

# Suffolk Economic Activity Report

2005 Annual Report for the City of Suffolk, Virginia, Department of Economic Development

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John Carman

USJFCOM Public Affairs



## U.S. Joint Forces Command expands training lab in Lake View Technology Park.

In October 2005, the U. S. Joint Forces Command (USJFCOM) occupied a 100,000-square-foot office and lab facility on Lake View Parkway in northern Suffolk's Technology Corridor.

The Joint Technology Exploration Center (JTEC) expands the Command's administrative and technical resources located in the nearby Joint Warfighting Center and Joint Futures Laboratory and provides facilities for the Special Operations Command-Joint Forces Command, according to John Carman, USJFCOM Public Affairs.

USJFCOM currently leases more than 643,000 square feet of office space in Suffolk. "The JTEC alone will provide facilities for 360 people to lead research and development efforts to enhance joint training capabilities," Carman said. Over 2,200 military, civilian and defense contractors provide technical and administrative support for USJFCOM.

Lakeview Development Group, LLC, invested \$9 million in the building's customization before leasing it to the General Services Administration for USJFCOM.

"The additional space allows USJFCOM to create several hundred new positions to support the military and its defense contractors," said Robert Williams, managing partner of Lakeview Development.

Tom O'Grady, Suffolk's Director of Economic Development, added, "This installation complements the evolving technology corridor in northern Suffolk, one of the fastest growing submarkets in the region. Both military and civilian organizations are rapidly building a critical mass of personnel and technology in a campus-like setting."



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## Creekside Elementary School to open in 2006.

Creekside Elementary School, Suffolk's newest, is scheduled to open in September 2006. The 98,000-square-foot building with 32 general classrooms is divided into three grade-level wings. A

centrally located media

center, art room and computer lab provide easy access for up to 800 students, pre-kindergarten through fifth grade. Located at the intersection of Shoulder's Hill Road and Bennett's Creek Park Road, the school forms the center of a community recreational complex including basketball courts, soccer and softball fields with connecting bike paths. The Suffolk Public School System currently serves 14,000 students with 12 elementary, four middle and three high schools.

## NSA expands.

Nansemond-Suffolk Academy (NSA), an independent, college preparatory school for children pre-kindergarten through the 12th grade, completed major expansions to its physical plant in 2005. The school dedicated a 24,000-square-

foot building for grades 5-7 and renovated, relocated and modernized the

Upper School science complex and library/ media center, according to Shane A. Foster, Head of School. The 40-year-old academy has an enrollment of 1,035 and the campus has doubled in size in recent years.

## Planters' new warehouse ready for occupancy.

Planters Peanuts, a major employer in Suffolk since 1913, expanded its Culloden Street facilities with a "buffer" warehouse capable of housing 15,000 pallets of finished goods.

According to plant manager Dan Huss, the new warehouse relieves space constraints and facilitates more efficient handling of product, which previously had to be shuttled between the plant and offsite warehouse space. The 57,000-square-foot warehouse brings 16 new jobs to Planters in Suffolk, Huss noted.

"Expansion of existing industry is a key ingredient to our economic development success, and it is always good news when our local industries find the business climate favorable for expansion," said Suffolk

Mayor Bobby Ralph.

The privately owned Planters Nut & Chocolate Company, founded by Italian entrepreneur Amedeo Obici, moved from Wilkes Barre, PA to Suffolk in 1913.

Planters was purchased by Nabisco in 1981 and, in late 2000 became part of Kraft Foods, following the acquisition from Nabisco. The current Suffolk manufacturing facility was constructed in 1994. Today, it employs 325 and produces peanuts, mixed nuts and trail mix for national distribution.



