

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

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March 15, 2013

**TO: Charlottesville Planning Commission, Neighborhood Associations &
News Media**

Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on **Tuesday March 26, 2013 at 5:00 pm in the NDS Conference Room in City Hall (610 East Market Street).**

AGENDA

1. Comprehensive Plan Review
2. Public Comment – 15 minutes

cc: City Council
Maurice Jones
Aubrey Watts
Jim Tolbert
Neighborhood Planners
Melissa Thackston, Kathy McHugh
Mary Joy Scala
Craig Brown, Rich Harris

**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**



MEMORANDUM

To: Charlottesville Planning Commission and City Council
From: Missy Creasy, Planning Manager
Date: March 15, 2013
Re: March 26, 2013 Work Session

The Commission has worked for many months towards adoption of the 2013 Comprehensive Plan. This work session will provide an additional opportunity to discuss any additional items and needed updates to the plan in advance of the April 9, 2013 Joint Public Hearing. Staff will be prepared to provide updates on any changes made to the draft since March 12th meeting and prepare to address any items in advance of the hearing.

Community Characteristics

At the March 12, 2013 work session, the Commission provided staff with guidance to use the VEC report to highlight many of the demographics with a narrative including items not in that report deemed relevant to the plan in a format similar to other chapters of the plan. Staff has provided the Community Characteristics chapter update with multiple attachments. This information will also be available on line prior to the work session as a part of the draft.

Rivanna River Basin Commission – River Corridor Plan

The RRBC requested that a link be provided to the Comprehensive Plan for the context and framework for a Rivanna River Corridor Plan. Staff will be making this update on line prior to the work session and has attached the document for your review.

Please review the full Comprehensive Plan and be prepared to provide comments.

The plan is available here: <http://www.charlottesville.org/Index.aspx?page=3130>

Work Session Schedule (updated 2/6/13)

January 15, 2013 – Joint City County Planning Commission Meeting (5:30-7:30 County Office Building)

January 22, 2013 - Work Session (5-7PM NDS Conference Room City Hall)
Complete Transportation Chapter review and Urban Design and Historic Preservation

January 31, 2013 – Community Outreach meeting – (4-7PM Water Street Center)
(February 6th weather date)

February 5, 2013 – Work Session (5-8PM NDS Conference Room City Hall)
Review Economic Sustainability, Housing, and Land Use Chapters - Will reserve additional time for City Council to provide comments on Land Use.

February 12, 2013 – Regular Planning Commission meeting
Continue Land Use discussion, Review Community Values, Community Characteristics and Glossary.

February 26, 2013 – Work Session (5-7PM NDS Conference Room City Hall)
Complete any pending discussions, Review Introduction, Implementation, Community Values, Community Facilities and Land Use Chapters

March 5, 2013 - Review of updated chapters (5-7PM NDS Conference Room City Hall)
Housing, Transportation, Urban Design and Historic Preservation, Environment, Glossary
Land Use, and Economic Sustainability

March 12, 2013 - Regular Planning Commission meeting
Continued review of materials from last week and Community Facilities, Land Use and Community Characteristics Chapters

March 26, 2013 – Complete any pending discussions

April 9, 2013 - Public Hearing

The above schedule will be revised as needed based on the pace of chapter review. Commissioners will need to review the draft chapters noted for each session located here

<http://www.charlottesville.org/index.aspx?page=3366> and staff will provide chapter update memos in advance of work sessions.

PURPOSE

This chapter contains a variety of information about Charlottesville including demographics and other quantitative measurements that describe the city and its residents. Understanding descriptive data about Charlottesville's population and structure is essential for assessing and tracking our community's progress toward specific goals and for making informed decisions about the city's future, including goal setting and resource allocation. The chapter and appendices frame this vital data about our city around topics in the nine vision statements found in Charlottesville City Council's FY 2013 budget.

Background Information

Performance Measures

There are additional community efforts underway which will provide valuable information. A joint effort, called P3 (Plan Perform Perfect), between the Budget Office and City Council is the development a performance measurement tracking system. This system tracks what individual city departments are doing as well as overall progress towards the City Council Vision Statement goals. The progress towards the vision goals will be tracked through internal measures (such as total number of affordable housing units created or linear feet of sidewalk built) and external measures (such as US Census data on the median income of families or VDOT Average Annual Daily Traffic Volumes data for city roads). When these measures are finished being developed and resources gathered, much of this chapter in future Comprehensive Plans will be able to reference directly the P3 measures and data for the City Council Vision Statement goals instead of being separate efforts by city staff. In addition to the P3 project, the Livable Communities Planning Project is in the process of developing a performance measurement system to support the City and County Comprehensive Plans.

Structure of Governance

The City of Charlottesville operates under a Council-Manager form of government. The city is governed by a 5-member City Council, who are elected at-large to serve 4-year staggered terms. Elections are held in November of odd-numbered years.

The City Council elects one of its members to serve as Mayor for a term of two years. The Mayor presides over meetings and calls special meetings. The City Council appoints a City Manager who serves at the pleasure of the City Council and translates their policies and priorities into action. The current City Manager, Maurice Jones, has been in office for two years and served as Assistant City Manager for two years prior

to that. In addition, the City Council appoints the Director of Finance, the City Assessor, the Clerk of the Council, and members of policy-making boards and commissions.

The City Council makes policy in the areas of city planning and finances, human development, public safety and justice, public utilities, and transportation. It has specific powers to pass ordinances, levy taxes, collect revenues, adopt a budget, make appropriations, issue bonds, borrow money, and provide for the payment of public debts. The authority for the city to utilize these powers is granted through the city's Charter, which was issued by the Commonwealth of Virginia in 1946 and has been amended several times since.

Boards and Commissions

The Charlottesville City Council appoints citizen representatives to 32 local and regional boards and commissions. All boards are open to Charlottesville residents, and the positions are publicly advertised. While some boards interview potential representatives, most committee members are selected through an application process.

The 32 local and regional boards and commissions include, but are not limited to, the Board of Architectural Review, the Planning Commission, the Rivanna Water and Sewer Authority (RWSA), and the Charlottesville Redevelopment and Housing Authority (CRHA). In the past, citizens were appointed to serve on the School Board but in November 2005, voters in the city approved a referendum for an elected School Board. The first election for the School Board occurred in May 2006.

Real Estate Tax Rates

The City of Charlottesville's real estate tax rates compare favorably with other comparable Virginia cities (see appendix, Table 1). City Council lowered the real estate tax rate for 2007 because the assessment values have increased so dramatically in recent years. The Charlottesville tax rate is set at \$0.95 per \$100 of assessed value for the 2012 fiscal year.

Utility Fees

The water, sewer, and gas rates for Charlottesville's public utilities are set to recover operating and maintenance costs only, and new rates are approved in June of each year (see appendix, Tables 2 and 3).

The 2012 fiscal year monthly water and sewer charges are \$4.00 each. The water charge's summer rate per 1,000 cubic feet was \$49.93 and the winter rate was \$38.41. The sewer charge's summer rate per 1,000 cubic feet was \$50.25 and the winter rate was also \$50.25. The gas rates have a monthly charge of \$10.00. The rate for the first 3,000 cubic feet per 1,000 cubic feet is \$10.6424. The rate for the next 3,000 cubic feet per 1,000 cubic feet is \$10.0039. The rate for the next 144,000 cubic feet per 1,000 cubic feet is \$8.9396. The rate for over 150,000 cubic feet per 1,000 cubic feet is \$8.7268.

Executive Summary

Income, cost of living, poverty, labor force, occupation, and employer data show that although Charlottesville has very strong education and health service industries (see appendix, Figure 4), the community is still struggling with poverty and low median incomes for families and households when compared to the state (\$11,000 and \$20,000 differences, respectively). This disparity has an immediate impact on the affordability of necessities, and the cost of living index suggests that this may be aggravated by higher-than-average prices for those necessities.

