



Accelerating Regionally Significant Sites GO Virginia Region 9

Grantor	Central Virginia Partnership for Economic Development
Funding	\$786,133 - GO Virginia \$413,167 - Match
Grant Period	July 1, 2021 to December 31, 2022 extended to December 31, 2023

Goal: To elevate site marketability in Region 9 by advancing Shannon Hill Regional Business Park (Louisa County) from Tier 3 to Tier 4 and completing water and sewer engineering studies for Wingspread (Culpeper County)

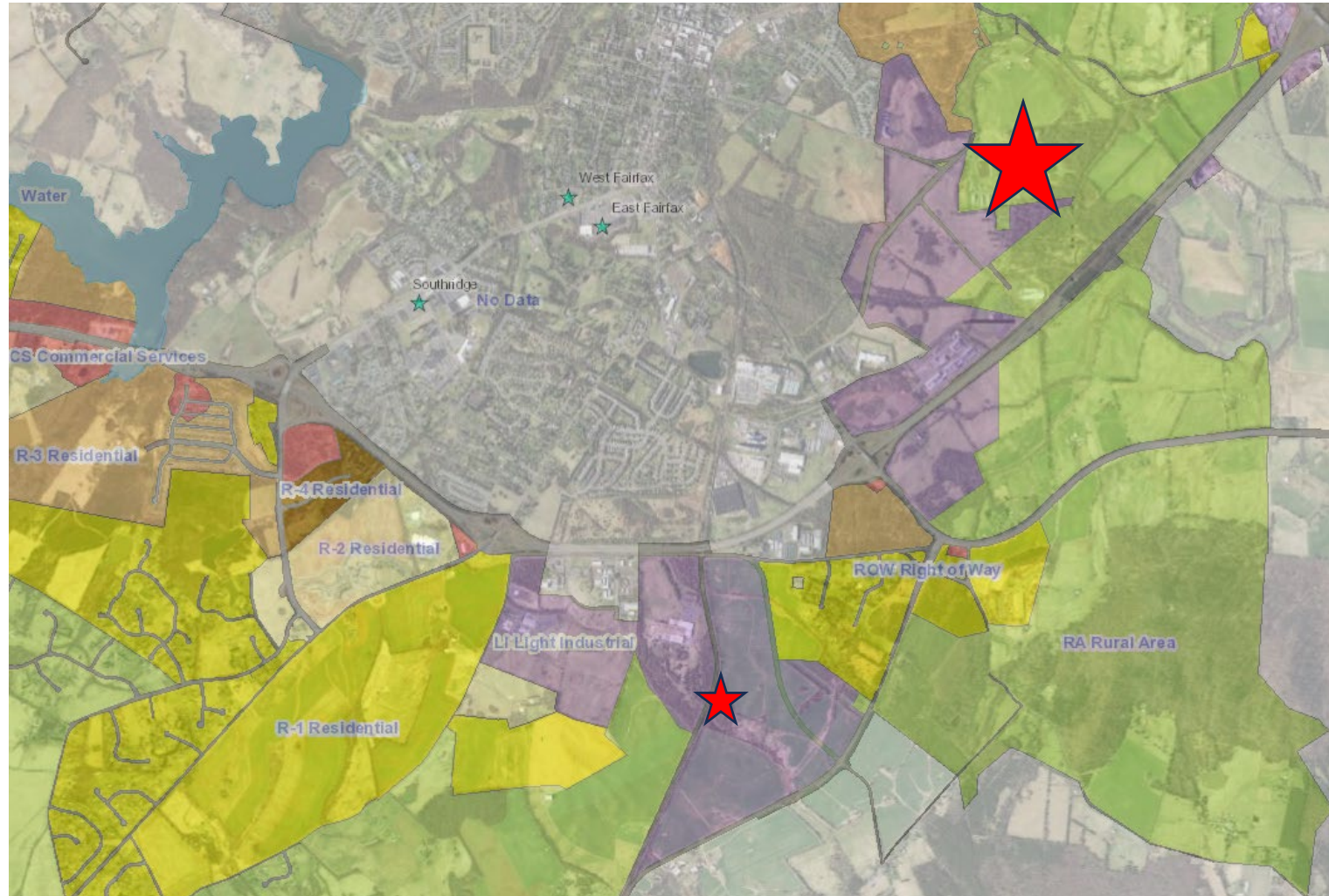
Culpeper GOVA Project

Bryan Rothamel
Economic Development Director
January 26, 2024

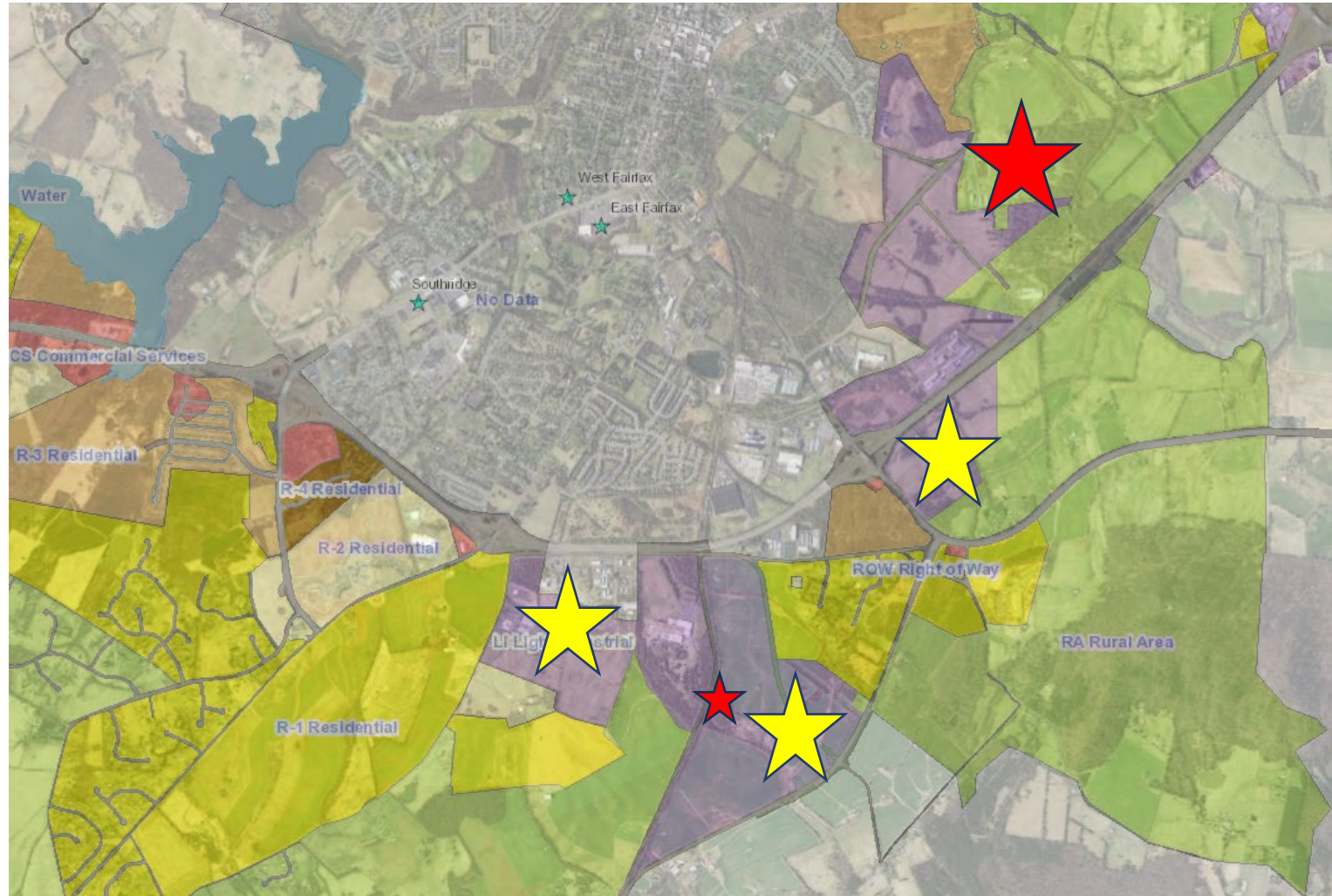


Culpeper VA
ECONOMIC DEVELOPMENT

Problem



Problem



Problem



GOVA Study



