

## **Upper Magnolia Green Rezoning-Moseley Road FAQ**

*The following questions were submitted by residents of Moseley Road and are specific to their concerns about the Upper Magnolia Green rezoning case.*

### **Buffers**

**The current zoning ordinance does not seem to permit I2 zoning immediately adjacent to residential development. How is the county addressing this issue? How will residents' sight, sound and environmental concerns be addressed?**

The technology park is being proposed on the west side of the Powhite Parkway where most, if not all, of the adjacent property is currently zoned Agricultural. The I-2 zoning necessary to accommodate the technology park will be extremely limited in the number of permitted uses. In addition, staff is recommending larger buffers and additional landscaping to protect adjacent properties. While this has not been finalized, staff is generally recommending 200-foot buffers with additional landscaping. With that said, additional buffers may be necessary adjacent to specific properties and staff would be happy to discuss each one on an individual basis.

**Will you be modifying the buffers along Moseley Road? Will there be penalties in place for developers who violate the buffer requirements? Do you have a map that shows exactly what the buffers will look like?**

Staff is recommending larger buffers and additional landscaping to protect adjacent properties. While this has not been finalized, staff is generally recommending 200-foot buffers with additional landscaping. With that said, additional buffers may be necessary adjacent to specific properties and we would be happy to discuss each one on an individual basis. Any hypothetical removal of material from the buffer in the future will be dealt with at that time; however, generally, the desired end result would be to have the material replaced or replanted so that the buffer serves its intended purpose. A map is being developed that will show buffers, setbacks, etc. from the property to adjacent properties and structures.

### **Traffic/Roads**

**What safety measures will be put in place for school-aged children who have bus stops along Moseley Road? Is there a plan to widen and improve Moseley Road, and what is the timeline for that?**

Moseley Road is proposed to be reconstructed as a good, 2-lane road if/when development occurs on the property. There is no set timeline.

**On the map you shared at the community meeting, there is a 4-lane road that runs from Westerleigh Parkway to Moseley Road. When will that road be developed? Will it go all the way from Westerleigh to Moseley in phase 1? Or will it only run to the school campus and later run all the way through the industrial site to our road?**

Westerleigh Parkway extended is proposed to be constructed from its current terminus to the North-South Collector with the middle school. The remainder of Westerleigh Parkway extended (North-South Collector to Moseley Road) will be phased with development.

**How many arterial roads are necessary for industrial-2? What will those roads look like? Who will decide placement (the county or the developers)?**

The traffic impact analysis identifies the road improvements that will be necessary to support the development. Not all the roads shown on the presentation materials will be required as part of the development of the property; however, they are shown for illustrative purposes, as they are currently included on the county's comprehensive plan.

**Do you foresee the need to exercise eminent domain to complete this project?**

The county uses eminent domain as a last resort. Some of the roads shown extending to Moseley Road can easily be rerouted to avoid impacts to private property.

**What will be the primary entrance/exit from the industrial site?**

The primary access to the technology park will be from the Powhite Parkway and Magnolia Green Parkway interchange.

**What is the schedule relationship between road improvements and development in UMG-W?** Staff is recommending that supplemental traffic analyses be performed when any development is proposed on Upper Magnolia West, so the appropriate road improvements will be included with each phase.

### **Planning/EDA**

**Why did the EDA spend \$13 million to buy land assessed for a little over 7 million?**

The EDA paid \$13 million for a property that was in the market for \$18 - \$20 million. The purchase also included the Cold Creek subdivision which has an estimated market value of \$6-8 million. The purchase of school sites for a new middle and a new elementary could easily exceed the \$13 million used to purchase Upper Magnolia.

**How much more money does the county expect to spend to complete this project?**

That is dependent on the development requirements of the zoning and site plan approvals, as well as the requirements of the end users.

**How much more money is committed to conditional purchases of additional parcels of land necessary for this project? What's the timeline?**

The county does not currently have funds committed or a timeline for additional purchases.

**Why has an economic study not been completed? Why are properties not owned by the county included in this zoning case? Is that sale pending zoning? Does the landowner have a development interest in this project?**

There are several reasons why such a study is unnecessary.

