



COOPERATIVE STRATEGIES

ASSESS • PLAN • FUND • BUILD

Albemarle County Public Schools
Master Planning Study

November, 2021

INTRODUCTIONS

THE MASTER PLANNING STUDY TEAM



RRMM

Virginia-based architectural firm retained by the Division to study potential options for Mountain View ES given its current design, capacity and population growth.



RRMM ARCHITECTS

Cooperative Strategies

National planning firm and long-time partner of RRMM's retained to create a housing and student yield study and co-facilitate the planning process to create a recommended strategy to address population growth in/around Mountain View ES.



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MASTER PLANNING STUDY FOR MOUNTAIN VIEW ELEMENTARY SCHOOL



Division-wide study of school capacity and enrollment, aiming to develop a master plan for future development at Mountain View Elementary School.

Two Parts to the Master Planning Study

- **Subdivision Yield Analysis:** study student demographics and housing, develop a subdivision yield analysis.
- **Facilities Master Planning Services:** provide a recommended strategy to address population growth in and around Mountain View Elementary.

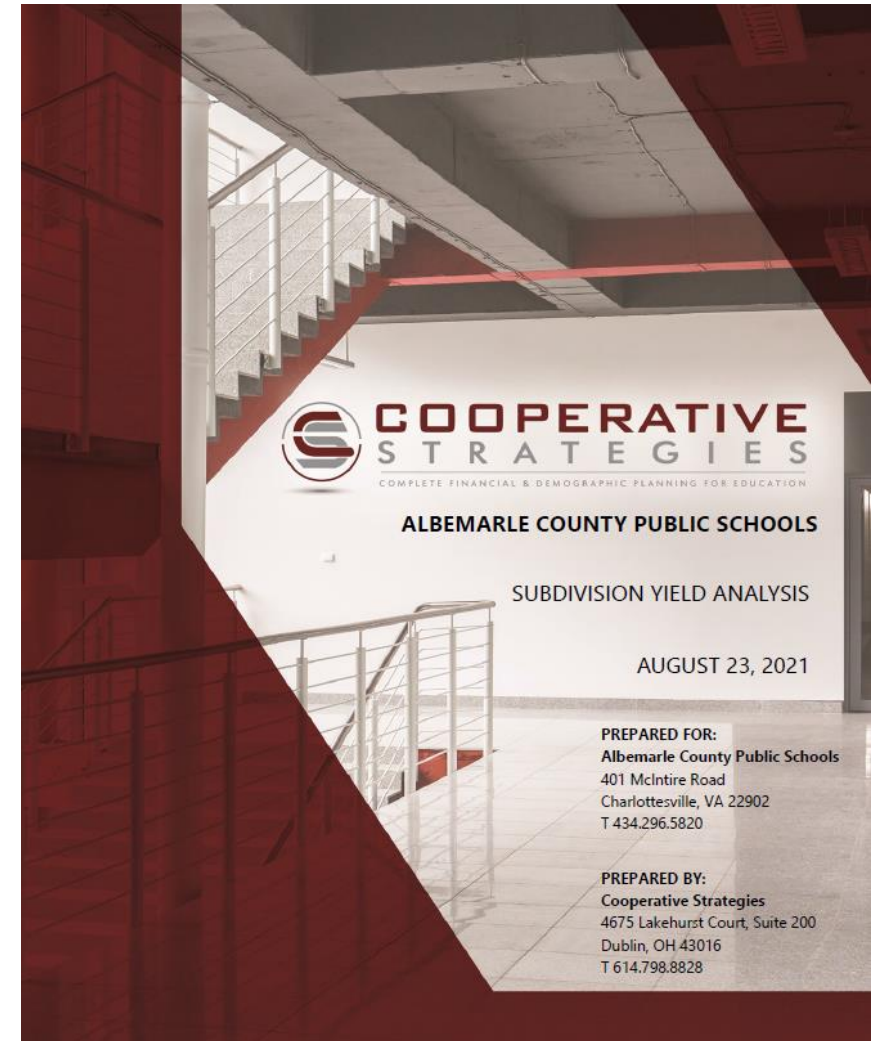
MASTER PLANNING STUDY FOR MOUNTAIN VIEW ELEMENTARY SCHOOL



Two Parts to the Master Planning Study

- **Subdivision Yield Analysis**
- Facilities Master Planning Services

Thirty eight page Report: “The purpose of this Subdivision Yield Analysis is to determine the potential growth for planned housing developments and the impact it has on the Albemarle County Public Schools student population.”



MASTER PLANNING STUDY FOR MOUNTAIN VIEW ELEMENTARY SCHOOL



Two Parts to the Master Planning Study

- Subdivision Yield Analysis
- **Facilities Master Planning Services**

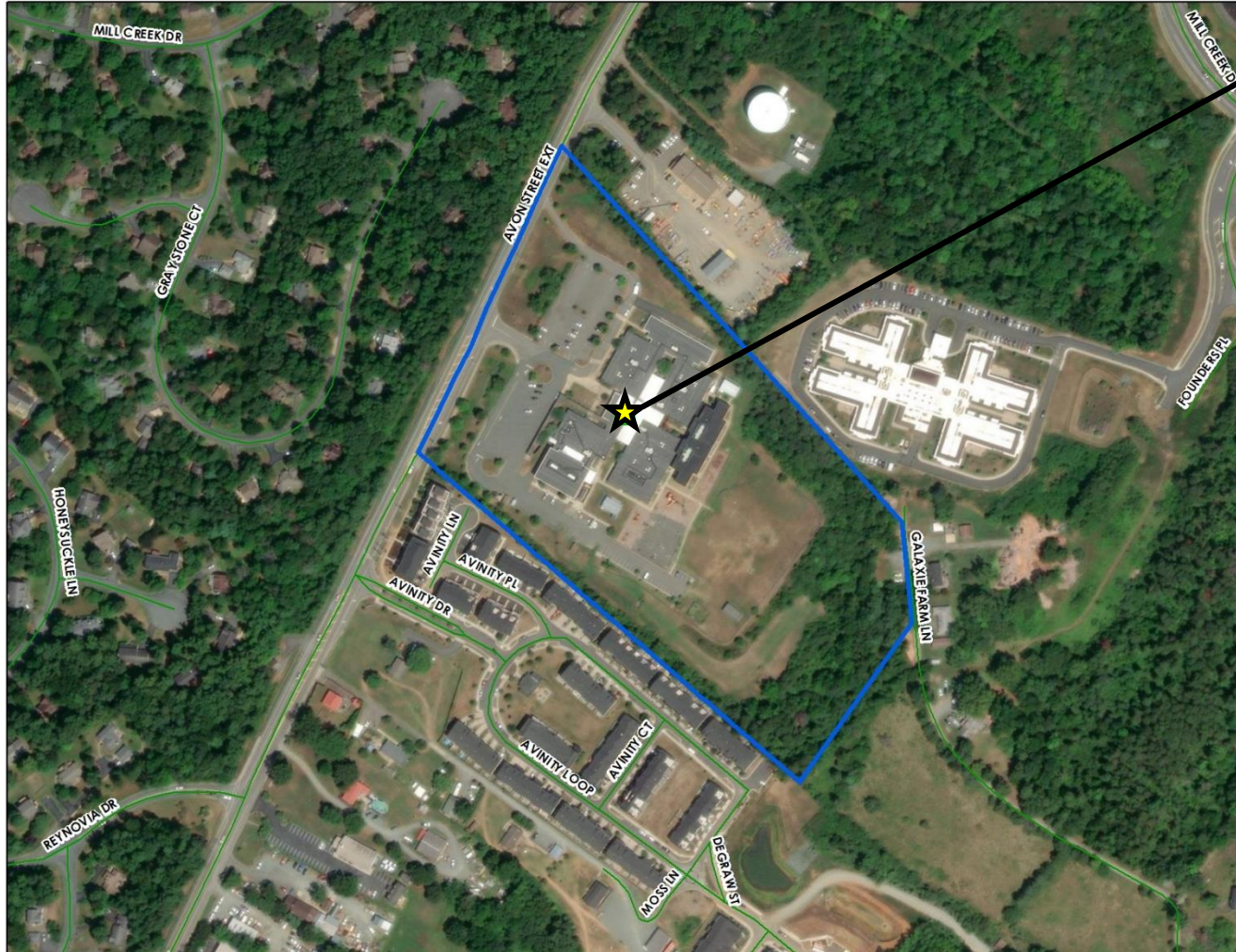
The 15-member Master Planning Study committee discussed and explored multiple options and developed a preliminary recommendation for future development at Mountain View Elementary:

- Weekly Committee meetings
- Staff Meetings in May and November
- Community Meetings in May and November
- Feedback requested and continues to be received



BACKGROUND DATA

AREA GROWTH & MOUNTAIN VIEW IMPACT



Mountain View ES

Built in 1990, expanded in 1996,
2007 & 2016

16.5 acres

91,000 sf

Capacity 624

2021/22 Enrollment: 677 (K-5),
38(Pre-K) = 715*Total

*Enrollment continues to be impacted by Covid-19



BACKGROUND DATA

ENROLLMENT GROWTH

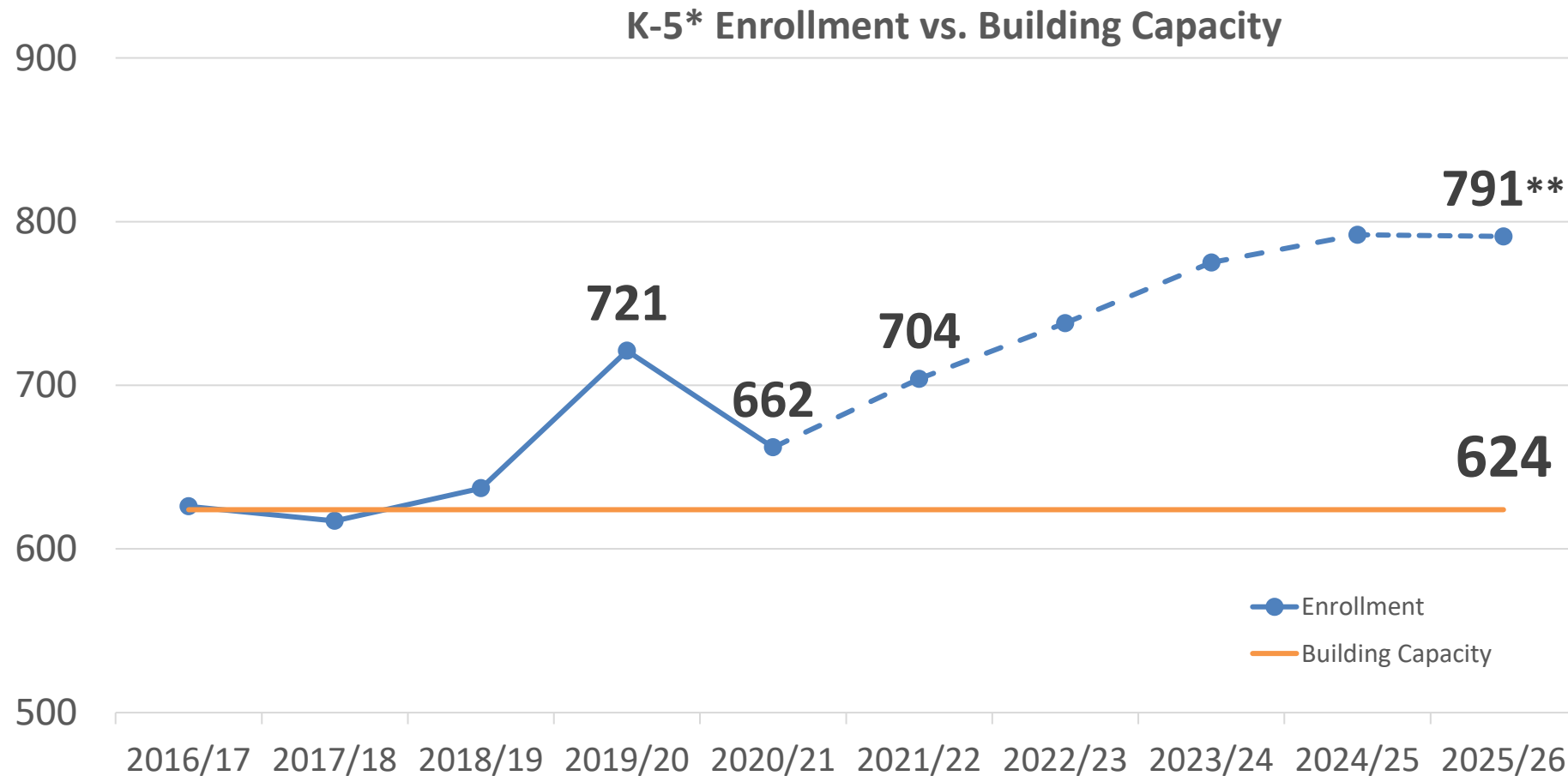


Image courtesy of
ACPS Fall 2020

*The school also has about 45 preschool students. This increases the total enrollment for the school and should be considered for factors such as cafeteria size, parking etc. It does not impact the difference between the capacity and enrollment because the 624 building capacity figure does not include rooms which are utilized for PK programs.

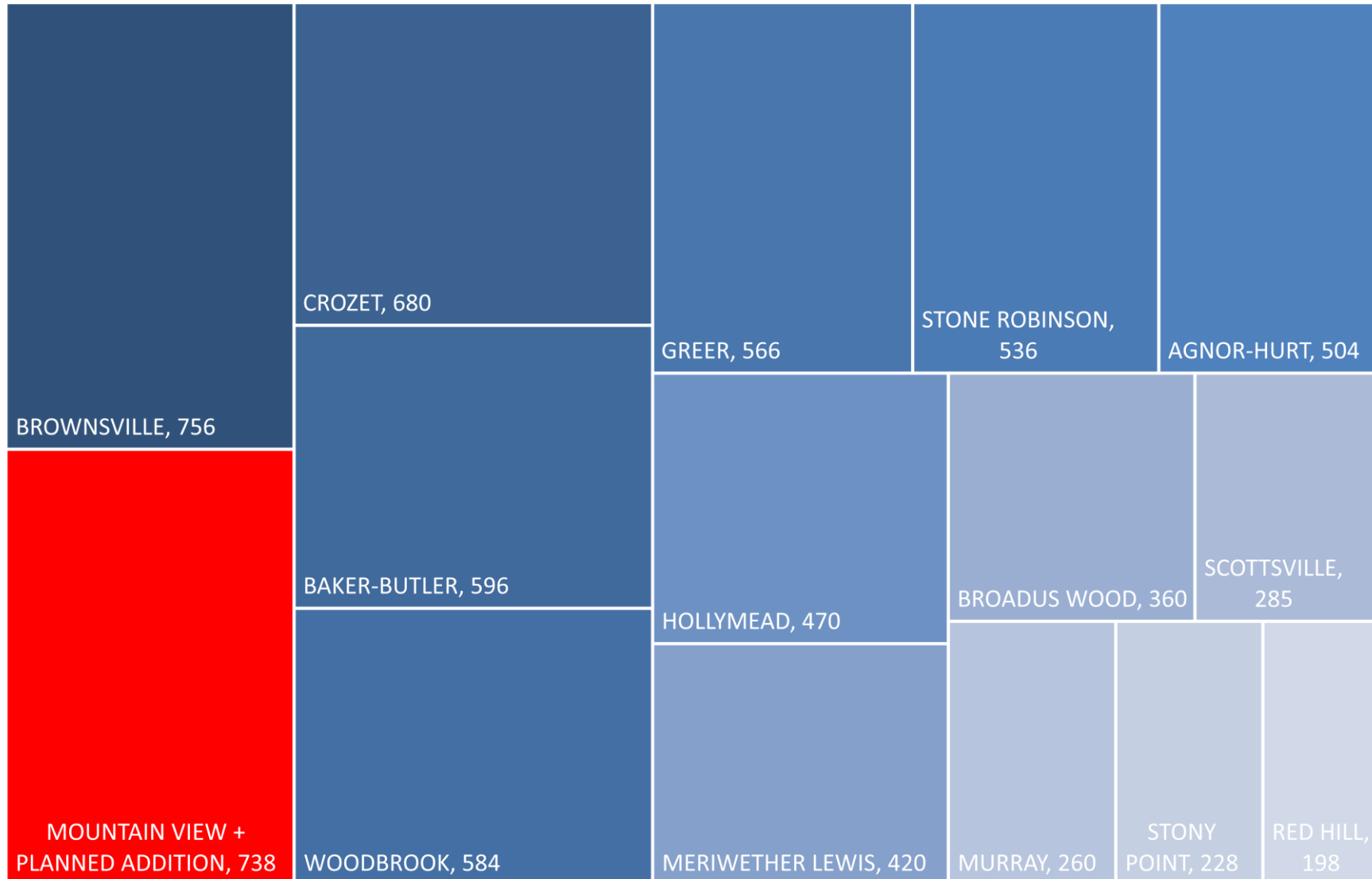
**5 year projection calculated by ACPS using cohort survival methodology. The work of the consultant and this study may influence this projection to ensure we are capturing impact of future development.



BACKGROUND DATA

ELEMENTARY SCHOOL CAPACITY

Capacity by Elementary School





PROCESS

MOUNTAIN VIEW PLANNING & ACPS YIELD STUDY

1

A **Student Yield Analysis** calculates division-wide student yields by housing type (single-family unit vs. multi-family unit) by dividing the number of students by the number of housing units. For example, 5 students / 10 homes = a student yield of 0.5 students per home.



2

A **Facility Master Plan** creates a plan for a school or group of schools based on area capacity, enrollment, condition and educational program needs.

How many kids are coming in the future?

How big should Mountain View become?

What are some viable options to consider to address capacity and future enrollment?



PROCESS
MOUNTAIN VIEW PLANNING & ACPS YIELD STUDY

Current Housing Yields

X

=

Planned Development in
Mountain View Attendance Zone



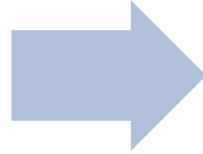
*Potential over the next 10+ years
Students from new housing may not all be new to the Division
Not a net gain of 176 students



TIMELINE

MOUNTAIN VIEW PLANNING & ACPS YIELD STUDY

May - June



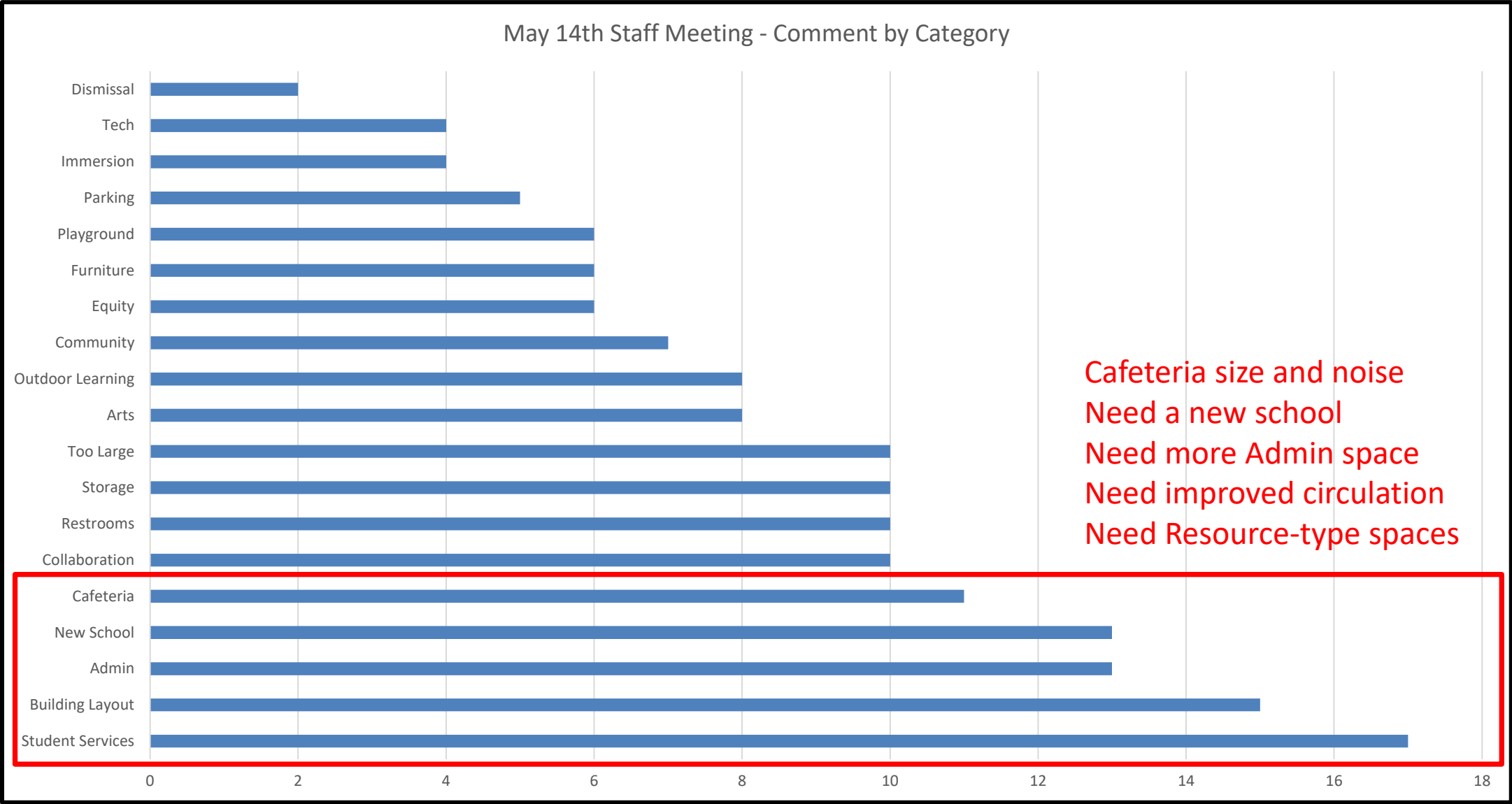
August -
December

- **Yield Study & FMP Data Collection**
- **FMP Visioning-FMP**
 - *Teacher meeting 5/14*
 - *Community Mtg 5/18*
- **FMP Options Development**
 - *Consultant, School & Division Leadership*

- **Finalize Yield Study**
- **FMP Options Review**
 - *Staff Meeting 11/4*
 - *Community Mtg 11/8*
 - *Online Survey*
- **Board Updates**

STAFF & COMMUNITY FEEDBACK

MOUNTAIN VIEW PLANNING



COMMUNITY FEEDBACK FROM ON-LINE SURVEY

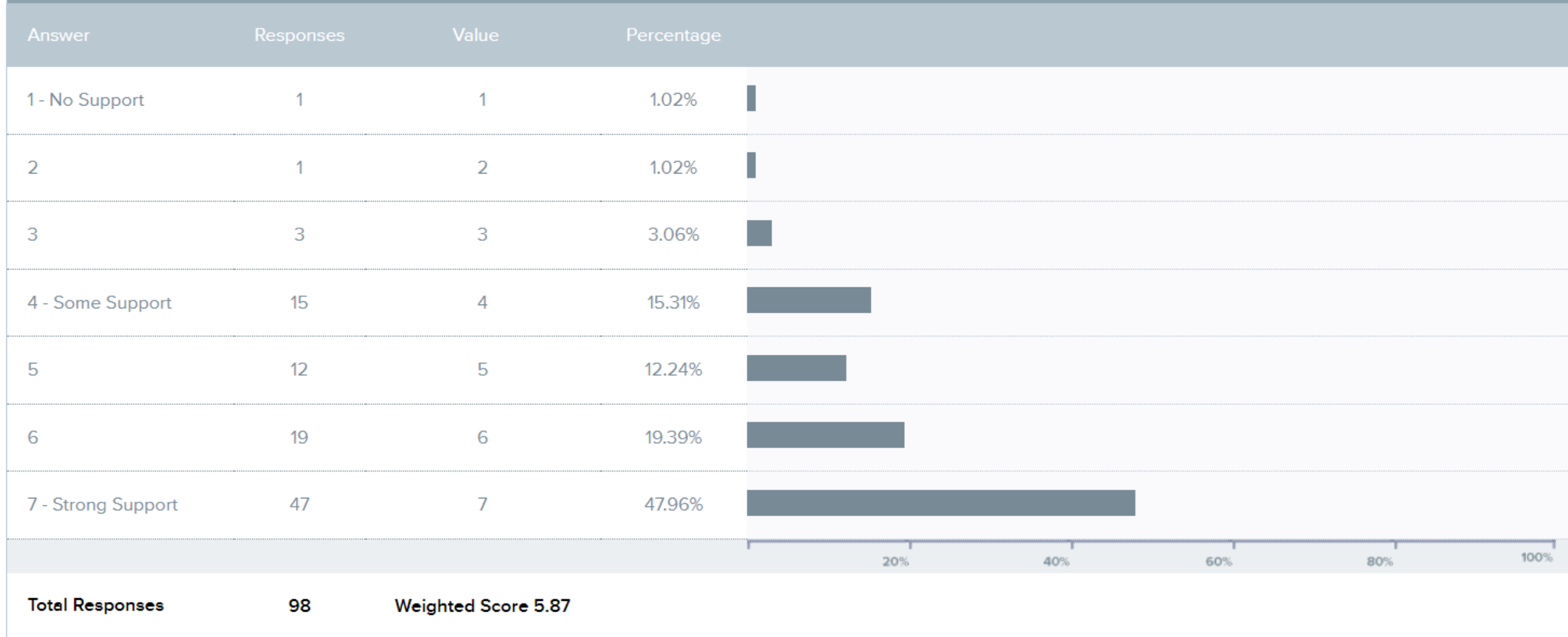
MOUNTAIN VIEW PLANNING



Bar Graph Report



Q 1 How would you rate your support for this preliminary recommendation?