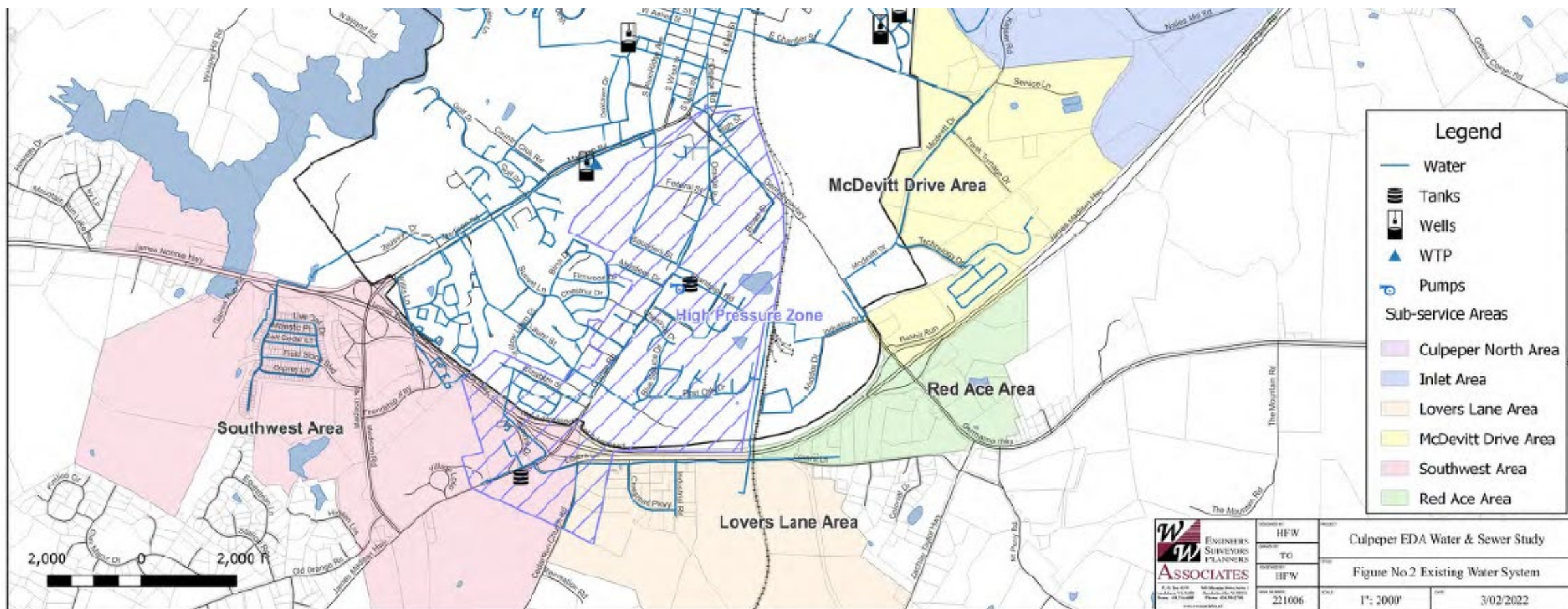
Culpeper VA

ECONOMIC DEVELOPMENT

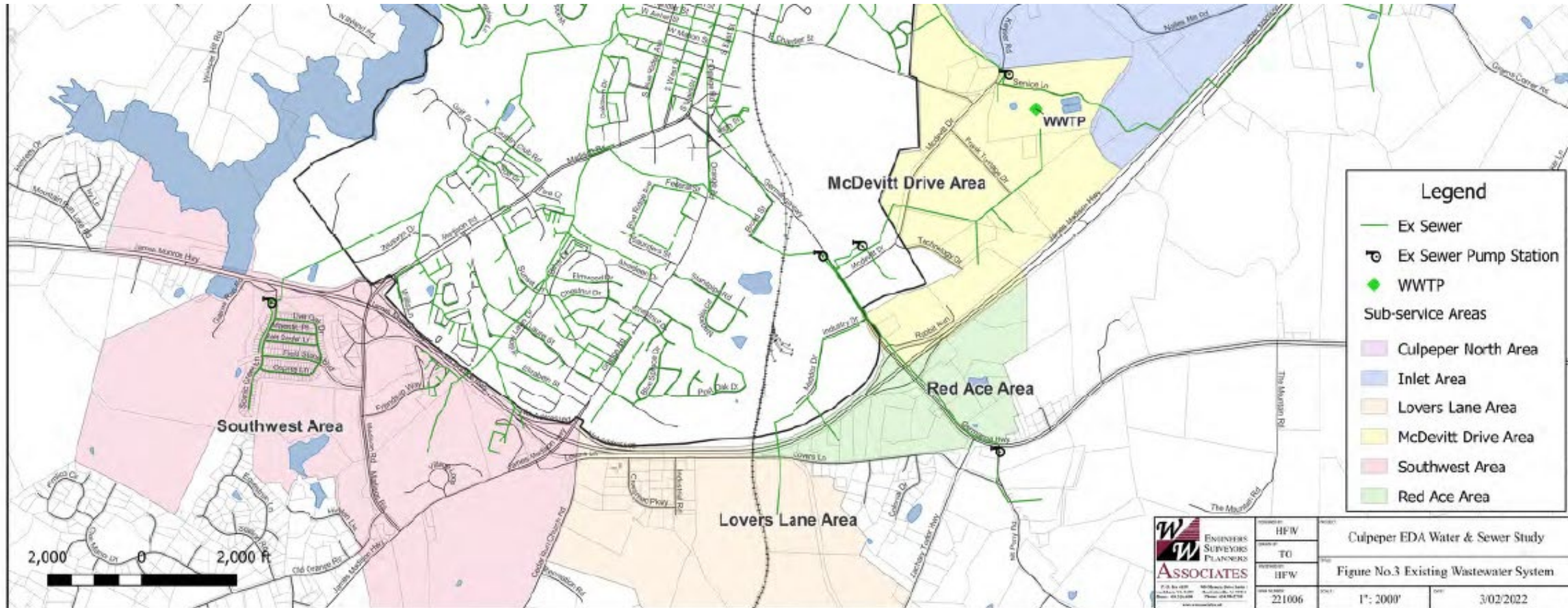
GOVA Study

- WW Associates studied the Lovers Lane area to provide a preliminary engineering report on how to serve wet utilities in the area.
- WW Associates studied water, sewer and a possible gray water line.
 - 300,000 gpd sewer
 - 300,000 gpd water
 - Water reuse system

