



# SIEG REZONING

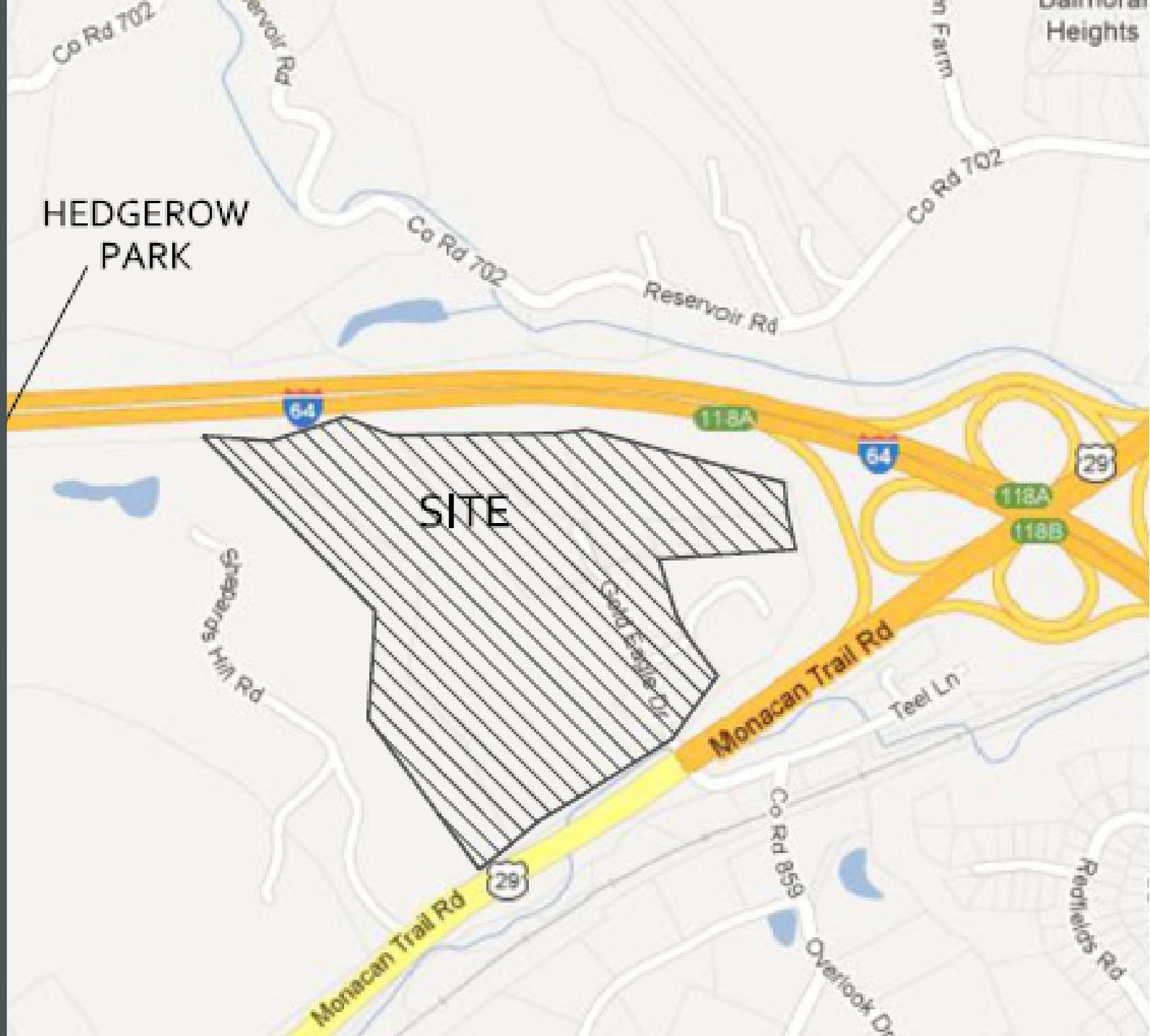
ZMA 202200002

Board of Supervisor's Meeting

March 18, 2026

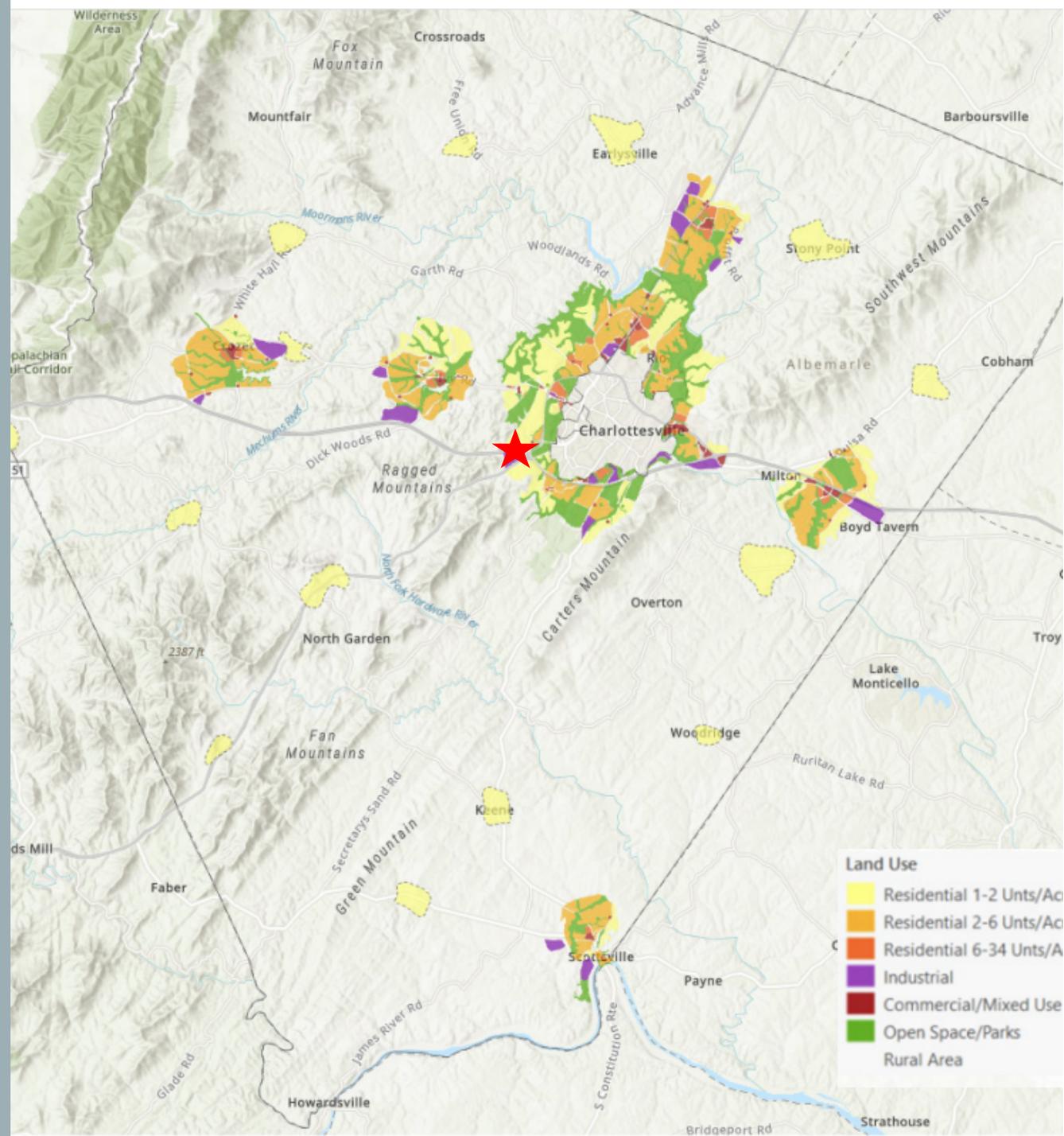
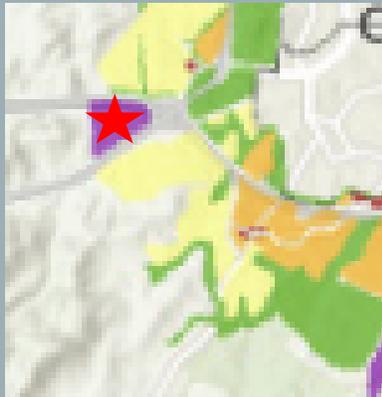
# SIEG LOCATION

- 62 acre mixed use development at Intersection of Interstate 64 and Route 29
- Up to 56,000 cars pass this site daily- great for commercial opportunity!
- Proximity to Cville, UVA, Fontaine Research Park