- The Virginia Economic Development Partnership (VEDP) has recently done a study to determine what is required of a site to be successful in attracting the high value projects we are seeking. Based on that study, they have developed a program to help localities develop successful sites. That program has a ranking system, rating sites from 1 to 5, with 5 being the highest rating. During the process that identified Upper Magnolia, we determined that we could reach the site readiness ranking of 5 for the Upper Magnolia site. I have attached the list of the tier requirements and this is the link to the program. <https://www.virginiaallies.org/businessreadysites.html> As you will see rezoning is one of the required criteria, and in the development process, it is one of the first items needed to be completed, as we would not propose to spend the additional funds required to meet the due diligence and utility infrastructure requirements if the site was not correctly zoned.
- The Chesterfield Economic Development Department is in the market on a daily basis talking with consultants, developers and prospects from around the world. We are constantly discussing and inquiring of the economic development, real estate and private development communities and with businesses directly regarding their site needs and plans. We work daily with our development allies at VEDP, the Greater Richmond Partnership, Dominion Power and site consultants to be on top of all the requirements of our targeted business sectors. We have shared our plans for Upper Magnolia West with them and they have all confirmed that this site can fill the need and are anxious for us to bring the site to market.
- Chesterfield Economic Development is a highly ranked and respected program in the development community and has been for a long time. Additionally, companies are looking for talent and a growing talent pool, Chesterfield and the Greater Richmond region are recognized nationally as talent leaders. This has resulted in Chesterfield being sought out directly by site consultants, private developers and businesses to assist them with their relocation or expansion plans. Because of this we are always seeking sites for active prospects. We currently have over 50 active prospects and work with that many on a regular basis. This constant interaction allows

us to have a real time understanding of the types of sites required by the high value projects we target.

- Finally, Chesterfield is using the exact process it has successfully used with the development of Meadowville and Stonebridge. Both projects have been extremely successful and have resulted in the creation of thousands of jobs and hundreds of millions of dollars of investment in the county.

Concerning the parcels not owned by the county; several property owners requested to include their properties in this zoning case. The Board of Supervisors added those properties to the case in October. That is the extent of the discussions between the additional property owners at this time.

**Has the county conducted research that indicates a need for industrial-2 employment opportunities for western Chesterfield residents?**

See above. The goal is to provide quality jobs for the future and to increase the non-residential tax base reducing the tax burden on residents.

**What is the unemployment rate in Moseley?**

The current unemployment rate for Chesterfield is 2.6%.

**The county considers Meadowville Tech Center a success; however, it still is not being used at full capacity. Why is that? Do you have an analysis of the county's return-on-investment for Meadowville?**

The property was purchased for \$15,498,028 and to date land sale proceeds are \$25,215,618. The companies in Meadowville employ more than 3,500 people and pay \$3.3 million in taxes annually, the equivalent of a penny on the tax rate. The county's goals are to create tax base and jobs. More projects have been turned down than have been approved in Meadowville because the county has been intentional in those selected as tenants. Because the county, through the Economic Development Authority (EDA), owns the property, it still retains final say on what is ultimately located there. Just like Meadowville, by owning Upper Magnolia Green, the county can better manage growth and development of the property in ways that are an improvement over the current permissible zoning, allow for public dialogue on the most appropriate uses, focus development on the opportunity to create jobs and commercial investment closer to where people live, allow for more effective and efficient planning and development of infrastructure and public facilities, allow for more effective environmental stewardship of the Swift Creek watershed, and control the routing of Powhite extension.

**Have other undeveloped areas, with I2 designation & existing transportation infrastructure, been considered for this expansion?**

There are no undeveloped areas in the county of this size that are already zoned I-2.

### **How does this rezoning request align with the Comprehensive & Capital Investment plans?**

The Comprehensive Plan contains a number of policies that are supportive of the County's plan for UMG. Below are a number of applicable example policies. • Identify and preserve Economic Development Opportunity Sites for regional level growth and encourage the development of these sites for high tax revenue-generating uses.(CH 5, BD 20) • Identify areas for employment-generating uses to ensure new and growing job opportunities are available in communities throughout the county. (CH 5, BD 20) • The Comprehensive Plan promotes a high quality of life supported by an expanding and diverse economy that generates well-paying jobs and contributes significantly to the tax base. CHAPTER 3: PLAN GOALS Moving Forward...The Comprehensive Plan For Chesterfield County. (CH 3, GO 1) • Innovative Development. Give consideration to unique and innovative development proposals that may not conform to a literal interpretation of the Plan, if the benefits and merits are consistent with the intent of the Plan to achieve a well-designed, integrated and high-quality community served by adequate public facilities and infrastructure. (CH 10, LU 5) • The Comprehensive Plan supports an atmosphere conducive to fostering new and unique business opportunities, especially small business through land use recommendations and support for incentives. (CH 3, GO 1) • The Comprehensive Plan strives to achieve an appropriate balance between residential and business growth. (CH 3, GO 1)

### **Data Centers**

#### **Are the data center tenants in Meadowville in the process of moving to a QTS facility?**

The current primary tenant of the SAIC building is moving their data out to the cloud and their offices to another location in Chesterfield. It is also owned by another entity than the ownership that built it. Data center facilities are no different than any other commercial building, just like office and industrial buildings the ownership and tenants change over time. There is interest by other data center users to use the facility once SAIC leaves.

