

Zoning Map Amendment ZMA2024000XX

TO: Jeff Richardson, County Executive
Lance Stewart, Facilities and Env. Services Director
Jodie Filardo, Community Development Director
Audrey Storm, Facilities and Env. Services Senior Project Manager

FROM: Line and Grade Civil Engineering

DATE: 3/21/2024

RE: Rivanna Futures
Zoning Map Amendment Application Narrative

PROJECT DETAILS:

Applicant: The County of Albemarle
Consultant: Line and Grade Civil Engineering
Name of Project: Rivanna Futures
Short Description: Rezoning of Five (5) Parcels to LI to Support Rivanna Futures Development
Existing/Proposed Site: Vacant Land / Light Industrial

PROPERTY DETAILS:

Parcel ID Numbers: 03200-00-00-005C0; 03300-00-00-01400; 03300-00-00-001D0;
03300-00-00-00100; 03300-00-00-01000
Short Parcel IDs: 32-5C; 33-14; 33-1D; 33-1; 33-10
Total Acres: 171.51 (some portion of parcels omitted from ZMA)
Owner: County of Albemarle, Virginia
Property Address: 4852 Watts Passage, Charlottesville, VA 22911
Magisterial District: Rivanna
Zoning: Rural Areas (RA); Planned Residential Development (PRD)
Proffered: Yes
ZMAs Related to Proffers: ZMA197700019
Overlays: EC, FHO, AIA, WPO, Preserved and Managed Slopes, Dam Inundation Zone
Comprehensive Plan Area: Piney Mtn – Places 29
Comprehensive Plan Use: Office/R&D/Flex/Light Industrial; Urban Density Residential; Rural Area
Comp. Plan Use (Second.): Environmental Features; Neighborhood Density Residential; Urban Density Residential
Current Land Use: Forest / Vacant Land
Surrounding Uses: Rural Area to the North, Office/R&D/ to the South, Rural Area to the East, and Commercial and Residential to the West

EXECUTIVE SUMMARY

The vision for the subject parcels is to solidify the long-term vibrancy of Rivanna Station within the County of Albemarle. This project allows the County to remain attractive to Rivanna Station, the anchor for the defense sector in the region. A key element of Rivanna Futures¹ is the establishment of an Intelligence and National Security Innovation Acceleration Campus (INSIAC), a place for public sector organizations, private sector businesses, and academic institutions to work together to co-create solutions to the biggest challenges facing our nation and the world.

The subject parcels require a zoning map amendment (ZMA) to create the platform from which this strategic investment can be realized. In addition to this ZMA, which proposes the land be zoned as Light Industry (LI), the County intends to request a Special Use Permit (submitted in addition to this ZMA) which would establish the opportunity for the Light Industrial zoned parcels to be developed with independent office/flex space.

¹ Note that throughout this document the general location of this property will be referred to as Rivanna Station, while the current rezoning effort and vision for the surrounding property will be referred to as Rivanna Futures.

