



LINE
AND
GRADE

ZMA Rivanna Futures

SUMMER 2026



01

INTRO

Review of Project Background

02

PROPOSAL

Site Specific Detail

03

IMPACTS

Anticipated Impacts

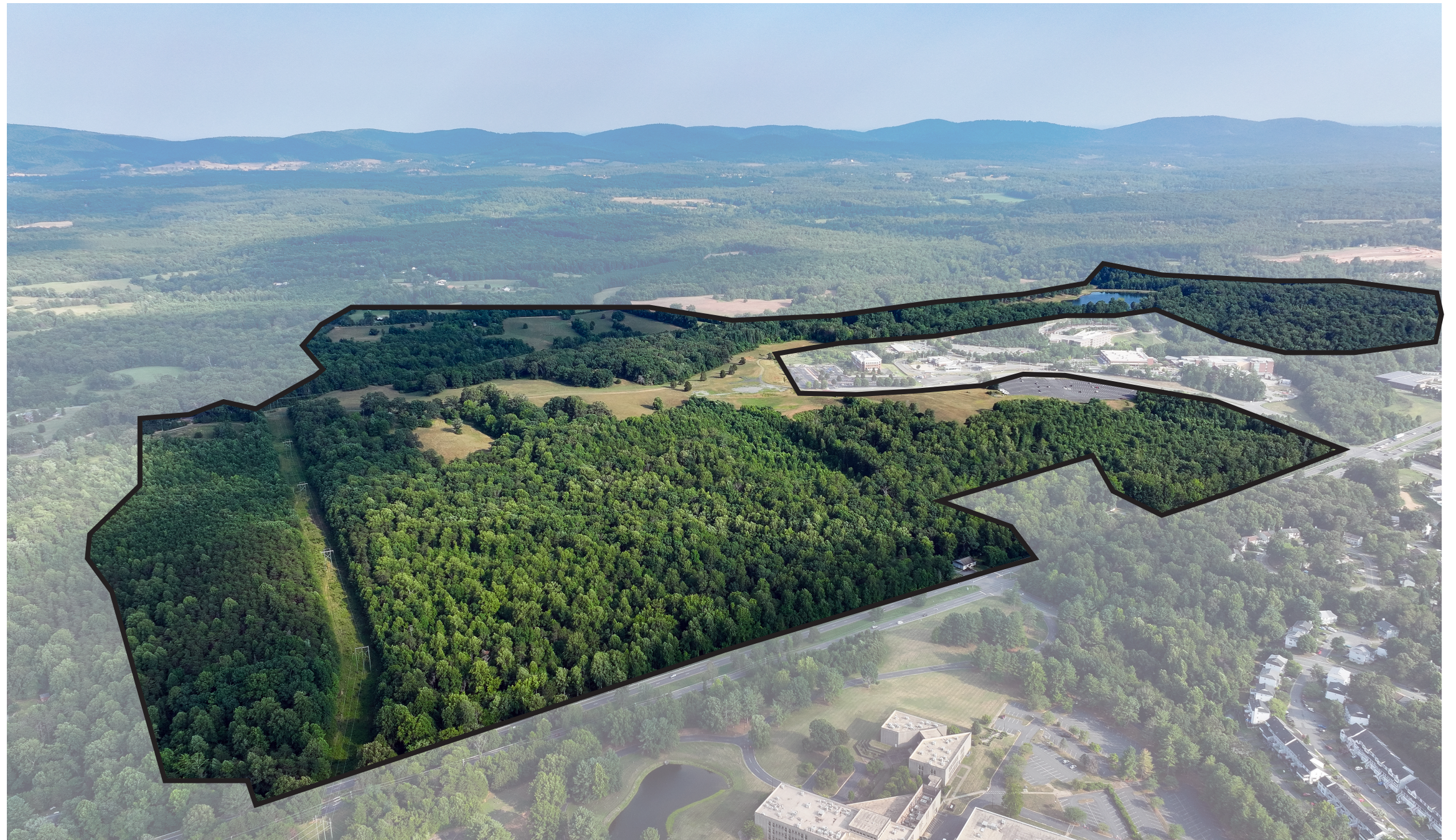
The background features a light beige color with a subtle geometric pattern. It includes a solid light gray circle centered in the frame, intersected by a solid light gray horizontal line and a solid light gray diagonal line running from the top-left to the bottom-right. Additionally, there are two dashed light gray concentric circles, one slightly larger than the solid one, and another even larger dashed circle visible at the edges of the frame.

