

2011 Local Enterprise Zone Annual Program Report



Zone Number and Name: Zone #28 Richmond North/Henrico County



**VIRGINIA DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT**
Partners for Better Communities

Main Street Centre
600 East Main Street, Suite 300
Richmond, Virginia 23219
(804) 371-7030
EZONE@dhcd.virginia.gov
www.dhcd.virginia.gov

Annual Reports are to be submitted to the Virginia Department of Housing and Community Development by Friday, July 13, 2012.

According to 13VAC 5-112-550, "A local governing body shall submit annual reports to the department for the purpose of program monitoring and evaluation. Annual reports shall be submitted to the department on Form EZ-3-AR no later than July 15 of the following year. Annual reports shall include information and data for the purpose of program evaluation as requested on Form EZ-3-AR." The material provided by your locality will be used in the DHCD Enterprise Zone Program Report to the General Assembly.

An electronic version of the 2011 Form EZ-3-AR is available on the program webpage at http://www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/VEZ_Local_Zone_Administrators.htm.

Each locality with an Enterprise Zone designation must submit an **electronic copy** of the Annual Report. In the case of a joint zone, **EACH** participating locality must complete an annual report.

The electronic copy of the completed annual report is due **Friday July 13, 2012.** **Hard copies are no longer required.** Please email the electronic copy to Lauren Fink at Lauren.Fink@dhcd.virginia.gov

Reporting Period: January 1, 2011 through December 31, 2011

Zone Name (Locality): Richmond North/Henrico County		Zone Number: 28
<small>*In the case of a joint zone, list one locality per report.</small>		
Year Designated: 2003	Date of Last Amendment: 9/15/2011	
Total Zone Acreage: 3,364	Number of Non-Contiguous Areas: 1	
Year Local Zone Description was last updated (attach most recent update): 2011		
Type of Jurisdiction (Check One)		
<input checked="" type="checkbox"/> County	<input type="checkbox"/> Consolidated City	<input type="checkbox"/> City/Town
Contact Person: David Sacks	Change from previous year <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Phone: 804-501-7611	Change from previous year <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Address: P.O. Box 90775 Henrico, VA 23273	Change from previous year <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
E-Mail: sac01@co.henrico.va.us	Change from previous year <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Please evaluate the effectiveness of your locality's Enterprise Zone program by answering each of the following items. The reporting period is January 1, 2011-December 31, 2011.

I. ZONE ACTIVITIES

In the space below list the major projects, and/or revitalization activities that have occurred within the zone during the reporting period. For example, the announcement of a major corporation's new location in the zone, announcement of a plant closure, construction of a shell building, or the reuse of an important "white elephant" building. DHCD uses this information to populate the list of activities in program's annual report to the General Assembly. (*Limit response to the space provided.*)

- Enterprise Zone Boundary Expansion:
 - On September 15, 2011 the Department of Housing and Community Development approved the County's boundary amendment and local incentive modification request for the Henrico County Enterprise Zone. Commercial properties along Audubon Drive, Oakley's Court, and Staples Mill Road were included in the revision. This increased the total acreage from 3,319 acres to 3,364 acres.
- New Local Incentive:
 - *Existing Freestanding Signage Grant* - Grants up to the lesser of 33% or \$2,000 for demolition, replacement, or refurbishment of an existing freestanding sign. New freestanding signs are not eligible for this grant. This grant may be used separately or with other grants.
- New Marketing Materials:
 - Produced a new brochure advertising the Enterprise Zone and associated incentives. A PDF of the new brochure has been attached.
- Revitalization Activities:
 - *Medical Building at Reynolds Crossing* - A new medical center was approved for construction at Reynolds Crossing on Forest Avenue. The facility contains three distinct medical operations: Bon Secours Virginia Health System Inc., Virginia Urology, and Virginia Physicians Inc, among others. The building is scheduled to open in 2012.
 - *IHOP Restaurant* - A former bank was converted into an IHOP Restaurant on S. Laburnum Avenue. The project utilized multiple local Enterprise Zone incentives and was completed in November 2011.
 - *Dogwood Veterinary Emergency and Specialty Center* - An extensive remodel of a vacant retail store was done to accommodate the veterinary facility. Located on W. Broad Street, the project utilized multiple local Enterprise Zone incentives and was completed in December 2011.
 - *Sears Auto Center* - An extensive rehabilitation of a vacant auto repair shop on W. Broad Street started in 2011. A variety of local incentives were used and the project was completed in February 2012.
 - *Bank of America* - An extensive upgrade was completed, investing over \$3 million to the Villa Park operations center to develop a thermal energy storage facility.

