



Economic Development Update

Adopted JCC Strategic Plan, Goal 3: Expanding and Diversifying the Local Economy

James City County will support the expansion and diversification of the local economy by providing the regulatory framework to support business development, by undertaking economic development marketing and recruitment efforts, by fostering the development and expansion of businesses, and by supporting strategies to facilitate the development of affordable workforce housing.



James City County – Target Industry Sectors



Food & Beverage Packaging



Advanced Manufacturing



Knowledge Work & IT



Tourism & Hospitality



Distribution & Logistics



Department of Defense

Business Expansion: K D Navien



- On February 25, 2020, Governor Northam announced that South Korean based manufacturer K D Navien, Inc. will establish its first U.S. manufacturing and assembly facility in the former Lumber Liquidators facility in the Stonehouse Commerce Park.
- The company plans on tripling the footprint of the existing building, bringing it to nearly 900,000 sq. ft.
- The company is a global leader in wall-hung boilers and gas condensing technology for water heaters and boilers and is the No. 1 manufacturer of all gas tankless water heaters in North America.
- The expanded facility represents a \$77.5 million investment and will create 180 jobs with family sustaining wages.



Business Expansion: Kongsberg Defence & Aerospace

- On Sept. 17, 2024, Governor Youngkin announced that Norwegian based Kongsberg Defence & Aerospace, Inc. will establish a 150,000 sq. ft. manufacturing and assembly facility in James City County.
- The building will be a state-of-the-art cruise missile production facility being procured by the U.S. Department of Defense and to meet global demand.
- The company is a leading supplier of defense products and systems for command and control, surveillance, space, tactical communications, remote weapons stations and missile systems.
- The facility represents a \$71 million investment and will create 180 jobs with family sustaining wages. The company will also invest an additional \$30 million in software and engineering costs.



KONGSBERG



James City County – Economic Diversification



KONGSBERG





Neighborhood Development Workforce Housing Task Force Recommendations Update

Workforce Housing Task Force

- Recommendations Update
- Housing Preservation
- Housing Production
- Housing Access
- Funding



Workforce Housing Task Force

- Recommendations Update
- Housing Preservation
- Housing Production
- Housing Access
- Funding



Workforce Housing Task Force

- Recommendations Update
 - Housing Preservation -

| Year | Units | Block Grant | Local |
|--------|---------------|-------------|-----------|
| 2019 | 5 (Replaced) | \$1,000,000 | \$210,000 |
| 2021 | 7(5 Replaced) | \$720,500 | \$325,000 |
| 2023 | 7(proposed) | \$718,311 | \$136,580 |
| Totals | 19 Units | \$2,438,811 | \$671,580 |



Workforce Housing Task Force

- Recommendations Update
- Housing Preservation
- Housing Production
- Housing Access
- Funding



Workforce Housing Task Force

- Recommendations Update
- **Housing Production**
- Acquired ~15.82 acres to develop 47 SF Units
- Some of these units, 14% will sell at market rate



Workforce Housing Task Force



Front Elevation



TIMMONS GROUP

CLARK VALLEY RESIDENTIAL REZONING
ILLUSTRATIVE MASTER PLAN

DATE: 12/22/2022

SCALE: 1" = 40'

451,652,000

C.D.

| | |
|-------------|-----------------------------------|
| PROJECT NO. | 2200000000 |
| DATE | 12/22/2022 |
| SCALE | 1" = 40' |
| PROJECT | CLARK VALLEY RESIDENTIAL REZONING |
| CLIENT | JAMES CITY COUNTY, VA |
| DESIGNER | TIMMONS GROUP |
| DATE | 12/22/2022 |

Workforce Housing Task Force



Front Elevation



Workforce Housing Task Force

- Recommendations Update
- Housing Preservation
- Housing Production
- Housing Access
- Funding



Workforce Housing Task Force

- Recommendations Update
- Housing Access
- Housing Navigator hired in 2022



Workforce Housing Task Force

- Recommendations Update
- Housing Preservation
- Housing Production
- Housing Access
- Funding



