

AUGUSTA
COUNTY, VIRGINIA
ECONOMIC DEVELOPMENT & TOURISM



VDOT
Virginia Department of Transportation



A Lifeline on Lifecore:
Transportation + Land Use + Economic Development

Presentation Overview

- Lifecore Drive: Blueridge Life Science Corridor
- Planned Health/Life Science Service District
- Regional Hospital – Augusta Health
- Right-sizing the supporting interchange – Exit 91
- Public Private Partnership role in Lifecore Drive
- Examples of supporting life science uses
- Case Study of highly planned, coordinated and execution
- Questions



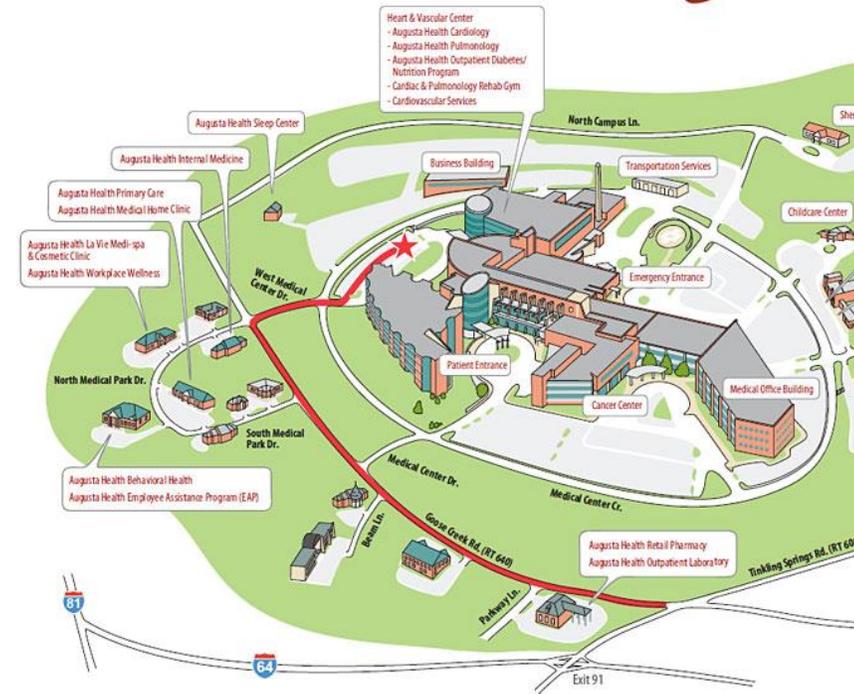
Evolution of a Service District



- Augusta Health (opened in 1994)

Quick Stats for 2017

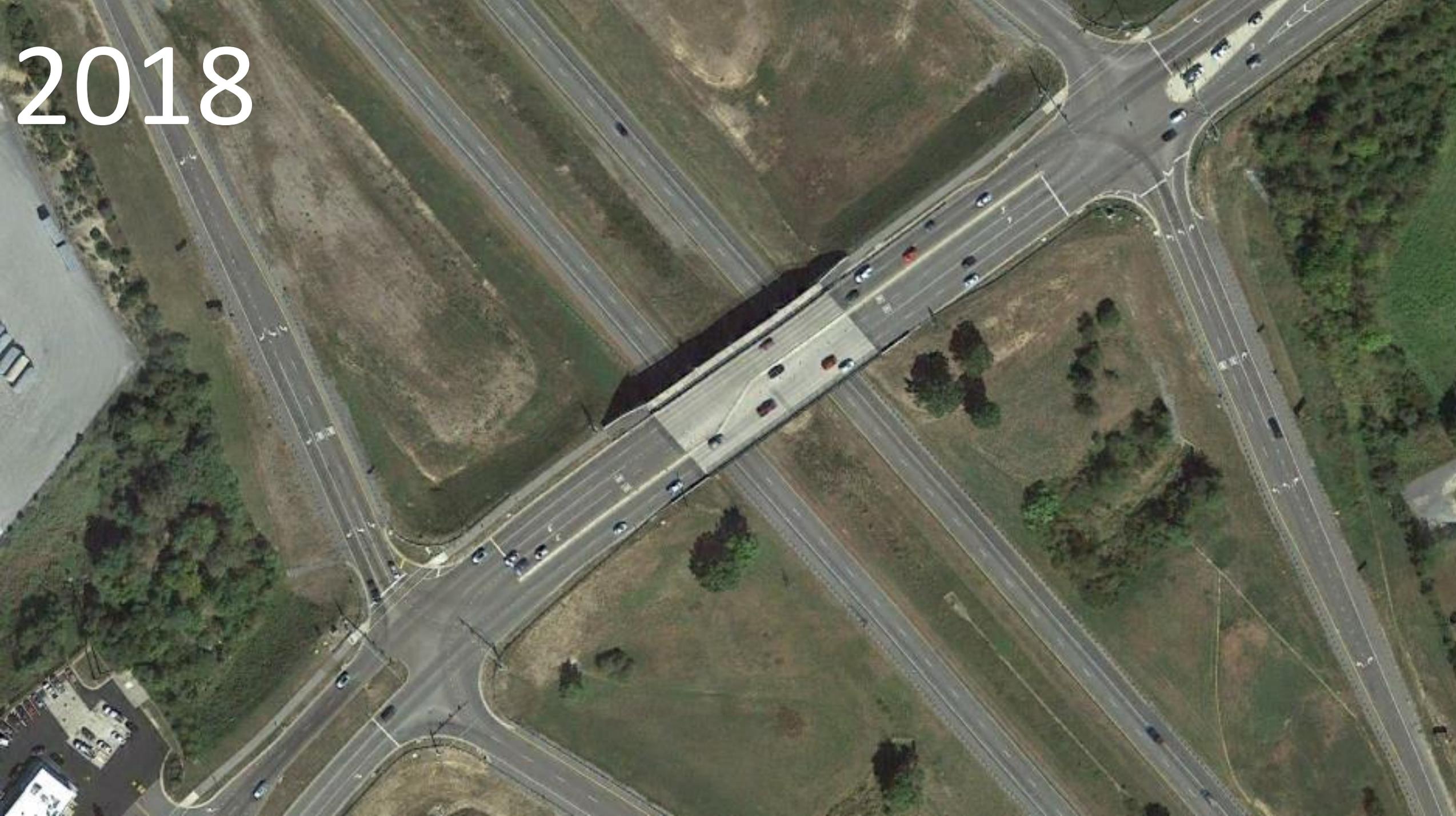
- 255 beds
- 193 active physicians
- 2,100 employees
- 290 volunteers
- 57,000 emergency visits
- 10,750 admissions
- 1,100 babies delivered
- 700 new cancer patients
- 285,000 outpatient visits to Augusta Medical Group clinics
- 420,000 other Outpatient Registrations (this includes Home Health, Laboratory, Outpatient Surgery, Imaging, etc.)



