

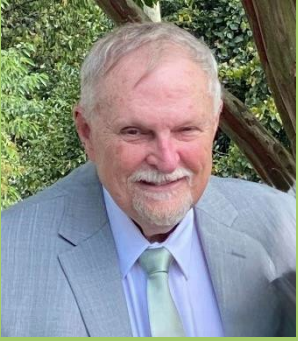
# KING GEORGE

## TECHNOLOGY CENTER



Project Overview

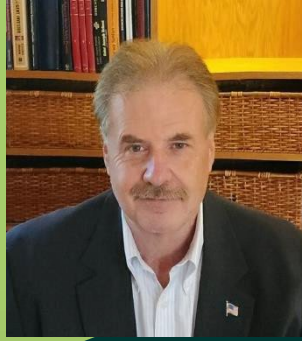
# KGTC Team



Leonard S (Hobie) Mitchel



Roger Vasiliadis



Jeffery Lohr



Dale Hammes



Taylor Family

Green Energy  
Ventures



Scott  
Kudlas



WELLS + ASSOCIATES



Leming &  
Healy PC



KING GEORGE  
TECHNOLOGY CENTER

Timeline for initial meetings and the submission of the Rezoning Application and Special Exception Application for Green Energy Ventures.

## PROJECT INITIATION

↓ **05.17.22** Official Start and Rezoning Pre-Application Meeting

## REZONING & SPECIAL EXCEPTION APPLICATION SUBMISSIONS

**09.26.22** Initial Submission of Rezoning Application

**08.04.23** First Resubmission of Rezoning Application

**11.21.23** Second Resubmission of Rezoning Application

**04.04.24** Pre-Application Meeting for SE as required by the new zoning ordinance adopted in December 2023

**04.19.24** Third Resubmission of Rezoning Application  
Initial Submission of Special Exception Application

**06.11.24** Fourth Resubmission of Rezoning Application  
First Resubmission of Special Exception Application

**07.08.24** Community Meeting  
(Hopyard Farm)

**10.07.24** Fifth Resubmission of Rezoning Application  
Second Resubmission of Special Exception Application

**11.21.24** Community Meeting  
(L.E. Smoot Memorial Library)

**12.10.24** Six Resubmission of Rezoning Application  
Third Resubmission of Special Exception Application  
Planning Commission First Presentation

**01.14.25** Planning Commission Second Presentation

**01.21.25** Seventh Resubmission of Rezoning Application  
Fourth Resubmission of Special Exception Application

**02.24.25** Eighth Resubmission of Rezoning Application  
Fifth Resubmission of Special Exception Application

**04.08.25** Planning Commission Public Hearing –  
*10459 Courthouse Drive, King George*

**05.13.25** Response to Comments

**07.08.25** Planning Commission Public Hearing –  
10459 Courthouse Drive, King George

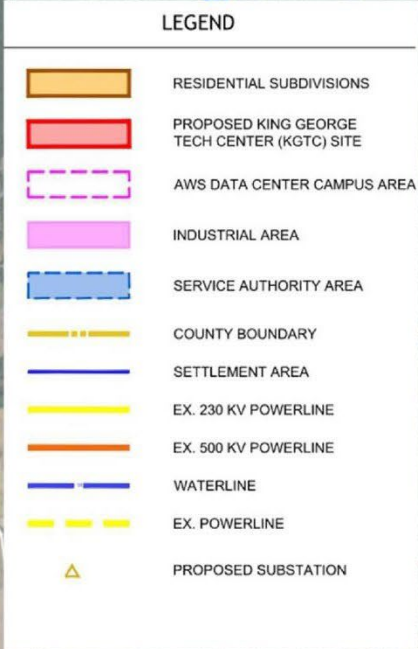
**10.07.25** BOS Presentation

**11.13.25** Addressed County Comments – added wildflower meadows.

**01.20.26** BOS Public Hearing



## Route 3 Industrial HUB





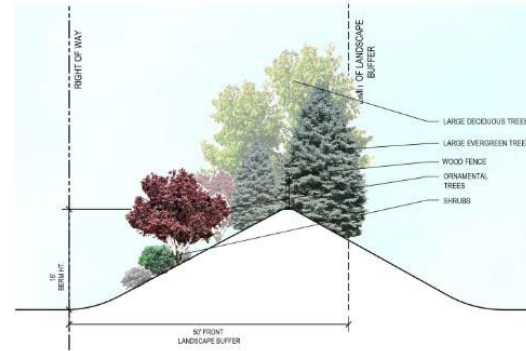
# Illustrative Development Plan

- 250' Building setback on Route 3
- Rainwater Collection Cisterns
- Stormwater Facilities

