

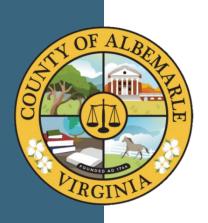
#### Rivanna Futures Update April 17, 2024

Trevor Henry Michael Barnes



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Accelerating innovation technology through partnerships today, for tomorrow's challenges.



Agenda

- Acquisition & Property Ownership
- Site Readiness
- Partner Engagement
- Questions/Discussion

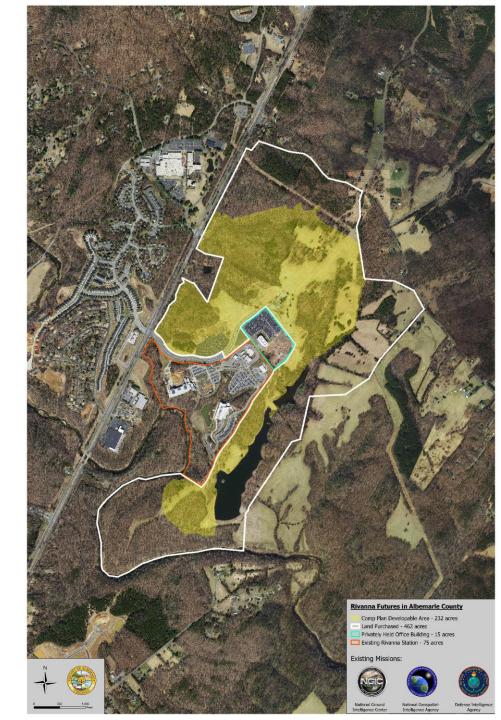


# Acquisition & Property Ownership



### Real Property Acquisition

- Real estate transaction closed Dec. 15, 2023
- County is receiving lease revenue, maintaining the property, and supporting implementation of the long-term vision of the site.



### Ongoing Property Ownership Activities





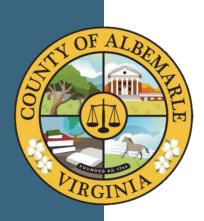


- Site safety & security
- Access easement maintenance, in coordination with neighbors
- Winter road maintenance





## Site Readiness



### Conceptual Engineering

Rezoning & Special Use Permit

#### **Tier System Analysis for Site Selection**

(as defined by VEDP)

#### **Rivanna Futures Readiness**

Grant Applications &

Partner Funding

Zoned – Underway

Est. Costs – Underway





All permits in place; site ready for site disturbance permit from locality; shovel/pad ready

Permit issues identified and quantified; all construction (building and

>90% Success Odds

70-80% Success Odds



(Construction Timeline)

Tier 4

(12-18 months)



Tier 2

(2-4 years)



#### Zoned, Estimated Costs, Due Diligence

Zoned for industrial or commercial uses; minimal to no infrastructure; due diligence studies performed; estimated costs and timelines quantified 40-50% Success Odds

**Designated in Comprehensive Plan and Site Controlled** 

Infrastructure in Place, Issues Cleared, Certifiable Site

infrastructure) in place or deliverable in 12 to 18 months

Designated in Comp Plan for industrial or commercial uses but not zoned as such; publicly owned or optioned; minimal infrastructure; minimal due diligence performed

<20% Success Odds

AC44 – Underway Site Control – Dec. 2023

Due Diligence – Nov. 2023

#### **Raw Land/Privately Owned**

Designated in Comp Plan for development but not zoned as such; seller is willing; minimal to no infrastructure; no due diligence performed

<10% Success Odds

Prior to 2023

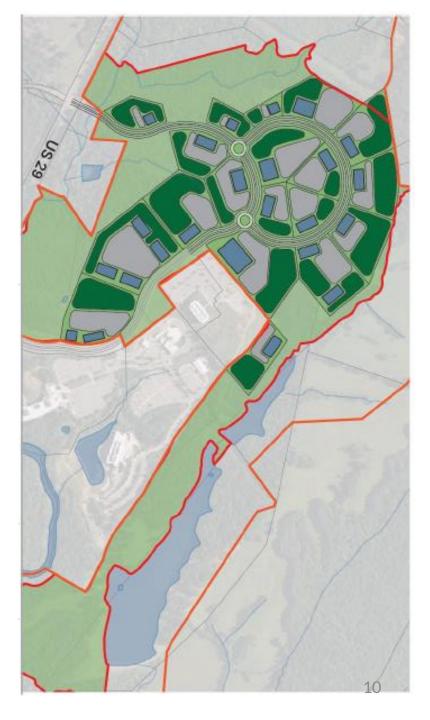


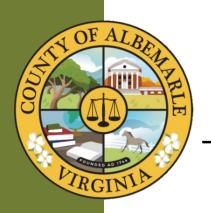
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### Conceptual Engineering

To develop a comprehensive and thorough working concept of the Rivanna Futures development





