

City of Alexandria, Virginia



Alexandria Student Art

Alexandria: People, Place, Change

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Population – What's Changing

Race, Ethnicity and Foreign-born: 2000 and 2010

- ❑ 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.

Population – What's Changing

Household composition, 2000 and 2010

- ❑ 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.**

So What's Happening?

- ❑ **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



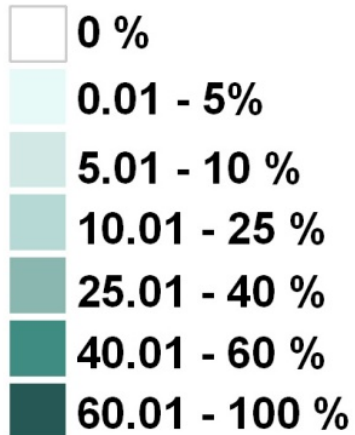
In Old Town



Braddock Metro Neighborhood Plan community meeting

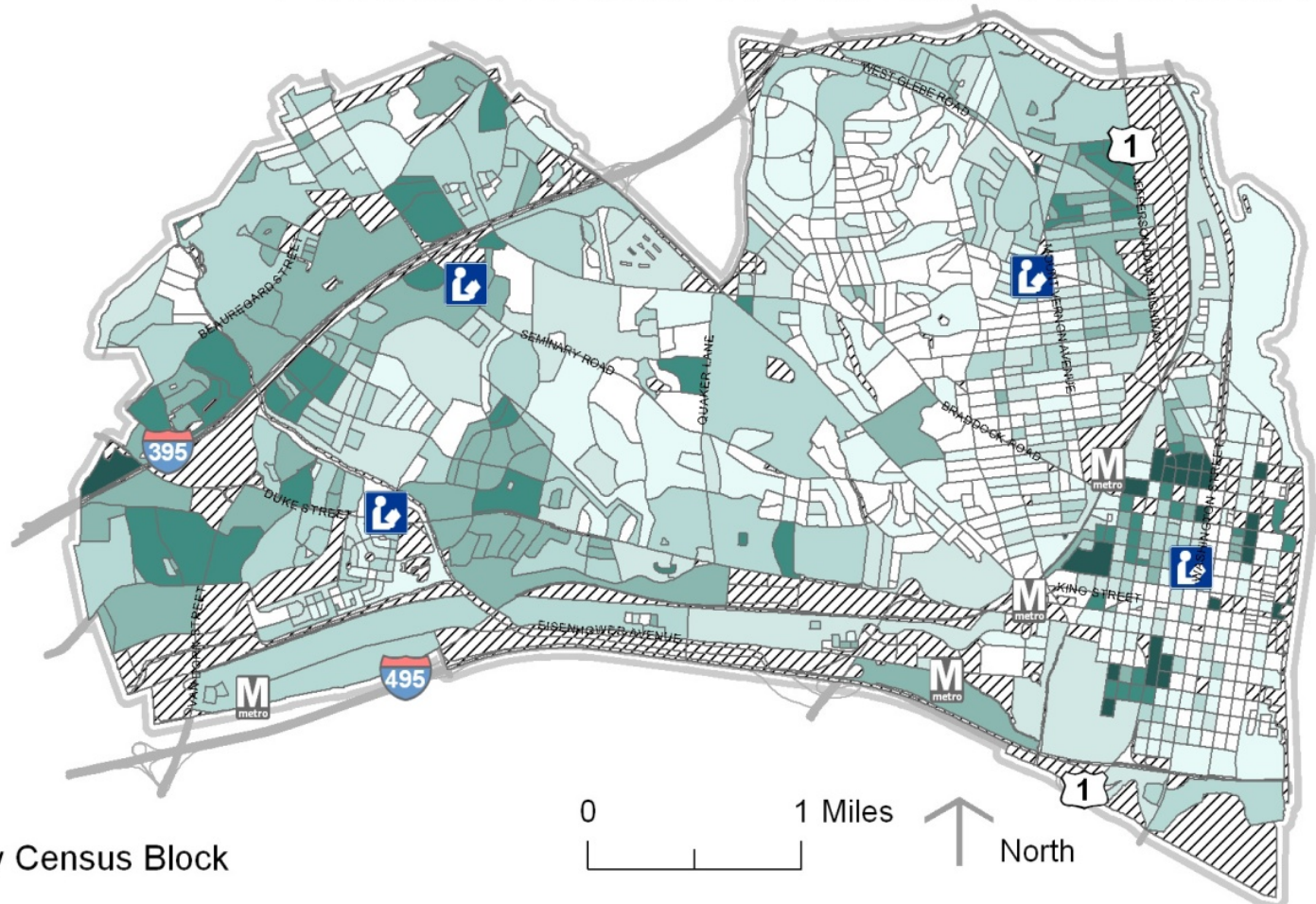
Black and African American Population

Percent Black or African American



Citywide 21.8%

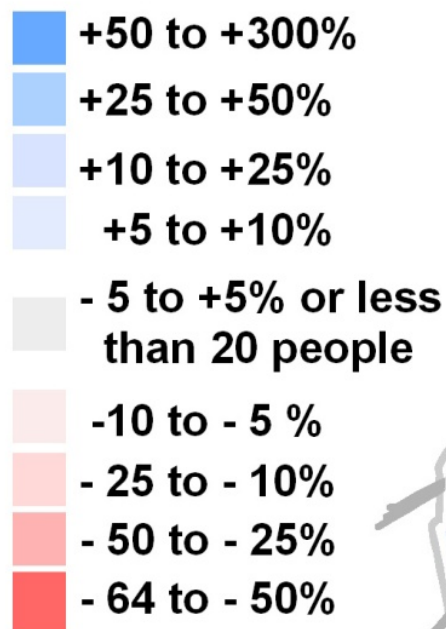
Nonresidential Blocks



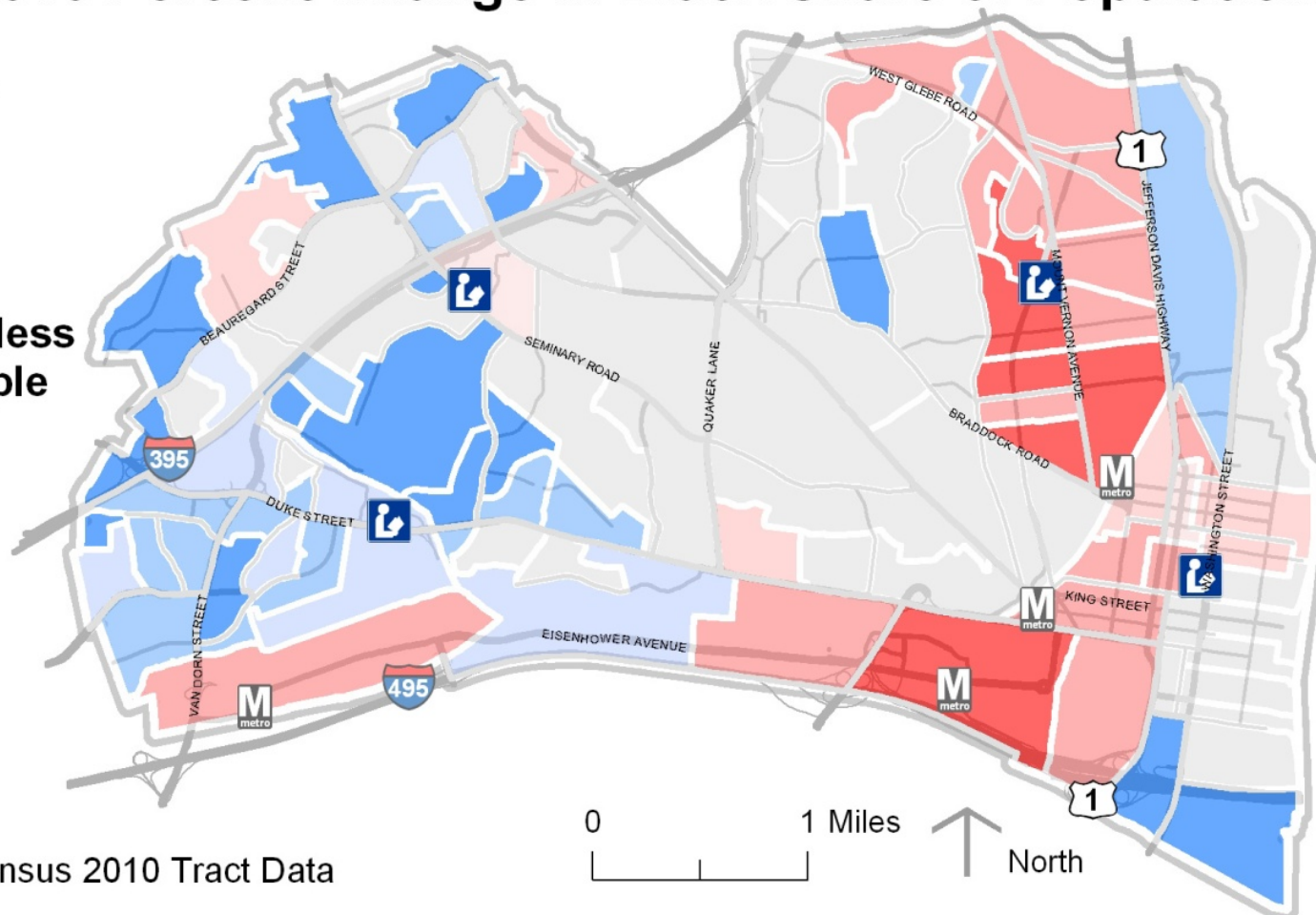