Descriptive Images and Photos

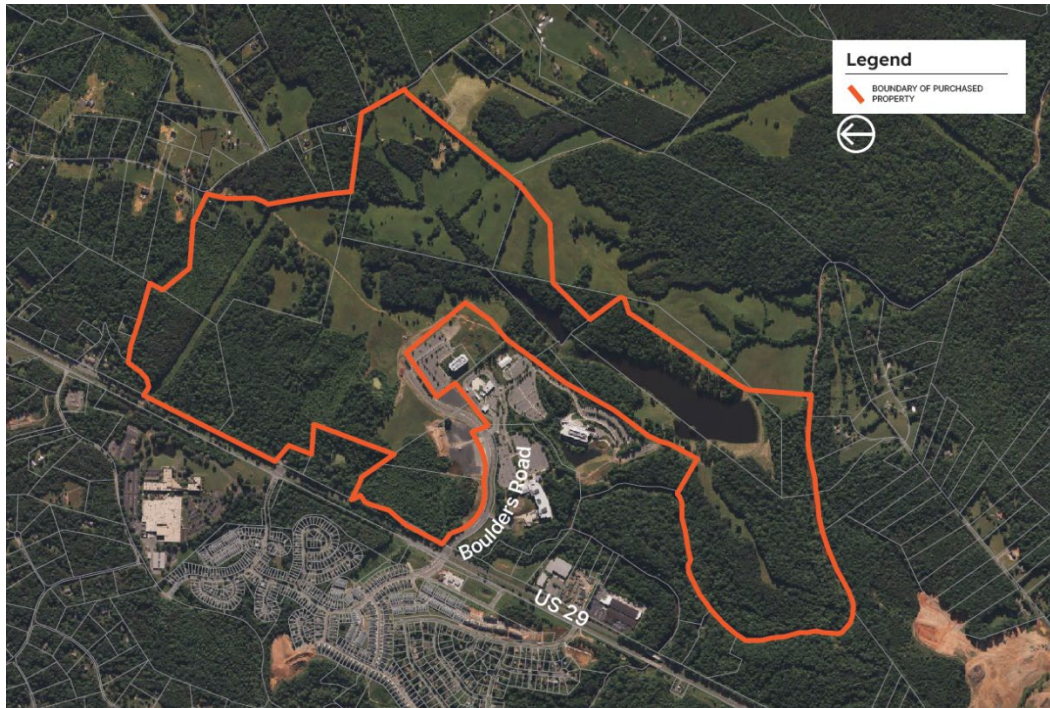


Figure 1 – Aerial image showing purchased property near Rivanna Station

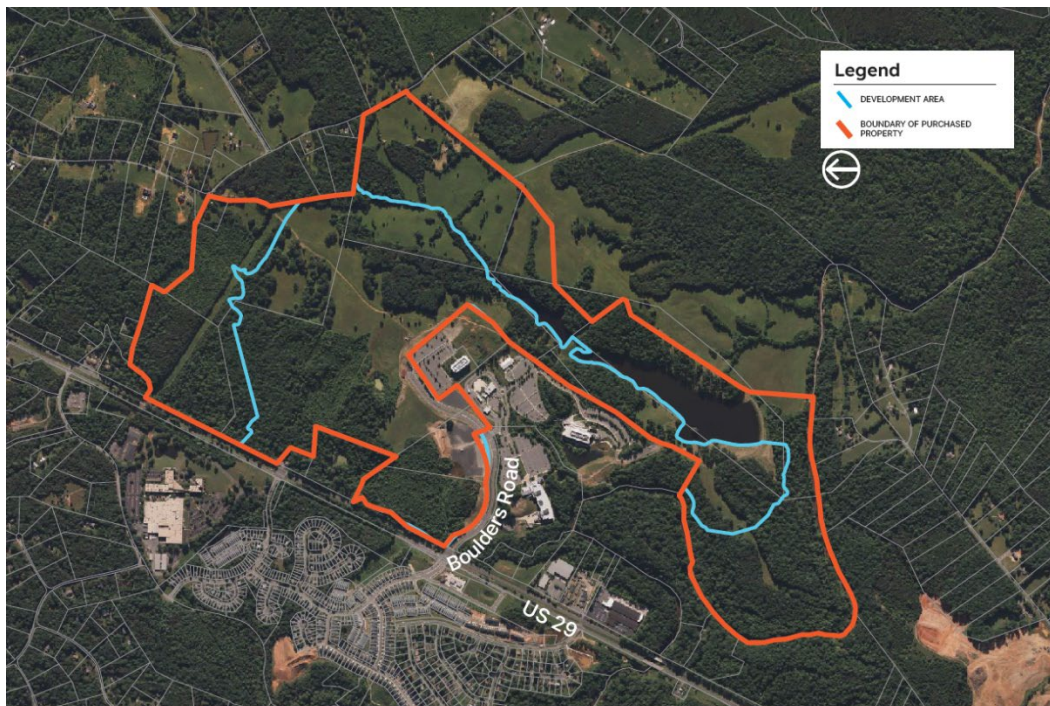


Figure 2 – Limits of Development Area per Comprehensive Plan

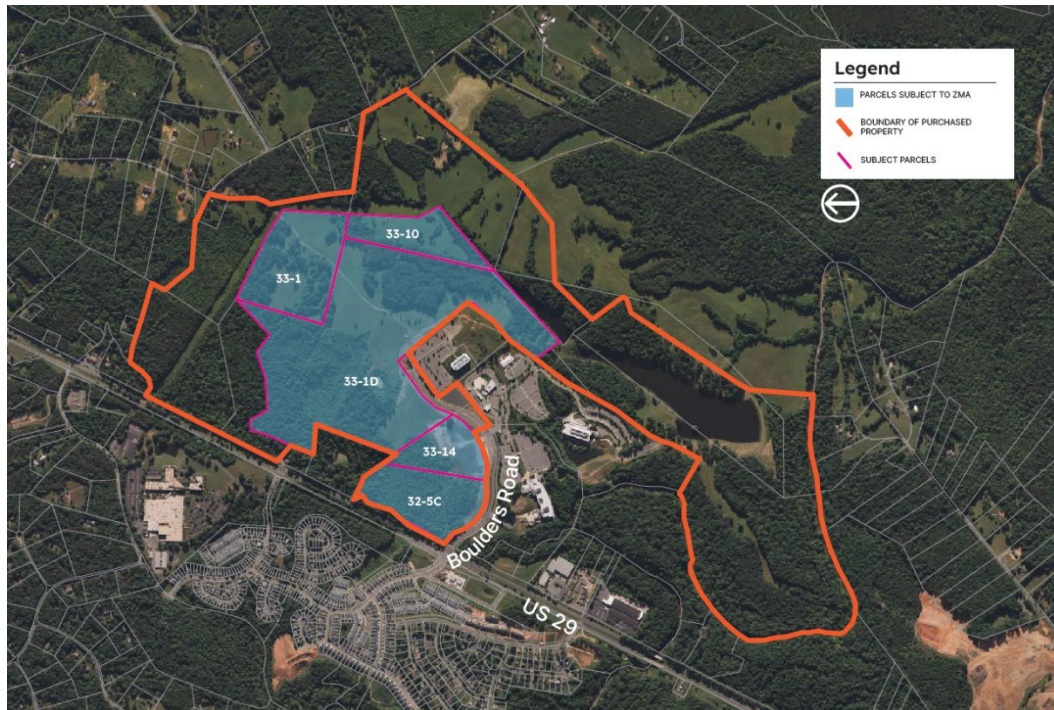


Figure 3 – Area subject to ZMA

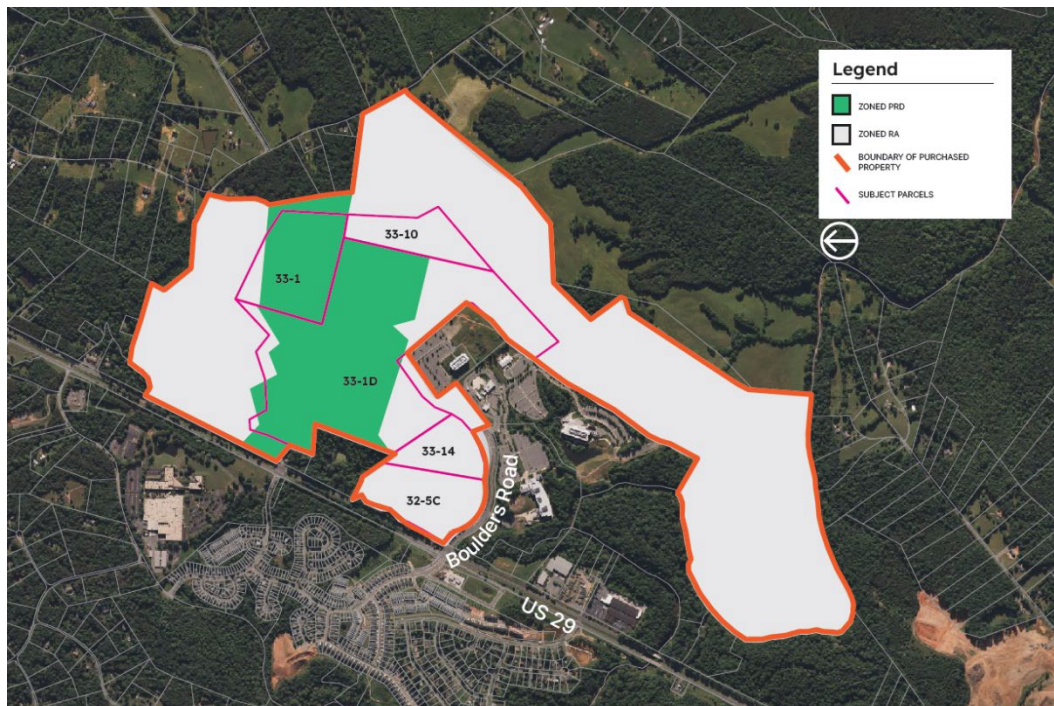


Figure 4 – Current zoning of subject parcels

PART 1: PROJECT PROPOSAL

A. Proposal and Future Uses

Rivanna Futures is the County's vision to develop 172 of the 462 acres recently purchased by Albemarle County along US 29 adjacent to Rivanna Station, a sub-installation of Fort Belvoir and home to several defense intelligence agencies supporting the federal government, including the National Ground Intelligence Center (NGIC), Defense Intelligence Agency (DIA) and the National Geospatial-Intelligence Agency (NGIA). The extent of the County's investment is shown in Figure 1, above.

