

Suffolk, Virginia



High Tech. Low Stress.

Destination 2018. See the future from here.

We're building the ideal place to live and work. A place where "high tech" and "low stress" describe our economy and our lifestyle. Perhaps that's why people moving to Suffolk, Virginia, have the highest median income in the region. Here, pioneering technologies have found a home in harmony with the rich agri-business that is our heritage. We are committed to the wise use of our abundant resources.

That's why we've charted our course through 2018 with a Comprehensive Plan guided by five priorities.

- ▲ **Smart Growth**
- ▲ **Neighborhood Revitalization**
- ▲ **Education**
- ▲ **Quality of Life**
- ▲ **Economic Development**



Suffolk's historic Post Office now houses modern offices.



Suffolk High School to be revitalized as the new Performing Arts Center.



Virginia Modeling Analysis and Simulation Center.



Constant's Wharf, site of the 1742 town of Suffolk, will be reborn as an elegant hotel, conference center and marina, opening in 2002.



Quality education is a priority for tomorrow's workforce.



Eco-tourism in the Great Dismal Swamp.

Suffolk's Demographics

Population (2000 census)	63,677
Employment (October 2000)	29,503
Per Capita Income (1998)	\$21,786
Median Family Income (1996)	\$41,150
Number of Households (1996)	19,776



Children celebrate July 4th with a patriotic bike parade.



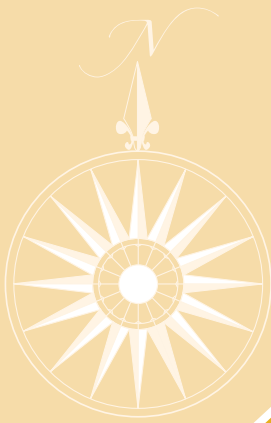
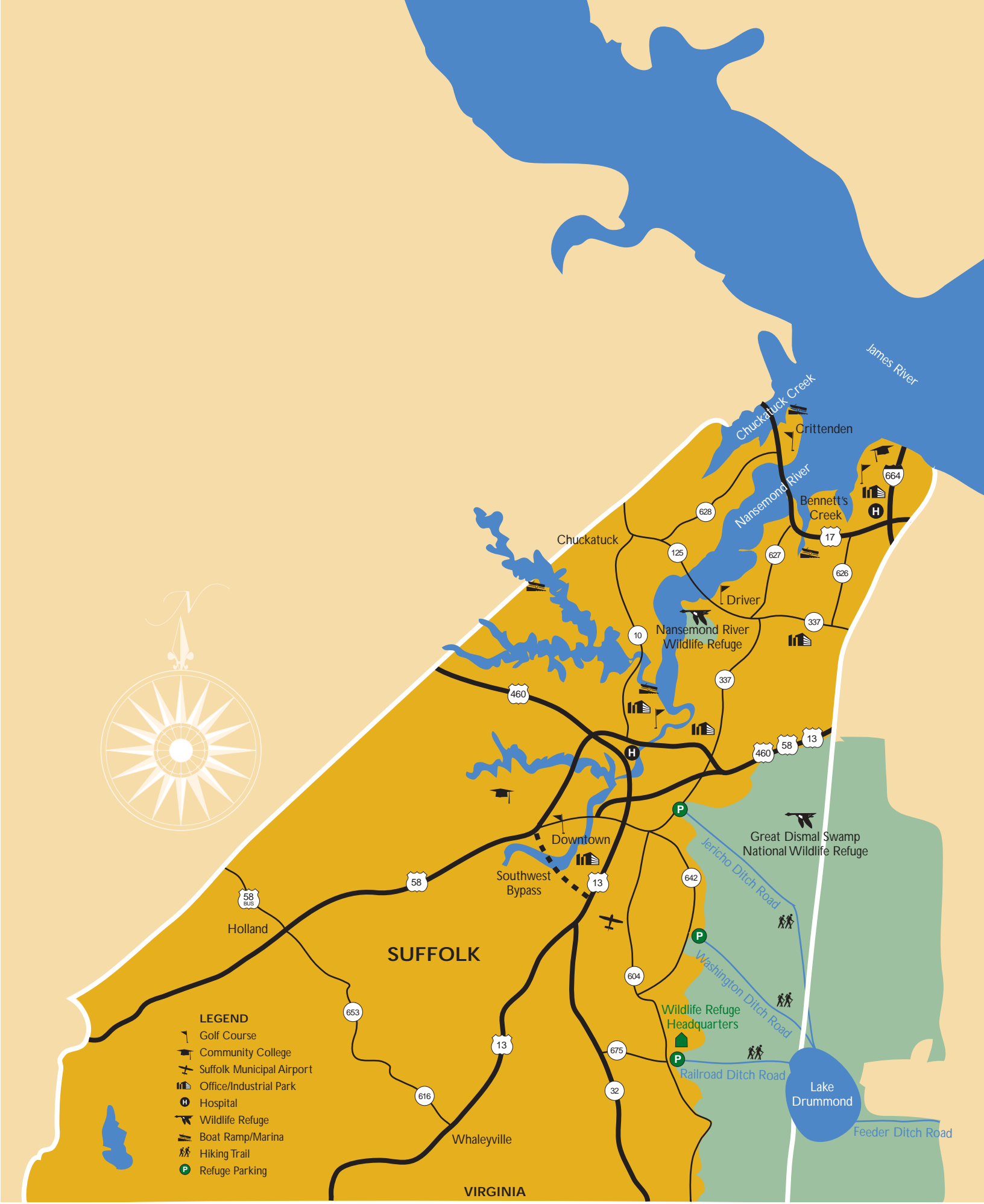
Many commerce parks are available for business growth.