2013



2018



Murphy Deming College
of Health Sciences



Wilson Workforce
Rehabilitation Center



Augusta Health



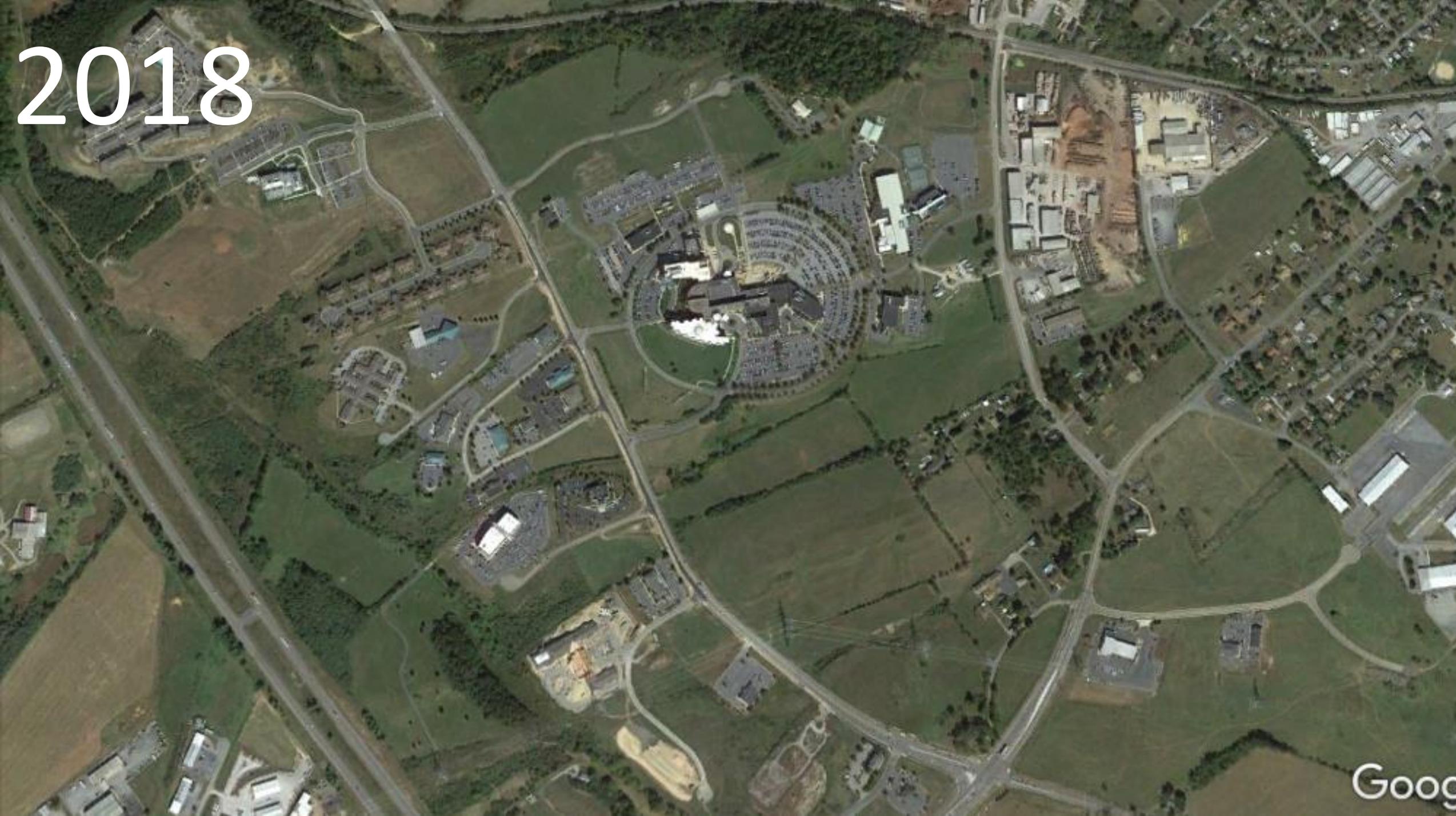
1994



Image U.S. Geological Survey

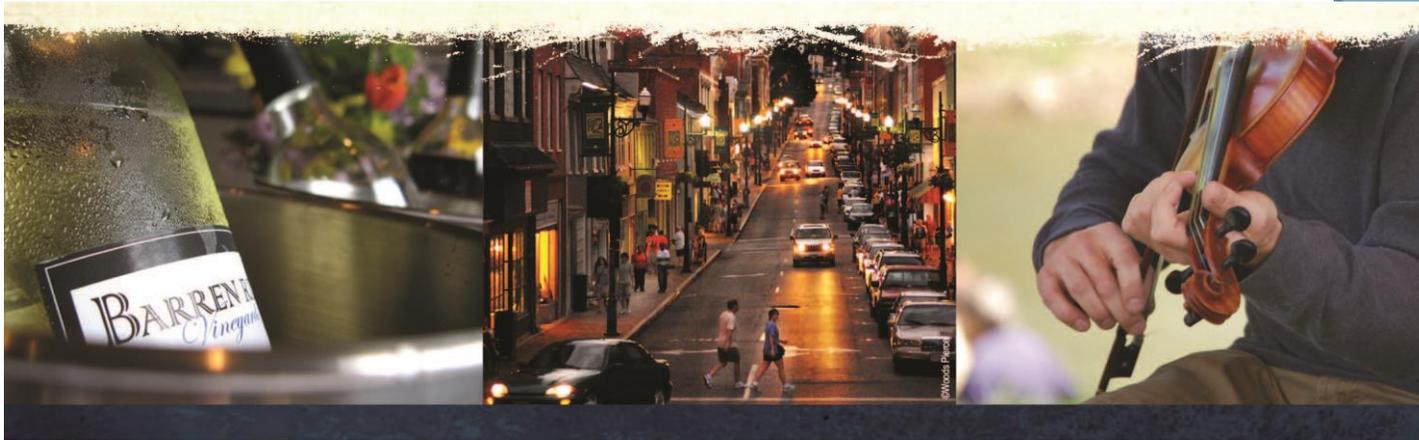
Go

2018



Goog

- I-81/I-64 Interchange in the Shenandoah Valley
- 14 Colleges & Universities in 2 hours
- Business-Friendly Environment
- Nationally-Acclaimed Quality of Life

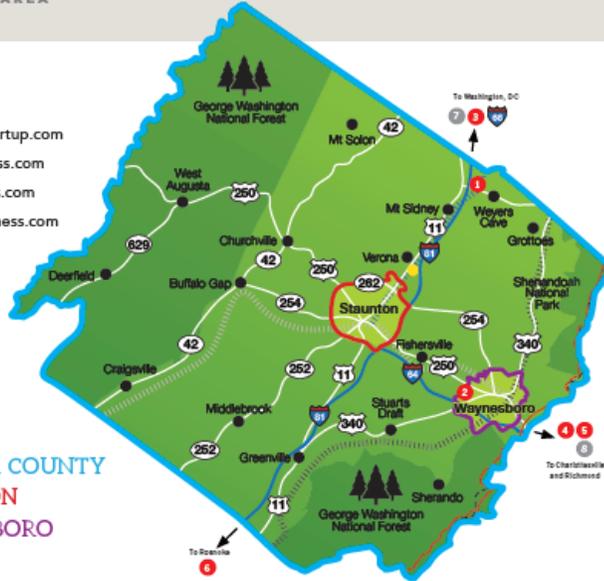




One of Virginia's newest MSAs (Metropolitan Statistical Area), the Staunton-Augusta-Waynesboro MSA anchors the Shenandoah Valley with strong manufacturing and agrarian roots. The area claims the I-81/I-64 interchange, proximity to most major U.S. markets and a celebrated workforce.

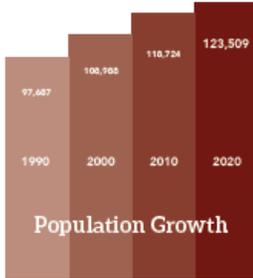
WEBSITES:

- >>> valleybusinessstartup.com
- >>> augustavabusiness.com
- >>> stauntonbusiness.com
- >>> waynesborobusiness.com
- >>> augustava.com



- AIR TRANSPORTATION**
- 1 Shenandoah Valley Regional Airport (SHD)
 - 2 Eagles Nest Airport-W33
 - 3 Dulles International Airport (IAD) <130 miles
 - 4 Charlottesville-Albemarle Regional Airport (CHO) <51 miles
 - 5 Richmond International Airport (RIC) <130 miles