Workforce Housing Task Force

- Recommendations Update
 - Funding



\$475,000



\$300,000



\$170,000

Workforce Housing Task Force

- Recommendations Update

 - Housing Portal

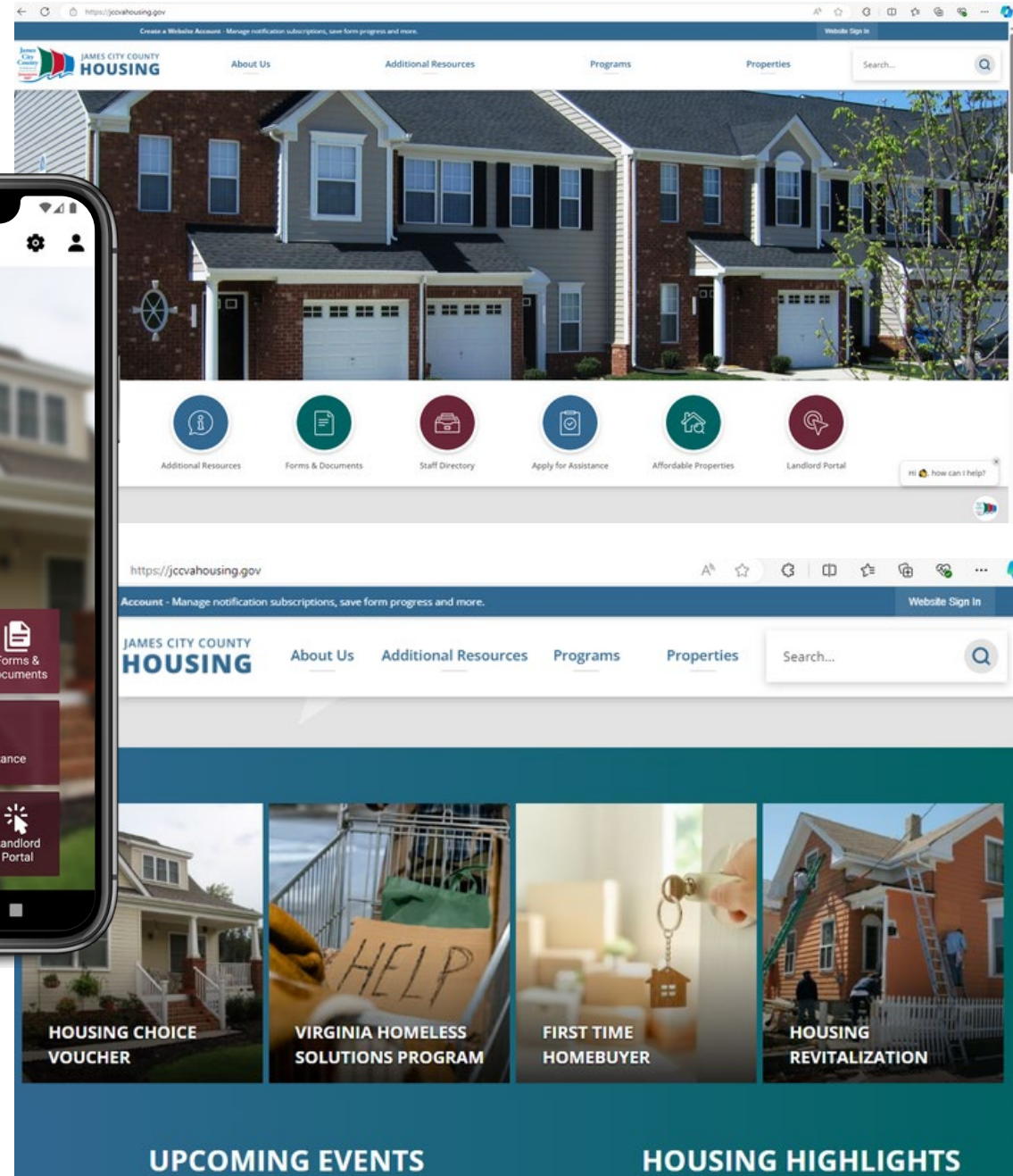
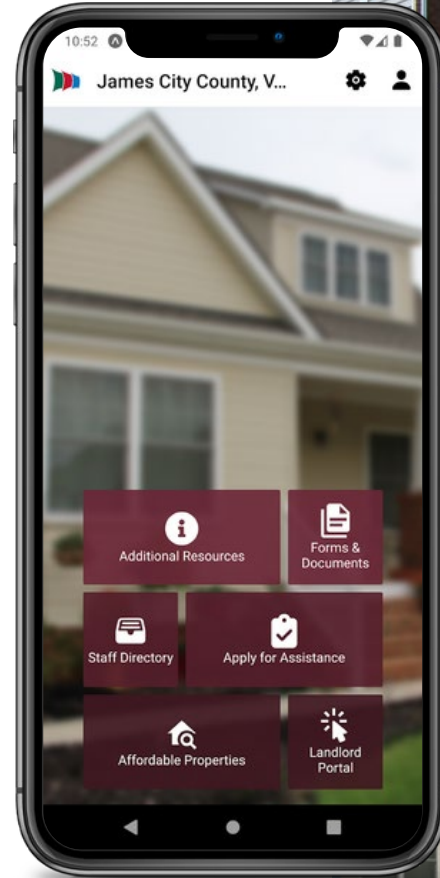
 - Convenient Access
 - Application Management
 - Resource Availability
 - Efficiency
 - Notifications and Alerts
 - Document Upload
 - Mobile-Friendly Access
 - Accessibility Features