A horse lovers paradise.

Front cover photos

Top to bottom:
 Sleepy Point offers a scenic setting.
 Discover Main Street U.S.A. in downtown Suffolk.
 Suffolk is an ideal place to raise a family.
 The Riverfront Golf Course, one of five to enjoy.
 Suffolk is home to diverse high tech industries.



LEGEND

-  Golf Course
-  Community College
-  Suffolk Municipal Airport
-  Office/Industrial Park
-  Hospital
-  Wildlife Refuge
-  Boat Ramp/Marina
-  Hiking Trail
-  Refuge Parking

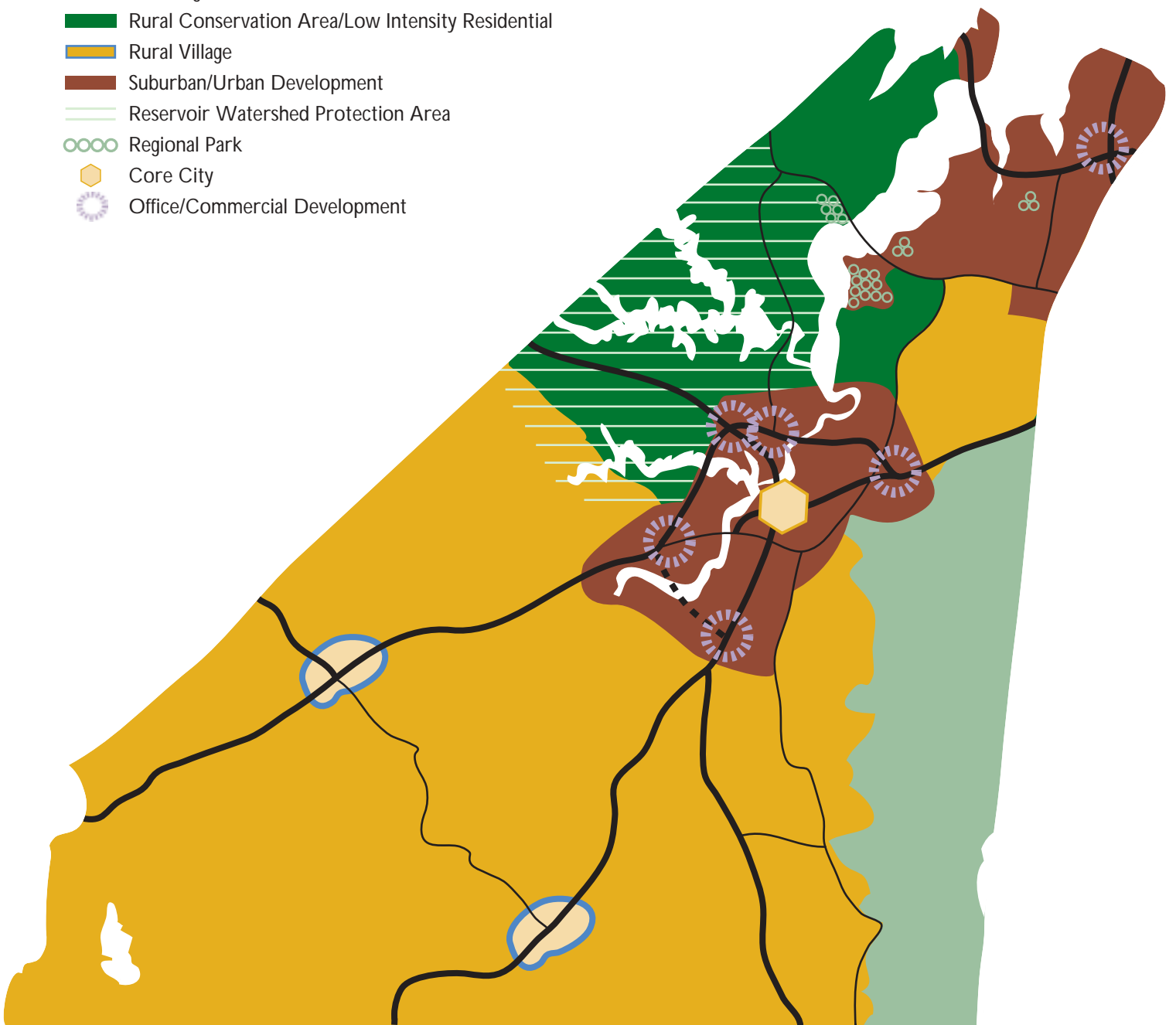
NORTH CAROLINA

Our vision is clear. Our plan is working.

Suffolk is on course for 2018 with major land use initiatives already in effect. This is how we want our community to look.

LEGEND

-  Natural Resource Area
-  Rural Agricultural and Conservation Area
-  Rural Conservation Area/Low Intensity Residential
-  Rural Village
-  Suburban/Urban Development
-  Reservoir Watershed Protection Area
-  Regional Park
-  Core City
-  Office/Commercial Development



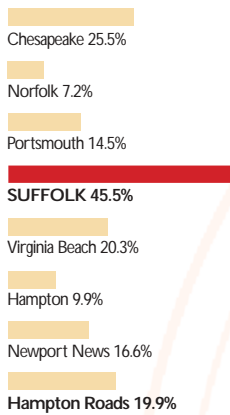
City of Suffolk and Hampton Roads

20 year projected growth.

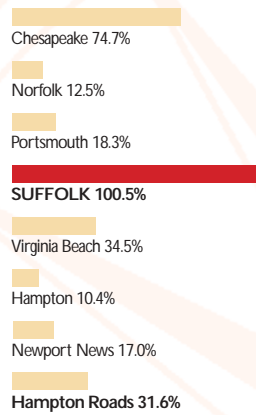
Population and Employment Projections

	Population		Employment	
	2000 Census	2020 Revised	1998 Actual	2020 Revised
Chesapeake	199,184	249,990	96,693	168,920
Norfolk	234,403	251,350	228,411	257,010
Portsmouth	100,565	115,190	52,584	62,220
Suffolk	63,677	92,620	24,937	50,000
Virginia Beach	425,257	511,740	222,631	299,360
Hampton	146,437	160,770	82,558	91,160
Newport News	180,150	209,990	118,744	138,950
Hampton Roads	1,574,801	1,888,000	936,054	1,231,510

2000-2020 % Increase Population



1998-2020 % Increase Employment



Learn from the past. Live in the present. Plan for the future. That's "smart growth."

When England granted the charter for the Town of Suffolk in 1742, they foresaw this land's immense potential, now being fully realized. Suffolk's abundant resources, pristine waterways and rich farmland are expansive enough for man and nature to live in harmony. The merger of the City of Suffolk with Nansemond County in 1974 instantly created a 430-square-mile city, larger in area than Indianapolis or Dallas. We studied the experiences of other cities and learned from their mistakes. The result is a comprehensive land use plan to manage growth with intelligence. The Uniform Development Ordinance (UDO) encourages systematic and harmonious growth of infrastructure, housing and commerce.