 - 6 Roanoke-Blacksburg Regional Airport (ROA) <100 miles
- PORT ACCESS**
- 1 Inland Port of Virginia <77 miles
 - 2 Port of Virginia <214 miles (55ft. depth)
- RAIL TRANSPORTATION**
- 11 Shenandoah Valley
 - 111 CSX
 - 111 Buckingham Branch
 - 111 Norfolk Southern

- AUGUSTA COUNTY
- STAUNTON
- WAYNESBORO



Miles of Interstate (I-81/I-64) 42+	Metro Population 121,099	Metro Population % change 2010-2016 2.0%
---	------------------------------------	--

Development Opportunities 3,176 available acres / 22 sites	Cost of Living Index 93.4	Labor Force Participation Rate 59.3% 58,103 workers
--	-------------------------------------	--

Unemployment Rate 3.7%	14 Universities & Colleges 24,000 graduates	Average Wage \$41,900
----------------------------------	---	---------------------------------

Top Three Industries by Number of Jobs Manufacturing - 7,166 Health Care & Social Assistance - 6,290 Retail Trade - 5,949	Top Three Industries by Job Growth Information - 72% Administrative/Waste Management - 24.4% Real Estate Management - 21.1%	The SAW Metro employs 14% of labor force in manufacturing with concentrations in Food Processing, Packaging, Plastics, HVAC/R, and Metal Fabrication.
---	---	--



REGIONAL INITIATIVES:



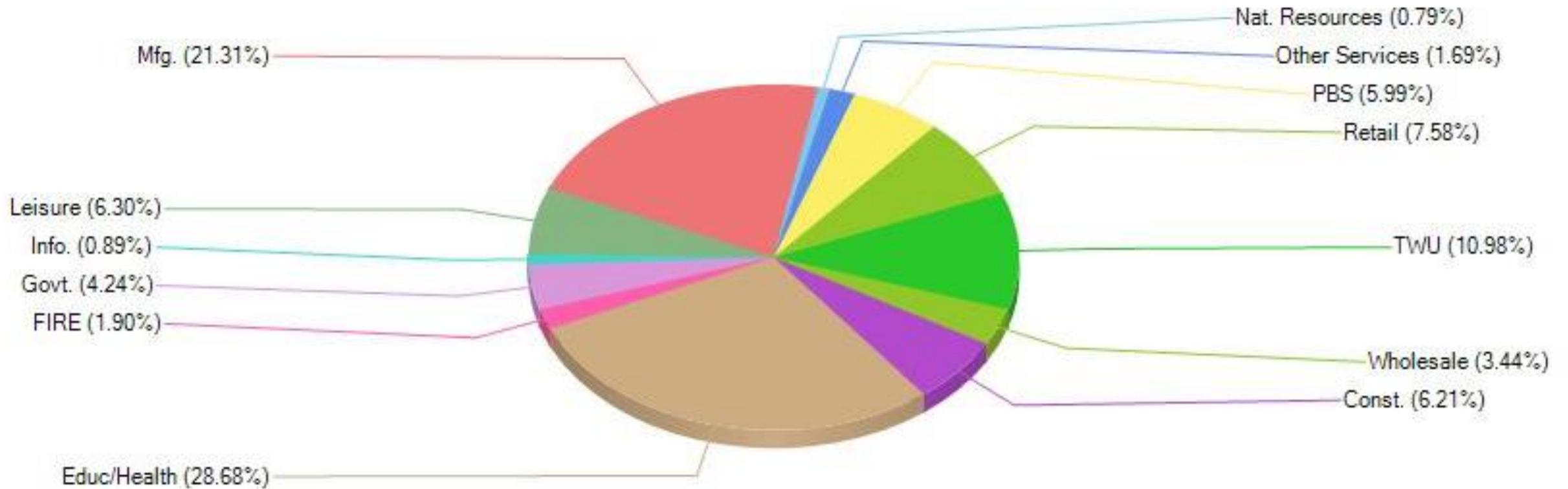
Shenandoah Valley,
Top Ten Emerging U.S. Industrial Markets to Watch
Colliers International (2017)

- **Best Small Places for Cost of Doing Business, Staunton** #4 - *Forbes Best Small Places for Business and Career* (2015)
- **#1 Fishersville Ranked Best Place to Buy First-Time Home in Virginia** (Stuarts Draft Ranked #6) *Nerdwallet.com* (2015)
- **Waynesboro won Virginia Rural Water Association's Taste Contest** (2016)
- **Staunton-Waynesboro MSA named in Top 100 Best Places for Women Entrepreneurs** *GoodCall.com* (2016)

- **"America's Best Main Streets", Staunton**, *Fodors & Huffington Post* (2014)
- **#4 Augusta County ranked one of the smartest localities in VA for mortgage** *SmartAsset* (2016)
- **Waynesboro represented Virginia in Great American Water Taste Test in DC** (2017)

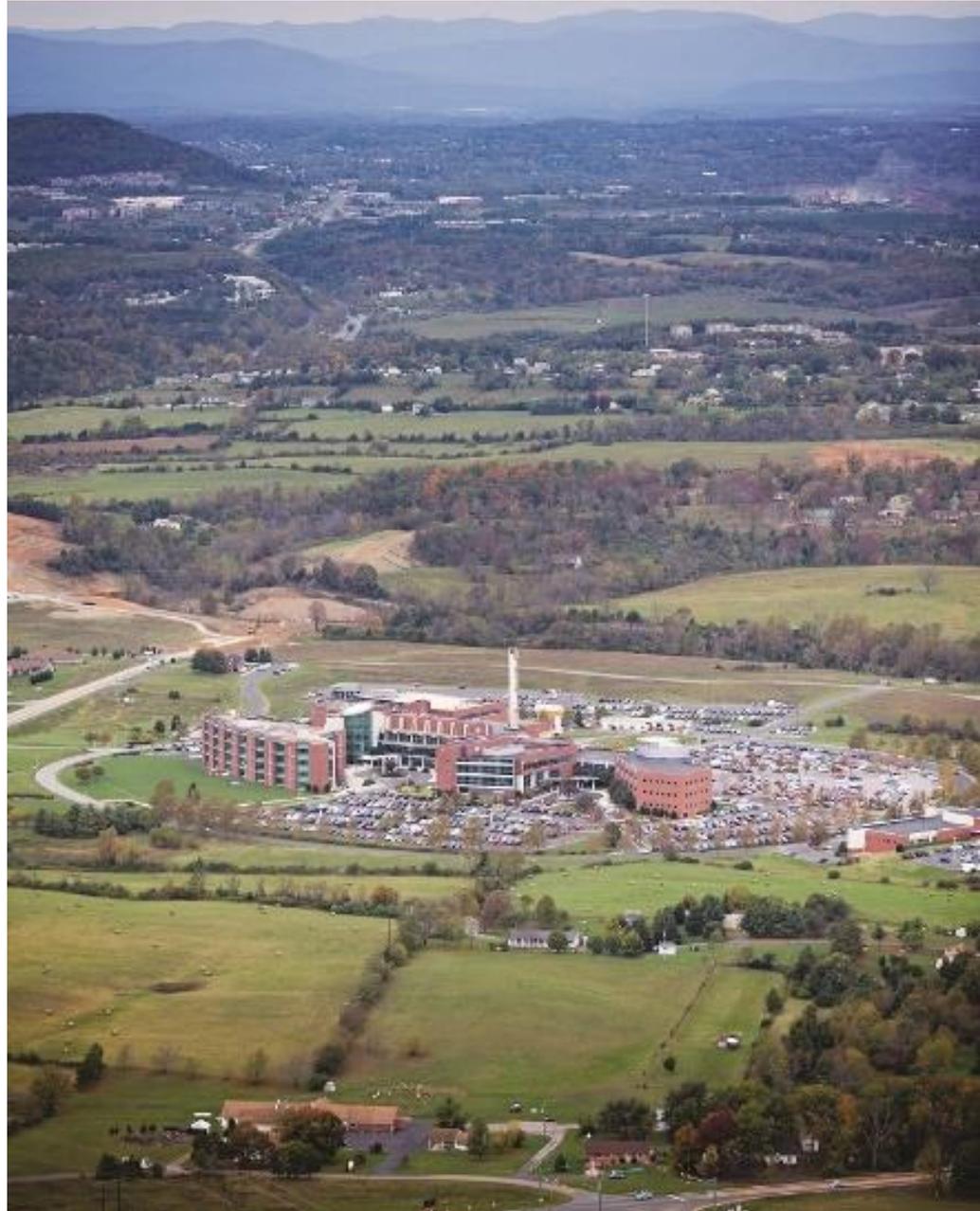
Labor Inventory for Augusta County, Virginia

by Firm Size (All)