II. LOCAL INCENTIVE UTILIZATION

Provide the following information for **all** current local incentives during the reporting period in the chart below. For each incentive, describe the qualification criteria in place, the provider of the incentive, and the office/individual who approves applicants. For 2011, indicate the number of qualified businesses and calculate the total financial value of that incentive for 2011. For incentives that require a certain level of job creation or investment, enter the total number of jobs created or investment leveraged for all qualified 2011 applicants. **Lastly, for any incentives that were not utilized in 2011, please provide an explanation for its lack of utilization and describe any plans to improve usage of the incentive.**

An example is included in the first row of the chart below. Feel free to add rows as needed.

Incentive Name	Description/Administration			2011 Utilization			
	Qualification Criteria	Provider (Such as City's Economic Development Office, County IDA, etc.)	Entity/Individual who approves applicants (Such as Local Zone Administrator, Commissioner of Revenue)	Number of Qualified Businesses in 2011	Financial Value of Incentive in 2011	Total # of Jobs Created or Investment Leveraged (for incentive requiring job creation or property investment only)	If the incentive was not utilized in 2011, please provide an explanation and discuss any plans to improve usage
Architectural Assistance Program	Property owner or tenant requests assistance in façade design, with intention of rehabilitating property	Dept. of Community Revitalization	Local Zone Administrator	8	\$20,000	Jobs (#): n/a Investment (\$): n/a	
Commercial Industrial Rehabilitation Grant	Must create 1 job for each \$10,000 received, 51% jobs must be for persons of previously low income; contractors follow federal Davis-Bacon requirements	Dept. of Community Revitalization	Local Zone Administrator	1	\$4,878.60	Jobs (#): 1 Investment (\$): \$14,783.62	
Existing Small Business Façade Grant	Existing small businesses with a maximum of six full-time equivalent employees	Dept. of Community Revitalization	Local Zone Administrator	0	0	Jobs (#): n/a Investment (\$): n/a	Already utilized in 2012; staff will increase marketing efforts
Paving and Parking Lot Sealing Grant	Properties with existing buildings or where an addition(s) to an existing building is proposed	Dept. of Community Revitalization	Local Zone Administrator	3	\$13,896.31	Jobs (#): n/a Investment (\$): \$84,787	
Landscaping Grant	Properties with existing buildings or where an addition(s) to an existing building is proposed	Dept. of Community Revitalization	Local Zone Administrator	1	\$2,000	Jobs(#): n/a Investment (\$): \$6,162	
Existing Freestanding Signage Grant	Existing freestanding sign on property in need of demolition, replacement, or refurbishment	Dept. of Community Revitalization	Local Zone Administrator	0	0	Jobs (#): n/a Investment (\$): n/a	New incentive as of September 2011; already utilized in 2012

Building Demolition Grant	Demolition must clear the site for an additional investment of \$250,000 for a new building	Dept. of Community Revitalization	Local Zone Administrator	0	0	Jobs (#): n/a Investment (\$): n/a	Staff will increase outreach efforts
Off-Site Improvement Grant	Must invest a minimum \$250,000 in a new building or \$50,000 in exterior improvements to an existing building; must create one job for previously low income persons for each \$10,000 received; contractors follow federal Davis-Bacon requirements	Dept. of Community Revitalization	Local Zone Administrator	0	0	Jobs (#): n/a Investment (\$): n/a	Staff will increase marketing efforts
Rehabilitation Real Estate Tax Exemptions	Must request assessment before rehabilitation work begins; building must be at least 26 years old	Dept. of Real Estate Assessment	County Assessor	17	\$255,468.54	Jobs (#): n/a Investment (\$): \$29,364,200	
Plan Review/Permit Fee Waivers	Own property or business in the Enterprise Zone	Building Official and Dept. of Planning	Building Inspections and Permit Center	108	\$86,857.00	Jobs (#): n/a Investment (\$): \$29,829,373.81	
Accelerated Development Processing	Propose a major development in the Enterprise Zone	Dept. of Planning	Director of Planning and County Manager	3	n/a	Jobs (#): n/a Investment (\$): \$10,486,900	
Crime Prevention Through Environmental Design	Own property or business in the Enterprise Zone	Dept. of Police	Local Zone Administrator	3	n/a	Jobs (#): n/a Investment (\$): n/a	
Employment Training and Assistance	Own property or business in the Enterprise Zone	Capital Region Workforce Partnership	Local Zone Administrator	n/a	n/a	Jobs (#): n/a Investment (\$): n/a	Staff will work with Capital Area Training Center to design outreach programs
Fire Safety Assistance	Own property or business in the Enterprise Zone	Dept. of Fire	Local Zone Administrator	3	n/a	Jobs (#): n/a Investment (\$): n/a	
Training Seminars for Businesses	Own property or business in the Enterprise Zone	Dept. of Community Revitalization	Local Zone Administrator	0	0	Jobs (#): n/a Investment (\$): n/a	Staff will modify current approach to work through business associations in lieu of hosting specialized seminars