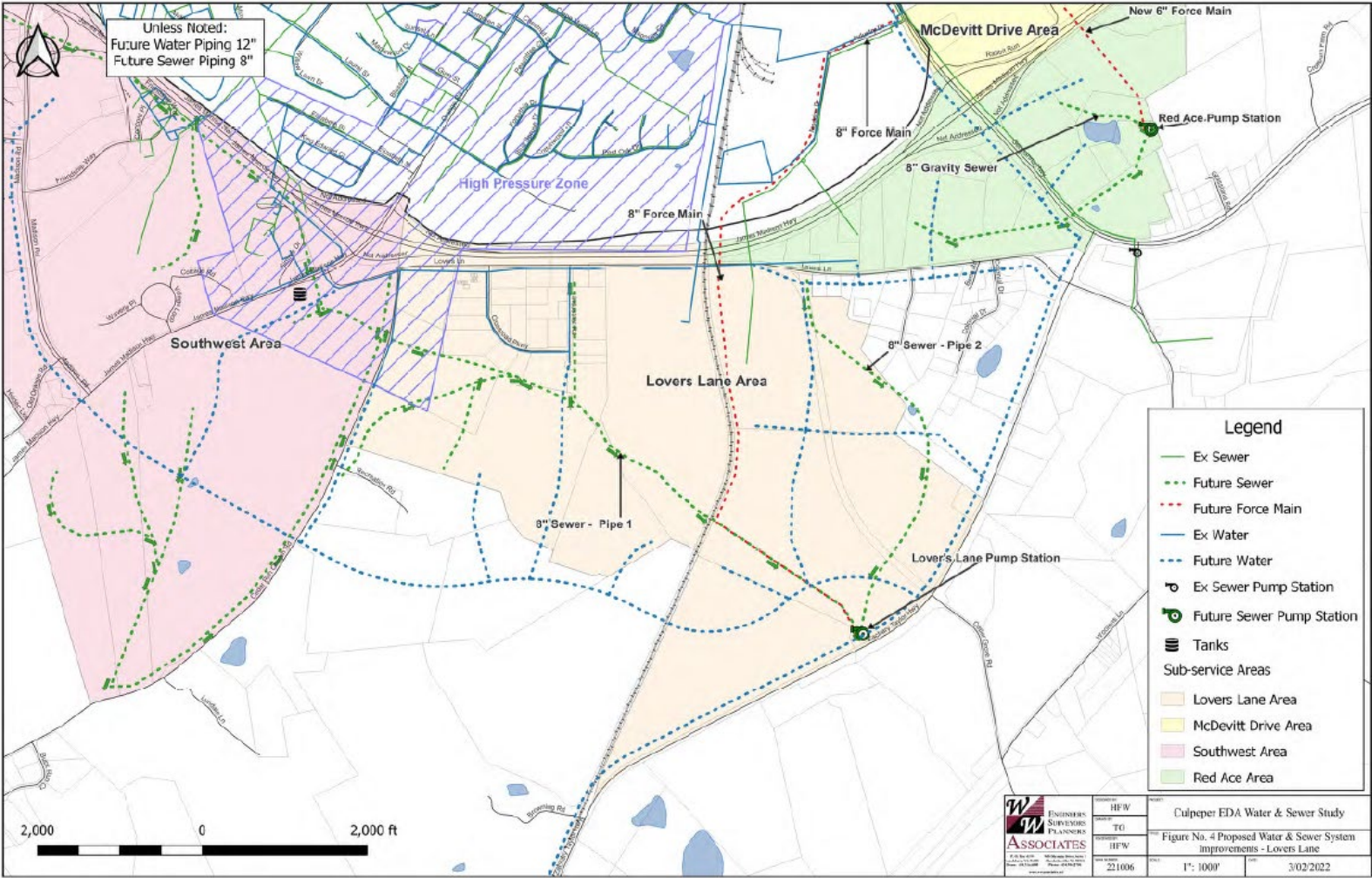
Current Water



Current Sewer



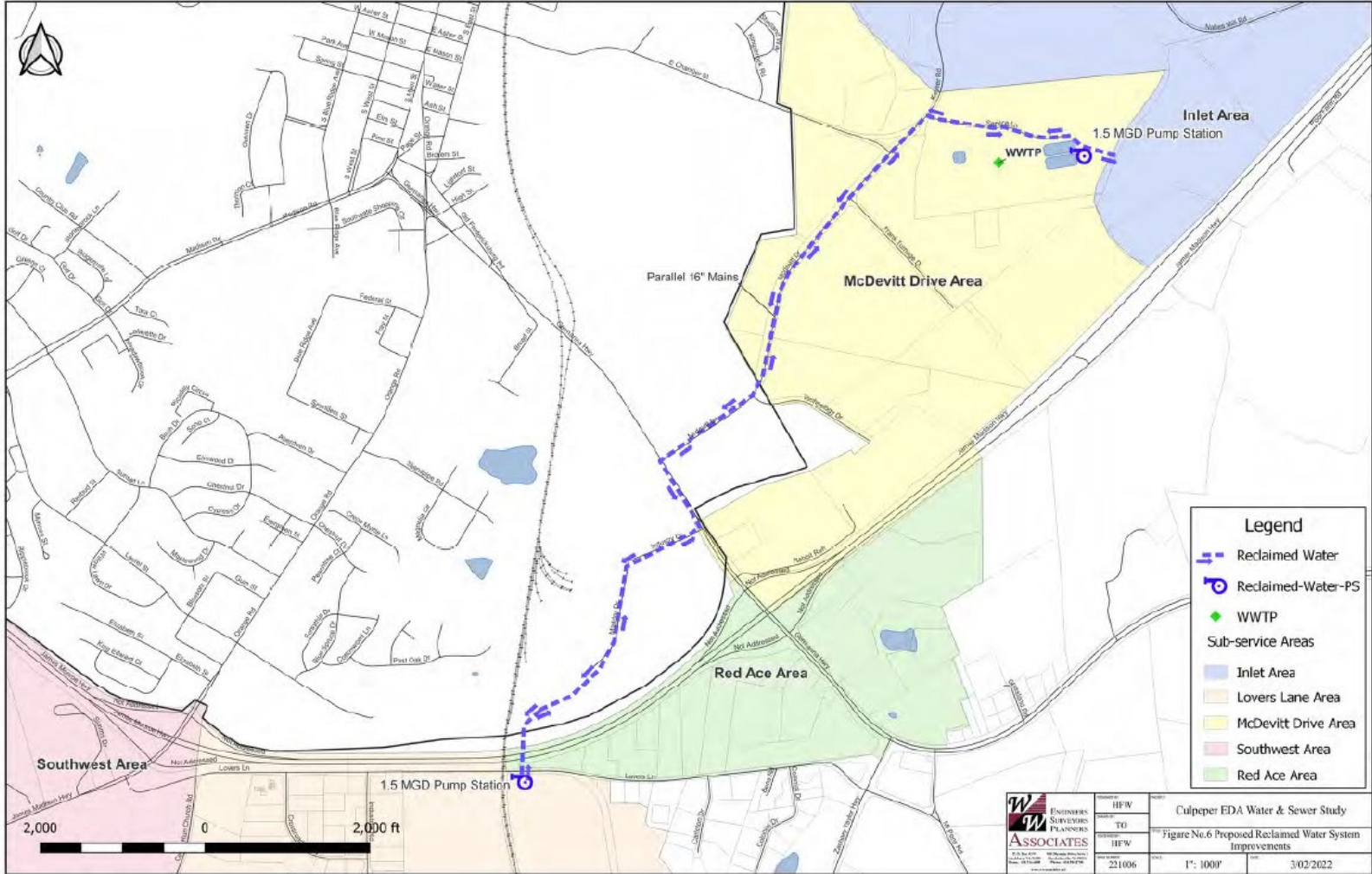
Proposed Water and Sewer



Proposed Water and Sewer Costs

Construction	Cost
Water Line Construction	\$4,927,000
Sanitary Sewer Construction	\$9,137,000
Total:	\$14,064,000

