Boulders Road Extension Project

Albemarle County, VA

December 2025

Jeff Richardson, County Executive

Trevor Henry, Deputy County Executive

Project Details

Roadway Improvements

- New roadway distance of 2,300 linear feet
- Roundabout to provide efficient access to several parcels, near Boulders Court
- Crossing of unnamed intermittent tributary
- Quadruple box culvert crossing at Herring Branch
- Intersection improvements at Austin Dr, including dedicated right-hand and left-hand turn lanes

Cost

Estimate: $42 million

- TPOF: $20.0M
- AstraZeneca: $12.0M
- Albemarle local: $10.0M

Administration approach

Locally-administered project using Design-Build procurement, with collaborative support from the Culpeper District


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Current Land Use & Economic Development Activity

Rivanna Station

- Military intelligence sub-installation on 76 acres
- 3,000 employees, primarily civilian
- Opened in 2001, expanded in 2010
- Anchor to $1.2 billion regional national security/intelligence sector (#2 sector in region)

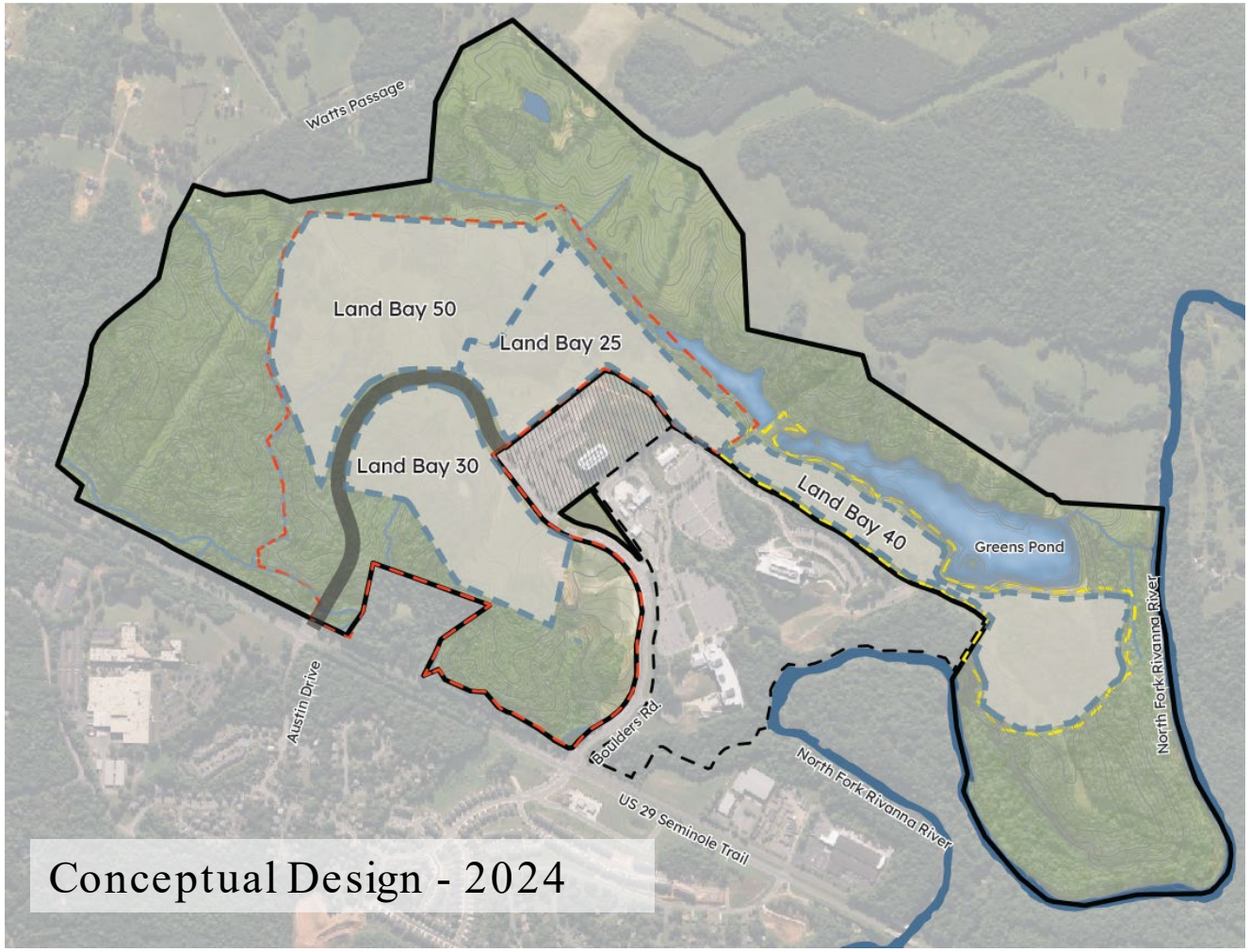
Boulders One

- Approximately 400 employees on 5.5 acres
- Privately owned office building


Boulders 1
Rivanna Station
Seminole Trail
Boulders Rd
Boulders Ct
Whitney Ct
Heather Ct
Silk Wood Ct
Elm Tree Ct
Fanning Branch
North Fork Rivanna River
City Electric Supply
Charlottesville
29