III. JOB CREATION DATA

Provide the following information for **all** businesses **within the zone** for the 2011 reporting period. In the space provided under the chart below, document the sources used to collect the job creation information. If estimating, explain the methodology used. Larger cities and counties may have to estimate job creation within the zone when using the VEC reports by census tracts. **Please do not use job figures for the entire locality**; we are only looking for information within the zone boundaries.

2011 Business Activity	New	Expansions	Closures
# of Businesses	86	323	109
# of Jobs Created/Lost	+657	+1622	-806
List of Businesses (names) <i>Add additional rows as needed</i>	See Attachment: "Job Creation Data.pdf"		

Sources/Methodology:

Virginia Employment Commission (VEC) data was used for the number of jobs created, jobs lost, new businesses, business expansions, and business closures.

All data were derived by comparing 4th quarter business and employment information from 2010 and 2011 as provided by the VEC quarterly data reports.

New businesses are those which appear in the 2011 report, but do not appear in the 2010 report. Expanded businesses are those which increased employment between the 2010 and 2011 reports. Closed businesses are those which appear in the 2010 report, but do not appear in the 2011 report. However, some businesses simply did not report and are assumed closed in the VEC report, but they may remain open.

IV. INVESTMENT DATA

DHCD tracks private and public investment separately for each locality. In the case of a joint zone, each participating locality is required to submit an Annual Report, with the investment data requested below reported for each individual locality.

A. Private Investment on Nonresidential Structures

For each type of permit listed below, indicate the number and dollar value of permits issued for private sector actions **within the zone** during the reporting period. **Do not use** permit information for the **entire locality**.

Type of Permit	Number of Permits	Dollar Value
<i>New Construction Non-Residential</i>	31	\$ 6,758,059.00
<i>Rehab/Expansion/Demolition</i>	106	\$10,402,411.46
TOTAL	137	\$17,160,470.46

B. Public Investment

Please indicate the public dollar amount, and if necessary, provide a description of any public investments that occurred **in the zone** during the reporting period.

Type of Investment	Public Dollar Amount	Description
<i>Infrastructure</i>		
Streets/Sidewalks	\$0	
Water	\$0 not available	
Sewer	\$0 not available	
Broadband	\$0	
Other	\$0 not available	
<i>Public Buildings</i>		
Improvements	\$0	
New Construction	\$0	
<i>Parks & Schools</i>		
Improvements	\$0	
New Construction	\$0	
TOTAL	\$0	

V. GOALS/OBJECTIVES

1. Please discuss any planned local goals and objectives for the locality's Enterprise Zone program. This can include amending the zone's boundaries/incentives or targeting a number of local businesses to meet with over a specified time period, etc.
 - Continue to evaluate Enterprise Zone geography based on requests for inclusion, identified areas of need and potential for success and other opportunities for modification including deletion of non-commercial parcels. Prepare an amendment in 2012 to add key economic development properties.
 - Reformat and further update County Enterprise Zone website to enhance map quality, create fillable PDFs for all forms, increase clarity of objectives, etc.
 - Evaluate opportunities for new incentives responsive to business needs and revitalization potential.
 - Target potential reinvestment properties within the current EZ that are in need of renovation and would qualify for identified incentive programs.
 - Continue to encourage existing EZ businesses to utilize available incentives to grow their business.
 - Enhance marketing efforts by updating vacant building and property inventories.
 - Continue to work with existing business associations to expand involvement and provide outreach opportunities.
 - Continue to evaluate additional incentive programs to reflect business needs.
 - Maintain EZ brochure in order to reflect current incentives and zone boundaries.
 - Re-visit EZ projects that are over five (5) years old to evaluate business sustainability and determine if certain incentives should be re-considered.
 - Continue individual business visits to educate businesses of the benefits of the Enterprise Zone, visiting at least 20 businesses in 2012.
2. For zones experiencing low or no state incentive activity, please explain actions and improvements planned to increase usage of the VEZ grant program. What specific steps will be taken to ensure an increase in applications for upcoming Grant Years?

Zone activity has been strong in recent years. For GY 2010 in FY 2011, Henrico businesses utilized seven separate VEZ grants, and were awarded \$295,108.49 in funds.