Proposed Reclaimed Water



Proposed Reclaimed Water Costs

Project	Estimated Costs
Pump Stations	\$2,498,839
Piping	\$5,840,000
Total:	\$8,388,839

Total Proposed Project Schedule

Task	Estimated Time to Complete
Survey & Design	12 months
Permit Application/Permit Issuance	12 months
DEQ Issuance of CTC	2 weeks
Bidding and Award	45 days
Construction	18 months

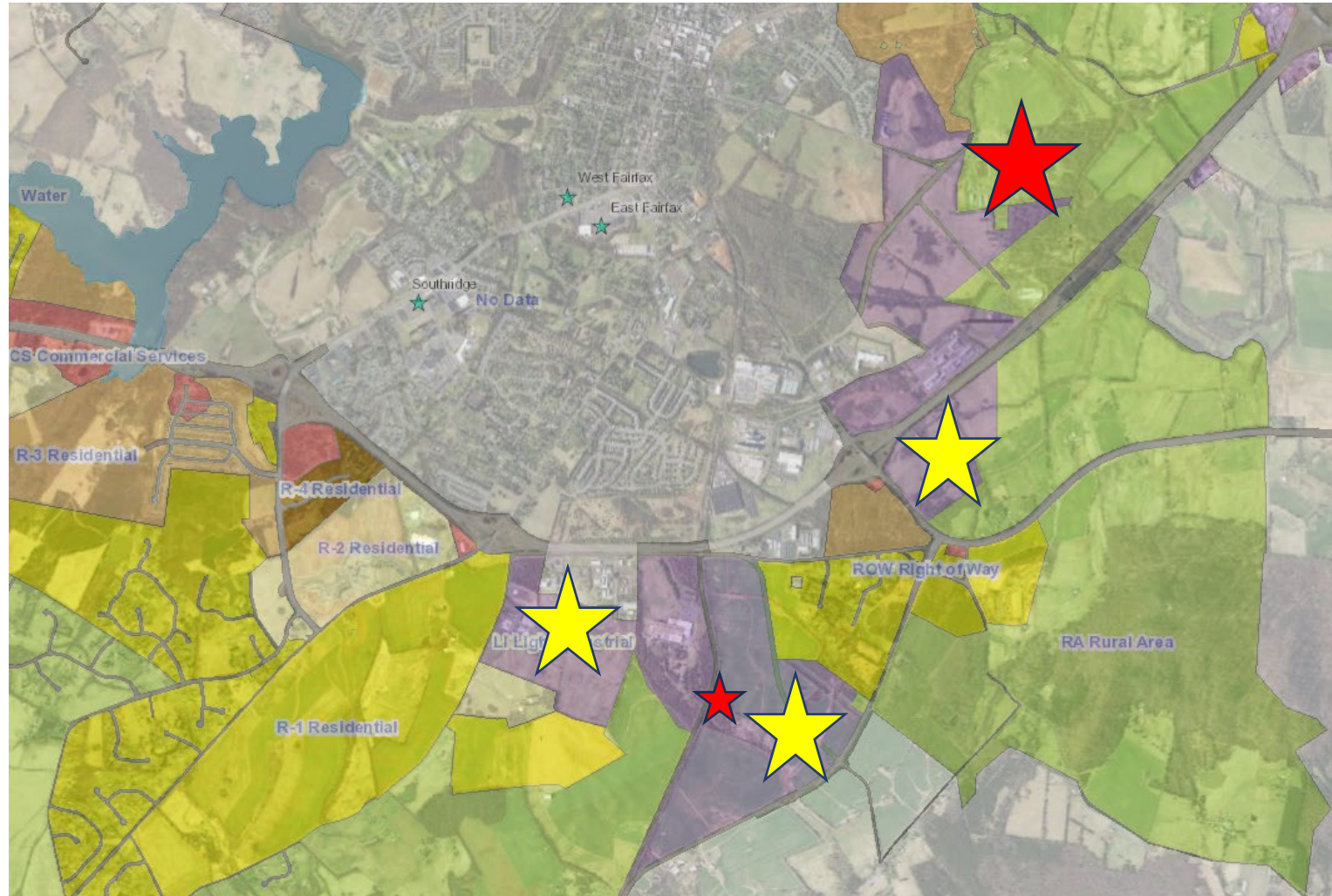
Since the Study



Culpeper VA

ECONOMIC DEVELOPMENT

Since the Study



Data Bank purchased Red Ace

[HOME](#) > [NEWS](#) > [CONSTRUCTION & SITE SELECTION](#)

DataBank acquires 85 acres in Virginia's Culpeper for 192MW data center campus

Company planning 1.4 million sq ft, three-building project

November 14, 2023 By: Dan Swinhoe [Have your say](#)



DataBank has acquired 85 acres of land in Culpeper, Virginia, for a new data center campus.