COMMUNITY FEEDBACK FROM PAPER SURVEY
MOUNTAIN VIEW PLANNING



How would you rate your support for this preliminary recommendation?

Answer	Responses	Percentage
1 – No Support	0	0 %
2	0	0 %
3	0	0 %
4 – Some Support	2	8 %
5	4	17 %
6	10	42 %
7 – Strong Support	8	33 %
Total Responses	24	
Weighted Score	6.0	



ADDITIONAL INFORMATION

BACKGROUND DATA

PLANNED ADDITIONS





ADDITIONAL INFORMATION

MOUNTAIN VIEW PLANNING

Albemarle County Public Schools
District Map

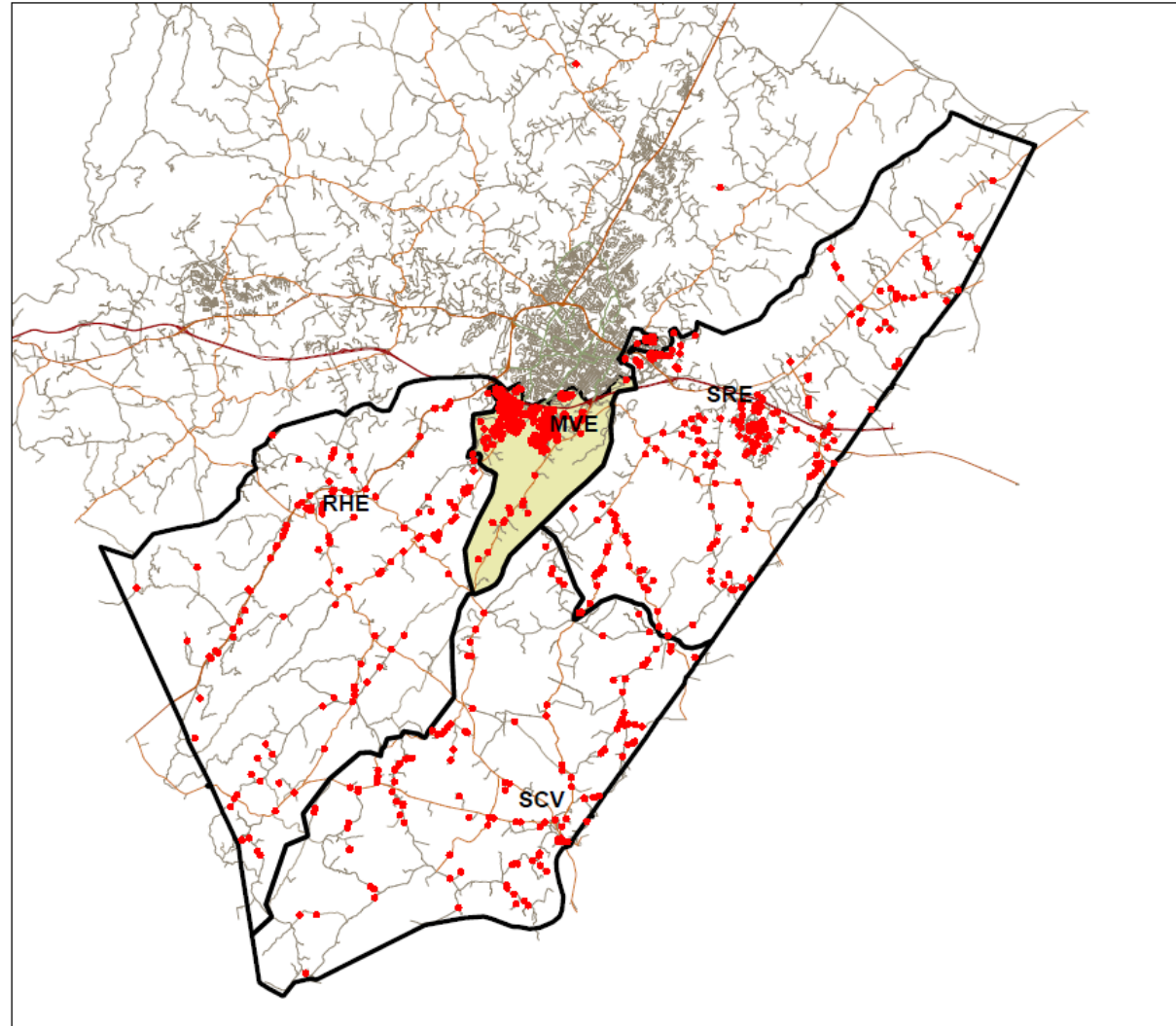


Image courtesy
of ACPS



ADDITIONAL INFORMATION MOUNTAIN VIEW PLANNING

Elementary School Sizes in other Virginia School Districts

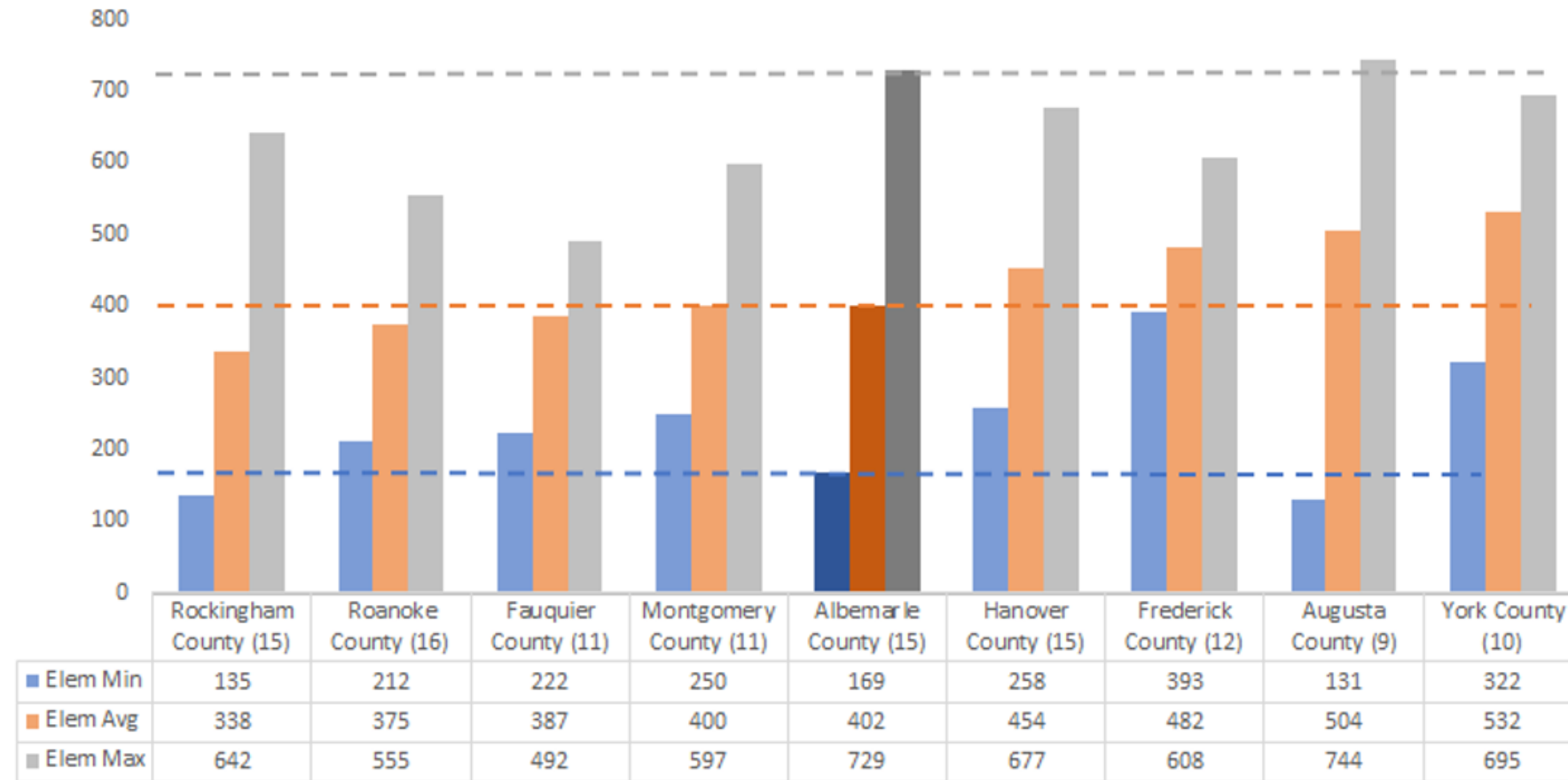


Image courtesy of
ACPS

Note: Analysis based on similarly-sized school districts in Virginia, rural/suburban counties. Grade configurations may differ across schools/districts.
Source: VDOE 2020-21 Fall Membership (all grades, full-time count). Elementary schools include preschool programs/centers, primary schools.



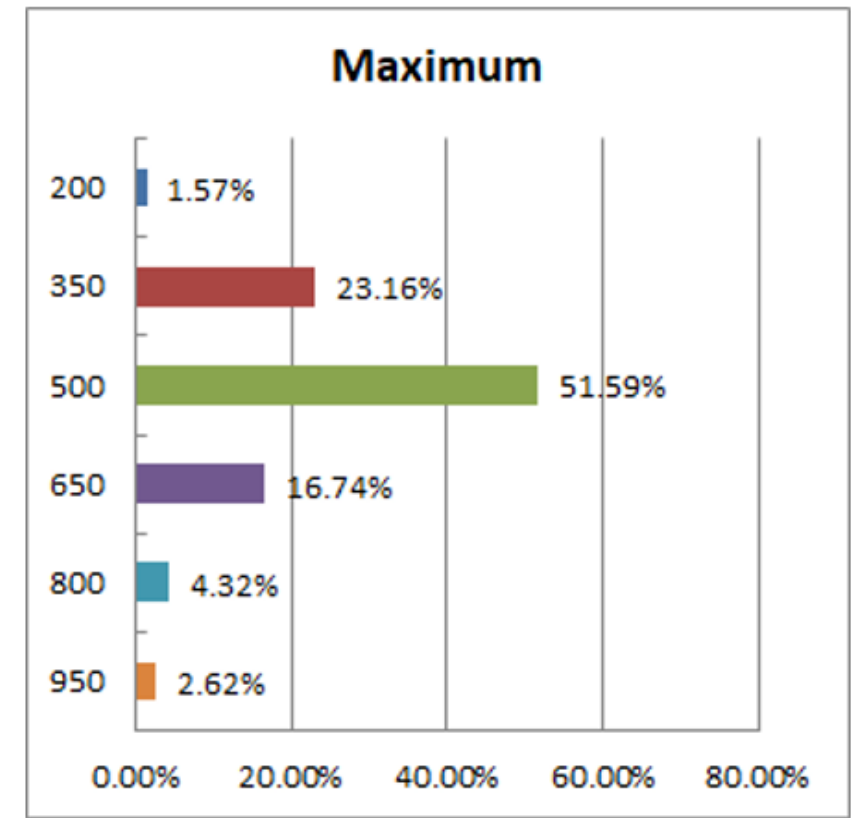
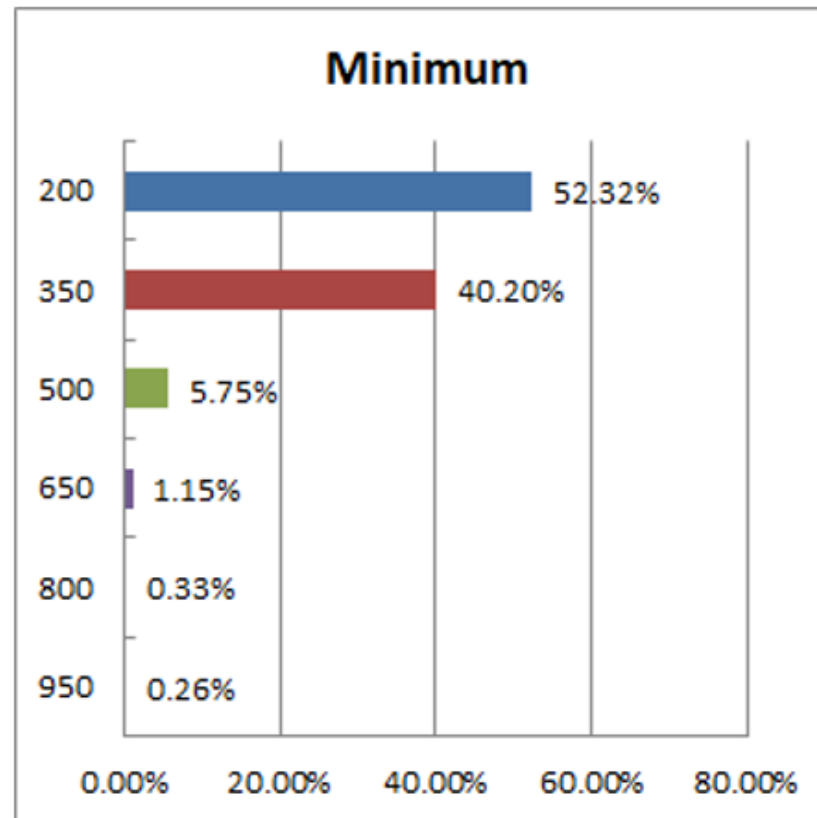
ADDITIONAL INFORMATION MOUNTAIN VIEW PLANNING

Community Survey Results of preferred Minimum and Maximum Elementary School sizes

Minimum
Weighted- 287
Plurality - 200

Maximum
Weighted- 510
Plurality - 500

Image courtesy of
ACPS





ADDITIONAL INFORMATION MOUNTAIN VIEW PLANNING

EAB Research Excerpts

Operational Efficiency	Student Achievement	Special & Disadvantaged Populations
• Studies vary greatly in their conclusions. • One resource found that moderately-sized elementary schools (300-500 students) may balance economies of scale for operations with the negative effects of larger schools on academic achievement. • Since different school and district sizes affect costs in different ways, there is no “optimal” school size.	• In general, academic achievement increases as school size decreases. • One resource found that in smaller schools, teachers felt both more responsible about and more positive toward their students’ learning. • Based on middle school test scores, students learned more in smaller elementary schools with fewer than 400 students.	• Smaller schools mitigated economic disadvantage among student populations, while larger schools exacerbated the effects. • Students receiving special education services benefited most from small-group and individualized instruction, a practice made significantly easier by smaller school sizes.

Image courtesy
of ACPS

EAB is an education-based research and data organization that partners with ACPS and other school districts.



FACILITY OPTIONS



FACILITY OPTIONS
MOUNTAIN VIEW PLANNING & ACPS YIELD STUDY

Main Options Considered but NOT Recommended

- **Build new Early Childhood (Pre-K and K) building on Founders Place Site**
- **Move one or more grade levels from Mountain View to Walton MS**
- **Build additions to increase capacity of Red Hill ES by 200 students and redistrict students from Mountain View to Red Hill**
- **Build a new 400-500 seat PK-2 school in the Mountain View attendance zone. Current Mountain View becomes a 3-5 school**
- **Build additions on to Mountain View to increase the capacity to 800-850 seats**
- **Build a new 800-850 seat school to replace Mountain View on an acquired site**



FACILITY OPTIONS

MOUNTAIN VIEW PLANNING & ACPS YIELD STUDY

**Mountain View
Elementary**

400-450 Students

Mountain View Site

**New Elementary
School**

400-450 Students

Acquired Site

Preliminary Recommendation



FACILITY OPTIONS

MOUNTAIN VIEW PLANNING & ACPS YIELD STUDY

Preliminary Recommendation – New 400-450 Seat Elementary School at an Acquired Site Create two separate PK-5 Attendance Zones

Build a new school on an acquired site

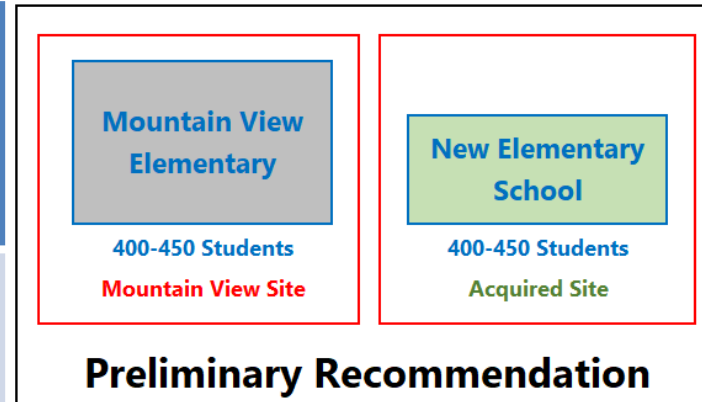
Create two separate PK-5 attendance zones from current Mountain View boundary

Benefits

- Smaller school size for Mountain View and the new Elementary School
- Reduces overcrowding at current Mountain View ES
- Provides additional building capacity for long term growth
- Both schools will have adequate playgrounds, parking, and parent drop-offs

Challenges

- Cost: New building construction and potential land acquisition
- Redistricting required; new boundaries needs to be created for new school
- Increased operational overhead
- Difficult to hire staff to expand the immersion and discovery programs
- Will take 3+ years after site acquisition to design and build a new school





THANK YOU



COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

ALBEMARLE COUNTY PUBLIC SCHOOLS

SUBDIVISION YIELD ANALYSIS

AUGUST 23, 2021

PREPARED FOR:

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ACKNOWLEDGMENTS

On behalf of Cooperative Strategies, we would like to extend our appreciation to the Albemarle County Public Schools for the opportunity to assist them in developing this Subdivision Yield Analysis Report. As a planning team, we hope that this document will serve the Albemarle County Public Schools for years to come.

COOPERATIVE STRATEGIES

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EXECUTIVE SUMMARY

Introduction

In March of 2021, Cooperative Strategies was contracted to study student demographics and develop a subdivision yield analysis of the Albemarle County Public Schools. This summary is the result of collection, review, and analysis of student demographics and housing information for the Albemarle County Public Schools.

The purpose of this analysis is to determine the potential growth for planned housing developments and the impact it has on the Albemarle County Public Schools student population. By providing this subdivision yield analysis to the Division, it will be better equipped to make decisions impacted by future enrollment.

Methodology

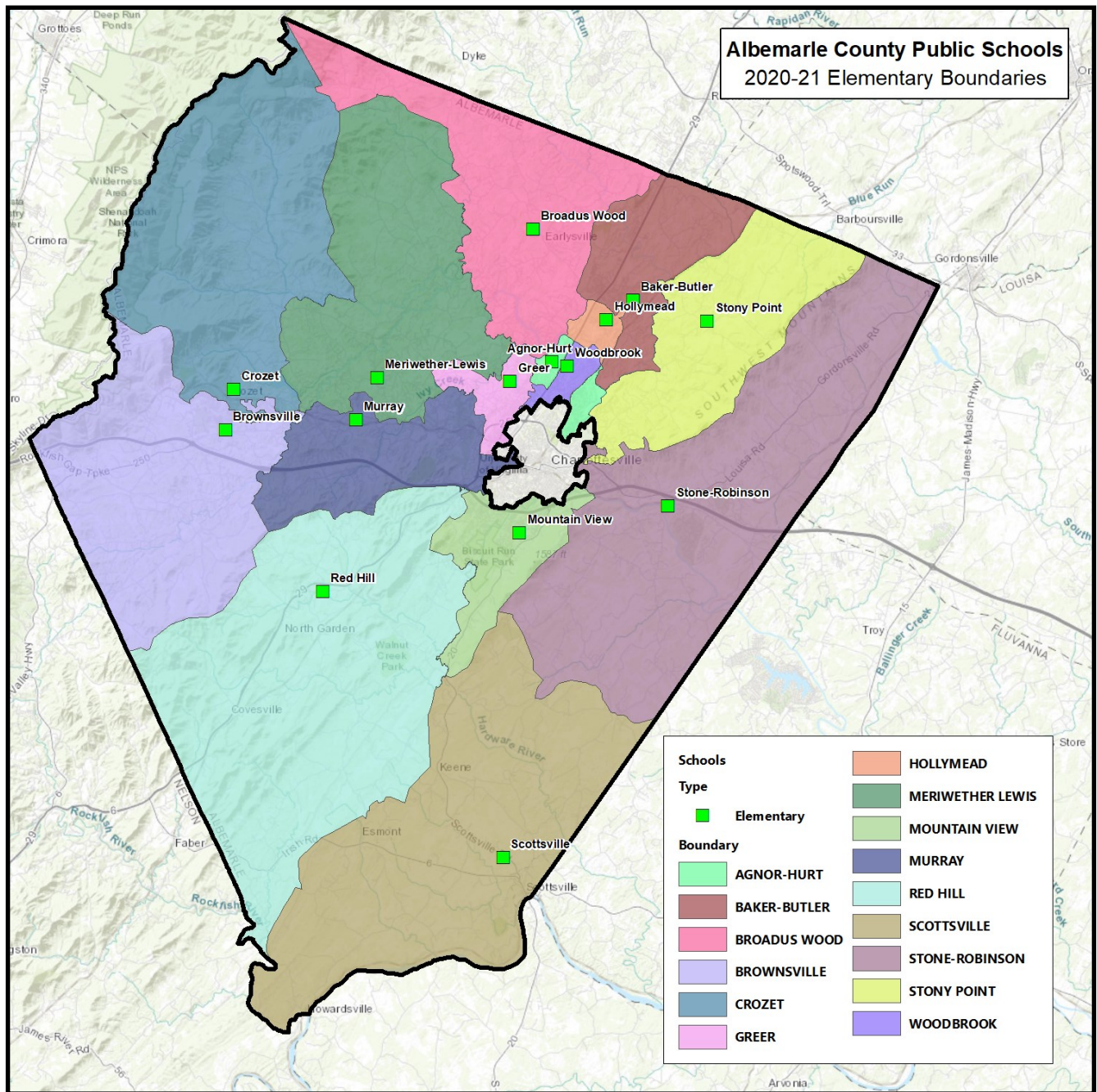
To determine the student yields by subdivision, students enrolled in the 2019-20 school year were first placed geographically on a map based on their home address. Due to the COVID-19 pandemic, it was decided that the 2019-20 student data should be used rather than the 2020-21 because it is a more reliable database. The subdivision/complex in which they reside was then determined, and a student yield ratio was found by dividing the number of students within the subdivision/complex by the number of housing units within the subdivision/complex. The subdivision/complex specific student yields can be found starting on page 10 of this report. In order to determine the number of students that a new development may generate, an average of the student yields by housing type was calculated, and applied to the number of units expected to develop. Development information can be found on page 29 of this report.