# 1971 COMPREHENSIVE PLAN LAND USE MAP

The Sieg Property  
has been in the Development Area  
of Albemarle County for **55 years**



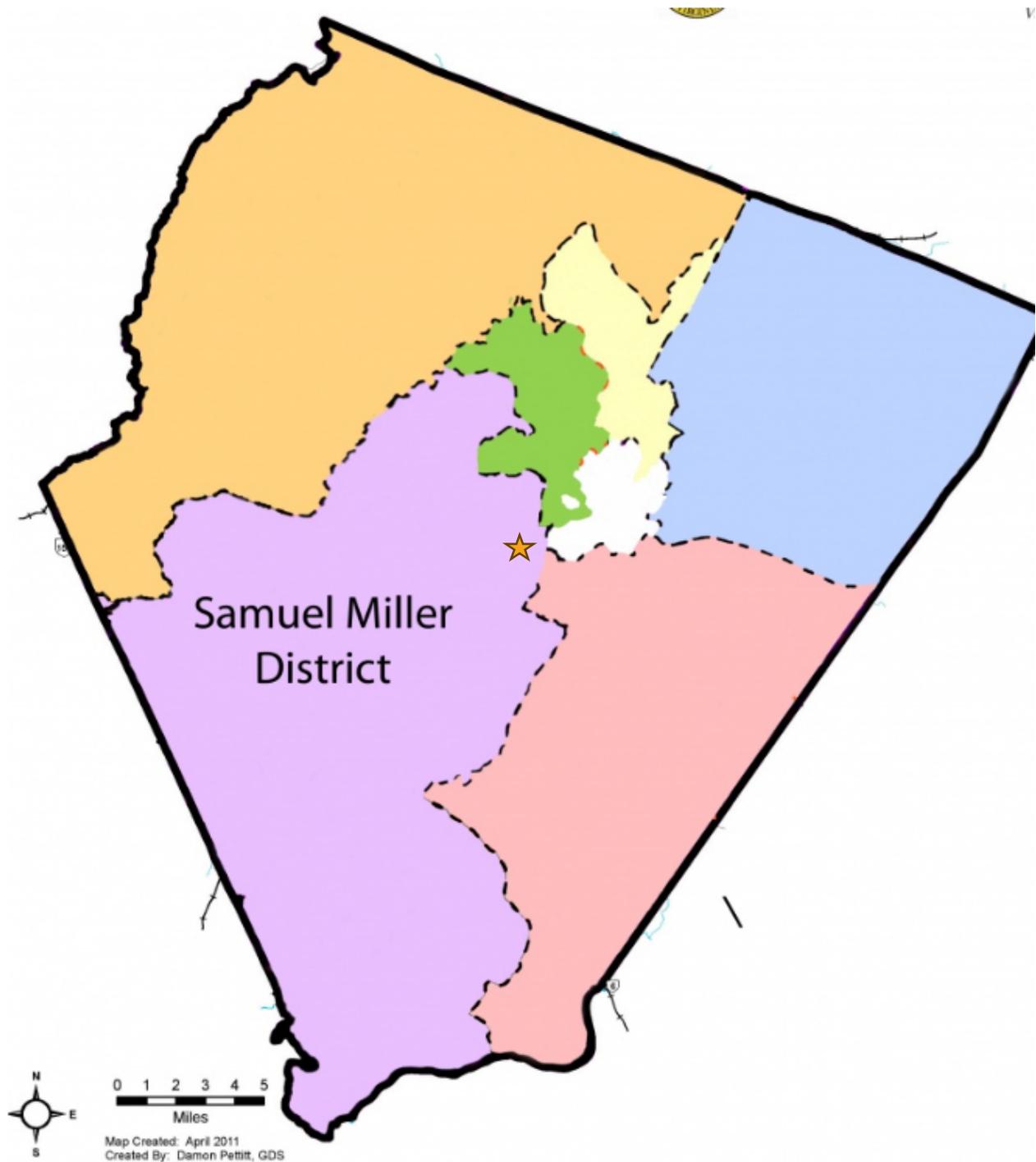
Land Use	
Yellow	Residential 1-2 Unts/Ac
Orange	Residential 2-6 Unts/Ac
Red	Residential 6-34 Unts/Ac
Purple	Industrial
Dark Red	Commercial/Mixed Use
Green	Open Space/Parks
Light Green	Rural Area

# SAMUEL MILLER MAGISTERIAL DISTRICT

Largest land area but smallest  
population density and least  
commercial activity.