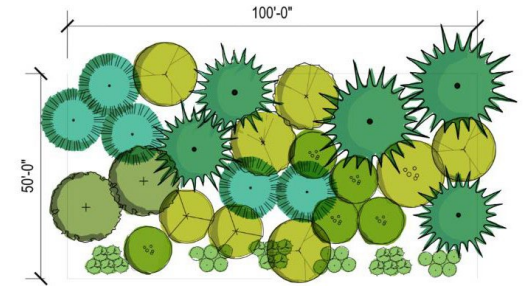




# Cross Section & Buffer Exhibit



**ENHANCED TYPE C  
(LARGER CALIPER)  
PROPOSED PROFFER**



## ENHANCEMENT:

### LARGE DECIDUOUS TREES

- (70%) 2" CALIPER: (5) PER 100 LF
- (30%) 3" CALIPER: (2) PER 100 LF

### LARGE EVERGREEN TREES

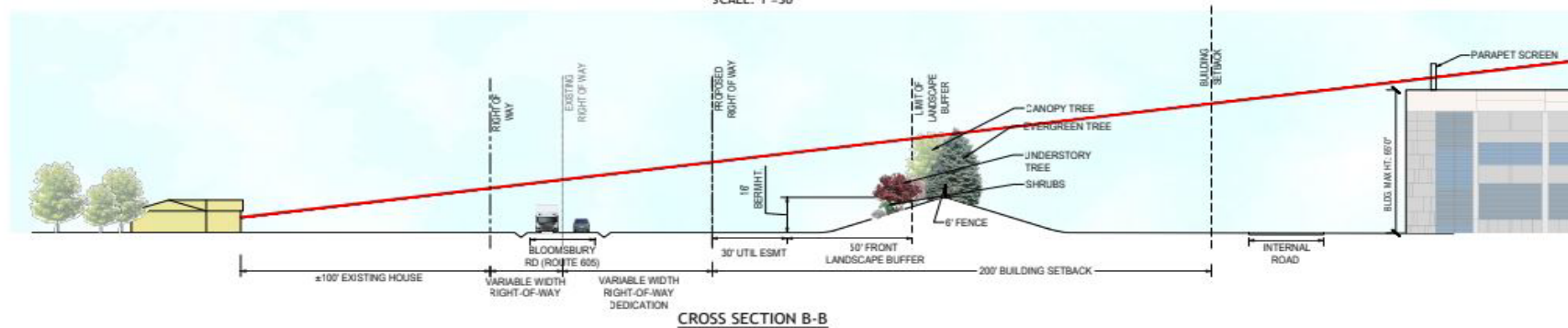
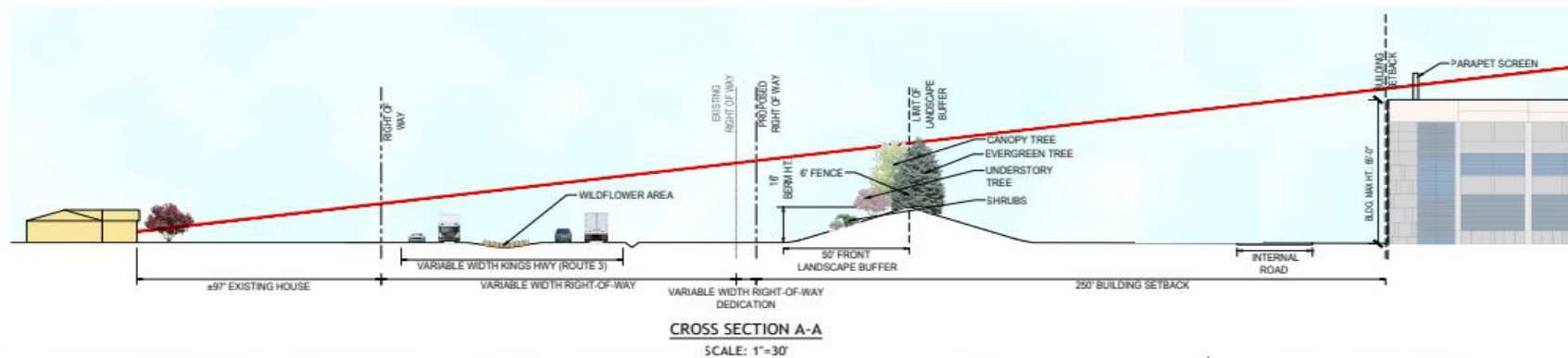
- (50%) 8' HT.: (5) PER 100 LF
- (30%) 10' HT.: (3) PER 100 LF
- (20%) 12' HT.: (2) PER 100 LF

### ORNAMENTAL TREES

- (60%) 2" CALIPER: (5) PER 100 LF
- (30%) 3" CALIPER: (2) PER 100 LF
- (10%) 5" CALIPER: (1) PER 100 LF

### SHRUBS

- 24" HT.: (30) PER 100 LF





# Illustrative Viewsheds







# View 1

*(Proposed)*

Along Kings  
Highway West

*10 Years Growth*





# View 2

(Proposed)

From House on Kings Highway

10 Years Growth





# View 3

(Proposed)

Proposed Main Entrance  
Along Kings Highway at Entry

**10 Years Growth**





# View 4

(Proposed)

Along Kings Highway East

10 Years Growth





# View 5

(Proposed)

From Bloomia Nursery

*Existing Growth*





# View 6

(Proposed)

Along Bloomsbury Road

*Existing Growth*





# View 7

*(Proposed)*

From House on Bloomsbury Road  
*10 Years Growth*





# View 8

(Proposed)

Along Bloomsbury Road  
(Proposed Berms / Landscaping)

**10 Years Growth**



# Transportation Improvements

## PHASE 1

### Entrance 1/2

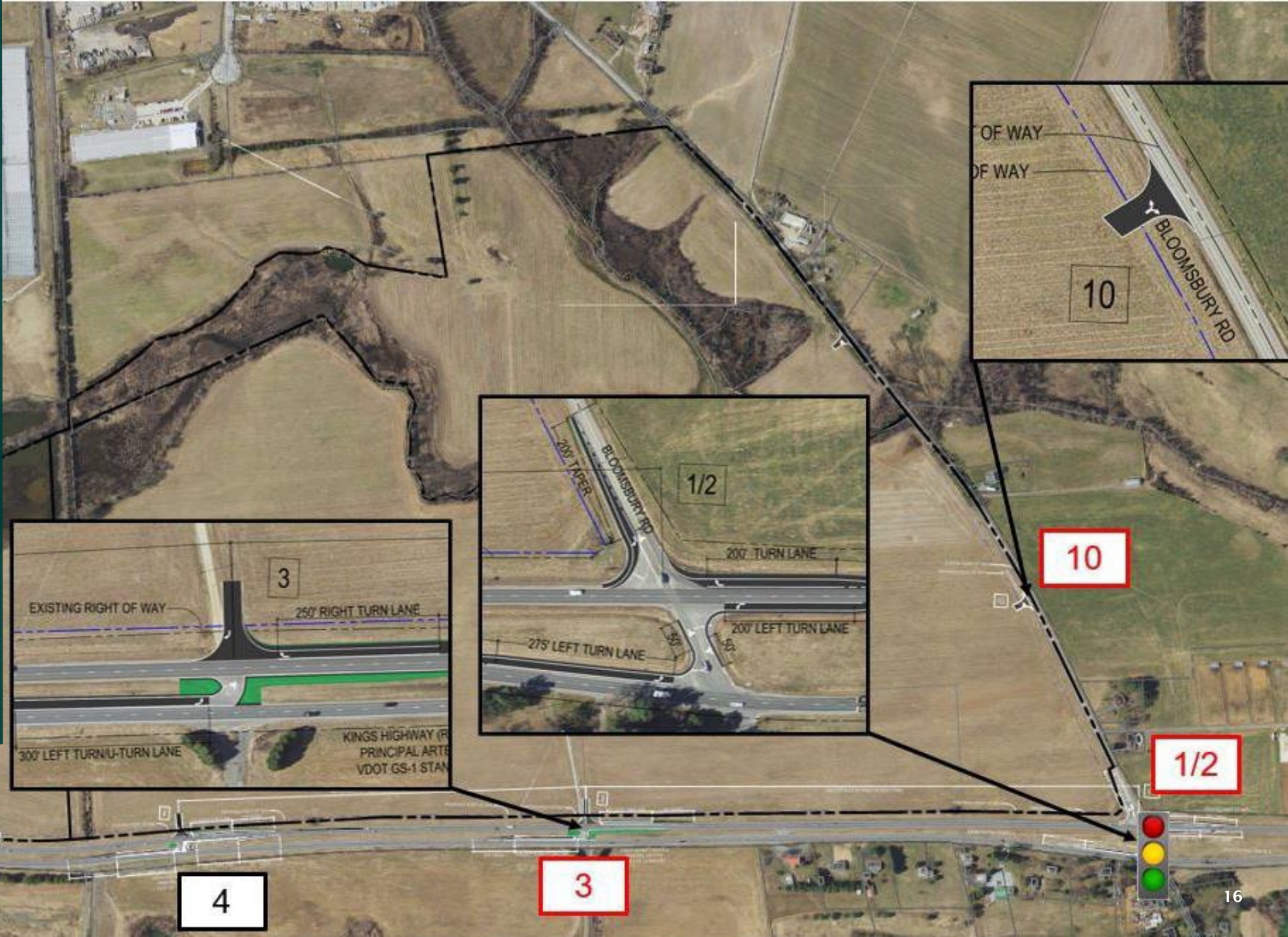
- Construct right turn lane (VDOT project)
- Extend left turn lanes
- Signal Justification Report

