

3.8 Need Category: Access to Industrial and Economic Development Areas (IEDAs)

Measure: Location and Readiness Status of Industrial and Economic Development Areas (IEDAs)

What it means: Sites selected for the Virginia Economic Development Partnership (VEDP) Virginia Business Ready Sites Program (VBRSP) that may require improved transportation access in the near future

Applicable VTrans Travel Market: Statewide

Identification of Needs

- Data Sources:
 - VEDP, VBRSP, Table of IEDA sites
- Year of analysis: 2019
- Period of analysis: n/a
- Calculations:
 - 1. Identify sites accepted in the VEDP Business Ready Sites Program
 - 2. Work with the VEDP to exclude office-only sites.
 - 3. Define Needs by VEDP readiness tiers. Tiers include:
 - Tier 1 Raw land with interested seller
 - Tier 2 Site controlled and marketed for development
 - Tier 3 Zoned industrial/commercial, due diligence complete
 - Tier 4 Certified as "infrastructure ready"
 - Tier 5 "Shovel Ready" permits in place



- 4. Threshold for Need for Access to Industrial and Economic Development Areas: IEDA sites that have achieved a readiness status of Tier 3 or higher in VEDP's Business Ready Sites Program, are identified as those with a VTrans Mid-term Need for Access to IEDA's.
- 5. Identify roadway segments with a Functional Classification above Local Streets
- 6. Establish a two-mile buffer around IEDA sites
- 7. Manually select roadway segments that connect an IEDA parcel to the nearest CoSS roadways and along CoSS roadway segments within a two-mile buffer of the site, or if there is no CoSS roadway within two miles, select segments that connect to the nearest CoSS.

¹ Virginia Economic Development Partnership, Business Ready Sites Program, https://www.vedp.org/vbrsp





4.2.8 Prioritization within Access to Industrial and Economic Development Areas (IEDAs) Need Category

Applicable VTrans Travel Market: Statewide

Utilized for: Establishing Construction District Priority Locations

Severity of VTrans Mid-term Need for Access to Industrial and Economic Development Areas (IEDAs)

- Source data:
 - Established priorities for CoSS and RN Need for Congestion Mitigation
 - Established priorities for CoSS and RN Need for Improved Reliability
 - IEDA locations (polygons)
- Calculations
 - Node-specific VTrans Mid-term Need for Access to Industrial and Economic Development Areas (IEDAs) are assigned to roadway segments using the following method:
 - Identify roadway segments with a Functional Classification above Local Streets
 - Establish a two-mile buffer around IEDA sites
 - Manually select roadway segments that connect an IEDA parcel to the nearest CoSS roadways and along CoSS roadway segments within a two-mile buffer of the site, or if there is no CoSS roadway within two miles, select segments that connect to the nearest CoSS.
 - Calculate the distance in miles from a road segment midpoint to the centroid of the IEDA to which the road segment provides access.
 - For each segment, find the maximum value (noted as X below) from the following priorities previously assigned to the identified roadway segments: (1) CoSS Need for Congestion Mitigation; (2) RN Need for Congestion Mitigation; (3) CoSS Need for Improved Reliability; and (4) RN Need for Improved Reliability.

Magnitude of VTrans Mid-term Access to Industrial and Economic Development Areas (IEDAs)

None since Need for Congestion Mitigation and Need for Improved Reliability include Magnitude components

Prioritizing within Industrial and Economic Development Areas (IEDAs) Need Category

For each VDOT Construction District, assign the following values based on mileage¹ to develop VDOT Construction District-specific Very High, High, Medium, and Low categorizations for VTrans Mid-term Need for Access to Industrial and Economic Development Areas (IEDAs).

- Very High (Score 7): 2.5 miles ≥ IEDA distance, and value X > 1
- High (Score 6): 5 miles ≥ IEDA distance > 2.5 miles, and value X > 1
- High (Score 5): IEDA distance > 5 miles or IEDA distance is null, and value X > 1
- Medium (Score 4): 2.5 miles ≥ IEDA distance, and value X = 1
- Medium (Score 3): 5 miles \geq IEDA distance > 2.5 miles, and value X = 1
- Low (Score 2): IEDA distance > 5 miles or IEDA distance is null, and value X = 1
- Low (Score 1): Max Congestion or Reliability priority is null (no Congestion or Reliability needs)

Where prioritization values do not break exactly at the percentile categories, assign all values to the higher category until there is a new prioritization value. For example, if the top 7% of roadway miles all have the same score, then 7% of miles would be classified as Very High.

