



SIEG REZONING

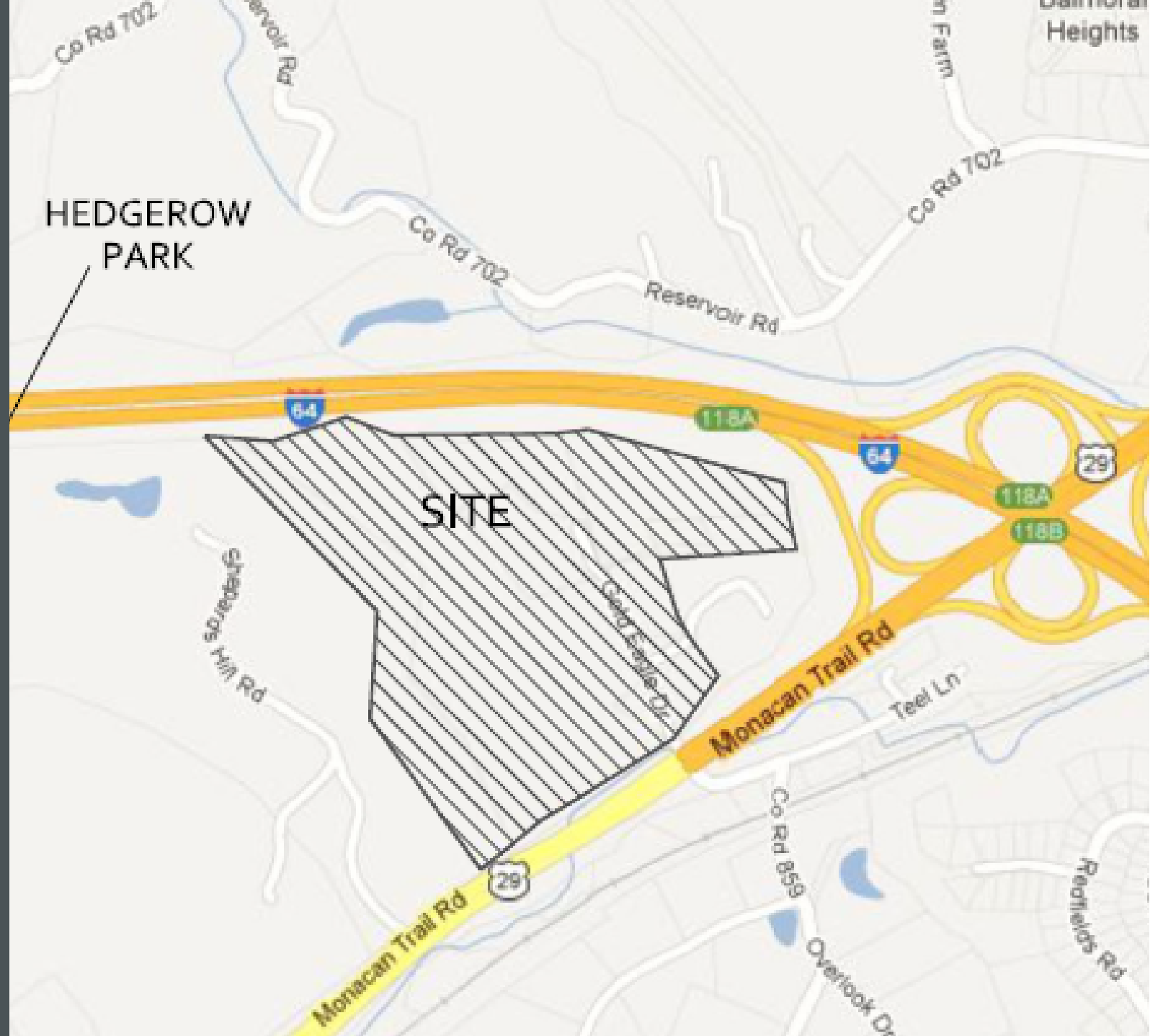
ZMA 202200002

Board of Supervisor's Meeting

March 18, 2026

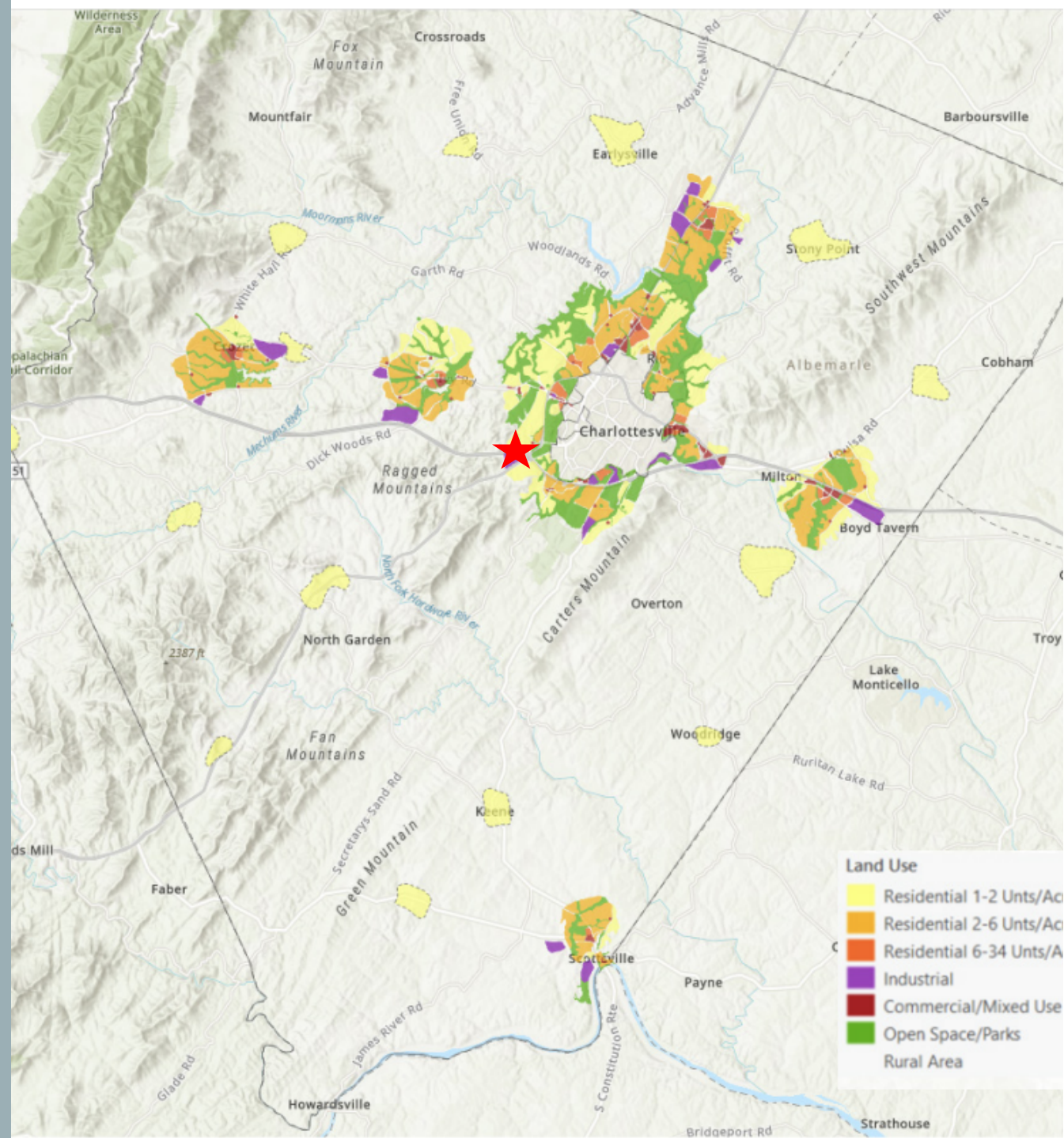
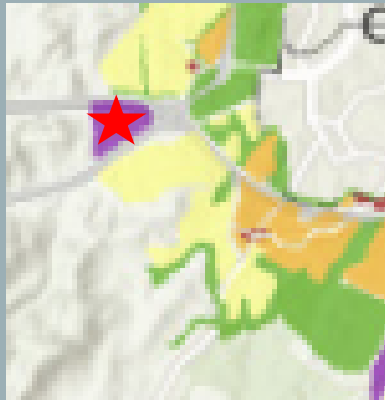
SIEG LOCATION

- 62 acre mixed use development at Intersection of Interstate 64 and Route 29
- Up to 56,000 cars pass this site daily- great for commercial opportunity!
- Proximity to Cville, UVA, Fontaine Research Park



