

## **2. SERVICE AREA DESCRIPTION**

The Central Virginia Waste Management Authority Service Area covers 2,441 square miles of land area, making it the largest service area of any public service authority in Virginia. This service area covers the entire Richmond Regional Planning District (referred to as the Richmond Planning Subarea), which includes the City of Richmond, the Town of Ashland and the Counties of Charles City, Chesterfield, Goochland, Hanover, Henrico, New Kent and Powhatan. The Service Area also covers the Cities of Petersburg, Colonial Heights and Hopewell and the County of Prince George, all located within the Crater Planning District (referred to as the Crater Planning Subarea). Throughout the Central Virginia Solid Waste Management Plan, the terms "service area" and "region" are used interchangeably and refer to the 13-jurisdiction CVWMA Service Area.

This chapter discusses existing and future development trends within the CVWMA Service Area. Specific information is provided on future anticipated population and employment growth. Both population and employment growth are parameters that influence waste generation and are used as planning factors within this plan to project future solid waste generation.

### **2.1 OVERALL EXISTING DEVELOPMENT TRENDS**

The CVWMA Service Area is a mixture of highly urbanized, suburban and rural areas. Map 2 depicts these areas currently and projects future urban expansion within the planning period.

The highest population density and the greatest concentration of jobs are within the City of Richmond and the immediate surrounding suburbs of Chesterfield and Henrico Counties. Population density decreases as one travels away from Richmond toward the suburban areas of Henrico, Chesterfield, and Hanover Counties. Rural development patterns are found in northern Hanover County and the Counties of Charles City, Goochland, New Kent and Powhatan. This development pattern changes toward the southern boundary of Chesterfield County. South of Chesterfield County are the Cities of Petersburg, Colonial Heights and Hopewell. Immediately adjacent to these cities is Prince George County, which is characterized by suburban development adjacent to the three cities and by rural development patterns in southern portions of the jurisdiction. The City of Petersburg remains the Crater Planning Subarea's employment and population center, housing most of the Subarea's jobs and households.

The entire Service Area grew by almost 152,000 people (18 percent) during the 1990's according to the U.S. Bureau of the Census, which was a higher rate of growth than experienced by the entire Commonwealth of Virginia (14 percent). Although the entire service area's population grew, Hopewell, Petersburg and Richmond Cities lost approximately 10,700 persons (4 percent) during the last decade.

In the 1990's, the number of jobs within the Service Area grew by over 67,500, a 15.6 percent increase, which is in line with the state percentage increase (16 percent). Employment in the Richmond Planning Subarea grew by 67,275 and in the Crater Planning Subarea by only 262 (0.6 percent). This slight growth is due to the Cities of Colonial Heights, Hopewell, and Petersburg losing almost as many jobs as Prince George County gained.

Within the Service Area, population and employment trends have been very similar to those of other metropolitan areas and the state. Trends throughout the state indicate that many cities are losing population and employment to surrounding suburbs that are gaining in density. The Richmond and Crater areas are no different. The number of people residing within the Cities of Hopewell, Petersburg, and Richmond has decreased over the last decade. The only city with an increasing population has been Colonial Heights.

Between 1990 and 2000, the population of service area cities declined by 13 percent, even with a combined Colonial Heights population increase of just over five percent during the same time period. This decline is contrasted to the entire service area increase of over 15 percent. The cities' share of the service area population fell from 34 percent in 1990 to only 27 percent in 2000, reflecting the continuing decentralization and growth of population outside these municipalities.

Employment shows a more dramatic decline in growth. Employment within the four cities has decreased by slightly more than 19,000 during the 1990's, compared to the unincorporated areas, which show an increase of over 86,000 or five times greater than the cities employment rate. Combined, the cities lost over 52 percent of their workforce between 1990 and 2000, and which the counties gained slightly over 30 percent. The cities' share of employment in the service area fell from about 34 percent in 1990 to 26 percent in 2000.

## **2.2 CRATER PLANNING SUBAREA EXISTING DEVELOPMENT TRENDS**

Most of the developed land in the Crater Planning Subarea is residential land. The majority of residential development in the Subarea has been in the form of single-family homes. The 2000 Census reports 44,070 housing units in the area, 32,294 (73 percent) units are single-family and 11,776 (27 percent) units are multiple-family. This is an increase of 3,017 units from 1990. Most of the new increases are in Prince George County and the City of Colonial Heights. On a per unit basis, the average lot size in the cities or urbanized area is about 1/3 acre. The County of Prince George requires lower density and larger lot size than the cities. The average lot size in Prince George County is one acre.

The major industrial land uses in the Planning Subarea are the Hopewell Industrial District, near-downtown Petersburg, Puddledock, and the South Point Business Park in Prince George County. The primary operations there consist of manufacturing, energy, railroad yards, warehousing, wood processing, and sand and gravel operations. The direction of new industrial growth in the Planning Subarea is in the general area of the intersection of Interstate 295 and US 460 in Prince George County.