## Suffolk gains 655 new jobs and over \$120 million invested in 2005.

### Announcements of Planned Capital Investment and Job Creation.

#### EXPANDING BUSINESSES

	PRODUCT/SERVICE	NEW JOBS	NEW SQ. FT.
1. Target Corporation	Warehouse/Distribution	.60	300,000
2. JTEC Building	Office and R&D	.0	100,000
3. Wanchese Fish Company	Food Processing & Distribution	.15	86,000
4. Nansemond-Suffolk Academy	Education	.0	23,572
5. Planters Peanuts	Food Processor	.16	57,000
6. Harbour View Medical Office	Medical Office	.0	16,000
7. Supreme Foods	Food Distribution	.0	35,000
8. Belk Department Store	Retail	.5	20,000
9. Bon Secours Medical Office	Medical Office	.31	21,000
10. Charter Communications	Communications	.10	4,000
11. Reading Equipment & Dist., Inc.	Fabrication & Warehouse/Distribution	.10	30,000

#### NEW BUSINESSES

12. American Port Services	Warehouse/Distribution	.0	300,000
13. Bridgeway Commerce Center II & III	Warehouse/Distribution	.0	294,000
14. Bridgeway Technology Center III	Office Development	.0	70,000
15. Towneplace Suites by Marriott	Hotel	.100	42,000
16. Courtyard by Marriott	Hotel	.100	52,500
17. Western Branch Metals	Manufacture stainless steel products	.20	44,000
18. Baylor Development	Office Development	.50	26,500
19. Dana Corporation	Import/Export Auto Parts	.20	80,000
20. Suffolk Flex Building	Warehouse/Distribution	.0	24,500
21. Applebee's at Lakeview	Restaurant	.120	4,738
22. SunTrust Bank at Riverfront	Bank	.12	4,300
23. BMH Associates, Inc.	Information Technology	.15	7,500
24. Capital Lighting & Supply	Electrical Supplier	.9	20,000
25. Lockheed Martin	Office and R&D	.20	12,000
26. A.J. Gators	Restaurant	.20	4,056
27. Rock Bottom Golf	Distribution	.7	35,000
28. Pender & Coward	Law Firm	.4	3,000
29. Anteon	Information Technology	.5	2,378
30. BCF Designs Limited	Office and R&D	.6	1,800

**Total**

**655 1,720,844**

# Target expands distribution center.

The Target Import Distribution Warehouse, which opened in Summer 2003, now covers a mammoth 1.8 million square feet. In 2005, the Minneapolis-based retailing giant completed a 300,000-square-foot addition to the facility. With this new addition, the warehouse is

equal in area to 27 football fields.

“We are delighted to expand our

distribution center in Suffolk and appreciate all of the support we have received from the City to help make this project possible,” said Andrew Blake, General Manager of Target Import Distribution Warehouse.

Suffolk Mayor Bobby Ralph noted, “Through this major expansion Target will benefit even more from Suffolk’s strategic proximity to the Port of Virginia.”

Target has 1,330 retail stores in 47 states nationwide.



