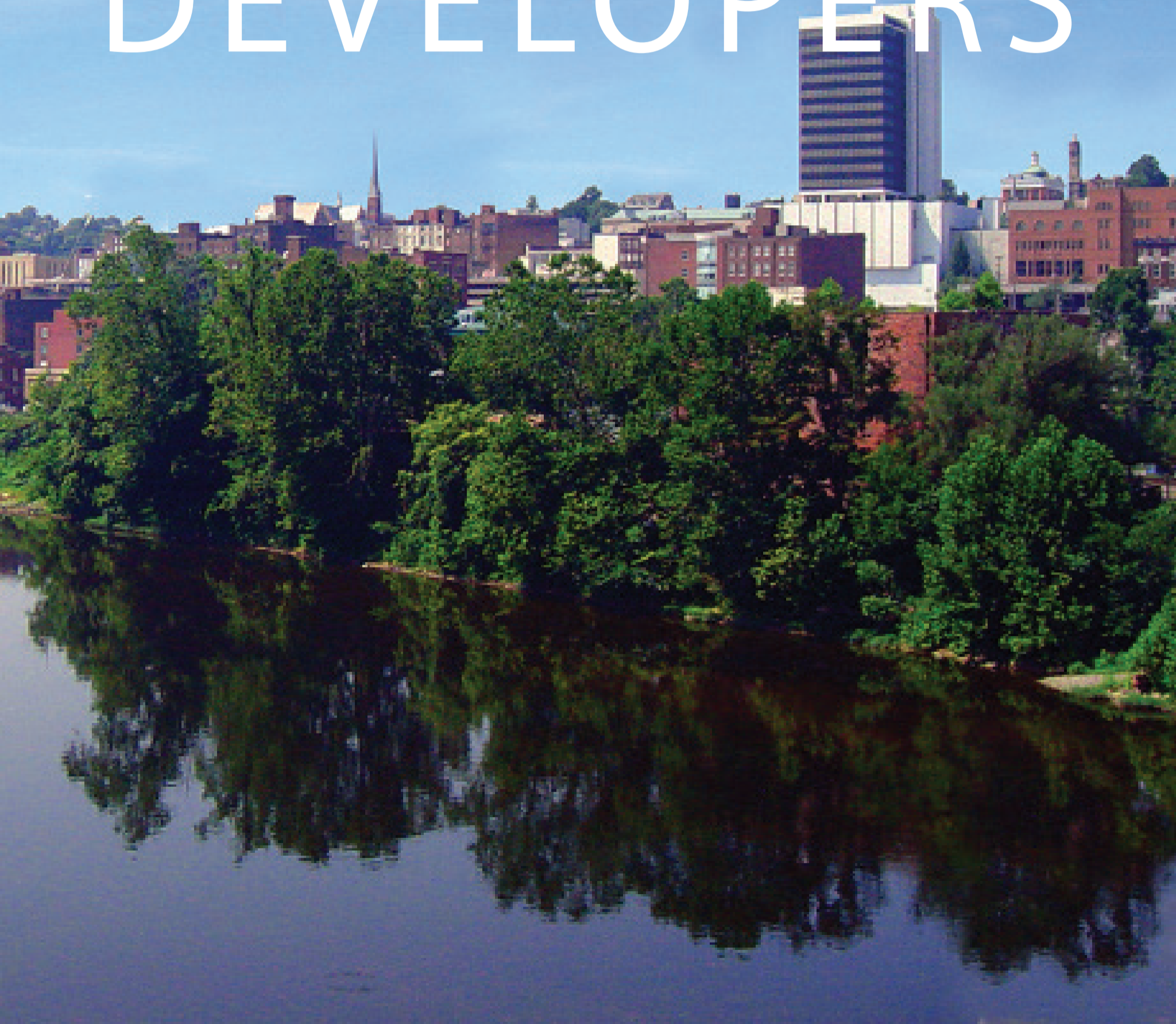


LYNCHBURG'S GUIDE FOR DEVELOPERS




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WELCOME
TO
LYNCHBURG



QUICK FACTS

DEMOGRAPHICS

POPULATION : 79,812

CITY SIZE : 50 mi²

MSA SIZE : 1,802 mi²

BUSINESS + EDUCATION

BUSINESS OVERVIEW:

Over 3,900 businesses ranging from traditional shops to global corporation headquarters.