There are many commercial shopping areas in the Crater Subarea; but, the five major commercial areas are: Downtown Petersburg, Downtown Hopewell (including Cavalier Square), the Crossing Shopping area, the Southpark Mall area, and the Boulevard corridor in Colonial Heights. The Southpark Mall area will continue to be the primary commercial growth area.

## **2.3 RICHMOND PLANNING SUBAREA EXISTING DEVELOPMENT TRENDS**

The Richmond Planning Subarea continues to be the employment and population center of the entire CVWMA Service Area. Stable national, state, and local employment has allowed the Subarea to weather past and current economic downturns. Manufacturing jobs have declined over the past decade with financial and business services increasing presence in the region. As the state capitol, the City of Richmond remains the urban center, but has lost top ranking as the regional employment center with Henrico County now holding the largest number of jobs (141,202) within the Subarea and the service area. While this remains true, the entire area has lost several Fortune 500 company headquarters, such as CSX, Reynolds Metals, and Richfood, as well as several regional banks as they have merged with national banks and consolidated offices.

Existing business expansion has led to employment gains in Henrico, Goochland, and Chesterfield Counties and the City of Richmond. Most notably has been the expansion of Capital One to their West Creek campus in Goochland County and the Phillip Morris USA (subsidiary of Altria Group) headquarters move from New York City to Henrico County and retaining of manufacturing within the City of Richmond.

Population growth within the Richmond Subarea continued the robust growth cycle (35 percent) over the past decade, outpacing population growth in Virginia (14 percent). Powhatan County has had explosive percentage gains (46 percent) while Chesterfield County continues the suburban population boom with over 50,000 new persons with the county. All the counties within the Richmond Subarea maintained double-digit growth as suburban populations continue to expand and urban areas decline; the City of Richmond experienced a decline of 2.6 percent.

Along with population growth in the suburban areas, housing increases continue at about the same rate as urban flight moves to the outlying areas. Housing units in Richmond declined by two percent as the rural communities housing expansion increased by enormous rates (Powhatan 53 percent, Hanover 36 percent, New Kent 31 percent, Goochland 26 percent, and Charles City 25 percent). The two largest metro Richmond suburban counties, Chesterfield and Henrico, commanded the largest numerical growth, 20,378, and 18,031, respectively, within the region.

## **2.4 FUTURE DEVELOPMENT TRENDS**

Based on 1990-2000 growth and projections from the Virginia Employment Commission, a series of projections for population, housing units and employment growth were tabulated for the CVWMA service area. These projections are presented in Appendix B, Tables 9, 10 and 11. The tables indicate numerical and percentage rate growth from 2000-2025 with 1, 5, 10, 15, 20, and 25 year increments.

Projections for future development in the Service Area closely mirror past trends, while leveling out slightly. Between 1990 and 2000, average annual growth rates hit 1.7 percent while projections out to 2025 indicate an average annual growth rate of about 1 percent. While the population within the Service Area is projected to increase by 27 percent between 2000 and 2025, virtually all of this growth will be in the suburban and rural counties. The cities in the service area are projected to show population declines over the next 25 years. The one exception

is the City of Colonial Heights, which is projected to show a slight increase in population during that same time period (2.7 percent).

The majority of growth in the service area will be in the Richmond Planning Subarea. The population of the counties in this portion of the service area is projected to increase between 16 and 74 percent between 2000 and 2025. The largest actual increase in population is projected to be in Chesterfield County, where the population is anticipated to increase by 128,000 over the next two decades years. This increase will propel Chesterfield County to the largest populated locality within the service area; Henrico County currently (2000) holds the largest population figures.

The population growth in the Crater Planning Subarea is projected to be much less than that in the Richmond Planning Subarea. Projected growth rates range from a decline of 14 percent for the City of Petersburg to an increase of 22 percent for Prince George County. This growth is anticipated to be an extension of existing development patterns.

Housing unit projections were based on population projections, with the assumption that increases in population require an equal amount of new housing. With these assumptions in mind the Richmond Planning Subarea continues to be the leader in housing within the service area, ranging from 19 to 76 percent growth with only the City of Richmond declining at a rate of four percent over the next 25 years. Even the declining trend for the City of Richmond may have an upswing with new revitalization to take place in the downtown and Shockoe areas, which includes many apartment and loft units, as tobacco warehouses are converted to residential units. Within the Crater Planning Subarea housing unit increases are expected in Prince George County and the City of Colonial Heights at 25 and five percent, respectively.

Employment within the Richmond Planning Subarea is expected to increase substantially during the planning period. Employment in most of the localities is projected to increase between 14 and over 100 percent. The two extreme exceptions to this rule are the City of Richmond with a 27 percent decline and Powhatan County with a 437 percent increase. As in the case of population, the largest absolute growth is anticipated in Chesterfield County where employment is projected to increase by over 170,000 over the next 25 years.

Employment figures for the Crater Planning Subarea are projected to increase overall, but to a lesser degree than projected for the Richmond Planning Subarea. Total employment is projected to increase by almost 50,000, with the whole of employment increases residing in Prince George County (49,462 or 394 percent) over the next two decades.