01

Introduction

Background

- 2023 | Due Diligence and Land Purchase
- 2024 | BOS Approves ZMA and SP
- 2025 | AstraZeneca Announces \$4.5 Billion Investment
- 2026 | Active Site Readiness Design and Construction



Due Diligence and Land Purchase

2023

ENTITLEMENT

1. Parcels and ALTA Surveys
2. Boundary Line Adjustment
3. Development Area and the Comprehensive Plan
4. Zoning and Rezoning
5. Economic Development

NATURAL, CULTURAL, AND ENVIRONMENTAL RESOURCES

1. NEPA Summary
2. Cultural and Historic Resources Studies
3. Streams and Wetlands
4. Phase 1 Environmental Assessment
5. Phase 2 Environmental Assessment (limited)
6. Plant Community Mapping
7. Preliminary Jurisdictional Determination (PJD)
8. State Surface Water Delineation (SSWD)
9. Additional Supporting Documents

PHYSICAL CONDITIONS AND BOUNDARIES

1. Dams and Earthen Structures
2. Preliminary Geotechnical Investigation
3. Topography
4. Summary of Alta Surveys and Title Work
5. Open Bonds and Zoning Violations
6. Preliminary Calculations

CONSIDERATIONS OF PROPOSED CONDITIONS

1. Road Design - Boulders Road Extended
2. Development Density and Buildout
3. Intersection Improvements, Traffic Generation, and Coordination with VDOT
4. Utility Coordination with Service Providers

SUMMARY

5. Identification of Liabilities, Risks and Items to be Resolved
6. Next Steps
7. Estimated Budgetary and Planning Figures with Schedules



Board Approves ZMA and SP

2024

Board Approves
Zoning Map
Amendment for
172 Acres to Light
Industrial

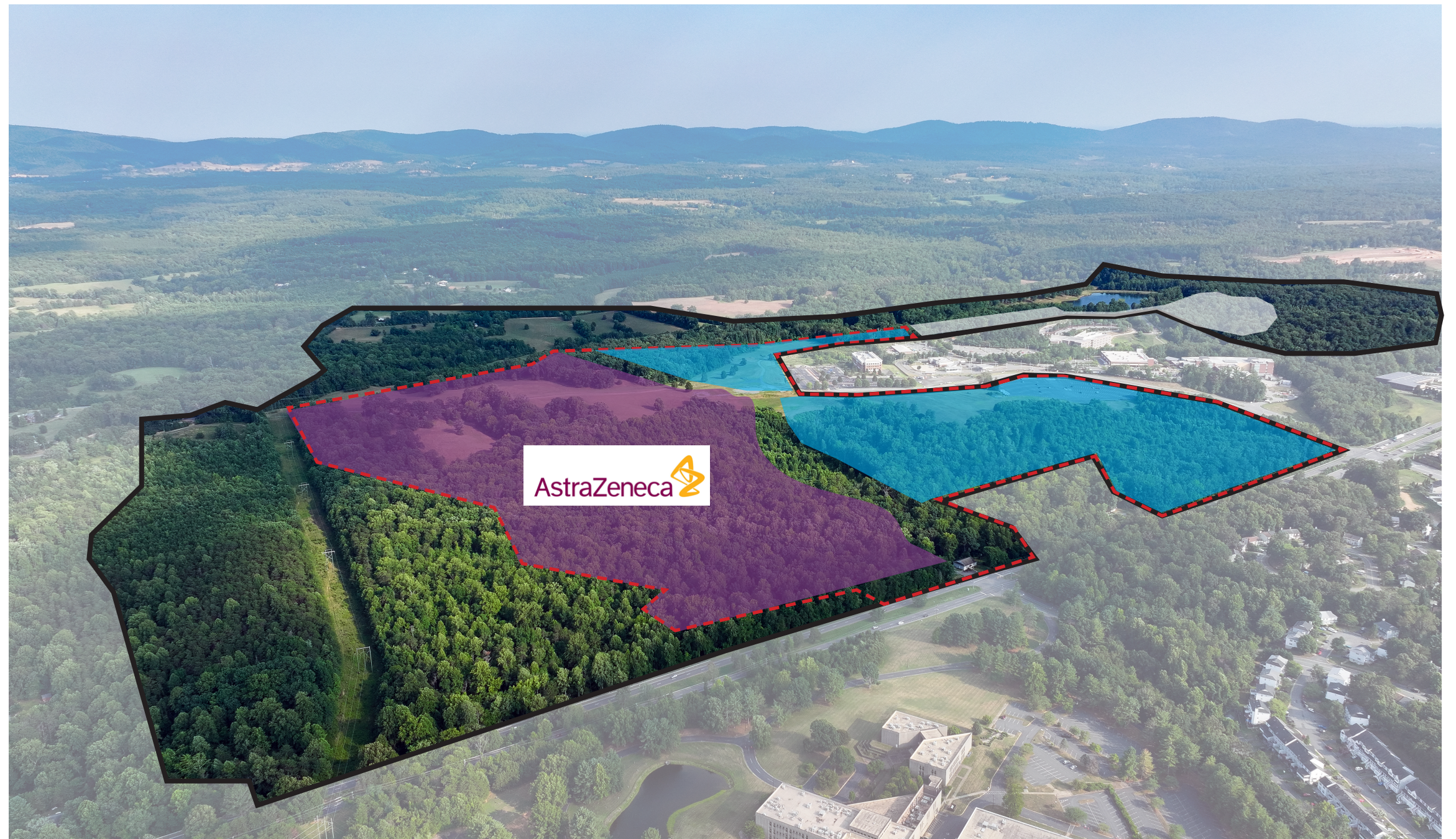
Board Approves
Special Use for
Office Use



