

BOS Rivanna Futures Resolution

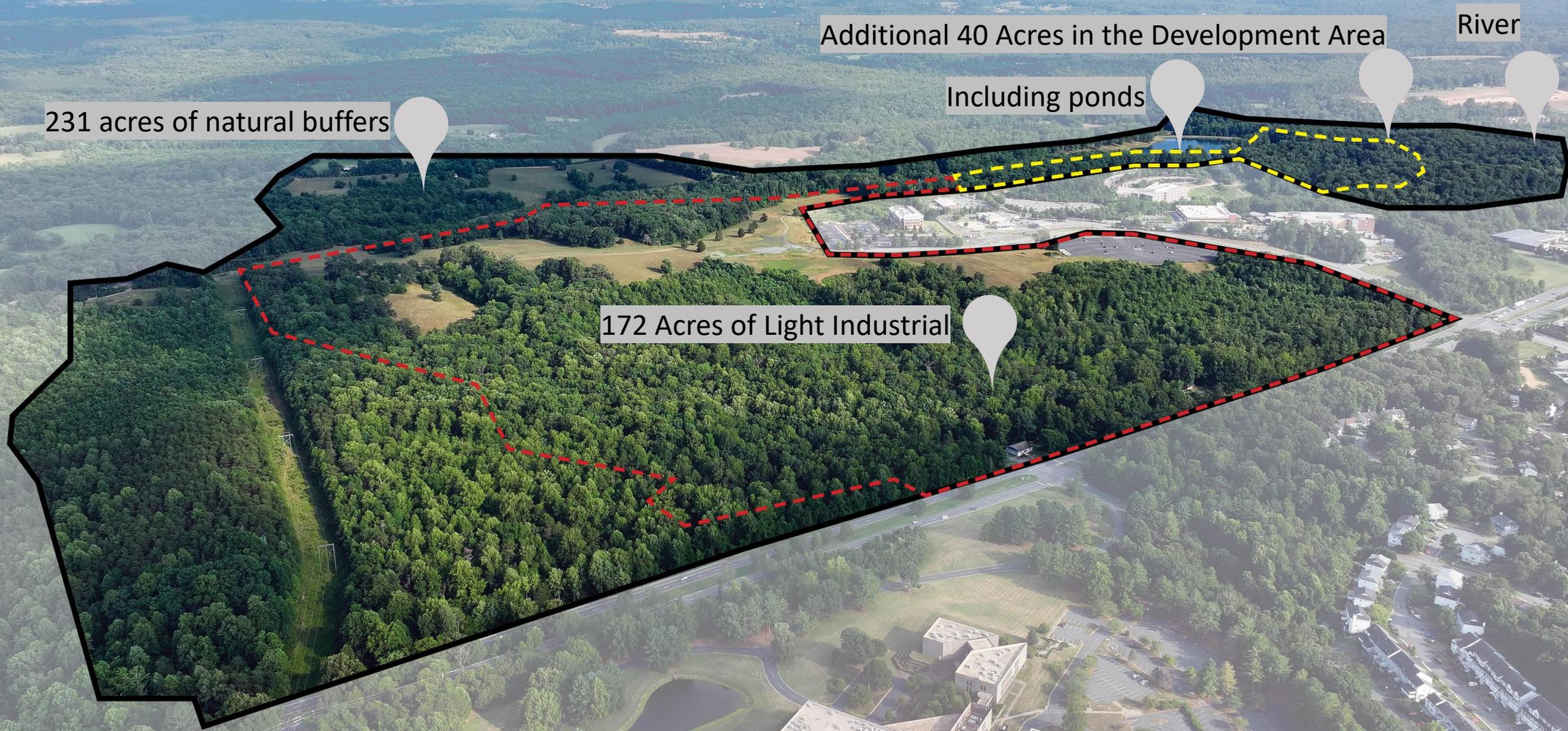
February 18 2026

Bottom Line Up Front - Resolution



- Resolution authorizes the County Executive to sign agreements related to AstraZeneca incentives and the Boulders Road Extension, within defined parameters
- Intent is to allow County to remain responsive to critical deadlines/schedules

Lay of the Land: Context



231 acres of natural buffers

Additional 40 Acres in the Development Area

River

Including ponds

172 Acres of Light Industrial

Funding Secured - \$43 million to date



Award	Source	Purpose	Timing	Notes
\$596,000	GO Virginia (DHCD)	Site, road design	Underway	Local match (land value)
\$700,000	VDOT Economic Development Access Program	Road design	Underway	Local match (1:1, including other grants)
\$9,700,000	VEDP VA Business Ready Sites Program	Site readiness	Jan. 2026	Local match (land value)
\$20,000,000	VDOT Transportation Partnership Opportunity Fund	Road Design-Construction	Spring 2026	AZ Contribution; EDA will consider \$500k in Feb., local commitment of up to \$10 M
\$12,000,000	AstraZeneca	Road Design-Construction	2027/8*	*Timing of funding based on construction timeline



AstraZeneca





AstraZeneca By the Numbers



- 1 biopharmaceutical manufacturing campus
- 2 specialized production facilities/processes
- 82 acres of the Rivanna Futures property
- 600 direct new jobs
 - 3,000 construction jobs
 - 3,000 indirect/induced jobs
- \$125,000 minimum salary
- \$4.5 billion capital investment

Opportunity Unlocked



- **Research** partnership opportunities with UVA
- **Workforce** training and upskilling with PVCC
- **Commercial** partnerships with CvilleBioHub & Commonwealth BioAccelerator, local companies
- **Infrastructure** buildout provides capacity and access for other properties
- **Attraction** of similar facilities, supply chain partners

Rivanna Futures Alignment



- AZ is a private-sector anchor for the innovation campus
 - Strategic partnership opportunities with Rivanna Station
 - Drives market demand for remaining LI acreage
- Concept plan designed to be adaptable based on market demands
 - Continue to refine the campus concept based on AstraZeneca's layout
 - New opportunity to plan remaining land bays
 - Infrastructure can be built to need rather than future spec
- Infrastructure buildout
 - Road – Partnership to extend to Boulders Rd to US-29 @ Austin Dr
 - Energy – onsite renewable and redundant power service
 - Water/Sewer – service to full extent of property

Tax Revenue Modeling



Zodiac

At full build-out (Year 5):

Year 5 Total Revenue: \$28.0M

25-Year Total Revenue: \$633.7M

Gemini

At full buildout (Year 4)

Year 4 Total Revenue: \$3.4M

25-Year Total Revenue: \$75.9M

Total Projections at 25 years of ~\$710Million, developed by staff using Company-provided investment parameters

Resolution



- Resolution as drafted would have the Board authorize the County Executive to sign agreements related to AstraZeneca incentives and the Boulders Road Extension, within defined parameters “up to \$95,570,000 in financial incentives.”
- Intent is to allow County to remain responsive to critical deadlines/schedules