### Entrance 3

- Restrict left turn from site
- Construct right turn lane
- Extend left turn lanes

### Entrance 10

- Construct Full entrance feature





# Transportation Improvements

## PHASE 2

### Entrance 1/2

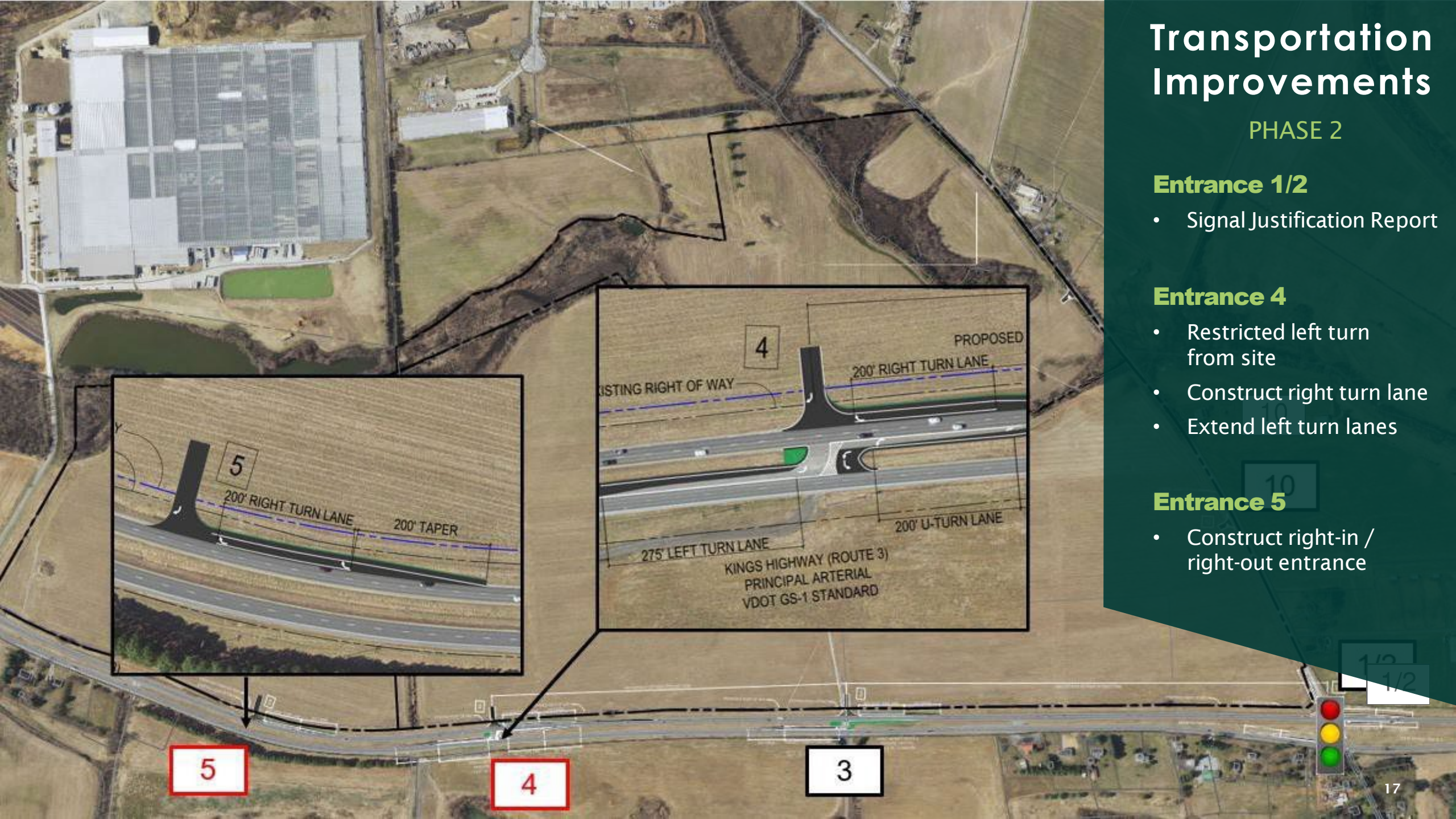
- Signal Justification Report

### Entrance 4

- Restricted left turn from site
- Construct right turn lane
- Extend left turn lanes

### Entrance 5

- Construct right-in / right-out entrance






DISCLAIMER: The sketch is conceptual. Existing and proposed conditions are approximate and subject to change based upon field or background conditions, design criteria, and available GIS data (not based on survey). Proposed improvements shown on this sketch are used in the development of an opinion of probable cost based on conditions and requirements known at the time of the sketch.

