

Blacksburg 2046: Administrative Manual Section A

Demographics & Land Use Statistics

ARIZONA
NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.**Geography: Blacksburg town, Virginia**

Subject	Number	Percent
SEX AND AGE		
Total population	42,620	100.0
Under 5 years	1,085	2.5
5 to 9 years	1,010	2.4
10 to 14 years	920	2.2
15 to 19 years	8,218	19.3
20 to 24 years	17,496	41.1
25 to 29 years	3,583	8.4
30 to 34 years	1,811	4.2
35 to 39 years	1,292	3.0
40 to 44 years	1,112	2.6
45 to 49 years	1,102	2.6
50 to 54 years	1,040	2.4
55 to 59 years	976	2.3
60 to 64 years	840	2.0
65 to 69 years	612	1.4
70 to 74 years	495	1.2
75 to 79 years	389	0.9
80 to 84 years	317	0.7
85 years and over	322	0.8
Median age (years)	21.9	(X)
16 years and over	39,443	92.5
18 years and over	39,093	91.7
21 years and over	26,127	61.3
62 years and over	2,635	6.2
65 years and over	2,135	5.0
Male population	23,430	55.0
Under 5 years	547	1.3
5 to 9 years	525	1.2
10 to 14 years	481	1.1
15 to 19 years	4,444	10.4
20 to 24 years	10,108	23.7
25 to 29 years	2,148	5.0
30 to 34 years	1,045	2.5
35 to 39 years	698	1.6
40 to 44 years	588	1.4
45 to 49 years	555	1.3
50 to 54 years	499	1.2
55 to 59 years	481	1.1
60 to 64 years	388	0.9
65 to 69 years	293	0.7
70 to 74 years	233	0.5
75 to 79 years	159	0.4
80 to 84 years	139	0.3
85 years and over	99	0.2

Subject	Number	Percent
Median age (years)	22.0	(X)
16 years and over	21,796	51.1
18 years and over	21,620	50.7
21 years and over	14,580	34.2
62 years and over	1,152	2.7
65 years and over	923	2.2
Female population	19,190	45.0
Under 5 years	538	1.3
5 to 9 years	485	1.1
10 to 14 years	439	1.0
15 to 19 years	3,774	8.9
20 to 24 years	7,388	17.3
25 to 29 years	1,435	3.4
30 to 34 years	766	1.8
35 to 39 years	594	1.4
40 to 44 years	524	1.2
45 to 49 years	547	1.3
50 to 54 years	541	1.3
55 to 59 years	495	1.2
60 to 64 years	452	1.1
65 to 69 years	319	0.7
70 to 74 years	262	0.6
75 to 79 years	230	0.5
80 to 84 years	178	0.4
85 years and over	223	0.5
Median age (years)	21.9	(X)
16 years and over	17,647	41.4
18 years and over	17,473	41.0
21 years and over	11,547	27.1
62 years and over	1,483	3.5
65 years and over	1,212	2.8
RACE		
Total population	42,620	100.0
One Race	41,408	97.2
White	34,588	81.2
Black or African American	1,818	4.3
American Indian and Alaska Native	87	0.2
Asian	4,518	10.6
Asian Indian	1,108	2.6
Chinese	1,501	3.5
Filipino	199	0.5
Japanese	81	0.2
Korean	908	2.1
Vietnamese	212	0.5
Other Asian [1]	509	1.2
Native Hawaiian and Other Pacific Islander	17	0.0
Native Hawaiian	7	0.0
Guamanian or Chamorro	3	0.0
Samoan	3	0.0
Other Pacific Islander [2]	4	0.0
Some Other Race	380	0.9
Two or More Races	1,212	2.8
White; American Indian and Alaska Native [3]	124	0.3
White; Asian [3]	600	1.4
White; Black or African American [3]	190	0.4
White; Some Other Race [3]	70	0.2
Race alone or in combination with one or more other races: [4]		
White	35,670	83.7
Black or African American	2,113	5.0
American Indian and Alaska Native	278	0.7