Census 2010 Data by Census Block

Change in Black Share of Population, 2000 to 2010

2000 to 2010 Percent Change in Black Share of Population



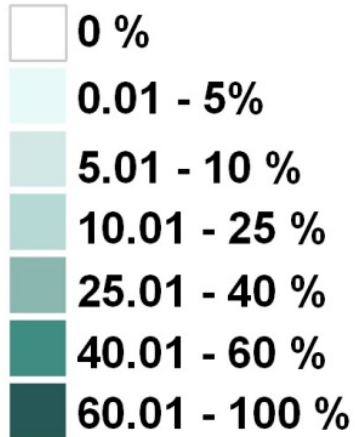
Citywide - 3.2%



Census 2000 and Census 2010 Tract Data

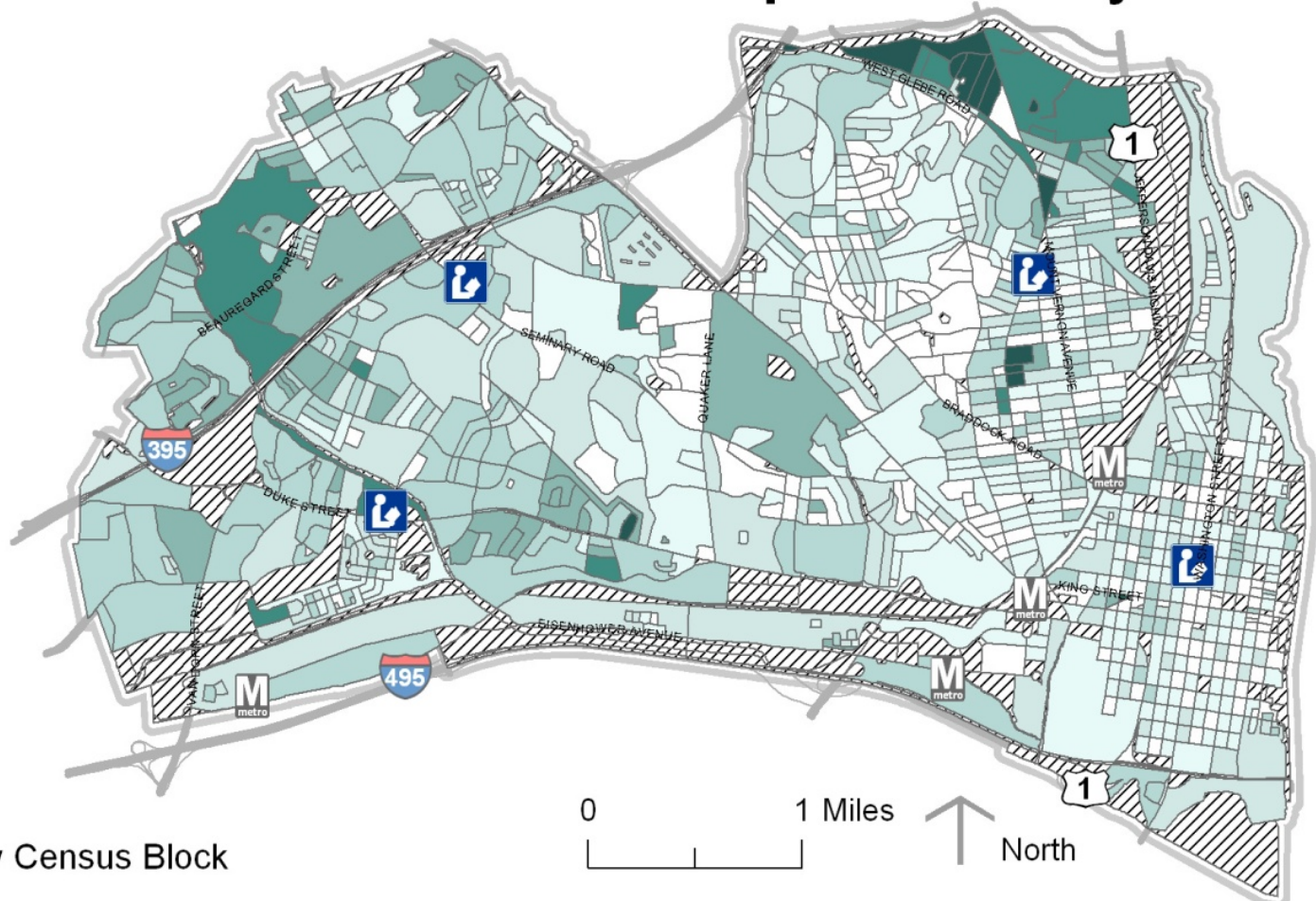
Hispanic Population

Percent Hispanic of Any Race



Citywide 16.1%

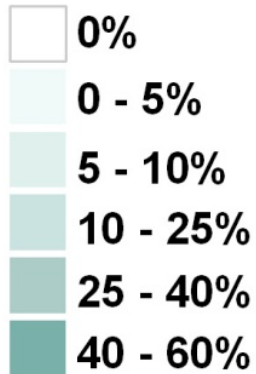
Nonresidential
Blocks



Census 2010 Data by Census Block

Foreign Born in Alexandria

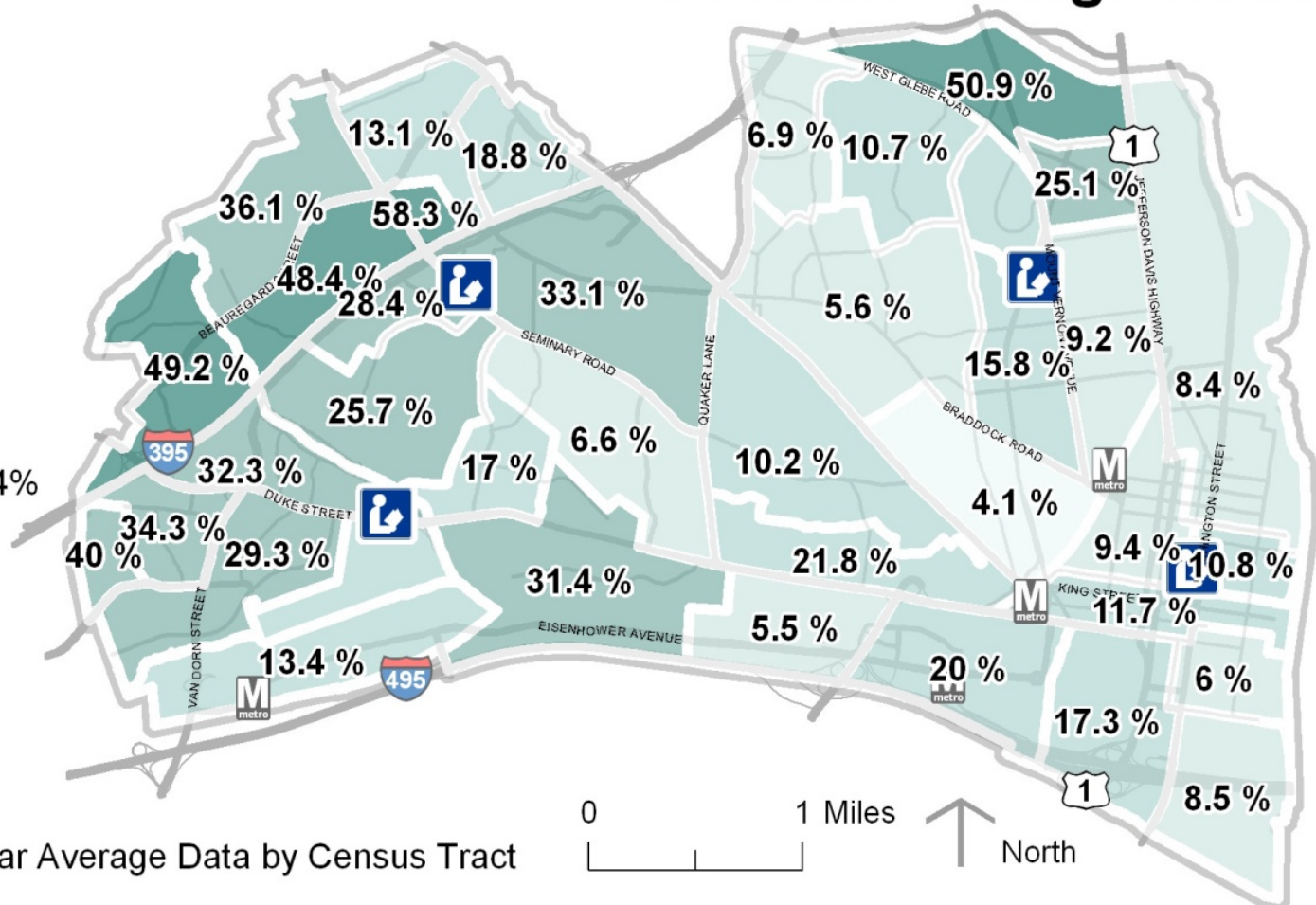
Percent Foreign Born



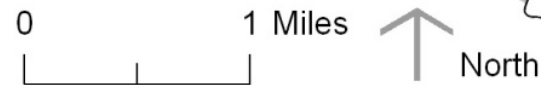
Citywide 24.0%

Nationwide: 12.7%

Alexandria 2000: 25.4%



ACS 2006-2010 5-year Average Data by Census Tract



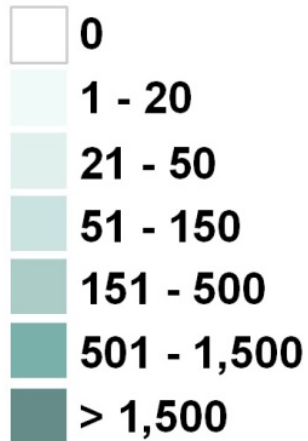
Language Spoken at Home

- ❑ 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."