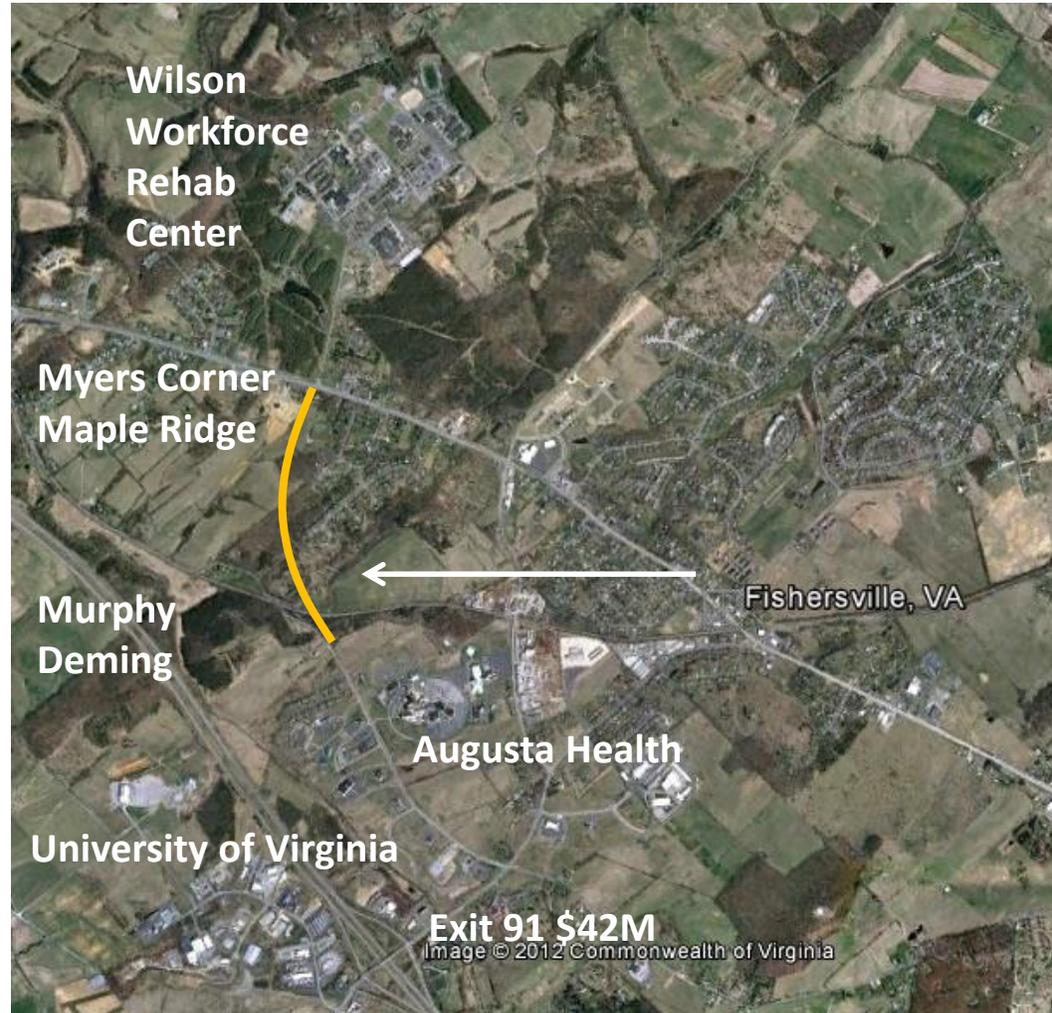


Life Sciences Cluster

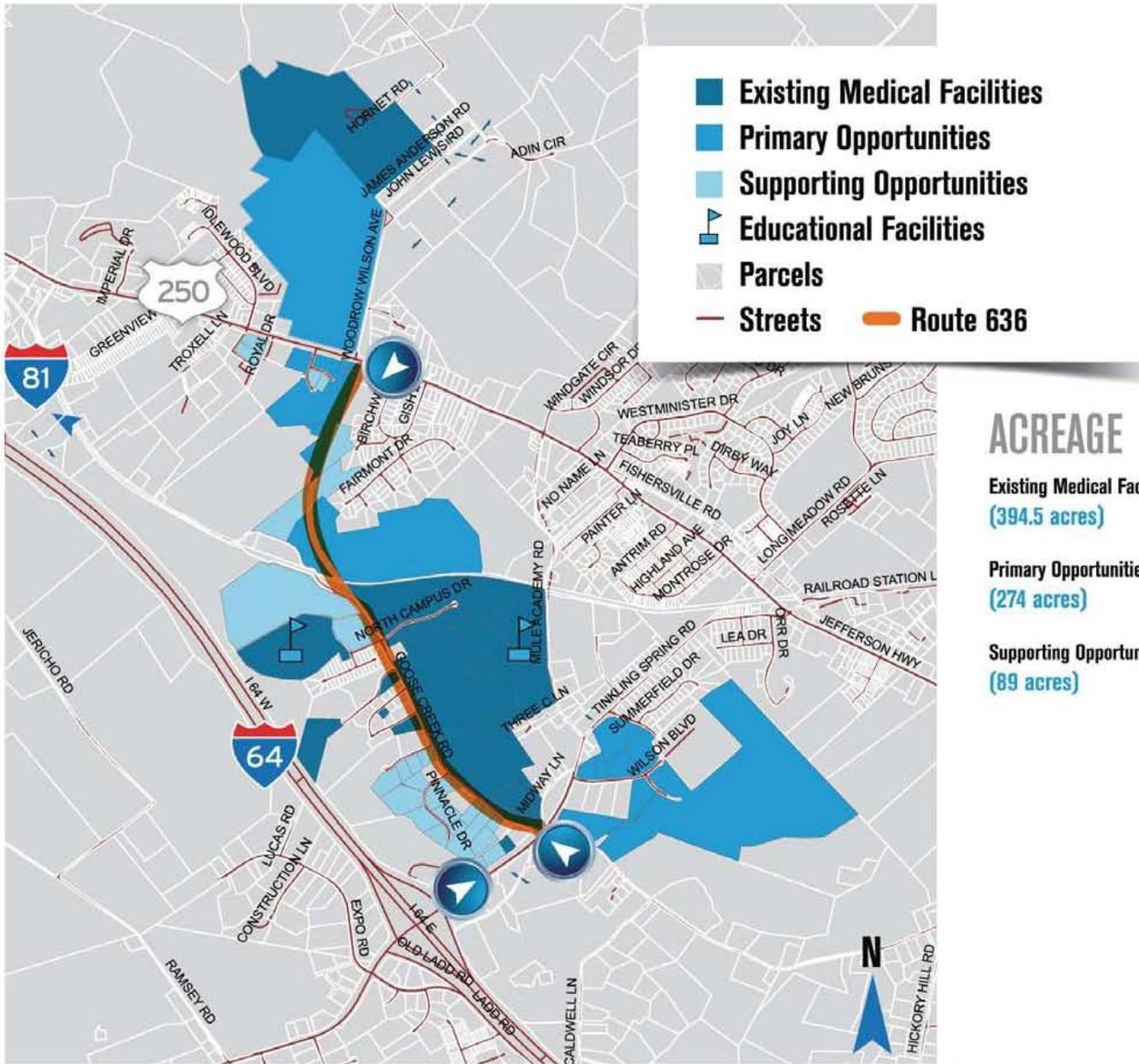
- Existing Companies
 - Augusta Health
 - Wilson Workforce Rehab Center
 - Hollister
 - Sunlite Plastics
 - Others



