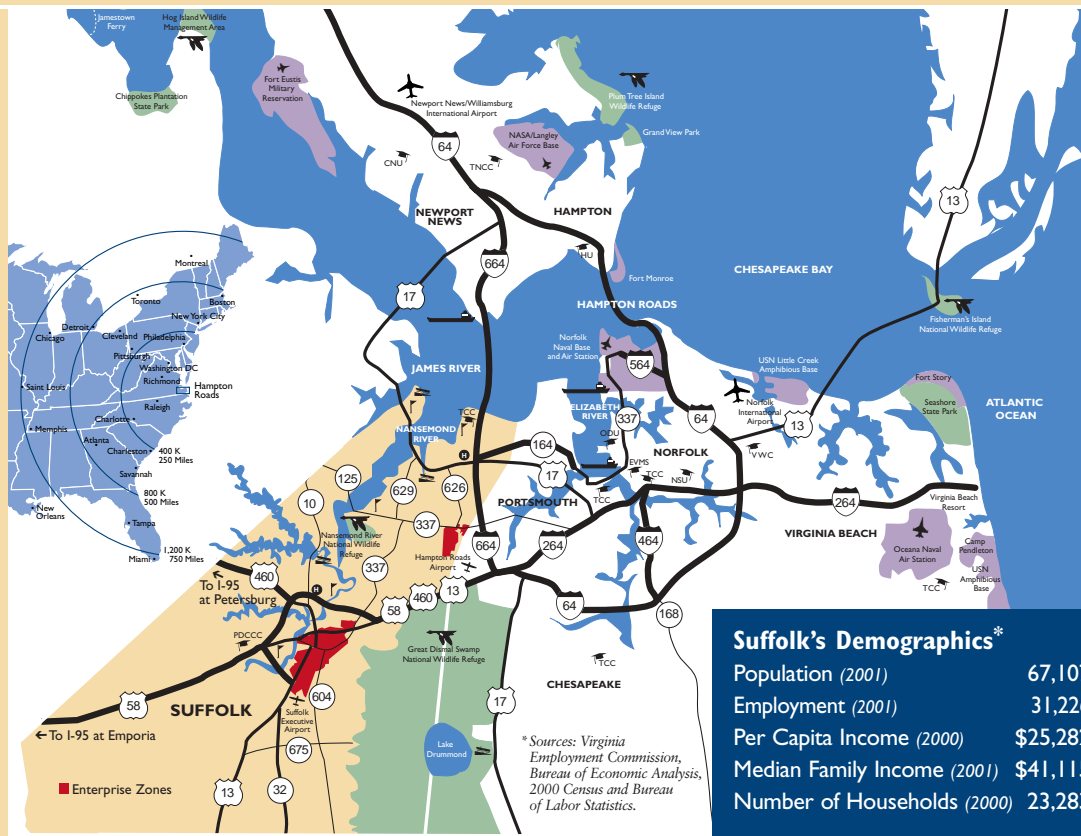


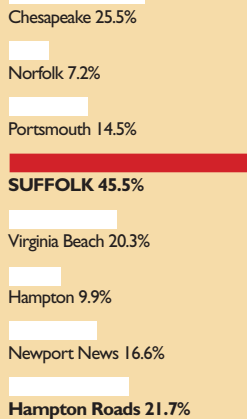
Suffolk Community Profile

Community Profile for the City of Suffolk, Virginia, Department of Economic Development, www.Suffolk.va.us

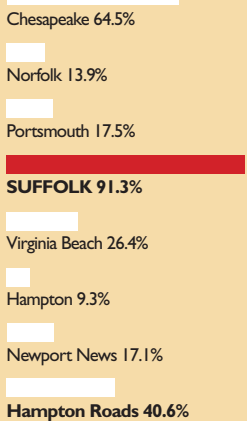
Whether you seek life's simplicities or life's amenities, Suffolk is a land of many pleasant choices. You can enjoy a high-tech, low-stress lifestyle and live in historic urban neighborhoods, quaint village hamlets, or custom designed communities. Everything you need is nearby: quality healthcare, excellent schools, endless recreation, and great shopping. Few places in Virginia can give you this kind of value, excitement and vibrant growth.