Almost Exclusively Single-Family  
Homes

Sieg Creates Balance that Aligns  
with the Comprehensive Plan



# HOUSING

- Only 7% of Albemarle County's existing Development Area is developable
- Existing rezonings have only provided 58% of the recommended units contemplated in the Comprehensive Plan.

**The Sieg 62-acre parcel  
is of key importance  
to achieve housing + economic goals**

## LIVE, WORK & PLAY

- 600 new homes
- Comp Plan recommendation is up to 34 DUA (3x)
- 20% dedicated affordable housing (rental and for sale)
  - 10% at 60% AMI
  - 10% at 80% AMI

- Majority of the site- 440,000 sq ft of commercial/retail/office (includes Light Industrial)
- People who work here can also live, shop, eat and recreate here.

# TRANSPORTATION IMPROVEMENTS

- **Traffic Impact Analysis approved in 2023 with updated counts in 2025**
- **No significant impact to surrounding infrastructure function.**
- **New Traffic Signal approved by VDOT** enhances safety and improves operations.
- **Upgraded Park and Ride Lot**
- **Comp Plan Goal fulfilled:** Gold Eagle Dr restricted to RIRO while preserving full movement at Teel Lane (Sherwood Farms access).
- **Transit Stop** internal to the site: future CAT or UTS route
- **Offsite 10-foot shared use path 900 linear feet with stream crossing**