AstraZeneca

2025

AstraZeneca
Announces \$4.5
Billion Dollar
Investment in
Albemarle County



Site Readiness Construction and Design

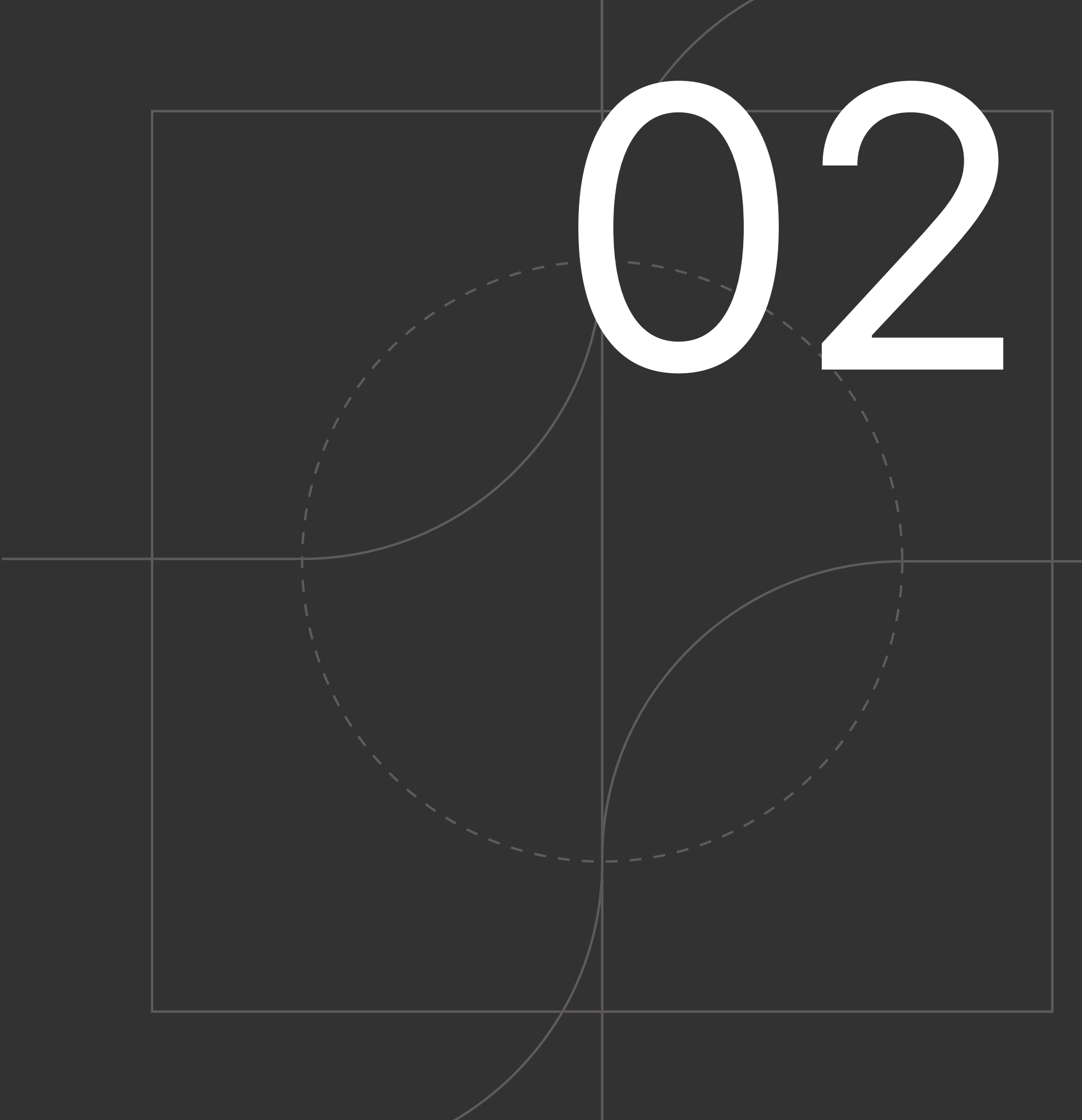
2026

Site Readiness
Construction
Began Spring
2026

Road Design Build
Construction
Package
Advances

AstraZeneca
Hires Jacobs
Engineering for
A/E Services



The background features a dark gray square. A solid light gray circle is centered within the square. A dashed light gray circle of the same radius is also centered, creating a double-circle effect. A horizontal and a vertical solid light gray line intersect at the center of the circles, dividing the square into four quadrants.