A portion of the land purchased by the County surrounds the existing federal government agencies, creating a natural buffer between adjacent landowners and these facilities. Additional developable land was purchased which provides the opportunity for sites that can house additional defense intelligence agencies who provide similar services to those currently located at the Fort Belvoir outpost.

In order for the county to provide these additional development opportunities the land requires a Zoning Map Amendment. The land is currently zoned Rural Areas (RA) and Planned Residential Development (PRD), as shown in Figure 4, and this ZMA proposes the land be rezoned to Light Industry (LI).

The success of this Zoning Map Amendment is the first step toward moving the subject parcels closer to development. The Virginia Economic Development Partnership (VEDP) ranks sites between Tier 1 and Tier 5. By virtue of completing this Zoning Map Amendment this land will be at Tier 3, which substantially increases the success of attracting development partners to this facility.

The areas to be rezoned as a part of this application mostly correspond with the current Development Area Boundary, outlined in Figure 2, above. Less than one percent (1.39 acres) of the area to be rezoned lies outside of the development area.

B: Public Need or Benefit

A 2023 Defense Sector Economic Impact report from the Weldon Cooper Center shows that the defense sector generates \$1.2 billion of economic activity in the Albemarle-Charlottesville-Greene region each year – making it the second largest sector in the local economy. Investing in this Rivanna Futures project is a strategic commitment to fostering continued vibrancy of this economic engine within our region.

PUBLIC NEED

In 2017, key federal and state defense stakeholders initiated a study for Rivanna Station's future, which included the expansion beyond the existing landholdings of the US Department of Defense. The County identified the opportunity to provide business retention and expansion services, aligned with Project ENABLE, Albemarle County's economic development strategic plan, which led to the County pursuing the purchase of the site.

This project is a direct extension and active pursuit of the County of Albemarle's vision for an economically diverse and vibrant local economy. Rivanna Station will be the premier intelligence and innovation campus in the country.

Initial estimates suggest that when fully developed Rivanna Futures could provide nearly 873 new jobs, with median incomes of \$81,000 per year and an additional \$975k in local tax revenue per year.

PUBLIC BENEFIT

This land purchase and subsequent development projects solidify the long-term vibrancy of Rivanna Station in Albemarle County. This allows the County to remain attractive to the Station, the anchor for the defense sector in our community, and provides opportunities for private sector and academic partners to take part in shaping the future vibrancy of the sector.

An important aspect of the Rivanna Futures project is the establishment of an Intelligence Community Innovation Acceleration Campus (ICIAC), which will be a place for public sector organizations, private sector businesses, and academic institutions to work together to co-create solutions to the biggest challenges facing our nation and the world.

The benefits established by this project serve not just the community of Albemarle but have a far-reaching benefit to the citizens of the commonwealth and our country.

PART 2: IMPACTS ON PUBLIC FACILITIES AND PUBLIC INFRASTRUCTURE

Rivanna Station is located strategically close to Washington DC – a convenient trip by road, rail, or air. The location along US 29 makes for convenient access to a number of amenities including housing and commercial resources.

A. Public Facilities

In a manner of speaking Rivanna Futures is a public facility, as it broadens the capacity of the partners serving Fort Belvoir and provides room to grow for mission-critical operations. It creates a buffer from neighboring properties and provides the opportunity to shape future agencies and establish partnerships that leverage federal and state funding for the development.

That said, developments of regional impact must be evaluated for their impact on public infrastructure and facilities, this project notwithstanding.

PUBLIC TRANSPORTATION FACILITIES

Albemarle County is committed to providing public transportation and will consider this development during future planning for the area.

PUBLIC SAFETY FACILITIES

Previously developed concepts of Rivanna Futures (as developed by Matrix Group) include an Emergency Services Facility.

PUBLIC SCHOOL FACILITIES

As this is an industrial development with no proposed residential component, the impact on public schools is not analyzed at this time.

PUBLIC PARKS

The potential for greenway trails or parks within this development will be considered during the site plan process.

B. Public Infrastructure

The Rivanna Futures project will require specific integration and coordination with the providers of public infrastructure, including the utilities which will serve the development as well as the Virginia Department of Transportation.

WATER AND SEWER DEMAND

County FES and Planning Staff have been in regular and consistent coordination with Rivanna Water and Sewer Authority (RWSA) regarding capacity for this planned development. The good news is that there is capacity for this development within the planned capacity of the RWSA networks.

RWSA is working diligently to expand its capacity to the northern reaches of the County. As of today, the RWSA network does not have capacity for the fully realized development at Rivanna Futures (i.e., 1.2MM square feet of development space). However, over the next 10 years, RWSA's network should have capacity to support the development. Given the fact that the Rivanna Futures project will take a number of years to develop, the capacity/demand scenario is more a product of coordination and timing than anything else. Please refer to the Due Diligence Study which details this coordination of sewer demand and capacity.