Subject	Number	Percent
Asian	5,250	12.3
Native Hawaiian and Other Pacific Islander	83	0.2
Some Other Race	516	1.2
HISPANIC OR LATINO		
Total population	42,620	100.0
Hispanic or Latino (of any race)	1,476	3.5
Mexican	375	0.9
Puerto Rican	192	0.5
Cuban	76	0.2
Other Hispanic or Latino [5]	833	2.0
Not Hispanic or Latino	41,144	96.5
HISPANIC OR LATINO AND RACE		
Total population	42,620	100.0
Hispanic or Latino	1,476	3.5
White alone	948	2.2
Black or African American alone	49	0.1
American Indian and Alaska Native alone	15	0.0
Asian alone	20	0.0
Native Hawaiian and Other Pacific Islander alone	5	0.0
Some Other Race alone	315	0.7
Two or More Races	124	0.3
Not Hispanic or Latino	41,144	96.5
White alone	33,640	78.9
Black or African American alone	1,769	4.2
American Indian and Alaska Native alone	72	0.2
Asian alone	4,498	10.6
Native Hawaiian and Other Pacific Islander alone	12	0.0
Some Other Race alone	65	0.2
Two or More Races	1,088	2.6
RELATIONSHIP		
Total population	42,620	100.0
In households	33,902	79.5
Householder	14,455	33.9
Spouse [6]	3,671	8.6
Child	4,002	9.4
Own child under 18 years	3,327	7.8
Other relatives	662	1.6
Under 18 years	121	0.3
65 years and over	96	0.2
Nonrelatives	11,112	26.1
Under 18 years	59	0.1
65 years and over	24	0.1
Unmarried partner	655	1.5
In group quarters	8,718	20.5
Institutionalized population	150	0.4
Male	42	0.1
Female	108	0.3
Noninstitutionalized population	8,568	20.1
Male	4,837	11.3
Female	3,731	8.8
HOUSEHOLDS BY TYPE		
Total households	14,455	100.0
Family households (families) [7]	4,668	32.3
With own children under 18 years	1,924	13.3
Husband-wife family	3,671	25.4
With own children under 18 years	1,480	10.2
Male householder, no wife present	337	2.3
With own children under 18 years	117	0.8
Female householder, no husband present	660	4.6
With own children under 18 years	327	2.3

Subject	Number	Percent
Nonfamily households [7]	9,787	67.7
Householder living alone	3,877	26.8
Male	2,083	14.4
65 years and over	146	1.0
Female	1,794	12.4
65 years and over	385	2.7
Households with individuals under 18 years	2,030	14.0
Households with individuals 65 years and over	1,444	10.0
Average household size	2.35	(X)
Average family size [7]	2.79	(X)
HOUSING OCCUPANCY		
Total housing units	15,342	100.0
Occupied housing units	14,455	94.2
Vacant housing units	887	5.8
For rent	400	2.6
Rented, not occupied	57	0.4
For sale only	133	0.9
Sold, not occupied	33	0.2
For seasonal, recreational, or occasional use	172	1.1
All other vacants	92	0.6
Homeowner vacancy rate (percent) [8]	3.1	(X)
Rental vacancy rate (percent) [9]	3.7	(X)
HOUSING TENURE		
Occupied housing units	14,455	100.0
Owner-occupied housing units	4,104	28.4
Population in owner-occupied housing units	10,097	(X)
Average household size of owner-occupied units	2.46	(X)
Renter-occupied housing units	10,351	71.6
Population in renter-occupied housing units	23,805	(X)
Average household size of renter-occupied units	2.30	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.
















