Consideration of a BOUNDARY LINE ADJUSTMENT TO THE SOUTHERN URBAN NEIGHBORHOOD
Agenda

- Background, Outcomes of July 21 Planning Commission Work Session
  - Elaine Echols, Principal Planner

- Overview of Economic Development Considerations
  - Faith McClintic, Economic Development Director

- Questions

- Next Steps
Process to Meet September Board Consideration of Boundary Adjustment

- Community meeting July 7
- Planning Commission work session July 21st
- Community Meeting July 30
- Planning Commission public hearing August 18th
- Board of Supervisors Work Session September 2
- Board of Supervisors public hearing September 9th
BACKGROUND

- June 10, 2015 Board of Supervisors adopts R.O.I.
- Planning Commission Worksession
- Public Hearing set for August 18, 2015
- Board of Supervisors P.H. September 9, 2015
The Development Areas

Southern Urban Neighborhood
Location - Exit 118 - Area for Consideration
Relationship to the Comprehensive Plan

- Natural Resources
- Historic Cultural and Scenic Resources
- Economic Development
- Rural Area
- Development Area
- Transportation
- Parks and Recreation, Greenways, Blueways, and Green Systems
Properties with Features Analyzed
Properties with Features Analyzed
Environmental
Properties with Features Analyzed
Potentially Historic
Properties with Features Analyzed
Parks and Greenways

Ragged Mtn Nat. Area
Future Hedgerow Park
Potential Trail
Properties with Features Analyzed
Impacts to Transportation Network
Information to be included in CPA:

- Designate buildable areas
- Emphasize protection of habitat in Heyward Park
- Encourage creativity in site design to reduce grading
- Identify 5 Targeted Industries
- Positive relationship needed to Regional Mixed Use Center
- Protect nearby properties from any noise and odors
- Wooded buffer frontage and boundary condition
- Emphasize need for interchange improvements to keep from making situation worse; find alternatives for truck traffic
- Provide ped. and bike connections to Mixed Use Center
- Emphasize importance of concurrency of improvements
Additional Information Requested

- Inventory of the available industrial sites and/or land.
- Information on other urban interchanges as was provided during the Comprehensive Plan review.
- VDOT and RSWA representatives to attend the CPA public hearing.
Planning Commission August 18, 2015

- Staff report to be provided August 11, 2015
- Planning Commission Review
- Public Comments
- Recommendation to Board of Supervisors
Proposed Comprehensive Plan Amendment Study on a Development Area Boundary Adjustment - 164/Route 29 Interchange

Community Meeting
July 30, 2015
Why Is Economic Development Important?

**Cost of Services is More Than Taxes Paid**

The average Albemarle household pays only ~52% of the cost of providing County services to that home.

- **Cost of Services**
  - $6,750 per household

- **Shortfall**
  - $3,231 per household

- **Taxes Paid**
  - $3,519 per household
### Did you know...?

<table>
<thead>
<tr>
<th>Metro/Micro</th>
<th>Urban Area</th>
<th>Composite Index</th>
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<tr>
<td>Charlottesville Metro</td>
<td>Charlottesville VA</td>
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<td>Lexington-Buena Vista-Rkbrg</td>
<td>95.7</td>
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*Source: ACCRA - Q1 2015*
### Did you know...?

<table>
<thead>
<tr>
<th>Metro/Micro</th>
<th>Urban Area</th>
<th>Grocery Items</th>
<th>Housing</th>
<th>Utilities</th>
<th>Transport</th>
<th>Health Care</th>
<th>Misc Goods &amp; Svcs.</th>
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<td>Harrisonburg VA</td>
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<td>87.9</td>
<td>96.1</td>
<td>89.5</td>
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<td>105.0</td>
<td>90.7</td>
<td>93.6</td>
<td>94.7</td>
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<tr>
<td>VA Bch-Norfolk-NNNews Metro</td>
<td>Hampton Roads-SE VA</td>
<td>91.1</td>
<td>93.7</td>
<td>84.7</td>
<td>104.0</td>
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<td>92.1</td>
<td>96.5</td>
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Source: ACCRA - Q1 2015
Did you know...?

- Avg Home Sale Price – Region: $282,000 (Source: CAAR, Q2-2015)
- Median Home Value (2013): $319,200 (Source: Factfinder.census.gov)
- Median Gross Rent: $1100/month
- HHI needed for $300,000 mortgage: $128,000 - $160,000/year
- Average Wages: (Source: VEC/BLS Q4-2014)

<table>
<thead>
<tr>
<th>Area Name</th>
<th>Average Hourly Wage</th>
<th>Average Weekly Wage</th>
<th>Average Annual Wage</th>
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<tbody>
<tr>
<td>Albemarle County</td>
<td>$25.63</td>
<td>$1,025</td>
<td>$53,300</td>
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<tr>
<td>Virginia</td>
<td>$26.43</td>
<td>$1,057</td>
<td>$54,964</td>
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</table>
Economic Development: Best Practices & Successful Strategies

Localities “set the stage” for ED activities:
- “Product” – Available buildings & sites
- Land – zoned & ready for development
- Utility & road infrastructure
- Accessibility: customers, workers, partners
- Streamlined, timely permitting processes
Economic Development: Best Practices & Successful Strategies (cont’d)

- Competitive tax structure & affordability
- Available, qualified workers
- Minimize uncertainties & investor risks
- Encourage economic/employment diversification
- Commercial/Industrial to Residential Mix:
  
  Goal is 25% / 75%
Why Adjust the Boundary?