## Rezoning/Special Use Permit

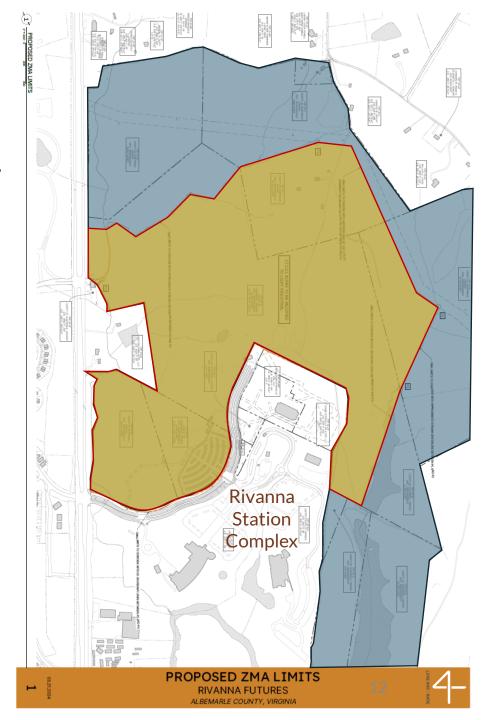
- Currently zoned a mixture of Rural Areas (RA) & Planned Residential Development (PRD)
- Rezoning to Light Industrial (LI) with Special Use Permit for Office Uses
  - Supports the light manufacturing and office uses envisioned
  - 2. Enables eligibility for VEDP site readiness funding.

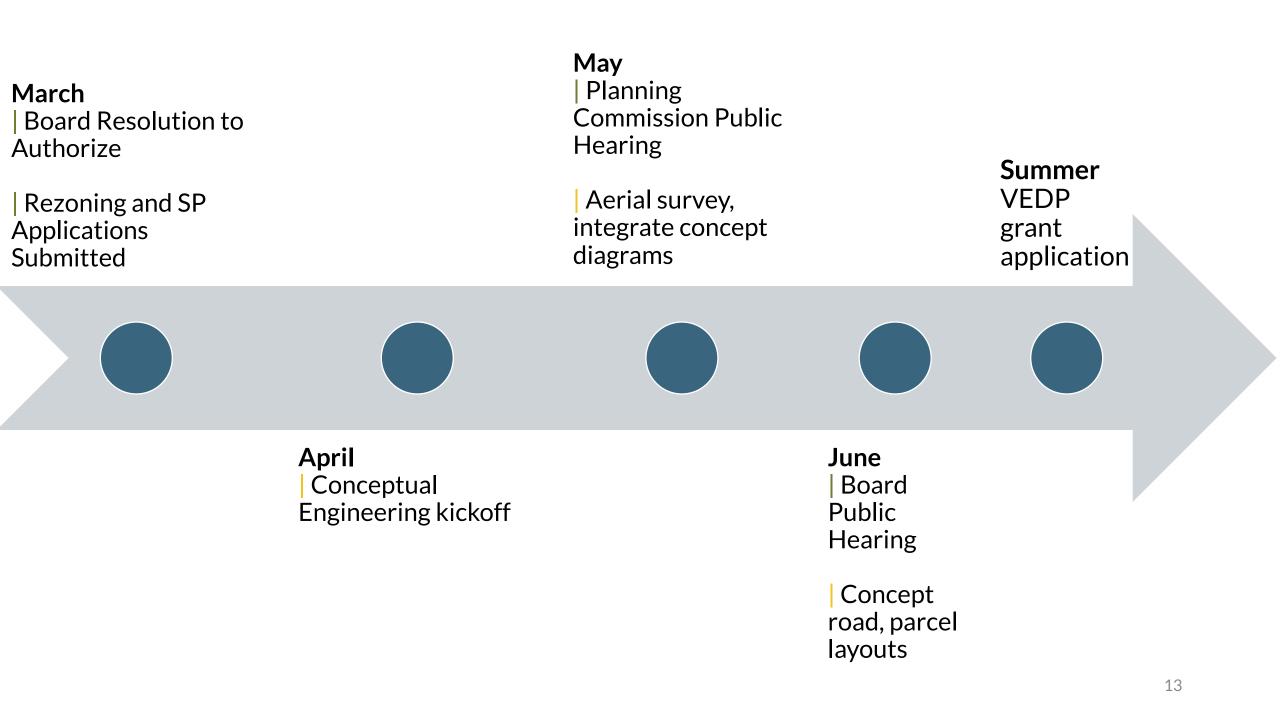




### Approximate Area of Rezoning

- The County purchased 462 acres in 2023 (area in blue)
- The rezoning covers 172 acres (area in orange)







# Partner Engagement



**Site Control** 

Site Readiness

#### Locally Driven, State Supported, Federally Shared

#### Site Control V Albemarle County

#### Site Readiness

Albemarle County State & Agency partners

#### Vertical Development

Federal & Private partners



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### Discussion