EDUCATION:

Ranked one of the top school systems in Virginia.

POST-SECONDARY:

Six public/private colleges and universities with several engineering programs.

RECREATION + HIGHLIGHTS

- 12 parks, 24 playgrounds, and 8 community centers
- 34 tennis courts, 26 baseball diamonds, a hockey arena, football and baseball stadiums, a ski resort and a snow-free snowboard and downhill tubing park
- A plethora of hiking paths along the Appalachian Trail
- Vibrant arts and culture community
- Runner-friendly downtown Blackwater Creek trail
- One of the country's largest man-made lakes for swimming and boating

ACCESSIBILITY + RESOURCES

- Lynchburg is easily accessible by railway and airplane
- Equipped with fiber-optic bandwidth, our city is well connected and technologically prepared for growth
- Quick access to forestry and water
- Affordable electricity for industrial use, water, and sewage

CENTRAL VIRGINIA'S CITY OF GROWING OPPORTUNITY

Located 180 miles southwest of Washington, D.C., Lynchburg is a vibrant and rapidly expanding city in Central Virginia. Surrounded by the scenic Blue Ridge Mountains, Lynchburg has a thriving economy and was recently named one of the “Best Small Places for Business and Careers” by *Forbes* Magazine.

With a broad-based economy, highly-skilled workforce, growing population and unparalleled quality of life, our city poses many profitable opportunities for developers.

Lynchburg is in a stage of steady growth. Last year, our companies and businesspeople invested over **\$80 million** in new capital and created **322 jobs**.

RECENT DEVELOPMENT HIGHLIGHTS

- In fiscal year 2017, commercial building permits totaled nearly \$155 million in real property investment.
- Downtown revitalization continues with 28 new businesses and more than 279 jobs created in fiscal year 2017.
- 775 properties have participated in the Real Estate Rehabilitation Program, resulting in \$152 million in improvements to the City's tax base.

Let us clear the way for your development project.

Our partners can guide you through the plan review and permitting process.

Marjette Upshur
Director
Economic Development
Lynchburg, VA



An aerial photograph of Lynchburg, Virginia, showing a mix of urban buildings, a large parking lot with several cars, and a road in the foreground. The text is overlaid on the top half of the image.

TOP **4** REASONS
LYNCHBURG POSES GREAT
DEVELOPMENT
OPPORTUNITIES

GROWING POPULATION

Since 2000, our population has continued to grow steadily to 79,812 citizens. Our city offers: a low cost of living and a gorgeous location in the heart of the Blue Ridge Mountains. As a result, our city attracts residents from around the United States and world for education and work. Our unemployment rate is 0.6% lower than the national average, and our workforce is positioned to grow by over one-third in the next decade.

OUR DOWNTOWN CORE IS A POPULAR HUB FOR DEVELOPMENT

Since 2004, \$138 million from public and private sources has been invested in buildings, utilities and infrastructure downtown. We've opened 353 businesses, created 706 jobs, employed 5,306 people and built 621 residential units downtown. Eighty-one more residential units are planned for 2015.

WE HAVE A BROAD BASED ECONOMY

Our diverse workforce is made up of firms of all sizes, making our economy stable and not focused in any particular area. While employment is driven primarily by healthcare and retail, these jobs are complimented by our higher education, energy, professional services and advanced manufacturing sectors.

WE'RE HOME TO 6 UNIVERSITIES + COLLEGES

Every year, thousands of new students seek housing and employment opportunities, injecting new revenue into our economy for the next four year. As Liberty University rapidly expands, our city continues to accommodate this population growth with new development. Our post-secondary institutions are: Liberty University, Lynchburg College, Randolph College, National College of Business and Technology, Central Virginia Community College, and Miller-Motte Business College and Sweet Briar College nearby..



