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.)
Exit 91 Interchange

- Widening of the Route 285 bridge
- Widening of Route 285 and Route 636
- Need identified as part of 3 independent planning studies
  - 1999, 2000 and 2006 Fishersville Small Area Plan
- $21M Contract awarded in 2012
- Construction completed 2015
- I-81/I-64 Interchange in the Shenandoah Valley
- 14 Colleges & Universities in 2 hours
- Business-Friendly Environment
- Nationally-Acclaimed Quality of Life
968 square miles
Population 124,705
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:**
- waynesboroarea.com
- augustawashington.com
- stauntonbusiness.com
- waynesboroindustries.com
- augustavia.com

**METRO STATISTICAL AREA**

**LEADING MANUFACTURING SECTORS:**
- Electronic Components
- Medical Equipment
- Machinery & Equipment

**COMMUNITY RESOURCES:**
- Augusta Regional Airport (Augusta Regional Airport Authority)
- Staunton Regional Airport (Staunton Regional Airport Authority)
- Waynesboro Regional Airport

**HOSPITALS:**
- Augusta Health
- Augusta Health Lexington
- Augusta Health Staunton

**EDUCATION:**
- Staunton Community College
- Virginia Western Community College
- Virginia Highlands Community College

**FACTS:**
- Miles of Interstate
  - I-81/I-64: 42+
- Population
  - Metro Population: 121,099
- Population Growth
  - % 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%
- Average Wage: $41,900
- Top Three Industries by Job Growth
  - Health Care & Social Assistance
  - Manufacturing
  - Retail Trade
- Shenandoah Valley, Top Ten Emerging U.S. Industrial Markets to Watch
  - Colliers International (2017)

- #1 Fishersville Ranked Best Place to Buy First-Time Home in Virginia Shriners Hospitals for Children (2015)
- Waynesboro won Virginia Rural Water Association’s Taste Contest (2016)
- Staunton-Waynesboro MSA ranked in Top 100 Best Places for Women Entrepreneurs (Women’s Business Enterprise National Council, 2016)

- America’s Best Main Streets: Staunton, Focus on Forward 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)

- Mfg. (21.31%)
- Leisure (6.30%)
- Info. (0.89%)
- Govt. (4.24%)
- FIRE (1.90%)
- Educ/Health (28.68%)
- Nat. Resources (0.79%)
- Other Services (1.69%)
- PBS (5.99%)
- Retail (7.58%)
- TWU (10.98%)
- Wholesale (3.44%)
- Const. (6.21%)

Source: JobsEQ®. Data as of 2013Q3
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.

**ACREAGE**

- Existing Medical Facilities
  - (394.5 acres)
- Primary Opportunities
  - (274 acres)
- Supporting Opportunities
  - (89 acres)
The PPTA Deal

Augusta County:  $ 5,058,764
VDOT Secondary Roads:  $ 4,667,040
VDOT Revenue Sharing:  $ 5,055,614
Private Developer:  $ 2,160,000
TOTAL:  $16,941,418

Project Savings = $3,053,571
LIFECORE DRIVE – UNDER CONSTRUCTION
Fishersville

- 3,588 Acres of General Business
- 8,087 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

Mary Baldwin College

College of Health Sciences

Exhibit A - Fishersville Master Plan
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
LifeCare 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 LifeCare 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
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, NACo Executive Director
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 MOORE/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.”
Doctor of Physical Therapy; Doctor of Occupational Therapy
Master of Science in Physician Assistant; Master of Healthcare Administration
RN to BSN (for licensed nurses)
Amanda N. Glover, Director of Economic Development, Augusta County
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