## Smart Scale Round 5 Rte 3-Rte 605 (Bloomsbury Rd) Roadway Improvements (Turn Lane)

June 2022

### Legend

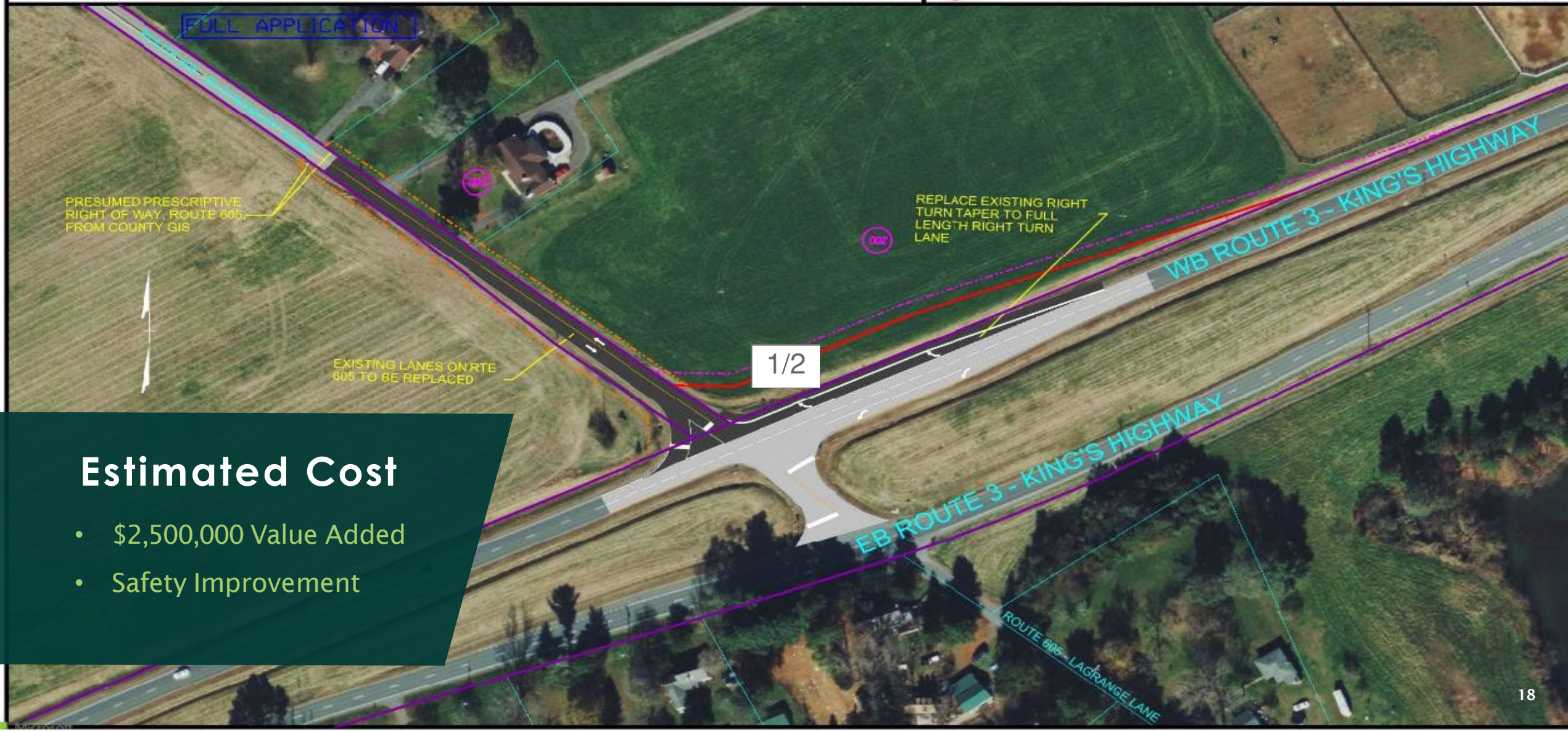
-  Prop. Pavement - Mill & Overlay
-  Prop. Pavement - New Mainline and Shoulder
-  Proposed RW
-  Existing RW (from GIS)
-  Proposed Permanent Utility Easement
-  Proposed Temporary Construction Easement
-  Potentially Impacted Parcel

-  Prop. Shared Use Path
-  Prop. Sidewalk/Conc. Areas

Location: King George County



Sheet 1/1



## Estimated Cost

- \$2,500,000 Value Added
- Safety Improvement



# Proffers & Benefits

## TRANSPORTATION IMPROVEMENTS

- PROVIDE 100' ROW ALONG KINGS HWY - IV (2)
- PROVIDE 60' ROW ALONG BLOOMSBURY ROAD - IV (2)
- RIGHT TURN AND TRAFFIC SIGNAL AT KINGS HWY AND BLOOMSBURY ROAD - IV (3)(4)  
(ESTIMATED PROJECT COST \$2.5 MILLION)

## SITE IMPROVEMENTS

- 18 ACRE DEDICATION FOR COUNTY OR KGCSA USE IN PHASE 1 - IX
- 1 ACRE OF ROW DEDICATION FOR FUTURE 4 LANE BLOOMSBURY ROAD (COMP PLAN) - IV(2)
- DATA CENTER SQUARE FOOTAGE - 6,500,000 SF - III(1)(2)
- 16' BERM HEIGHT - V(5)(b)
- ENHANCED LANDSCAPING (40% EVERGREEN TREES) -V(5)(c) & CDP
- WILDFLOWER MEADOWS ON ROUTE 3 (KINGS HWY) - V(5)(d)
- 250' SETBACK FROM ROW ON KINGS HWY - V(4)
- 200' SETBACK FROM ROW ON BLOOMSBURY ROAD - V(4)
- NO DATA CENTER BUILDING FRONTING ON KINGS HWY AND BLOOMSBURY WILL EXCEED 65' IN HEIGHT - V(1)
- 8' HIGH SECURITY FENCE - X
- ARCHITECTURAL DESIGN PROFFER - X
- SOUND PROFFER TO INCLUDE NO LOADING/UNLOADING WITHIN 200' OF EXISTING RESIDENCES - XI
- ANNUAL SOUND TESTING AND ANALYSIS - XI