1971 COMPREHENSIVE PLAN LAND USE MAP

The Sieg Property
has been in the Development Area
of Albemarle County for **55 years**

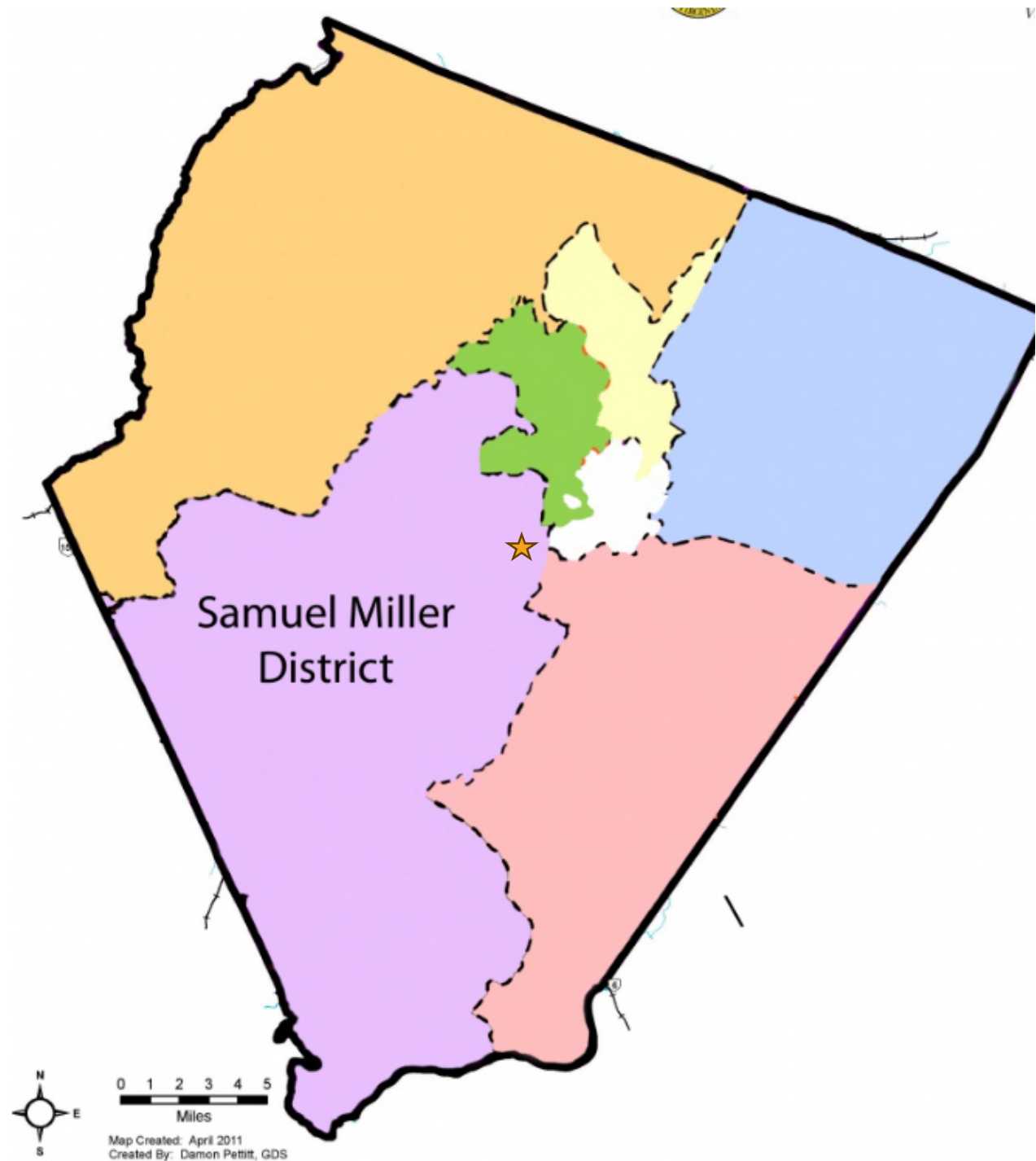


SAMUEL MILLER MAGISTERIAL DISTRICT

Largest land area but smallest
population density and least
commercial activity.