[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

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

















Town of Blacksburg—2010 US Census QuickFacts

People QuickFacts	Blacksburg	Virginia
Population, 2011 estimate	42,600	8,096,604
Population, 2010 (April 1) estimates base	42,620	8,001,030
Population, percent change, April 1, 2010 to July 1, 2011	0.0%	1.2%
Population, 2010	42,620	8,001,024
Persons under 5 years, percent, 2010	2.5%	6.4%
Persons under 18 years, percent, 2010	8.3%	23.2%
Persons 65 years and over, percent, 2010	5.0%	12.2%
Female persons, percent, 2010	45.0%	50.9%
White persons, percent, 2010 (a)	81.2%	68.6%
Black persons, percent, 2010 (a)	4.3%	19.4%
American Indian and Alaska Native persons, percent, 2010 (a)	0.2%	0.4%
Asian persons, percent, 2010 (a)	10.6%	5.5%
Native Hawaiian and Other Pacific Islander, percent, 2010 (a)	Z	0.1%
Persons reporting two or more races, percent, 2010	2.8%	2.9%
Persons of Hispanic or Latino origin, percent, 2010 (b)	3.5%	7.9%
White persons not Hispanic, percent, 2010	78.9%	64.8%
Living in same house 1 year & over, 2006-2010	51.5%	83.8%
Foreign born persons, percent, 2006-2010	13.8%	10.8%
Language other than English spoken at home, pct age 5+, 2006-2010	16.1%	14.1%
High school graduates, percent of persons age 25+, 2006-2010	95.3%	86.1%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	67.5%	33.8%
Mean travel time to work (minutes), workers age 16+, 2006-2010	13.8	27.1
Homeownership rate, 2006-2010	32.7%	68.9%
Housing units in multi-unit structures, percent, 2006-2010	55.0%	21.4%
Median value of owner-occupied housing units, 2006-2010	\$245,300	\$255,100
Households, 2006-2010	13,085	2,974,481
Persons per household, 2006-2010	2.31	2.56
People QuickFacts	Blacksburg	Virginia
Median household income 2006-2010	\$30,548	\$61,406
Persons below poverty level, percent, 2006-2010	42.1%	10.3%

Business QuickFacts	Blacksburg	Virginia
 Total number of firms, 2007	2,352	638,643
 Black-owned firms, percent, 2007	S	9.9%
 American Indian- and Alaska Native-owned firms, percent, 2007	F	0.5%
 Asian-owned firms, percent, 2007	S	7.0%
 Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
 Hispanic-owned firms, percent, 2007	S	4.5%
 Women-owned firms, percent, 2007	26.4%	30.1%
 Manufacturers shipments, 2007 (\$1000)	D	92,417,797
 Merchant wholesaler sales, 2007 (\$1000)	20,669	60,513,396
 Retail sales, 2007 (\$1000)	212,386	105,663,299
 Retail sales per capita, 2007	\$5,114	\$13,687
 Accommodation and food services sales, 2007 (\$1000)	57,511	15,340,483
Geography QuickFacts	Blacksburg	Virginia
 Land area in square miles, 2010	19.89	39,490.09
 Persons per square mile, 2010	2,142.5	202.6
 FIPS Code	07784	51
Counties	Montgomery County	

Town of Christiansburg—2010 US Census QuickFacts

People QuickFacts	Christiansburg	Virginia
Population, 2011 estimate	21,030	8,096,604
Population, 2010 (April 1) estimates base	21,041	8,001,030
Population, percent change, April 1, 2010 to July 1, 2011	-0.1%	1.2%
Population, 2010	21,041	8,001,024
Persons under 5 years, percent, 2010	7.4%	6.4%
Persons under 18 years, percent, 2010	23.1%	23.2%
Persons 65 years and over, percent, 2010	12.2%	12.2%
Female persons, percent, 2010	52.1%	50.9%
White persons, percent, 2010 (a)	89.5%	68.6%
Black persons, percent, 2010 (a)	6.2%	19.4%
American Indian and Alaska Native persons, percent, 2010 (a)	0.3%	0.4%
Asian persons, percent, 2010 (a)	1.4%	5.5%
Native Hawaiian and Other Pacific Islander, percent, 2010 (a)	Z	0.1%
Persons reporting two or more races, percent, 2010	1.9%	2.9%
Persons of Hispanic or Latino origin, percent, 2010 (b)	2.2%	7.9%
White persons not Hispanic, percent, 2010	88.3%	64.8%
Living in same house 1 year & over, 2006-2010	83.0%	83.8%
Foreign born persons, percent, 2006-2010	2.9%	10.8%
Language other than English spoken at home, pct age 5+, 2006-2010	4.5%	14.1%
High school graduates, percent of persons age 25+, 2006-2010	89.2%	86.1%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	31.3%	33.8%
Mean travel time to work (minutes), workers age 16+, 2006-2010	18.7	27.1
Homeownership rate, 2006-2010	64.5%	68.9%
Housing units in multi-unit structures, percent, 2006-2010	17.4%	21.4%
Median value of owner-occupied housing units, 2006-2010	\$172,700	\$255,100
Households, 2006-2010	8,852	2,974,481
Persons per household, 2006-2010	2.27	2.56
Per capita money income in past 12 months (2010 dollars) 2006-2010	\$25,437	\$32,145
Median household income 2006-2010	\$49,543	\$61,406