The company announced the acquisition this week and plans to develop a new 192MW campus on the site.

The new Culpeper Campus will host up to three two-story data centers that would offer 1.4 million square feet (135,065 sqm) of space. The site will also include a 300MW on-site substation from Dominion Energy.



Louisa County GOVA Projects

GOVA Region 9 Council Meeting

January 26, 2024

GOVA Funding Goals



Increase Site Tier Rating
- Site Readiness



Enhance Marketability
of the SHRBP – Project
wins



Ability to leverage other
sources of grant funding
to further development

Round 1 GOVA Funding - Scope

1' Topo (LiDAR) Survey	49,500.00
ALTA/Boundary Survey	40,000.00
Preliminary Geotechnical Investigation	35,000.00
Pre-Develop Services & Stakeholder Engag	15,000.00
Preliminary Master Planning	35,000.00
Final Master Planning	25,000.00
Traffic Impact Assessment (VDOT 527)	50,000.00
Prelim. Engineering Report (PER-Onsite)	50,000.00
Prelim. Eng Report (PER-Offsite Util.)	50,000.00
Elevated Water Storage (500K Gal) Tank 750K	210,000.00
Cultural Resources Summ. w/Visual FI	9,350.00
Project Coordination	23,500.00
Final Presentation of Master Plan & PERs	5,000.00
Tier 3 Certification	3,500.00
Total Fee	600,850.00

LOGISTICS & DISTRIBUTION	
DATA CENTER	
ADVANCED / LIGHT MANUFACTURING	
OFFICE	
Building Type	Total SF
Logistics & Distribution	2,150,000 SF
Data Center	1,175,000 SF
Advanced / Light Man.	1,150,000 SF
Office	72,800 SF

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

Parrish Rd
(Rte 683)

Columbia Gas Transmission Pipeline



EXIT 148

Shannon Hill Rd
(Rte 605)



SCALE 1"=500'