The trends of increasing high school completion and college education among the population suggest an increasingly skilled workforce in the city. The city schools are experiencing decreasing enrollment, but are spending more per pupil (higher than state and national averages) and seeing greatly improved high school completion rates for recent school years. It is also interesting to note that private school enrollment has increased dramatically in the last 20 years, likely in compensation for the decrease in public school enrollment.

It is staggering to see that 54% of Charlottesville public school students are eligible for the Free and Reduced Lunch Program when the median family income in Charlottesville is \$62,378 and only 8% of families are estimated to be below the poverty threshold by the ACS. VEC estimates this number is closer to 20%.

University of Virginia's enrollment has steadily increased over the past decade and

accounts for nearly 30% of Charlottesville's population.

With over 19,000 housing units in Charlottesville breaking down into 47% single family detached, 34% multi-family, 10% duplexes, and 9% single family attached, there are a variety of housing choices available. Of all the housing units in Charlottesville, 55% are renter occupied, 38% are owner occupied, and 7% are vacant. The housing stock varies in age as well, with 61% built before 1970. The value of housing in Charlottesville has jumped 130% since 2000, when neighboring Albemarle County has only seen an increase of 105%. The affordability of housing is a little precarious: 56% of renters are paying more than 30% of their income for housing, and 37% of owners are doing the same. These numbers have increased more than 10% since 2000. Additionally, the median family income has not kept up with the cost of housing in either Charlottesville or Albemarle. The value to income ratio for those localities has increased by more than 50% between 2000 and 2010.

Economic Sustainability

Income

Charlottesville, which had a higher median household income than Albemarle County in 1970, now has a lower median household income than Albemarle County, the Charlottesville MSA, and the state of Virginia. The city's median household income and median family income are both significantly lower than that of Albemarle County and the Charlottesville MSA, according to the 2006-2010 ACS (see appendix, Table 5).

It should be noted that there is a significant difference between median household income and median family income. According to the Census definitions a household is "the total number of people living in a housing unit" while a family is "a group of two or more people who reside together and who are related by birth, marriage, or adoption." This is an especially important distinction for the Charlottesville community because of the number of students and other single-person households present in the city. Median family income is higher than household income because many families have two or more wage earners contributing to the total income and non-family households include college students who have little or no income.

Cost of Living

The Council for Community and Economic Research (C2ER, formerly ACCRA) publishes a quarterly report indexing the cost of living in numerous cities and metropolitan are-



as across the country. Table 6 shows the composite index during the third quarter of 2012 for the Charlottesville area (105.5), which is more than 5% higher than the national composite index (100) for cost of living.

The cost of living in Charlottesville is also higher than in the Harrisonburg-Rockingham area (98.6) and the Staunton-Waynesboro-Augusta area (94.5). The Washington-Arlington-Alexandria metropolitan area has a much higher cost of living index: 147.2. Although it is more expensive to live in Charlottesville than the national average, Charlottesville is not as expensive as some comparable cities with similar characteristics such as a high quality of life. The Burlington-Chittenden area of Vermont is one comparable example and has a cost of living index of 121.1 for the same reporting period.

Although the cost of living in Charlottesville is higher than in Richmond, in the year 2011, both cities had similar median family incomes: \$77,170 in Charlottesville and \$73,112 in Richmond. Staunton-Waynesboro-Augusta and Harrisonburg-Staunton have lower cost of living indices and lower median family incomes (\$60,279 and \$58,670, respectively) than Charlottesville. The high cost of living in Burlington, Vermont is accompanied by higher median family income of \$75,598, which is similar to the median family income in Charlottesville, though there is a 15-point difference in the cost of living indices. The Washington-Arlington-Alexandria area has a significantly higher median family income (\$115,237) to accompany their large cost of living index.

Recent changes in the cost living as evidenced by the increased ratio of median housing costs to median family income are discussed at a later point in this chapter.

Labor Force

The labor force is defined as the number of people in an area that are 16 years of age or older and are either employed, seeking employment, or in the Armed Forces. People who neither have a job nor are looking for a job are included in the labor force. According to the 2006-2010 American Community Survey, it is estimated that 60.0% of the population in Charlottesville is in the labor force, 57.0% are currently employed, and 4.5% are unemployed. In Virginia as a whole, it is estimated that 67.4% of the state's population is in the labor force, which is similar to Albemarle County's estimated 64.5%. The large student population in the city probably accounts for the low labor force figures, as students are generally not considered to be part of the labor force.

Although Charlottesville's population is increasingly better educated, there is a striking disparity between levels of education, gender, income, and poverty status in the 2006-2010 ACS data (see appendix, Tables 7, 8, and 9). In Charlottesville, the highest poverty rate by educational attainment level is among those who did not earn a high school diploma or equivalent, at 36.9%, with the next highest being those who did earn a high school diploma or equivalent, at 15.3%. The largest difference in poverty rates by gender is among those with a high school diploma or equivalent: for males, the poverty rate is 6.5%, and for females, the poverty rate is 23.1%.

Similar trends can be observed in income levels by educational attainment level and gender (see appendix, Table 9). The median income for the population 25 years and over is \$31,983. The largest differences in median income by educational attainment level are between those who did not earn a high school diploma or equivalent (median of \$12,974) and those who did earn a high school diploma or equivalent (median of \$27,392), and those with a bachelor's degree (median of \$36,239) and those with a graduate or professional degree (median of \$49,522). The largest differences in median income by gender were for high school diploma or equivalent (male: median of \$31,547, female: median of \$25,685), bachelor's degree (male: median of \$41,447, female: median of \$32,257), and graduate or professional degree (male: median of \$51,752, female: median of \$46,654).

Education

Overview

The Charlottesville City School board is a seven-member board that is responsible for directing the program of public education for the city's approximately 4,000 students. In the past, the School Board was appointed by the City Council. As a result of a citywide referendum, board members are now elected. This transition to an elected school board occurred in 2006. Most planning for the school system occurs through the School Board.

City School Enrollment Trends

The school system consists of six elementary schools, one upper elementary school, one middle school, and one high school. Each elementary school houses a preschool program for disadvantaged and at-risk three and four year olds. Total preschool enrollment for the 2011/12 school year is 247 students, and they are not included in the

total school enrollment numbers. Over the last 20 years, the total number of students enrolled in the Charlottesville school system has decreased by 12.1% from 4,530 students in the 1992/93 school year to 3,983 in the 2011/12 school year. However, in the last 5 years, the total enrollment in the city's elementary schools has increased by 9%. System-wide, there has been a net 1.7% increase in enrollment over the last 5 years due to a substantial increase in elementary school enrollment (see appendix, Figures 10 and 11).

Some non-city residents are choosing to pay tuition to send their children to city schools, particularly to Charlottesville High School. In FY 2000, Charlottesville Schools began tracking out-of-district paying students. There are currently 259 tuition-paying students.

Student-Teacher Ratio

The student to teacher ratios in the last five years has increased from around 14 students per teacher in 2006 to an average of 18 students per teacher, with a low of 14 in 2006/07 school year and a high of 20.5 in the 2010/11 school year. The average class size in Charlottesville City Schools was higher than in Albemarle County in the 2010/11 school year for elementary and high schools, while lower for middle schools (see appendix, Table 12).

Educational Spending Trends

Historically, Virginia, like many states in the South, has spent less per pupil than the national average. However, in 2008 Virginia exceeded the national average of per pupil educational expenditures, which was \$10,591, by \$725. Charlottesville has consistently spent more than the state and national average, and in 2011 spent \$16,246 per pupil, which exceeded the state average for that year by 51%.

The city's financial contribution to the school system, as well as the amount of spending per pupil, has been continually increasing over the past ten years (see appendix, Table 13). In FY 2002, the City of Charlottesville spent \$5,745 per student in the City Schools system. In FY 2012, the city spent \$9,856 from local revenue sources per student, an increase of more than 71%. While the city government does not direct the school system in how it allocates and distributes these funds, it continues to support the efforts being made to provide the highest quality education for Charlottesville's youth.