 Persons below poverty level, percent, 2006-2010	11.5%	10.3%
Business QuickFacts	Christiansburg	Virginia
 Total number of firms, 2007	1,818	638,643
 Black-owned firms, percent, 2007	F	9.9%
 American Indian- and Alaska Native-owned firms, percent, 2007	F	0.5%
 Asian-owned firms, percent, 2007	S	7.0%
 Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
 Hispanic-owned firms, percent, 2007	F	4.5%
 Women-owned firms, percent, 2007	27.9%	30.1%
 Manufacturers shipments, 2007 (\$1000)	394,901	92,417,797
 Merchant wholesaler sales, 2007 (\$1000)	49,706	60,513,396
 Retail sales, 2007 (\$1000)	746,109	105,663,299
 Retail sales per capita, 2007	\$39,004	\$13,687
 Accommodation and food services sales, 2007 (\$1000)	87,036	15,340,483
Geography QuickFacts	Christiansburg	Virginia
 Land area in square miles, 2010	14.38	39,490.09
 Persons per square mile, 2010	1,463.2	202.6
 FIPS Code	16608	51
Counties	Montgomery County	

Montgomery County, Virginia—2010 US Census QuickFacts

People QuickFacts	Montgomery County	Virginia
Population, 2011 estimate	94,342	8,096,604
Population, 2010 (April 1) estimates base	94,392	8,001,030
Population, percent change, April 1, 2010 to July 1, 2011	-0.1%	1.2%
Population, 2010	94,392	8,001,024
Persons under 5 years, percent, 2011	4.4%	6.3%
Persons under 18 years, percent, 2011	15.3%	22.9%
Persons 65 years and over, percent, 2011	10.1%	12.5%
Female persons, percent, 2011	48.2%	50.9%
White persons, percent, 2011 (a)	87.6%	71.3%
Black persons, percent, 2011 (a)	4.2%	19.8%
American Indian and Alaska Native persons, percent, 2011 (a)	0.3%	0.5%
Asian persons, percent, 2011 (a)	5.7%	5.8%
Native Hawaiian and Other Pacific Islander persons, percent, 2011 (a)	0.1%	0.1%
Persons reporting two or more races, percent, 2011	2.1%	2.5%
Persons of Hispanic or Latino Origin, percent, 2011 (b)	2.9%	8.2%
White persons not Hispanic, percent, 2011	85.3%	64.5%
Living in same house 1 year & over, 2006-2010	69.1%	83.8%
Foreign born persons, percent, 2006-2010	8.1%	10.8%
Language other than English spoken at home, pct age 5+, 2006-2010	9.8%	14.1%
High school graduates, percent of persons age 25+, 2006-2010	88.1%	86.1%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	39.4%	33.8%
Veterans, 2006-2010	5,432	749,609
Mean travel time to work (minutes), workers age 16+, 2006-2010	18.2	27.1
Housing units, 2011	38,979	3,387,654
Homeownership rate, 2006-2010	56.4%	68.9%
Housing units in multi-unit structures, percent, 2006-2010	27.6%	21.4%
Median value of owner-occupied housing units, 2006-2010	\$187,600	\$255,100
Households, 2006-2010	34,369	2,974,481
Persons per household, 2006-2010	2.34	2.56