Proposed Trailhead Parking

Proposed Amenity Space

BLOCK 5

BLOCK 6

Proposed Amenity Space

Proposed Multi-Use Path

Multi-Use Path

Regional Mixed Use

Signalized Intersection

Interstate 64 W

BLOCK 4

BLOCK 3

BLOCK 2

BLOCK 1

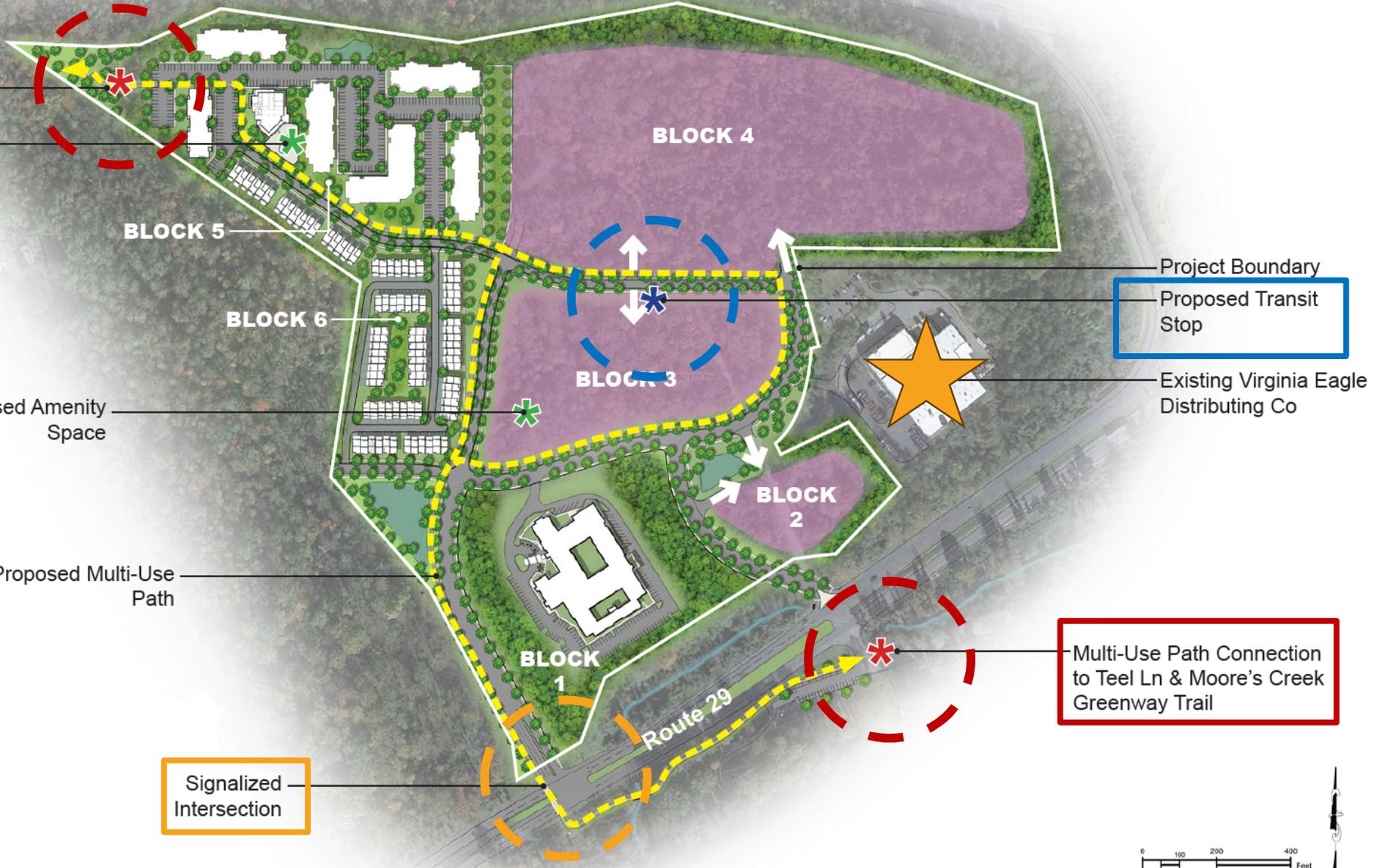
Route 29

Project Boundary

Proposed Transit Stop

Existing Virginia Eagle Distributing Co

Multi-Use Path Connection to Teel Ln & Moore's Creek Greenway Trail



## SIEG PUBLIC BENEFIT

**\$11MM**

Tap fees to help fund  