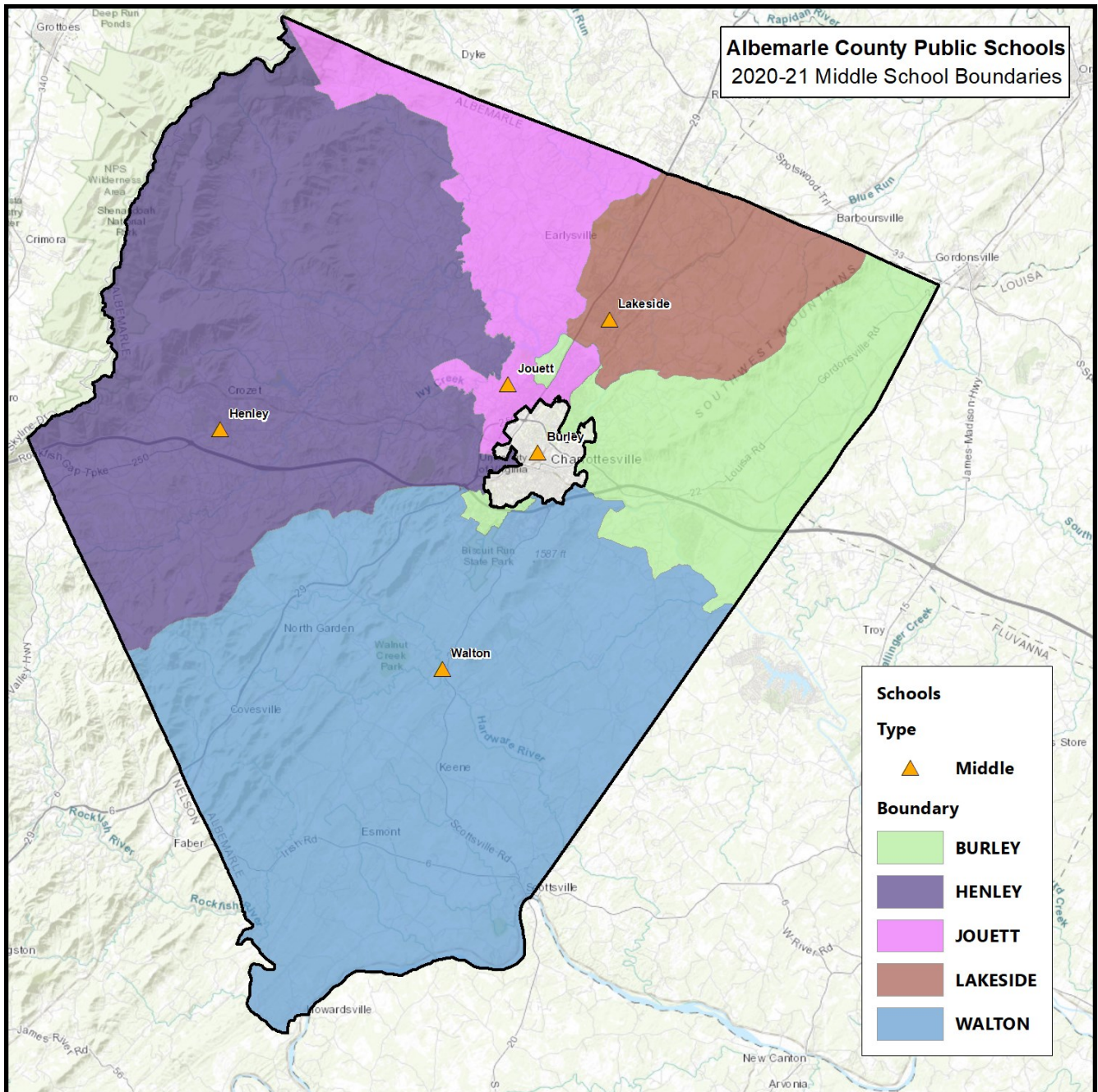
The methodology used in this analysis varies greatly from the methodology used in the enrollment projections. **Because of this difference, the values seen in this report will not match those within the enrollment projections provided by the Albemarle County Public Schools.** It is also important to note that the student potential values seen in this report will inherently include students that are moving within the Division; not all students produced by these developments will be new to the Division, or even a specific boundary.

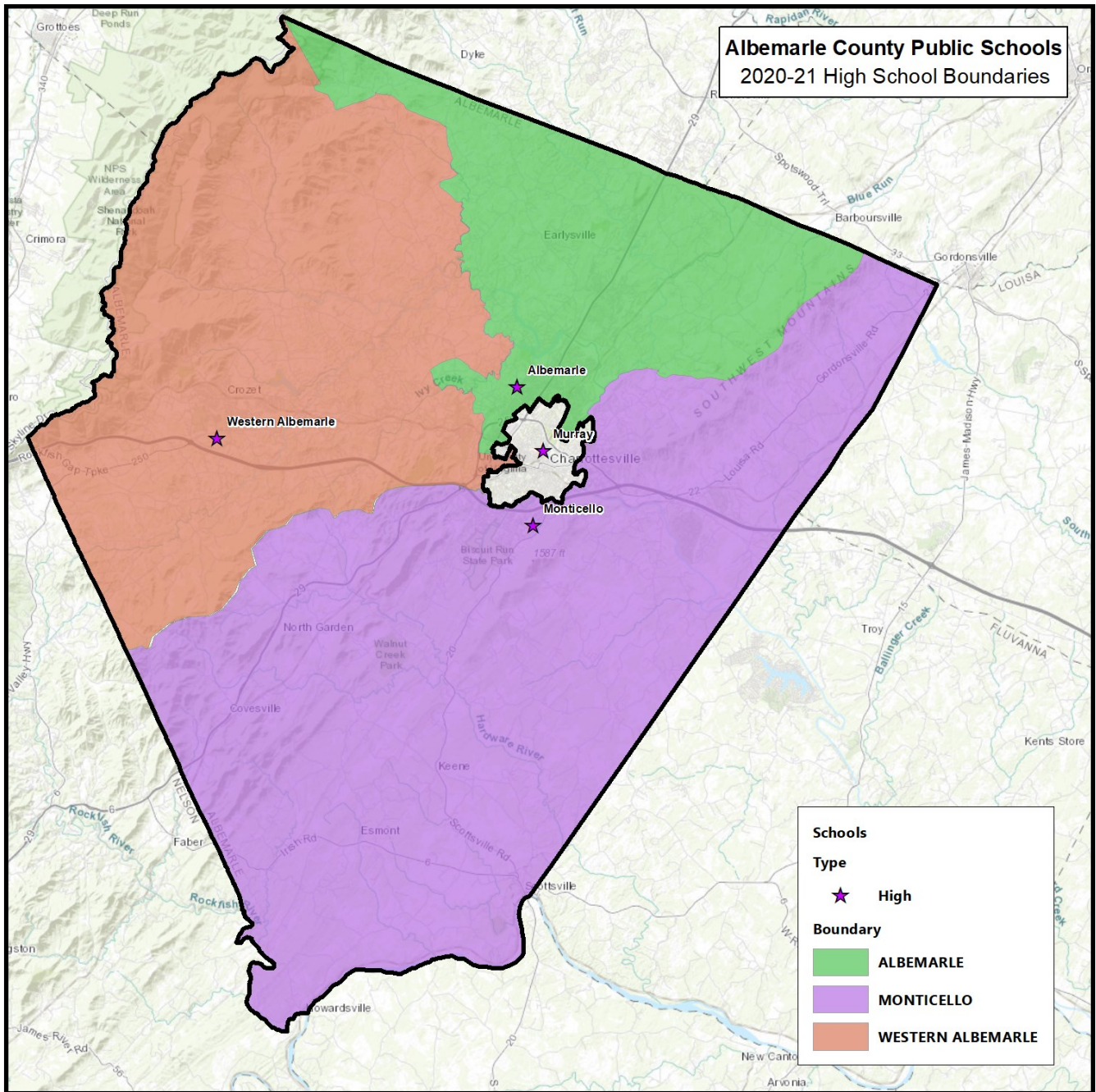
Findings

The student potential of the identified active and planned housing developments known at the time of this report, reaches 2,875, total K-12 students. **It is important to note that the developments outlined in this report are in various stages of planning and construction, so any student influx from these developments will occur over time and not all at once.** The student potential values assume that all units are completely constructed and occupied.

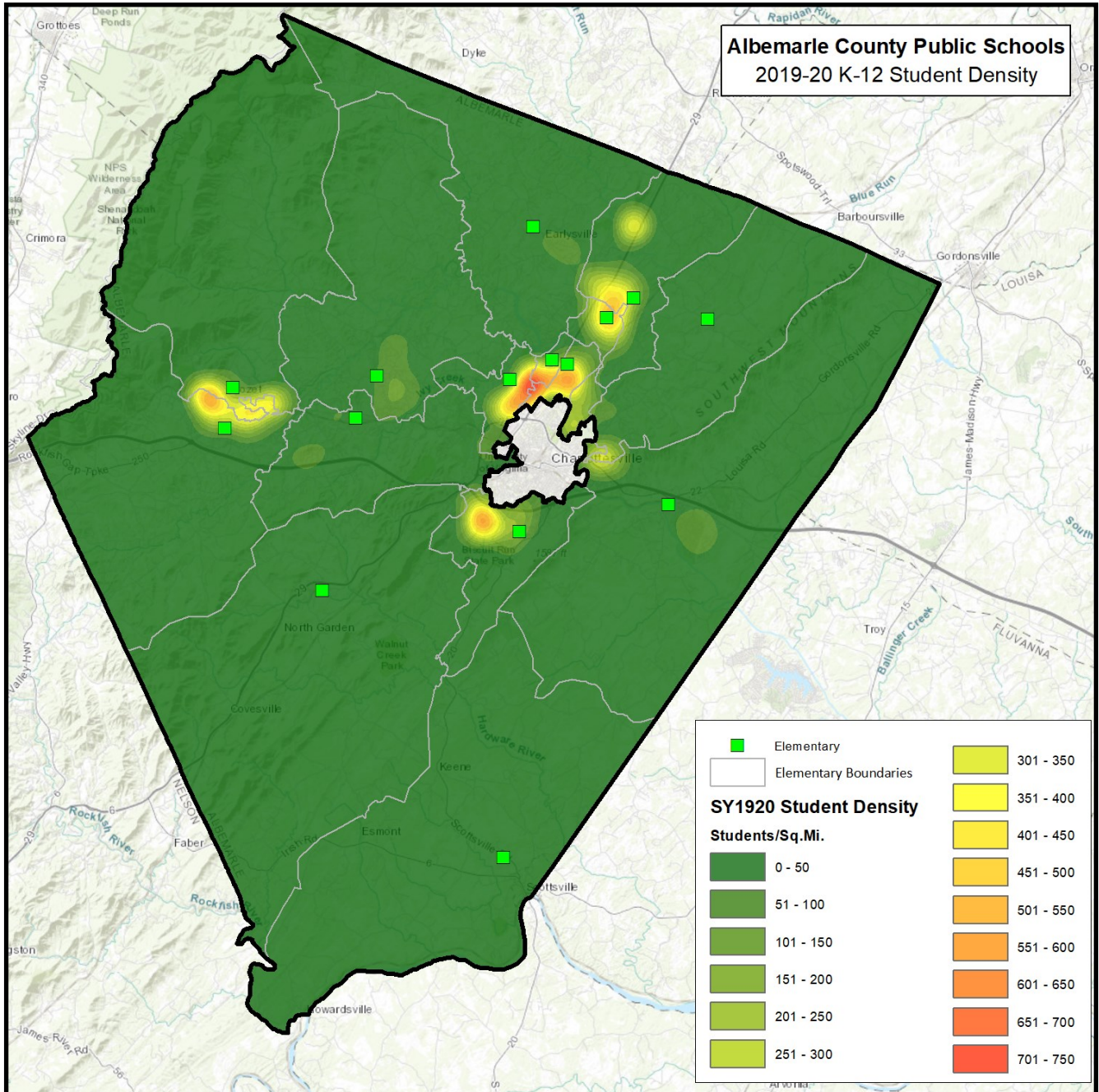
2020-21 ATTENDANCE BOUNDARY MAPS







K-12 STUDENT DENSITY MAPS



HOUSING

Housing Stock Types

For this analysis, the existing housing stock was divided into the categories below. The tables and maps on the following pages show the K-12 student yields for each, individual subdivision or complex, separated by housing type.

Existing Apartment Units: These are the existing apartments within the Division. There are currently a total of 1,064 students living within these units.

Existing Apartment-UVA Units: These are the existing apartments within the Division that are aimed toward University of Virginia students. These units are separated from other apartment units because they tend to yield fewer students. There are currently a total of 58 students living within these units.

Existing Condominium Units: These are the existing condominiums within the Division. The terms "condo" and "condominium" in this report include single-family attached units. There are currently a total of 429 students living within these units.

Existing Mobile Home Units: These are the existing manufactured, or mobile homes within the Division. There are currently a total of 580 students living within these units.

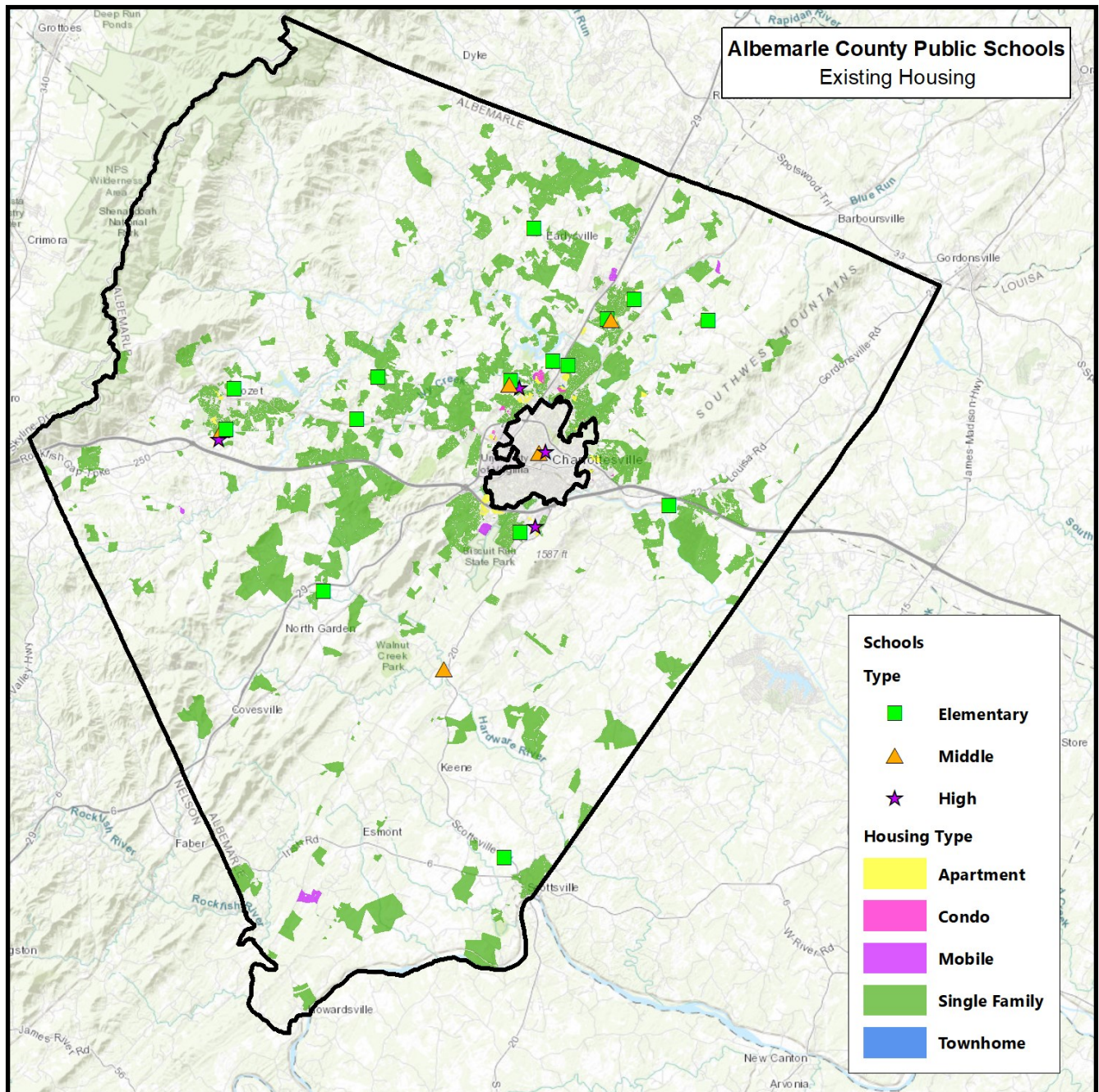
Existing Subdivided Single-Family Units: These are the existing single-family homes within subdivisions within the Division. There are currently a total of 8,608 students living within these units.

Existing Townhome Units: These are the existing townhomes within the Division. There are currently a total of 65 students living within these units.

Albemarle County Student Yields by Housing Type			
Housing Type	Units	2019-20 Students	2019-20 K-12 Yield
Apartment	6,075	1,064	0.18
Apartment-UVA	1,603	58	0.04
Condo	1,133	429	0.38
Mobile	609	580	0.95
Single Family	22,962	8,608	0.37
Townhome	454	65	0.14
TOTAL	32,836	10,804	0.33

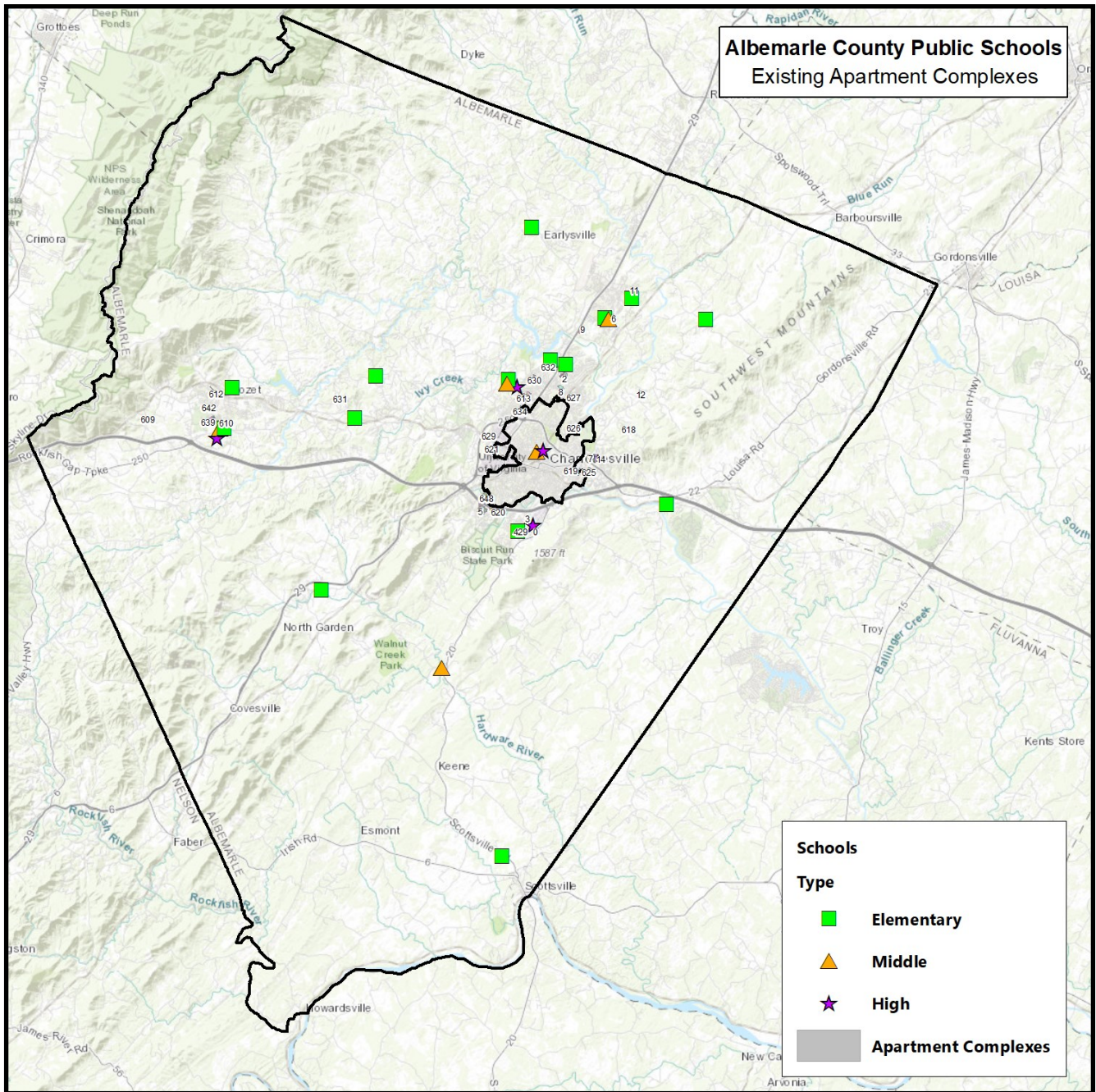
Existing Single-Family and Multi-Family Housing

The map on the below shows the location of the existing single-family (green), apartment (yellow), manufactured homes (purple), condominiums (pink), and townhome (blue) subdivisions and complexes within the Division. The pages following detail the student yields for each subdivision or complex.