❏ Per capita money income in past 12 months (2010 dollars) 2006-2010	\$22,040	\$32,145
❏ Median household income 2006-2010	\$43,229	\$61,406
❏ Persons below poverty level, percent, 2006-2010	22.6%	10.3%
Business QuickFacts	Montgomery County	Virginia
❏ Private nonfarm establishments, 2010	1,989	193,042 ¹
❏ Private nonfarm employment, 2010	26,032	2,998,278 ¹
❏ Private nonfarm employment, percent change, 2000-2010	7.8	3.3 ¹
❏ Nonemployer establishments, 2010	4,668	510,297
❏ Total number of firms, 2007	6,877	638,643
❏ Black-owned firms, percent, 2007	S	9.9%
❏ American Indian- and Alaska Native-owned firms, percent, 2007	F	0.5%
❏ Asian-owned firms, percent, 2007	S	7.0%
❏ Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
❏ Hispanic-owned firms, percent, 2007	S	4.5%
❏ Women-owned firms, percent, 2007	24.0%	30.1%
❏ Manufacturers shipments, 2007 (\$1000)	838,137	92,417,797
❏ Merchant wholesaler sales, 2007 (\$1000)	97,297	60,513,396
❏ Retail sales, 2007 (\$1000)	1,102,647	105,663,299
❏ Retail sales per capita, 2007	\$12,350	\$13,687
❏ Accommodation and food services sales, 2007 (\$1000)	148,286	15,340,483
❏ Building permits, 2011	216	23,297
Geography QuickFacts	Montgomery County	Virginia
❏ Land area in square miles, 2010	387.01	39,490.09
❏ Persons per square mile, 2010	243.9	202.6
❏ FIPS Code	121	51
❏ Metropolitan or Micropolitan Statistical Area	Blacksburg-Christiansburg-Radford, VA Metro Area	

Virginia—2010 US Census QuickFacts

People QuickFacts	Virginia	USA
Population, 2011 estimate	8,096,604	311,591,917
Population, 2010 (April 1) estimates base	8,001,030	308,745,538
Population, percent change, April 1, 2010 to July 1, 2011	1.2%	0.9%
Population, 2010	8,001,024	308,745,538
Persons under 5 years, percent, 2011	6.3%	6.5%
Persons under 18 years, percent, 2011	22.9%	23.7%
Persons 65 years and over, percent, 2011	12.5%	13.3%
Female persons, percent, 2011	50.9%	50.8%
White persons, percent, 2011 (a)	71.3%	78.1%
Black persons, percent, 2011 (a)	19.8%	13.1%
American Indian and Alaska Native persons, percent, 2011 (a)	0.5%	1.2%
Asian persons, percent, 2011 (a)	5.8%	5.0%
Native Hawaiian and Other Pacific Islander persons, percent, 2011 (a)	0.1%	0.2%
Persons reporting two or more races, percent, 2011	2.5%	2.3%
Persons of Hispanic or Latino Origin, percent, 2011 (b)	8.2%	16.7%
White persons not Hispanic, percent, 2011	64.5%	63.4%
Living in same house 1 year & over, 2006-2010	83.8%	84.2%
Foreign born persons, percent, 2006-2010	10.8%	12.7%
Language other than English spoken at home, pct age 5+, 2006-2010	14.1%	20.1%
High school graduates, percent of persons age 25+, 2006-2010	86.1%	85.0%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	33.8%	27.9%
Veterans, 2006-2010	749,609	22,652,496
Mean travel time to work (minutes), workers age 16+, 2006-2010	27.1	25.2
Housing units, 2011	3,387,654	132,312,404
Homeownership rate, 2006-2010	68.9%	66.6%
Housing units in multi-unit structures, percent, 2006-2010	21.4%	25.9%
Median value of owner-occupied housing units, 2006-2010	\$255,100	\$188,400
Households, 2006-2010	2,974,481	114,235,996
Persons per household, 2006-2010	2.56	2.59
Per capita money income in past 12 months	\$32,145	\$27,334