Downtown master plan.



Riverfront homes in the Harbour View community.



Suffolk has 1,300 acres of parks and recreational facilities, with more to come.



This new development in Driver will create a classic village hamlet.



Present and planned highways keep pace with a growing economy.

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- An aerial photograph of a suburban residential area. In the foreground, there are several houses with dark roofs and light-colored siding, surrounded by trees with autumn foliage in shades of orange, red, and yellow. A road with a median runs through the middle ground. In the background, a large, rectangular industrial building with a white roof is visible, surrounded by more trees and some smaller structures. The sky is a soft, hazy blue, suggesting a clear day.
- ▲ Our population grew by 22.1% according to the 2000 Census, making Suffolk one of the fastest-growing cities in Hampton Roads.
 - ▲ Suffolk projects a 45% increase in population and a 100% increase in employment by the year 2020.
 - ▲ Median income of new Suffolk residents in 2000 was the highest in the region, according to the IRS.
 - ▲ 2,000-acre Harbour View blends waterfront living, retail enterprise, educational institutions and industrial/business parks, creating a highly desirable place to live and work.
 - ▲ By air, Suffolk is less than one hour from three-quarters of the U.S. population.

Harmony on Cedar Lake where cozy homes share natural surroundings with Wilroy Industrial Park.

Revitalization breathes new life into our downtown, our neighborhoods, and especially, our people.

Encouraged by creative partnerships, revitalization is a dynamic force, transforming neighborhoods and citizens alike with a new vitality and sense of community pride. Enterprise zones, village plans, and neighborhood reinvestment programs have all contributed to the renaissance of Suffolk's historic charm.



Boat slips, a river walk and world-class conference center will transform Constant's Wharf with the new 150-room Hilton Garden Inn.



The plan for Holland Village invigorates one of Suffolk's historic communities.



The 1885 Main Street Depot is home to Suffolk's Tourist Center.



Main Street Center adds new charm to downtown Suffolk.



Downtown revitalization is part of a 10 year capital plan.

Ten-Year Capital Improvement Plan

In millions

School construction and expansion \$152

Water/sewer improvements \$104

Public buildings and facilities \$28

Industrial development \$22

Public safety \$9



- ▲ Main Street Depot is a beautifully restored Seaboard Railway Station of 1885.
- ▲ Whaleyville and Holland Villages, part of the original Nansemond County, are among Suffolk's restoration and beautification priorities.
- ▲ Riddick's Folly, restored Greek Revival residence, houses Civil War artifacts.
- ▲ Constant's Wharf Hotel and Conference Center will become the focal point of downtown riverfront recreation in 2002.
- ▲ East Washington Street, the bustling industrial hub of an earlier era, undergoes a transformation to a quiet community of small businesses and residences.

The modern Godwin Courts Building and old Post Office, now housing modern business offices, anchor Main Street with a commanding presence.



We're racing to meet the future with superior education.

Suffolk educates leaders, workers, and future contributors to the growing economy of Hampton Roads. A policy of continuous improvement is the established priority of Suffolk's City Council and Board of Education.

To support that commitment, school funding increased 15 percent for 2000-2001.

An investment of \$152 million

in school construction and expansion is planned through 2010. Businesses play an active role contributing to the quality of education through joint ventures such as the Suffolk

Leadership Academy, training young business professionals to become future leaders.



Suffolk High School, a familiar landmark for Suffolk residents, will soon become the new Performing Arts Center.



Kings Fork Middle School will meet the growing challenge.



Pushing ahead with a \$152M investment in the future.



Preparing for the future through continuing education programs.

Investment in Education

In millions

Oakland Elementary School	\$6.1
Booker T. Washington Elementary School	\$8.1
Northern Shores Elementary School	\$7.5
Mack Benn, Jr. Elementary School	\$10.2
Kings Fork Middle School	\$23.4
New High School	\$42.3



The new state-of-the-art Mack Benn Elementary School.



Paul D. Camp Community College offers associate degrees in the arts and sciences and certificates in law enforcement and data processing.