- Unique “ideal” location at I-64 & Rt 29
- Proximity to Downtown & other local assets
- Accessible, reliable utility infrastructure
- Compatibility with nearby parks
- Provide additional “local” employment opportunities for County residents
  - Over 40% of Albemarle labor force works outside the area (excluding Charlottesville)
Why Adjust the Boundary? (cont’d)

- Significant lack of land & buildings for business
  - Limited “product” along primary transportation routes
  - Only two parcels 20+ acres currently zoned LI
  - UVA Research Park site limitations
- Offers site features desirable to targeted industries
**Why Adjust the Boundary?** (cont’d)

**Comparison of Comp Plan Land Use Designations**

<table>
<thead>
<tr>
<th>County</th>
<th>Land Mass</th>
<th>Total Acres</th>
<th>Industrial Acreage</th>
<th>% of Total – Industrial</th>
<th>Commercial Acreage</th>
<th>Total Industrial + Comm</th>
<th>% of Total Area Industrial + Comm</th>
</tr>
</thead>
<tbody>
<tr>
<td>James City Co.</td>
<td>142.0</td>
<td>90,880.0</td>
<td>3,043.0</td>
<td>3.348%</td>
<td>754.7</td>
<td>3,797.7</td>
<td>4.18%</td>
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<tr>
<td>Roanoke Co.</td>
<td>250.5</td>
<td>160,332.8</td>
<td>3,803.6</td>
<td>2.372%</td>
<td>8,492.8</td>
<td>12,296.4</td>
<td>7.67%</td>
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<tr>
<td>Frederick Co.</td>
<td>414.0</td>
<td>264,960.0</td>
<td>5,486.0</td>
<td>2.071%</td>
<td>4,242.0</td>
<td>9,728.0</td>
<td>3.67%</td>
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<tr>
<td>Bedford Co.</td>
<td>764.0</td>
<td>488,960.0</td>
<td>6,587.0</td>
<td>1.347%</td>
<td>3,797.0</td>
<td>10,384.0</td>
<td>2.12%</td>
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<tr>
<td>Louisa Co.</td>
<td>496.0</td>
<td>327,000.0</td>
<td>4,000.0</td>
<td>1.223%</td>
<td>4,200.0</td>
<td>8,200.0</td>
<td>2.51%</td>
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<tr>
<td>Fauquier Co.</td>
<td>647.5</td>
<td>414,368.0</td>
<td>3,289.0</td>
<td>0.794%</td>
<td>1,713.3</td>
<td>5,002.3</td>
<td>1.21%</td>
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<td>Orange Co.</td>
<td>341.0</td>
<td>218,240.0</td>
<td>695.0</td>
<td>0.318%</td>
<td>560.0</td>
<td>1,255.0</td>
<td>0.58%</td>
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<td>Augusta Co.</td>
<td>967.0</td>
<td>618,880.0</td>
<td>1,958.0</td>
<td>0.316%</td>
<td>2,246.0</td>
<td>4,204.0</td>
<td>0.68%</td>
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<tr>
<td><strong>Albemarle Co.</strong>*</td>
<td>726.0</td>
<td>464,640.0</td>
<td>604.0</td>
<td>0.130%</td>
<td>221.2</td>
<td>825.2</td>
<td>0.18%</td>
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</tbody>
</table>

* Includes property owned by UVA Real Estate Foundation (aprx 234 ac developable); lease-only options; UVA affiliation required
Why Adjust the Boundary? (cont’d)

- Provides options for existing companies to expand: 19 businesses/747 jobs
- Demand > Supply = higher costs; competitive disadvantage
- Creates revenue-generating opportunities instead of additional service demands:
  - $80-$100 million investment = $750k-$1M/yr (revenue)
  - versus
  - ~52 lots @ $3,231 (net to County) = $168,012/yr (cost)
What does “light industrial” mean?

BioTech Products

Afton Scientific

Lighthouse Instruments - Producing small-scale, pharma equipment
What exactly are we talking about?

BioTech Research

Mikro medical product -
(small scale)

Pharma R&D Lab (high-
dollar equipment, clean,
regulated by FDA for
health, safety standards)
What exactly are we talking about?

Craft Food & Beverage Manufacturing
Local, Smaller-Scale Craft Food & Beverage Processing
Other local, small-scale industry

Wimberley Photography, (light assembly)

CustomInk, (IT, Graphic arts, T-shirt screening)
Final Considerations:

- County-initiated boundary adjustment – not the landowner;

- BOS wants to be responsive to this company within our targeted industry group;

- Even without an active prospect, the request is in keeping with **BOS Strategic Goal #4: Foster an environment that stimulates diversified job creation, capital investments & tax revenues that support community goals**;
Final Considerations: (cont’d)

- Consistent with ED Goal of the Comp Plan to expand options for industrial land users;
  - Comprehensive review of all properties identified for industrial use in the Development Areas underway
  - Detailed research & analysis of the County’s competitive position

“Agriculture, manufactures, commerce, and navigation, the four pillars of our prosperity, are the most thriving when left most free to individual enterprise.”

--Thomas Jefferson

Annual Presidential Message, 1801