(2010 dollars) 2006-2010		
Median household income 2006-2010	\$61,406	\$51,914
Persons below poverty level, percent, 2006-2010	10.3%	13.8%
Business QuickFacts	Virginia	USA
Private nonfarm establishments, 2010	193,042 ¹	7,396,628
Private nonfarm employment, 2010	2,998,278 ¹	111,970,095
Private nonfarm employment, percent change, 2000-2010	3.3 ¹	-1.8
Nonemployer establishments, 2010	510,297	22,110,628
Total number of firms, 2007	638,643	27,092,908
Black-owned firms, percent, 2007	9.9%	7.1%
American Indian- and Alaska Native-owned firms, percent, 2007	0.5%	0.9%
Asian-owned firms, percent, 2007	7.0%	5.7%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	0.1%	0.1%
Hispanic-owned firms, percent, 2007	4.5%	8.3%
Women-owned firms, percent, 2007	30.1%	28.8%
Manufacturers shipments, 2007 (\$1000)	92,417,797	5,338,306,501
Merchant wholesaler sales, 2007 (\$1000)	60,513,396	4,174,286,516
Retail sales, 2007 (\$1000)	105,663,299	3,917,663,456
Retail sales per capita, 2007	\$13,687	\$12,990
Accommodation and food services sales, 2007 (\$1000)	15,340,483	613,795,732
Building permits, 2011	23,297	624,061
Geography QuickFacts	Virginia	USA
Land area in square miles, 2010	39,490.09	3,531,905.43
Persons per square mile, 2010	202.6	87.4
FIPS Code	51	

URBAN DEVELOPMENT AREA (UDA) MANDATE

In 2007, the General Assembly added Section 15.2-2223.1 to the Code of Virginia requiring high growth localities to designate Urban Development Areas in their comprehensive plans by July 1, 2011 (counties under 130,000 in population) and July 1, 2012 (cities and towns and counties over 130,000 in population). Designated Urban Development Areas (“UDA”) are to be areas of reasonably compact development that can accommodate 10 to 20 years of projected growth. In 2010, the State legislation was amended to establish density and design criteria for UDA and to improve the coordination between transportation and land use.

The UDA legislation defines high growth localities as having either a population of at least 20,000 and a 5% growth rate, or a growth rate of 15% or more, between the most recent decennial censuses (§15.2-2223.1 B). According to data currently available from the U.S. Census Bureau, the Town of Blacksburg grew from 34,590 people in 1990 to 39,573 in 2000, representing a growth rate of 14.4%. Based on the growth rates and population thresholds outlined in the state legislation, the Town is therefore required to amend its Comprehensive Plan to incorporate at least one Urban Development Area that will allow for development at a density of at least four single-family residences, six townhouses, or 12 apartments, condominium units, or cooperative units per developable acre, and a floor area ratio of at least 0.4 per acre for commercial development, or any proportional combination thereof.

Calculating UDA

Urban Development Areas must be large enough to meet projected residential and commercial growth for at least 10 years, but not more than 20 years.

Population projections to determine UDA are required to be based upon estimates of the Weldon Cooper Center for Public Service, the Virginia Employment Commission or the US Census. In the table below, 2000 and 2010 Census data results are provided for each locality listed. At the time of adoption by Council in 2011, the Virginia Employment Commission has not updated the County’s new population projection based upon the 2010 Census results. Additionally, the VEC only provides estimates for counties and cities, but not towns. Thus Renaissance Planning Group has estimated the Town of Blacksburg’s projected population for 2020 and 2030. The methodology used to determine the Town’s population is derived from the County’s total VEC population projection, combined with the Census data for each Town. Population projections were proportioned between the two Towns based upon Montgomery County’s Comprehensive Plan policy statement that the Town of Blacksburg and the Town of Christiansburg will accommodate two-thirds of the County’s growth. This has resulted in the following forecasts:

Population by Locality	2000	2010	2020	2030
Montgomery County Total	83,629	94,392	99,991	106,667
Blacksburg	39,573	42,620	45,148	48,162
Christiansburg	16,947	21,041	22,289	23,777
Unincorporated County Areas	27,109	30,731	32,554	34,727

Note: Virginia Tech students living on and off campus are included in these projection figures.

Urban Development Areas must include developable acreage. The state legislation defines developable acreage as land that does not include:

- existing parks,
- rights-of-way of arterial streets,
- railways and public utilities, or
- other existing public lands and facilities.