Emerging Corridor

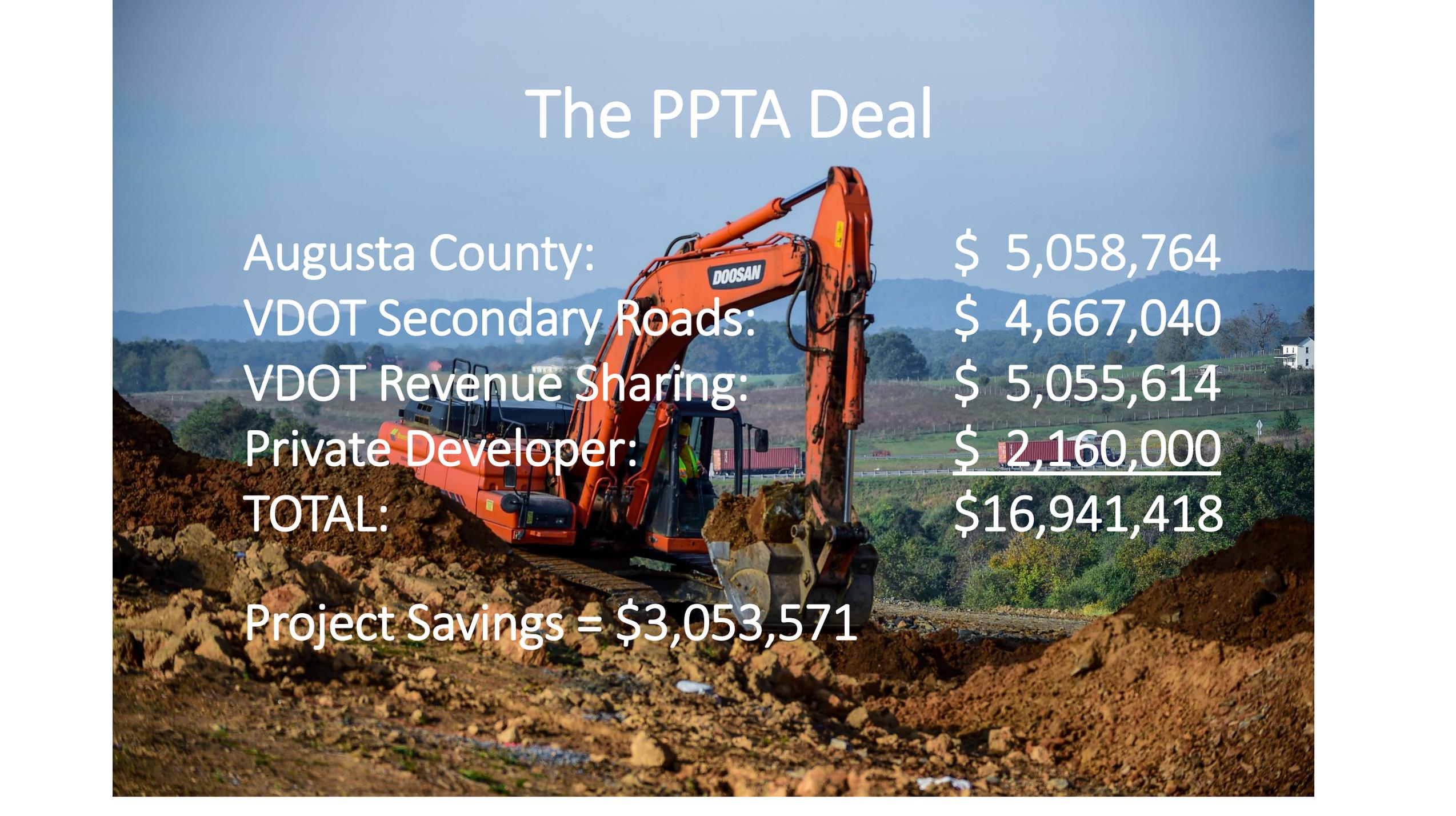


Supporting
Comprehensive Plan
Urban Service Area
Economic
Development
Regional Health Care



A mix of medical, health and educational users anchor the corridor and district. Supporting uses include mixed-use developments, multi-family residential, nature trail /green space, etc.