Figure 5, below, was developed in collaboration with RWSA staff to determine the potential paths to correlate demand and capacity. These graphs indicate that the development trajectory via three different scenarios can correlate with the network capacities as estimated by RWSA.

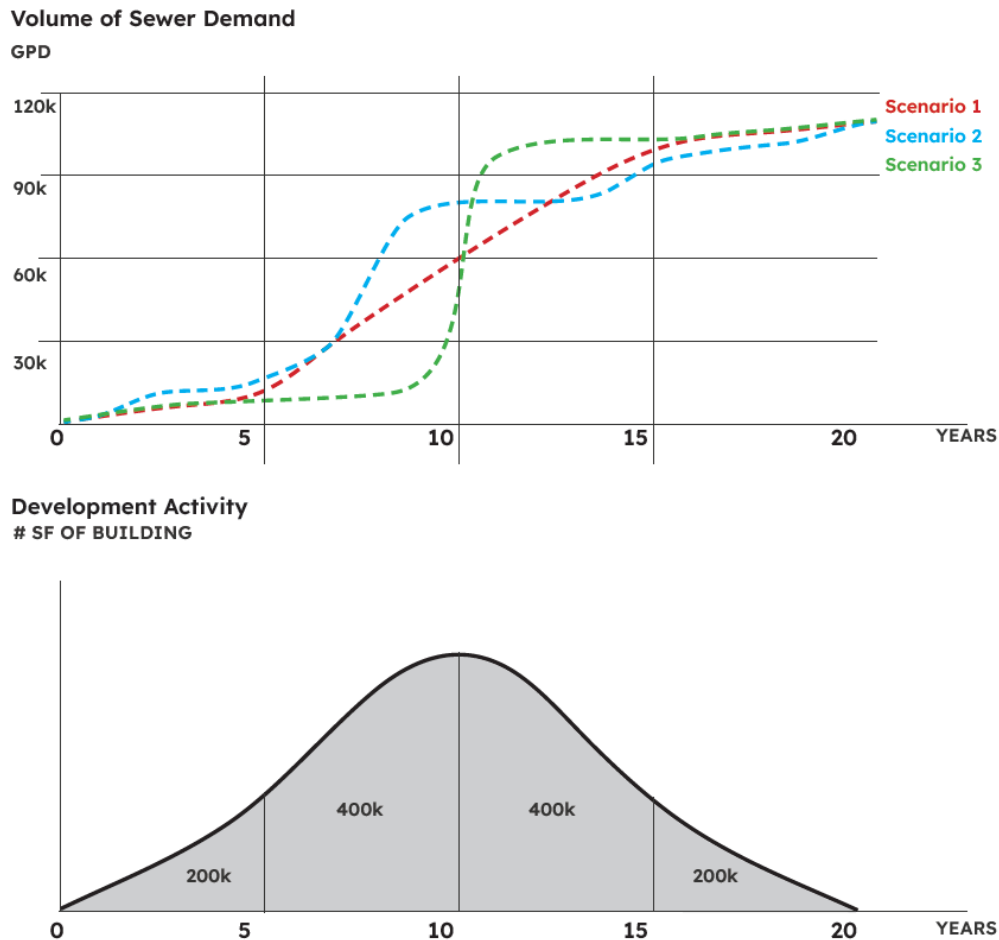


Figure 5 – Utility Demand and Service Projections related to RWSA Network Capacities

TRAFFIC GENERATION AND PLANNING

VDOT has recently completed the US 29 Corridor Study (June 2023) which has evaluated the corridor from Deerfield Drive in Greene County to Airport Road in Albemarle County. Rivanna Station falls directly within these limits. The study has recommended alternatives for intersections and corridor wide improvements as well as the next steps for implementing these improvements.

US 29 is a regional corridor connecting residents, commuters, and travelers to statewide destinations. VDOT is a willing and complementary partner in the development of Rivanna Futures, and the planned development at Rivanna Station will spur the necessary improvements along the US 29 corridor along the frontage of Rivanna Station. Current considerations include improvements at the intersection of US 29 and Boulders Road as well as the establishment of a new intersection at Austin Drive and US 29. However, these improvements at US 29 are not planned as a part of the development associated with this zoning map amendment, but rather, later phases of Rivanna Futures.