# Proffers & Benefits

## GENERAL & CASH CONTRIBUTION

- EMERGENCY ACTION PLAN AT EACH SITE PLAN SUBMISSION TO FIRE RESCUE EMERGENCY SERVICES VII (1)
- FIRE TRUCK CASH CONTRIBUTION OF \$3,000,000 @ 1ST BLDG PERMIT VII (2)(a)
- PAY \$500,000 AT FIRST BUILDING PERMIT TO HIRE AND TRAIN FIRE AND RESCUE PERSONNEL VII (2)(b)
- PAY ANNUAL SUM OF \$2 PER 100 FINISHED SQUARE FEET OF CONSTRUCTED FACILITIES VII (2)(c)
- PARKS AND RECREATION CASH CONTRIBUTION (\$1,300,000) FOR MAINTENANCE AND CONSTRUCTION OF COUNTY PARKS, INCLUDING THAT NOT OWNED BY THE COUNTY @ 1ST BLDG PERMIT VIII (1)
- INCREASED WORKFORCE VOCATIONAL TRAINING/OR FACILITIES INCLUDING NEW CONSTRUCTION A CASH CONTRIBUTION (\$3,000,000) @ 1ST BLDG PERMIT VIII (2)
- ADVANCED AVAILABILITY FEES FOR WATER (\$2,500,000) AND SEWER (\$2,500,000) FOR A TOTAL (\$5,000,000) VIII (4)
- REIMBURSEMENT OF \$100,000 FOR ATTORNEY'S FEES FOR NONCOMPLIANCE WITH PROFFERS VIII (6)
- CONVEYANCE OF GROUNDWATER WELLS & ADJACENT FACILITIES CONSTRUCTED BY APPLICANT WHEN KGCSA SERVICES BECOME AVAILABLE V (7)
- NO WELL OR GROUND WATER FOR COOLING OF DATA CENTER EQUIPMENT V (7)
- PROFFER TO REPAIR/REPLACE ANY ADJACENT PROPERTY WELL IF IMPACTED V (8)
- PROFFER THAT ONLY BACK-UP GENERATION ENGINES THAT MEET TIER 4 EMISSION STANDARDS OR BETTER VI (4)
- \$500,000 CASH CONTRIBUTION FOR HISTORICAL PRESERVATION & RESTORATION VIII (3)
- \$250,000 CASH CONTRIBUTION TO GENERAL PROPERTIES MAINTENANCE FUNDING FOR HWY & ROAD CLEANUP VIII (5)
- \$750,000 CASH CONTRIBUTION IF TRAFFIC SIGNAL WARRANT ANALYSIS NOT MET @ ENTRANCE ½ IV (5)
- WILDFLOWER MEADOWS ON ROUTE 3 (KINGS HWY) – V(5)(d)



# Results

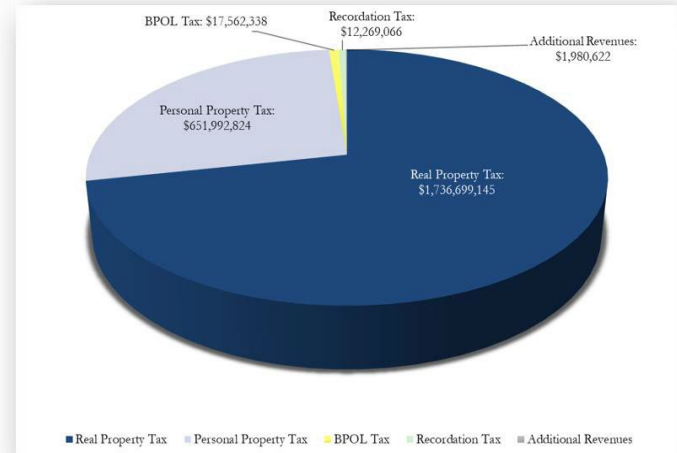
## REVENUES

Fiscal Year Ending	Real Property Tax (Schedule III-B)	BPOL Tax Revenues (Schedule IV)	Recordation Tax Revenues (Schedule V-B)	Personal Property Tax Revenues (Schedule VI)	Additional Tax Revenues (Schedule VII-B)	Estimated Total Revenues
30-Jun-26	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-27	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-28	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-29	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-30	\$0	\$0	\$0	\$0	\$0	\$0
30-Jun-31	\$2,980,051	\$31,078	\$584,324	\$1,682,100	\$4,417	\$5,281,968
30-Jun-32	\$7,833,849	\$76,984	\$903,558	\$3,880,844	\$9,524	\$12,704,759
30-Jun-33	\$14,746,069	\$147,810	\$1,355,337	\$7,000,226	\$17,392	\$23,266,834
30-Jun-34	\$21,658,289	\$221,438	\$1,355,337	\$9,902,819	\$25,572	\$33,163,455
30-Jun-35	\$28,570,509	\$297,951	\$1,355,337	\$12,701,959	\$34,072	\$42,959,829
30-Jun-36	\$38,407,647	\$377,437	\$1,467,061	\$15,609,104	\$42,901	\$55,904,150
30-Jun-37	\$45,889,656	\$459,983	\$1,467,061	\$18,627,454	\$52,070	\$66,496,224
30-Jun-38	\$53,371,665	\$545,680	\$1,467,061	\$21,760,294	\$61,589	\$77,206,289
30-Jun-39	\$60,853,675	\$634,621	\$1,467,061	\$25,010,996	\$71,468	\$88,037,820
30-Jun-40	\$70,189,317	\$689,760	\$846,930	\$27,042,847	\$77,601	\$98,846,455
30-Jun-41	\$70,189,317	\$703,555	\$0	\$26,119,082	\$79,153	\$97,091,107
30-Jun-42	\$70,189,317	\$717,626	\$0	\$25,894,507	\$80,736	\$96,882,186
30-Jun-43	\$70,189,317	\$731,979	\$0	\$26,412,397	\$82,351	\$97,416,044
30-Jun-44	\$75,975,174	\$746,618	\$0	\$26,940,645	\$83,998	\$103,746,435
30-Jun-45	\$75,975,174	\$761,551	\$0	\$27,479,458	\$85,678	\$104,301,860
30-Jun-46	\$75,975,174	\$776,782	\$0	\$28,029,047	\$87,391	\$104,868,394
30-Jun-47	\$75,975,174	\$792,317	\$0	\$28,589,628	\$89,139	\$105,446,258
30-Jun-48	\$82,237,972	\$808,164	\$0	\$29,161,420	\$90,922	\$112,298,478
30-Jun-49	\$82,237,972	\$824,327	\$0	\$29,744,649	\$92,740	\$112,899,688
30-Jun-50	\$82,237,972	\$840,814	\$0	\$30,339,542	\$94,595	\$113,512,922
30-Jun-51	\$82,237,972	\$857,630	\$0	\$30,946,333	\$96,487	\$114,138,421
30-Jun-52	\$89,017,025	\$874,782	\$0	\$31,565,259	\$98,417	\$121,555,484
30-Jun-53	\$89,017,025	\$892,278	\$0	\$32,196,565	\$100,385	\$122,206,253
30-Jun-54	\$89,017,025	\$910,124	\$0	\$32,840,496	\$102,393	\$122,870,038
30-Jun-55	\$89,017,025	\$928,326	\$0	\$33,497,306	\$104,441	\$123,547,098
30-Jun-56	\$96,354,891	\$946,893	\$0	\$34,167,252	\$106,530	\$131,575,565
30-Jun-57	\$96,354,891	\$965,830	\$0	\$34,850,597	\$108,660	\$132,279,979
Total	\$1,736,699,145	\$17,562,338	\$12,269,066	\$651,992,824	\$1,980,622	\$2,420,503,995