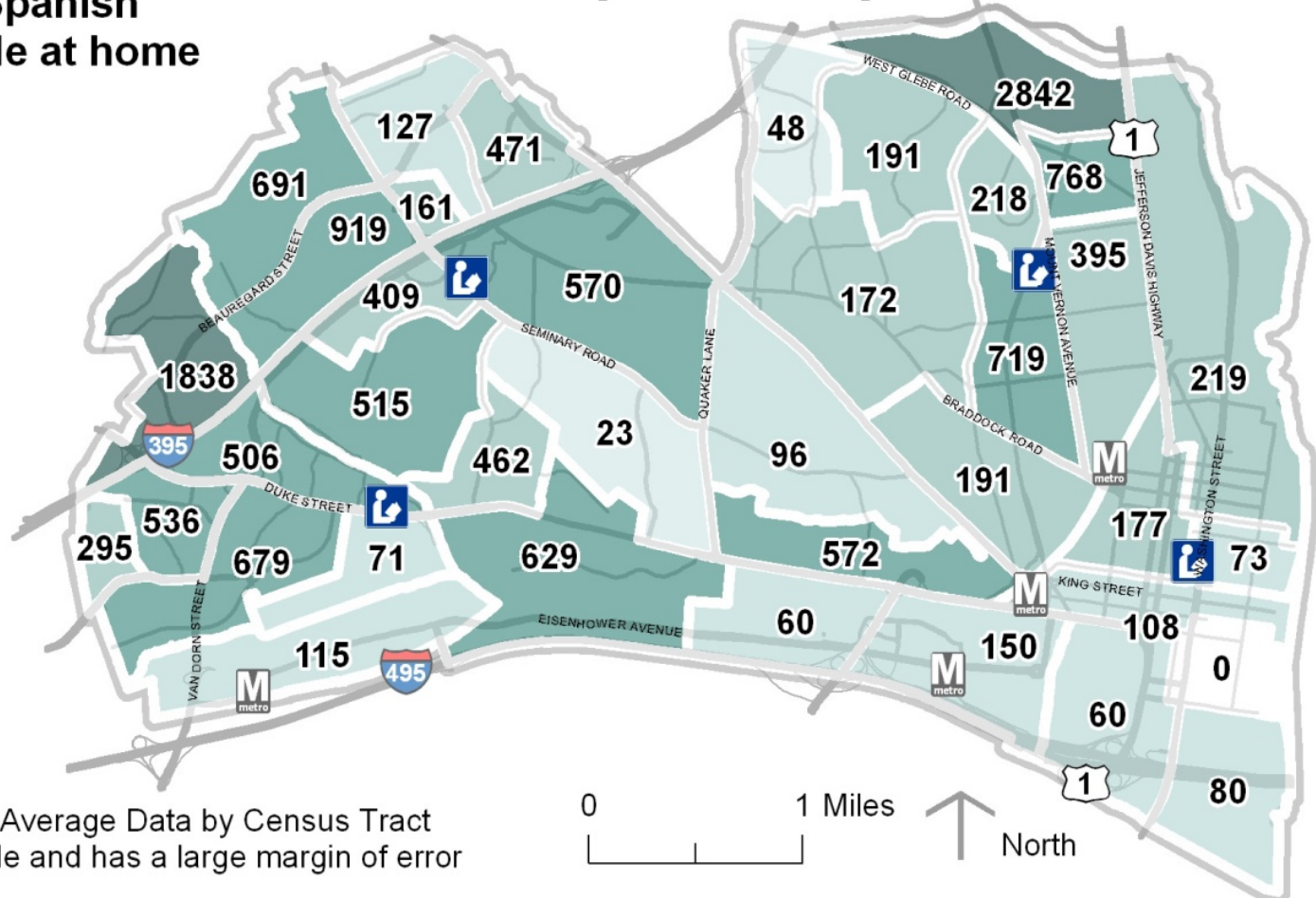
Spanish Speakers in Alexandria

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

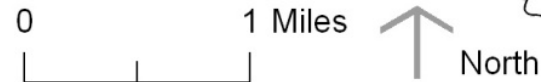
Spanish Spoken at Home



Citywide 16,156

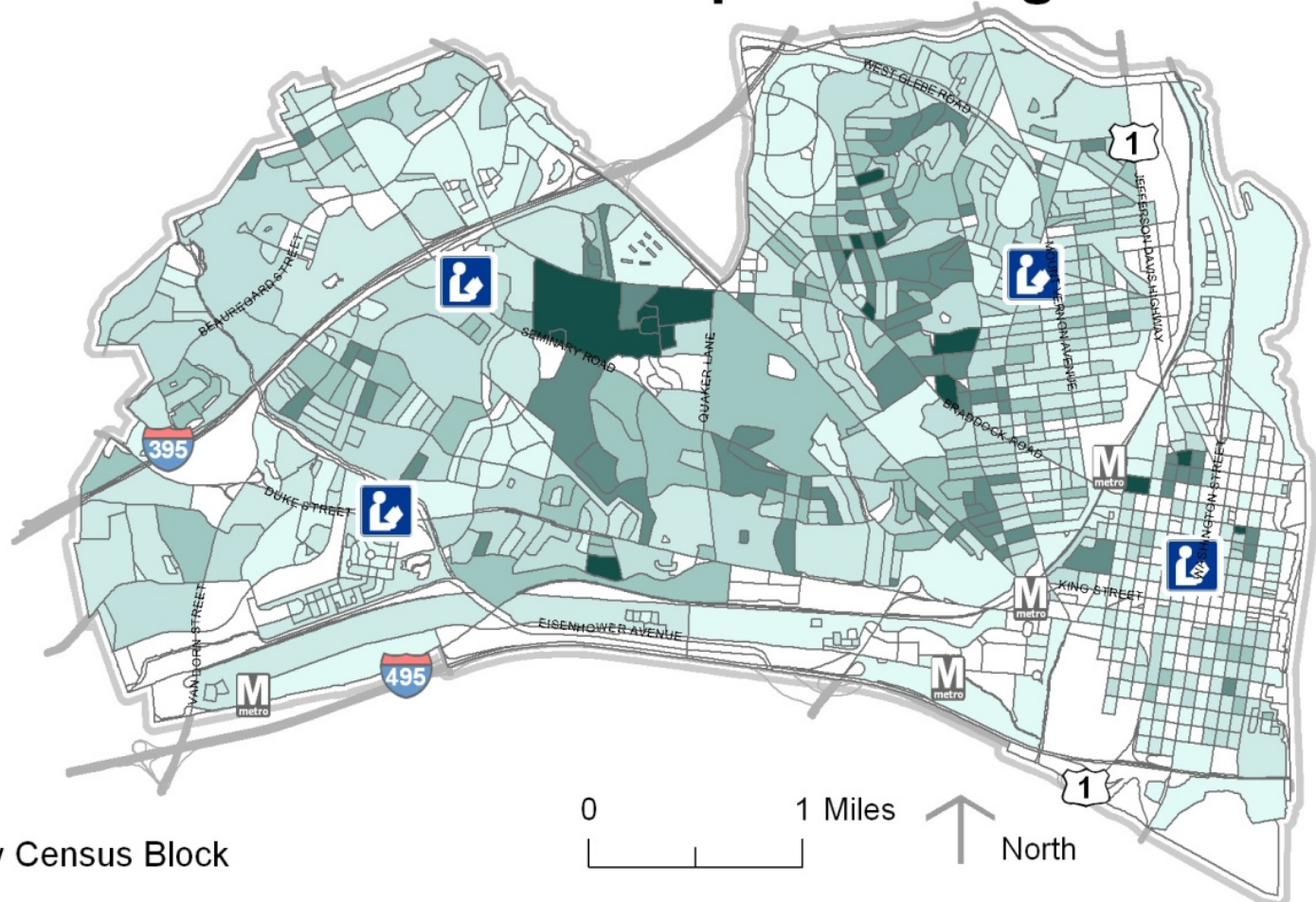
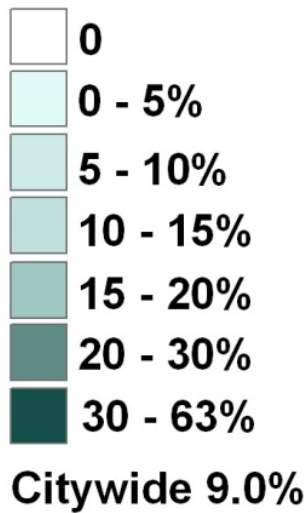


ACS 2006-2010 5-year Average Data by Census Tract
Based on a small sample and has a large margin of error