02

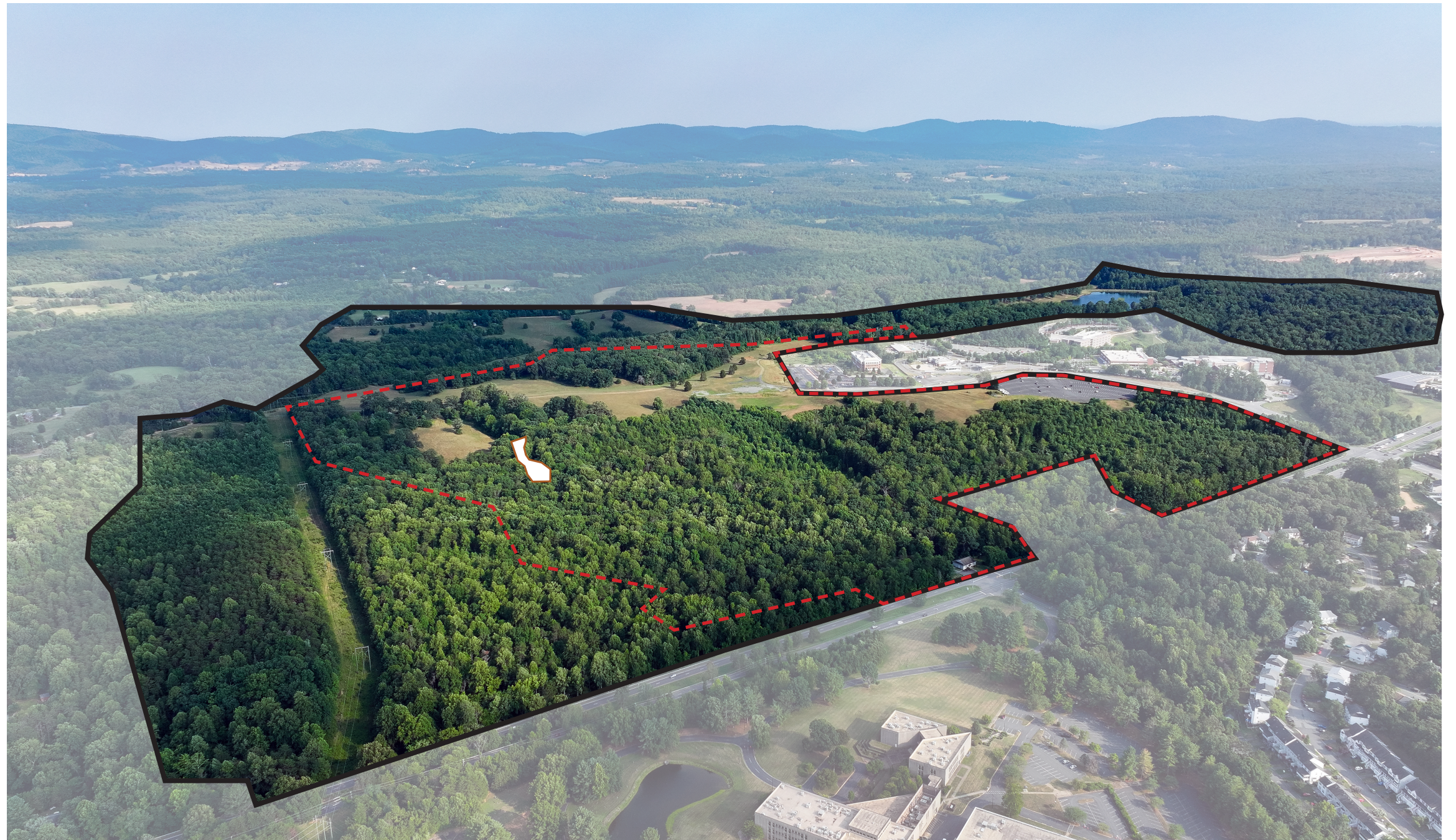
Proposal

ZMA202600004

Classifying 0.46 acres of slope from preserved to managed