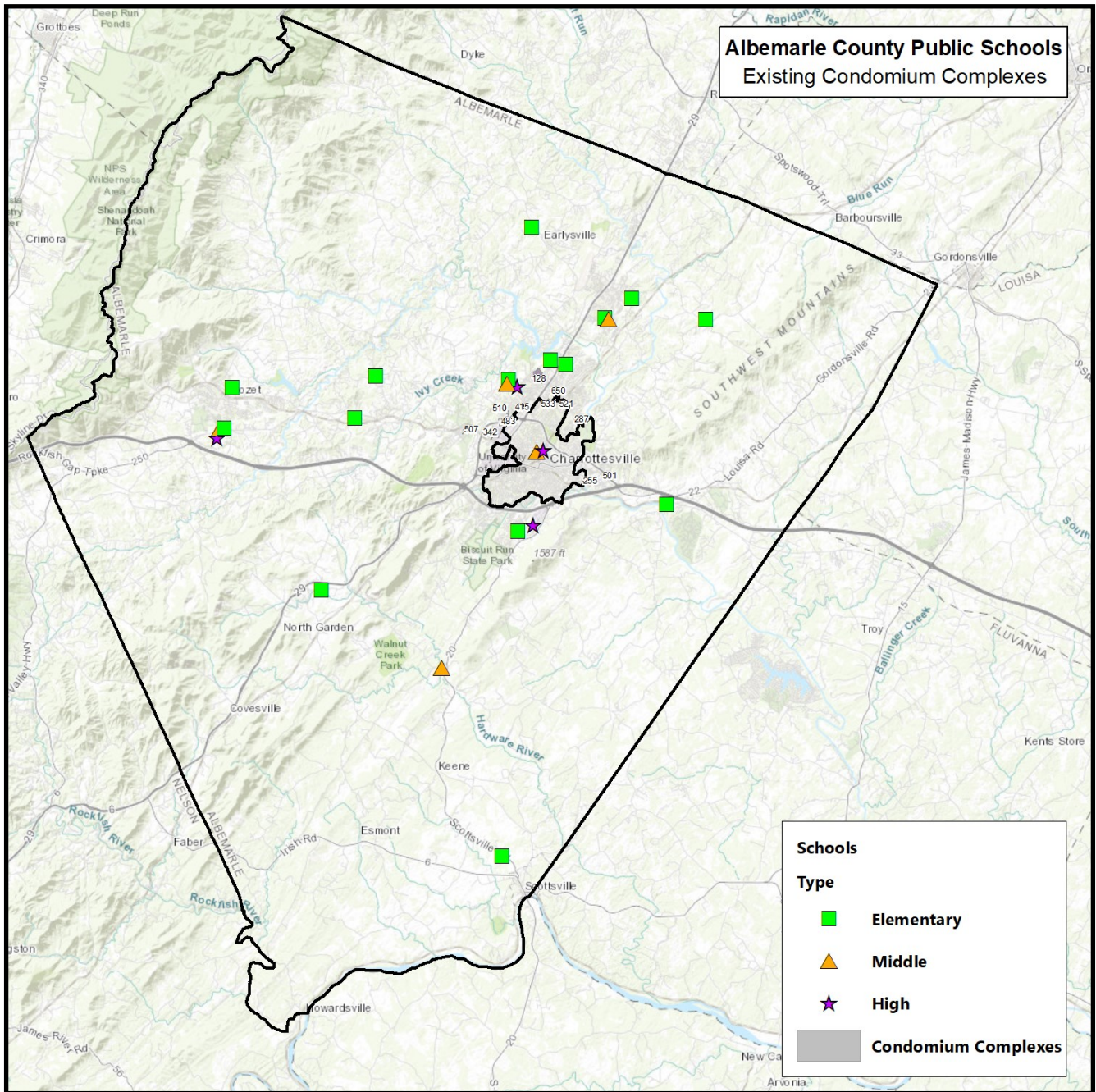
The following table and map detail the existing apartment complexes within the Division.

Subdivision/Complex				Boundary			K-12 Yield
Map ID	Name	Type	Units	Elementary	Middle	High	
0	Stone Creek Village	Apartment	264	Mountain View	Walton	Monticello	0.07
1	Woods Edge Apartments	Apartment	96	Woodbrook	Jouett	Albemarle	0.00
2	Mallside Forest Apartments	Apartment	160	Woodbrook	Jouett	Albemarle	0.81
3	Lakeside Apartments	Apartment	348	Mountain View	Walton	Monticello	0.02
4	Rio Hill Apartments	Apartment	139	Woodbrook	Jouett	Albemarle	0.84
6	Greens at Hollymead Apartments	Apartment	144	Hollymead	Lakeside	Albemarle	0.37
7	Wilton Farm Apartments	Apartment	144	Stony Point	Burley	Monticello	0.70
8	Abbingtion Crossing	Apartment	468	Woodbrook	Jouett	Albemarle	0.19
9	Archer at Brookhill	Apartment	316	Hollymead	Lakeside	Albemarle	0.00
10	Brookdale Apartments	Apartment	96	Mountain View	Burley	Monticello	0.22
11	2338 Girtha Ln	Apartment	5	Baker-Butler	Lakeside	Albemarle	1.20
12	Eastham Village	Apartment	10	Stony Point	Burley	Monticello	0.00
13	Arden Place	Apartment	212	Woodbrook	Jouett	Albemarle	0.05
14	Avemore	Apartment	280	Stony Point	Burley	Monticello	0.05
429	Creekmill	Apartment	3	Mountain View	Walton	Monticello	0.00
609	820 Beagle Gap Road	Apartment	9	Brownsville	Henley	Western Albemarle	0.00
610	Crozet Meadows Apartments	Apartment	20	Brownsville	Henley	Western Albemarle	0.00
611	The Meadowlands	Apartment	30	Brownsville	Henley	Western Albemarle	0.00
612	The Vue	Apartment	126	Crozet	Henley	Western Albemarle	0.00
613	The Collective on Commonwealth / 128 Turtle Cree*	Apartment	34	Greer	Jouett	Albemarle	1.88
614	Westgate Apartments	Apartment	284	Greer	Jouett	Albemarle	0.14
615	Barclay Place	Apartment	158	Greer	Jouett	Albemarle	0.15
618	2507 Maple Rigde Rd	Apartment	7	Stony Point	Burley	Monticello	0.00
619	340 Riverbend Dr	Apartment	125	Stone-Robinson	Burley	Monticello	0.05
623	The Apartments at Riverside Village	Apartment	34	Stone-Robinson	Burley	Monticello	0.09
625	Carriage Hill	Apartment	304	Stone-Robinson	Burley	Monticello	0.02
626	The Lofts at Meadowcreek	Apartment	65	Agnor-Hurt	Burley	Albemarle	0.00
627	The Reserve at Belvedere	Apartment	294	Agnor-Hurt	Burley	Albemarle	0.05
628	Treesdale	Apartment	92	Agnor-Hurt	Burley	Albemarle	0.01
630	North Woods at the Four Seasons	Apartment	310	Agnor-Hurt	Burley	Albemarle	0.28
631	Glenwood Road Cottages	Apartment	7	Meriwether Lewis	Henley	Western Albemarle	0.00
632	555 Station Lane	Apartment	6	Agnor-Hurt	Burley	Albemarle	0.00
634	Oak Terrace Apartments	Apartment	24	Woodbrook	Jouett	Albemarle	0.13
635	Brookdale Apartments	Apartment	96	Mountain View	Burley	Monticello	0.27
636	Soloman Court Condominium	Apartment	80	Greer	Jouett	Albemarle	0.19
637	Granite Park	Apartment	425	Woodbrook	Jouett	Albemarle	0.22
638	Stonefield Commons	Apartment	251	Woodbrook	Jouett	Albemarle	0.14
640	Old Trail Village Apartments	Apartment	34	Brownsville	Henley	Western Albemarle	0.71
641	Old Trail Heights	Apartment	27	Brownsville	Henley	Western Albemarle	0.00
642	Old Trail Dr	Apartment	9	Brownsville	Henley	Western Albemarle	0.22
646	Villas at Southern Ridge	Apartment	239	Mountain View	Burley	Monticello	0.23
647	The Woodlands of Charlottesville	Apartment	300	Mountain View	Burley	Monticello	0.01
APARTMENT SUBTOTAL			6,075	-			0.18
5	Silverbell Terrace	Apartment-UVA	13	Mountain View	Burley	Monticello	1.15
617	105 Ivy Dr	Apartment-UVA	12	Greer	Jouett	Albemarle	0.00
620	Fifth Street Place	Apartment-UVA	200	Mountain View	Burley	Monticello	0.01
621	University Heights	Apartment-UVA	420	Greer	Jouett	Albemarle	0.05
622	Jefferson Ridge Apartment Homes	Apartment-UVA	234	Mountain View	Burley	Monticello	0.02
624	Cavalier Crossing	Apartment-UVA	144	Mountain View	Burley	Monticello	0.01
629	Huntington Village	Apartment-UVA	55	Greer	Jouett	Albemarle	0.04
633	Huntington Village	Apartment-UVA	55	Greer	Jouett	Albemarle	0.00
639	The Summit Apartment Homes	Apartment-UVA	190	Brownsville	Henley	Western Albemarle	0.00
648	Eagles Landing Apartments	Apartment-UVA	280	Mountain View	Burley	Monticello	0.04
APARTMENT-UVA SUBTOTAL			1,603	-			0.04



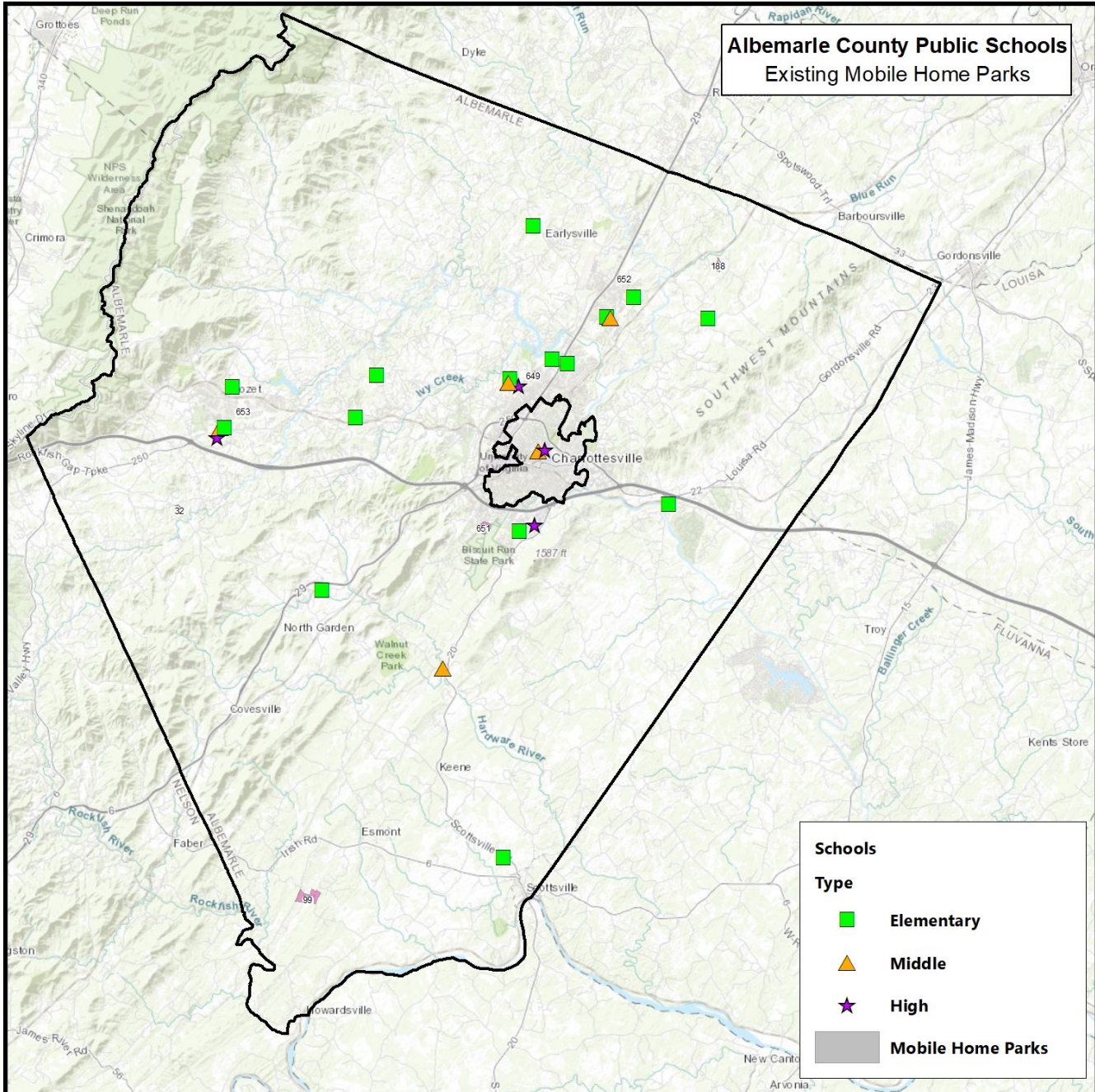
The following table and map detail the existing condominium complexes within the Division.

Subdivision/Complex				Boundary			K-12
Map ID	Name	Type	Units	Elementary	Middle	High	Yield
108	Ednam Condos	Condo	5	Murray	Henley	Western Albemarle	0.00
128	Four Seasons	Condo	298	Agnor-Hurt	Burley	Albemarle	0.29
255	Overlook Condos	Condo	2	Stone-Robinson	Burley	Monticello	0.00
287	Riverrun Condos	Condo	45	Agnor-Hurt	Burley	Albemarle	0.13
341	University Commons	Condo	30	Greer	Jouett	Albemarle	0.70
342	University Village Condos	Condo	96	Greer	Jouett	Albemarle	0.00
415	Inglewood Sq. Condos	Condo	42	Woodbrook	Jouett	Albemarle	0.43
483	Hessian Hills Condos	Condo	46	Greer	Jouett	Albemarle	0.37
501	Cottages/Jefferson Hts, Condos	Condo	3	Stone-Robinson	Burley	Monticello	0.00
507	White Gables Condos	Condo	2	Murray	Henley	Western Albemarle	0.00
510	Barracks West Condos	Condo	366	Greer	Jouett	Albemarle	0.51
520	Pine Haven Condos	Condo	16	Woodbrook	Jouett	Albemarle	0.56
521	Fountain Court Condos	Condo	12	Woodbrook	Jouett	Albemarle	0.33
528	Four Seasons Condos	Condo	48	Agnor-Hurt	Burley	Albemarle	0.08
533	Branchlands Retire. Vil. Condo	Condo	5	Woodbrook	Jouett	Albemarle	0.00
650	Hillsdale Drive Condominiums	Condo	117	Woodbrook	Jouett	Albemarle	0.65
CONDOMINIUM SUBTOTAL			1,133	-			0.38



The following tables and map detail the existing mobile home parks within the Division.

Subdivision/Complex				Boundary			K-12 Yield
Map ID	Name	Type	Units	Elementary	Middle	High	
32	Batesville Insert	Mobile	3	Brownsville	Henley	Western Albemarle	1.00
99	Dove's Nest	Mobile	7	Scottsville	Walton	Monticello	0.14
188	Lakewood Lodge	Mobile	2	Stony Point	Lakeside	Albemarle	0.00
649	Crenshaw Ct Mobile Home Park	Mobile	99	Agnor-Hurt	Jouett	Albemarle	1.16
652	Northwoods Park	Mobile	70	Baker-Butler	Lakeside	Albemarle	0.49
653	Sneads	Mobile	71	Crozet	Henley	Western Albemarle	0.62
651	Southwood Mobile Home Park	Mobile	357	Mountain View	Burley	Monticello	1.07
MOBILE SUBTOTAL			609	-			0.95



The following tables and map detail the existing single family subdivisions within the Division.

Subdivision/Complex				Boundary			K-12 Yield
Map ID	Name	Type	Units	Elementary	Middle	High	
17	Airport Acres (Clover)	Single Family	41	Baker-Butler	Lakeside	Albemarle	0.39
15	Advance Mills Village	Single Family	39	Broadus Wood	Jouett	Albemarle	0.26
16	Advance Mills Estate	Single Family	10	Broadus Wood	Jouett	Albemarle	0.40
19	Albemarle Lake	Single Family	17	Meriwether Lewis	Henley	Western Albemarle	0.24
20	Appleberry Estates	Single Family	5	Red Hill	Walton	Monticello	0.20
21	Arbor Park	Single Family	18	Broadus Wood	Jouett	Albemarle	0.22
22	Ardwood	Single Family	14	Broadus Wood	Jouett	Albemarle	0.14
23	Ashcroft	Single Family	164	Stone-Robinson	Burley	Monticello	0.25
24	Ashmere	Single Family	13	Stone-Robinson	Burley	Monticello	0.23
25	Auburn Hills	Single Family	71	Stone-Robinson	Burley	Monticello	0.41
26	Ballard Ridge	Single Family	4	Meriwether Lewis	Henley	Western Albemarle	0.00
27	Ballard Woods	Single Family	12	Meriwether Lewis	Henley	Western Albemarle	1.08
29	Barracksdale	Single Family	12	Meriwether Lewis	Henley	Western Albemarle	0.75
30	Barrett Acres	Single Family	2	Murray	Henley	Western Albemarle	0.00
31	Barterbrook	Single Family	36	Greer	Jouett	Albemarle	1.28
33	Beau Mont Farm	Single Family	37	Meriwether Lewis	Henley	Western Albemarle	0.46
34	Bedford Hills	Single Family	43	Broadus Wood	Jouett	Albemarle	0.44
35	Bellair	Single Family	93	Murray	Henley	Western Albemarle	0.11
36	Bending Oaks	Single Family	5	Meriwether Lewis	Henley	Western Albemarle	0.20
37	Bennington Woods	Single Family	21	Greer	Jouett	Albemarle	0.57
38	Bennington Terrace	Single Family	7	Greer	Jouett	Albemarle	0.00
39	Bentivar	Single Family	113	Stony Point	Burley	Monticello	0.36
40	Berkeley	Single Family	176	Agnor-Hurt	Burley	Albemarle	0.40
44	Birnam Wood	Single Family	104	Greer	Jouett	Albemarle	0.10
45	Biscuit Run	Single Family	12	Red Hill	Walton	Monticello	0.58
46	Bishop Hill	Single Family	13	Stone-Robinson	Walton	Monticello	0.08
48	Blenwood	Single Family	7	Scottsville	Walton	Monticello	0.71
49	Blue Ridge Acres	Single Family	29	Brownsville	Henley	Western Albemarle	0.55
50	Blue Ridge Forest	Single Family	26	Broadus Wood	Jouett	Albemarle	0.27
51	Blue Springs Farm	Single Family	16	Murray	Henley	Western Albemarle	0.31
52	Boyd Tavern	Single Family	5	Stone-Robinson	Burley	Monticello	0.20
54	Branchlands Retire. Village	Single Family	137	Woodbrook	Jouett	Albemarle	0.04
55	Briarwood	Single Family	625	Baker-Butler	Lakeside	Albemarle	0.48
56	Brightlands	Single Family	8	Crozet	Henley	Western Albemarle	0.25
57	Brinnington	Single Family	21	Meriwether Lewis	Henley	Western Albemarle	0.00
58	Brooklayne	Single Family	6	Broadus Wood	Jouett	Albemarle	0.50
62	Brookwood	Single Family	86	Brownsville	Henley	Western Albemarle	0.43
63	Brownsville Heights	Single Family	6	Brownsville	Henley	Western Albemarle	0.50
64	Buck Falls Farm	Single Family	9	Broadus Wood	Jouett	Albemarle	0.22
65	Buck Hill Estates	Single Family	12	Stone-Robinson	Walton	Monticello	0.17
66	Buck Mountain	Single Family	41	Meriwether Lewis	Henley	Western Albemarle	0.27
67	Buckingham	Single Family	48	Murray	Henley	Western Albemarle	0.25
68	Burruss Branch	Single Family	11	Meriwether Lewis	Henley	Western Albemarle	0.00
69	Calf Mountain	Single Family	7	Brownsville	Henley	Western Albemarle	0.00
70	Camellia Garden	Single Family	30	Greer	Jouett	Albemarle	0.97
71	Camelot	Single Family	125	Baker-Butler	Lakeside	Albemarle	0.39
72	Candlewyck	Single Family	35	Meriwether Lewis	Henley	Western Albemarle	0.66
73	Canterbury Hills	Single Family	150	Greer	Jouett	Albemarle	0.19
74	Carrsbrook	Single Family	139	Woodbrook	Jouett	Albemarle	0.22
75	Castle Rock Mountain	Single Family	7	Brownsville	Henley	Western Albemarle	0.29
76	Castleberry Court	Single Family	5	Brownsville	Henley	Western Albemarle	0.40

Subdivision/Complex				Boundary			K-12 Yield
Map ID	Name	Type	Units	Elementary	Middle	High	
77	Cedar Creek	Single Family	9	Broadus Wood	Jouett	Albemarle	0.11
78	Cedar Hills	Single Family	23	Stony Point	Burley	Monticello	0.17
79	Cedar Ridge	Single Family	3	Stone-Robinson	Burley	Monticello	1.00
80	Chapel Hills	Single Family	14	Woodbrook	Jouett	Albemarle	0.43
81	Chestnut Grove	Single Family	27	Broadus Wood	Jouett	Albemarle	0.15
82	Claymont	Single Family	20	Broadus Wood	Jouett	Albemarle	0.05
83	Clearview Knolls	Single Family	13	Broadus Wood	Jouett	Albemarle	0.00
84	Clearview Meadows	Single Family	8	Broadus Wood	Jouett	Albemarle	0.25
85	Clover Farm	Single Family	7	Brownsville	Henley	Western Albemarle	1.00
86	Clover Hills	Single Family	23	Broadus Wood	Jouett	Albemarle	0.22
87	Cold Spring Hollow	Single Family	4	Murray	Henley	Western Albemarle	0.00
88	Colston	Single Family	12	Murray	Henley	Western Albemarle	0.33
89	Colthurst Farm	Single Family	57	Greer	Jouett	Albemarle	0.00
90	Cory Farm	Single Family	67	Brownsville	Henley	Western Albemarle	0.91
91	Country Side	Single Family	10	Brownsville	Henley	Western Albemarle	0.20
92	Country View	Single Family	22	Murray	Henley	Western Albemarle	0.32
93	Coventry	Single Family	6	Baker-Butler	Lakeside	Albemarle	0.33
94	Covey Hill	Single Family	3	Murray	Henley	Western Albemarle	0.00
95	Crozet Crossing	Single Family	30	Crozet	Henley	Western Albemarle	0.43
96	Deer Ridge	Single Family	15	Stone-Robinson	Walton	Monticello	0.00
97	Deer Run	Single Family	10	Broadus Wood	Jouett	Albemarle	0.80
98	Deerwood	Single Family	132	Baker-Butler	Lakeside	Albemarle	0.64
100	Dudley Mt Lodges	Single Family	7	Red Hill	Walton	Monticello	0.71
101	Dunlora	Single Family	376	Agnor-Hurt	Burley	Albemarle	0.32
102	Eagle Mountain	Single Family	5	Stone-Robinson	Walton	Monticello	0.80
103	Earlysville Forest	Single Family	191	Broadus Wood	Jouett	Albemarle	0.27
104	Earlysville Heights	Single Family	54	Broadus Wood	Jouett	Albemarle	0.37
105	Earlysville Meadows	Single Family	8	Broadus Wood	Jouett	Albemarle	0.00
107	Ednam	Single Family	83	Murray	Henley	Western Albemarle	0.00
109	Ednam Forest	Single Family	134	Murray	Henley	Western Albemarle	0.28
110	Ednam Village	Single Family	33	Murray	Henley	Western Albemarle	0.15
111	Elkins Acres	Single Family	5	Agnor-Hurt	Burley	Albemarle	0.20
112	Emerald Ridge	Single Family	29	Crozet	Henley	Western Albemarle	0.21
113	Emerald Forest	Single Family	6	Brownsville	Henley	Western Albemarle	0.00
114	Fairgrove	Single Family	51	Broadus Wood	Jouett	Albemarle	0.39
115	Fall Field	Single Family	1	Baker-Butler	Lakeside	Albemarle	0.00
116	Fan Mountain Estate	Single Family	5	Red Hill	Walton	Monticello	0.20
117	Far Hills	Single Family	17	Meriwether Lewis	Henley	Western Albemarle	0.29
118	Farmington	Single Family	136	Murray	Henley	Western Albemarle	0.06
119	Fieldbrook	Single Family	83	Woodbrook	Jouett	Albemarle	0.41
120	Fitzwood	Single Family	4	Stone-Robinson	Burley	Monticello	0.25
121	Flordon	Single Family	82	Meriwether Lewis	Henley	Western Albemarle	0.39
123	Forest Lakes	Single Family	601	Baker-Butler	Lakeside	Albemarle	0.54
124	Forest Lakes South	Single Family	578	Hollymead	Lakeside	Albemarle	0.66
125	Forest Lakes Townhouses	Single Family	187	Baker-Butler	Lakeside	Albemarle	0.29
126	Forest Lodge	Single Family	8	Mountain View	Walton	Monticello	0.50
127	Forest Ridge	Single Family	44	Baker-Butler	Lakeside	Albemarle	0.18
129	Fox Hill	Single Family	4	Stone-Robinson	Burley	Monticello	0.00
130	Foxcroft	Single Family	139	Stone-Robinson	Burley	Monticello	0.56
131	Foxwood	Single Family	29	Baker-Butler	Lakeside	Albemarle	0.72
132	Franklin	Single Family	32	Stony Point	Burley	Monticello	0.06
133	Fray Division	Single Family	6	Broadus Wood	Jouett	Albemarle	1.17
134	Frays Mountain Estates	Single Family	8	Broadus Wood	Jouett	Albemarle	0.50
135	Gardencourt Townhouses	Single Family	53	Greer	Jouett	Albemarle	0.06
136	Garth Gate	Single Family	5	Meriwether Lewis	Henley	Western Albemarle	0.20