Primary Entrance

Secondary Entrance

Proposed Elevated Water Storage Tank

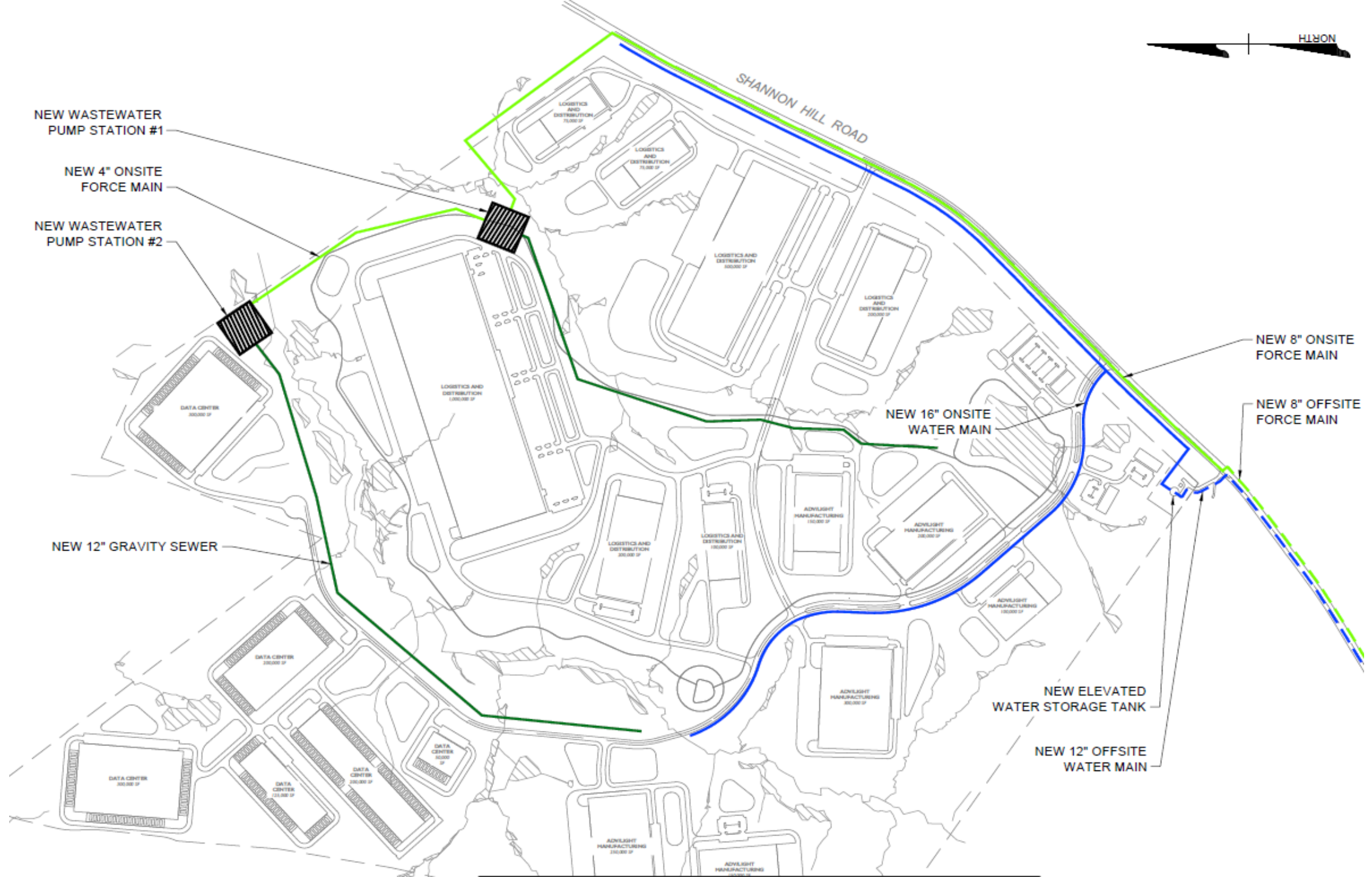


TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

Shannon Hill Regional Business Park
Louisa, VA

Round 2
GOVA
Funding -
Scope

Project Management	75,000.00
Phase 1 Cultural Resources Survey	78,000.00
Onsite Water/ Wastewater Utility Service	590,000.00
Total Fee	743,000.00



NEW WASTEWATER
PUMP STATION #1

NEW 4" ONSITE
FORCE MAIN

NEW WASTEWATER
PUMP STATION #2

NEW 12" GRAVITY SEWER

SHANNON HILL ROAD

NEW 16" ONSITE
WATER MAIN

NEW 8" ONSITE
FORCE MAIN

NEW 8" OFFSITE
FORCE MAIN

NEW ELEVATED
WATER STORAGE TANK

NEW 12" OFFSITE
WATER MAIN

Leveraged Funding - Infrastructure Projects



Offsite Utilities – Fully funded @ \$28M:

Linear water/sewer pipelines – 100% designed/permitted (Spring 2024)

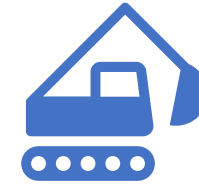
Elevated water storage tank – Under construction

Grant award - \$11.59M from Virginia Business Ready Sites Program “VBRSP”



Road Infrastructure – On/Offsite:

Project Design – Funded with VDOT Economic Development Access Program “EDAP” funding - \$620,000



Road Infrastructure & On-site Utility Construction - \$17.5M

VBRSP funding request - \$13.5

VDOT EDAP MEI funding – \$2M

County funding - \$2M

Find a Site

Comprehensive Plan Alignment & Amenable Seller

RAW LAND, WILLING SELLER, NO CONTROL

- Preliminary Site Evaluation*
- Property Control / Set Price*
- Begin Marketing Site*

TIER 1



TIER 2

SITE CONTROLLED, ZONED/COMP PLAN, MINIMAL DUE DILIGENCE

- Rezoned for Industrial/Commercial Use*
- Begin/Complete Significant Due Diligence*
- Master Planning*
- Infrastructure Evaluations*



TIER 3

MASTER PLAN, ESTIMATED COSTS, SIGNIFICANT DUE DILIGENCE

- Due Diligence Complete & Issues Resolved*
- Significant Clearing & Grubbing*
- Infrastructure Design and Construction Underway or Beginning within 12 months*
- Permit Issues Identified & Quantified*

Necessary Preliminary Engineering Investigations & Cost Estimates



TIER 4

CERTIFIABLE SITE, INFRASTRUCTURE, PROPERTY ISSUES CLEARED

"Pad Grade" Portion or Entire Site Infrastructure Constructed & In Place
Prospect Ready for Disturbance Permit



Tier 4.5++

"READY TO CONSTRUCT" PERMITS IN HAND

TIER 5



For more information contact:
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also see: www.vedp.org/vbrsp