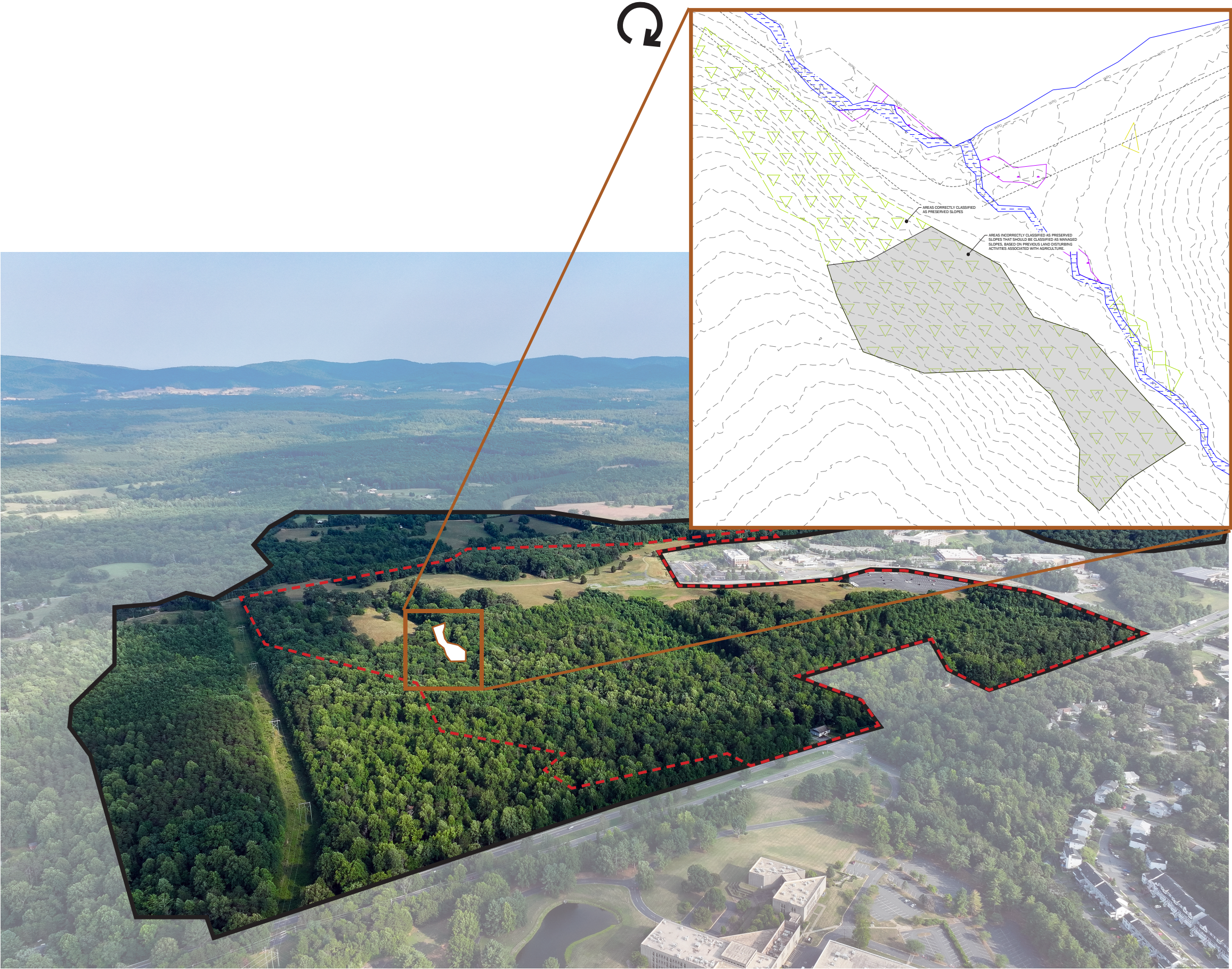
Based on field observations the slopes represent characteristics of both classifications