Free and Reduced Lunch Program

The federal poverty threshold determines eligibility for the Free and Reduced Lunch Program. For the 2011/12 school year, a student could receive free lunch if his or her family's income was less than 130% of the federal poverty threshold. A student could receive reduced lunch if his or her family's income was less than 185% of the poverty threshold.

Compared to Albemarle County, Charlottesville City Schools have a large proportion of students who are eligible to receive free or reduced lunch (see appendix, Table 14). In the 2011/12 school year, 54.4% of the students in Charlottesville City Schools were eligible to receive free or reduced lunch. The proportion of students eligible to receive free and reduced lunch has increased in recent years, and the percent of students presently eligible is the same this school year as it was in the 1997/98 school year.

In both the city and the county, the proportion of students who are eligible for the Free and Reduced Lunch Program is highest in the elementary schools and lowest in the high schools, a trend that has remained consistent during the last decade. One explanation for lower rates in high schools is that students are self-conscious about declaring that their families need financial assistance, so they do not sign up for the Free and Reduced Lunch Program. Additionally, students who are eligible for this program are significantly more likely to drop out of high school, which reduces the proportion of eligible students in high schools.

Table 15 indicates that the proportion of students eligible to receive free lunch at Charlottesville High School has been increasing over the last five years. However, the proportion is not significantly higher than the proportion ten years ago. One possible explanation for this increase in the last five years is a change in policy at Charlottesville High School which makes students who receive free or reduced lunch less visible to their peers.

Private School Enrollment Trends

According to the 2010 Census, 414 children living in Charlottesville were enrolled in private elementary, middle, or high schools (see appendix, Table 16). This means 10.3% of Charlottesville's school-aged children did not attend the city's public schools in 2010. While this percentage is not as large as it is in Albemarle County, where close to 3,000 children attend private schools, it is still significant. Since 1990, both Char-

lottesville and Albemarle have experienced an increase in the number of percentages of students who attend private schools. However, the rate of growth has been much higher in Albemarle County, which in the year 2010 had almost than 3 times the number of students in private schools than in 1990. In 2010, Charlottesville had 51% more students enrolled in private schools than in 1990.

A substantial number of children also attend private nurseries and preschools. In 2010, 327 children over the age of three years were enrolled in such a facility, while more than 1,200 children in Albemarle County were enrolled in private nurseries and preschools. Not all of these children will remain in private schools for the duration of their education, but these numbers could suggest that the city and the county lacked adequate public preschool programs in 2010.

Higher Education

UVA's enrollment has gradually increased and is projected to grow by approximately 100 students per year in the near future. The majority of UVA students are undergraduates, and approximately 30% are graduate and professional students. The continued growth and enrollment at the University of Virginia has a direct relationship to many of the other demographic characteristics of the City of Charlottesville.

In 1970, total enrollment at the University of Virginia was 10,852 students. That figure grew to 16,451 by 1980. While the growth rate has leveled off somewhat since 1980, in 1990, there were 18,137 students enrolled in UVA in 1990 and 18,346 in 1999. In the fall of 2011, 21,106 undergraduates and graduates were enrolled in UVA. Thus, students account for a significant percentage of Charlottesville's total population. According to the 2006-2010 ACS, there are approximately 12,510 Charlottesville residents enrolled in college or graduate school, which accounts for about 30% of the estimated population.

Housing

Housing Units and Dwelling Type

Charlottesville has 19,189 housing units according to the 2010 Census, which is slightly more than the 18,943 units shown in the 2006-2010 American Community Survey (ACS) 5-Year Estimates. Unfortunately, given the change in data collection methodologies for the 2010 Census, the more detailed information on housing characteristics is no longer available; therefore, references for this information must come from the

ACS data, which shows 246 less housing units and is subject to varying margins of error. The discrepancy in the total number of units constitutes roughly 1.3% of the total and is of concern; however, there is no better source of data available therefore the variance is noted but no adjustments will be made to account for the difference. Of the 18,943 units per the ACS, 8,942, or 47.2% are single-family detached units, and 1,683, or 8.9% are single-family attached units. In total, single-family housing units account for 56.1% of all housing in Charlottesville. Another 9.8% of the housing units in Charlottesville are duplexes. The remainder of Charlottesville's housing units are classified as multi-family units (e.g., apartment or condominium buildings) or mobile homes. Between 2000 and 2010, the number of single-family units increased by 10.5% (from 9,607 to 10,625) while the number of duplexes, and multi-family units (including mobile homes) increased by 4.1% (from 7,984 to 8,318). Further, although 2,362 (an increase of 13.4%) housing units were reported as being built between 2000 and 2010, the net increase in housing units per the ACS data was only 1,352 units or 7.6%, indicating that 1,010 housing units may have been demolished or converted to commercial space during that same time period.

Age of Housing Stock

Despite the development of newer housing in Charlottesville, the city contains a substantial number of older housing that is potentially vulnerable to deterioration and subsequent neighborhood decline without continued investment by existing or new homeowners. Of the total housing units, 8,574 units were built between 1940 and 1970, which constitutes 44.6% of the total housing stock in 2010 (see appendix, Table 17). Generally, houses of this age tend to be smaller than newer homes and require more maintenance, meaning that these units can be less desirable to homeowners who can afford newer and larger homes. It should be noted that older housing structures are considered an asset in many neighborhoods because of their quality of construction and historic character. Charlottesville has 3,479 housing units built in 1939 or earlier, which accounts for 18.4% of the housing stock in 2010.

Homeownership Rates

Renters outnumber homeowners in Charlottesville. Of the 17,778 occupied housing units in the city, only 7,315 are occupied by the homeowner. Renters account for almost 60% of all housing occupants. This figure is high because numerous University of Virginia students rent apartments off grounds. According to the U.S. Census Summary

File 1 data, the number of owner-occupied housing units increased by 433 in 2010 from 2000 (from 6,882 to 7,315), indicating a slight increase in the homeownership rate between 2000 and 2010. This indicates a change from the prior decade when housing units increased by only 100 and the homeownership rate decreased slightly. While the variation in rates is not significant with respect to a new trend or direction, it is noteworthy that the rate has varied over the past three decades from a high of 42.4% in 1990 to a low of 40.9% in 2000, meaning that it is staying very consistent.

Vacancy Rates

Of the 19,189 housing units in Charlottesville in 2010, 17,778 housing units or 92.6% of the total units were occupied, and 1,411 (7.4%) were vacant (see appendix, Table 18). Of the units that were vacant in 2010, only 671 were available for rent, and another 205 were for sale. With only 1.1% of the city's housing units available for rent at a given time, the housing market in Charlottesville can be generally classified as very tight. Although in 2010 there were 1,598 additional housing units since 2000, vacancies are still modest (less than 10%) and represent only slightly more of the housing units in the city than in 2000. In fact, these numbers may be much tighter than even the Census figures show. Specifically, the Thomas Jefferson Planning District Commission (TJPC) performed a city-wide housing conditions and land use survey during 2011 and inventoried only 29 vacant units; however, this figure likely reflects only single family housing or duplexes as the methodology for this inventory did not include detailed information on vacancies in multi-family properties.

Housing Costs and Values

As stated earlier in this chapter, one of the two highest financial burdens for Charlottesville Metropolitan Statistical Area (MSA) residents is the cost of housing. Housing prices in Charlottesville have risen at a considerable rate over the past decade. During the 2011 One Community Housing and Economic Drivers session, many residents identified housing affordability as a primary concern. According to 2010 Census data, median home values have increased by 130.2% in Charlottesville and 105.2% in Albemarle County between 2000 and 2010 (see appendix, Table 19). The Charlottesville Area Association of Realtors (CAAR) reports that the average price per square foot of houses sold in Charlottesville has increased from \$65 (1990) to \$86 (2000) to \$167 (2011), an increase of approximately 94%; however, in the last 5 years this figure actually decreased from a high of \$202 or -17.4%, which is reflective of the

overall downturn in the economy as well as the bursting of the so-called "housing bubble". On the other hand, rents have increased much less than purchase prices.