public infrastructure

**\$5.7MM**

Annual Tax Revenue  
to Albemarle County

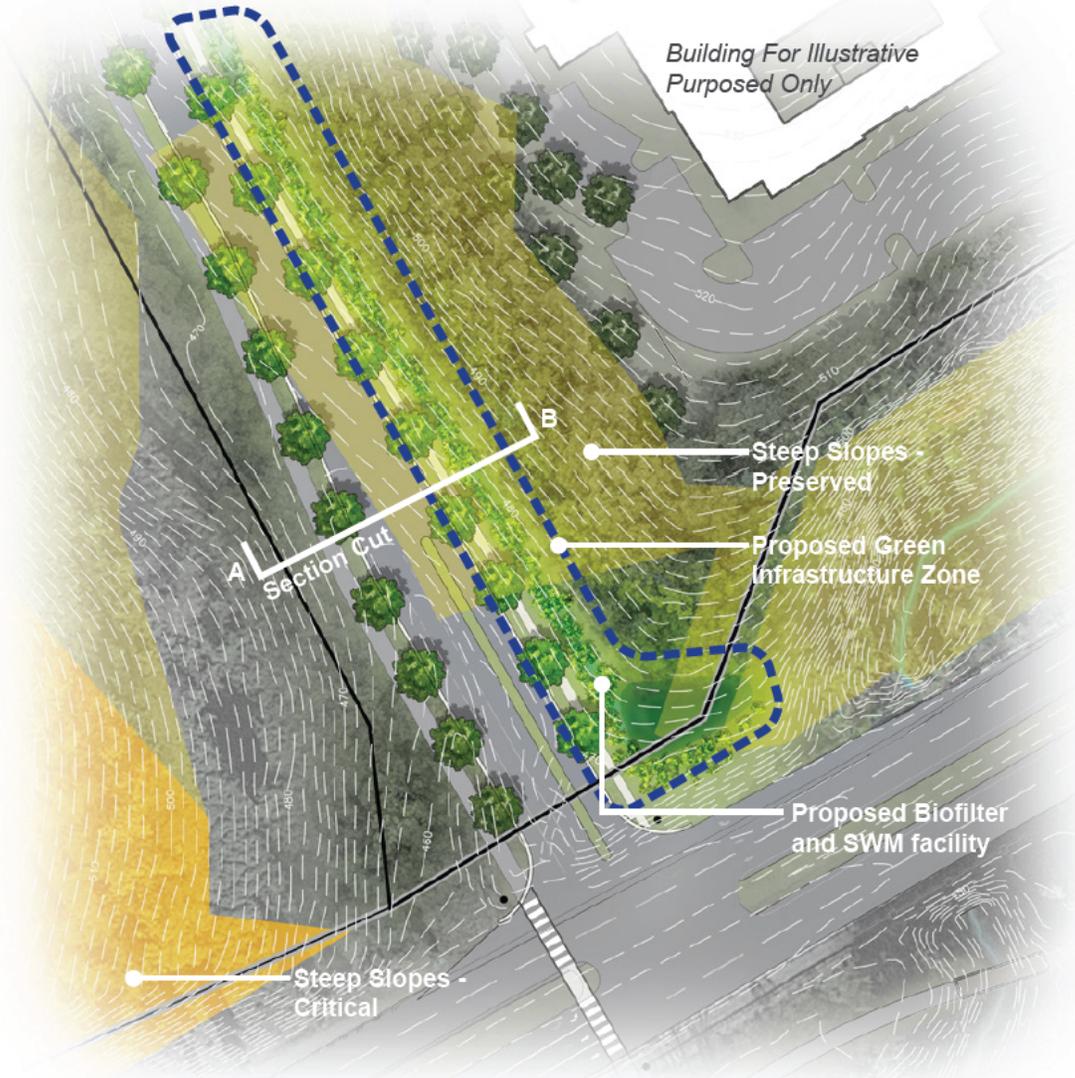
**\$1 Million**

Water pressure table  
connection Valve

**\$25MM**

developer investment  
to be pad ready

# GREEN INFRASTRUCTURE

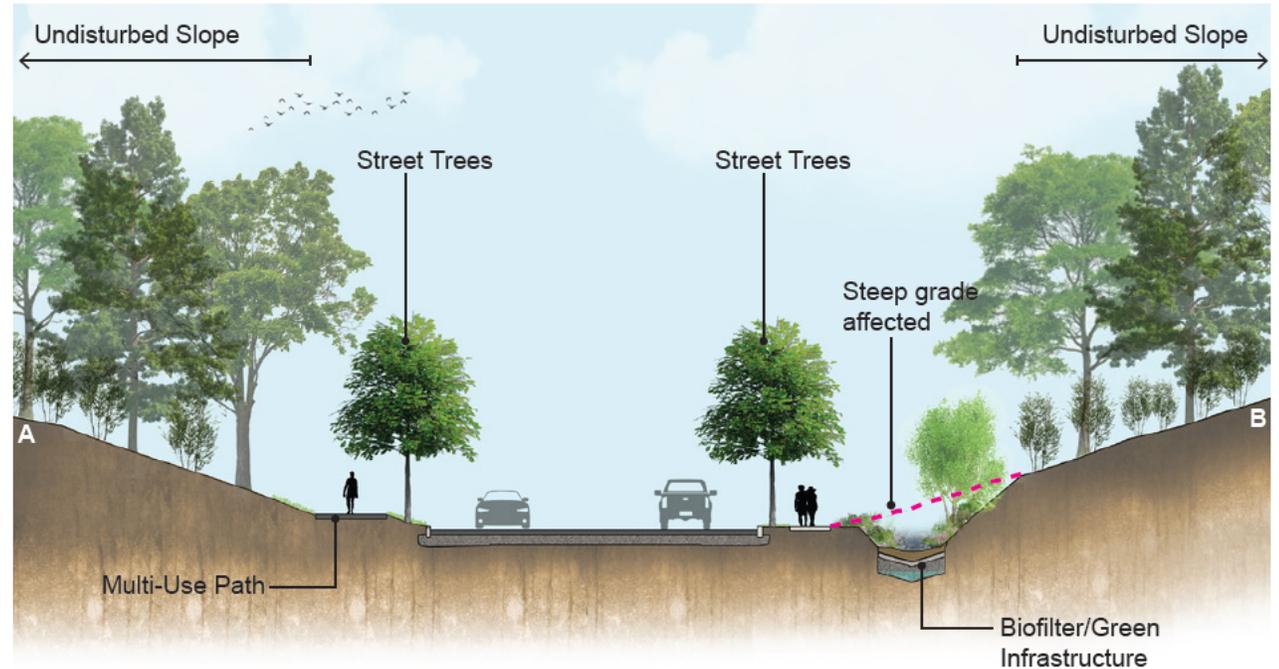


Entrance Road Illustrative Plan View

## Impacts to Preserved Slopes

Reduced by 34% (almost 2 acres)

Biofilters have been added along the Entrance Road.