0.0996% of the RF Site Area



Site Details

- Parcel 33-1D
- Designated preserved slopes within parcel ~ 4.55 acres
- Designated managed slopes within parcel: ~ 2.9 acres
- Proposal to reclassify 0.46 acres as managed



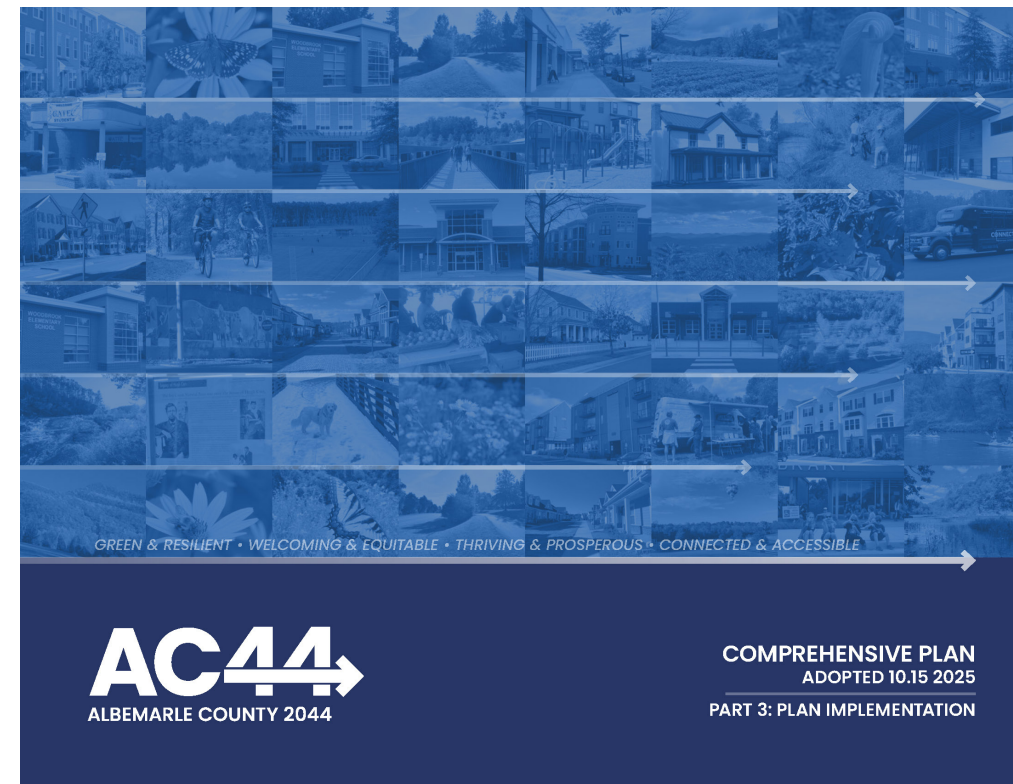
Zoning + Comprehensive Plan Associations