Age – School-Age Children

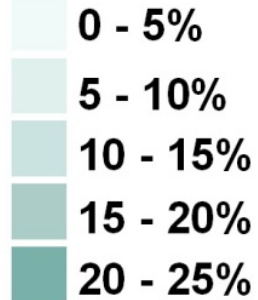
Percent of Population Age 6 to 17



2010 Census Data by Census Block

Age - Seniors

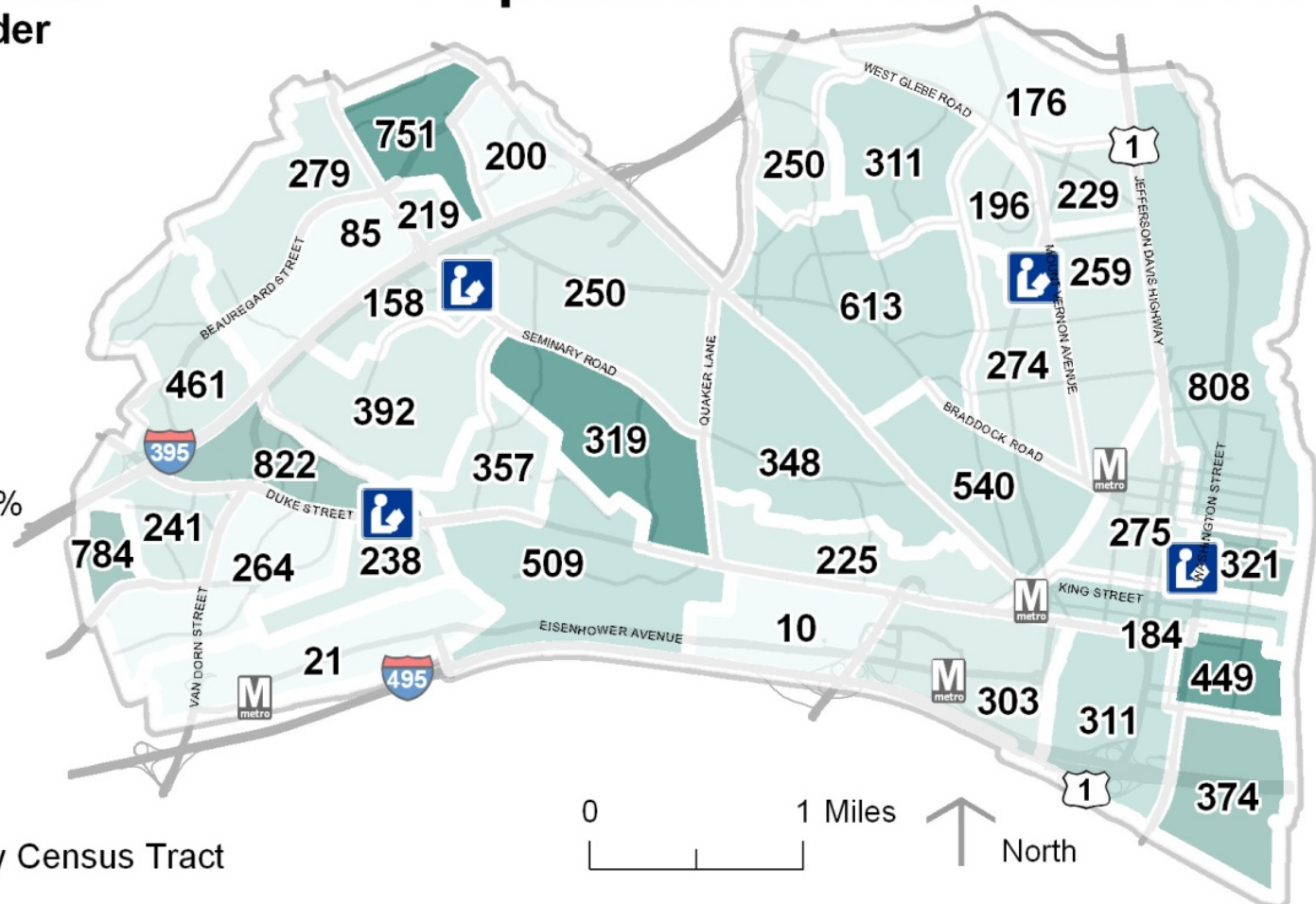
Percent of Population 65 Years and Older



Citywide 9.1%

Nationwide: 13.0%
Alexandria 2000: 9.0%

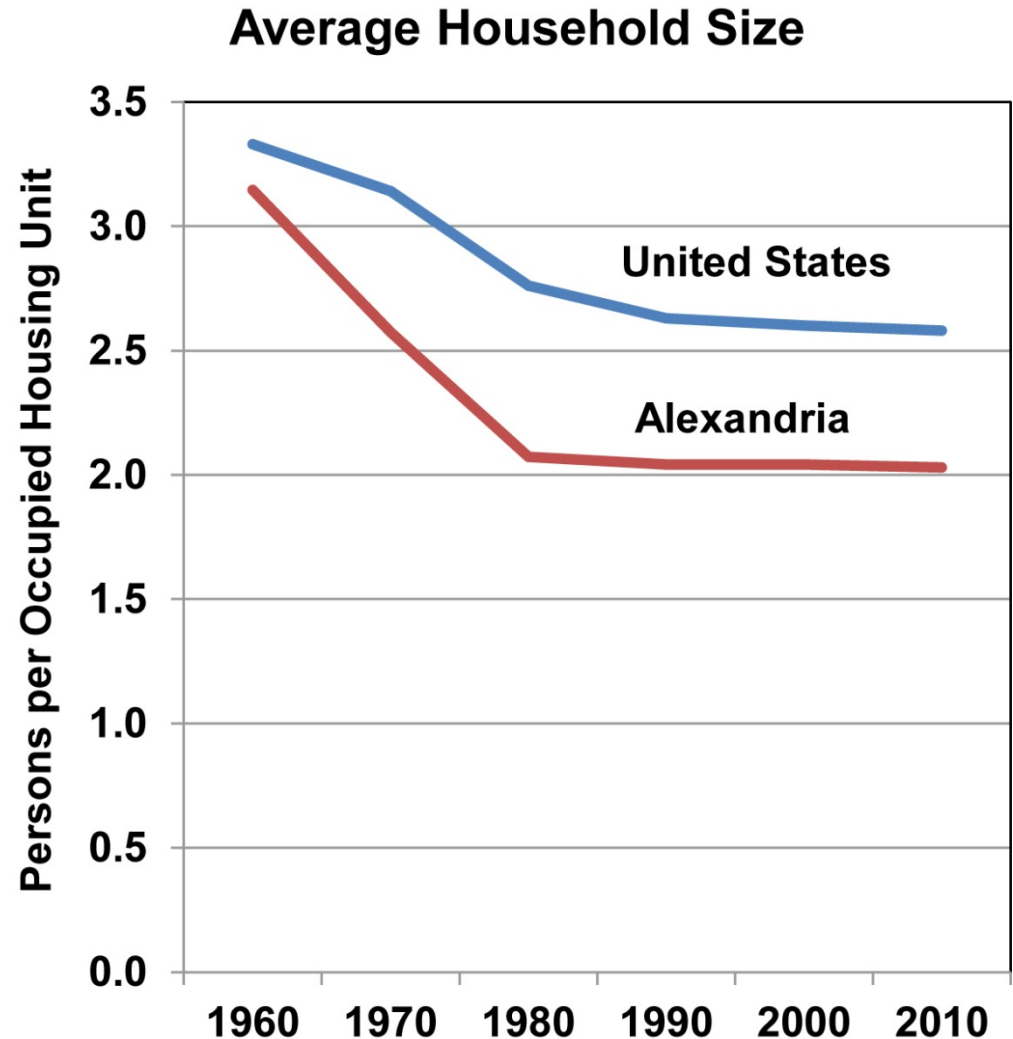
Population 65 Years and Over



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.