Entrance Road Section View

# EXISTING CONDITIONS



**RAGGED MOUNTAIN**  
980 Acres

Potential Hedgerow  
Park Connection &  
Trail Parking

**2200 acres of public land  
conservation nearby**

**FUTURE  
HEDGEROW  
PARK**  
340 Acres

**SWEETSPOT  
PROPERTY**

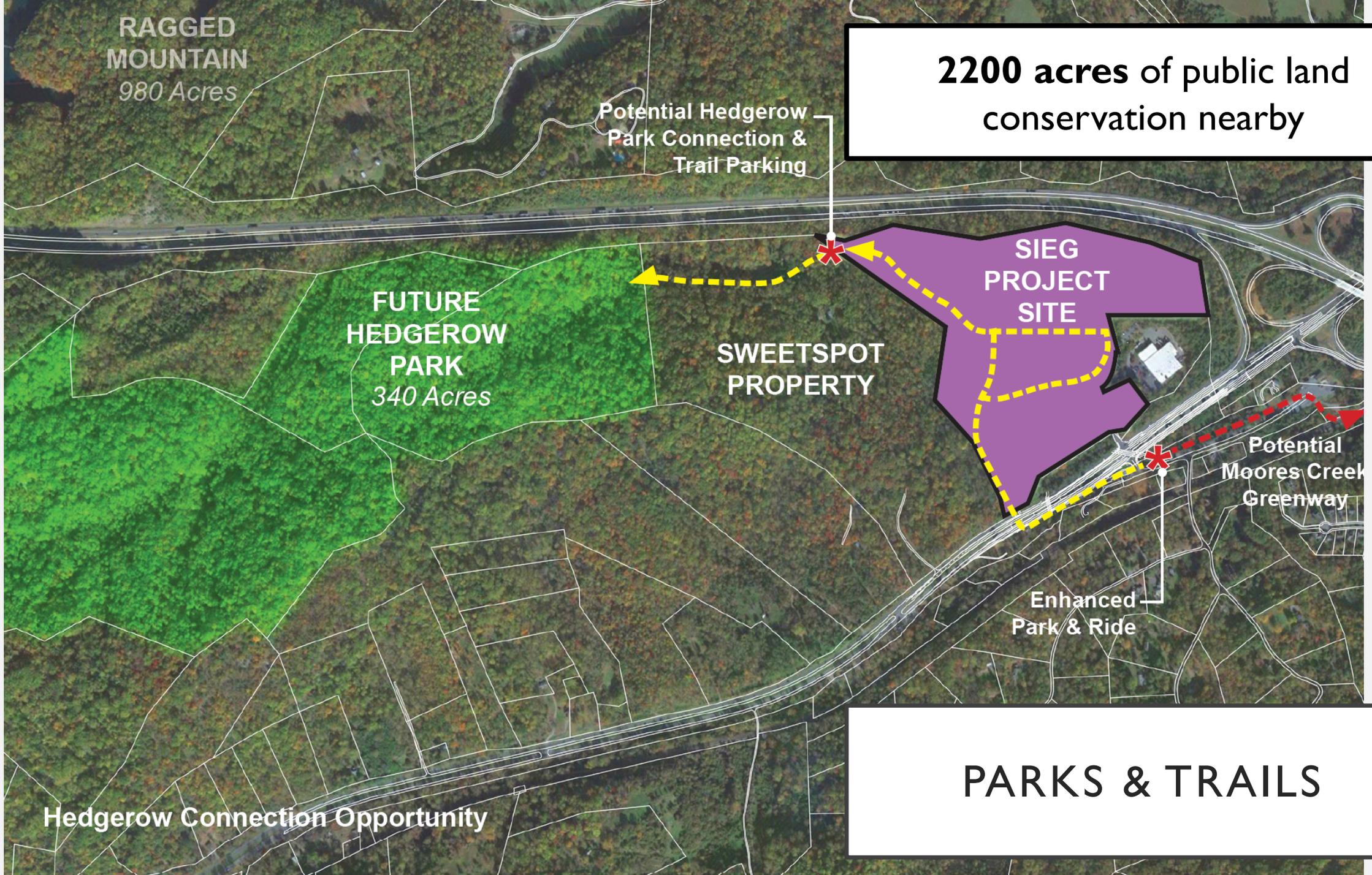
**SIEG  
PROJECT  
SITE**

Potential  
Moore's Creek  
Greenway

Enhanced  
Park & Ride