#### **Data centers require a fiber backbone & need near perfect power which means a Dominion substation is needed to support it. Why should one be located in Chesterfield County?**

Staff has reviewed the project with Dominion, and they have assured the county that they can provide the power to support the projects we are targeting for the park. The fiber backbone necessary for development will be extended. Chesterfield has many fiber providers with large amounts of capacity. The ability of adding additional data centers in Northern VA is starting to be constrained by available sites and power. The new fiber cables coming from Europe, South America, and Africa to a landing in VA Beach come through Chesterfield and Henrico County giving the region a shorter latency than Northern VA in reaching those locations. Based on this, the Richmond Region including Chesterfield is receiving heightened activity in the data center sector.

## **Environmental Effects of Plastics, Pharmaceutical, and other Advanced-Manufacturing**

**I'm concerned about manufacturing being considered as a permitted use so close to residents, future schools, and the county's drinking water reservoir.**

The technology park is being proposed on the west side of the Powhite Parkway to separate it from incompatible uses. In addition, the county, as the owner through the EDA, will ultimately need to approve any business that locates on the property. Any businesses that are unable to meet the county's commitment to the environment will not be permitted to be part of the technology park.

**I'm concerned about the impact manufacturing could have on our rural residences with well water - will there be an environmental study? If there is a negative impact on the water table or pollution, how will those residences be notified and assisted to avoid health issues?**

Point source discharges are heavily regulated and we do not anticipate that any end user will be permitted to discharge into any of the adjacent streams. There is a proffered condition that would preclude any industrial discharge into adjacent waterways.

**How does industrial manufacturing accomplish the goal of bringing high paying jobs to the county?**

For NAICS 325412 Pharmaceutical preparation manufacturing:

The average prevailing wage for NAICS code 325412 in Virginia in Q2 2021 was \$1,853 per week or \$96,356 per year.

The average prevailing wage for NAICS code 325412 in the Richmond MSA in Q2 2021 was \$1,428 per week or \$74,256 per year.

**I'm concerned about the public health risk a plastics manufacturer would bring to nearby residences and schools.**

Staff is not proposing the manufacturing of plastic, but the manufacturing of products made with at least some components of plastic.

**According to the real estate assessment data for the parcels, there are 42.69 acres of flood plains and 145.49 acres of protected resource areas. Can you show us on the map where those are located?**

Yes, maps showing that information are available here:

<https://geospace.chesterfield.gov/pages/environmental-engineering-application-gallery>

## **Mixed-Use Alternative**

**Does the land have to be zoned I-2 to qualify for potential state funding? On the Virginia Business Ready Sites website, it says that the land could be zoned commercial to qualify.**

When the Virginia Business Ready Sites program says be zoned industrial and/or commercial they are referring to high value office, they are not including retail in that category. The county's I2 zoning allows for office development. The limited I2 uses we have included in this represent the uses that are part of the region's and the county's target sectors.

**Has the EDA or county considered a mixed-use zoning for this site, perhaps with 600 industrial acres in the middle surrounded by commercial/light residential on the outside?**

The nearby Cosby Village mixed-use development will meet many of these needs as it continues to develop. Commercial nodes are also planned or proposed at Otterdale and Hull Street, and the intersection of Powhite Parkway and Hull Street. In addition, a large employment center, such as a technology park, will also have the effect of "reversing the commute" for residents that are employed there.

**Other**

**Why is our supervisor sponsoring something the residents of Matoaca don't want?**

The Board of Supervisors as a whole initiated the rezoning request, not one individual board member. In discussions with residents, many are supportive of the idea of a technology park; however, staff and the board recognize that protections for the communities near the area should be included in the case.

**The county is the property owner, applicant, & approver of projects. Are development interests involved with this plan?**

No one involved with this case receives any financial benefit from its approval.

**Why have a comprehensive plan if you aren't going to follow it and residents can't depend on it?**

"The areas around the interchanges of Powhite Parkway with Genito Road; Powhite Parkway with a new road in the vicinity of Duval Road; and Route 288 and Qualla Road should be reserved and developed for Regional Mixed Use and/or Corporate Office/Research & Development/Light Industrial uses. The exact boundaries of such uses should be determined through more detailed site analysis to include available land area, vehicular access and impact on surrounding land uses, and to determine which quadrants are best suited for such development. Development of such uses should occur in conjunction with the construction of Powhite Parkway Extended or the interchange of Route 288 and Qualla Road and the availability of the public utility systems" (Comprehensive Plan, Chapter 10: The Land Use Plan, Note 2).