This project also proffers that this rezoning will create no more than 5,000 vehicle trips per day, thus keeping the increase in peak hour trips below the threshold that would require a Traffic Impact Analysis Study. A proffer statement will be submitted prior to the Planning Commission meeting. At this time the occupants of the Rivanna Futures expansion are unknown, though generalizations and estimates can be made about the traffic volumes which will be generated as result of the planned expansion, as shown below.

ITE TRIP GENERATION DATA

TRIP GENERATION DATA, 11th EDITION					
USE DESCRIPTION	ITE CODE	UNITS	QTY OF UNITS		VEHICLES PER DAY
Research and Development Center	760	1,000 sf GFA	430		4,764
Warehousing	150	1,000 sf GFA	100		196
			Total		4,960

Above is an example of the possible distribution of building uses and sizes for light industrial zoning that would amount to approximately 5,000 vehicles per day. It is assumed that research and development would be the main use on site, generating the majority of trips.

PART 3: IMPACTS ON ENVIRONMENTAL FEATURES

A. Natural Resources

Based on research garnered during the due diligence period, it was determined that there were no critical limitations to future development at Rivanna Station as a result of natural resources. There are a number of resources located within the parcels subject to this rezoning; however, there is no reason that the planned improvements cannot avoid and mitigate impacts as a product of careful consideration and planning.

Documentation from the following agencies was reviewed and evaluated as a part of the Due Diligence Study. Please refer to that document for full detail on each of these agencies and the resources assigned to their specific jurisdictions:

- US Fish and Wildlife Services (USFWS)
- US Army Corps of Engineers (USACE)
- Virginia Department of Environmental Quality (DEQ)
- Virginia Marine Resource Commission (VMRC)
- Virginia Department of Conservation and Recreation (DCR)
- Virginia Department of Wildlife Resources (DWR)

B. Streams, Wetlands and Floodplains

Streams

The subject parcels exhibit moderate topographic variability. The ground surface is hilly and heavily dissected by valleys, some of which contain streams. Some of these streams are classified as perennial and others are intermittent. The parcels subject to this Zoning Map Amendment, supporting the Rivanna Futures expansion, will honor stream buffers as defined by Albemarle County's Water Protection Policies which require stream buffers along perennial streams. No negative impacts to these resources are planned.

Wetlands

Within Albemarle County, wetlands generally occur alongside streams. Initial wetland databases suggest that a wetland may be present on parcels 32-5C and 33-14. However, the presence of this wetland should be formally delineated by an environmental scientist since the data does not necessarily reflect the onsite conditions. Currently these parcels have been developed as a parking lot by the previous property owner.

Floodplains

No fill or floodplain impacts are anticipated within the subject parcels.

Refer to Figure 6, below, for a graphic representation of natural resources within the vicinity of the subject parcels. Refer to the Due Diligence Study for additional information related to natural resources.