Hedgerow Connection Opportunity

**PARKS & TRAILS**

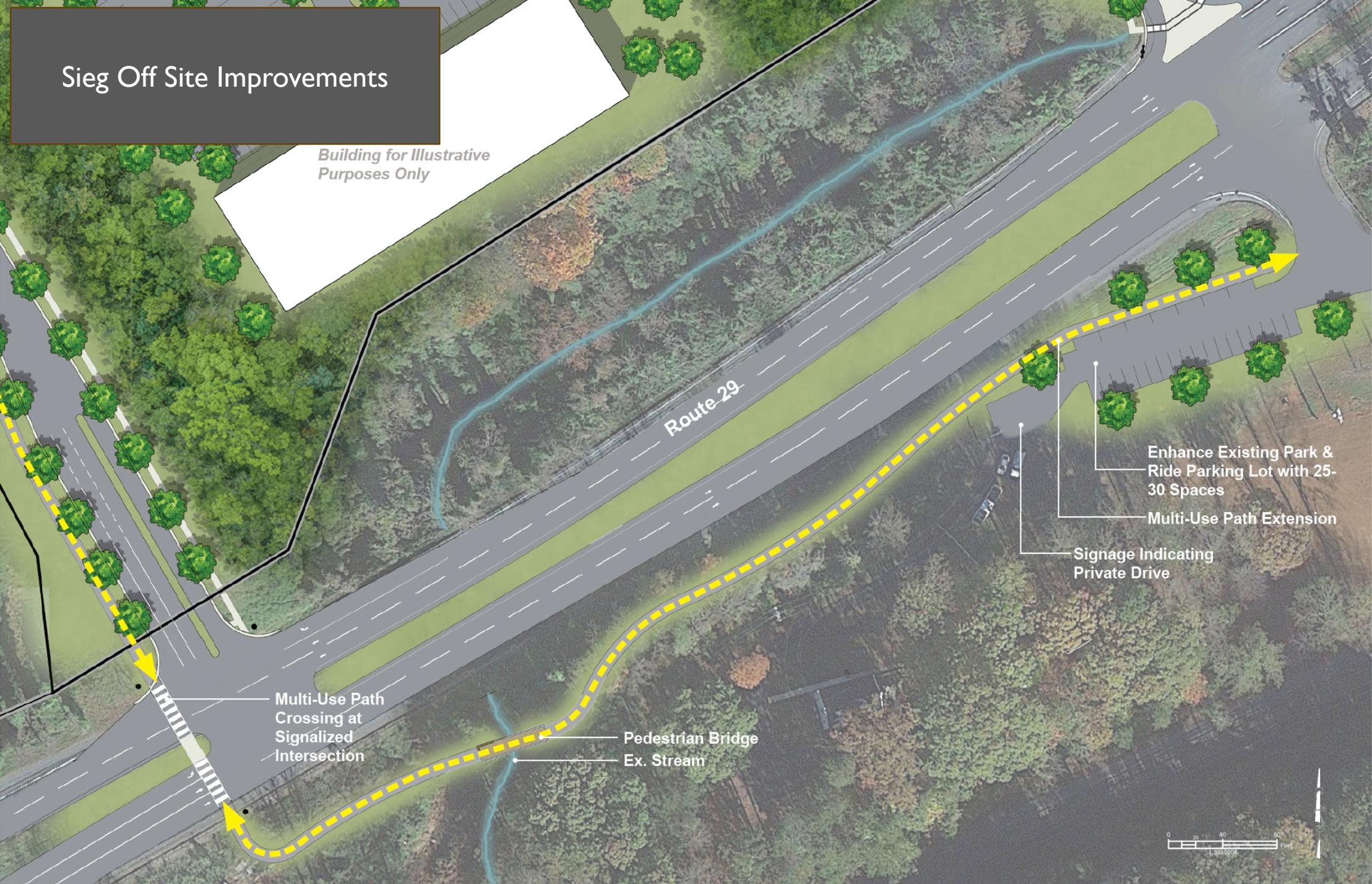






# Sieg Off Site Improvements

*Building for Illustrative Purposes Only*



Route 29

Enhance Existing Park & Ride Parking Lot with 25-30 Spaces

Multi-Use Path Extension

Signage Indicating Private Drive

Multi-Use Path Crossing at Signalized Intersection

Pedestrian Bridge Ex. Stream