Subdivision/Complex				Boundary			K-12 Yield
Map ID	Name	Type	Units	Elementary	Middle	High	
137	Garthfield	Single Family	5	Meriwether Lewis	Henley	Western Albemarle	0.40
138	Georgetown Court	Single Family	42	Greer	Jouett	Albemarle	0.19
139	Georgetown Green	Single Family	110	Greer	Jouett	Albemarle	0.26
140	Georgetown Lane	Single Family	13	Greer	Jouett	Albemarle	0.46
141	Gilbert Heights	Single Family	10	Baker-Butler	Lakeside	Albemarle	0.70
142	Glenaire	Single Family	67	Meriwether Lewis	Henley	Western Albemarle	0.40
143	Glenmore	Single Family	860	Stone-Robinson	Burley	Monticello	0.19
144	Glenorchy	Single Family	9	Stone-Robinson	Burley	Monticello	0.22
145	Graemont	Single Family	24	Broadus Wood	Jouett	Albemarle	0.46
146	Grassmere Farm	Single Family	22	Murray	Henley	Western Albemarle	0.18
147	Green Mountain	Single Family	50	Red Hill	Walton	Monticello	0.42
148	Greenbrier Heights	Single Family	43	Woodbrook	Jouett	Albemarle	0.12
149	Greencroft	Single Family	12	Murray	Henley	Western Albemarle	0.25
150	Greenfields	Single Family	5	Agnor-Hurt	Burley	Albemarle	0.60
151	Greentree	Single Family	12	Greer	Jouett	Albemarle	0.75
152	Greenwood Village	Single Family	10	Brownsville	Henley	Western Albemarle	0.00
153	H H Tiffany	Single Family	21	Brownsville	Henley	Western Albemarle	0.19
154	Harmony	Single Family	20	Meriwether Lewis	Henley	Western Albemarle	0.65
155	Hessian Hills	Single Family	159	Greer	Jouett	Albemarle	0.16
156	Hickory Ridge	Single Family	60	Broadus Wood	Jouett	Albemarle	0.38
157	Hidden Hills	Single Family	11	Broadus Wood	Jouett	Albemarle	0.36
158	Highlands	Single Family	337	Crozet	Henley	Western Albemarle	0.31
159	Hind Sight	Single Family	3	Broadus Wood	Jouett	Albemarle	0.00
160	Hollymead	Single Family	302	Hollymead	Lakeside	Albemarle	0.58
161	Homestead, The	Single Family	9	Meriwether Lewis	Henley	Western Albemarle	0.22
163	Huntwood	Single Family	60	Greer	Jouett	Albemarle	0.13
164	Indian Hills	Single Family	4	Red Hill	Walton	Monticello	0.00
165	Inglecress	Single Family	48	Greer	Jouett	Albemarle	0.06
166	Ingleside	Single Family	14	Greer	Jouett	Albemarle	0.21
167	Island Creek	Single Family	3	Stone-Robinson	Walton	Monticello	1.33
168	Ivy	Single Family	1	Murray	Henley	Western Albemarle	0.00
169	Ivy Brook	Single Family	4	Meriwether Lewis	Henley	Western Albemarle	0.00
170	Ivy Creek	Single Family	4	Murray	Henley	Western Albemarle	0.75
171	Ivy Farm	Single Family	106	Meriwether Lewis	Henley	Western Albemarle	0.26
172	Ivy Meadows	Single Family	10	Murray	Henley	Western Albemarle	1.10
173	Ivy Oaks	Single Family	40	Meriwether Lewis	Henley	Western Albemarle	0.58
174	Ivy Ridge	Single Family	11	Greer	Jouett	Albemarle	0.27
175	Ivy Woods	Single Family	21	Murray	Henley	Western Albemarle	0.29
176	J F Bell Estate (Bell Haven)	Single Family	9	Broadus Wood	Jouett	Albemarle	0.56
177	Jarman Gap Estates	Single Family	31	Brownsville	Henley	Western Albemarle	0.16
178	Jefferson Village	Single Family	81	Baker-Butler	Lakeside	Albemarle	0.40
179	Joyce Hill	Single Family	6	Stony Point	Lakeside	Albemarle	0.00
180	Kearsarge	Single Family	20	Murray	Henley	Western Albemarle	0.50
181	Keswick Farms	Single Family	14	Stone-Robinson	Burley	Monticello	0.29
182	Key West	Single Family	199	Stony Point	Burley	Monticello	0.29
183	Knollwood	Single Family	47	Greer	Jouett	Albemarle	0.36
184	Lake Acres	Single Family	29	Baker-Butler	Lakeside	Albemarle	0.24
185	Lake Hills	Single Family	11	Broadus Wood	Jouett	Albemarle	0.27
186	Lake Reynovia	Single Family	192	Mountain View	Walton	Monticello	0.29
187	Lakeside	Single Family	14	Mountain View	Walton	Monticello	0.07
189	Lanford Hills	Single Family	8	Baker-Butler	Lakeside	Albemarle	0.63
190	Langford Farms	Single Family	42	Murray	Henley	Western Albemarle	0.29
191	Laurel Hills	Single Family	66	Crozet	Henley	Western Albemarle	0.48
192	Laurel Ridge	Single Family	11	Meriwether Lewis	Henley	Western Albemarle	0.36
193	Lewis Hill	Single Family	10	Meriwether Lewis	Henley	Western Albemarle	1.00

Subdivision/Complex				Boundary			K-12 Yield
Map ID	Name	Type	Units	Elementary	Middle	High	
194	Lewis Hill RPN	Single Family	63	Meriwether Lewis	Henley	Western Albemarle	0.62
195	Lewis Hill West	Single Family	14	Meriwether Lewis	Henley	Western Albemarle	0.43
196	Lexington	Single Family	9	Broadus Wood	Jouett	Albemarle	0.44
197	Liberty	Single Family	5	Stony Point	Lakeside	Albemarle	0.00
198	Liberty Hills	Single Family	23	Murray	Henley	Western Albemarle	0.26
199	Little Clover Hills	Single Family	8	Broadus Wood	Jouett	Albemarle	0.00
200	Lochridge	Single Family	10	Broadus Wood	Jouett	Albemarle	0.50
201	Locust Hill	Single Family	12	Meriwether Lewis	Henley	Western Albemarle	0.25
202	Locust Hill North	Single Family	5	Meriwether Lewis	Henley	Western Albemarle	0.80
203	Loftland Wood	Single Family	28	Broadus Wood	Jouett	Albemarle	0.39
204	Loftlands Farm	Single Family	3	Broadus Wood	Jouett	Albemarle	0.67
205	Loftlands Glen	Single Family	22	Broadus Wood	Jouett	Albemarle	0.05
206	Logan Village	Single Family	13	Broadus Wood	Jouett	Albemarle	0.23
207	Long Meadow	Single Family	8	Crozet	Henley	Western Albemarle	0.00
208	Lowell Pines	Single Family	5	Broadus Wood	Jouett	Albemarle	0.20
209	Lyman Hills	Single Family	6	Mountain View	Walton	Monticello	0.33
210	Lyon Woods	Single Family	6	Red Hill	Walton	Monticello	0.50
212	Magnolia Farms	Single Family	3	Scottsville	Walton	Monticello	1.00
213	Magruder	Single Family	16	Stone-Robinson	Burley	Monticello	0.31
214	Mallard Lake	Single Family	15	Broadus Wood	Jouett	Albemarle	0.07
215	Marshall Manor	Single Family	35	Mountain View	Walton	Monticello	0.03
216	McLane Ridge	Single Family	4	Baker-Butler	Lakeside	Albemarle	1.50
217	Meadowfield	Single Family	27	Baker-Butler	Lakeside	Albemarle	0.74
218	Mechum Banks	Single Family	9	Meriwether Lewis	Henley	Western Albemarle	0.00
219	Mechums West	Single Family	6	Murray	Henley	Western Albemarle	0.00
220	Mechunk Acres	Single Family	16	Stone-Robinson	Burley	Monticello	0.50
221	Megan's Meadows	Single Family	9	Scottsville	Walton	Monticello	0.11
222	Meriwether Hill	Single Family	84	Meriwether Lewis	Henley	Western Albemarle	0.37
223	McMurdo	Single Family	10	Baker-Butler	Lakeside	Albemarle	0.20
224	Middlebranch Farms	Single Family	9	Red Hill	Walton	Monticello	0.22
225	Milburn	Single Family	9	Stone-Robinson	Burley	Monticello	0.44
226	Mill Creek	Single Family	423	Mountain View	Walton	Monticello	0.20
228	Mill Creek Village Homes	Single Family	152	Mountain View	Walton	Monticello	0.26
229	Mill Ridge	Single Family	5	Meriwether Lewis	Henley	Western Albemarle	0.20
230	Mill Run	Single Family	15	Broadus Wood	Jouett	Albemarle	0.33
231	Miller Division	Single Family	7	Broadus Wood	Jouett	Albemarle	1.00
232	Milton Heights	Single Family	19	Stone-Robinson	Burley	Monticello	0.16
233	Milton Hills	Single Family	46	Stone-Robinson	Burley	Monticello	0.17
234	Mink Creek Estates	Single Family	1	Scottsville	Walton	Monticello	1.00
235	Minor Townhouses	Single Family	131	Agnor-Hurt	Burley	Albemarle	0.24
236	Miran Forest	Single Family	20	Brownsville	Henley	Western Albemarle	0.05
237	Montvue	Single Family	32	Greer	Jouett	Albemarle	0.16
238	Mount Eagle	Single Family	13	Stone-Robinson	Burley	Monticello	0.08
239	Mountain Hollow	Single Family	43	Brownsville	Henley	Western Albemarle	0.44
240	Mountain View	Single Family	11	Brownsville	Henley	Western Albemarle	0.36
241	Nobhill	Single Family	17	Murray	Henley	Western Albemarle	0.00
242	North Fork Farms	Single Family	10	Broadus Wood	Jouett	Albemarle	0.40
243	North Pines	Single Family	118	Baker-Butler	Lakeside	Albemarle	0.42
244	Northfields	Single Family	215	Woodbrook	Jouett	Albemarle	0.25
246	Northwood	Single Family	10	Baker-Butler	Lakeside	Albemarle	0.50
247	Norwood	Single Family	6	Broadus Wood	Jouett	Albemarle	1.00
248	Oak Forest	Single Family	82	Greer	Jouett	Albemarle	0.29
249	Oak Grove	Single Family	12	Red Hill	Walton	Monticello	0.17
250	Oak Hill	Single Family	88	Mountain View	Burley	Monticello	0.39
251	Oak Terrace	Single Family	18	Woodbrook	Jouett	Albemarle	1.61

Subdivision/Complex				Boundary			K-12 Yield
Map ID	Name	Type	Units	Elementary	Middle	High	
252	Oaks, The	Single Family	8	Stone-Robinson	Burley	Monticello	0.00
254	Orchard Acres	Single Family	137	Crozet	Henley	Western Albemarle	0.30
256	Owensfield	Single Family	20	Meriwether Lewis	Henley	Western Albemarle	0.55
257	Park View	Single Family	57	Brownsville	Henley	Western Albemarle	0.40
258	Peacock Hill	Single Family	169	Murray	Henley	Western Albemarle	0.51
259	Pen Park	Single Family	6	Agnor-Hurt	Burley	Albemarle	0.50
260	Pheasant Lane	Single Family	12	Meriwether Lewis	Henley	Western Albemarle	0.33
261	Pine Run	Single Family	14	Stone-Robinson	Burley	Monticello	0.29
263	Pines, The	Single Family	20	Broadus Wood	Jouett	Albemarle	0.50
264	Poplar Ridge	Single Family	7	Red Hill	Walton	Monticello	0.00
265	Quality Row	Single Family	11	Red Hill	Walton	Monticello	0.36
266	Queen Charlotte	Single Family	48	Greer	Jouett	Albemarle	1.00
267	Quintfield	Single Family	5	Broadus Wood	Jouett	Albemarle	0.40
268	Raintree	Single Family	180	Woodbrook	Jouett	Albemarle	0.40
269	Rea	Single Family	8	Brownsville	Henley	Western Albemarle	0.75
270	Red Bud	Single Family	17	Stony Point	Burley	Monticello	0.18
271	Red Hills	Single Family	12	Baker-Butler	Lakeside	Albemarle	0.08
272	Redfields	Single Family	437	Mountain View	Burley	Monticello	0.29
273	Reveille	Single Family	13	Brownsville	Henley	Western Albemarle	0.69
274	Reynard Woods	Single Family	9	Meriwether Lewis	Henley	Western Albemarle	0.44
275	Ridgefield	Single Family	6	Broadus Wood	Jouett	Albemarle	0.00
276	Ridgemont	Single Family	24	Stony Point	Burley	Monticello	0.46
277	Ridgetop	Single Family	4	Meriwether Lewis	Henley	Western Albemarle	0.00
278	Ridgewood	Single Family	16	Scottsville	Walton	Monticello	0.56
279	Riggory Ridge	Single Family	21	Stony Point	Burley	Monticello	0.14
280	Rio Heights	Single Family	43	Agnor-Hurt	Burley	Albemarle	0.26
281	Rivanna	Single Family	17	Broadus Wood	Jouett	Albemarle	0.24
283	Rivanwood	Single Family	16	Broadus Wood	Jouett	Albemarle	0.13
284	Riveridge	Single Family	2	Meriwether Lewis	Henley	Western Albemarle	0.00
285	Rivermont	Single Family	4	Crozet	Henley	Western Albemarle	0.00
286	Riverrun	Single Family	352	Agnor-Hurt	Burley	Albemarle	0.08
288	Rivers Edge	Single Family	8	Stone-Robinson	Burley	Monticello	0.38
289	Rivers End	Single Family	7	Broadus Wood	Jouett	Albemarle	0.00
290	Rock Branch Acres	Single Family	11	Red Hill	Walton	Monticello	0.73
291	Rockbrook	Single Family	6	Agnor-Hurt	Burley	Albemarle	0.00
292	Rosemont	Single Family	52	Murray	Henley	Western Albemarle	0.17
293	Roslyn Heights	Single Family	5	Greer	Jouett	Albemarle	1.00
294	Roslyn Ridge	Single Family	14	Greer	Jouett	Albemarle	0.29
295	Royal Acres	Single Family	53	Stone-Robinson	Burley	Monticello	0.19
296	Running Deer	Single Family	49	Stone-Robinson	Burley	Monticello	0.45
297	Rush Estates	Single Family	24	Murray	Henley	Western Albemarle	0.04
298	Rustling Oaks	Single Family	9	Greer	Jouett	Albemarle	0.11
300	Saddle Hollow Farm	Single Family	5	Crozet	Henley	Western Albemarle	0.40
301	Saddlewood Farms	Single Family	69	Stone-Robinson	Walton	Monticello	0.36
302	Sandy Branch Resort Farm	Single Family	24	Baker-Butler	Lakeside	Albemarle	0.04
303	Shadwell Estates	Single Family	10	Stone-Robinson	Burley	Monticello	0.60
304	Shadwell Mountain	Single Family	14	Stone-Robinson	Burley	Monticello	0.07
305	Sherwood Farms	Single Family	58	Mountain View	Burley	Monticello	0.03
306	Signal Hill	Single Family	21	Brownsville	Henley	Western Albemarle	0.81
307	Skyline Crest	Single Family	26	Murray	Henley	Western Albemarle	0.42
309	Solaris	Single Family	16	Baker-Butler	Lakeside	Albemarle	0.44
310	South Briarwood Farm	Single Family	3	Red Hill	Walton	Monticello	1.00
311	South Fork Farms	Single Family	31	Red Hill	Walton	Monticello	0.03
312	Southern Hills	Single Family	29	Red Hill	Walton	Monticello	0.31
313	Spring Hill	Single Family	31	Murray	Henley	Western Albemarle	0.39

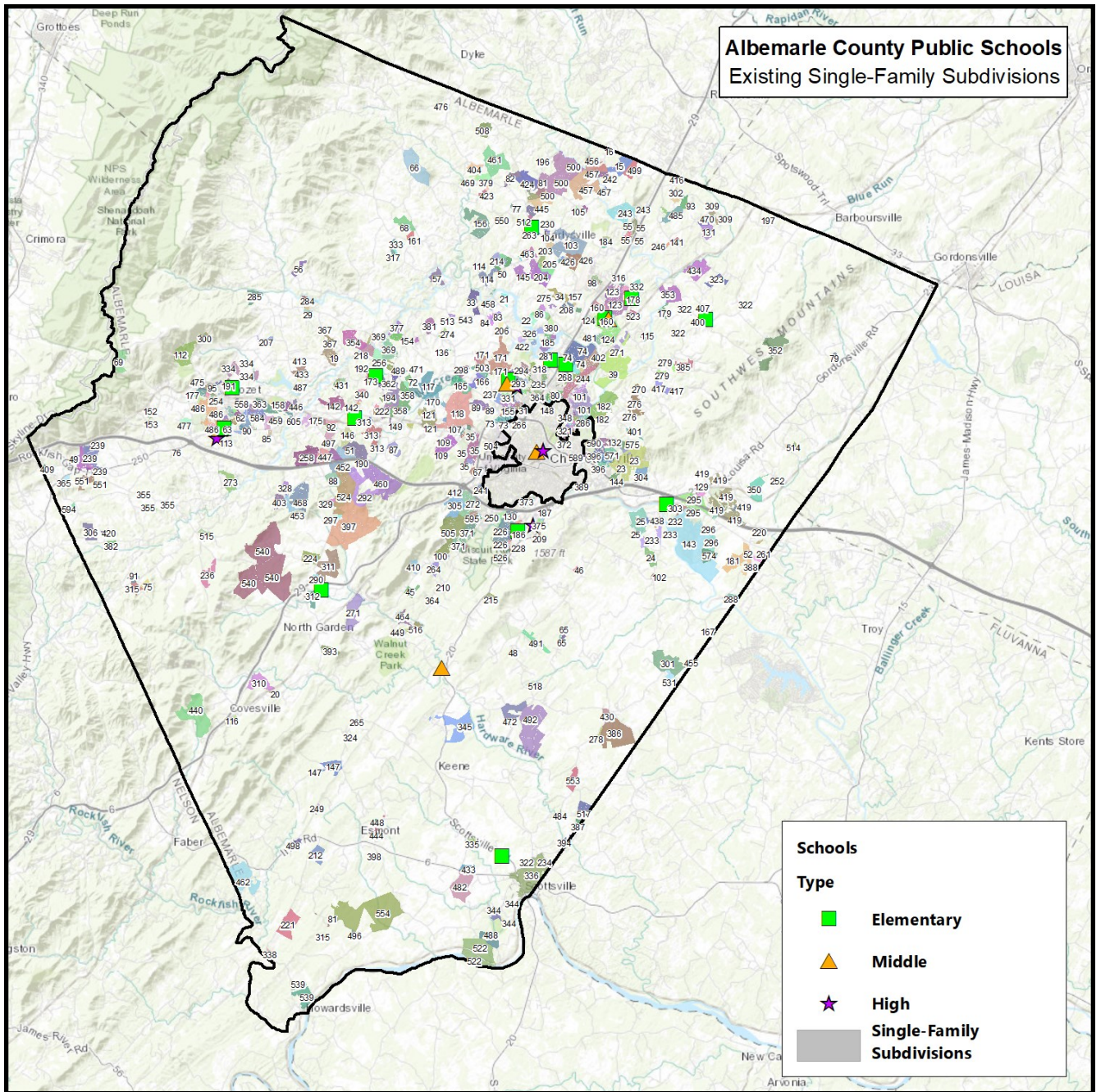
Subdivision/Complex				Boundary			K-12 Yield
Map ID	Name	Type	Units	Elementary	Middle	High	
314	Spring Hills	Single Family	8	Meriwether Lewis	Henley	Western Albemarle	0.63
315	Spring Valley	Single Family	6	Brownsville	Henley	Western Albemarle	0.67
316	Springfield	Single Family	22	Baker-Butler	Lakeside	Albemarle	0.36
317	Springwood	Single Family	4	Meriwether Lewis	Henley	Western Albemarle	0.00
318	Squirrel Ridge	Single Family	33	Greer	Jouett	Albemarle	0.27
319	St George Acres	Single Family	11	Crozet	Henley	Western Albemarle	0.55
320	Stillfield	Single Family	3	Greer	Jouett	Albemarle	0.00
321	Stonehenge	Single Family	189	Agnor-Hurt	Burley	Albemarle	0.31
322	Stony Point	Single Family	29	Stony Point	Lakeside	Albemarle	0.31
323	Stony Point Hills	Single Family	22	Stony Point	Lakeside	Albemarle	0.41
324	Stump Town	Single Family	8	Red Hill	Walton	Monticello	0.25
325	Sunrise Acres	Single Family	24	Crozet	Henley	Western Albemarle	0.33
326	Sycamore	Single Family	7	Broadus Wood	Jouett	Albemarle	0.14
327	Tanglewood	Single Family	2	Meriwether Lewis	Henley	Western Albemarle	3.00
328	Tattershall Farm	Single Family	3	Murray	Henley	Western Albemarle	1.33
329	Taylor's Mountain	Single Family	9	Murray	Henley	Western Albemarle	0.56
330	Templeton Acres	Single Family	16	Broadus Wood	Jouett	Albemarle	0.06
331	Terrell	Single Family	28	Greer	Jouett	Albemarle	0.04
332	Terrybrook	Single Family	50	Baker-Butler	Lakeside	Albemarle	0.36
333	The Cascades	Single Family	7	Meriwether Lewis	Henley	Western Albemarle	0.86
334	Thurston	Single Family	28	Crozet	Henley	Western Albemarle	0.18
335	Totier Hills	Single Family	21	Scottsville	Walton	Monticello	0.33
336	Town of Scottsville	Single Family	140	Scottsville	Walton	Monticello	0.48
337	Townwood	Single Family	164	Agnor-Hurt	Jouett	Albemarle	0.49
338	Turkey Run	Single Family	3	Red Hill	Walton	Monticello	0.00
339	Turner Mt Wood	Single Family	3	Murray	Henley	Western Albemarle	0.00
340	Turner Mt Wood II	Single Family	10	Meriwether Lewis	Henley	Western Albemarle	0.40
343	Valley Farms	Single Family	8	Broadus Wood	Jouett	Albemarle	1.38
344	Valmont Estates	Single Family	17	Scottsville	Walton	Monticello	0.35
345	Viewmont	Single Family	2	Scottsville	Walton	Monticello	1.50
348	Village Square, The	Single Family	89	Agnor-Hurt	Burley	Albemarle	0.38
349	Village Woods	Single Family	5	Broadus Wood	Jouett	Albemarle	0.00
350	Virginia Farms	Single Family	9	Stone-Robinson	Burley	Monticello	0.00
351	Wakefield	Single Family	26	Woodbrook	Jouett	Albemarle	0.23
352	Walnut Mountain	Single Family	1	Stone-Robinson	Burley	Monticello	1.00
353	Watts Station	Single Family	16	Stony Point	Lakeside	Albemarle	0.19
354	Waverly	Single Family	68	Meriwether Lewis	Henley	Western Albemarle	0.57
355	Wavertree Hall Farm	Single Family	23	Brownsville	Henley	Western Albemarle	0.48
356	Wayland Park	Single Family	31	Crozet	Henley	Western Albemarle	0.42
357	Wendy Moor	Single Family	4	Murray	Henley	Western Albemarle	1.00
358	West Leigh	Single Family	131	Meriwether Lewis	Henley	Western Albemarle	0.44
360	Weston	Single Family	10	Crozet	Henley	Western Albemarle	0.50
362	West Woods	Single Family	49	Meriwether Lewis	Henley	Western Albemarle	0.63
363	Western Ridge	Single Family	254	Brownsville	Henley	Western Albemarle	0.65
364	Westfield	Single Family	60	Woodbrook	Jouett	Albemarle	0.83
365	Westmont	Single Family	6	Brownsville	Henley	Western Albemarle	0.83
366	Westmoreland	Single Family	121	Woodbrook	Jouett	Albemarle	0.26
367	Westover Hills	Single Family	34	Meriwether Lewis	Henley	Western Albemarle	0.26
368	Westridge	Single Family	4	Meriwether Lewis	Henley	Western Albemarle	0.25
369	Whippoorwill Hollow	Single Family	82	Meriwether Lewis	Henley	Western Albemarle	0.63
370	White Oaks	Single Family	11	Brownsville	Henley	Western Albemarle	0.45
371	Whittington	Single Family	85	Mountain View	Walton	Monticello	0.24
372	Wildwood	Single Family	35	Agnor-Hurt	Burley	Albemarle	0.03
373	Willoughby	Single Family	191	Mountain View	Burley	Monticello	0.37
375	Willow Lake	Single Family	34	Mountain View	Walton	Monticello	0.24