EVERYTHING
YOU NEED TO KNOW ABOUT
PERMITTING

What kind of development are you interested in?

1. Repairing, altering or adding to existing dwellings

- **Step one:** Visit the Inspections Division on the second floor of 900 Church Street (434-344-3910)
- **Step two:** Provide them with:
 - 1) Property details: location and owner's name
 - 2) Plot plan showing the lot size and location of all existing structures
 - 3) Appropriate city and state licenses

2. Constructing one and two-family dwellings

- **Step one:** Visit the Inspections Division on the second floor of 900 Church Street (434-344-3910)
- **Step two:** Fill out a permit application, which will include:
 - 1) Property details: location and owner's name
 - 2) Specific work being done
 - 3) Project cost
 - 4) State license number
 - 5) Current planning/zoning requirements

3. Constructing multi-family dwellings and commercial structures

- **Step one:** Submit the following to the Inspections Division:
 - 1) Two sets of construction drawings
 - 2) Plot plan and specifications for proposed structures, including: architectural, structural, plumbing, mechanical, fire protection, elevator and foundation details
- **Step two:** Your forms will be signed off by the Technical Review Committee, and cleared by Planning and Zoning
- **Step three:** Pay your permit fee, which is based on the total cost of construction and materials. Make sure the check is made out to "City of Lynchburg."
- **Step four:** Start construction! While you're building, city inspectors will make routine checks. Once the structure is completed and meets required codes, your structure will be fully accepted.



Let us help you fast track the permit process.
[Request your consultation meeting today!](#)



LYNCHBURG'S DEVELOPMENT GRANTS + FINANCING OPPORTUNITIES

We are committed to helping developers find appealing investment opportunities as quickly, cost-effectively and efficiently as possible. Part of this process involves finding the right resources to help finance your projects.

Here is a list of four popular financing opportunities that might work for you:

1. Enterprise Zone Grants

In Lynchburg, we have two [Enterprise Zones](#) that comprise 4,200 acres of commercial property. For qualified real property investments in commercial, industrial or mixed-use buildings within these Zones, we can help you financially with the following opportunities:

- **20% cash grant** for real property rehabilitation investments over 100,000
- **20% cash grant** for new construction investments over \$500,000
- **\$100,000 grant** cap for investments under \$5 million
- **\$200,000 grant** cap for investments of \$5 million or more

[Check your eligibility](#) for an Enterprise grant today, and [contact us](#) to receive an application! Become familiar with our commercial properties while perusing our [interactive map](#).

2. Local Redevelopment Grant

This grant is designed to support small and medium-scale investments in Enterprise Zone commercial property.

[Contact us](#) to apply!

3. EDA Revolving Loan Fund

We can help you access local capital up to \$250,000 from a revolving loan fund or tax-exempt industrial revenue bond managed by the BDC.

[Contact Byron Steward](#) to gain more information.

4. Real Estate Rehab and Renovation Tax Credits

Earn up to 10 years of real estate tax exemption on the improved value of rehabilitation. Contact the [City Assessor](#) before your project begins to check your eligibility for these tax credits.

[Request a consultation to apply today!](#)



Anna Bentson
Assistant Director
Economic Development
Lynchburg, VA

[Book your one-stop project review and pre-TRC meeting with us today!](#)

Let us save you time and money by helping you prepare for your TRC meeting.

The logo for Opportunity Lynchburg features a stylized 'O' composed of two interlocking loops, one blue and one orange. To the right of this icon, the words 'Opportunity' and 'Lynchburg' are stacked vertically in a bold, black, sans-serif font.

Opportunity Lynchburg

A panoramic view of the Lynchburg skyline, Virginia, featuring a mix of brick and modern buildings, a prominent tall skyscraper, and a dense line of green trees in the foreground. The scene is reflected in a body of water in the lower half of the image.

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