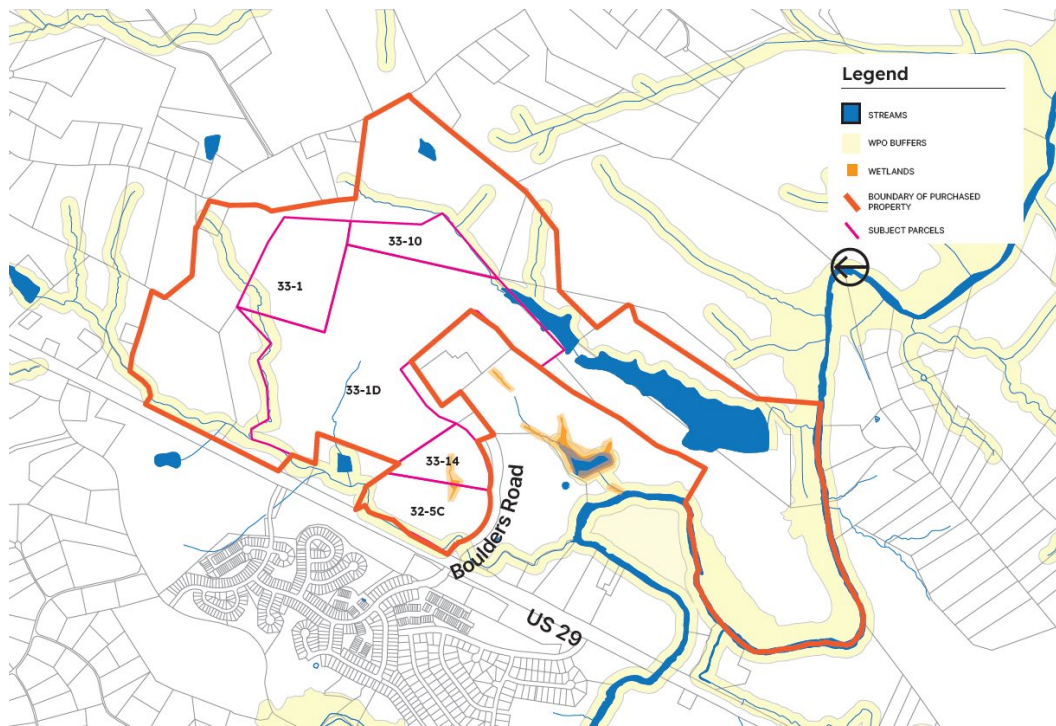


Figure 6 – Delineation of natural resources

C. Slopes

The subject parcels also include areas of steep slopes with various designations, refer to Figure 7, below. While no formal plans for development have been created or adopted by the County, the initial schematic studies included within the Due Diligence Study document suggest that the subject parcels can be developed without the need to impact preserved (or critical) slopes. The Albemarle County Zoning Ordinance restricts development on preserved steep slopes, as defined in 18-30.7.3. As currently understood, there are no critical limitations to the planned development at Rivanna Futures as a result of these topographic characteristics.

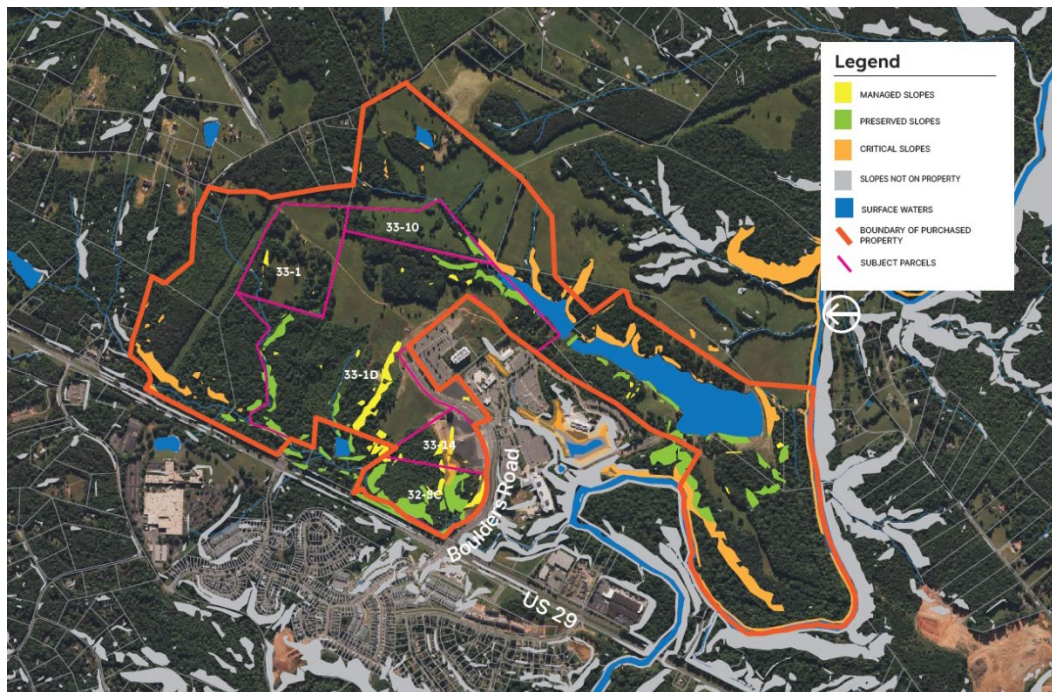


Figure 7 – Managed, preserved, and critical slopes

C. Historic and Cultural Resources

The subject parcels contain three (3) documented cultural and historic resources as shown in Figure 8, below. These resources have been identified as:

1. VDHR 002-5044 PRITCHETT CEMETERY

The Pritchett Cemetery was identified during a Phase I archaeological survey conducted in 2003 by CRI, Inc. As documented during the survey, the cemetery consists of 14 burials in three discrete rows.

2. VDHR 002-1440 MICHIE FARM RUINS

Initially identified in 2004 and designated as a farm complex and cemetery associated with the Michie Farm complex, this property is reported to have been demolished in the 1970s.

3. VDHR 002-1642 HOUSE, ROUTE 574

At the time of its survey in 1998, 002-1642 consisted of a primary wood frame dwelling and two secondary sheds. Historic maps also show a structure in this location as early as the mid-1930s.