Existing zoning: Light Industry

Comp Plan Designates this area as **office/R&D/flex/light industrial**

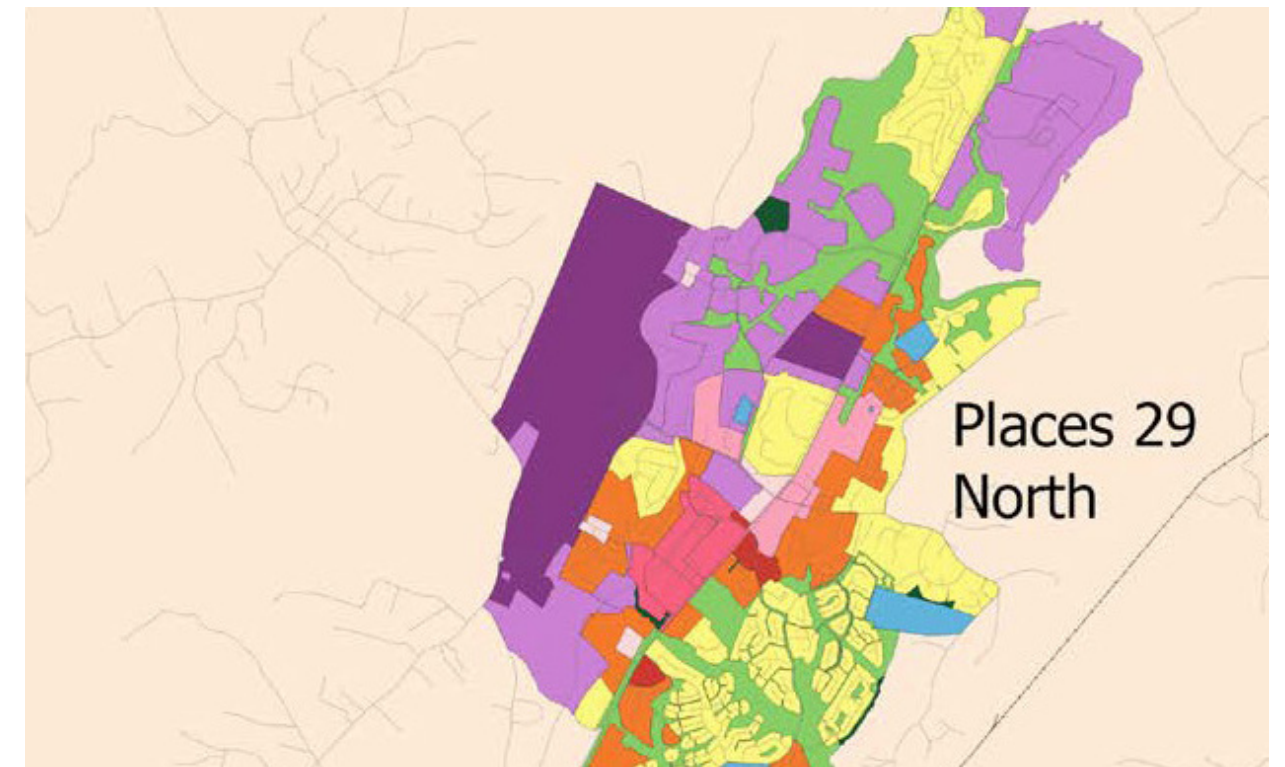
The Board purchased this land to support this purpose

Comp Plan Priorities for the Development Area include:
effective use of limited DA land;
providing spaces for current and future **employers and businesses**,
and; **balancing density** with the **protection** and restoration of the natural environment



AC44 Future Land Use Categories

- Neighborhood Residential
- Middle Residential
- Urban Residential
- Neighborhood Mixed Use
- Community Mixed Use
- Corridor Mixed Use
- General Commercial
- Office/R & D/Flex/Light Industrial
- Industrial
- Institutional
- Public Lands
- Green Systems
- Rural Area



Historic Precedent

Historic imagery from 1937 indicates that this area of land supported agricultural activities, which left managed imprints on the landscape



Albemarle County 1937 Aerial. Source: <https://www.fadedcontours.com/>

The background is a solid brown color. It features a decorative pattern of overlapping circles and lines. Some circles are solid brown, while others are dashed brown. The lines are thin and brown, creating a geometric, web-like structure across the page.

03

Anticipated
Impacts

Impacts

- | No impacts to floodplains
- | No impacts to transportation networks
- | No impacts to public facilities and infrastructure
- | No impacts on airports, housing, schools, parks, playgrounds or recreation areas
- | No impacts to wetlands
- | No impacts to existing structures





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