According to the American Community Survey 2006-2010 5-year estimates, approximately 55.6% of renters in Charlottesville and 36.6% of homeowners were paying 30% or more of their income towards housing—typically paying 30% or less is considered affordable. These figures are significantly higher than the figures from 2000, which showed that only 40.5% of renters and 14.2% of Charlottesville homeowners paid 30% or more of their income in rent or mortgage.

Although median family income in Charlottesville has increased since 1980, the rate of growth has not kept up with the increasing value of housing, especially since 2000. By looking at the ratio of the median value of owner-occupied housing to median family income (see appendix, Table 20), the burden of rapidly increasing in housing values emerges. Between 1980 and 2000, the ratio of housing values to income increased from 2.6 to 2.7, which is not a significant increase, meaning the cost of housing remained stable relative to income in Charlottesville during those 20 years. Unfortunately, the data shows a drastic increase in housing value that was not accompanied by a corresponding increase in income for both Charlottesville and Albemarle County from 2000 to 2010. In Charlottesville, in the year 2000, median owner housing values were 2.7 times higher than median family income; ten years later median housing values were 4.5 times median family income. This information reflects the significant rise in housing values over the time period, which appears to be sustaining despite a mid-decade housing crisis that has still not been resolved at this time.

Community Characteristics Tables and Figures Appendix

Table 1: Real Property Tax Rates per \$100 of Assessed Valuation

Local real estate tax rates					
	2000	2005	2006	2007	2012
Charlottesville	\$1.11	\$1.05	\$0.99	\$0.95	\$0.95
Richmond	\$1.43	\$1.27	\$1.29	\$1.23	\$1.20
Lynchburg	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11
Roanoke	\$1.21	\$1.21	\$1.21	\$1.19	\$1.19
Waynesboro	\$0.97	\$0.78	\$0.78	\$0.70	\$0.75
Harrisonburg	\$0.62	\$0.62	\$0.62	\$0.59	\$0.63

Source: Cities of Charlottesville, Richmond, Lynchburg, Roanoke, Waynesboro, and Harrisonburg

Table 2: Water and Sewer Rates, Charlottesville

Water and Sewer Rates		
	Summer rate: May-September	Winter rate: October-April
Water Monthly charge	\$4.00	\$4.00
Water Charge Per 1000 cu. ft.	\$49.93	\$38.41
Sewer Monthly charge	\$4.00	\$4.00
Sewer charge per 1000 cu. ft.	\$50.25	\$50.25

Note: Rates for the 2012/2013 fiscal year became effective on July 1, 2012.

Source: Charlottesville Utility Billing Office

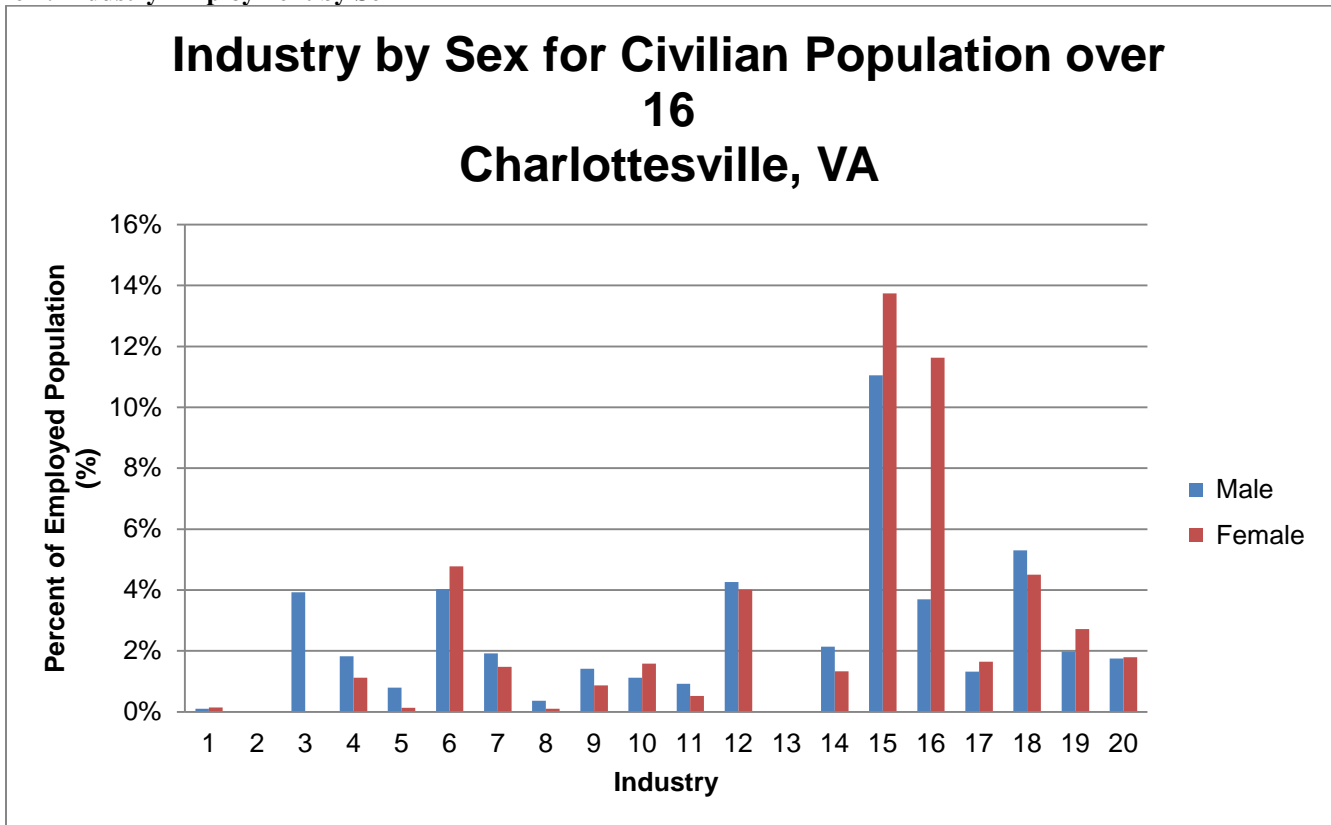
Table 3: Gas Rates, Charlottesville

Gas Rates	
Monthly charge	\$10.00
First 3,000 cu. ft./1,000 cu. ft.	\$10.6424
Next 3,000 cu. ft./1,000 cu. ft.	\$10.0039
Next 144,000 cu. ft./1,000 cu. ft.	\$8.9396
Over 150,000 cu. ft./1,000 cu. ft.	\$8.7268

Note: Rates for the 2012/2013 fiscal year.

Source: Charlottesville Utility Billing Office

Figure 4: Industry Employment by Sex



1	Agriculture, forestry, fishing and hunting
2	Mining, quarrying, and oil and gas extraction
3	Construction
4	Manufacturing
5	Wholesale trade
6	Retail trade
7	Transportation and warehousing
8	Utilities
9	Information
10	Finance and insurance
11	Real estate and rental and leasing
12	Professional, scientific, and technical services
13	Management of companies and enterprises
14	Administrative and support and waste management services
15	Educational services
16	Health care and social assistance
17	Arts, entertainment, and recreation
18	Accommodation and food services
19	Other services, except public administration
20	Public administration

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Table 5: Median Household and Family Income

	Estimate of Median Household Income	Margin of Error	Estimate of Median Family Income	Margin of Error
City of Charlottesville	\$42,240	+/-2,176	\$62,378	+/-4,332
Albemarle County	\$64,847	+/-2,443	\$83,894	+/-2,470
Charlottesville MSA	\$56,592	+/-1,168	\$74,256	+/-1,329
Virginia	\$61,406	+/-235	\$73,514	+/-433

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Table 6: Cost of Living Indices for Charlottesville and other areas