The PPTA Deal



Augusta County:	\$ 5,058,764
VDOT Secondary Roads:	\$ 4,667,040
VDOT Revenue Sharing:	\$ 5,055,614
Private Developer:	<u>\$ 2,160,000</u>
TOTAL:	\$16,941,418
Project Savings = \$3,053,571	



**PLACE-BRANDING
THE REGION'S MEDICAL CORRIDOR**

Augusta County Economic Development
Augusta County, Virginia

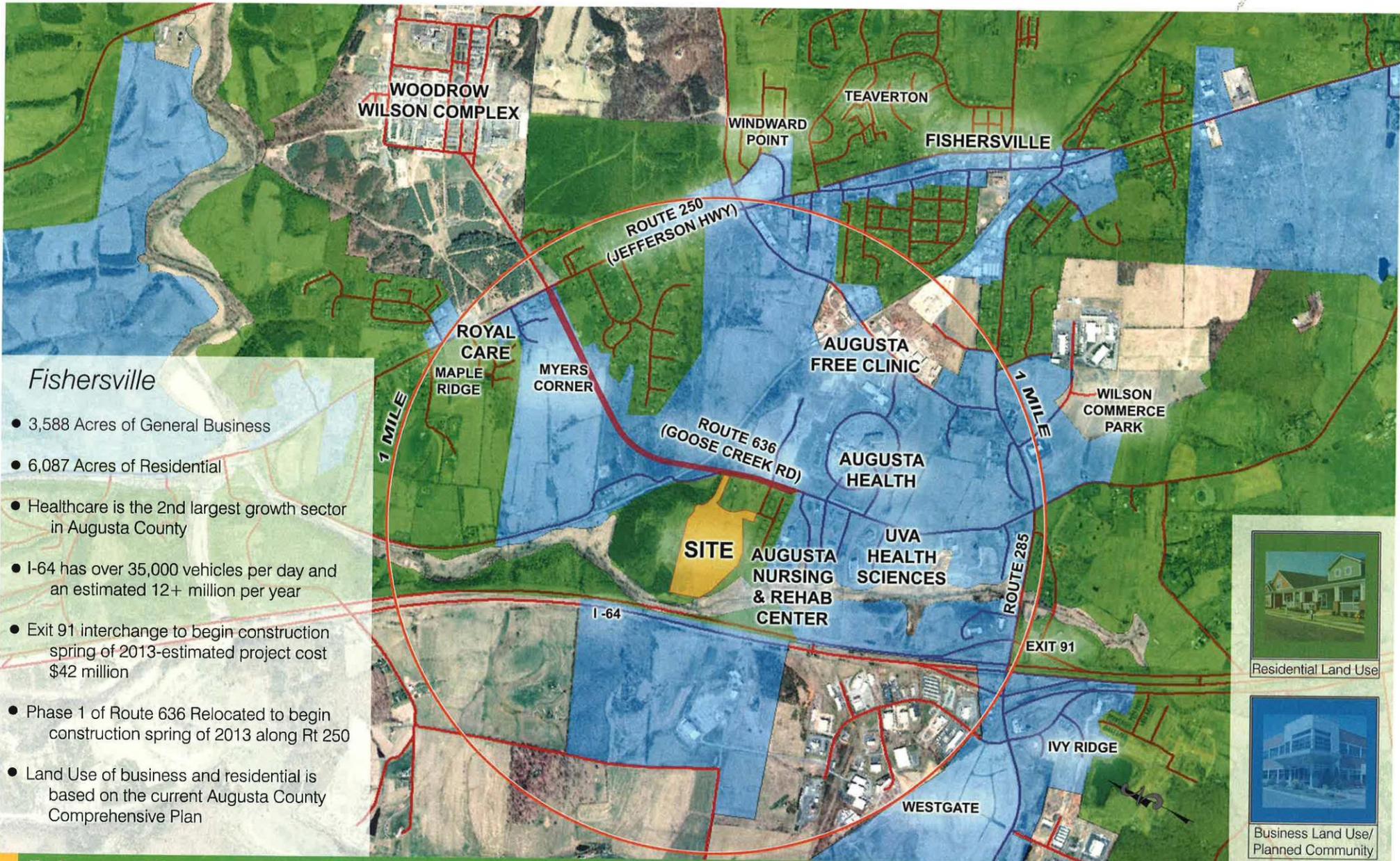
LIFECORE
Blue Ridge Life Science Corridor

PREPARED BY:
MOORE PUBLIC RELATIONS + QUEEN CITY CREATIVE
APRIL 2013



LIFECORE DRIVE – UNDER CONSTRUCTION





Fishersville

- 3,588 Acres of General Business
- 6,087 Acres of Residential
- Healthcare is the 2nd largest growth sector in Augusta County
- I-64 has over 35,000 vehicles per day and an estimated 12+ million per year
- Exit 91 interchange to begin construction spring of 2013-estimated project cost \$42 million
- Phase 1 of Route 636 Relocated to begin construction spring of 2013 along Rt 250
- Land Use of business and residential is based on the current Augusta County Comprehensive Plan





MURPHY DEMING
COLLEGE OF
HEALTH SCIENCES



Ribbon-Cutting March 13, 2015



You're Invited!

Route 636 Ribbon Cutting and Bridge Dedication

Friday, March 13 at 10:00 AM

Located at Route 636/Dennis O. Burnett Memorial Bridge
LifeCore Drive Fishersville, VA 22939

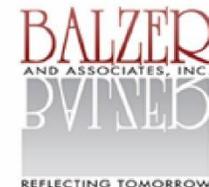
General event parking will be in a designated Augusta Health parking lot. Event parking signs will begin at the intersection of Route 608/Tinkling Springs Road and LifeCore Drive. Shuttle buses will transport guests from the Augusta Health parking lot to the event site.

Please be sure to bundle up!