The planned improvements at Rivanna Station will not negatively affect the Pritchett Cemetery (1) nor the Michie Farm Ruins (2). Each of these resources will remain intact, as is. The house on Route 574 (3) may be impacted as part of the Rivanna Futures expansion. If this is the case, the resource impacts will be mitigated during the section 106 process with VDHR. Cultural resources outside the development area will not likely be impacted by the Rivanna Futures expansion.

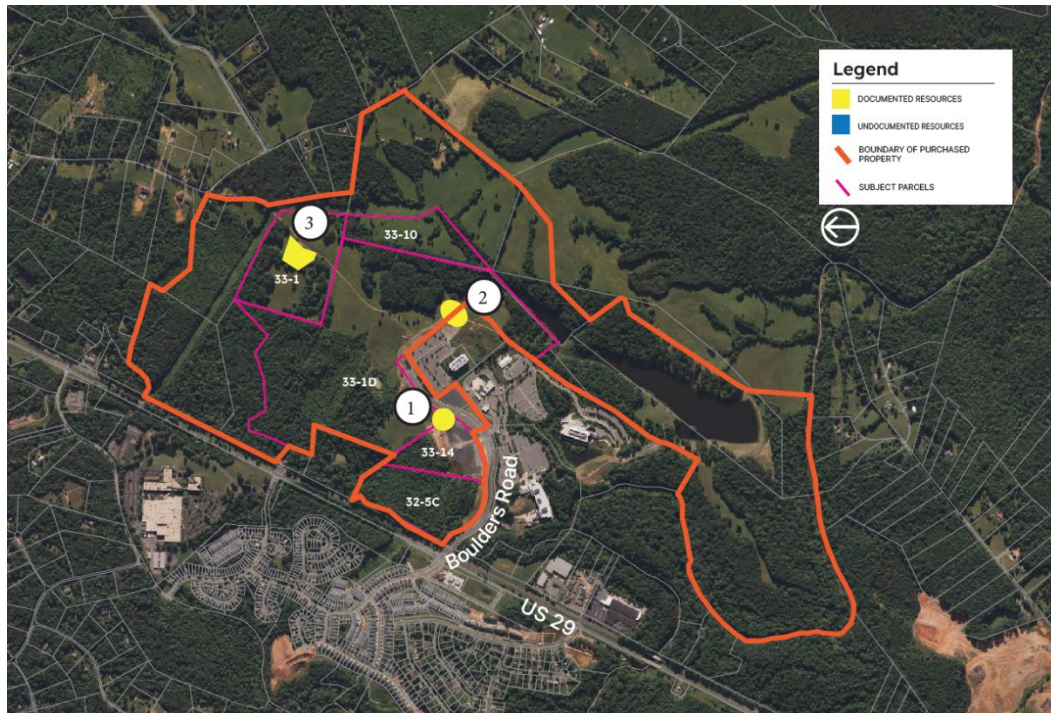


Figure 8 – Documented cultural and historic resources within subject parcels

Special Use Permit SP2024000XX

TO: Jeff Richardson, County Executive
Lance Stewart, Facilities and Env. Services Director
Jodie Filardo, Community Development Director
Audrey Storm, Facilities and Env. Services Senior Project Manager

FROM: Line and Grade Civil Engineering

DATE: 3/21/2024

RE: Rivanna Futures
Special Use Permit Application Narrative

Because this Special Use Permit is submitted in association with a Zoning Map Amendment (ZMA2024000XX) and the impacts associated with this SP are analogous with the ZMA, the application herein includes the Project Proposal only. All other relevant documentation is included with the ZMA application.

PART 1: PROJECT PROPOSAL

A. Proposal and Future Uses

The planned expansion of Rivanna Station, referred to as Rivanna Futures, will likely host a myriad of agencies and occupants supporting the Federal Government Defense Department. The exact end-users and the specifics of their staffing and building use or space needs remains unknown.

However, there are general assumptions which can be made about the future occupants. It is likely that the majority of the future occupants will reflect the current occupants. This assumes that many of the site's daily visitors will be office workers and will work within typical patterns of arrival and departure.

As has been detailed within the County's ZMA application, the subject parcels have been requested to be rezoned to Light Industry (LI). Within the LI district, independent offices within a structure not established or not vested until after April 3, 2014 are allowed by Special Use Permit pursuant to Sec. 26.2.a. Therefore, by virtue of this proposal, the County hereby requests the subject parcels be granted special use for independent office space. This proposed use is similar in impact to a research and development center, which is a by-right use in the Light Industry zoning district.



PROPOSED ZMA LIMITS
RIVANNA FUTURES
ALBEMARLE COUNTY, VIRGINIA

3.21.2024

1