VI. MARKETING MATERIALS (PLEASE INCLUDE AS A ZIPPED EMAIL ATTACHEMENT)

1. Attach a “screen shot” of your local web page that advertises your Enterprise Zone. Please include the date that the site was last revised, and verify that the information provided is correct.

The site was last revised March 6, 2012. The information is correct. See Attachment: “EZ Website.pdf”

2. Attach a copy of any brochures or marketing materials that you currently use to advertise your Enterprise Zone.

See Attachment: “EZ Brochure.pdf”

3. Please submit an updated Zone Description.

See Attachment: “EZ Description.pdf”

VII. DHCD ASSISTANCE

Please indicate the type of assistance/services that would help meet the goals and increase the effectiveness of the local Enterprise Zone.

- Guidance on amendment process
- Technical assistance on local incentive implementation
- Seminars on state incentives to local businesses
- Interest in hosting an Enterprise Zone Workshop
- Other _____

VIII. COMPOSITE MAP

Please provide DHCD with a current map of the locality large enough to show the entire Enterprise Zone inclusive of any recently amended areas and all non contiguous areas associated with that particular zone. In the case of a joint zone, only include boundaries pertaining to the locality included in this report. Please shade the areas within the Enterprise Zone a different color so that the zone boundaries are easily discernable. Be sure to include major highways /roads, bodies of water, or other landmarks that help place the zone in a regional setting.

See Attachment: “EZ Map.pdf”

IX. ASSURANCES

As the Chief Administrator of the local governing body, I hereby certify that:

1. The information in the Annual Report is accurate to the best of my knowledge.
2. The approved local program incentives are being provided as indicated in the locality's application for Enterprise Zone Designation (Form EZ-1) or any subsequent improvements approved by DHCD.
3. I understand that if no businesses in the Enterprise Zone qualify for state incentives within a five-year period that the zone designation may be terminated.
4. I understand that if the local governing body/assigned agent is unable or unwilling to provide the specified local incentives, the zone designation may be terminated.

Chief Administrator  Date 7/15/12

Printed Name Virgil R. Hazelett, P.E. Title County Manager

Attachments

Henrico County Enterprise Zone Program Brochure

Henrico County Enterprise Zone Description

Henrico County Enterprise Zone Map

Henrico County Enterprise Zone Website Screenshot

Henrico County Enterprise Zone List of 2011 New, Expanded, and Closed
Businesses

Enterprise Zones

**Incentives and Grants to
Help Grow Your Business**



GROW: In the Zone

What is an Enterprise Zone?

An Enterprise Zone is a special area identified by Henrico County and approved by the state as being eligible for incentives designed to stimulate business development and job growth. Businesses within Enterprise Zones can take advantage of state and county financial assistance and other incentives for physical improvements to their properties.



Henrico Enterprise Zone Incentives

Architectural Design Assistance

- Professional "schematic design" assistance for eligible businesses planning to improve the appearance of their buildings
- Renderings and advice regarding early stages of architectural planning and cost estimates for improvements

Building Facade Grant

- Up to \$30,000 for renovations, including bringing buildings into compliance with codes
- Some grants carry job creation requirements

Paving and Parking Lot Sealing Grant

- Up to \$5,000 to defray costs of paving parking areas at existing or expanding businesses
- Includes sealing and striping

Landscaping Grant

- Up to \$2,000 to help defray costs of landscaping the fronts of existing buildings or parking areas

Existing Freestanding Signage Grant

- Up to \$2,000 for demolition, replacement or refurbishment of an existing freestanding sign

Building Demolition Grant

- Up to \$30,000 for property owners wishing to demolish a structure to make way for a new building
- New building must cost at least \$250,000

Plan Review/Permit Fee Waivers

- Fee waivers for Plan of Development review, rezoning and building permits

Off-Site Improvement Grant

- Up to \$10,000 for off-site drainage, water and sewer improvements
- Must agree to invest \$50,000 in improvements to an existing building or \$250,000 in a new one

Rehabilitation Real Estate Partial Tax Exemption

- Up to a seven-year exemption of real estate taxes on the increase in value of a rehabilitated commercial or industrial building that is at least 26 years old
- Assessed value of the structure must be increased by 50% or more

Other incentives include Training Seminars, Accelerated Development Processing for Major Development Activities, Fire Safety and Crime Prevention Assistance, Commercial Revitalization Staff Assistance, and Employment and Training Assistance. Grant may be used separately or with other grants.

