

Calculating UDA Size Requirements Based on 10 Year and 20 Year Population Estimates

Date: February 28, 2011

Locality: Montgomery County, VA

DRAFT Worksheet for Review Purposes - Revised to reflect 2010 Census Figures

| Table 1 - Population Projections * | | | | | | VEC AAGR ** | |
|---|--------|--------|--------|--------|---------|-------------|-----------|
| Locality | 1990 | 2000 | 2010 | 2020 | 2030 | 2010-2020 | 2020-2030 |
| Montgomery County Current VEC Projections | 73,913 | 83,629 | 91,363 | 96,782 | 103,244 | 0.58% | 0.65% |
| Montgomery County Census 2010 Revised Total | 73,913 | 83,629 | 94,392 | 99,991 | 106,667 | | |
| Blacksburg 2010 Revised Total | 34,922 | 39,573 | 42,620 | 45,148 | 48,162 | | |
| Christiansburg 2010 Revised Total | 15,402 | 16,947 | 21,041 | 22,289 | 23,777 | | |
| Unincorporated 2010 Revised Total | 23,589 | 27,109 | 30,731 | 32,554 | 34,727 | | |

VEC - State Demographer Projections will not be available from VEC until December 2010, following the release of the 2010 Census figures. For the purposes of establishing County and Town 10 and 20 year projections, the most recent available VEC data was used to derive an Average Annual Growth Rate. Average annual average growth rates are 0.58% for the 2010-2020 period and .65% for the 2020-2030 period.

The 2020 and 2030 projections shown for UDA have been calculated by applying these growth rates to the latest 2010 US Census base year population for each locality.

| Table 2A. Revised Population Projections Based on New 2010 Population Data | | | | | |
|--|--------|--------|--------|--------|--------|
| Locality | 1990 | 2000 | 2010 | 2020 | 2030 |
| Montgomery County Unincorporated | 23,589 | 27,109 | 30,731 | 32,554 | 34,727 |

Both Christiansburg and Blacksburg are now required to adopt UDAs based on the percent change in population from 2000-2010. All calculations for County UDA reflect only the unincorporated portions of the County since the UDA legislation requires that the populations of any towns that are required to adopt UDAs be EXCLUDED from the County UDA population calculations.

| Table 2B - Assumptions | Notes |
|---------------------------|--------------------------|
| Commercial SF per person: | 60 |
| Household Size: | 2.3 Per County Comp Plan |
| Dwelling Unit/Acre: | 4 |
| FAR | 0.4 Minimum UDA |
| Sq Ft/Acre @ .4 FAR | 17,424 |

The following assumptions were used for the UDA calculations.

| Table 3 - Future Housing and Commercial Square Footage Projections | | | | | |
|--|----------|-------------------|----------|--------------------|----------|
| New Population | | New Housing Units | | Commercial Sq Feet | |
| 10 Years | 20 Years | 10 Years | 20 Years | 10 years | 20 Years |
| 1,823 | 3,996 | 792 | 1,738 | 109,365 | 239,779 |

The average household size of 2.3 persons per household was used to calculate new housing units. Commercial square feet needed to accommodate new population was estimated at 60 SF of commercial space per person.

| Table 4 - UDA Requirements - Calculated at 4 DUA and FAR 0.4 | | | | | | |
|--|--------------------------|----------|--------------------|----------|----------------------|----------|
| Locality | Residential Acres needed | | Employment Acreage | | Total Acreage Needed | |
| | 10 years | 20 Years | 10 years | 20 Years | 10 years | 20 Years |
| Montgomery County Unincorporated | 198 | 434 | 6 | 14 | 204 | 448 |

The number of residential acres was calculated by dividing new housing units by the minimum density required in the legislation (4 DU/Acre). Employment acreage was calculated by dividing commercial square feet by the minimum intensity required by the legislation (.4 FAR).

| Table 5 - Summary of UDA Area Requirement |
|--|
| <p>Legislative Requirement: Identify sufficient acreage to meet 10 year but not exceed 20 year requirements (see Table 4 using 4 DUA).</p> <p>204 - Acres - 10 Year 448 - Acres - 20 Year</p> |

| VALUES PRIOR TO 2010 CENSUS RECALCULATION |
|---|
| <p>NOTE - FOR REFERENCE ONLY - THESE ARE THE OLD REQUIREMENTS PRIOR TO THE NEW CENSUS DATA</p> <p>426 - Acres - 10 Year 841 - Acres - 20 Year</p> |