Subdivision/Complex				Boundary			K-12 Yield
Map ID	Name	Type	Units	Elementary	Middle	High	
376	Wilton Country Homes	Single Family	13	Stony Point	Burley	Monticello	0.38
377	Wind River	Single Family	15	Meriwether Lewis	Henley	Western Albemarle	0.40
378	Windover Ridge	Single Family	5	Broadus Wood	Jouett	Albemarle	0.00
379	Windrift	Single Family	45	Broadus Wood	Jouett	Albemarle	0.38
380	Windsor Estates	Single Family	29	Broadus Wood	Jouett	Albemarle	0.14
381	Wingate Farm	Single Family	11	Meriwether Lewis	Henley	Western Albemarle	0.36
382	Wolf Lots	Single Family	5	Brownsville	Henley	Western Albemarle	0.60
384	Woodbrook	Single Family	203	Woodbrook	Jouett	Albemarle	0.41
385	Woodcreek	Single Family	12	Stony Point	Lakeside	Albemarle	0.17
386	Woodridge Estates	Single Family	21	Scottsville	Walton	Monticello	0.57
387	Woodridge Park	Single Family	6	Scottsville	Walton	Monticello	0.00
388	Woodsedge	Single Family	50	Stone-Robinson	Burley	Monticello	0.54
389	Woolen Mills	Single Family	9	Mountain View	Walton	Monticello	0.22
390	Wyngate	Single Family	8	Broadus Wood	Jouett	Albemarle	0.00
391	Wynridge	Single Family	137	Woodbrook	Jouett	Albemarle	0.22
392	Chesterfield	Single Family	29	Baker-Butler	Lakeside	Albemarle	1.03
393	Garden Gate Farm	Single Family	9	Red Hill	Walton	Monticello	0.00
394	Jefferson Mill	Single Family	1	Scottsville	Walton	Monticello	0.00
395	Forest Lakes South Townhomes	Single Family	45	Hollymead	Lakeside	Albemarle	0.58
396	Fontana	Single Family	165	Stony Point	Burley	Monticello	0.48
397	Blandemar Farm Estates	Single Family	34	Murray	Henley	Western Albemarle	0.09
398	Porters Village	Single Family	10	Scottsville	Walton	Monticello	1.40
400	Stonefield	Single Family	7	Stony Point	Lakeside	Albemarle	1.71
401	Maple Ridge	Single Family	6	Stony Point	Burley	Monticello	0.33
402	Still Meadow	Single Family	135	Woodbrook	Jouett	Albemarle	0.27
403	Ivy Vista	Single Family	7	Murray	Henley	Western Albemarle	0.43
404	Wood Crest	Single Family	8	Broadus Wood	Jouett	Albemarle	0.38
405	Clearview	Single Family	16	Meriwether Lewis	Henley	Western Albemarle	0.25
406	Fowler	Single Family	2	Murray	Henley	Western Albemarle	1.00
407	Stonewood	Single Family	11	Stony Point	Lakeside	Albemarle	0.91
408	Braemont	Single Family	3	Stony Point	Burley	Monticello	0.00
409	Le Beau Sol	Single Family	2	Brownsville	Henley	Western Albemarle	0.00
410	Massey's Woods	Single Family	4	Red Hill	Walton	Monticello	0.50
411	Grayrock Orchard	Single Family	128	Brownsville	Henley	Western Albemarle	0.95
412	Moore's Creek	Single Family	5	Mountain View	Burley	Monticello	0.60
413	Luxor Terrace	Single Family	5	Meriwether Lewis	Henley	Western Albemarle	0.40
414	Rio Park	Single Family	21	Agnor-Hurt	Burley	Albemarle	0.81
416	Lake Saponi	Single Family	6	Baker-Butler	Lakeside	Albemarle	0.33
417	Barrsden Hills	Single Family	3	Stony Point	Burley	Monticello	0.00
418	Millhouse Condos	Single Family	1	Mountain View	Walton	Monticello	0.00
419	Keswick	Single Family	65	Stone-Robinson	Burley	Monticello	0.15
420	Whistlefield Farm	Single Family	8	Brownsville	Henley	Western Albemarle	0.50
421	Quail Hollow	Single Family	4	Meriwether Lewis	Henley	Western Albemarle	0.00
422	Rivancrest	Single Family	1	Broadus Wood	Jouett	Albemarle	0.00
423	Blue Ridge Meadow	Single Family	7	Broadus Wood	Jouett	Albemarle	0.00
424	Westview	Single Family	19	Broadus Wood	Jouett	Albemarle	0.63
425	Hidden Forest	Single Family	5	Broadus Wood	Jouett	Albemarle	0.40
426	Walnut Hills	Single Family	63	Broadus Wood	Jouett	Albemarle	0.51
428	Waylands Grant	Single Family	84	Brownsville	Henley	Western Albemarle	0.79
430	Woodridge Farms	Single Family	1	Scottsville	Walton	Monticello	0.00
431	Meriwether Lane	Single Family	5	Meriwether Lewis	Henley	Western Albemarle	1.80
433	Beaver Creek	Single Family	10	Meriwether Lewis	Henley	Western Albemarle	0.80
434	Ashleigh	Single Family	21	Stony Point	Lakeside	Albemarle	0.95
435	Parkside Village	Single Family	60	Crozet	Henley	Western Albemarle	0.88
437	Blue Hills	Single Family	7	Broadus Wood	Jouett	Albemarle	1.29

Subdivision/Complex				Boundary			K-12 Yield
Map ID	Name	Type	Units	Elementary	Middle	High	
438	Milton Village	Single Family	5	Stone-Robinson	Burley	Monticello	1.00
439	Church Hill	Single Family	5	Crozet	Henley	Western Albemarle	0.60
440	Covesville Orchard Estates	Single Family	3	Red Hill	Walton	Monticello	0.33
441	Hollymead Townhouses	Single Family	64	Hollymead	Lakeside	Albemarle	0.42
443	Wynden Oaks	Single Family	3	Murray	Henley	Western Albemarle	0.00
444	Ridgeway	Single Family	16	Scottsville	Walton	Monticello	0.44
445	Tanager Woods	Single Family	23	Broadus Wood	Jouett	Albemarle	0.43
446	Church Hill West	Single Family	7	Crozet	Henley	Western Albemarle	0.86
447	Villa Deste	Single Family	6	Murray	Henley	Western Albemarle	0.67
448	Camp Spring	Single Family	5	Scottsville	Walton	Monticello	0.20
449	Red Hill Meadows	Single Family	5	Red Hill	Walton	Monticello	0.00
451	Rio Square	Single Family	21	Woodbrook	Jouett	Albemarle	0.05
452	Ivy Fields	Single Family	9	Murray	Henley	Western Albemarle	0.89
453	Murray	Single Family	7	Murray	Henley	Western Albemarle	0.57
455	Boston Creek	Single Family	4	Stone-Robinson	Walton	Monticello	0.00
456	Sycamore Fork	Single Family	1	Broadus Wood	Jouett	Albemarle	0.00
457	Advance Mills Farm	Single Family	18	Broadus Wood	Jouett	Albemarle	0.00
458	Sunrise Farm	Single Family	6	Broadus Wood	Jouett	Albemarle	0.17
459	Foxchase	Single Family	49	Brownsville	Henley	Western Albemarle	0.73
460	The Rocks	Single Family	37	Murray	Henley	Western Albemarle	0.32
461	Indian Springs	Single Family	32	Broadus Wood	Jouett	Albemarle	0.22
462	The Quarries	Single Family	23	Red Hill	Walton	Monticello	0.39
463	Copperfield	Single Family	7	Broadus Wood	Jouett	Albemarle	1.14
464	Falling Meadows Farm	Single Family	8	Red Hill	Walton	Monticello	0.75
465	Logan's Run	Single Family	5	Stone-Robinson	Burley	Monticello	1.00
466	Country Oaks	Single Family	5	Broadus Wood	Jouett	Albemarle	1.00
467	Village Homes II	Single Family	1	Mountain View	Walton	Monticello	0.00
468	Retriever Run	Single Family	16	Murray	Henley	Western Albemarle	0.94
469	Chimney Rock	Single Family	3	Broadus Wood	Jouett	Albemarle	0.00
470	Marshall	Single Family	6	Baker-Butler	Lakeside	Albemarle	0.17
471	Beckoning Ridge	Single Family	4	Meriwether Lewis	Henley	Western Albemarle	0.00
472	Murphy's Creek Farm	Single Family	1	Scottsville	Walton	Monticello	0.00
473	Mosby Mountain	Single Family	119	Mountain View	Walton	Monticello	0.51
474	Clover Lawn Village	Single Family	24	Brownsville	Henley	Western Albemarle	0.58
475	Grayrock North	Single Family	26	Crozet	Henley	Western Albemarle	0.85
476	Connor's Ridge	Single Family	3	Broadus Wood	Jouett	Albemarle	0.67
477	Mountain Harvest Farms	Single Family	9	Brownsville	Henley	Western Albemarle	1.22
479	Bargamin Park	Single Family	42	Brownsville	Henley	Western Albemarle	0.83
480	Glenwood Station	Single Family	29	Woodbrook	Jouett	Albemarle	0.31
481	Montgomery Ridge	Single Family	61	Hollymead	Lakeside	Albemarle	0.82
482	Rock Castle Creek	Single Family	10	Scottsville	Walton	Monticello	0.70
484	Jefferson Glen	Single Family	5	Scottsville	Walton	Monticello	1.80
485	Mountain Vista	Single Family	13	Baker-Butler	Lakeside	Albemarle	1.00
486	Old Trail	Single Family	671	Brownsville	Henley	Western Albemarle	0.48
487	Longacre Farm	Single Family	4	Meriwether Lewis	Henley	Western Albemarle	2.00
488	Hatton Grange Estates	Single Family	6	Scottsville	Walton	Monticello	0.67
489	Old Ballard Farm	Single Family	20	Meriwether Lewis	Henley	Western Albemarle	0.65
491	Meadow Estates	Single Family	1	Stone-Robinson	Walton	Monticello	0.00
492	The Farms at Turkey Run	Single Family	11	Scottsville	Walton	Monticello	0.18
496	Applegate Farm	Single Family	3	Scottsville	Walton	Monticello	1.00
497	Ivy View	Single Family	9	Murray	Henley	Western Albemarle	1.56
498	Beech Hill	Single Family	8	Red Hill	Walton	Monticello	0.25
499	Frays Mill	Single Family	6	Broadus Wood	Jouett	Albemarle	0.67
500	Fray's Grant	Single Family	20	Broadus Wood	Jouett	Albemarle	0.35
503	South Ivy	Single Family	30	Meriwether Lewis	Henley	Western Albemarle	0.33

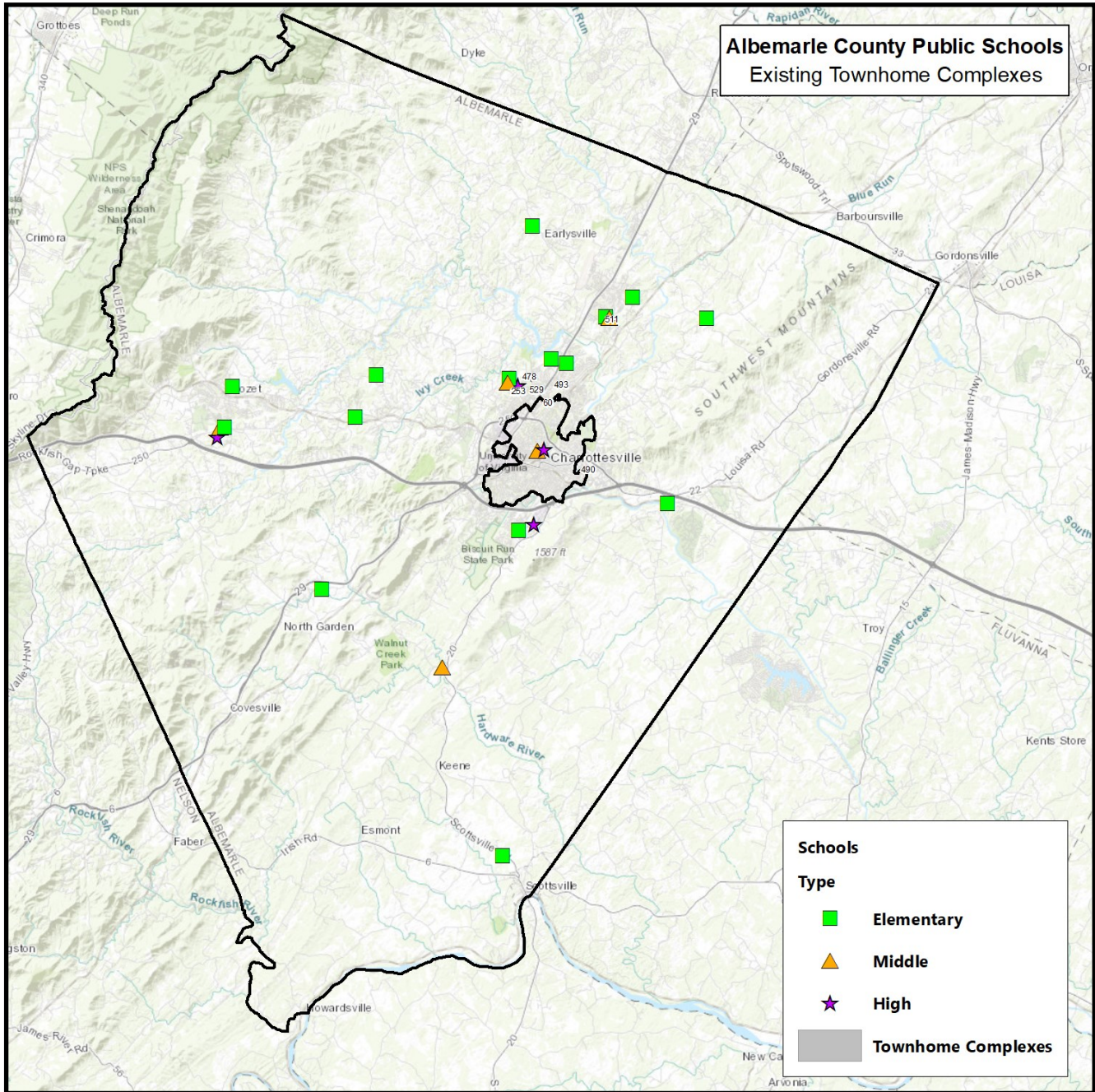
Subdivision/Complex				Boundary			K-12 Yield
Map ID	Name	Type	Units	Elementary	Middle	High	
504	Poplar Glen	Single Family	54	Greer	Jouett	Albemarle	0.02
505	Mountain Valley	Single Family	37	Mountain View	Walton	Monticello	0.03
508	Langdon Woods	Single Family	6	Broadus Wood	Jouett	Albemarle	0.00
509	Westhall	Single Family	124	Crozet	Henley	Western Albemarle	0.78
512	Chestnut Ridge	Single Family	19	Broadus Wood	Jouett	Albemarle	0.79
513	Four Winds Farm	Single Family	1	Meriwether Lewis	Henley	Western Albemarle	2.00
514	Starfield	Single Family	4	Stone-Robinson	Burley	Monticello	0.75
515	Stillhouse Ridge	Single Family	9	Brownsville	Henley	Western Albemarle	1.33
516	Hardware River Farms	Single Family	8	Red Hill	Walton	Monticello	0.50
517	Briery Creek Village	Single Family	24	Scottsville	Walton	Monticello	0.54
518	Blenheim Ridge	Single Family	3	Scottsville	Walton	Monticello	0.00
519	Reas Ford Village	Single Family	3	Broadus Wood	Jouett	Albemarle	0.67
522	Hatton Grange	Single Family	6	Scottsville	Walton	Monticello	0.00
523	Proffit Ridge	Single Family	10	Baker-Butler	Lakeside	Albemarle	0.80
524	Ragged Mountain Farm	Single Family	36	Murray	Henley	Western Albemarle	0.53
525	The Village at Chestnut Grove	Single Family	10	Broadus Wood	Jouett	Albemarle	0.70
526	Avon Park	Single Family	59	Mountain View	Walton	Monticello	0.22
530	Bending Branch	Single Family	10	Woodbrook	Jouett	Albemarle	0.40
531	High View Estates	Single Family	3	Stone-Robinson	Walton	Monticello	0.00
532	Abington Place @ Hollymead TC	Single Family	152	Baker-Butler	Lakeside	Albemarle	0.43
534	Lambert Point	Single Family	5	Broadus Wood	Jouett	Albemarle	0.40
535	Hollymead Town Center	Single Family	123	Baker-Butler	Lakeside	Albemarle	0.27
536	Wickham Pond	Single Family	146	Brownsville	Henley	Western Albemarle	0.79
537	Carriage Park	Single Family	27	Brownsville	Henley	Western Albemarle	0.96
538	Kenridge	Single Family	62	Murray	Henley	Western Albemarle	0.00
539	Monticola	Single Family	1	Scottsville	Walton	Monticello	0.00
540	Bundoran Farm	Single Family	52	Brownsville	Henley	Western Albemarle	0.00
541	Liberty Hall	Single Family	22	Brownsville	Henley	Western Albemarle	0.73
543	Woodlands Cove	Single Family	3	Meriwether Lewis	Henley	Western Albemarle	1.00
544	The Pavilions at Pantops	Single Family	347	Stone-Robinson	Burley	Monticello	0.21
546	Liberty Hall Land Condos	Single Family	20	Brownsville	Henley	Western Albemarle	0.40
547	Country Green Cottages	Single Family	16	Mountain View	Burley	Monticello	0.25
548	Belvedere	Single Family	212	Agnor-Hurt	Burley	Albemarle	0.48
550	Fishing Creek	Single Family	2	Broadus Wood	Jouett	Albemarle	1.50
551	Handley Farm Estates	Single Family	5	Brownsville	Henley	Western Albemarle	1.40
553	The Farms at Jefferson Mill	Single Family	6	Scottsville	Walton	Monticello	2.83
554	Lone Oak Farm	Single Family	1	Scottsville	Walton	Monticello	0.00
555	Berkshire Landing	Single Family	30	Greer	Jouett	Albemarle	0.30
557	Faulkner Falls	Single Family	7	Meriwether Lewis	Henley	Western Albemarle	1.14
558	Foothill Crossing	Single Family	93	Brownsville	Henley	Western Albemarle	0.82
560	Old Trail Village Center	Single Family	56	Brownsville	Henley	Western Albemarle	0.46
563	Avinity	Single Family	108	Mountain View	Walton	Monticello	0.16
564	Ashcroft West	Single Family	24	Stone-Robinson	Burley	Monticello	0.04
566	Rio Road East	Single Family	100	Agnor-Hurt	Burley	Albemarle	0.74
567	SFA Whitewood	Single Family	10	Greer	Jouett	Albemarle	0.30
568	Belvedere Attached	Single Family	19	Agnor-Hurt	Burley	Albemarle	0.16
569	Townhouse Willow Lake	Single Family	68	Mountain View	Walton	Monticello	0.00
570	Ivy Springs	Single Family	4	Meriwether Lewis	Henley	Western Albemarle	2.25
571	Hyland Ridge	Single Family	97	Stony Point	Burley	Monticello	0.60
572	Willow Glen	Single Family	14	Baker-Butler	Lakeside	Albemarle	0.71
573	Willow Glen Townhome	Single Family	22	Baker-Butler	Lakeside	Albemarle	0.27
574	The Preserve At Glenmore	Single Family	5	Stone-Robinson	Burley	Monticello	0.40
575	ASHCROFT WEST	Single Family	24	Stone-Robinson	Burley	Monticello	0.04
576	Dunlora Forest	Single Family	103	Agnor-Hurt	Burley	Albemarle	0.13
577	Creeside	Single Family	34	Brownsville	Henley	Western Albemarle	1.06

Subdivision/Complex				Boundary			K-12 Yield
Map ID	Name	Type	Units	Elementary	Middle	High	
578	Haden Place	Single Family	35	Brownsville	Henley	Western Albemarle	0.80
579	Stonewater	Single Family	48	Agnor-Hurt	Burley	Albemarle	0.29
580	Avemore	Single Family	34	Stony Point	Burley	Monticello	0.24
581	Estes Park	Single Family	67	Baker-Butler	Lakeside	Albemarle	1.01
582	Grayrock West	Single Family	12	Crozet	Henley	Western Albemarle	1.00
583	Lochlyn Hill	Single Family	26	Agnor-Hurt	Burley	Albemarle	0.19
584	Westlake Hills	Single Family	125	Brownsville	Henley	Western Albemarle	0.44
585	Out of Bounds	Single Family	54	Greer	Jouett	Albemarle	0.11
586	Houndstooth	Single Family	4	Meriwether Lewis	Henley	Western Albemarle	0.50
587	Foxchase Landing	Single Family	4	Brownsville	Henley	Western Albemarle	0.00
588	Dunlora Gates	Single Family	18	Agnor-Hurt	Burley	Albemarle	0.00
589	Riverside Village	Single Family	41	Stone-Robinson	Burley	Monticello	0.05
590	Cascadia	Single Family	268	Stone-Robinson	Burley	Monticello	0.18
591	Christopher at Stonefield	Single Family	48	Woodbrook	Jouett	Albemarle	0.00
592	Free State Run	Single Family	33	Agnor-Hurt	Burley	Albemarle	0.00
593	Chesterfield Landing	Single Family	47	Brownsville	Henley	Western Albemarle	0.68
594	Rabbit Run	Single Family	2	Brownsville	Henley	Western Albemarle	0.00
595	Wintergreen Farm	Single Family	94	Mountain View	Burley	Monticello	0.32
596	Sunset Overlook	Single Family	42	Mountain View	Burley	Monticello	0.14
599	Dunlora Park	Single Family	26	Agnor-Hurt	Burley	Albemarle	0.04
600	Rivanna Village	Single Family	27	Stone-Robinson	Burley	Monticello	0.19
601	Sparrow Hill	Single Family	35	Brownsville	Henley	Western Albemarle	0.37
602	Avinity Estates	Single Family	95	Mountain View	Walton	Monticello	0.02
603	Hyland Park	Single Family	20	Stony Point	Burley	Monticello	0.00
604	Glenbrook	Single Family	74	Brownsville	Henley	Western Albemarle	0.04
605	Fairhill	Single Family	2	Brownsville	Henley	Western Albemarle	0.50
606	Pleasant Green	Single Family	31	Crozet	Henley	Western Albemarle	0.00
607	Park Lane	Single Family	8	Crozet	Henley	Western Albemarle	0.00
608	Spring Hill Village	Single Family	33	Mountain View	Walton	Monticello	0.00
SINGLE-FAMILY SUBTOTAL			22,962	-			0.37



The following table and map detail the existing townhome complexes within the Division.