2000-2020 % Increase Population



2000-2020 % Increase Employment



Suffolk's Demographics*

Population (2001)	67,107
Employment (2001)	31,226
Per Capita Income (2000)	\$25,282
Median Family Income (2001)	\$41,115
Number of Households (2000)	23,283

* Sources: Virginia Employment Commission, Bureau of Economic Analysis, 2000 Census and Bureau of Labor Statistics.

Location

The City of Suffolk, Virginia is part of the Norfolk/Virginia Beach/Newport News Metropolitan Statistical Area (MSA), an area of 1.5 million people, and ranked 31 in the nation for size. Suffolk is 20 miles from Norfolk, 90 miles from Richmond, and 200 miles from Washington, D.C.

History

Early 17th century settlers from Jamestown found the land at the mouth of the Nansemond River, named after the local tribe of Powhatan Indians,

to be extremely fertile, especially for tobacco. John Constant was storing tobacco in his warehouse on the river in 1720, and in 1742 his family petitioned the Colonial Legislature in Williamsburg to establish a town there, in the present-day downtown. Soon Suffolk was the commonwealth's center of commodities and warehousing, inciting the British to burn the town down during the American Revolution. Surviving two more fires and the Civil War, modern-day Suffolk came into being in 1974 with the merger of the Cities of Nansemond and Suffolk, creating the largest land-area city in Virginia with 430 square miles.

Population and Employment Projections

	Population		Employment	
	2000 Census	2020 Revised	2000 Actual	2020 Revised
Chesapeake	199,184	249,990	102,681	168,920
Norfolk	234,403	251,350	225,619	257,010
Portsmouth	100,565	115,190	52,973	62,220
Suffolk	63,677	92,620	26,127	50,000
Virginia Beach	425,257	511,740	236,744	299,360
Hampton	146,437	160,770	83,410	91,160
Newport News	180,150	209,990	118,679	138,950
Hampton Roads	1,551,351	1,888,000	875,700	1,231,510

Government

Suffolk is organized under a Council/Manager form of government. The city is divided into seven voting boroughs and each elects a member to the City Council. The City Council in turn appoints the Mayor and the Vice Mayor. A City Manager, also appointed by the council, oversees the daily operations of the city.

High tech, low stress, world-class accessibility, historic charm and wide-open spaces.

Taxes

State

Corporate Income	6%
Personal Income	5.75%
Retail Sales	4.5%
Meals	5.5%

Local

Real Estate Tax

per \$100 of assessed value	
City Wide	\$1.08
Suffolk District	\$1.24
Route 17 District	\$1.34
Mosquito District	\$1.115

Business Property Tax

\$4.25 per \$100 original cost;	
1+ years at	20%

Machinery and

Tools Tax

\$3.15 per \$100 original cost	
1-5 years at	20%
6+ years at	10%

Utilities Tax

first \$10,000	
Phone	13%
Gas	13%
Electric	13%
Stormwater	none
Water	none

Business License Tax

If gross receipts are greater	
than \$100,000	
Retail	\$.20/\$100
Wholesale	\$.09/\$100
(Manufacturers exempt)	