Additionally by Town choice, the following areas or land classifications have been excluded from the Town's UDA calculations:

- Located in the Creek Valley Overlay District
- Located in the Town's Agricultural and Forestry District
- Common property dedicated to a home owner association
- Known land conservation easements detailed below:
 - **Hidden Valley Conservation Easement**
 - Conservation easement is between Hidden Valley Partnership (Grantor) and Virginia Outdoors Foundation (Grantee).
 - Consisting of an aggregate 144.626 acres within the Tom's Creek Watershed.
 - Tax Map No.: 195-A 1, 165- A 7, 165-A 10, 166- A 1
 - **Hoge Conservation Easement**
 - Conservation easement is between Katherine Estes Hoge (Grantor) and the Town of Blacksburg (Grantee)
 - Consists of 31.775 acres of land located near the Town's public golf course, the Hill
 - **Simpkins Conservation Easement**
 - Conservation easement is between the Simpkins' (Grantor) and Virginia Outdoors Foundation (Grantee)
 - Consists of 53 acres in Town and adjacent land in Montgomery County which lies within the Tom's Creek Watershed.
 - Tax Map No.: 194-A 1 (parcel #017458) and 164-A 1A (parcel #017459)
 - **West Conservation Easement**
 - Conservation easement is between Lindsey and David West and the Virginia Department of Historic Resources (Grantee).
 - Consisting of 3.25 acres at 607 Giles Road.
 - Tax Map No.: 226-A313 (parcel# 020643)

Town Of Blacksburg Urban Development Area Requirements: March 3, 2011

Based upon State legislation requirements, the methodologies noted above, and the math detailed below, the Town must designate between 156 and 342 acres on the Comprehensive Plan Future Land Use Map to accommodate anticipated growth and needs for the next 10 to 20 years.

Table 1 - Population Projections					
	1990	2000	2010	2020	2030
Blacksburg	34,590	39,573	42,620	45,148	48,162
% Growth by Decade		14.4%	7.7%	5.9%	6.7%
Notes:					
<ul style="list-style-type: none"> • 1990 & 2000 Census Results • 2010-2030 VEC Population Projections extrapolated for the Town by Renaissance 					

Table 2 - Future Housing and Commercial Square Footage Projections					
New Population		New Housing Units		Commercial Sq Feet Needed @ 60 per capita	
10 Years	20 Years	10 Years	20 Years	10 years	20 Years
2,528	5,542	1,011	2,217	151,680	332,520
Notes:					
<ul style="list-style-type: none"> • Commercial sq. ft. needed @ 60 per capita standard being used by multiple localities to establish UDA • Average Household Size of 2.5 utilized which is the average of the 2000 Census Average Household Size of 2.37 and Average Family Size of 2.79 in Blacksburg 					

Table 3 - UDA Requirements – Calculated assuming an even split of residential densities; 25% at 4 Dwelling Units per Acre (DUA) for single family homes, 25% at 6 DUA for townhomes and 50% at 12 DUA for Multifamily Housing Units, with Commercial FAR 0.4						
Locality	Residential Acres needed @ mix of 4, 6 and 12 DUA		Employment Acreage Needed @ 0.4 FAR		Total Acreage Needed (Housing mix of 4, 6, 12 DUA; Commercial at 0.4 FAR)	
	10 years	20 Years	10 years	20 Years	Next 10 years	Next 10-20 Years
Blacksburg	147	323	9	19	156	342
Notes:						
<ul style="list-style-type: none"> • UDA State Legislation Requires <ul style="list-style-type: none"> ○ 4 single-family residences, ○ 6 townhouses, or ○ 12 apartments, condos, or cooperative units per acre ○ Minimum FAR of 0.4 for commercial development ○ Or any proportional combination thereof. • Employment Acreage Calculated at (Commercial Sq. Ft./43,560 sq. ft. per acre)*2.5 						

Town of Blacksburg Urban Development Area Detailed Maps: March 3, 2011

As calculated on the previous page, 156 to 342 acres are needed to accommodate growth and development needs according to the 10 to 20 year growth projections as defined by the UDA legislation. 323.71 acres have been designated and highlighted on the following detailed Urban Development Area Maps as well as highlighted on the Town's Land Use Map Series B.