Subdivision/Complex				Boundary			K-12
Map ID	Name	Type	Units	Elementary	Middle	High	Yield
60	Brookmill Condos	Townhome	76	Woodbrook	Jouett	Albemarle	0.08
253	Olde Oak Court Condos	Townhome	6	Greer	Jouett	Albemarle	0.00
478	Webland Park Condos	Townhome	40	Greer	Jouett	Albemarle	0.35
490	Carriage Hill Condos	Townhome	150	Stone-Robinson	Burley	Monticello	0.05
493	Glenwood Station Condos	Townhome	3	Woodbrook	Jouett	Albemarle	0.33
511	Hollymead Sq. Townhouse Condos	Townhome	99	Hollymead	Lakeside	Albemarle	0.33
529	Wynridge Condos	Townhome	80	Woodbrook	Jouett	Albemarle	0.05
TOWNHOME SUBTOTAL			454	-			0.14



Yields by Housing Type

The table below shows the student yields by boundary, separated by housing type. The yields are grade configuration specific, meaning that if a school has a K-5 grade configuration, the yield for that boundary is based on the number of K-5 students living in that boundary. This is the case for middle school and high school as well.

2019-20 Student Yields by Boundary (Grade-Specific)					
Boundary	Apartment	Condo	Mobile	Single Family	Townhome
AGNOR-HURT	0.08	0.10	0.45	0.14	-
BAKER-BUTLER	0.80	-	0.33	0.21	-
BROADUS WOOD	-	-	-	0.13	-
BROWNSVILLE	0.05	-	0.33	0.28	-
CROZET	0.00	-	0.27	0.20	-
GREER	0.14	0.23	-	0.12	0.11
HOLLYMEAD	0.09	-	-	0.26	0.19
MERIWETHER LEWIS	0.00	-	-	0.21	-
MOUNTAIN VIEW	0.05	-	0.56	0.14	-
MURRAY	-	0.00	-	0.14	-
RED HILL	-	-	-	0.09	-
SCOTTSVILLE	-	-	0.00	0.23	-
STONE-ROBINSON	0.02	0.00	-	0.11	0.02
STONY POINT	0.13	-	0.00	0.15	-
WOODBROOK	0.13	0.34	-	0.13	0.01
ELEMENTARY SUBTOTAL	0.09	0.20	0.47	0.17	0.06
BURLEY	0.03	0.05	0.22	0.06	0.02
HENLEY	0.03	0.00	0.24	0.10	-
JOUETT	0.06	0.09	0.28	0.07	0.06
LAKESIDE	0.02	-	0.08	0.13	0.10
WALTON	0.01	-	0.00	0.05	-
MIDDLE SUBTOTAL	0.04	0.08	0.22	0.08	0.06
ALBEMARLE	0.06	0.10	0.27	0.12	0.03
MONTICELLO	0.03	0.00	0.29	0.09	0.01
WESTERN ALBEMARLE	0.04	0.00	0.12	0.15	-
HIGH SUBTOTAL	0.05	0.10	0.26	0.12	0.02

Developing Single- and Multi-Family Areas

The tables and map below and on the following pages represent the housing development occurring within the Division boundaries **at the time of this report**. The student potential values were calculated by multiplying the yield by housing type, by boundary (found on the previous page), by the number of units expected to be developed. In cases where a housing type is currently absent within a boundary, or where the housing type yield within a boundary is an outlier, the district-wide average was used. An example of this is the Baker-Butler Elementary School boundary; the apartment yield for this boundary is 0.80 elementary-aged students per unit, however, there are only 5 apartment units currently within that boundary. In this case, the district-wide average yield of 0.09 for elementary students living within apartment units was used.

Please note that not every student that comes out of these developments will be new to the Division; some may be relocating within the Division.

Development					Boundary			Student Potential			
Map ID	Project Name	Housing Type	Units	Project Status	Elementary	Middle	High	ES	MS	HS	K-12
1	2511 Avinity	Apartment	24	Proposed	Mountain View	Walton	Monticello	1	0	1	2
2	999 Rio Road	Apartment	46	Parent	Agnor-Hurt	Burley	Albemarle	4	1	3	8
3	999 Rio Road	Apartment	21	Proposed	Agnor-Hurt	Burley	Albemarle	2	1	1	3
4	Albemarle Business Campus	Apartment	128	Proposed	Mountain View	Burley	Monticello	7	4	4	14
6	Avinity	Apartment	108	Parent	Mountain View	Walton	Monticello	6	1	3	10
7	Barnes Lumber Ph. 1	Apartment	52	Parent	Crozet	Henley	Western Albemarle	0	2	2	4
8	Berkmar Drive Apartments	Apartment	261	Under Construction	Baker-Butler	Lakeside	Albemarle	24	5	15	44
9	Biscuit Run Remainder	Apartment	100	Parent	Mountain View	Walton	Monticello	5	1	3	9
10	Brookdale	Apartment	96	Built	Mountain View	Burley	Monticello	5	3	3	11
11	Brookhill Blk 1A	Apartment	32	Proposed	Hollymead	Lakeside	Albemarle	3	1	2	5
12	Brookhill Blk 4	Apartment	316	Under Construction	Hollymead	Lakeside	Albemarle	30	6	18	53
13	Cascadia	Apartment	330	Parent	Stone-Robinson & Stony Point	Burley	Monticello	23	9	11	43
14	Commonwealth Apartments	Apartment	22	Under Construction	Greer & Woodbrook	Jouett	Albemarle	3	1	1	5
15	Fifth Street Place	Apartment	200	Built	Mountain View	Burley	Monticello	10	6	6	22
16	Greenfield Terrace	Apartment	33	Parent	Agnor-Hurt	Burley	Albemarle	3	1	2	5
17	Hollymead Town Center C	Apartment	370	Parent	Baker-Butler	Lakeside	Albemarle	34	7	21	62
18	Kenridge	Apartment	65	Parent	Murray	Henley	Western Albemarle	6	2	2	11
19	MJH Presidio Apartments	Apartment	250	Proposed	Stone-Robinson	Burley	Monticello	4	7	8	19
20	Moss	Apartment	24	Parent	Mountain View	Walton	Monticello	1	0	1	2
21	NGIC Residential	Apartment	120	Parent	Baker-Butler	Lakeside	Albemarle	11	2	7	20
22	Old Dominion Village	Apartment	115	Legislative	Crozet	Henley	Western Albemarle	0	4	4	8
23	Old Trail Blk 1B, 3C	Apartment	50	Under Construction	Brownsville	Henley	Western Albemarle	3	2	2	6
24	Old Trail Blk 5, 20, 21	Apartment	183	Built	Brownsville	Henley	Western Albemarle	10	6	7	23
25	Old Trail Blk 6 P1	Apartment	18	Proposed	Brownsville	Henley	Western Albemarle	1	1	1	2
26	Parkway Place	Apartment	328	Legislative	Agnor-Hurt	Burley	Albemarle	27	9	18	55
27	Premier Circle	Apartment	140	Unknown	Woodbrook	Jouett	Albemarle	18	8	8	34
28	Rio Greenfield Apartments	Apartment	110	Legislative	Agnor-Hurt	Burley	Albemarle	9	3	6	18
29	Rio Road West	Apartment	75	Proposed	Agnor-Hurt	Burley	Albemarle	6	2	4	12
30	River's Edge South	Apartment	72	Legislative	Baker-Butler	Lakeside	Albemarle	7	1	4	12
31	Riverside Village	Apartment	105	Parent	Stone-Robinson & Stony Point	Burley	Monticello	7	3	3	14
32	Riverside Village Blk 1	Apartment	24	Built	Stone-Robinson & Stony Point	Burley	Monticello	2	1	1	3
33	Riverside Village Blk 2-4	Apartment	45	Built	Stone-Robinson	Burley	Monticello	1	1	1	3
34	Riverside Village Block 5	Apartment	24	Built	Stone-Robinson	Burley	Monticello	0	1	1	2
35	RST Residences	Apartment	370	Legislative	Hollymead	Lakeside	Albemarle	35	7	21	62
36	*Southwood Phase 1	Apartment	121	Proposed	Mountain View	Burley & Walton	Monticello	6	3	4	13
37	Stonefield Blk D2 Ph. 2 Major	Apartment	160	Approved	Woodbrook	Jouett	Albemarle	21	9	9	39
38	Stonefield Block D-1 Apartments	Apartment	234	Proposed	Woodbrook	Jouett	Albemarle	31	13	13	57
39	The Haven at Stonefield	Apartment	250	Built	Woodbrook	Jouett	Albemarle	33	14	14	61
40	The Lofts at Meadow Creek	Apartment	65	Built	Agnor-Hurt	Burley	Albemarle	5	2	4	11
41	The Lofts at Meadow Creek	Apartment	65	Parent	Agnor-Hurt	Burley	Albemarle	5	2	4	11
42	The Vue	Apartment	126	Under Construction	Brownsville & Crozet	Henley	Western Albemarle	7	4	5	16
43	Timberland Park	Apartment	80	Built	Mountain View	Burley	Monticello	4	2	3	9
44	Vistas at South Pantops	Apartment	144	Proposed	Stone-Robinson	Burley	Monticello	2	4	5	11
45	White Gables Phase 1	Apartment	20	Built	Murray	Henley	Western Albemarle	2	1	1	3
46	Wickham Pond 2	Apartment	106	Parent	Brownsville & Crozet	Henley	Western Albemarle	6	4	4	13
47	Woodbrook Station	Apartment	8	Parent	Agnor-Hurt	Burley	Albemarle	1	0	0	1
Apartment Subtotal			5,636					430	167	259	856

*The Southwood development will replace the current Southwood Mobile Home Park with permanent structures.

Development					Boundary			Student Potential			
Map ID	Project Name	Housing Type	Units	Project Status	Elementary	Middle	High	ES	MS	HS	K-12
24	Old Trail Blk 5, 20, 21	Condo	7	Built	Brownsville	Henley	Western Albemarle	1	0	0	1
48	Avinity Estates	Condo	51	Under Construction	Mountain View	Walton	Monticello	10	4	0	14
49	Avinity II	Condo	51	Parent	Mountain View	Walton	Monticello	10	4	0	14
50	Bamboo Grove	Condo	2	Proposed	Brownsville & Crozet	Henley	Western Albemarle	0	0	0	0
51	Belvedere IVA Block 1	Condo	19	Under Construction	Agnor-Hurt	Burley	Albemarle	2	1	2	5
52	Belvedere IVA Block 2	Condo	5	Approved	Agnor-Hurt	Burley	Albemarle	1	0	1	1
53	Belvedere Ph. 1	Condo	50	Built	Agnor-Hurt	Burley	Albemarle	5	3	5	13
54	Belvedere Ph. 3 Pt. 1	Condo	25	Proposed	Agnor-Hurt	Burley	Albemarle	3	1	3	6
55	Belvedere Ph. 3 Pt. 2 (Block 10)	Condo	17	Proposed	Agnor-Hurt	Burley	Albemarle	2	1	2	4
56	Belvedere Ph. 5 Part 1	Condo	38	Proposed	Agnor-Hurt	Burley	Albemarle	4	2	4	10
57	Belvedere Ph. IIA-1	Condo	14	Under Construction	Agnor-Hurt	Burley	Albemarle	1	1	1	4
58	Belvedere Ph. IIA-2	Condo	22	Under Construction	Agnor-Hurt	Burley	Albemarle	2	1	2	6
59	Berkmar Overlook	Condo	52	Proposed	Agnor-Hurt	Burley	Albemarle	5	3	5	13
60	Briarwood 1A-2, 1B-2, 8	Condo	59	Built	Baker-Butler	Lakeside	Albemarle	12	4	6	22
61	Brookhill Blk 8B	Condo	110	Proposed	Hollymead	Lakeside	Albemarle	22	8	11	42
62	Brookhill Block 18	Condo	87	Proposed	Hollymead	Lakeside	Albemarle	18	7	9	33
63	Cascadia Blks 1-3	Condo	44	Under Construction	Stone-Robinson	Burley	Monticello	0	2	0	2
64	Dunlora Park Ph. 1	Condo	15	Under Construction	Agnor-Hurt	Burley	Albemarle	2	1	2	4
66	Foothill Crossing Ph. V	Condo	31	Proposed	Brownsville & Crozet	Henley	Western Albemarle	6	0	0	6
67	Free State Run	Condo	28	Under Construction	Agnor-Hurt	Burley	Albemarle	3	1	3	7
68	Glenbrook at Foothills Phase I	Condo	66	Under Construction	Brownsville & Crozet	Henley	Western Albemarle	13	0	0	13
69	Kenridge	Condo	47	Under Construction	Murray	Henley	Western Albemarle	0	0	0	0
70	Lochlyn Hill Ph. IV	Condo	8	Proposed	Agnor-Hurt	Burley	Albemarle	1	0	1	2
71	North Pointe Subdivision	Condo	7	Proposed	Baker-Butler	Lakeside	Albemarle	1	1	1	3
72	Old Trail Blk 10, 16-18	Condo	66	Under Construction	Brownsville	Henley	Western Albemarle	13	0	0	13
73	Old Trail Blk 12 Ph. 2	Condo	13	Under Construction	Brownsville	Henley	Western Albemarle	3	0	0	3
74	Old Trail Blk 15	Condo	18	Built	Brownsville	Henley	Western Albemarle	4	0	0	4
77	Old Trail Blk 32 Ph. 2	Condo	19	Proposed	Brownsville	Henley	Western Albemarle	4	0	0	4
78	Old Trail Blk 7A P1	Condo	12	Under Construction	Brownsville	Henley	Western Albemarle	2	0	0	2
79	Old Trail Block 12 Phase 1	Condo	7	Built	Brownsville	Henley	Western Albemarle	1	0	0	1
80	Old Trail Block 13A	Condo	6	Built	Brownsville	Henley	Western Albemarle	1	0	0	1
81	Old Trail Block 13A Lots 20A, 21A, 22, 23	Condo	4	Built	Brownsville	Henley	Western Albemarle	1	0	0	1
82	Old Trail Block 13A-1	Condo	5	Built	Brownsville	Henley	Western Albemarle	1	0	0	1
83	Old Trail Block 13B	Condo	15	Built	Brownsville	Henley	Western Albemarle	3	0	0	3
84	Old Trail Village Blocks 28, 29B, Lots 9-10 35A	Condo	29	Built	Brownsville	Henley	Western Albemarle	6	0	0	6
85	Pleasant Green Ph. 1	Condo	50	Under Construction	Crozet	Henley	Western Albemarle	10	0	0	10
86	Pleasant Green Phase 2	Condo	126	Proposed	Crozet	Henley	Western Albemarle	25	0	0	25
87	Proffit Road Townhouses - North	Condo	59	Proposed	Baker-Butler	Lakeside	Albemarle	12	4	6	22
88	Rio Road West	Condo	37	Proposed	Agnor-Hurt	Burley	Albemarle	4	2	4	10
89	Rivanna Village Ph. 2	Condo	37	Proposed	Stone-Robinson	Burley	Monticello	0	2	0	2
90	*Southwood Village 1	Condo	44	Proposed	Mountain View	Walton	Monticello	9	3	0	12
90	Southwood Village 2	Condo	4	Proposed	Mountain View	Walton	Monticello	1	0	0	1
90	Southwood Village 2 (SFA)	Condo	18	Proposed	Mountain View	Walton	Monticello	4	1	0	5
91	Spring Hill Village	Condo	100	Proposed	Mountain View	Walton	Monticello	20	8	0	28
92	Spring Hill Village	Condo	30	Parent	Mountain View	Walton	Monticello	6	2	0	8
93	White Gables	Condo	76	Parent	Murray	Henley	Western Albemarle	0	0	0	0
94	White Gables Ph.2 Pav 5	Condo	10	Built	Murray	Henley	Western Albemarle	0	0	0	0
95	Wickham Pond 1	Condo	53	Under Construction	Brownsville & Crozet	Henley	Western Albemarle	11	0	0	11
96	Wickham Pond Phase II	Condo	2	Built	Brownsville	Henley	Western Albemarle	0	0	0	0
Condominium Subtotal			1,695		-			267	67	67	401

*The Southwood development will replace the current Southwood Mobile Home Park with permanent structures.

Development					Boundary			Student Potential			
Map ID	Project Name	Housing Type	Units	Project Status	Elementary	Middle	High	ES	MS	HS	K-12
97	Cedar Hill Mobile Home Park	Mobile	32	Parent	Baker-Butler	Lakeside	Albemarle	17	0	13	30
Mobile Home Park Subtotal			32		-			17	0	13	30

Development					Boundary			Student Potential			
Map ID	Project Name	Housing Type	Units	Project Status	Elementary	Middle	High	ES	MS	HS	K-12
50	Bamboo Grove	Single Family	4	Proposed	Brownsville & Crozet	Henley	Western Albemarle	1	0	1	2
51	Belvedere IVA Block 1	Single Family	2	Under Construction	Agnor-Hurt	Burley	Albemarle	0	0	0	1
53	Belvedere Ph. 1	Single Family	97	Built	Agnor-Hurt	Burley	Albemarle	14	6	12	31
55	Belvedere Ph. 3 Pt. 2 (Block 10)	Single Family	27	Proposed	Agnor-Hurt	Burley	Albemarle	4	2	3	9
56	Belvedere Ph. 5 Part 1	Single Family	5	Proposed	Agnor-Hurt	Burley	Albemarle	1	0	1	2
57	Belvedere Ph. IIA-1	Single Family	22	Under Construction	Agnor-Hurt	Burley	Albemarle	3	1	3	7
58	Belvedere Ph. IIA-2	Single Family	29	Under Construction	Agnor-Hurt	Burley	Albemarle	4	2	4	9
62	Brookhill Block 18	Single Family	78	Proposed	Hollymead	Lakeside	Albemarle	20	10	10	40
63	Cascadia Blks 1-3	Single Family	24	Under Construction	Stone-Robinson	Burley	Monticello	3	1	2	6
64	Dunlora Park Ph. 1	Single Family	16	Under Construction	Agnor-Hurt	Burley	Albemarle	2	1	2	5
68	Glenbrook at Foothills Phase I	Single Family	38	Under Construction	Brownsville & Crozet	Henley	Western Albemarle	10	4	6	19
69	Kenridge	Single Family	5	Under Construction	Murray	Henley	Western Albemarle	1	1	1	2
70	Lochlyn Hill Ph. IV	Single Family	14	Proposed	Agnor-Hurt	Burley	Albemarle	2	1	2	5
71	North Pointe Subdivision	Single Family	174	Proposed	Baker-Butler	Lakeside	Albemarle	37	22	22	80
72	Old Trail Blk 10, 16-18	Single Family	24	Under Construction	Brownsville	Henley	Western Albemarle	7	2	4	13
73	Old Trail Blk 12 Ph. 2	Single Family	5	Under Construction	Brownsville	Henley	Western Albemarle	1	1	1	3
77	Old Trail Blk 32 Ph. 2	Single Family	45	Proposed	Brownsville	Henley	Western Albemarle	12	5	7	24
89	Rivanna Village Ph. 2	Single Family	84	Proposed	Stone-Robinson	Burley	Monticello	9	5	8	22
90	*Southwood Village 1	Single Family	3	Proposed	Mountain View	Walton	Monticello	0	0	0	1
96	Wickham Pond Phase II	Single Family	20	Built	Brownsville	Henley	Western Albemarle	6	2	3	11
98	Ashcroft Ph. 2 Sec. 9	Single Family	5	Proposed	Stone-Robinson	Burley	Monticello	1	0	0	1
99	Ashcroft West Ph. 5	Single Family	5	Under Construction	Stone-Robinson & Stony Point	Burley	Monticello	1	0	0	1
100	Avinity Ph. II & III	Single Family	33	Built	Mountain View	Walton	Monticello	4	2	3	9
101	Avinity Phase IV	Single Family	7	Built	Mountain View	Walton	Monticello	1	0	1	2
102	Avon Park II	Single Family	15	Parent	Mountain View	Walton	Monticello	2	1	1	4
103	Bamboo Grove	Single Family	6	Parent	Brownsville & Crozet	Henley	Western Albemarle	2	1	1	3
104	Belvedere 2B	Single Family	58	Under Construction	Agnor-Hurt	Burley	Albemarle	8	3	7	19
105	Blue Ridge Cohousing	Single Family	26	Parent	Crozet	Henley	Western Albemarle	5	3	4	12
106	Breezy Hill	Single Family	80	Legislative	Stone-Robinson	Burley	Monticello	9	5	7	21
107	Briarwood P6 24,25,34,36A P5 125	Single Family	8	Built	Baker-Butler	Lakeside	Albemarle	2	1	1	4
108	Briarwood 1A-1, 1A-2, 5	Single Family	22	Built	Baker-Butler	Lakeside	Albemarle	5	3	3	10
109	Briarwood 5 Lots 10-14	Single Family	5	Built	Baker-Butler	Lakeside	Albemarle	1	1	1	2
110	Briarwood Ph. 4	Single Family	23	Under Construction	Baker-Butler	Lakeside	Albemarle	5	3	3	11
111	Briarwood Ph. 6	Single Family	13	Proposed	Baker-Butler	Lakeside	Albemarle	3	2	2	6
112	Briarwood Ph. 8 - 48 Lots (17-39, 112-127, 129-134, rev. 109-111)	Single Family	48	Under Construction	Baker-Butler	Lakeside	Albemarle	10	6	6	22
113	Briarwood Phase 4 26-35	Single Family	14	Built	Baker-Butler	Lakeside	Albemarle	3	2	2	6
114	Brookhill Blk 16-17	Single Family	104	Proposed	Hollymead	Lakeside	Albemarle	27	13	13	53
115	Cascadia Blks 4-7	Single Family	87	Built	Stone-Robinson & Stony Point	Burley	Monticello	11	5	8	23
116	Chesterfield Landing	Single Family	25	Built	Brownsville & Crozet	Henley	Western Albemarle	6	3	4	13
117	Chesterfield Landing II	Single Family	18	Under Construction	Brownsville & Crozet	Henley	Western Albemarle	5	2	3	9
119	Creekside 3, P 3D	Single Family	6	Built	Brownsville	Henley	Western Albemarle	2	1	1	3
120	Creekside V Ph. 1 & 2	Single Family	9	Proposed	Brownsville	Henley	Western Albemarle	2	1	1	5
121	Crozet Court	Single Family	26	Under Construction	Brownsville & Crozet	Henley	Western Albemarle	7	3	4	13
122	Dunlora V	Single Family	20	Built	Agnor-Hurt	Burley	Albemarle	3	1	2	6
123	EcoVillage	Single Family	11	Proposed	Agnor-Hurt	Burley	Albemarle	2	1	1	4
124	Estes Park	Single Family	68	Parent	Baker-Butler	Lakeside	Albemarle	14	9	8	31
125	Estes Park	Single Family	67	Built	Baker-Butler	Lakeside	Albemarle	14	9	8	31
126	Fontana 4C	Single Family	34	Parent	Stone-Robinson & Stony Point	Burley	Monticello	4	2	3	9
127	Foothill Crossing Ph. 4 & 5	Single Family	33	Built	Brownsville & Crozet	Henley	Western Albemarle	8	3	5	17
128	Foxchase Landing - Lots 13 & 14	Single Family	2	Under Construction	Brownsville	Henley	Western Albemarle	1	0	0	1
129	Galaxie Farm	Single Family	30	Proposed	Mountain View	Walton	Monticello	4	2	3	8
130	Glenbrook at Foothills	Single Family	180	Parent	Brownsville & Crozet	Henley	Western Albemarle	45	19	27	91
131	Glenbrook at Foothills Phase IIB	Single Family	48	Proposed	Brownsville & Crozet	Henley	Western Albemarle	12	5	7	24
132	Glenbrook Phase IIA	Single Family	7	Proposed	Brownsville & Crozet	Henley	Western Albemarle	2	1	1	4
133	Glenmore K2C	Single Family	26	Under Construction	Stone-Robinson	Burley	Monticello	3	1	2	7
134	Glenmore K2C-II Ph. 1	Single Family	24	Under Construction	Stone-Robinson	Burley	Monticello	3	1	2	6
135	Glenmore K2C-II Ph. 2	Single Family	19	Under Construction	Stone-Robinson	Burley	Monticello	2	1	2	5
136	Glenmore K2C-II Ph. 3	Single Family	19	Proposed	Stone-Robinson	Burley	Monticello	2	1	2	5
137	Glenmore Leake ZMA	Single Family	110	Parent	Stone-Robinson	Burley	Monticello	12	6	10	29
138	Glenmore S5 Ph. 1	Single Family	13	Built	Stone-Robinson	Burley	Monticello	1	1	1	3
139	Glenmore S5 Ph. 2-3	Single Family	20	Under Construction	Stone-Robinson	Burley	Monticello	2	1	2	5
140	Glenmore S5 Ph. 4	Single Family	10	Under Construction	Stone-Robinson	Burley	Monticello	1	1	1	3
141	Glenmore Section K2B	Single Family	8	Under Construction	Stone-Robinson	Burley	Monticello	1	0	1	2
142	Hillbrook	Single Family	6	Built	Woodbrook	Jouett	Albemarle	1	0	1	2
143	Hyland Park Ph. 1	Single Family	19	Under Construction	Stone-Robinson & Stony Point	Burley	Monticello	2	1	2	5
144	Hyland Park Ph. 2	Single Family	15	Proposed	Stony Point	Burley	Monticello	2	1	1	4
145	Lochlyn Hill	Single Family	26	Built	Agnor-Hurt	Burley	Albemarle	4	1	3	8
147	Old Trail Blk 10, 30	Single Family	14	Under Construction	Brownsville	Henley	Western Albemarle	4	1	2	7
148	Old Trail Blk 22	Single Family	28	Under Construction	Brownsville	Henley	Western Albemarle	8	3	4	15