Rivanna Futures

- 463 acres purchased by Albemarle in 2023
- 172 acres in Development Area, Zoned Light Industrial/ Office
- Goal: protect Rivanna Station, grow innovation campus



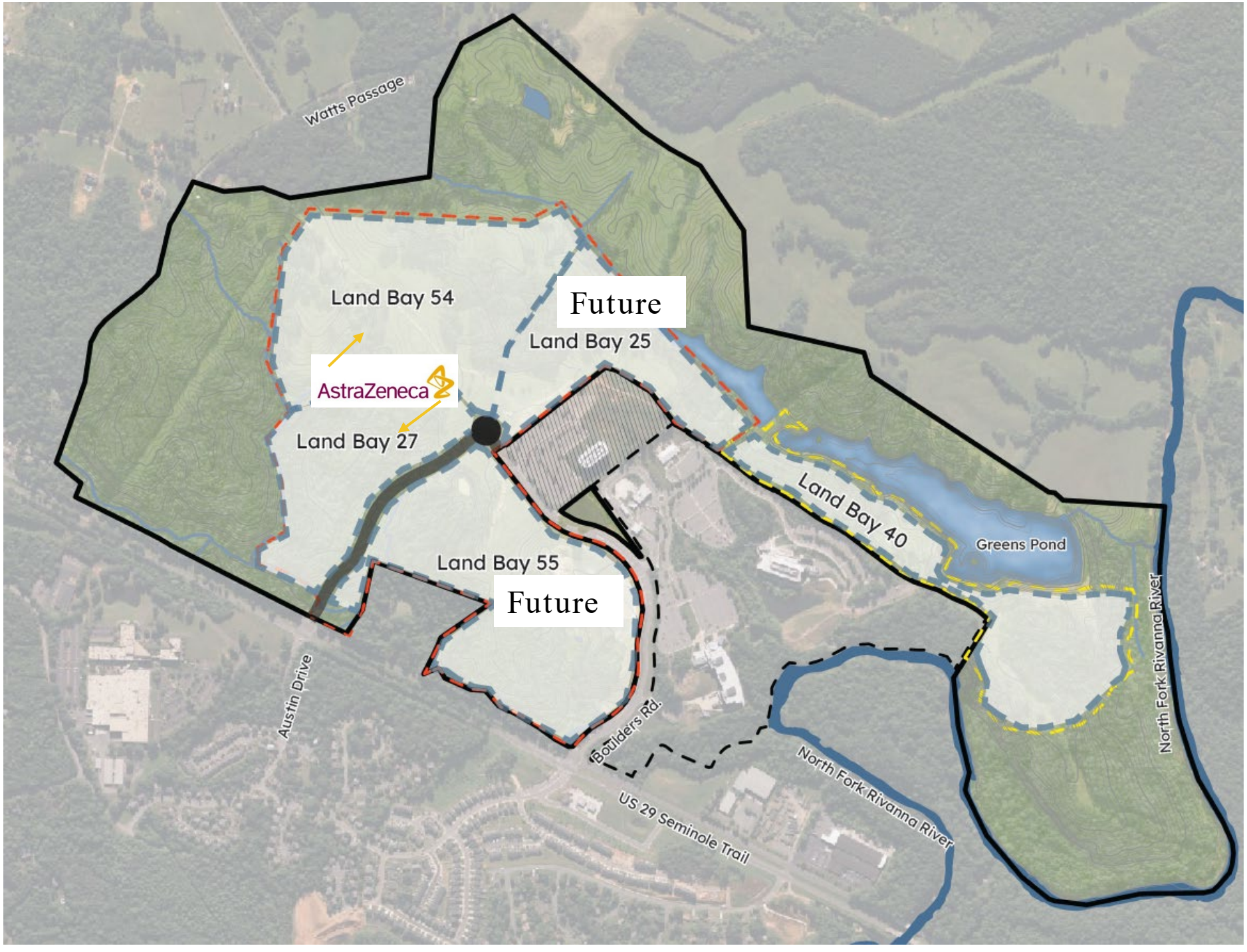
Future Land Use & Economic Development Activity

AstraZeneca

- 82 acres
- $4.5 B manufacturing campus
  - Facility 1 opens ~2028/29
  - Facility 2 opens ~2029/30
- 600 direct jobs

Future

- 80 acres of developable Light Industrial / Office
  - Across 2 sites, 25 acres and 55 acres


Watts Passage
Land Bay 54
Future
Land Bay 25
AstraZeneca
Land Bay 27
Land Bay 40
Greens Pond
Land Bay 55
Future
Austin Drive
Boulders Rd.
US 29 Seminole Trail
North Fork Rivanna River
North Fork Rivanna River

Summary Land Use & Economic Development Activity

Tenant	Acreage	Jobs
Rivanna Station	76	3,000
Boulders One	6	~500
AstraZeneca	82	600
Future Available	80	TBD *Estimated 1,050-1,660 direct jobs*

Rationale

- Boulders Road is the only access serving the 3,500 existing employees serving Rivanna Station's mission.
  - Military intelligence installation/operational security concern
- AstraZeneca
  - 600 additional employees, 24/7 operations
  - ~10 truck trips per week
  - Redundant access required to ensure uninterrupted flow of staff and materials
- Future development
  - 80 undeveloped acres zoned Light Industrial


AstraZeneca
AstraZeneca


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