Sample of Available Industrial Sites

Name	Location	Available Acres	Zoning
Bridgeway Commerce Park	College Drive and Harbour View Blvd.	325	Office and Commerce Park
Lake View Technology Park	College Drive and Lake View Parkway	5	Office and Light Industrial
Harbour View Commerce Park	Harbour View Blvd. and Town Point Road	260	Office and Retail
Northgate Commerce Park	Nansemond Parkway and Shoulders Hill Rd.	460	Light and Heavy Industrial
Hillpoint Business Park	Godwin Blvd. and Hillpoint Blvd.	24	Office and Retail
Godwin Commerce Park	Godwin Blvd. and Brinkley Lane	47	Office and Commerce Park
Wilroy Industrial Park	Progress Road and QVC Drive	35	Light and Heavy Industrial
IDA Suburban Drive Site	Suburban Drive	6	Light and Heavy Industrial
Suburban Commerce Park	Portsmouth Blvd. and Suburban Drive	50	Office and Light Industrial
Ballard Farm Site	Portsmouth Blvd. and East Washington Street	400	Light and Heavy Industrial
Ehrenzeller Site	Portsmouth Blvd. and Welch Parkway	100	Light and Heavy Industrial
Hobbs Site	Route 58 and Kenyon Road	400	Light and Heavy Industrial
Suffolk Industrial Park	Carolina Road and Obici Industrial Blvd.	136	Light and Heavy Industrial
Dill Road Site	Dill Road	37	Light and Heavy Industrial
Benton Road Trust Site	Carolina and Benton Road	73	Light and Heavy Industrial
CSX Suffolk Industrial District	Carolina Road and Dill Road	81	Light and Heavy Industrial
Airport Industrial Site	Carolina Road	430	Light and Heavy Industrial

Local Economy

Suffolk is becoming a center of industrial and advanced technology growth for the region. Thousands of acres zoned for commercial and industrial use and affordable land prices are making Suffolk an attractive location to many companies. There was over \$132 million in new capital investments made in Suffolk in 2001 from major office and industrial projects. Virginia Modeling, Analysis and Simulation Center and the U.S. Joint Forces Command are part of northern Suffolk's "high-tech corridor." Unilever/Lipton Tea, Kraft/Planters Peanuts and Sara Lee Coffee and Tea are all long-time corporate residents of Suffolk. Newcomer Target Corporation broke ground in 2002 on a \$65 million distribution center.

Downtown revitalization continues with the planned development of the Hilton Garden Inn and Conference Center and a 30-slip marina and city park at Constant's Wharf.

Banking

Downtown Norfolk is the financial hub of the region and home of the regional headquarters of Wachovia, SunTrust Bank, First Virginia Bank, Bank of America, BB&T and the Bank of Hampton Roads, which all have branches in Suffolk.

Transportation

Roads: I-664, part of the Hampton Roads beltway, provides easy access to both South Hampton Roads and the Virginia Peninsula cities. U.S. 58 and U.S. 460 connect the City to I-95 and I-85 to the west. I-264 serves the

metro area in the east. U.S. 17 and U.S. 13 run north-to-south.

Rail: Norfolk-Southern and CSX provide commercial rail service. Amtrak offers passenger rail service out of Newport News.

Air: Norfolk International Airport has over 200 arrivals and departures daily. Newport News/Williamsburg International Airport has approximately 50 arrivals and departures daily. Suffolk Executive Airport, located south of downtown, has a 5,000 foot runway and facilities to accommodate corporate jets. Nearby, Hampton Roads Airport offers a 4,000 foot runway. Both airports are paved and lighted with fuel available and an NDB instrument rating.

Bus: Greyhound/Trailways provides intercity bus service. Intracity bus service is provided by HRT.

Ports: The international Port of Hampton Roads, the largest natural deepwater harbor in the world, is nearby in Norfolk, Portsmouth and Newport News. Over 75 million tons of cargo are handled annually. Suffolk's Nansemond River is also navigable to a depth of 12 feet.

Motor Freight Carriers: More than 135 trucking firms serve the Hampton Roads area with numerous terminal facilities.

Communications

Telephone: Service is provided by Bell Atlantic and Verizon.

Newspaper: Published daily are *The Virginian-Pilot*, *The Daily Press*, and *The Suffolk News-Herald*.



Suffolk is home to diverse high tech industries serving the military and private sector.

It's a good time to be in Suffolk.

Radio: 19 AM and 34 FM stations broadcast locally throughout the region.

Television: CBS, ABC, NBC, PBS, WB, UPN, and FOX have area affiliates. Major cable networks are provided through Charter Communications.