The Urban Development Areas include:

- Existing Mixed Use Areas A through G identified on the 2010 Future Land Use Map
- The Hospital Corridor area because of its proximity to the proposed Montgomery County UDA to be designated on U.S. 460 Business between the Towns of Christiansburg and Blacksburg.

Urban Development Area parcels include eligible vacant and underutilized parcels based upon a methodology that acknowledges the impact of having a major university located within the Town limits. The presence of 30,000+ full-time students at Virginia Tech impacts the economy, transportation, residential housing market, and land use development patterns in Town.

The re-developable acreage of contributing UDA acreage is based on a building value to land value and was calculated from Montgomery County tax assessed values as of January 1, 2011. Any acreage that was less than a 2 (Building Value) to 1 (Land Value) ratio was considered as having re-development potential. Any acreage greater than or equal to a 2:1 ratio is considered developed and not included in the potential UDA calculations at this time.

Current Land Use Statistics--How Property Is Being Used Today				
September, 2012				
Land Use Category	Acres	%	Code	Notes
Very Low Density Residential	1,780	14.1	8200	Agricultural with Residential, Private & Tech
Low Density Residential	2,645	21	1110	Detached Single Family Units
Medium Density Residential	324	2.6	1120/1140	Duplexes, Rental Units, Townhouses
High Density Residential	473	3.8	1200	Apartment Complexes, Condos, Multiple Stories
Mobile Homes	66	0.5	1150	Mobile Home Parks
Other Residential	12	0.1	1160	Greek Housing
Total Residential:	5,300	42		
Public Assembly	166	1.3	3000	Churches, Government Offices, Indoor Rec, Large Assembly
				Schools, Medical Offices, Hospital, Public Safety, Museum, Library, Cemetary, Funeral Home, Assisted Living. Take all of 4000 minus 4220 University so
Institutional Assembly	369	2.9	4000	University can be it's own category
University	1108	8.8	4220	Tech Campus
Low Impact Commercial	77	0.6	2110/2120	Offices, Banks
High Impact Commercial	147	1.2	2200/2500/2700	All commercial, large shopping complexes, rental storage units
Mixed Use	63	0.5	2300/2400	Combinations of Commercial, Office, Residential
Light Industrial	94	0.7	2610	Offices, Shipping, Large Equipment - non manufacturing
CRC	367	2.9	2130	Corporate Research Center
Airport	260	2	5600	VPI Airport Parcel
Industrial	215	1.7	2620	Manufacturing, VPI Quarry
Parkland/Open Space	762	6	9200	Open Space, Parks
Transportation	872	6.9	5100/5200	Roads, ROW's, Parking Lots. After all calcs, add the leftovers for ROW
Utilities	54	0.4	6000	Water, Sewer, Electric, Telephone, Solid Waste
Agriculture	1,808	14.3	8100	Ag only, farming, hay fields
Vacant	945	7.5	9100	Not being used, over grown
Total Non-Residential:	7,307	58		
Total Town Wide	12,607	100		
Total Undeveloped Area	2,753	21.8		Ag & Vacant
Total Developed Area	9,854	78.2		Everything else
Data from Town of Blacksburg GIS Department				

Town of Blacksburg
Future Land Use Map Statistics
December 11, 2012

Classifications	Acres	%
Park Land/Open Space/Resource Protection	770	6.1%
Very Low Density Residential	3,449	27.3%
Low Density Residential	3,079	24.4%
Medium Density Residential	735	6%
High Density Residential	754	6%
Civic	408	3.2%
Low Impact Commercial	110	1%
High Impact Commercial	580	4.6%
Research / Development	961	7.6%
Industrial	357	2.8%
Airport	288	2.3%
University	772	6.1%
US 460 Bypass	344	2.7%
Total Town Wide	12,607	100%
Mixed Use Overlay Areas	537	

Data from Town of Blacksburg GIS Department