Almost Exclusively Single-Family
Homes

Sieg Creates Balance that Aligns
with the Comprehensive Plan



HOUSING

- Only 7% of Albemarle County's existing Development Area is developable
- Existing rezonings have only provided 58% of the recommended units contemplated in the Comprehensive Plan.

**The Sieg 62-acre parcel
is of key importance
to achieve housing + economic goals**

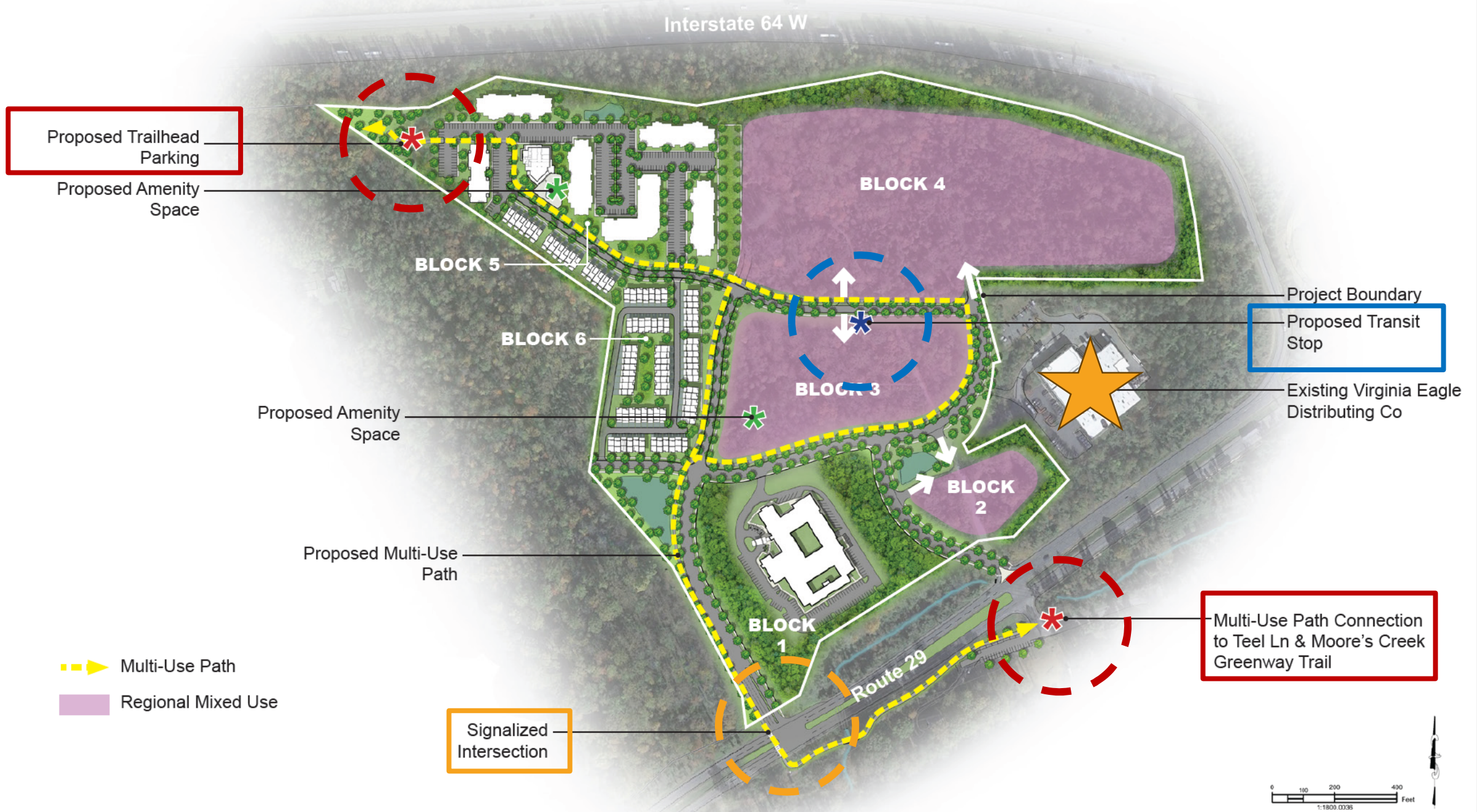
LIVE, WORK & PLAY

- 600 new homes
- Comp Plan recommendation is up to 34 DUA (3x)
- 20% dedicated affordable housing (rental and for sale)
 - 10% at 60% AMI
 - 10% at 80% AMI

- Majority of the site- 440,000 sq ft of commercial/retail/office (includes Light Industrial)
- People who work here can also live, shop, eat and recreate here.