Households and Families

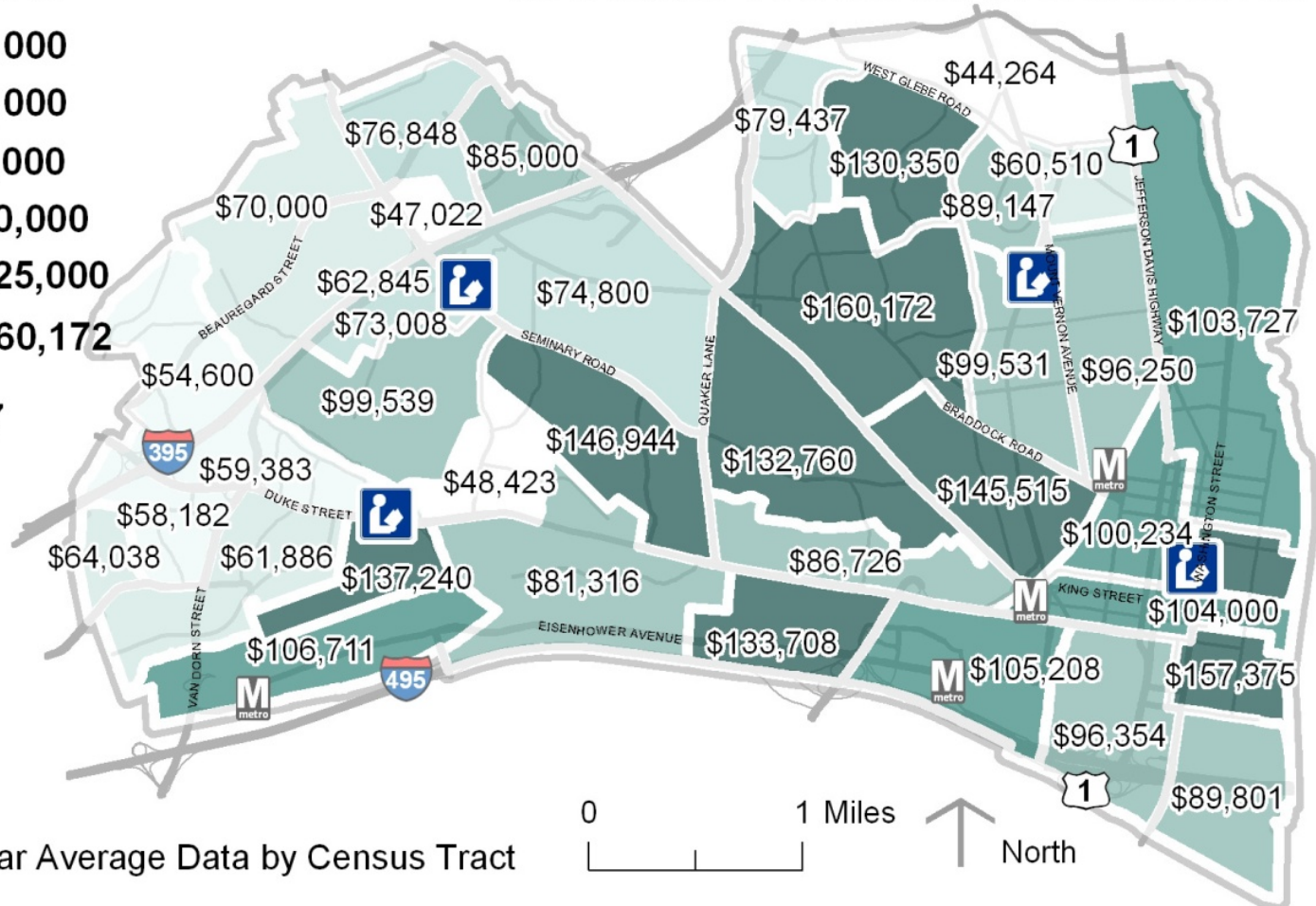
- ❑ **45.5% of Alexandria's households are family households, compared to 66.4% nationwide.**
- ❑ **43.4% of Alexandria's households are a single person, compared to 26.7% nationwide. Alexandria's share of single-person households is unchanged since 2000.**
- ❑ **Only 13.2% of Alexandria's households consist of a married couple with their own children under 18 years of age, compared to 20.2% nationwide.**