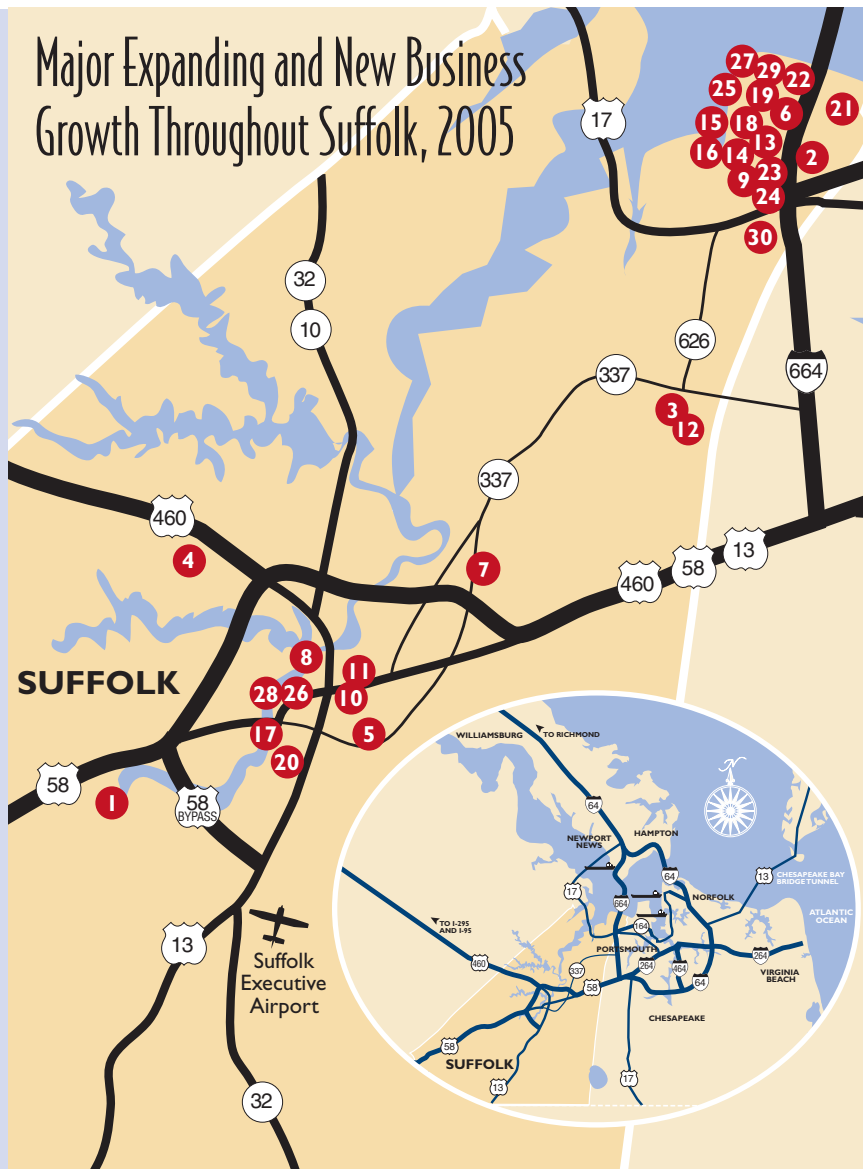
## Major Expanding and New Business Growth Throughout Suffolk, 2005

### ESTIMATED INVESTMENT

- .....\$15,000,000
- .....9,000,000
- .....8,000,000
- .....4,200,000
- .....3,000,000
- .....2,500,000
- .....2,400,000
- .....1,600,000
- .....1,300,000
- .....750,000
- .....600,000

- .....\$15,000,000
- .....11,000,000
- .....10,000,000
- .....7,000,000
- .....6,000,000
- .....5,600,000
- .....4,000,000
- .....3,000,000
- .....2,300,000
- .....1,600,000
- .....1,500,000
- .....1,100,000
- .....1,000,000
- .....1,000,000
- .....600,000
- .....500,000
- .....400,000
- .....350,000
- .....250,000

**\$120,550,000**



# 2005 Highlights.

## JANUARY

- ◆ Nansemond Suffolk Academy expands campus with new building for grades 5-7, enlarged upper school, new science complex and library media centers.

## FEBRUARY

- ◆ American Port Services announces new project in Northgate Commerce Park.
- ◆ Western Branch Metals announces new project in Suffolk Industrial Park.
- ◆ Bon Secours announces expansion of medical offices in Harbour View.

## MARCH

- ◆ The Hilton Garden Inn and Suffolk Conference Center opens on the Nansemond River.

## APRIL

- ◆ Lockheed Martin opens its Center for Innovation in Bridgeway Commerce Park.
- ◆ Target expands Import Distribution Center.
- ◆ Pender and Coward, PC, leases office space in historic downtown Suffolk for regional office.

## MAY

- ◆ Empire Development breaks ground on new office/flex building in Suffolk Industrial Park.

## JUNE

- ◆ BMH Associates leases office space in Bridgeway Technology Center II.
- ◆ Anteon leases office space in Bridgeway Technology Center II.

## JULY

- ◆ Wanchese Fish Company completes their 86,000 square-foot expansion in Northgate Commerce Park.

## AUGUST

- ◆ Governor announces creation of the Emergency Management Training, Analysis and Simulation Center (EMTASC) to support homeland security and management operations.