- ▲ Suffolk schools offer a well-rounded curriculum with 12 elementary schools, 4 middle schools, and 2 area high schools.
- ▲ Two community colleges within the City of Suffolk serve a growing demand for higher education.
- ▲ Hampton Roads region has 17 colleges and universities with a total student enrollment of over 93,000.
- ▲ Suffolk's Early Childhood Development Commission promotes quality education for the crucial early years.
- ▲ The Workforce Development Center and the new Career Resource Center provide valuable training in job skills.
- ▲ After-hours programs make efficient use of school facilities.

The Suffolk of 2018 will be the result of today's well planned educational innovations.

When folks love where they live, there's no limit to what they can accomplish.

Whether one seeks life's simplicities or life's amenities, Suffolk is a land of many pleasant choices. Stand on the edge of the Great Dismal Swamp and marvel at unspoiled nature as far as the eye can see. Tee off at the new Riverfront Golf Club. Take in a movie at the 16-screen Harbour View Grande Theatres. Suffolk's Parks and Recreation Master Plan recommends a 10-year investment of \$30 million. Also, Suffolk is home for quality healthcare with Obici Hospital opening its new \$74 million medical complex in 2002. We have redefined quality of life.



The new \$74 million Obici Hospital is on schedule to open in early 2002.



Suffolk's abundance of available land and waterfront vistas can make a homebuyer's dream come true.



Nansemond River Golf Club is one of Suffolk's finest.



Coastal Suffolk offers a wide variety of watersports.



Bon Secours Health Center provides outpatient services.



With its many lakes and rivers, Suffolk is an aquatic paradise.



Suffolk offers five challenging golf courses.



The new Harbour View Grande 16 Cinemas and retail complex.



Receive a special welcome at The Riverfront at Harbour View.



The Great Dismal Swamp National Wildlife Refuge is a bird watcher's paradise.





- ▲ 1,300 acres of parkland and seven public recreational facilities offer year-round enjoyment.
- ▲ Suffolk has over 8,000 acres of lakes and miles of river shoreline.
- ▲ Enjoy five challenging golf courses.
- ▲ Suffolk covers 430 square miles, making it larger in area than Indianapolis or Dallas.
- ▲ Families can live in the city, country or suburbs for a cost considerably lower than in other metropolitan areas.
- ▲ If the arts are your passion, you won't be disappointed. Our region offers an opera company, major symphony, professional ballet and theater, and a continuing variety of headliner entertainment.
- ▲ The Great Dismal Swamp Wildlife Park and Refuge offers over 140 miles of trails and waterways for walking, bicycling and canoeing.

The Riverfront golf community features beautiful villas and exquisite custom homes.

You're in good company when you call Suffolk home.

Hold on to your hat. The winds of economic development are blowing up a storm in Suffolk. New projects and expansions totaled over \$84 million and generated more than 1,400 new jobs in 2000.

The winds are blowing strong from the north, along the I-664 "high-tech corridor," now home to the military's computer



Hines-Farley Yachts custom-builds its fine sport fishing vessels in Suffolk.

simulation facilities, defense contractors, and a variety of private sector applications. Eighteen strategically located industrial and business sites are available for development. You're in good company with industry giants like CIBA Specialty Chemicals, Planter's Peanuts, Lipton, Sara Lee and QVC — all long-time corporate residents. Here, you'll find a diversified local economy of manufacturing, processing, entertainment, computer simulation, and a host of professional services creating a wide variety of employment opportunities.

Suffolk's Major Employers

Obici Memorial Hospital	1,100
QVC, Inc.	1,000
Wal-Mart Stores, Inc.	985
USJFCOM/Joint Training, Analysis & Simulation Center (JTASC)	592
CIBA Specialty Chemicals USA	487
Planters Peanuts	400
Lipton Inc.	320
Sara Lee Coffee & Tea Company	193
USJFCOM Joint Experimentation Center	182
Amadas Industries, Inc.	145
Penn Engineering & Manufacturing Corp.	135
New Dominion Pictures	121
Birdsong Peanuts Corporation	120
National Roofing Company	115
Pak-AI of Virginia	115
Rountree Construction Co.	100
Supreme Foods, Inc.	100
USJFCOM/Joint Warfighters Joint Test & Evaluation Center	85



Sara Lee Coffee and Tea Co. employs over 190 people.



SYSCO is completing a new \$38 million office and distribution center.