Index (% towards composite score)	Charlottesville VA	Harrisonburg - Rockingham VA	Staunton - Waynesboro - Augusta VA	Washington - Arlington - Alexandria DC - VA	Richmond VA	Burlington - Chittenden Co VT
Grocery (13.31%)	98.6	96.8	94.8	113	103.4	109.9
Housing (29.27%)	119.8	101.6	93.3	256.2	91.1	144.7
Utilities (10.22%)	95.5	101.1	99.4	105.8	106.1	129.6
Transportation (9.86%)	97.4	90.3	94.2	107.4	101.5	107.7
Health (4.23%)	99.1	99.3	97.7	100.7	113.3	104.7
Miscellaneous (33.11%)	102.6	98.5	93.7	97.8	106	108.7
Composite (100%)	105.5	98.6	94.5	147.2	101.2	121.1

Source: Council for Community and Economic Research, Cost of Living Index, 3rd Quarter 2012

Table 7: Educational Attainment by Sex

Educational Attainment in Charlottesville for the Population 25 and Over						
	Total		Male		Female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Population 25 years and over	24,458	+/-574	11,530	+/-400	12,928	+/-314
Less than 9th grade	7.3%	+/-1.5	8.6%	+/-2.1	6.2%	+/-1.9
9th to 12th grade, no diploma	8.3%	+/-1.8	7.5%	+/-2.4	8.9%	+/-2.2
High school graduate (includes equivalency)	19.1%	+/-2.2	19.0%	+/-2.5	19.3%	+/-2.9
Some college, no degree	15.8%	+/-2.4	15.2%	+/-3.6	16.4%	+/-2.8
Associate's degree	3.5%	+/-1.0	3.2%	+/-1.6	3.8%	+/-1.4
Bachelor's degree	21.0%	+/-2.4	20.2%	+/-3.0	21.7%	+/-3.1
Graduate or professional degree	25.0%	+/-2.5	26.4%	+/-3.4	23.8%	+/-3.2
Percent high school graduate or higher	84.4%	+/-2.1	83.9%	+/-2.8	84.9%	+/-2.8
Percent bachelor's degree or higher	46.0%	+/-2.6	46.6%	+/-3.5	45.4%	+/-3.2

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Table 8: Educational Attainment by Poverty Status

Poverty Rate for the Population 25 Years and Over for Whom Poverty Status is Determined by Educational Attainment Level (In 2010 Inflation-Adjusted Dollars)						
	Total		Male		Female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Less than high school graduate	36.9%	+/-8.0	33.3%	+/-10.2	40.2%	+/-9.5
High school graduate (includes equivalency)	15.3%	+/-5.2	6.5%	+/-4.7	23.1%	+/-9.0
Some college or associate's degree	12.5%	+/-4.5	15.9%	+/-7.8	9.8%	+/-5.0
Bachelor's degree or higher	9.8%	+/-2.6	10.4%	+/-3.6	9.3%	+/-3.2

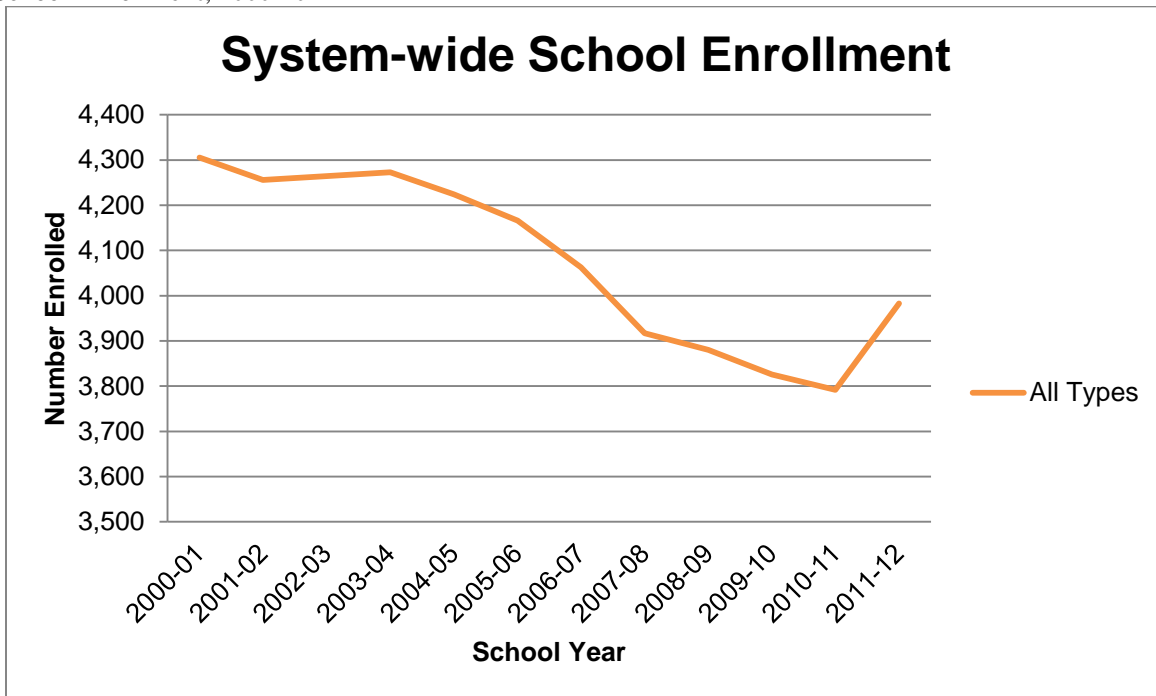
Source: U.S. Census Bureau, 2006-2010 American Community Survey

Table 9: Educational Attainment by Median Income

Median Earnings in the Past 12 Months for the Population 25 Years and Over (in 2010 Inflation-Adjusted Dollars)						
	Total		Male		Female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Less than high school graduate	12,974	+/-3,160	13,597	+/-4,218	11,843	+/-5,847
High school graduate (includes equivalency)	27,392	+/-4,657	31,547	+/-2,509	25,685	+/-4,266
Some college or associate's degree	30,020	+/-2,940	30,526	+/-4,881	29,498	+/-3,990
Bachelor's degree	36,239	+/-3,147	41,447	+/-5,489	32,257	+/-4,718
Graduate or professional degree	49,522	+/-3,381	51,752	+/-3,324	46,654	+/-4,279
Population 25 years and over with earnings	31,983	+/-1,619	34,442	+/-2,942	29,757	+/-3,267

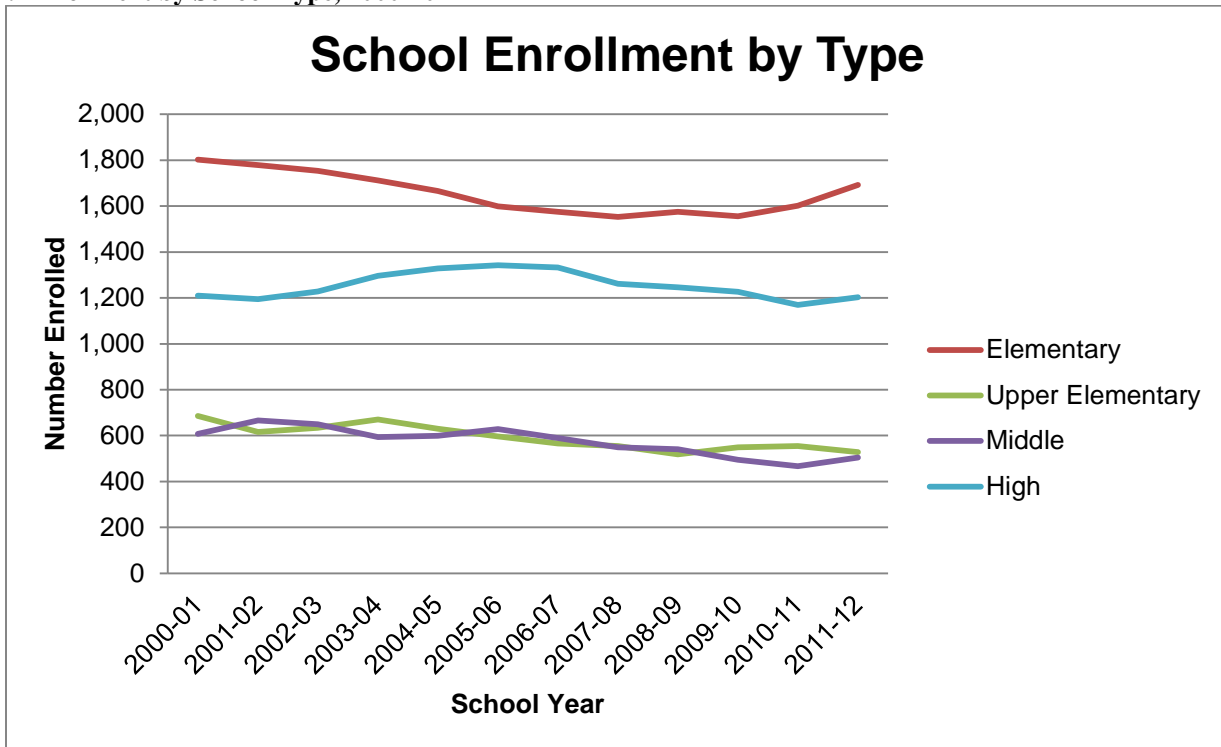
Source: U.S. Census Bureau, 2006-2010 American Community Survey