## OCTOBER

- ◆ Construction begins on Bridgeway Technology Center III, a 72,000 square-foot office, technology and R&D facility.
- ◆ USJFCOM expands into 100,000 square-foot JTEC building in Lake View Technology Park.

## NOVEMBER

- ◆ Capital Lighting and Supply, Inc. opens new location in Bridgeway Commerce Center I.
- ◆ Planters Peanuts expands product distribution warehouse.
- ◆ A.J. Gator's opens their fourth regional restaurant in historic downtown Suffolk.

## DECEMBER

- ◆ BCF Designs Limited, a UK-based developer of aviation test equipment, announces the opening of their first U.S. office.
- ◆ Liberty Property Trust breaks ground on two light industrial buildings in Bridgeway Commerce Park.
- ◆ Governor announces sale of 55 acres to City of Suffolk for new modeling and simulation office park.

## Construction announced on Bridgeway Commerce Center II and III.

**L**iberty Property Trust announced that it will build two multi-tenant warehouse distribution buildings at Bridgeway Commerce Park.

The \$11 million project will be known as Bridgeway Commerce Center II and III. The state-of-the-art light industrial buildings will complete the three-building, campus-like setting in Bridgeway Commerce Park.



Above: Bridgeway Tech Center III.

## Bridgeway Tech Center III underway.

**B**ridgeway Technology Center III, part of the 300-acre master planned Bridgeway Commerce Park in northern Suffolk, is scheduled for completion in Spring 2006. The \$10 million building will provide from 5,000 to 72,000 square feet of leasable office space. The Bridgeway Technology Center I & II facilities are home to a host of national defense contractors and military agencies. Plans call for three additional office buildings by Continental Properties Corp.

## Suffolk Flex Building completed near downtown.

**T**he Suffolk Flex Building, a 24,500-square-foot multi-tenant office and warehouse facility was completed in 2005 to meet the area's growing demand for quality, flexible office/warehouse space.

A project of Empire Development, the building is located at the entrance to Suffolk Industrial Park



at the corner of Carolina Road (U.S. Route 13) and Obici Industrial Boulevard. The site is less than one mile from both the Route 58 Southwest Bypass and historic downtown Suffolk.

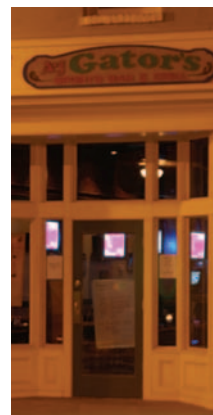
A portion of the building is elevated to provide a focal point for showroom space. The interior design is targeted to office, showroom and light industrial tenants seeking space between 2,400 and 24,500 square feet for lease.

"This new building provides an opportunity for local businesses to expand and also to bring new companies, and jobs to the area," said Mayor Bobby Ralph.

Suffolk Industrial Park is a 150-acre master-planned business park 17 miles from the Port of Virginia, and 25 miles from Norfolk International Airport.

## Suffolk's renaissance feeds restaurant boom.

**S**uffolk's downtown renaissance includes a record number of new restaurants launched in recent months, many benefiting from Virginia Enterprise Zone incentives. One example is A.J. Gator's, which opened in November 2005 on W. Washington Street. Owners Jeff Sharer and Al Zuharis felt Suffolk was the right place for their eighth sports bar.



Above: A.J. Gator's, a family style sports bar and grill, opened last November on West Washington Street in historic downtown Suffolk.

Other recent restaurant openings include: Agora, Applebee's, The Baron's Pub, Café Moose, Casablanca, Harbour View Family Grill, Java 149, Kelly's Tavern, Main Street Jazz Restaurant, Pisces Seafood, Panevino, Ruby Tuesday and Tropical Smoothies.

"Suffolk's the fastest growing city in the state," said Sharer. "There have been four, five, six successful restaurants downtown, and we're trying to be the next one."

"We got into an old building and fixed it up. We want to save the charm from years ago," Sharer said. "We're in this for the long haul. We think Suffolk's going to get bigger and better."

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*It's a good time to be in Suffolk*