## Key Highlights

- 16,888 Temporary Jobs
- 1,300 Permanent Jobs
- Overwhelmingly Positive Economic Impact

PROJECTED TOTAL CUMULATIVE REVENUES (30 YEARS)  
(\$2,420,503,995)





# Cash Proffer Worksheet

## King George Technology Center

Cash Proffers	KGTC Current
Workforce Training and Capital Projects Facilities	3,000,000
Parks and Recreation	1,300,000
Public Safety	3,000,000
Attorney Fees	100,000
Emergency Services Training	500,000
Historic Resources	500,000
General Properties Contribution	250,000
<b>Total Cash Proffers</b>	<b>8,650,000</b>

Other Cash Proffers		
Annual Public Safety Contributions @ occupancy	1,993,000	at 20Yrs
\$2 per 100 Sq ft = \$130,000 per year	3,293,000	at 30Yrs
	4,593,000	at 40 Yrs

Other Proffers	KGTC Current
Dedication of Water and or sewer facilities	5,000,000
Cash Contribution for traffic signal if Warrents not meet	750,000
Pre Paid Availability Fees	5,000,000
<b>Total Other Proffers</b>	<b>10,750,000</b>

Dedication of Land to King George County	KGTC Current
Parcel	18 acres
ROW for 4 lane portion of Bloomsbury Road	1 acre
<b>Total Land Dedication</b>	<b>19 acres</b>



# KING GEORGE

## TECHNOLOGY CENTER

### HIGHLIGHTS

## Green Energy Ventures Board Presentation

### KING GEORGE COUNTY

- Conformance with existing Comprehensive Plan
- Mitigating visual impacts with increases to setbacks, increases in berm heights, increases in evergreen and tree canopy buffer
- No groundwater for cooling of data centers
- No direct increases to County residents in electric bills specific to our data centers
- Best Storm Water Management practices implemented, utilizing stormwater and controlling run-off, minimizing environmental impacts
- Sound attenuation measures ensuring compliance with sound ordinances
- Tier 4 generators, exceeding air quality standards
- Projecting \$100M + annual revenues at build-out with limited services required by County
- ~17,000 construction period jobs, ~1,300 high wage permanent jobs
- \$8,650,000 CASH proffers paid up front (first building permit), \$13,650,000 proffered value and 19-acres of land dedication
- ZERO economic investments or incentives from County
- Application for the nature of the land use, not to permit the land use

MEETING DATE: JANUARY 20, 2026





# Supplemental Material



# Assumptions

## IMPORTANT HIGHLIGHTS



### Development Density

- 6,500,000 square feet of data center development
- 40,000 square foot water treatment plan (assumed exempt)

### Construction Timing

- Start Dates – 2027
- Completion – 2040



# Methodology

## Development

Review development density  
and timing with developer

## Economic Impacts

Review each line item from the County  
adopted budget

Evaluate line items impacted by the future  
development

Project increases in future revenues applying  
“case study approach” or “service factor  
approach”