Incomes



Citywide \$80,847

Median Household Income

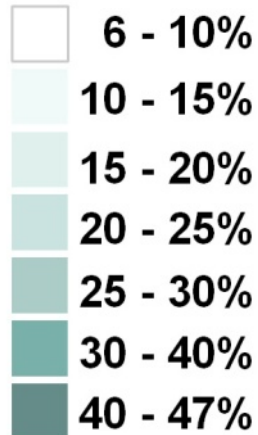


ACS 2006-2010 5-year Average Data by Census Tract

Multi-Modal Transportation Hub



Percent Transit Commuters

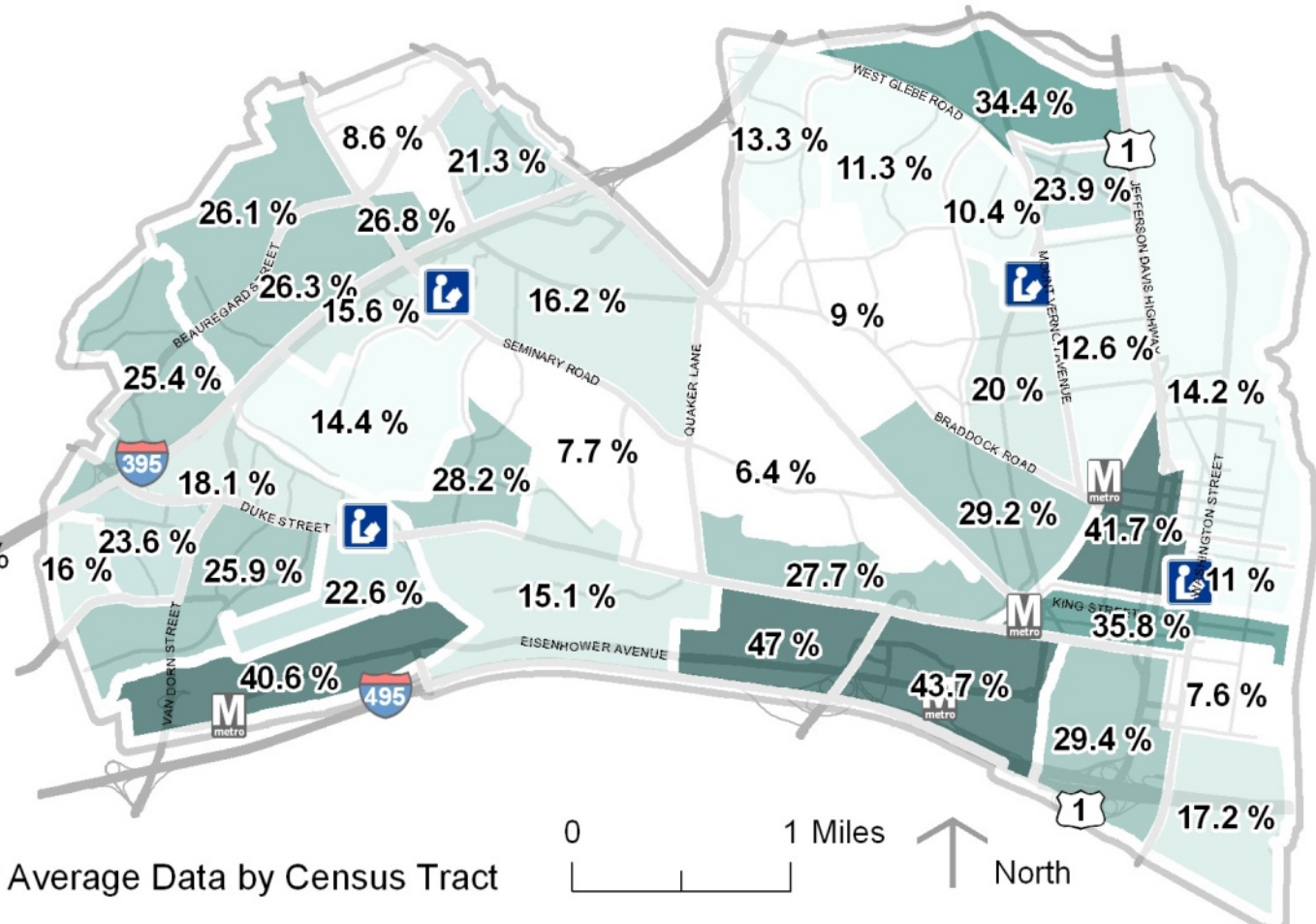


Citywide 22.3%

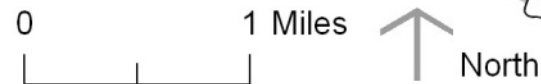
Nationwide: 4.9%

Alexandria 2000: 16.4%

Percent Transit Commuters



ACS 2006-2010 5-year Average Data by Census Tract



