Alexandria: People, Place, Change

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City of Alexandria, Virginia
Population, up 9.1% to 140,000.

Percent of population non-Hispanic white remained constant.

Percent of population of Hispanic heritage: up from 14.7% to 16.1%.

Overall, the percentage of the population that is Black 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.
Average household size stayed the same: 2.03 people per occupied dwelling unit.

Percent of population aged 65 or older, up slightly from 9.0% in 2000 to 9.1% in 2010.

Number of school-aged children (5 to 17) is up slightly (from 13,575 in 2000 to 14,006 in 2010) but the percent of population that is school aged declined slightly (from 10.6% to 10.0%).
Population – What’s Changing

Education, income, housing tenure, and commuting: 2000 to 2010

- Percent of population 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.
- Percent of housing that is 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.
People of all ages and household types 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 region is outpacing country 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.
Diversity

T.C. Williams Band at Washington’s Birthday Parade

In Old Town

Braddock Metro Neighborhood Plan community meeting
Black and African American Population

Percent Black or African American

- 0 %
- 0.01 - 5%
- 5.01 - 10%
- 10.01 - 25%
- 25.01 - 40%
- 40.01 - 60%
- 60.01 - 100%

Citywide 21.8%

Nonresidential Blocks

Census 2010 Data by Census Block
Change in Black Share of Population, 2000 to 2010

2000 to 2010 Percent Change in Black Share of Population

- +50 to +300%
- +25 to +50%
- +10 to +25%
- +5 to +10%
- -5 to +5% or less
- less than 20 people
- -10 to -5%
- -25 to -10%
- -50 to -25%
- -64 to -50%

Citywide - 3.2%

Census 2000 and Census 2010 Tract Data
Hispanic Population

Percent Hispanic of Any Race

Citywide 16.1%

Census 2010 Data by Census Block

Nonresidential Blocks
Foreign Born in Alexandria

Citywide 24.0%
Nationwide: 12.7%
Alexandria 2000: 25.4%

Percent Foreign Born

ACS 2006-2010 5-year Average Data by Census Tract
About 29% of Alexandria’s residents 5 years old and older speak a language other than English at home.

Spanish is the top language with 16,000 Spanish speakers, 13% of the population. Spanish speakers are distributed all over Alexandria.

African languages are next, with 5,700, speaking African languages, mostly in the West End.

Arabic is third, with 2,000 Arabic speakers, also mostly in the West End.

More than half of those speaking another language at home consider themselves to speak English “very well.”
Spanish Speakers in Alexandria

People 5 years old and older speaking Spanish or Spanish Creole at home

- 0
- 1 - 20
- 21 - 50
- 51 - 150
- 151 - 500
- 501 - 1,500
- > 1,500

Citywide 16,156

ACS 2006-2010 5-year Average Data by Census Tract
Based on a small sample and has a large margin of error
Percent of Population Age 6 to 17

Citywide 9.0%

2010 Census Data by Census Block
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
Households – Average Size

- Size declined until 1980
- Relatively constant since 1980
- Alexandria has smaller households than the U.S.
45.5% of Alexandria’s households are family households, compared to 66.4% nationwide.

43.4% of Alexandria’s households are a single person, compared to 26.7% nationwide. Alexandria’s share of single-person households is unchanged since 2000.

Only 13.2% of Alexandria’s households consist of a married couple with their own children under 18 years of age, compared to 20.2% nationwide.
Incomes

Median Household Income

- $44,264 to $50,000
- $50,001 to $60,000
- $60,001 to $70,000
- $70,001 to $80,000
- $80,001 to $100,000
- $100,001 to $125,000
- $125,001 to $160,172

Citywide $80,847

ACS 2006-2010 5-year Average Data by Census Tract
Multi-Modal Transportation Hub
Percent Transit Commuters

Citywide 22.3%
Nationwide: 4.9%
Alexandria 2000: 16.4%

ACS 2006-2010 5-year Average Data by Census Tract
Fourth among U.S. counties and independent cities for college degrees with more than 60% of population 25 or older with a 4-year degree.

Graduate share grew by 10% from 2000 to 2010.

More than double the U.S. average for four-year degrees.
Employment of Residents

By Occupation:
- 50% more than the national average share in management and professional positions.

By Industry:
- Three times the national average in public administration.
- 50% more than the national average in arts, entertainment, accommodation and food services.
- Much less than the national average in transportation, retail trade, wholesale trade, manufacturing and construction.
Land Use and Transportation Planning

Current Plans and Projects

- Beauregard
- Landmark/Van Dorn
- Arlandria
- Potomac Yard
- Carlyle and Eisenhower East
- Braddock
- Waterfront
Residential Development Forecast

2010 - 2040 Housing Growth Forecast

Forecast Added Housing Units

- 10
- 100
- 1,000

2012 Forecast by Transportation Analysis Zone
Employment Forecast

2010 - 2040 Employment Growth Forecast

Added Jobs

- 10
- 100
- 10,000

2012 Forecast by Transportation Analysis Zone

0 1 Miles
North
## Small area plans and public facilities

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

* 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 apartments
1.9 million sf (2,338 units)
Less home and work space means public spaces are more important

- Trend is toward smaller housing 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 same location, or a mix of public and private uses.
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 remain roughly constant.
- 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.
- Use of library as a “third place” will likely increase.
To Find Out More

www.alexandriava.gov/planning

Planning & Zoning

Beauregard 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 Beauregard 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 Beauregard 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.