Utilities

Electricity: Supplied and distributed by Dominion Virginia Power and Community Electric Cooperative

Natural Gas: Supplied by Columbia Natural Gas Transmission Corp., and distributed by Columbia Gas of Virginia and Virginia Natural Gas Co.

Water: The City of Suffolk supplies water from its water treatment plant. Water resources consist of surface water and groundwater with a total

combined capacity of approximately 10 million gallons per day (mgd). Current average daily use is 4.4 mgd, with a system storage capacity of 6 million gallons.

Sewerage: The City of Suffolk collects and transmits sewage to the Hampton Roads Sanitation District for treatment. Current average daily use is 10 million gallons per day; maximum daily treatment capacity is 30 million gallons.

Solid Waste Disposal: Southeastern Virginia Public Service Authority accepts disposal of industrial water with prior approval. Tipping fees for companies located in Suffolk are the lowest in the region.

Employment and Labor

Suffolk has a growing civilian labor force of 33,270, with an unemployment rate of 4.7% as of July 2002. The City retains over half of its workforce, and draws workers in



High technology packaging solutions are offered by Crown Cork and Seal Company, Inc.

large numbers from the surrounding cities of Hampton Roads and northeastern North Carolina.

Wages in Suffolk are competitive with the rest of Hampton Roads area.

Less than 6% of Suffolk's industries have union membership. A majority of those companies with unions have less than 50% union participation. Union membership is concentrated in the peanut industry. Virginia is a right-to-work state.

Suffolk's Major Employers

Firm	Product/Service	Employees	Year Established
Suffolk Public Schools	Education	1,651	1975
Obici Memorial Hospital	Health Care	1,165	1951
QVC Distribution	Distribution	1,000	1988
Wal-Mart Stores, Inc.	Retail	985	1991
The City of Suffolk	Municipal Government	904	1974
SYSCO Food Services of Hampton Roads	Food Distribution	600	2001
USJFCOM/JWFC Joint Training, Analysis and Simulation Center (JTASC)	Computer Simulation	592	1994
Ciba Specialty Chemicals, USA	Chemical Processing	428	1983
AFFINA	Customer Service Center	385	2001
Lipton, Inc.	Tea Processing	320	1955
Planters Peanuts	Nut Processing	320	1912
Petals, Inc.	Silk Flower Manufacturing	250	2001
Sara Lee Coffee and Tea Company	Coffee Processing	210	1987
Lakeview Medical Center	Health Care	192	1996
USJFCOM Joint Experimentation	Computer Simulation	182	1999
Nansemond-Suffolk Academy	Education	174	1966
Birdsong Peanuts Corporation	Peanut Shelling	150	1940
New Dominion Pictures	TV Program Production	150	1999
Amadas Industries, Inc.	Agricultural Machinery	145	1963
Dominion Virginia Power	Utility	135	
Angus I. Hines, Inc.	Convenience Stores	130	1923
Supreme Foods, Inc.	Food Distribution	130	1990
Wanchese Fish Co.	Seafood Processing	120	2000
National Roofing Company	Roofing Contractor	115	1974
Pak-Al of Virginia	Packing/Distribution Logistics	115	1998
Southern Oil Company	Distribution	85	1923
Vitex Packaging, Inc.	Packaging Materials	85	1959
Pioneer Southern	Pine Chips	75	1985
Rountree Construction Company	Industrial Contractor	75	1972
Amark Industrial Contractors	Industrial Contractor	72	1981
Golden State Foods Corporation	Food Distribution	65	1985
Vopack USA	Industrial Chemicals	65	1968
Crown, Cork and Seal, Inc.	Metal Can Manufacturer	60	1990
Duke Automotive	Automotive Sales	60	1969
USJFCOM Joint Test and Evaluation	Computer Simulation	60	1999
Sonoco Products Company	Fiberboard Can Manufacturer	60	1990
Blair Brothers, Inc.	Industrial Contractor	53	1968
C. W. Brinkley, Inc.	Industrial Contractor	50	1954
Chasmar Properties Ltd.	Fast Food/Convenience Stores	50	1997
Lion Vallen Corporation	Military Clothing Distributor	50	1999
Paul D. Camp Community College	Education	50	1981