Department of Community Revitalization

HENRICO COUNTY
Virginia

Commonwealth of Virginia Incentives

Job Creation Grants

- Available for manufacturing, warehouse, construction and transportation businesses
- Not applicable to retail, personal service, or food and beverage businesses
- Businesses that pay at least 175% but less than 200% of the federal minimum wage and that provide health benefits are eligible for grants of \$500 per job per year for five years
- Businesses that pay 200% of the federal minimum wage and that provide health benefits are eligible for grants of \$800 per job per year for five years

Real Property Improvement Grants

- New construction
 - Businesses must spend at least \$500,000
 - Grants are issued for up to 20% of expenditures in excess of \$500,000
- Rehabilitation or expansion
 - Businesses must spend more than \$100,000
 - Grants are issued for up to 20% of expenditures in excess of \$100,000
- Projects involving an investment of up to \$5 million are eligible for grants of up to \$100,000
- Projects involving an investment of \$5 million or more are eligible for grants of up to \$200,000

For additional information about the Virginia Enterprise Zone Program,

please visit the Department of Housing and Community Development website: www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/Virginia_Enterprise_Zones.htm

"My group recently converted a vacant bank building into an IHOP restaurant. Enterprise Zone credits were an essential part of our purchase and redevelopment decision. Henrico County's Department of Community Revitalization was extremely helpful in explaining the Henrico County incentives and the Enterprise Zone Program. All of my questions were answered with a prompt and clear response, and there was minimal processing and approval time prior to our receipt of the grant funds."

— Tim Whelan
Triad Commercial Properties



"Dogwood Veterinary was a difficult renovation with a very aggressive schedule. I wish all aspects of the project could have gone as smoothly as it did with the folks at Henrico Enterprise Zone. The staff were very professional, pleasant and helpful throughout the process. They even gave me some positive tips on how to expedite the approval processes with other county departments."

I would absolutely recommend this program to others who are thinking of renovation projects in Henrico Enterprise Zones."

— Jim Migliarese, Developer
Dogwood Veterinary Emergency & Specialty Center

Learn more

Contact us at:

Henrico County Department of
Community Revitalization
P.O. Box 90775
Henrico, VA 23273-0775

Phone: 804.501.7640

Fax: 804.501.7630

Website: www.co.henrico.va.us/revit/enterprise-zone



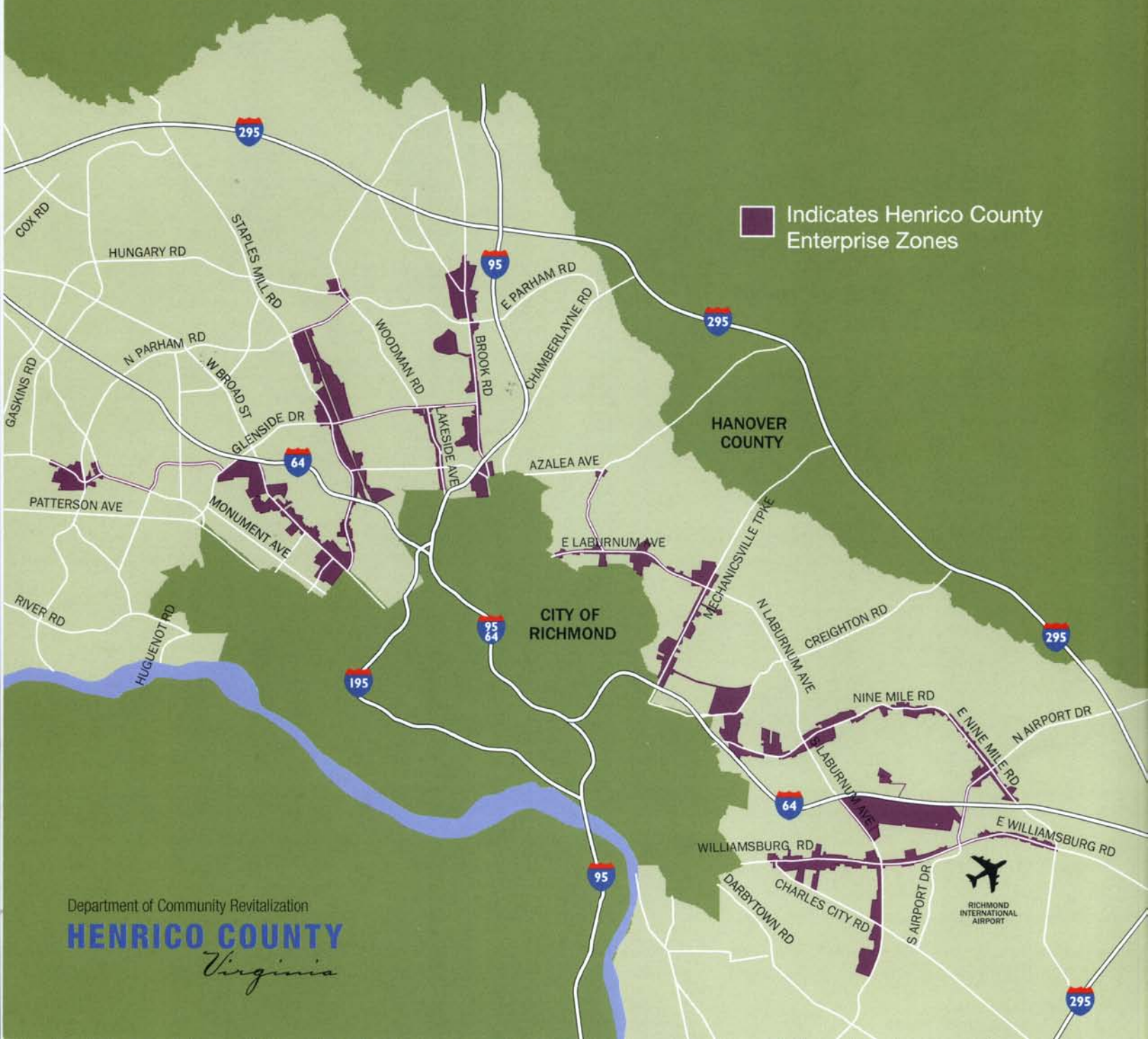
To learn more about economic development in Henrico County, please visit: www.henrico.com