## Base Line Assumptions

*(e.g., real property values, personal  
property values, and estimated jobs):*

Research accessible and comparable market  
data in King George County

Research third party market data

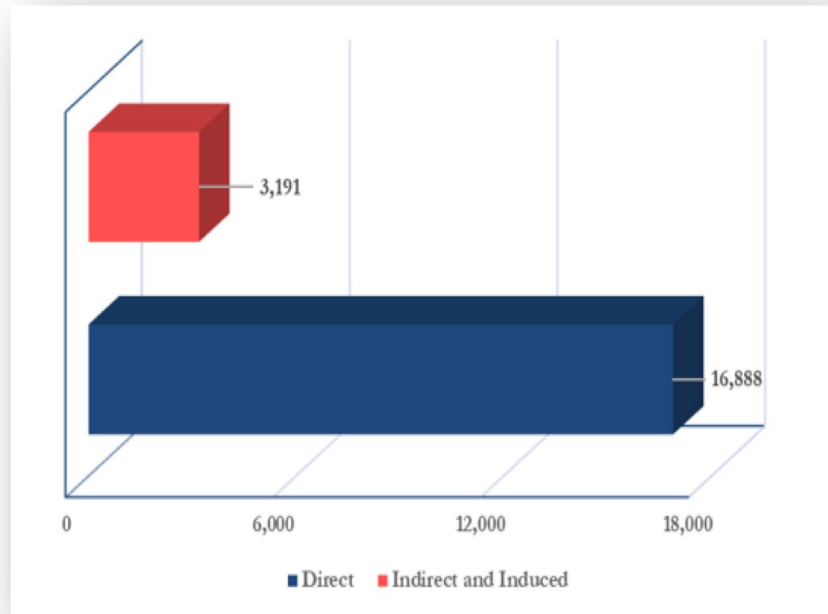
Research comparable county source data



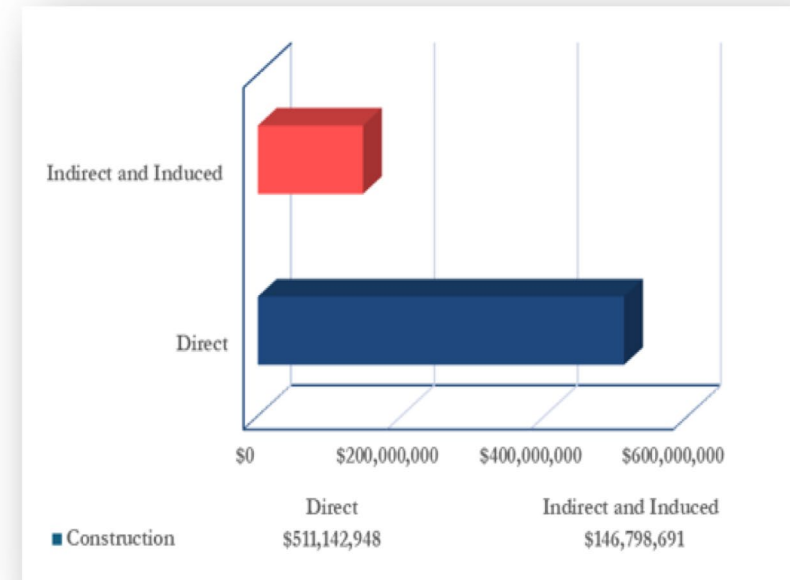
# Results

## TEMPORARY JOBS

CONSTRUCTION PERIOD JOBS IMPACTS



CONSTRUCTION PERIOD JOBS INCOME/WAGES OUTPUTS

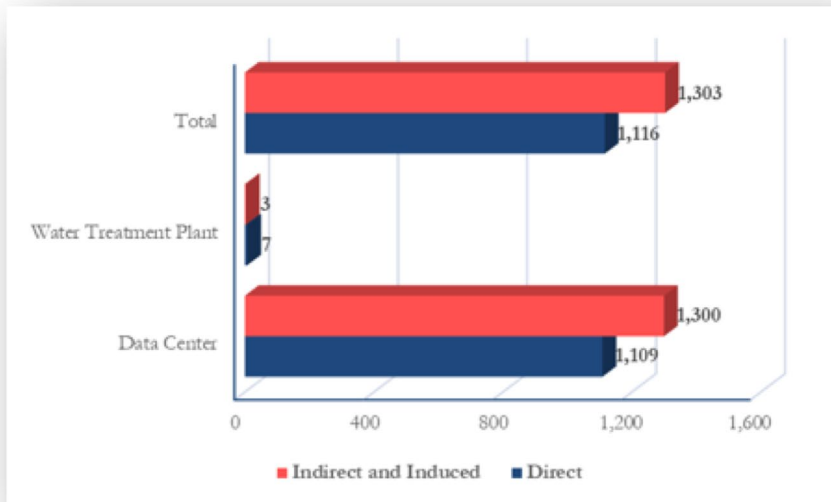




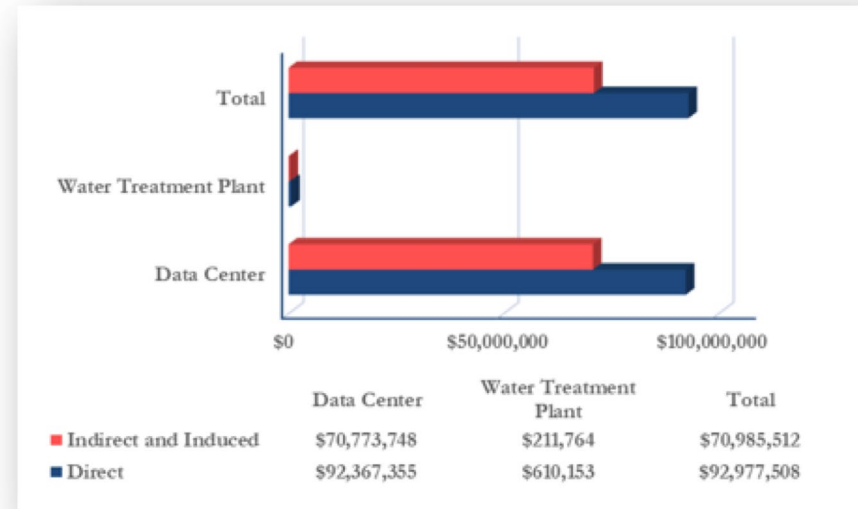