JTASC offers the armed forces high tech computer simulation.



The new 50,000 square foot Shell Industrial Building is open for business.



Vicare moved their headquarters to the new Godwin Office Park.



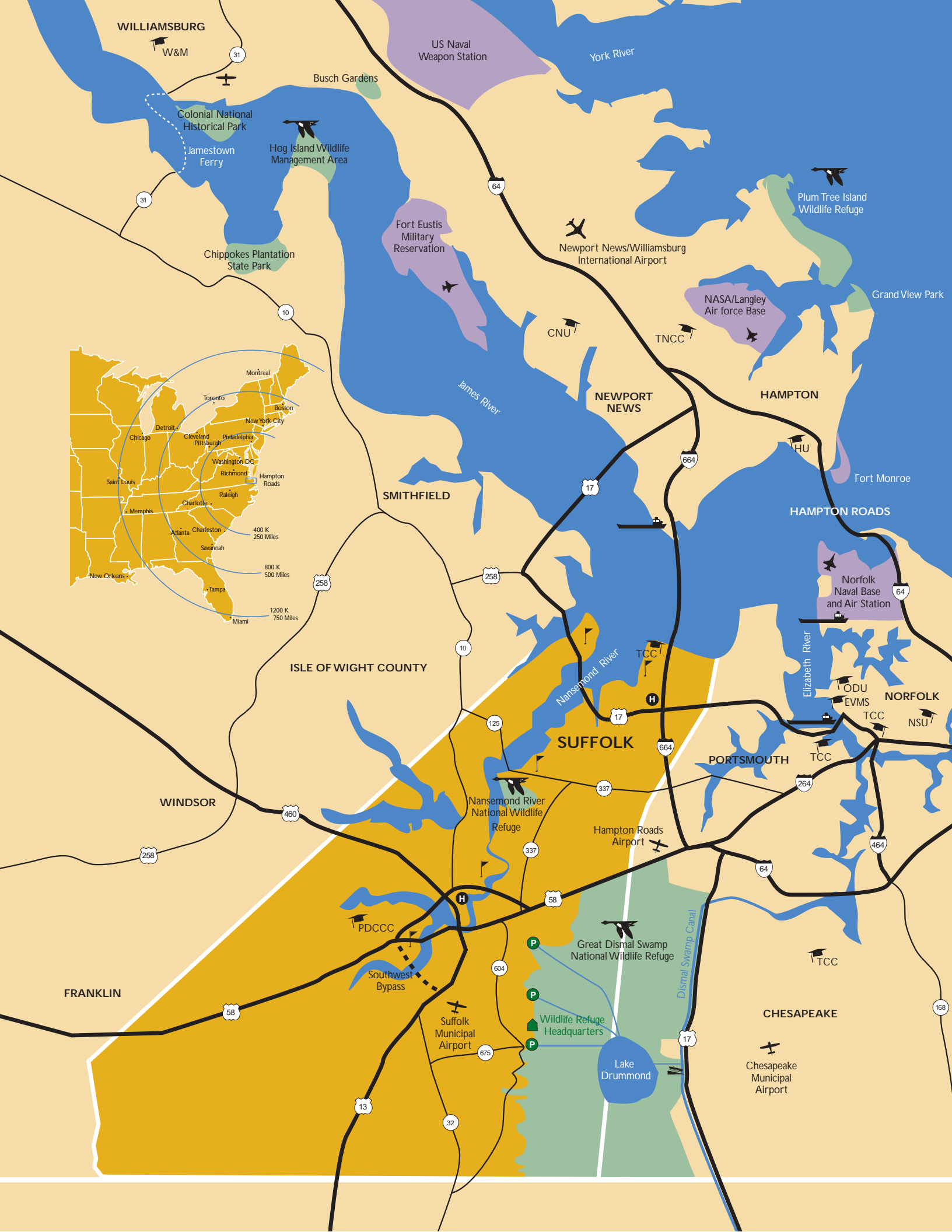
Trans-Ocean Imports will use the nearby ports for importing oriental rugs.