Tourism

There is plenty to see and do in Suffolk, from visiting historic landmarks, such as the Riddick's Folly Museum, home to generations of Suffolk history, to a day of hiking and bird watching in the Great Dismal Swamp National Wildlife Refuge. In the heart of Suffolk's revitalized downtown is the restored 1885 Seaboard Passenger Station that is now home to the Railroad Museum. With so much going on, it is no wonder that Suffolk tourism is a \$32.8 million business and growing. For more information, contact the Division of Tourism at 757-923-3880 or toll free 866-SEE-SUFK.



Birdwatching in the Great Dismal Swamp National Wildlife Refuge.

Natural Resources

Land has always been Suffolk's greatest natural resource. The rich soil has been used to grow peanuts, cotton, tobacco and other valuable crops. The City is also one of Virginia's leading lumber producers of pine and hardwood. With over 8,000 acres of freshwater lakes, and the Nansemond River and its tributaries, Suffolk also offers excellent fishing.

Community Facilities

Recreation: To relax, Suffolk residents are not short on options. Suffolk's waterways provide excellent boating and fishing. There are five outstanding golf courses, 24 tennis courts and numerous public parks and athletic fields. A \$13 million renovation will convert the old Suffolk High School into a cultural arts center.

Lodging: Suffolk has eight hotels and motels, and a planned Hilton Garden Inn and Conference Center.

Libraries: The Suffolk Public Library System is based out of the central Morgan Memorial Library with three other branches around the city and one bookmobile. Library holdings contain over 112,000 titles, periodicals and newspapers.

Police and Fire

The Suffolk Police Department protects and serves the city with 151 sworn officers and 47 civilians. The department also maintains the city's emergency communication system, which supports the police and emergency rescue services.

The Suffolk Department of Fire and Rescue combines 174 career and 100 volunteer personnel. The department provides fire suppression protection, advanced life support emergency response, and fire and life safety education.

The Emergency Management Division is responsible for coordinating local, state and federal responses during disasters.

Health Care

In 2001 the new \$100 million Obici Hospital complex was completed at Godwin Commerce Park. The hospital offers state-of-the-art medical treatment facilities and high-quality patient care. Lake View Medical Center has served the Suffolk community since 1906 and offers a range of health care services, including family medicine and urgent care. Bon Secours Health Center serves northern Suffolk with outpatient surgery and a center for sight.

Colleges and Universities

There are 11 higher educational institutions nearby. The College of William and Mary, Old Dominion University, and Norfolk State

Retail Corridors

In addition to downtown shopping, two new development corridors, Harbour View and Godwin Boulevard, are offering expanding retail opportunities in Suffolk.

Demographics	3-Mile	5-Mile	10-Mile
Harbour View Corridor			
Population (2000)	42,972	77,156	346,881
Population (2005)	47,737	82,890	344,835
Average HH Income	\$54,330	\$52,368	\$45,883
Godwin Boulevard Corridor			
Population (2000)	17,882	35,145	62,952
Population (2005)	19,140	38,037	69,370
Average HH Income	\$36,186	\$34,262	\$41,509

University all offer undergraduate and advanced degrees in a variety of fields. Within Suffolk, Paul D. Camp Community College and Tidewater Community College offer occupational, technical and college transfer programs, and associate degrees in the arts and sciences.



One of a dozen elementary schools, Mack Benn Elementary helps prepare Suffolk students for the future.

Secondary Education

Suffolk Public Schools educate 13,000 students from elementary through high school, preparing them for success in the future. There are twelve elementary, four middle and two high schools plus a new \$50 million high school scheduled to open in 2004. While preparing students for post-secondary education, Suffolk high schools also partner with the Pruden Center for Industry and Technology to prepare students with vocational and technical training in a variety of fields.

Nansemond-Suffolk Academy is a private day school that focuses on a college preparatory curriculum for grades K-12.



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