Development					Boundary			Student Potential			
Map ID	Project Name	Housing Type	Units	Project Status	Elementary	Middle	High	ES	MS	HS	K-12
149	Old Trail Blk 27	Single Family	9	Built	Brownsville	Henley	Western Albemarle	2	1	1	5
150	Old Trail Blk 32 Ph. 1	Single Family	27	Under Construction	Brownsville	Henley	Western Albemarle	7	3	4	14
151	Old Trail Blk 35	Single Family	8	Under Construction	Brownsville	Henley	Western Albemarle	2	1	1	4
152	Old Trail Blks 29A, 35A	Single Family	11	Under Construction	Brownsville	Henley	Western Albemarle	3	1	2	6
153	Old Trail Block 14	Single Family	20	Built	Brownsville	Henley	Western Albemarle	6	2	3	11
154	Old Trail Block 31A	Single Family	7	Built	Brownsville	Henley	Western Albemarle	2	1	1	4
155	Old Trail Block 35A Lot 10	Single Family	1	Built	Brownsville	Henley	Western Albemarle	0	0	0	1
156	Old Trail Block 3D	Single Family	3	Built	Brownsville	Henley	Western Albemarle	1	0	0	2
157	Old Trail Lot 1A, Block 29A Redivision	Single Family	2	Built	Brownsville	Henley	Western Albemarle	1	0	0	1
158	Out Of Bounds	Single Family	56	Parent	Greer	Jouett	Albemarle	7	4	7	17
159	Out of Bounds Ph. 2	Single Family	14	Built	Greer	Jouett	Albemarle	2	1	2	4
160	Rio Vista	Single Family	3	Approved	Agnor-Hurt	Burley	Albemarle	0	0	0	1
161	Rivanna Village Ph. 1B, Blks C, D, F	Single Family	44	Under Construction	Stone-Robinson	Burley	Monticello	5	3	4	11
163	Shadwell Estates	Single Family	7	Parent	Stone-Robinson	Burley	Monticello	1	0	1	2
90	*Southwood Village	Single Family	26	Proposed	Mountain View	Walton	Monticello	4	1	2	7
90	Southwood Village 2	Single Family	22	Proposed	Mountain View	Walton	Monticello	3	1	2	6
164	Sparrow Hill	Single Family	35	Under Construction	Brownsville & Crozet	Henley	Western Albemarle	9	4	5	18
165	St. George Properties	Single Family	4	Built	Crozet	Henley	Western Albemarle	1	0	1	2
166	Stonewater	Single Family	34	Built	Agnor-Hurt	Burley	Albemarle	5	2	4	11
167	Sunset Overlook	Single Family	41	Built	Mountain View	Burley	Monticello	6	2	4	12
169	Westlake Hills Ph. 1	Single Family	47	Under Construction	Brownsville & Crozet	Henley	Western Albemarle	12	5	7	24
170	Westlake Hills Ph. 2	Single Family	27	Under Construction	Brownsville & Crozet	Henley	Western Albemarle	7	3	4	14
171	Westlake Hills Ph. 3	Single Family	17	Under Construction	Brownsville & Crozet	Henley	Western Albemarle	4	2	3	9
172	Westlake Hills Ph. 4	Single Family	46	Under Construction	Brownsville & Crozet	Henley	Western Albemarle	12	5	7	23
173	White Gate Village	Single Family	125	Legislative	Brownsville & Crozet	Henley	Western Albemarle	31	13	19	63
174	Whittington Ph. B2 B4	Single Family	31	Under Construction	Mountain View	Walton	Monticello	4	2	3	9
175	Whittington Ph. B3	Single Family	24	Under Construction	Mountain View	Walton	Monticello	3	1	2	7
176	Whittington Phase A	Single Family	17	Built	Mountain View	Walton	Monticello	2	1	2	5
177	Whittington Phase B1	Single Family	24	Built	Mountain View	Walton	Monticello	3	1	2	7
178	Wickham Pond 1	Single Family	35	Parent	Brownsville & Crozet	Henley	Western Albemarle	9	4	5	18
179	Wickham Pond Phase II Section II	Single Family	28	Built	Brownsville	Henley	Western Albemarle	8	3	4	15
182	Wintergreen Farm Ph. 1	Single Family	45	Under Construction	Mountain View	Burley & Walton	Monticello	6	3	4	13
183	Wintergreen Farm Ph. 2A	Single Family	17	Built	Mountain View	Burley	Monticello	2	1	2	5
184	Wintergreen Farm Ph. 2B	Single Family	10	Under Construction	Mountain View	Burley	Monticello	1	1	1	3
185	Wintergreen Farm Ph. 3	Single Family	13	Built	Mountain View	Walton	Monticello	2	1	1	4
Single Family Subtotal			3,096		-			585	269	377	1,231

*The Southwood development will replace the current Southwood Mobile Home Park with permanent structures.

Development					Boundary			Student Potential			
Map ID	Project Name	Housing Type	Units	Project Status	Elementary	Middle	High	ES	MS	HS	K-12
23	Old Trail Blk 1B, 3C	Townhome	19	Under Construction	Brownsville	Henley	Western Albemarle	1	1	0	3
48	Avinity Estates	Townhome	51	Under Construction	Mountain View	Walton	Monticello	3	3	0	6
49	Avinity II	Townhome	51	Parent	Mountain View	Walton	Monticello	3	3	0	6
63	Cascadia Blks 1-3	Townhome	52	Under Construction	Stone-Robinson	Burley	Monticello	1	1	0	2
69	Kenridge	Townhome	15	Under Construction	Murray	Henley	Western Albemarle	1	1	0	2
89	Rivanna Village Ph. 2	Townhome	63	Proposed	Stone-Robinson	Burley	Monticello	1	1	0	3
92	Spring Hill Village	Townhome	70	Parent	Mountain View	Walton	Monticello	4	4	0	9
95	Wickham Pond 1	Townhome	54	Under Construction	Brownsville & Crozet	Henley	Western Albemarle	3	3	1	8
102	Avon Park II	Townhome	16	Parent	Mountain View	Walton	Monticello	1	1	0	2
115	Cascadia Blks 4-7	Townhome	59	Built	Stone-Robinson & Stony Point	Burley	Monticello	1	1	0	3
123	Ecovillage	Townhome	25	Proposed	Agnor-Hurt	Burley	Albemarle	2	1	1	3
129	Galaxie Farm	Townhome	35	Proposed	Mountain View	Walton	Monticello	2	2	0	4
148	Old Trail Blk 22	Townhome	15	Under Construction	Brownsville	Henley	Western Albemarle	1	1	0	2
149	Old Trail Blk 27	Townhome	16	Built	Brownsville	Henley	Western Albemarle	1	1	0	2
161	Rivanna Village Ph. 1B, Blks C, D, F	Townhome	32	Under Construction	Stone-Robinson	Burley	Monticello	1	1	0	1
178	Wickham Pond 1	Townhome	72	Parent	Brownsville & Crozet	Henley	Western Albemarle	5	4	2	10
186	Avon Park II	Townhome	28	Proposed	Mountain View	Walton	Monticello	2	2	0	4
187	Belvedere Block 4A Lots A-K	Townhome	11	Built	Agnor-Hurt	Burley	Albemarle	1	0	0	1
188	Belvedere Ph.1 Block 6A Lots 59-62, 70-73	Townhome	8	Built	Agnor-Hurt	Burley	Albemarle	1	0	0	1
189	Belvedere Town Center Ph. 1-2	Townhome	19	Built	Agnor-Hurt	Burley	Albemarle	1	0	1	2
190	Briarwood 1A-2, 1B-1	Townhome	31	Built	Baker-Butler	Lakeside	Albemarle	2	3	1	6
191	Briarwood P1A-1	Townhome	22	Built	Baker-Butler	Lakeside	Albemarle	1	2	1	4
192	Briarwood Ph. 8 Lots 1-16, 135	Townhome	17	Built	Baker-Butler	Lakeside	Albemarle	1	2	1	3
193	Briarwood Ph. Lots 40-58, 98-111	Townhome	34	Built	Baker-Butler	Lakeside	Albemarle	2	3	1	7
194	Brookhill Blk 9-11	Townhome	85	Approved	Hollymead	Lakeside	Albemarle	16	9	3	28
195	Dunlora Park Ph. 2	Townhome	14	Approved	Agnor-Hurt	Burley	Albemarle	1	0	0	2
196	Hollymead A2 Blks C1-C4	Townhome	77	Proposed	Baker-Butler	Lakeside	Albemarle	5	8	3	15
197	Hollymead Town Center C2, C3, C7 Townhomes	Townhome	101	Proposed	Baker-Butler	Lakeside	Albemarle	6	10	3	20
198	Hollymead Town Center C4	Townhome	29	Built	Baker-Butler	Lakeside	Albemarle	2	3	1	6
199	Hollymead Town Center C5	Townhome	42	Built	Baker-Butler	Lakeside	Albemarle	3	4	1	8
200	Hollymead Town Center C6	Townhome	42	Built	Baker-Butler	Lakeside	Albemarle	3	4	1	8
201	Inglewood Terrace	Townhome	9	Proposed	Greer & Woodbrook	Jouett	Albemarle	0	1	0	1
202	North Pointe	Townhome	184	Proposed	Baker-Butler	Lakeside	Albemarle	12	19	6	36
203	Old Trail Blk 11	Townhome	33	Built	Brownsville	Henley	Western Albemarle	2	2	1	5
204	Old Trail Blk 3B	Townhome	25	Built	Brownsville	Henley	Western Albemarle	2	1	1	4
205	Old Trail Blk 7 P2	Townhome	14	Under Construction	Brownsville	Henley	Western Albemarle	1	1	0	2
206	Old Trail Block 4	Townhome	36	Built	Brownsville	Henley	Western Albemarle	2	2	1	5
207	Out of Bounds Phase 1	Townhome	38	Built	Greer	Jouett	Albemarle	4	2	1	8
208	Proffit Road Townhomes	Townhome	40	Parent	Baker-Butler	Lakeside	Albemarle	3	4	1	8
209	Proffit Road Townhomes	Townhome	40	Proposed	Baker-Butler	Lakeside	Albemarle	3	4	1	8
210	Reserve at Belvedere	Townhome	294	Built	Agnor-Hurt	Burley	Albemarle	19	6	10	34
211	Rivanna Village Blk A	Townhome	31	Built	Stone-Robinson	Burley	Monticello	1	1	0	1
90	*Southwood Village	Townhome	96	Proposed	Mountain View	Walton	Monticello	6	5	1	12
90	Southwood Village 2 (Duplexes)	Condo	4	Proposed	Mountain View	Walton	Monticello	0	0	0	1
213	Stonefield Blk D2 Ph. 1	Townhome	49	Under Construction	Woodbrook	Jouett	Albemarle	1	3	2	5
214	Stonewater Townhouses	Townhome	14	Built	Agnor-Hurt	Burley	Albemarle	1	0	0	2
215	Timberwood Square	Townhome	32	Proposed	Baker-Butler	Lakeside	Albemarle	2	3	1	6
216	Wickham Pond Phase II Block 1 Townhomes	Townhome	6	Built	Brownsville	Henley	Western Albemarle	0	0	0	1
Townhome Subtotal			2,150		-			137	133	53	322

*The Southwood development will replace the current Southwood Mobile Home Park with permanent structures.

Development					Boundary			Student Potential			
Map ID	Project Name	Housing Type	Units	Project Status	Elementary	Middle	High	ES	MS	HS	K-12
218	River's Edge	Unknown	100	Parent	Baker-Butler	Lakeside	Albemarle	16	8	11	34
Unknown Subtotal			100		-			16	8	11	34

The table below details the student potential (using the student yield methodology) from the developments at the time of this report. **Please note that not all students produced by these developments will be new to the Division, some families that already live in the Division will choose to relocate to these units.**

Student Potential by Boundary & Housing Type								
	Boundary	Apartment	Condo	Mobile	Single Family	Townhome	Unknown	TOTAL
Western Feeder Pattern	BROWNSVILLE	21	57	0	169	15	0	263
	CROZET	6	49	0	92	3	0	150
	MERIWETHER LEWIS	0	0	0	0	0	0	0
	MURRAY	8	0	0	1	1	0	10
Northern Feeder Pattern	AGNOR-HURT	62	35	0	51	25	0	172
	GREER	2	0	0	8	4	0	15
	WOODBROOK	104	0	0	1	1	0	106
	BAKER-BUTLER	76	25	17	93	44	16	272
	HOLLYMEAD	67	40	0	48	16	0	171
	BROADUS WOOD	0	0	0	0	0	0	0
	STONY POINT	15	0	0	10	0	0	25
Southern Feeder Pattern	MOUNTAIN VIEW	45	60	0	48	22	0	176
	RED HILL	0	0	0	0	0	0	0
	SCOTTSVILLE	0	0	0	0	0	0	0
	STONE-ROBINSON	24	0	0	64	5	0	92
ELEMENTARY SUBTOTAL		430	267	17	585	137	16	1,451
Middle Schools	BURLEY	63	21	0	64	12	0	161
	HENLEY	25	0	0	106	17	0	148
	JOUETT	45	0	0	5	6	0	56
	LAKESIDE	30	24	0	79	78	8	219
	WALTON	3	23	0	14	20	0	61
MIDDLE SUBTOTAL		167	67	0	269	133	8	644
High Schools	ALBEMARLE	173	67	13	132	41	11	437
	MONTICELLO	58	0	0	93	4	0	155
	WESTERN ALBEMARLE	28	0	0	152	8	0	188
HIGH SUBTOTAL		259	67	13	377	53	11	780

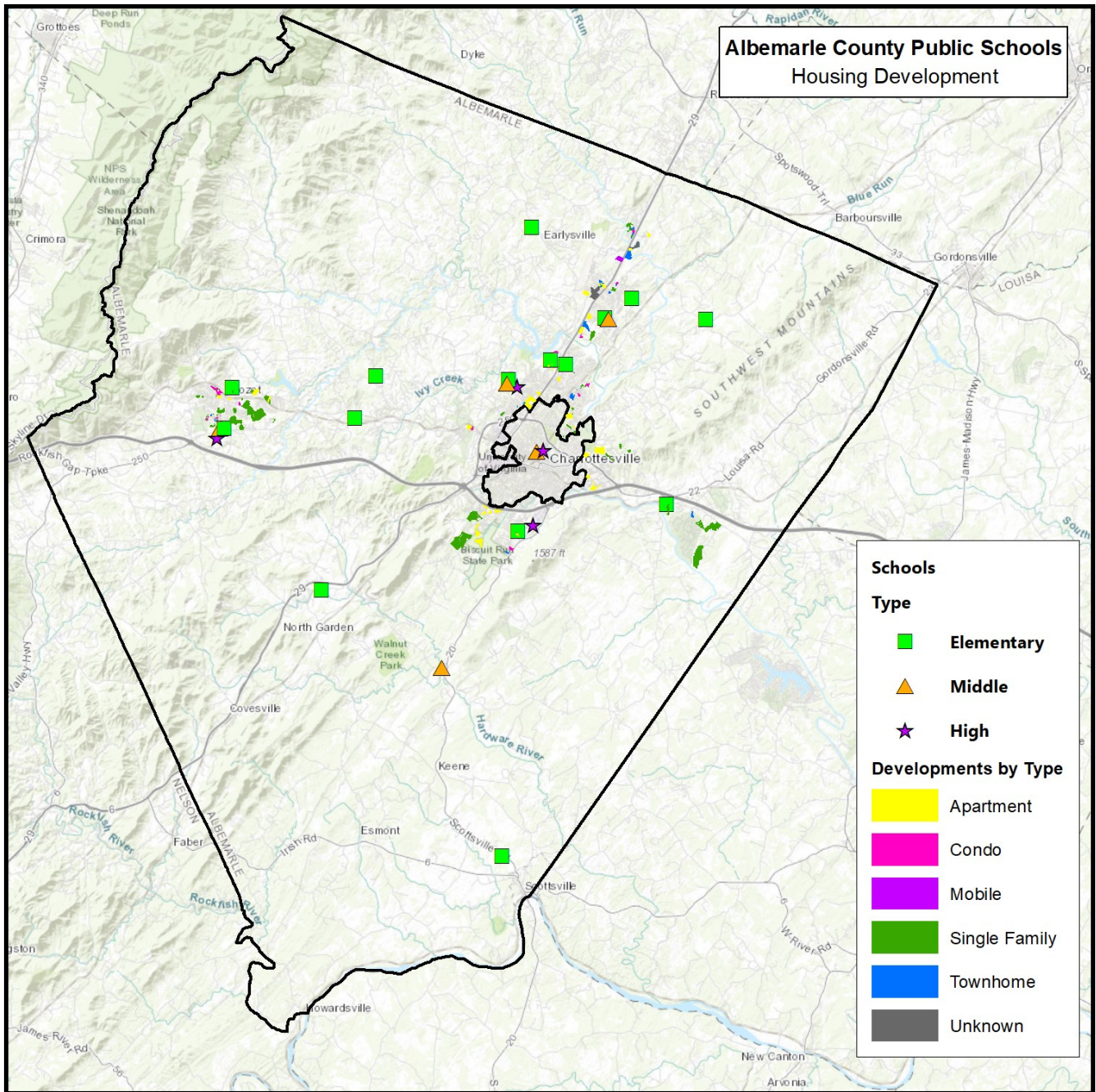
In addition to the developments seen on the previous pages, there were some developments that were withdrawn from the municipal process, but will likely return in the form of a rezoning petition. The table below shows the names and locations of the developments that are currently withdrawn but are likely to be developed at some point in the future once rezoning has occurred:

Development Information		Boundary		
Project Name	Project Status	Elementary	Middle	High
Arden Place II	Withdrawn	Woodbrook	Jouett	Albemarle
Foothill Crossing 2	Withdrawn	Brownsville & Crozet	Henley	Western Albemarle
Old Trail Blk 31B	Withdrawn	Brownsville	Henley	Western Albemarle
Old Trail Blk 31C	Withdrawn	Brownsville	Henley	Western Albemarle
Foothill Crossing 2	Withdrawn	Brownsville & Crozet	Henley	Western Albemarle
Chesterfield Landing III	Withdrawn	Brownsville & Crozet	Henley	Western Albemarle
Moyer	Withdrawn	Brownsville	Henley	Western Albemarle
West Glen	Withdrawn	Crozet	Henley	Western Albemarle
Willow Glen P2-4	Withdrawn	Baker-Butler	Lakeside	Albemarle
Willow Glen Phase 2	Withdrawn	Baker-Butler	Lakeside	Albemarle
Willow Glen P2-4	Withdrawn	Baker-Butler	Lakeside	Albemarle
Willow Glen Phase 2	Withdrawn	Baker-Butler	Lakeside	Albemarle

The table below details the counts of units developing by housing type and boundary. The column titled “% of Existing Units” shows the percentage of the developing units as compared to the number of existing units within each boundary. Using these values, the impact of the development to each boundary was determined.

Count of Developing Units by Boundary & Housing Type								% of Existing Units*	Impact to Boundary
Boundary	Apartment	Condo	Mobile	Single Family	Townhome	Unknown	TOTAL		
AGNOR-HURT	751	330	0	364	385	0	1,830	56%	MODERATE
BAKER-BUTLER	823	125	32	442	691	100	2,213	84%	HIGH
BROADUS WOOD	0	0	0	0	0	0	0	0%	LOW
BROWNSVILLE	367	280	0	644	227	0	1,518	63%	HIGH
CROZET	283	251	0	376	63	0	973	71%	HIGH
GREER	11	0	0	70	43	0	124	5%	LOW
HOLLYMEAD	718	197	0	182	85	0	1,182	68%	HIGH
MERIWETHER LEWIS	0	0	0	0	0	0	0	0%	LOW
MOUNTAIN VIEW	881	302	0	358	347	0	1,888	46%	MODERATE
MURRAY	85	133	0	5	15	0	238	18%	LOW
RED HILL	0	0	0	0	0	0	0	0%	LOW
SCOTTSVILLE	0	0	0	0	0	0	0	0%	LOW
STONE-ROBINSON	693	81	0	567	208	0	1,549	51%	MODERATE
STONY POINT	229	0	0	86	29	0	344	29%	LOW
WOODBROOK	795	0	0	6	53	0	854	22%	LOW
ELEMENTARY SUBTOTAL	5,636	1,699	32	3,100	2,146	100	12,713	41%	MODERATE
BURLEY	2,238	411	0	1,110	622	0	4,381	49%	MODERATE
HENLEY	735	664	0	1,025	305	0	2,729	43%	MODERATE
JOUETT	806	0	0	76	96	0	978	12%	LOW
LAKESIDE	1,541	322	32	624	776	100	3,395	75%	HIGH
WALTON	316	302	0	265	347	0	1,230	38%	LOW
MIDDLE SUBTOTAL	5,636	1,699	32	3,100	2,146	100	12,713	41%	MODERATE
ALBEMARLE	3,098	652	32	1,064	1,257	100	6,203	40%	MODERATE
MONTICELLO	1,803	383	0	1,011	584	0	3,781	42%	MODERATE
WESTERN ALBEMARLE	735	664	0	1,025	305	0	2,729	43%	MODERATE
HIGH SUBTOTAL	5,636	1,699	32	3,100	2,146	100	12,713	41%	MODERATE

*These ratios are based on the total number of planned new units (at the time of this report) as a percentage of the total existing subdivided units. Student yield impact differs based on location and the types of units being developed. Student potential values can be found on page 34 of this report.



CONCLUSION

As with any projection, the Division should review any updated information including land annexation plans, zoning, planned and active housing development, student enrollment trends, and student location data.

Cooperative Strategies is pleased to have had the opportunity to provide the Division with this Subdivision Yield Analysis Report. We hope this document will provide the necessary information to make informed decisions about the future of the Albemarle County Public Schools.