancing public open spaces, improving public access and connectivity, promoting the waterfront as an arts and cultural destination, ensuring compatible development.

QUICK LINKS

- ▶ About Planning & Zoning
- ▶ Development
- ▶ GIS & Maps
- ▶ Historic Preservation
- ▶ Neighborhood Planning
- ▶ Planning Commission
- ▶ Plans, Projects & Initiatives
- ▶ Statistics & Demographics
- ▶ Zoning Services

RESOURCES

- ▶ Administrative Special Use Permits
- ▶ Alexandria Master Plan and Citywide Chapter
- ▶ Applications & Forms
- ▶ Design Guidelines

