



Economic Climate

GOAL, STRATEGIES & ACTIONS

Goal:

1. ~~Promote the economic vitality of the County and its citizens~~
1. *Nurture a diverse, balanced local economy that supports basic needs of all segments of the community.*

Strategies & Actions

- 1.1 ~~Protect, promote, and preserve the County's primary rail corridor, interstate interchanges, primary road intersections, waterways, and other physical infrastructure in order to capitalize on their economic benefit.~~
- 1.1 **Protect the County's *existing* physical *transportation* infrastructure. *Plan and promote* the development and coordination of transportation systems with the location of ~~industrial and commercial uses~~ *non-residential* uses in a manner that maximizes the County's economic *potential* benefits while supporting the policies of the Comprehensive Plan. (See also Transportation and Land Use).**
 - 1.1.1 ~~Participate in the development of master plans for the County's~~ *Continue emphasis on master planning* I-64 interchanges, specifically the Croaker Road and ~~Barhamsville Road~~ *Anderson's Corner* interchange areas, *to preserve capacity for economic development for these areas.* (See also Transportation and Land Use).
 - 1.1.2 ~~Plan for passenger~~ *Assess opportunities and advocate* passenger rail/light rail service and stations. (See also Transportation and Land Use).
 - 1.1.3 ~~Work with the appropriate~~ *Collaborate with* jurisdictions/groups/businesses to promote alternate transportation to economic/business centers. (See also Transportation).
 - 1.1.4 ~~Continue to push for~~ *Collaborate with VDOT and adjacent localities the* implementation of Phase I of Route 60 relocation connecting the lower Grove area to the Fort Eustis interchange. (See also Transportation).

- 1.1.5 Support rail/interstate highway nodes to facilitate commercial freight access to and from local industries. (See also Transportation).
 - 1.1.6 Encourage the continued vitality of the Williamsburg-Jamestown Airport and utilize it in promotional efforts conducted by the County of Office of Economic Development. Continue to support improved air service between the regional commercial airports and major U.S. and Canadian destinations. Support and implement the Airport Feasibility Study as adopted by the James City County Board of Supervisors.
 - 1.1.7 Continue to support transportation initiatives involving planning and funding for improved highway access to industrial properties.
- 1.2 ~~Evaluate ways to retain and strengthen the agricultural and forestall industries including:~~
- 1.2 *Retain and strengthen the County's agricultural and forestry industries. (See also Land Use).*
- 1.2.1 ~~Evaluating~~ *Evaluate* the critical mass of land area needed to maintain a viable rural economy.
 - 1.2.2 *Coordinate with the State and private entities to market agribusiness and ecotourism as viable economic activities in James City County.*
 - 1.2.3 ~~Explore marketing, financial, and technical assistance for traditional and new enterprises, for example: community gardens.~~
 - 1.2.4 *Encourage property owners and provide technical assistance for traditional and new enterprises, for example, Community Supported Agriculture.*
 - 1.2.5 ~~Continue support of marketing opportunities~~ *Support marketing and procurement programs for* local agricultural products, including farmer's markets and the pursuit of industries that utilize local agricultural products.
 - 1.2.6 ~~Investigating new forms of agricultural and forestal production and alternative rural business that contribute to the rural character.~~
 - 1.2.7 ~~Creating and providing staff support for a local advisory committee on agricultural and forestall activities as industries that utilizes local, regional, State, and forestal resources and agencies.~~

1.3 ~~Support those public and private entities that can help to develop, train and/or retrain the James City County workforce to satisfy our present and future employers' 21st Century job needs by:~~

1.3 *Support public and private entities, like the Peninsula Council for Workforce Development, that can help to develop, train and/or retain the James City County workforce and encourage a variety of commercial, industrial, research and technology development that provides locally-based employment opportunities and reinforces the ability of County citizens to attain self-sufficiency through full-time, year-round employment with higher wages.*