Please RSVP to Rebekah Castle at rcastle@co.augusta.va.us or 540.245.5619



Route 636 PPTA





LIFECORE

BLUE RIDGE HEALTH SCIENCE CORRIDOR

Connecting business with wellness.®
AUGUSTA COUNTY ECONOMIC DEVELOPMENT
AUGUSTA COUNTY, VIRGINIA



2016 ACHIEVEMENT AWARD WINNER

“That some achieve great success, is proof to all that others can achieve it as well.”
— Abraham Lincoln

The National Association of Counties is proud to award

Augusta County

A 2016 Achievement Award for its program titled

Lifecore Drive- Achieving Success through Public Private Partnership

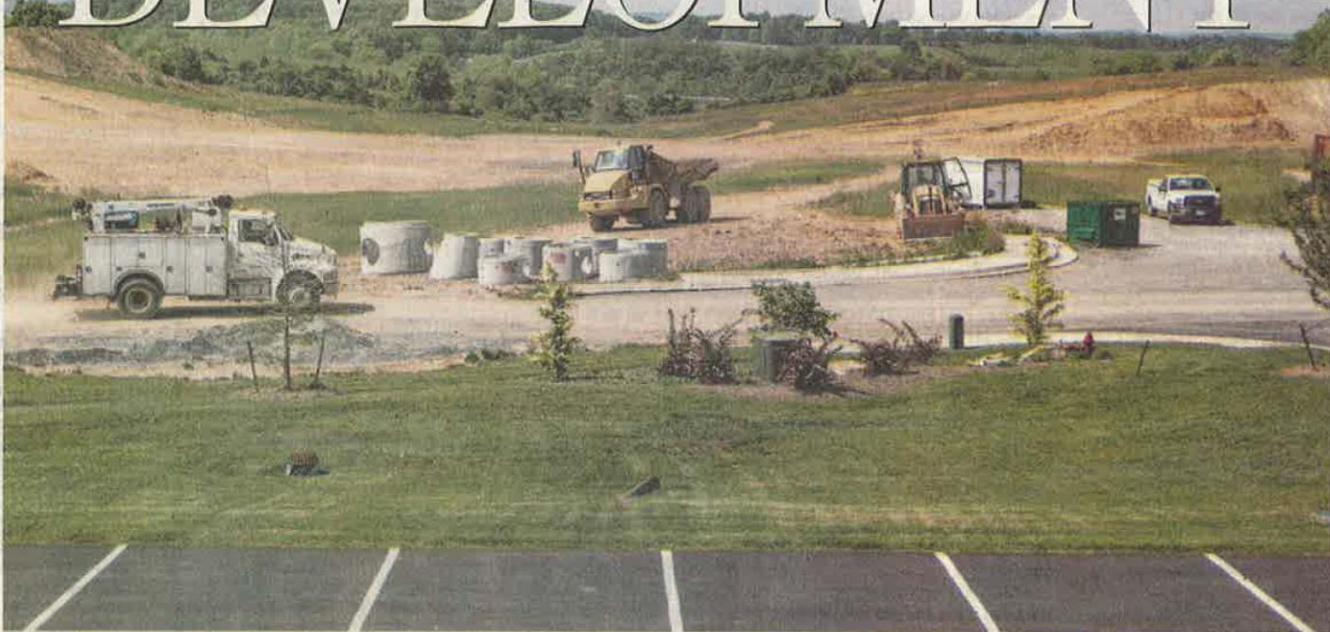


Matthew Chase
Matthew Chase, NACo Executive Director

Sallie Clark
Sallie Clark, NACo President



ROAD ATTRACTS, PROMISES DEVELOPMENT



Ongoing construction for the mixed-use development that has begun at Myers Corner is visible from Parrott Orthodontics in Fishersville on Thursday. GRIFFIN MOORES/THE NEWS LEADER



Offices already popping up in Myers Corner

By Calvin Trice
ctrice@newsleader.com

FISHERSVILLE — After years of hoping, planning and partnerships, Augusta County's long-sought goal of connecting the U.S. 250 corridor directly to the regional hospital has a path to reality that's opened between enormous

ter of public institutions to Augusta Health and Mary Baldwin College's Murphy Deming College of Health Sciences.

"In 2015, it'll be complete," said Scott Williams, a manager for Crescent Development Group LLC. "Traffic will be running all the way through to the other side where Murphy Deming is."



MURPHY DEMING
COLLEGE OF
HEALTH SCIENCES



Doctor of Physical Therapy; Doctor of Occupational Therapy
Master of Science in Physician Assistant; Master of Healthcare Administration
RN to BSN (for licensed nurses)



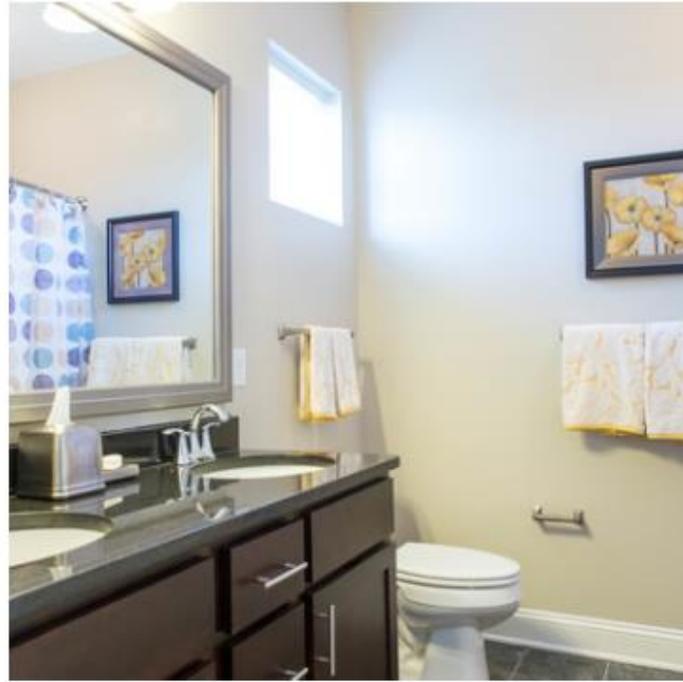
North

West

East

South











Amanda N. Glover, Director of Economic Development, Augusta County
aglover@co.augusta.va.us | 540-245-5619

Terry R. Short, Jr., District Planning Manager, VDOT – Staunton District
terry.shortJR@vdot.virginia.gov | 540-332-9057