TRANSPORTATION IMPROVEMENTS

- **Traffic Impact Analysis approved in 2023 with updated counts in 2025**
- **No significant impact to surrounding infrastructure function.**
- **New Traffic Signal approved by VDOT** enhances safety and improves operations.
- **Upgraded Park and Ride Lot**
- **Comp Plan Goal fulfilled:** Gold Eagle Dr restricted to RIRO while preserving full movement at Teel Lane (Sherwood Farms access).
- **Transit Stop** internal to the site: future CAT or UTS route
- **Offsite 10-foot shared use path 900 linear feet with stream crossing**



SIEG PUBLIC BENEFIT

\$11MM

Tap fees to help fund
public infrastructure

\$5.7MM

Annual Tax Revenue
to Albemarle County

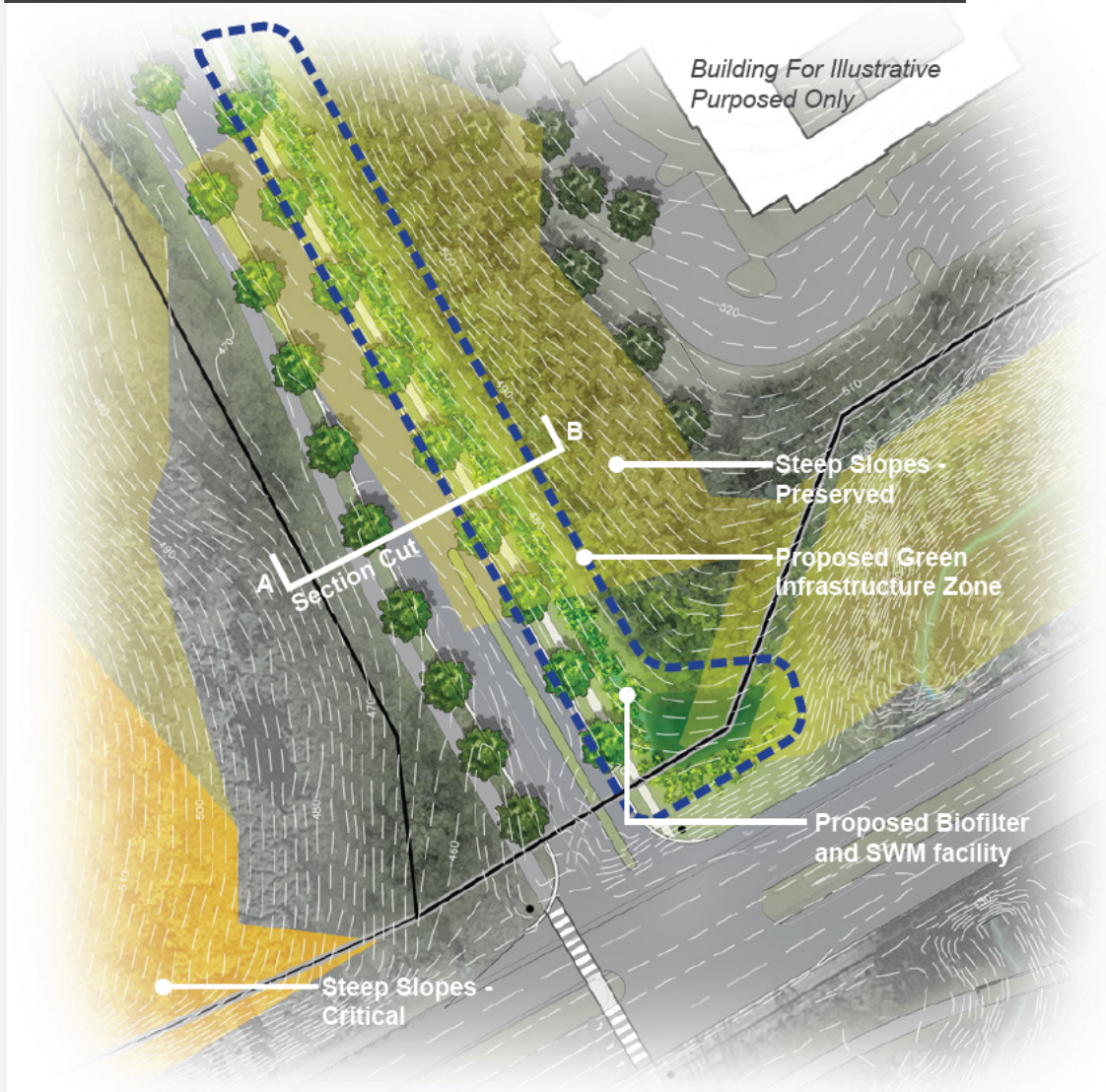
\$1 Million

Water pressure table
connection Valve

\$25MM

developer investment
to be pad ready

GREEN INFRASTRUCTURE

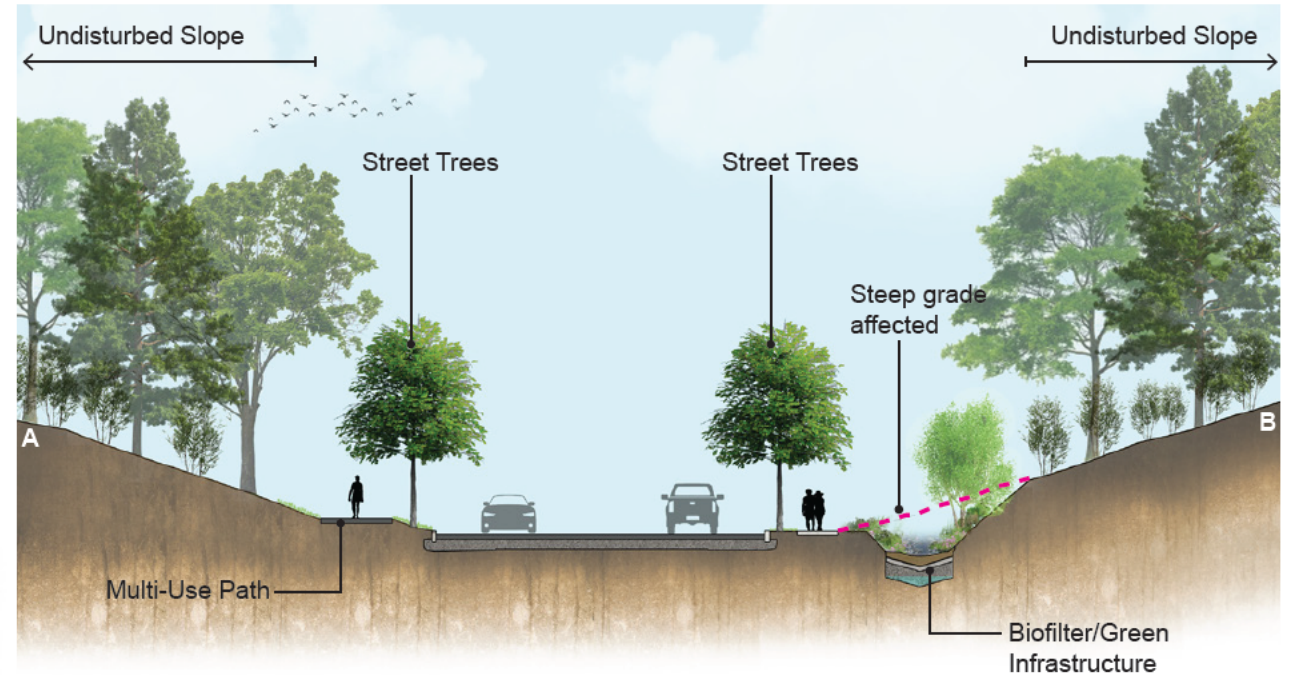


Entrance Road Illustrative Plan View

Impacts to Preserved Slopes

Reduced by 34% (almost 2 acres)

Biofilters have been added along the Entrance Road.