1.3.1 ~~Promoting exposure, internships, and training of high school and college students in vocational or technical fields as well as continuing vocational or technical fields as well as continuing vocational education and retraining for adults.~~ *Promote exposure of high school and college students to vocational and technical fields through internship and training programs.*

1.3.2 ~~Develop a mentorship program between William and Mary and other local college-aged students. (See also Population Needs).~~

1.3.3 ~~Promoting full time employment, adequate wages and a full range of benefits that make housing and health insurance affordable.~~ *Promote the attraction and creation of full time job opportunities, with self-sufficiency wages and a full range of benefits to make housing and health insurance affordable attainable.*

1.3.4 *Promote* ~~Promoting~~ the resources of local colleges and universities to companies seeking technical and research assistance and job training.

1.3.5 ~~Supporting~~ *Support* the growing elderly retiree population by ~~developing economic~~ *identifying job opportunities* for ~~elderly people retiring from their first career but who are still working~~ *still want or need to work.* (See also Population Needs).

1.3.6 ~~Supporting the development of a permanent satellite campus for Thomas Nelson Community College.~~

1.3.7 ~~Consider establishing a workforce training center within the County for employment opportunities within the County, such as the future Discovery Center in the Research and Development portion of New Town.~~

- 1.4 Encourage a **balanced** mixture of commercial, industrial, and residential land uses in a pattern and at a pace of growth supportive of the County's overall quality-of-life, fiscal health, and environmental quality. This includes ensuring the adequate availability of a selection of marketable "ready-to-go" industrial and office properties and encouraging the growth and development of new and existing small businesses and actively promoting redevelopment where needed.
- 1.4.1 ~~Continue to obtain control of selective properties with industrial potential.~~ Encourage private/public partnerships or similar initiatives to ensure the development of quality industrial and office parks to offer a functional and quality environment for potential economic development prospects.
- 1.4.2 ~~Promote the location~~ **Continue** to promote the location of new business and industry within the County's Enterprise Zone. Actively assist and monitor in the hiring, through training and retraining, of target populations living in neighborhoods within the Enterprise Zone.
- 1.4.3 ~~Continue to~~ **Maintain** an active and effective Economic Development strategy, which includes existing business retention and expansion, the formation of and assistance to new business, and new core business recruitment.
- 1.4.4 Continue to analyze County regulations, policies, and procedures to ensure that they do not unnecessarily inhibit commercial and industrial development.
- 1.4.5 ~~Adequately~~ **Continue to** monitor the County's economic health and vitality and adjust policies as needed to achieve this strategy.
- 1.4.6 ~~Promote new and existing small business~~ **the creation of new and retention** of existing small businesses, including women-owned and minority-owned businesses by;
- 1.4.6.1 Creating new and supporting ~~existing~~ programs to assist small businesses with initial business plans and construction issues.
- 1.4.6.2 Reviewing the Zoning Ordinance to ensure it allows appropriate home occupations and other small businesses.
- 1.4.6.3 **Retain those companies who successfully graduate from the technology business incubator.**

1.5 Promote and encourage infill development, the redevelopment of existing parcels, and the adaptive reuse of existing buildings to efficiently use infrastructure and natural resources.