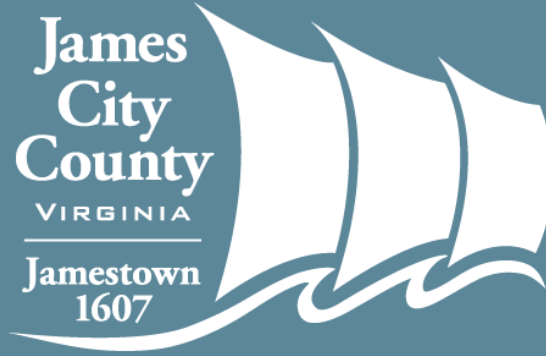


James City County, VA Housing



- User-Friendly Interface
- Housing Office Programs
- Online Applications
- Property Listings
- Resource Center
- Events Calendar





Planning Division Update

Planning

About Us

The Planning Division provides staff support to the [Board of Supervisors](#), the [Planning Commission](#), and its subcommittees. Staff is responsible for processing and reviewing rezonings, special use permits, height waivers, site plans and subdivisions.

Staff makes planning-related policy recommendations to the Planning Commission, responds to citizen inquiries, implements the [Comprehensive Plan](#), and acts as a liaison to a variety of other Board-appointed committees, community organizations and government entities.



Development Projects Under Staff Review (not approved):

- Cardinal Ridge (Eastern State property) Mixed Use Residential/Commercial
- 365 acres; bounded by SR199 (west), DePue Drive (east) and across from JCC Rec Center, (north)



Cardinal Ridge, cont.

- 450 Apartments (120 Affordable)
- 235 Townhouse units
- 294 Single family
- 100,000 square feet of Marketplace (Commercial)
- 40-acre public use site
- Colonial Behavioral Health site (14 acres)
- Hope Family Village (25 Acres)



Cardinal Ridge cont.

Master Plan



Land Use

- Lavender – 40-acre Public Use site
- Dark Green – Conservation (RPA)
- Medium Green – Internal Park/Open Space
- Light Green – Single family
- Yellow/orange - Townhouses
- Dark Orange – Affordable Apartments
- Light Orange – Apartments
- Yellow – Hope Family Village
- Red - Commercial

Westwood (Eastern State Property) under staff review



Westwood, cont.