Figure 10: School Enrollment, 2000-2011



Source: Virginia Department of Education, Fall Membership Report Archives

Figure 11: Enrollment by School Type, 2000-2011



Source: Virginia Department of Education, Fall Membership Report Archives

Table 12: Student Teacher Ratios in Charlottesville and Albemarle, 2011

Average Student-Teacher Ratio, 2011		
	Charlottesville	Albemarle
Elementary	20.00	19.47
Upper Elem.	16.25	-
Middle	16.25	20.00
High	20.50	20.00

Sources: Charlottesville City Schools; Albemarle County Schools

Table 13: Per Pupil Expenditures in Charlottesville, Albemarle, and Virginia

Per Pupil Expenditures			
Year	Charlottesville	Albemarle	Virginia
2002	\$11,239	\$8,707	\$7,836
2003	\$11,391	\$9,258	\$8,182
2004	\$12,155	\$9,433	\$8,552
2005	\$12,307	\$10,516	\$9,202
2006	\$13,205	\$11,244	\$9,775
2007	\$14,362	\$12,294	\$10,584
2008	\$15,514	\$12,518	\$11,037
2009	\$16,038	\$12,506	\$11,316
2010	\$16,141	\$12,572	\$11,020
2011	\$16,246	\$11,907	\$10,793

Source: Virginia Department of Education, State Superintendent's Yearly Reports

Table 14: Percentage of students by type of school in the City of Charlottesville and in Albemarle County who are eligible to receive free or reduced lunch, 2001 - 2012¹

Free and Reduced Lunch Eligibility								
	Elementary		Middle		High		System-wide	
	City	County	City	County	City	County	City	County
2001/02	54.1%	30.5%	44.2%	19.8%	30.4%	16.6%	49.1%	19.6%
2002/03	54.5%	22.8%	47.1%	19.8%	28.6%	14.4%	46.3%	18.4%
2003/04	54.6%	24.1%	54.6%	19.2%	31.5%	11.6%	48.1%	18.2%
2004/05	59.5%	27.2%	54.2%	21.1%	35.6%	13.2%	51.8%	20.1%
2005/06	57.4%	28.5%	53.1%	22.2%	39.2%	13.7%	50.7%	21.1%
2006/07	58.9%	26.1%	57.8%	21.7%	42.0%	12.2%	52.5%	20.0%
2007/08	64.3%	27.4%	54.3%	25.1%	38.4%	13.1%	53.8%	20.4%
2008/09	63.0%	25.9%	53.1%	25.7%	44.1%	13.2%	54.2%	22.1%
2009/10	60.3%	30.5%	55.4%	26.6%	47.3%	17.4%	54.8%	24.2%
2010/11	53.7%	32.2%	52.1%	25.6%	46.1%	20.8%	53.8%	25.8%
2011/12	56.0%	30.8%	52.5%	27.1%	47.2%	18.3%	54.4%	26.5%

Source: Virginia Department of Education National School Lunch Program (NSLP) Free and Reduced Price Eligibility Report Archives

Table 15: Free and Reduced Lunch History, City Schools

Free and Reduced Lunch, City Schools										
School	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
Burnley-Moran	42.1%	37.9%	43.8%	48.9%	43.4%	49.5%	52.1%	48.0%	47.4%	45.3%
Clark	73.3%	76.6%	79.2%	74.4%	80.6%	88.7%	85.3%	85.6%	84.9%	82.3%
Greenbrier	46.1%	43.4%	44.2%	49.2%	45.2%	60.4%	51.5%	45.9%	49.2%	45.6%
Jackson-Via	68.9%	67.6%	71.7%	66.3%	71.1%	80.1%	72.6%	71.7%	72.7%	79.4%
Johnson	69.0%	73.4%	77.4%	78.8%	82.0%	78.0%	84.3%	77.7%	72.1%	68.6%
Venable	27.3%	23.8%	32.4%	31.0%	34.9%	42.3%	41.6%	38.9%	35.0%	37.6%
Walker	54.8%	59.8%	67.6%	52.9%	55.1%	51.5%	54.1%	54.4%	54.9%	56.5%
Buford	47.1%	54.6%	54.2%	53.1%	57.8%	54.3%	53.1%	55.4%	52.1%	52.5%
C'ville High	28.6%	31.5%	35.6%	39.2%	42.0%	39.4%	44.1%	47.3%	46.1%	47.2%
System-wide	46.3%	48.1%	51.8%	50.7%	52.5%	53.8%	54.2%	54.8%	53.8%	54.4%

Source: Virginia Department of Education National School Lunch Program (NSLP) Free and Reduced Price Eligibility Report Archives

Table 16: K – 12 Private School Enrollments

Private School Enrollment				
Year	Charlottesville		Albemarle	
	Number	Percent	Number	Percent
1990	274	6.1%	830	8.8%
2000	404	8.5%	2,024	14.4%
2010	414	10.3%	2,951	22.7%

Source: U.S. Census Bureau, 2010 Decennial Census

¹ Walker Upper Elementary is included in the elementary school category.

Table 17: Year Housing Structures Were Built

Year Housing Structures were Built		
Year Built	Number of Units	Percent
Built 2005 or later	820	4.3%
Built 2000 to 2004	1,142	6.0%
Built 1990 to 1999	1,592	8.4%
Built 1980 to 1989	1,495	7.9%
Built 1970 to 1979	2,305	12.2%
Built 1960 to 1969	3,186	16.8%
Built 1950 to 1959	3,446	18.2%
Built 1940 to 1949	1,478	7.8%
Built 1939 or earlier	3,479	18.4%
Total:	18,943	

Source: U.S. Census Bureau, 2008-2010 American Community Survey

Table 18: Housing Units and Occupancy in Charlottesville

Housing Units and Occupancy								
	1990		2000			2010		
	Number	Percent of Total	Number	Percent of Total	Percent Change from 1990 to 2000	Number	Percent of Total	Percent Change from 2000 to 2010
Total housing units	16,785		17,591		4.80%	19,189		9.10%
Occupied	16,009	95.40%	16,851	95.80%	5.30%	17,778	92.60%	5.50%
Owner	6,794	42.40%	6,887	40.90%	1.40%	7,315	41.10%	6.20%
Renter	9,215	57.60%	9,964	59.10%	8.10%	10,463	58.90%	5.00%
Vacant	776	4.60%	740	4.20%	-4.60%	1,411	7.40%	90.10%
For rent	311	40.10%	242	32.70%	-22.20%	671	47.60%	177.30%
For sale	102	13.10%	76	10.30%	-25.50%	205	14.50%	169.70%

Sources: U.S. Census Bureau, 1990 Census, Tables H001 (Housing Units), H004 (Occupancy Status), H008 (Tenure), and H006 (Condominium Status by Vacancy Status); 2000 Census, Tables H1 (Housing Units), H3 (Occupancy Status), H5 (Vacancy Status), and H7 (Tenure); 2010 Census Summary File 1.