Highly Educated Population

- ❑ **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

FAIRFAX COUNTY

Beauregard

ARLINGTON COUNTY

Arlandria

Potomac Yard

C

A

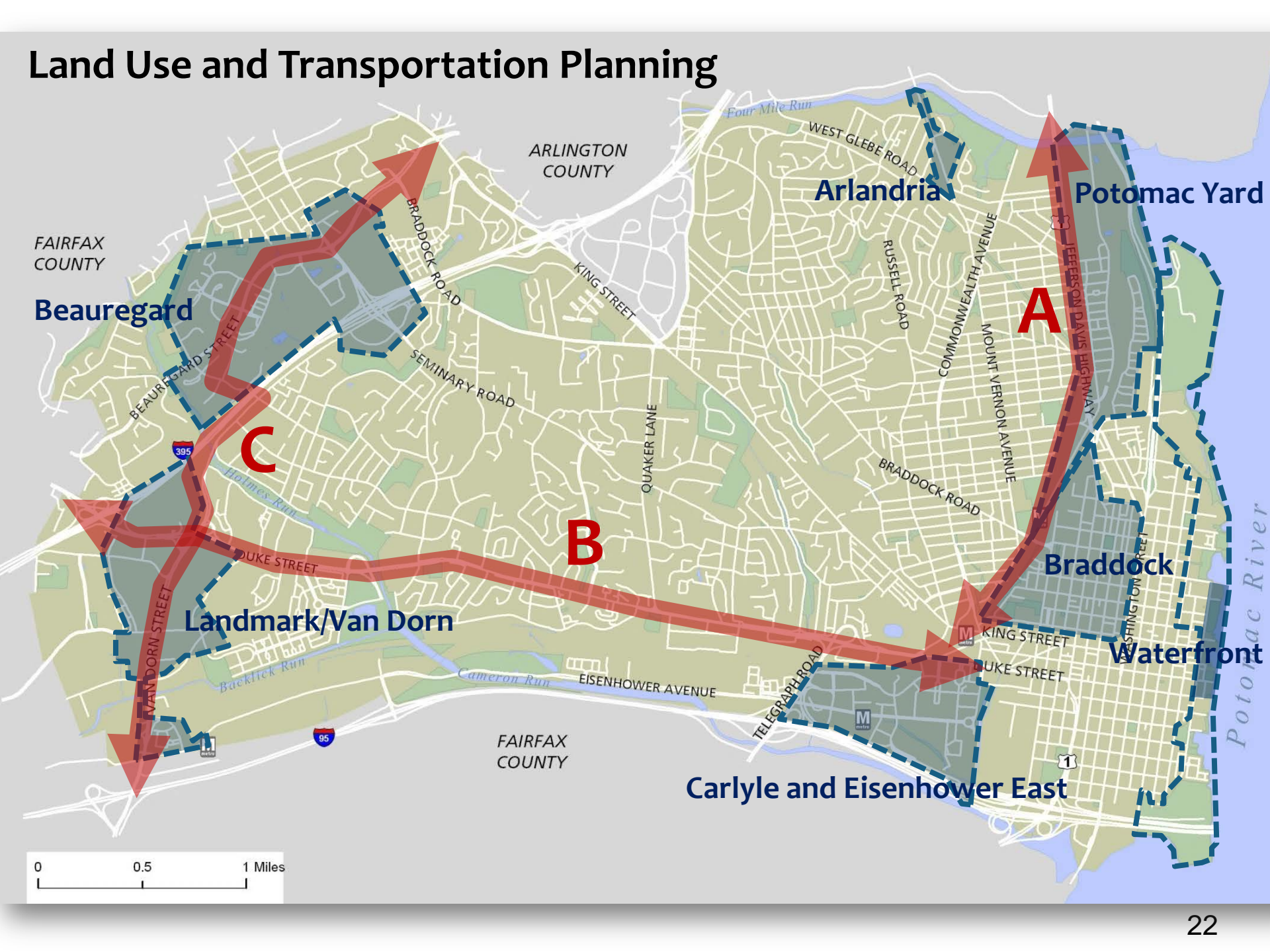
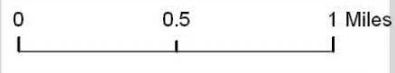
B

Landmark/Van Dorn

Braddock

Waterfront

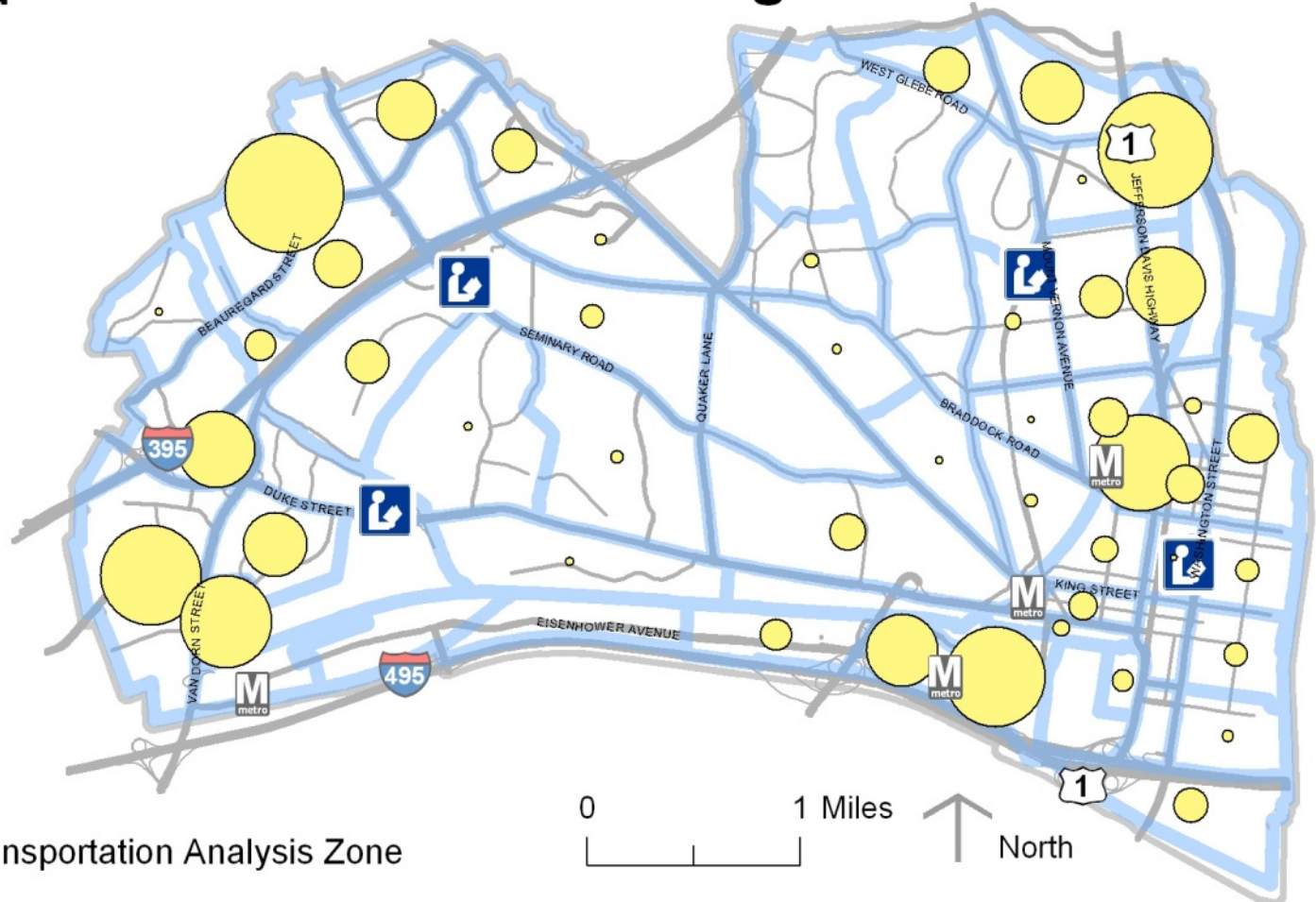
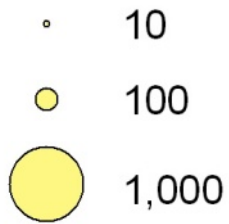
Carlyle and Eisenhower East