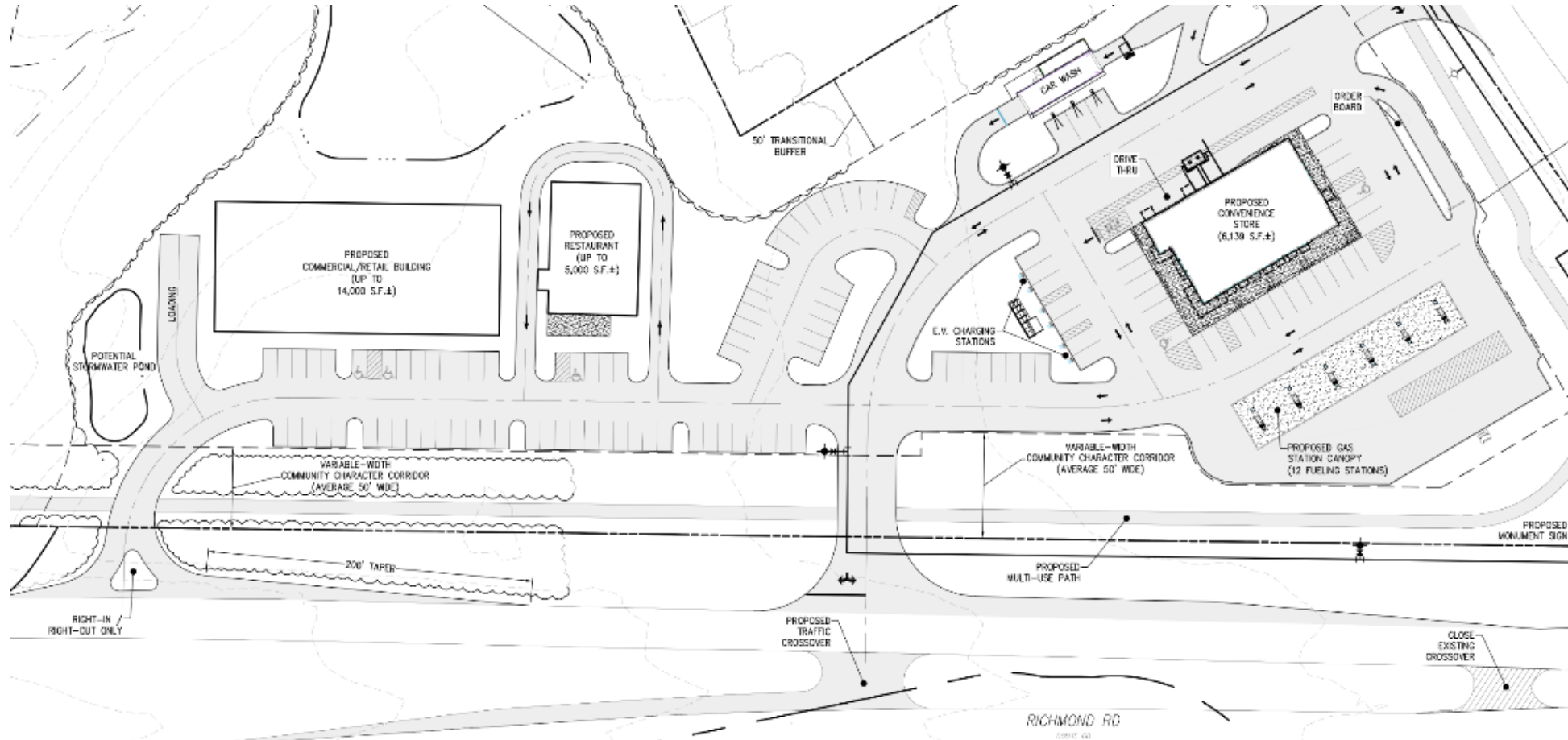
Master Plan



Land Use – 79.56 total acres

- Pink – single family/duplex = 86 units
- Grey - Mixed use residential/office/retail
 - 40,000 square feet retail/office
 - Up to 100 multi-family

Anderson's Corner Rezoning (under staff review) Master Plan (northwest corner SR 60/SR 30)



Anderson's Corner Rezoning (under staff review) site data

SITE DATA:

SITE IMPERVIOUS COVER:

PROPOSED: 3.05 AC.±; 132,865 S.F.± (31.26% OF SITE)

EXISTING: 1.29 AC.±; 56,360 S.F.± (13.26% OF SITE)

CONVENIENCE STORE WITH FUELING STATION & CAR WASH:

PROPOSED FLOOR AREA⁽²⁾: 6,139 S.F.

PROPOSED PARKING⁽¹⁾: 33 SPACES (INCLUDING 2 H.C.)

COMMERCIAL/RETAIL:

PROPOSED FLOOR AREA⁽²⁾: 14,000 S.F.

PROPOSED PARKING⁽¹⁾: 62 SPACES (INCLUDING 2 H.C.)

RESTAURANT WITH DRIVE THRU:

PROPOSED FLOOR AREA⁽²⁾: 5,000 S.F.

PROPOSED PARKING⁽¹⁾: 17 SPACES (INCLUDING 1 H.C.)



Residential Subdivisions Build-Out as of January 2024 (green call out box = total number of approved units)



Residential Subdivisions Build out as of January 2024 (green callout box = total number of approved units)



Questions?