Table 19: Median Cost of Housing in Charlottesville, Albemarle, and Area, 2000 - 2011

Median Cost of Housing			
Year	Charlottesville	Albemarle	Area
2000	\$121,500	\$207,000	\$149,000
2004	\$220,000	\$265,000	\$225,000
2005	\$247,428	\$285,500	\$255,000
2006	\$240,000	\$320,000	\$274,900
2007	\$280,000	\$310,000	\$276,950
2008	\$265,000	\$320,1000	\$265,000
2009	\$246,750	\$285,000	\$245,357
2010	\$244,036	290,415	\$248,301
2011	\$230,000	\$278,500	\$245,000

Source: Charlottesville Area Association of Realtors, Year End Market Reports

Table 20: Ratio of Median Family Income to Median Value of an Owner-occupied Housing Unit

Median Income Relative to the Median Housing Costs				
Charlottesville	1980	1990	2000	2010
Median family income	\$19,115	\$33,729	\$45,110	\$61,900
Median value of owner occupied housing unit	\$50,000	\$85,600	\$121,500	\$279,700
Value to Income ratio	2.6	2.5	2.7	4.5
Albemarle County				
Median family income	\$20,554	\$42,661	\$63,407	\$86,660
Median value of owner occupied housing unit	\$60,800	\$111,200	\$161,100	\$330,500
Value to Income ratio	3.0	2.6	2.5	3.8

Sources: U.S. Census Bureau, 1980, 1990, and 2000 Decennial Census
 U.S. Census Bureau, 2009-2011 American Community Survey
 U.S. Census Bureau, 2006-2010 American Community Survey



Rivanna River Corridor Plan – Draft Concept and Framework

Introduction

Noting the escalating interest over the last year in the Rivanna River, and especially in Rivanna river corridor planning, the Rivanna River Basin Commission (RRBC) has taken the opportunity to put assemble some resources that could be helpful to the localities that are part of the Rivanna watershed in conducting these types of planning activities.

This information is being forwarded to all the Rivanna localities (the City of Charlottesville and Albemarle, Greene and Fluvanna counties) so that it may be included by reference in comprehensive planning and implementation documents.

What is River Corridor Planning?

River corridor planning is a component of watershed management that focuses on the “river corridor” to achieve specific river management goals and objectives.

FEMA describes the river corridor as that which “includes the width of the channel in which water flows and is typically expanded to account for the extensive influence of the watercourse into the surrounding landscape...corridors also allow the free movement of wildlife from area to area within the region, help control erosion and river sedimentation, and help absorb floodwaters.”

The river corridor may be defined – and river corridor planning may focus on -- the floodplain, floodway, or land adjacent to and outward from the river channel, floodplain, or floodway to a defined extent (1/4, ½, 1 mile, etc.) It may include major tributaries or even all tributaries. It may be a part of a comprehensive watershed management plan that addresses the entire watershed, not just the defined corridor.

A Guide to River Corridor Management Plans, published by New Hampshire Department of Environmental Services in 1997, lists several definitions of river corridors (Table 1).

Table 1. Approaches to Determining River Corridor Width (Adapted from NHDES 1997)

Approach	Measure of River Corridor Boundary
National Park Services, Wild, Scenic, and Recreation River Program Guidelines	¼ mile from the ordinary high water mark on each side of the river
FEMA	100 or 500 year floodplain
New Hampshire Department of Environmental Services River Program Guidelines	Land area located within a distance of 1,320 feet (1/4 mile) of the normal high water mark on either side of the river or to the landward extent of the 100 year floodplain, whichever is larger
Towns	Boundaries of each town that border the river
Identifiable Features	Roads, railroads, development, and natural geographic features in cliffs
Natural Systems	Watershed boundary of the river, or the extent of unique habitats or natural communities

A river corridor plan may have a variety of goals and objectives including:

- preservation and enhancement of water quality and habitat;
- providing for nature-based recreational opportunities;



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- establishing a framework for future growth; and
- Providing a forum to advise local government in land use planning and decision-making.

It may also serve as a guiding document to create strategic financial investments across multiple jurisdictions.¹

The City of Charlottesville has identified the following five goals for river corridor planning in its Draft Rivanna River Initiative (see <http://www.charlottesville.org/index.aspx?page=3366>)²

1. Reconcile all prior river planning efforts into a cohesive plan of action for the City’s portion of the Rivanna River
2. Present a concise vision for the Rivanna River and adjacent properties.
3. Explore the river’s value as a resource for economic development.
4. Respect the river’s role in the region’s ecosystem, as well as the natural beauty the river contributes to the Charlottesville community.
5. Engage in a coordinated planning effort embraced by both the City and Albemarle County.

What is at stake?

As population in the region increases, demands of growth and development put pressure on all of our natural resources, including the river. Over half of the streams assessed in the watershed are impaired. Without a cohesive plan, we risk the chance of further degradation that in turn create public health issues and discourage recreational uses, thus limiting potential economic benefits that accrue from a scenic, healthy waterway. By not acting, we may lose the opportunity to leverage the momentum and potential for joint collaboration between Charlottesville City and Albemarle County as we plan for increased demands through a thoughtful, comprehensive planning process that recognizes the competing *and* complementary uses of the river.

Who should be Involved?

The Rivanna River flows from its headwaters in Greene County, through Albemarle County and the City of Charlottesville, to Fluvanna County where it enters the James River at Columbia, Virginia. As such, the Rivanna River corridor plan should include governments, academic institutions, non-profits and NGO, and residents in the Rivanna River watershed (see Table 2). Regardless of how we define the river corridor, we must take a “whole-watershed” approach because what we do in one part of the river affects the entire watershed.

Table 2. Potential Stakeholders

Agency/ Organization/Department	Expertise/Viewpoint
City of Charlottesville: <ul style="list-style-type: none"> • NDS • Parks and Recreation, Environmental Administration and Economic Development Albemarle County <ul style="list-style-type: none"> • Community Development • Parks and Recreation, Greenways & Blueways Manager • Watershed Resources Management • Economic Development Greene County	<ul style="list-style-type: none"> • Site plan design review and approval • Urban planning, zoning administration • Park planning and maintenance • Stormwater management • Neighborhood and community development • Land use planning • Economic development

¹ NHDES, 1997; VRWO, 2010; VRMP, 2010

² [Rivanna River Initiative](#), accessed on March 7, 2013.



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<ul style="list-style-type: none"> • Planning • Zoning <p>Fluvanna County</p> <ul style="list-style-type: none"> • Planning • Parks & Recreation 	
RWSA	Protect drinking water resource for rate payers
UVa PVCC	Innovative design/use ideas Recreational activities for student body
RCS JRA	River advocacy Education/outreach
TNC PEC	Land protection (easements), acquisition, science-based resource management Natural resources protection (Albemarle and Greene counties)
StreamWatch	Water quality, habitat, and stream conditions monitoring and studies
TJPDC	Regional perspective Planning expertise
RRBC	River and watershed-based coordinating entity (statutory-based) Watershed perspective Rivanna-focused data Elected officials outreach/education Natural resources protection
TJSWCD, CSWCD	Agriculture perspective/work with farmers
Riparian landowners	Property value, privacy, encroachment concerns
Chamber of Commerce Local developers Virginia Farm Bureau Virginia Cooperative Extension Wine Growers Association	Private development Economic growth Farmers Viticulturists Local food growers
Rivanna Trails Foundation Fluvanna Heritage Trail Foundation	Recreation, public access and land protection, especially river and stream corridor
Residents	Recreation Scenic beauty/aesthetics Quality of life Conservation values Public access and river access (hiking, boating) Health, public safety

What are the Barriers?