Enterprise Zone Locations

Join hundreds of companies, large and small, that have taken advantage of Henrico County's Enterprise Zone program to grow and expand their businesses. The sooner you do, the faster we can put Henrico to work for you.

For more information about Henrico County's Enterprise Zones, or to download an application for Zone benefits, please visit the County's Department of Community Revitalization site at: www.co.henrico.va.us/revit/enterprise-zone



Henrico County Enterprise Zone Description

The Henrico County Enterprise Zone Program, encompasses a total of 3,364 acres in two non-contiguous areas, and consists primarily of older commercial corridors along several major arterials in the eastern, northern and western portions of the County. The Zone began in April 2003 with the redesignation of the City of Richmond North Enterprise Zone, incorporating areas along W. Broad Street from the corporate limits at Willow Lawn to Glenside Drive and an area of Nine Mile Road from Dabbs House Road to Hanover Road

Expansions of the Zone were approved by the Commonwealth of Virginia in 2004, 2006, 2008, 2010, and 2011. These expansions added several commercial corridors and industrial areas and a number of new local incentives. The following areas became part of the Zone: additional areas along Nine Mile Road and Creighton Road, areas along Staples Mill Road between the City line and Parham Road, property adjacent to the CSX rail line between I-64 and Parham Road, the Lakeside Avenue commercial corridor, the Brook Road corridor from the City limits north to Maryland Avenue, the Mechanicsville Turnpike commercial corridor, the commercial area of Laburnum Avenue from the City limits to Mechanicsville Turnpike, Regency Square Mall and surrounding commercial areas, the commercial area at the intersection of Woodman and Hungary Roads, areas of Williamsburg Road in Sandston from Charles City Road to Nine Mile Road, and South Laburnum Avenue north of Seven Hills Blvd. including areas along Audubon Drive to I-64.

Henrico County Enterprise Zone Local Incentives

ACCELERATED DEVELOPMENT PROCESSING

Fast track plan review and approval processing for major development activities within the zone to reduce start-up costs for businesses.

FIRE SAFETY SEMINARS FOR BUSINESSES

Free on-site seminars provided on a variety of fire safety topics.

EMPLOYMENT AND ASSISTANCE TRAINING

Referral of qualified applicants to appropriate training locations within the Capital area.

COMMERCIAL REVITALIZATION STAFF ASSISTANCE

A hired staff of professionals is available to provide design and technical assistance to zone businesses.

TRAINING SEMINARS

Periodic training seminars in marketing, special events, and design.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Businesses can request an in-depth analysis of existing industrial or commercial sites and proposed plans to identify steps to reduce crime.

ARCHITECTURAL DESIGN ASSISTANCE PROGRAM

Professional design assistance for façade and exterior improvements, including landscaping to enhance the appearance of the zone.

COMMERCIAL INDUSTRIAL REHABILITATION GRANTS

Individual grants covering up to 33 percent of the renovation costs of commercial or industrial real property or \$30,000, whichever amount is lower.