- 1.5.1 *Prioritize the rehabilitation of Brownfield areas by promoting these sites to new business. (See also Environment and Land Use).*
 - 1.5.2 *Encourage new development and redevelopment of non-residential uses to occur mainly in areas where public utilities are either available or accessible within the PSA and infrastructure is supportive.*
 - 1.5.3 *Participate in the development of micro plans for strategic redevelopment areas such as Williamsburg Crossing, Croaker Interchange, and Williamsburg Pottery. (See also Land Use).*
 - 1.5.4 *Incentivize LEED (Leadership in Energy and Environmental Design) certification for the construction and/or retrofitting of non-residential buildings. (See also Environment).*
 - 1.5.5 ~~Promote~~ **Require** water conservation techniques among new and existing businesses.
 - 1.5.6 Encourage the development of new businesses that are less water dependent and locate businesses accordingly. *For those businesses with higher water use, encourage exploration of grey or reclaimed water usage to meet water needs.*
 - 1.5.7 Utilize the James City Service Authority (JCSA) Newport News Water Work, and Hampton Roads Sanitary District to promote desirable economic growth through the provision of water and sewer infrastructure consistent with the Comprehensive Plan policies and the regulations governing utility service.
 - 1.5.8 Provide adequate water and sewer services to designated industrial and commercial office areas in a timely manner.
- 1.6 ~~Continue to diversify the economy by transitioning away from a tourism-dependent economy, toward more based economy.~~**
- 1.6 *Continue to diversify James City County's economic and socio economic base.***
- 1.6.1 *Support the development of diverse types of retail and non-retail core business.*
 - 1.6.2 *Support the provision of mixed cost and affordable/workforce housing near employment centers and transportation hubs.*
 - 1.6.3 *Promote tourism and associated industries as a year-round industry in the County year.*
 - 1.6.4 *Attract "clean and green" development and redevelopment projects that also offer enhanced job opportunities.*

- 1.6.5 *Establish Research and Technology area(s) with appropriate incentives as allowed by State legislation.*
- 1.7 ~~Ensure that County residents and businesses have access~~ *Promote the County's home-based businesses, business and government* have access to high speed digital services ~~faster than ten megabites per second~~ *that meet or exceed the National Broadband Strategy*, and other advanced technology by:
 - 1.7.1 *Facilitate the development of a County wide broadband deployment policy and plan.*
 - 1.7.2 Conducting *Encourage* education programs to help prevent disparity between those who are and are not computer literate.
 - 1.7.3 ~~Updating the Zoning Ordinance/Proffer Policy accordingly to make reasonable provisions for infrastructure installation during the development stage by the developer. Investigate the options available for retrofitting older established neighborhoods by the County and private contractors.~~
- 1.8 ~~Continue to maintain a supportive economic environment for existing industry and business and undertake public actions and cooperate in private actions that support and promote desirable commercial and industrial development.~~
- 1.8 *Maintain a supportive economic climate that facilitates the growth of existing businesses and industries and attracts desirable non-residential development.*
 - 1.8.1 Focus public sector resources and the efforts of the County Office of Economic Development on recruiting and retaining institutional and commercial offices, industrial developments, business and industrial support services, research and development centers, and technology commercialization *opportunities and research and growth centers that export goods or services from and import wealth into the County.*
 - 1.8.2 Continue to analyze County regulations, policies, and procedures to ensure that they do not unnecessarily inhibit non-residential development.
- 1.9 ~~With strong community input and the industrial Development Authority input, as appropriate, address specific redevelopment issues and/or changes in land use designation in the following areas:~~
 - 1.9.1 ~~Lightfoot Area and Old Moretown Road, including addressing impacts of the Williamsburg Community Hospital relocation and other developments in Upper York County.~~
 - 1.9.2 ~~Route 60 East Road widening/realignment through the lower part of the County and the resulting impact on the grove Community.~~

- 1.9.3 ~~Eastern State Hospital, if closed or portions sold by the State, and its access needs.~~
- 1.9.4 ~~Jamestown Road, prepare for economic impact of 2007 events and plan for long term uses for this areas after the events.~~
- 1.9.5 ~~New Town/Crossroads area, consider implementing the recommendations of the "Crossroads" study.~~
- 1.9.6 ~~BASF property, once the environmental remediation is complete.~~
- 1.9.7 ~~Five Forks area, including an evaluation of its boundaries.~~

1.10 ~~Monitor County socioeconomic data, trends, and projections that include but are not limited to:~~

- 1.10.1 ~~Tracking and updating as needed the County population growth, economic indicators employment ratios, and commercial vs. residential growth indicators.~~
- 1.10.2 ~~Analyze the impact on existing County businesses of large retail establishments within the County or adjacent to the County.~~
- 1.10.3 ~~Prepare a fiscal analysis of the commercial and residential development potential and establish a goal of maintaining a balance of residential and non residential development which ensures the fiscal health of the County.~~