- Potential in-stream conflicts among varying interests including:
 - Environmental/ecosystem services
 - Habitat/natural community
 - Private development/economic development
 - Preservation/historic resources
 - Education/outreach
 - Recreation



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- Scenic beauty
- Pollution and impaired streams may inhibit recreational uses
- Existing by-right uses of river corridor parcels
- Legacy industrial sites and landfill properties adjacent to the river
- Funding implementation of a plan
- Public perception: “Not another plan!”
- Data gaps that make obtaining a complete picture of the corridor and
- Planning options may be difficult due to jurisdictional differences/perspectives/needs and inter-jurisdictional relationships
- Lack of clarity of roles, relationships, and funding of and for the three Rivanna-based organizations
- Perception that a well-buffered and protected river is contrary to economic development along the river
- Resistance to urban core localities (Albemarle and Charlottesville) planning with upstream and downstream neighboring localities

What are the Opportunities?

- Build on the existing momentum surrounding the Rivanna River including:
 - Recently published *2012 Rivanna Watershed Snapshot* and accompanying Technical Report (that includes data gaps, methodology of analyses used)
 - The Rivanna River Vortex project, which looked at the design of a 3-mile stretch of the river; year of the Rivanna at UVa School of Architecture
 - Charlottesville City stormwater utility fee and Albemarle County’s consideration of such a fee
 - Expanding trails, including the opening of the Old Mills Trail in November 2012
 - Chesapeake Bay watershed implementation planning
 - Local TMDL implementation plans (Cville Streams, Moores Creek)
 - Rivanna Conservation Society’s “Can You Swim Here?” campaign
 - RCS Extreme Watershed Makeover planned for fall 2013 in Moores Creek watershed
 - Bacteria monitoring by StreamWatch and continued monitoring for aquatic bugs
 - New state stormwater regulations to go into effect in 2014 and local governments response
 - TJPDC’s 1-Community project looking at the livability of the Cville, Albemarle County, and MPO
 - New buffer protections in Fluvanna County and intent to do the same in Greene County
- City of Charlottesville and County of Albemarle *1-Community Project* joint planning commission recommendation that joint river corridor planning is 1 of 2 highest/immediate priorities for continued joint planning activities that should take place
- Engaged stakeholders, including three Rivanna-based organizations (RCS, StreamWatch, RRBC)
- Expanding scientific understanding of the river and natural resources through monitoring programs
- Originally proposed in the 1998 *State of the Basin Report (TJPDC)* and subsequently included in RRBC 2011 Strategic Plan and FY13 Work plan
- Build on existing planning and implementation efforts: Fluvanna Heritage Trail, Albemarle County Blueways Plan, Rivanna Trails Foundation

Description of Recommended Process

The Rivanna River Basin Commission offers the following the steps outlined below to guide the development of a Rivanna River corridor plan:

1. Convene a stakeholder advisory committee under the auspices of the RRBC that includes all four localities and a representation of special interests and stakeholders
2. Define the study area, or corridor, and the components of the plan, likely to be (3 through 6 below)
3. Create a public outreach plan and determine method to solicit public input



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4. Identify existing conditions, regulatory framework, opportunities/constraints
 - a. Understand land use/land cover within the corridor (protected lands, growth areas, commercial, residential, etc.)
 - b. Existing planning tools (protection overlays, entrance corridors, floodplain/water protection)
 - c. Water quality and water quantity (discharges/withdrawals)
 - d. Natural features (wetlands, critical slopes, rare, threatened and endangered species)
5. Define vision, goals, actions, and timeframe for implementation with public involvement
6. Define accountability, roles, and responsibilities, planning updates
7. Proceed with the formal process for boards and council review and endorsement
8. Implement plan, assess progress, update plan as needed

Possible Next Steps

1. Encourage City of Charlottesville and Albemarle County to include river corridor planning as an implementation goal in their 2013 comprehensive plan updates
2. Discuss opportunities for coordinated river corridor planning with staff and elected officials from Greene and Fluvanna counties; review comprehensive plan and county work plans for opportunities to dovetail existing efforts (e.g., riparian buffer ordinance in Greene County)
3. Identify core planning team to seek dedicated funding

Rivanna Resources

See: www.rivannariverbasin.org for Rivanna River and watershed information, data and studies, especially: <http://www.rivannariverbasin.org/studies-reports.php> for

2012 Rivanna Watershed Snapshot, RRBC, and Snapshot Technical Report, March 2013

Rivanna Healthy Waters Pilot Project, Rivanna River Basin Commission, 2010

[Draft Moores Creek Implementation Plan 2012 Update](#), DCR and RRBC, 2012.

[Final Draft Moores Creek, Lodge Creek, Meadow Creek, and Schenks Branch Watersheds TMDL Implementation Plan; Albemarle County and the City of Charlottesville, Virginia](#), DCR and DEQ, 2012

Land Use Study Technical Report: Land Use and Stream Health in the Rivanna Basin 2007-2009, [StreamWatch](#), 2011.

Development of Building Blocks to Prescribe Ecological Flows for the Rivanna River Watershed, The Nature Conservancy, 2006.

Rivanna River Restoration Project, Phase I Final Report: Woolen Mills Dam Breach Study, [Rivanna Conservation Society](#), 2005.

Rivanna Watershed Conservation Area Plan, TNC, 2003

South Fork Rivanna Reservoir and Watershed, Reflecting on 36 Years, Anticipating 50 Years, Bowler, Stephen, Prepared for Rivanna Water and Sewer Authority; County of Albemarle, VA; Albemarle County Service Authority; and City of Charlottesville, VA, 2003.

Rivanna Watershed Needs Assessment, The Institute for Environmental Negotiation, 2002.



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Rivanna River Basin Project: State of the Basin, Thomas Jefferson Planning District Commission, 1998.

Examples of River Corridor Planning

1999 Appomattox River Corridor Plan

Relevance to Rivanna River: Major tributary of the James River; portion designated as Scenic River Corridor Area: 22-miles long; 750-feet on the edge of the 100-foot flood plain with some variation

Goals: Healthy ecosystem; private interests; preservation; education; economic development; public interests

Timeframe: Ongoing

Process: Crater Coastal Resources Management Task Force, the Appomattox River Corridor Working Group and the general public through three workshops.

2012 Colorado River Corridor Plan (Texas)

Relevance to Rivanna River: Coordinate regional and local planning efforts; larger corridor; more recent plan (2012)

Corridor Area: 30,565-acres; 32-mile stretch of river

Goals: Conserve and protect natural resources; improve quality of life; provide improved mobility and transportation choices

Timeframe: 25 years

Process: Utilized a consultant (Bosse & Associates); local river authority; city and county

Highlights: Identified existing conditions; regulatory framework; opportunities and constraints; and summary of critical issues for each of the following key elements: land use; water quality and supply; transportation; and parks and land conservation. Provided a table identifying strategies, objectives, tools/policies implementation, and timeframe. Considered the importance of current land use within the corridor (residential, commercial, agriculture, recreational, etc.)

Exeter River Corridor and Watershed Management Plan

Relevance to Rivanna River: Focus is the entire watershed; references a “Natural Resources Inventory,” similar to the *2012 Rivanna Snapshot Technical Report*

Corridor Area: Exeter River watershed (watershed, not corridor?) size not identified)

Priorities: Water quality and quantity; wildlife habitats and natural community; scenic, recreation, historical resources; education and outreach

Timeframe: 1999-2000 and 2000-2001

Process: Exeter River Local Advisory Committee; mailed out questionnaires to gather public input

References

New Hampshire Department of Environmental Services (NHDES) (1997) A Guide to River Corridor Management Plans (1997) Accessed March 5, 2013. Available at

<http://des.nh.gov/organization/commissioner/pip/publications/co/documents/r-co-97-3.pdf>

Vermillion River Watershed Organization (VRWO) (2010) Vermillion River Corridor Plan. Accessed March 5, 2013. Available at

http://vermillionriverwatershed.org/index.php?option=com_content&view=article&id=58&Itemid=67

Vermont River Management Program (VRMP) (2010) Vermont Agency of Natural Resources River Corridor Planning Guide to Identify and Develop River Corridor Protection and Restoration Projects. Accessed March 5, 2013. Available at

http://www.vtwaterquality.org/rivers/docs/rv_rivercorridorguide.pdf