Residential Development Forecast

2010 - 2040 Housing Growth Forecast

Forecast Added Housing Units

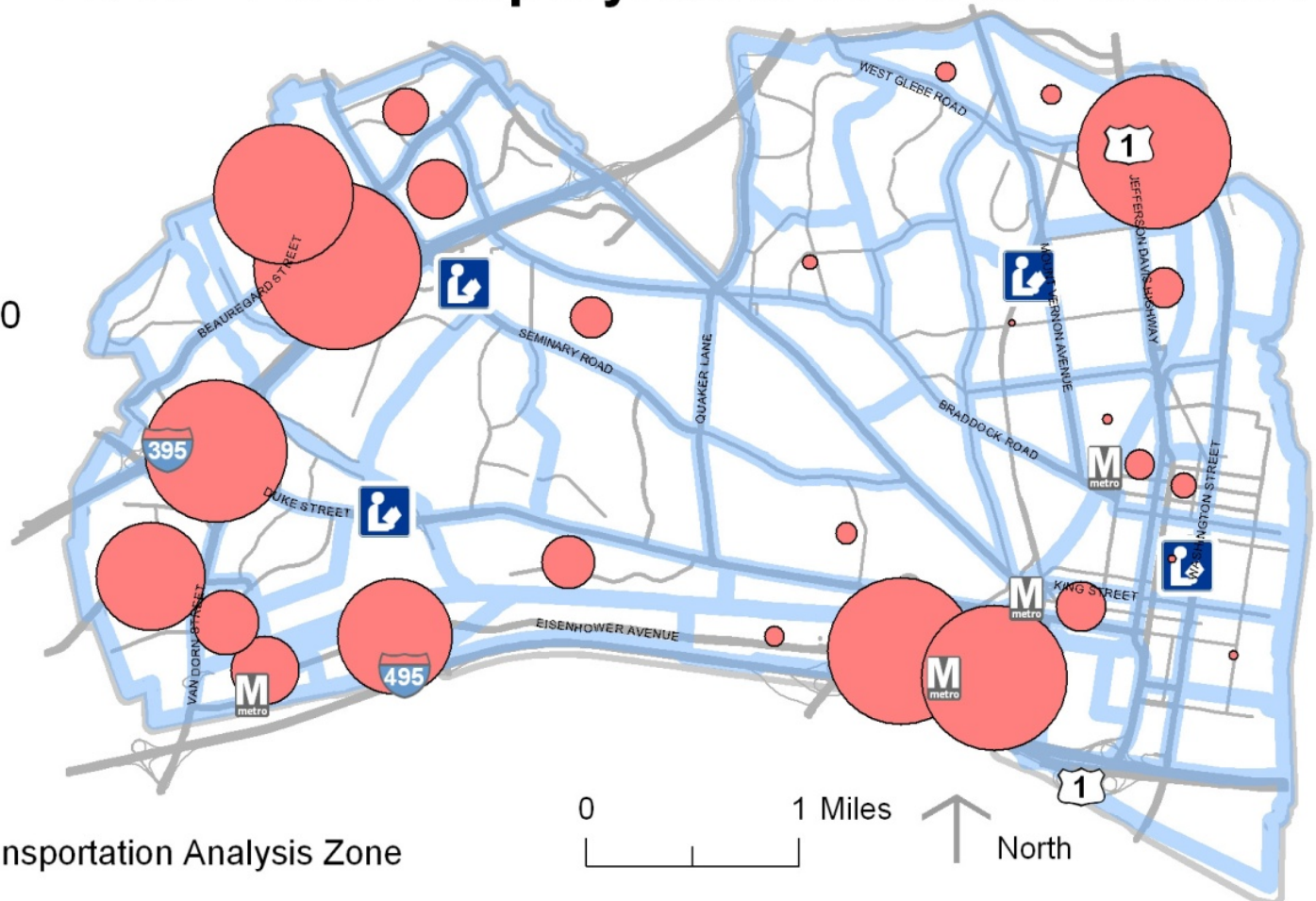
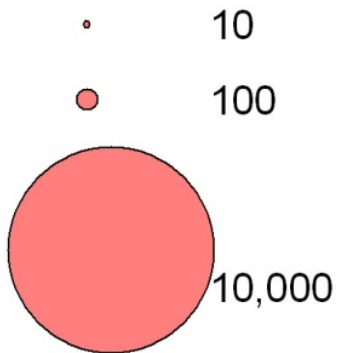


2012 Forecast by Transportation Analysis Zone

Employment Forecast

2010 - 2040 Employment Growth Forecast

Added Jobs



2012 Forecast by Transportation Analysis Zone

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)
Bearegard 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 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”

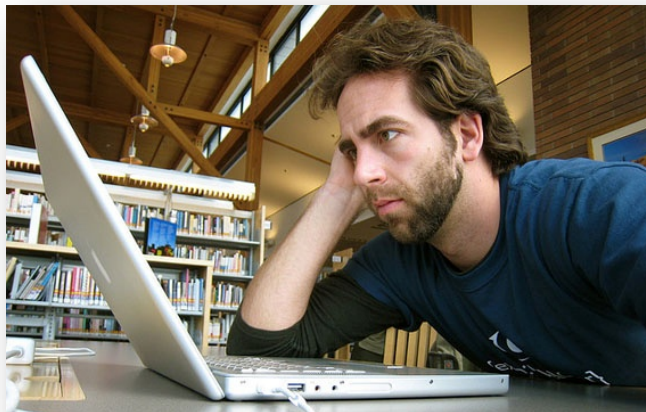
- * *The third place* is a term used in the concept of community building to refer to social surroundings separate from the two usual social environments of home and the workplace.



Business Center



Bryant Park



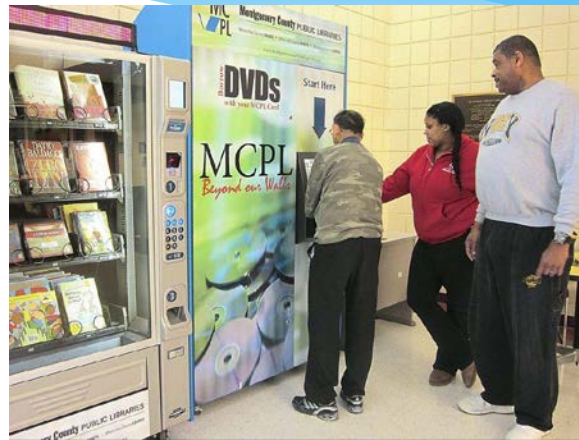
Bend, Oregon Public Library



Panera

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.



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 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

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http://alexandriava.gov/Planning

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Planning & Zoning

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

BEAUREGARD

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

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