PAVING AND PARKING LOT SEALING GRANT

Individual grants covering up to 33 percent of the cost of paving existing parking areas or for the expansion of existing parking areas or \$5,000, whichever amount is lower. Also includes sealing and striping.

LANDSCAPING GRANT

Individual grants covering up to 33 percent of the cost of landscaping the front of existing business and/or parking areas. Maximum grant amount is \$2,000.

PLAN REVIEW/PERMIT FEE WAIVERS

Fees for Plan of Development review, rezoning, and building permits are waived to reduce start-up costs for businesses.

OFF-SITE IMPROVEMENT GRANT

Individual grants covering up to 33 percent of the cost of making improvements to off-site drainage, water and sewer systems. Maximum grant amount is \$10,000.

REHABILITATION REAL ESTATE TAX EXEMPTIONS

A seven-year tax exemption on the increase in assessed property value resulting from certain rehabilitation work on commercial, industrial, multifamily, and single-family real estate.

EXISTING FREESTANDING SIGNAGE GRANT

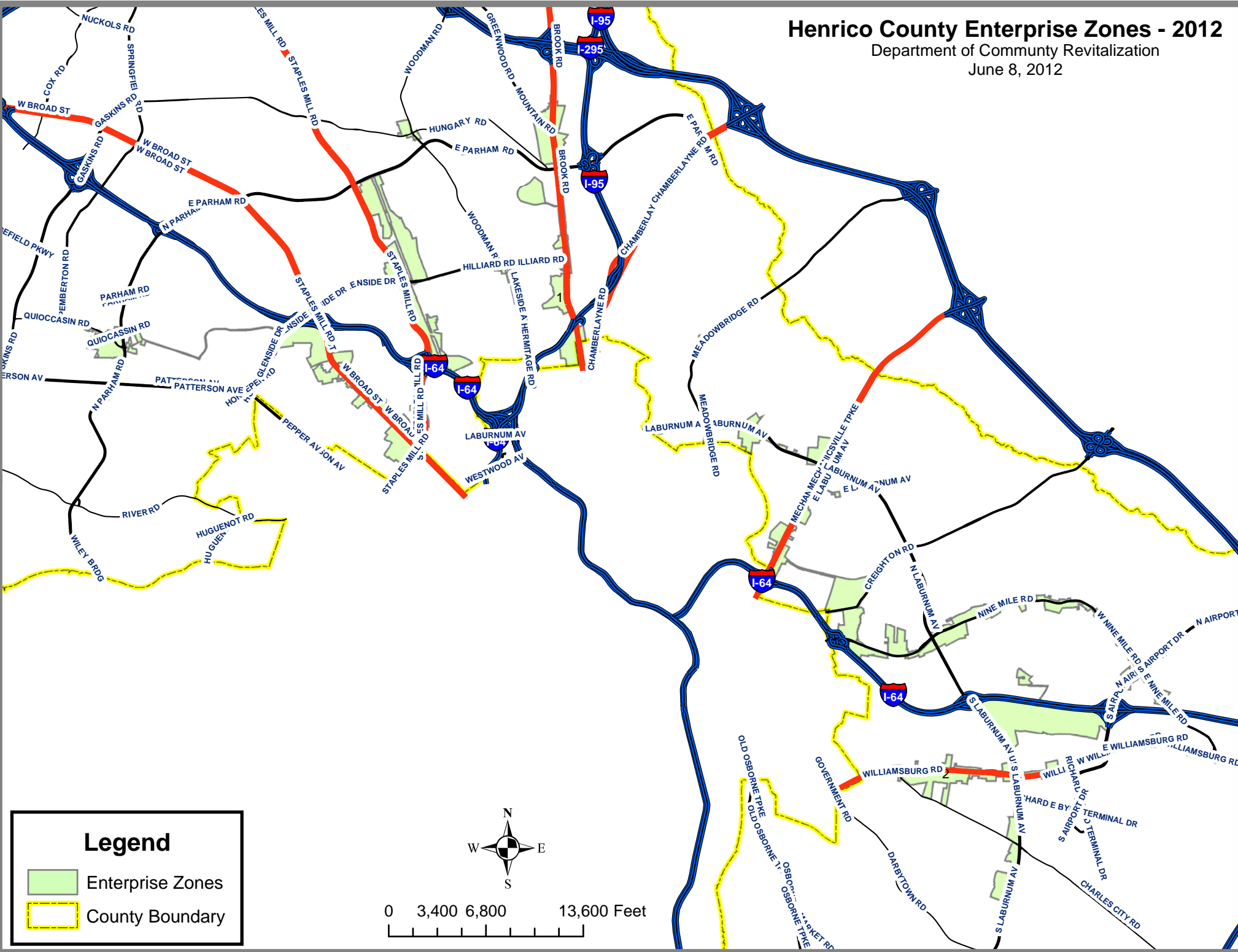
Individual grants covering up to 33 percent for demolition, replacement, or refurbishment of an existing freestanding sign. Maximum grant amount is \$2,000. New freestanding signs are not eligible for this grant.