Entrance Road Section View

EXISTING CONDITIONS



**RAGGED
MOUNTAIN**
980 Acres

Potential Hedgerow
Park Connection &
Trail Parking

**2200 acres of public land
conservation nearby**

**FUTURE
HEDGEROW
PARK**
340 Acres

**SWEETSPOT
PROPERTY**

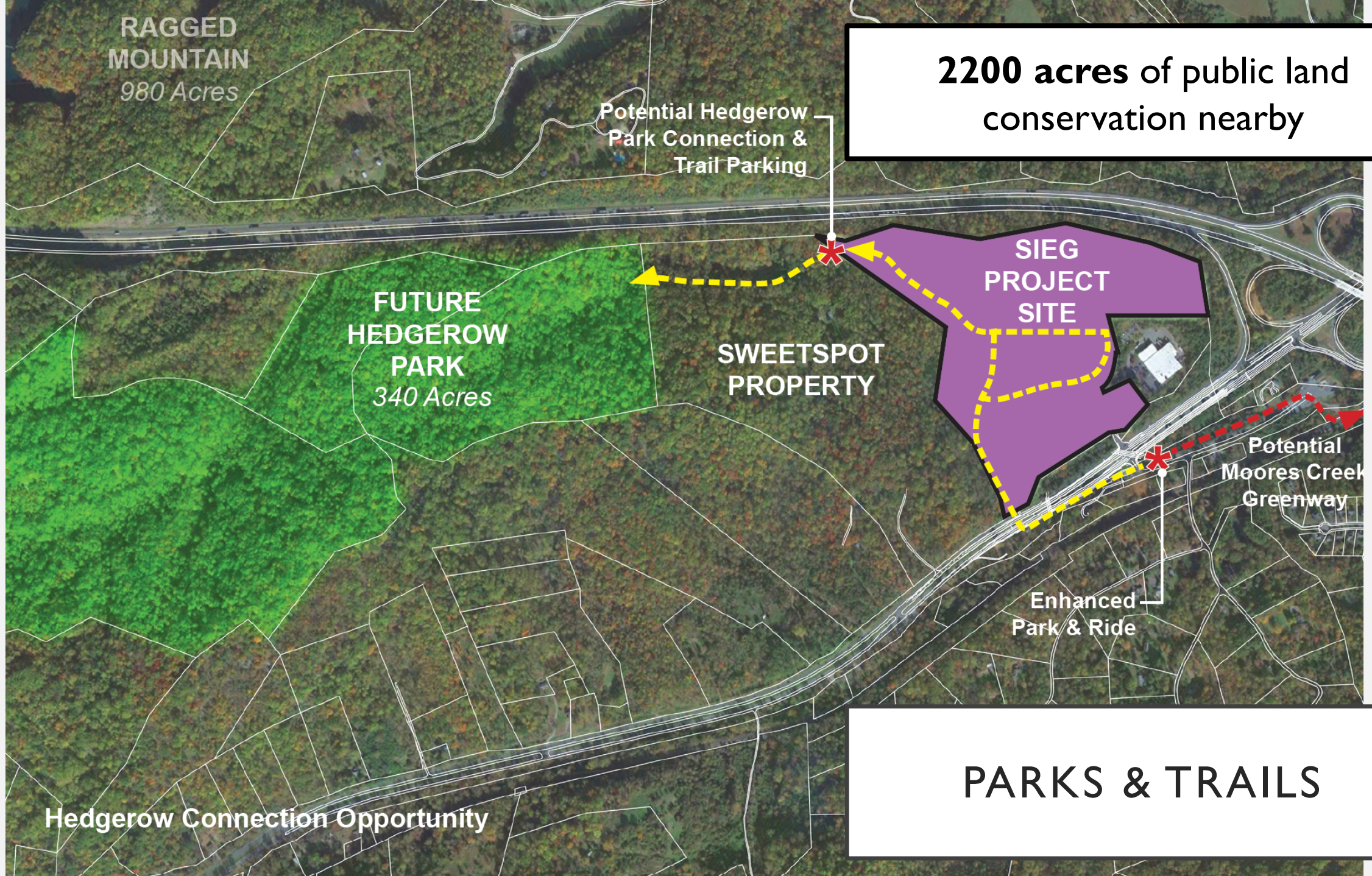
**SIEG
PROJECT
SITE**

Potential
Moore's Creek
Greenway

Enhanced
Park & Ride

Hedgerow Connection Opportunity

PARKS & TRAILS





Sieg Off Site Improvements

*Building for Illustrative
Purposes Only*

Route 29

Multi-Use Path
Crossing at
Signalized
Intersection

Pedestrian Bridge
Ex. Stream

Enhance Existing Park &
Ride Parking Lot with 25-
30 Spaces

Multi-Use Path Extension

Signage Indicating
Private Drive

0 20 40 60 Feet
1:300 (0/08)