# Results

## PERMANENT JOBS

PERMANENT JOBS IMPACTS

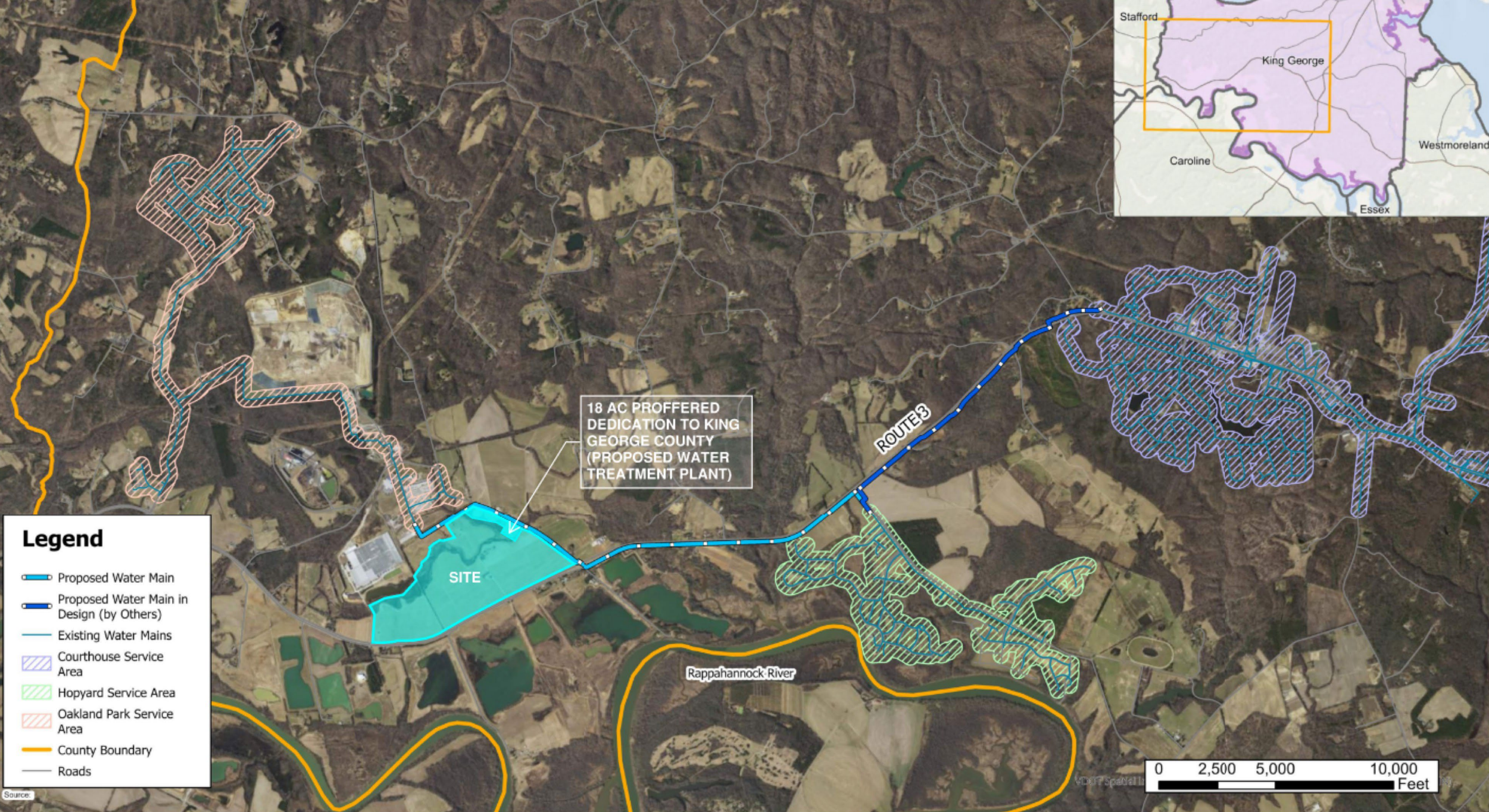


PERMANENT JOBS INCOME/WAGES OUTPUTS

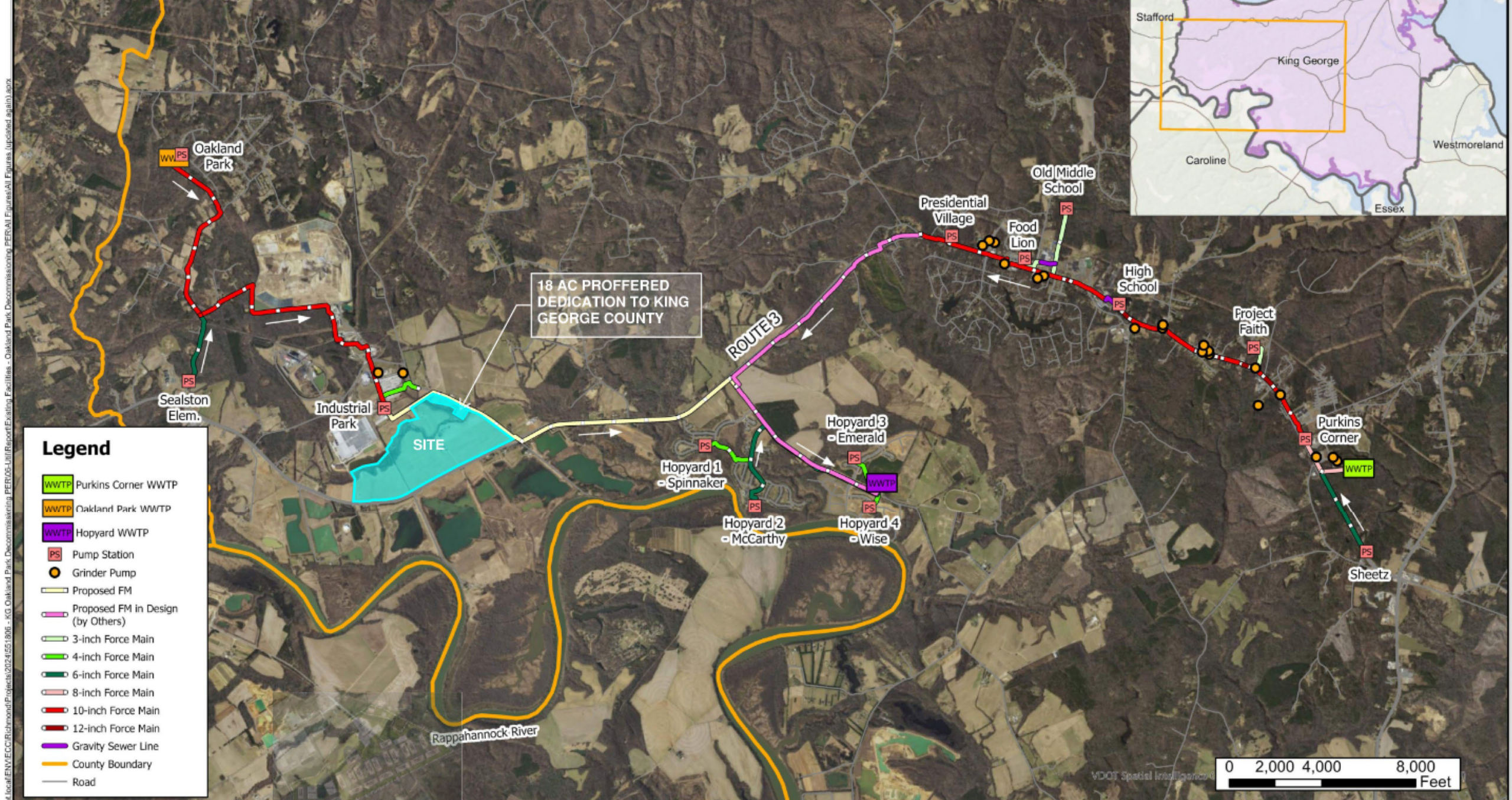




\\na\employees\root\local\ENV\EC\Richmond\Projects\2024\51806 - KG Oakland Park Decommissioning PER\05-Util\Report\Eval\Figures - Oakland Park Decommissioning PER\05-Util\Figures (updated again).acrx







Oakland Park Wastewater Treatment Plant Decommissioning Preliminary Engineering Report  
Proposed Wastewater Improvements

Figure  
3-5