Local Contact

Henrico County
Department of Community Revitalization
P.O. Box 90775
Henrico, Virginia 23273-0775
804-501-7611

Henrico County Enterprise Zones - 2012

Department of Community Revitalization
June 8, 2012



Legend

- Enterprise Zones
- County Boundary

0 3,400 6,800 13,600 Feet



Enterprise Zone

- [Henrico County Local Incentives and Grant Application Forms](#)

Community Revitalization

- [About Us](#)
- [Asistencia para la Vivienda](#)
- [Commercial Assistance Programs](#)
- [Homeowner's Enhancement Guide](#)
- [Housing Assistance](#)
- [Neighborhood Assistance Program](#)
- [Homeowners' Associations](#)
- [Community Maintenance](#)
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Enterprise Zone

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What is an Enterprise Zone?

An Enterprise Zone is a specific area identified by Henrico County and approved by the State for targeting incentives to stimulate business development and job growth. Businesses within the Enterprise Zone can take advantage of State and County financial and technical assistance and other incentives for physical improvements to building, parking areas, and signage.

Location of Approved Zone in Henrico County

Please click on one of the links below to view maps of the zone. The more detailed maps are a larger file size and may take longer to download.

Maps of the Enterprise Zone	
West Zone	East Zone
West Broad Street, Staples Mill Road, Lakeside Avenue, Brook Road, Hungary Road, Woodman Road, Quioccasin Road, Three Chopt Road, Eastridge Road, and Parham Road (.pdf)	Laburnum Avenue, Mechanicsville Turnpike, Azalea Avenue, and Richmond-Henrico Turnpike (.pdf)
	Nine Mile Road, Audubon Drive, Williamsburg Road, and South Laburnum Avenue (.pdf)

Users may enlarge (zoom in) the above maps.

Incentives and assistance offered by Henrico County

For qualifying projects, Henrico County will provide financial assistance, accelerated development processing, permit and fee waivers, a seven year real estate tax exemption, commercial and industrial rehabilitation grants, employment and training assistance, and technical assistance. A complete list of financial and technical assistance and other incentives available to enterprise zone business is provided in [this list](#).

How do I know if my business or a property is included in the approved zone?

If you would like to know if your business or property is located in Henrico County's Enterprise Zone, please call the Henrico Department of Community Revitalization at (804) 501-7615. Please click on one of the links below to view a list of the properties included in each of the zones.

[List of properties in the West Enterprise Zone](#) (West Broad Street, Staples Mill Road, Lakeside Avenue, Brook Road, Hungary Road, Woodman Road, Quioccasin Road, Three Chopt Road, Eastridge Road, and Parham Road)

[List of properties in the East Zone](#) (Laburnum Avenue, Richmond-Henrico Turnpike, Mechanicsville Turnpike, Nine Mile Road, Williamsburg Road, Audubon Drive, N. Airport Drive)

Will designation as an Enterprise Zone change the zoning of my property?

No, designation as an Enterprise Zone does not change the zoning of your property.

What State incentives are available to these firms?

There are two state grants: job creation and real property investment.

Job Creation Grant

Depending on the wage paid and benefits provided, grants are available for up to \$800 per job per year for five years.

Real Property Investment Grant

Businesses making real property improvements in excess of \$100,000 for rehabilitation and \$500,000 for new construction are eligible for grants up to 20% of the value of the improvement. Maximum amounts available are \$100,000 for rehabilitation and \$200,000 for new construction.

For additional information on State incentives contact the Virginia Department of Housing and Community Development at (804) 371-7030, or visit the [Virginia Enterprise Zone Program website](#).

How can I learn more about Henrico County's Enterprise Zone program?

Information about the Enterprise Zone and detailed maps can be reviewed at the Permit Centers in the Eastern and Western Government Centers, at any of the Henrico County public libraries, or at the Department of Community Revitalization. For more information concerning the Henrico County Enterprise Zone or for general information on this subject, call the Henrico Department of Community Revitalization at (804) 501-7615.

Henrico County 2011 New, Expanded, and Closed Businesses

Note Added August 22, 2016:

Pursuant to a ruling by the Virginia Employment Commission of August 16, 2016, this information has been removed from the public version of this report.