- ▲ Suffolk's 18 industrial sites attract major industry and high-tech firms to the region. Over 7,000 acres are earmarked for office, industrial and commercial use.
- ▲ U.S. Joint Forces Command Joint Training, Analysis and Simulation Center (JTASC) trains military personnel using computer visualization.
- ▲ Computer modeling for private industry is simulated by the Virginia Modeling Analysis and Simulation Center (VMASC).
- ▲ At Bridgeway Commerce Park, SYSCO, the nation's largest food service distributor, is completing a \$38 million dollar office and distribution center, the largest new project in Hampton Roads in the year 2000.
- ▲ Suffolk Industrial Park's new 50,000 square feet Shell Industrial Building is the result of teamwork between the City and the Virginia Economic Development Partnership.
- ▲ New Dominion Pictures produces *The New Detectives* for the Discovery Channel in their Suffolk-based studios.
- ▲ CSX Corporation and Norfolk Southern Corporation provide complete rail transportation with freight and piggyback service.

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





WILLIAMSBURG

W&M

31

Colonial National Historical Park

Jamestown Ferry

Hog Island Wildlife Management Area

Chippokes Plantation State Park

US Naval Weapon Station

York River

Plum Tree Island Wildlife Refuge

Newport News/Williamsburg International Airport

NASA/Langley Air force Base

Grand View Park

CNU

TNCC



James River

NEWPORT NEWS

HAMPTON

SMITHFIELD

17

664

Fort Monroe

HAMPTON ROADS

Norfolk Naval Base and Air Station

10

ISLE OF WIGHT COUNTY

SUFFOLK

ODU

NORFOLK

EVMS

NSU

WINDSOR

Hampton Roads Airport

PORTSMOUTH

TCC

TCC

TCC

258

125

17

664

64

264

464

FRANKLIN

58

58

337

337

337

PDCCC

Southwest Bypass

Great Dismal Swamp National Wildlife Refuge

Wildlife Refuge Headquarters

Suffolk Municipal Airport

Lake Drummond

CHESAPEAKE

Chesapeake Municipal Airport

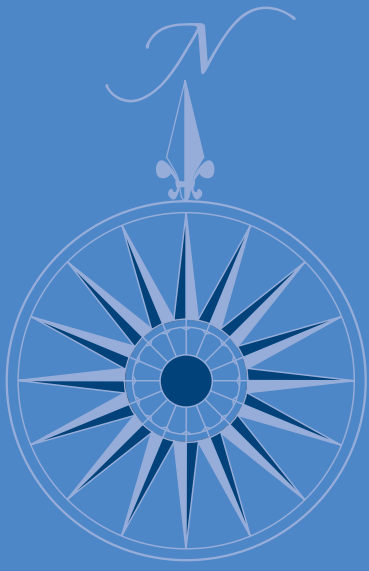
13

32

675

17

168



CHESAPEAKE BAY

13

Fisherman's Island National Wildlife Refuge

USN Little Creek Amphibious Base

ATLANTIC OCEAN

Fort Story

Norfolk International Airport

Seashore State Park

VWC

264

Virginia Beach Resort

Oceana Naval Air Station

Camp Pendleton

TCC

USN Amphibious Base

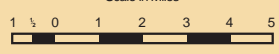
Fleet Combat Center Atlantic

VIRGINIA BEACH

US Naval Airfield Fentress Station

Back Bay National Wildlife Refuge

HAMPTON ROADS, VIRGINIA
Scale in Miles



VIRGINIA

NORTH CAROLINA

High tech, low stress, wide-open spaces, world-class accessibility. Welcome to the neighborhood.

Suffolk is the keystone of the largest metro area between Washington, DC and Atlanta. Our neighborhood is 1.6 million strong, and we adjoin the world's largest natural harbor, the Port of Hampton Roads, hosting over 100 foreign-based firms and 80 percent of the world's shipping lines. Our skilled work force has an exceptionally high percentage of scientists and engineers, and we are headquarters for the largest concentration of military decision makers outside of the Pentagon. Over two-thirds of the nation's population is within 750 miles, and 200 daily airline flights give you global access. Best of all, you can walk on the beach in December and play golf in February. The Hampton Roads neighborhood is the ideal location for people who desire a high tech, low stress lifestyle that's all but rare today. So, please don't wait until 2018. Discover what's here for you today. Because the future is now in Suffolk, Virginia, at the heart of Hampton Roads.



City of Suffolk

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