

KING GEORGE

TECHNOLOGY CENTER



Project Overview

KGTC Team



Leonard S (Hobie) Mitchel



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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

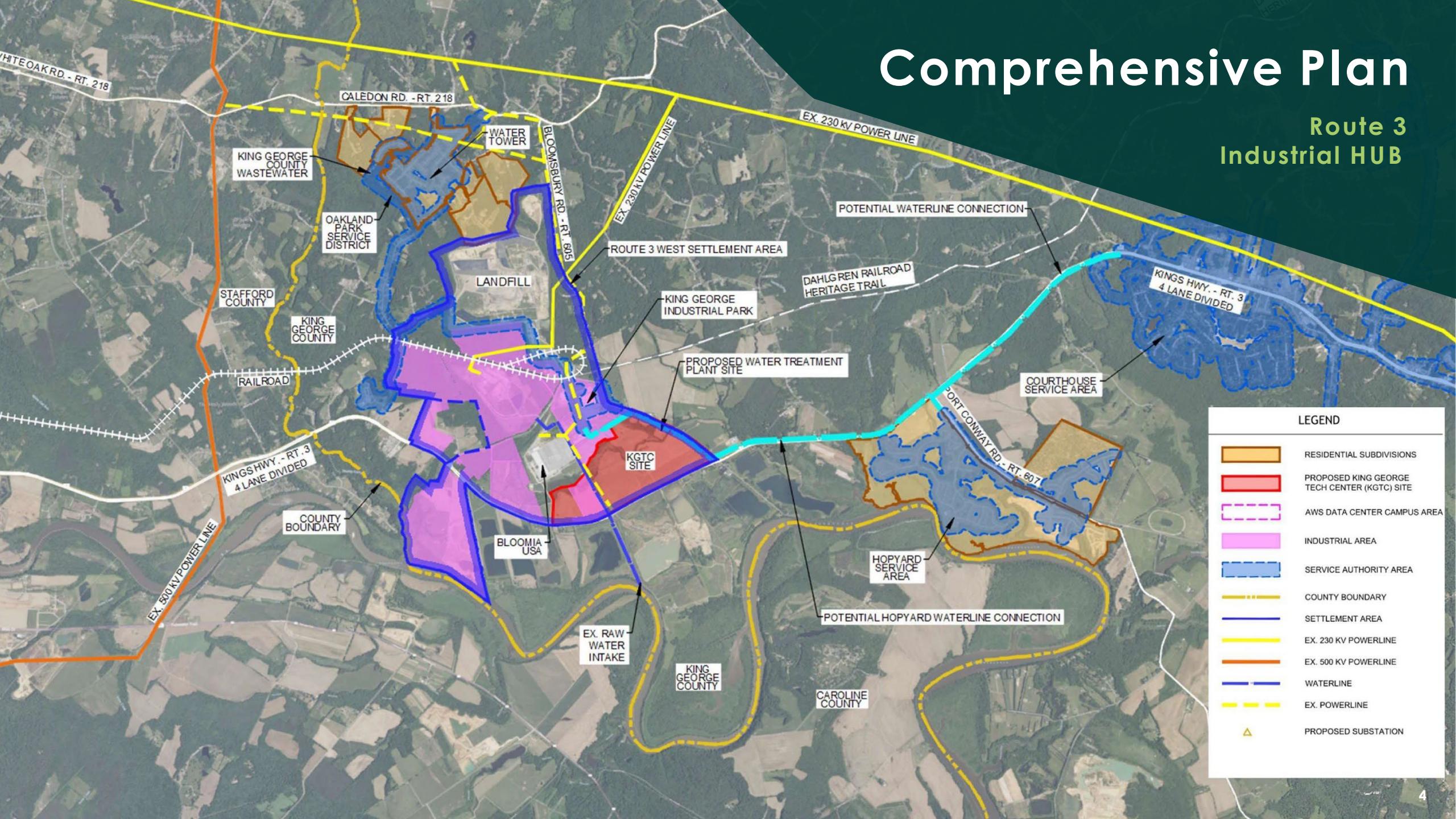
10.07.25 BOS Presentation

11.13.25 Addressed County Comments – added wildflower meadows.

01.20.26 BOS Public Hearing

Comprehensive Plan

Route 3 Industrial HUB

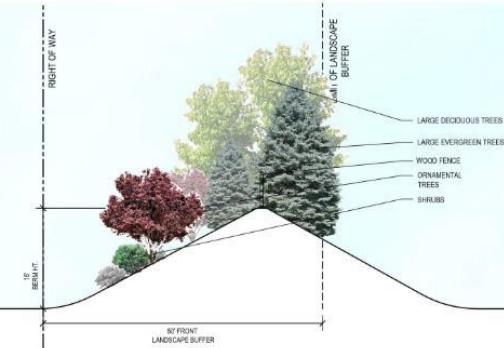


Illustrative Development Plan

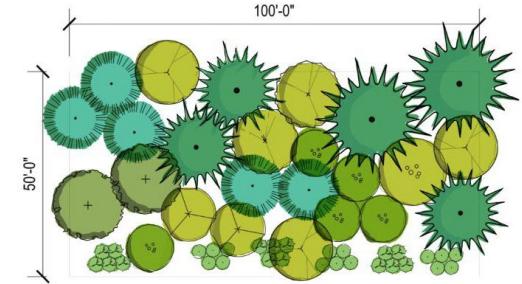
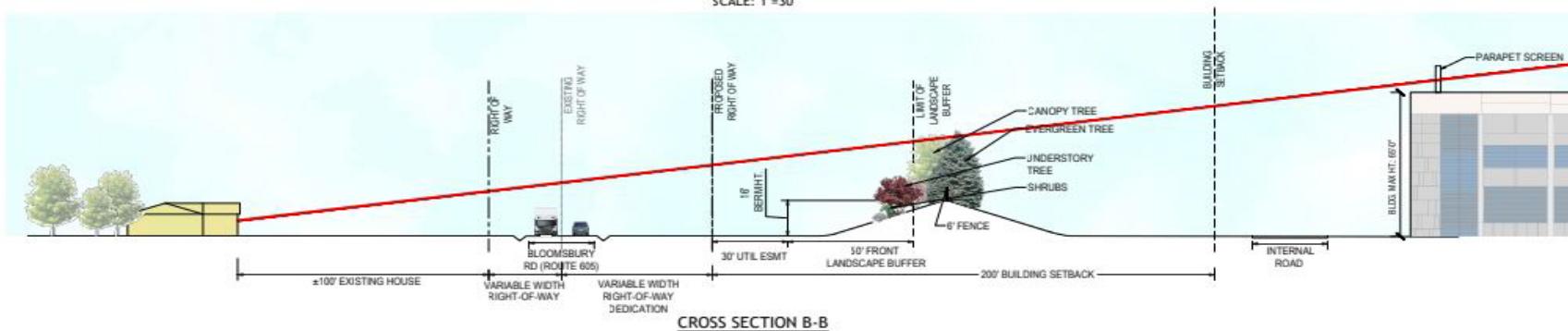
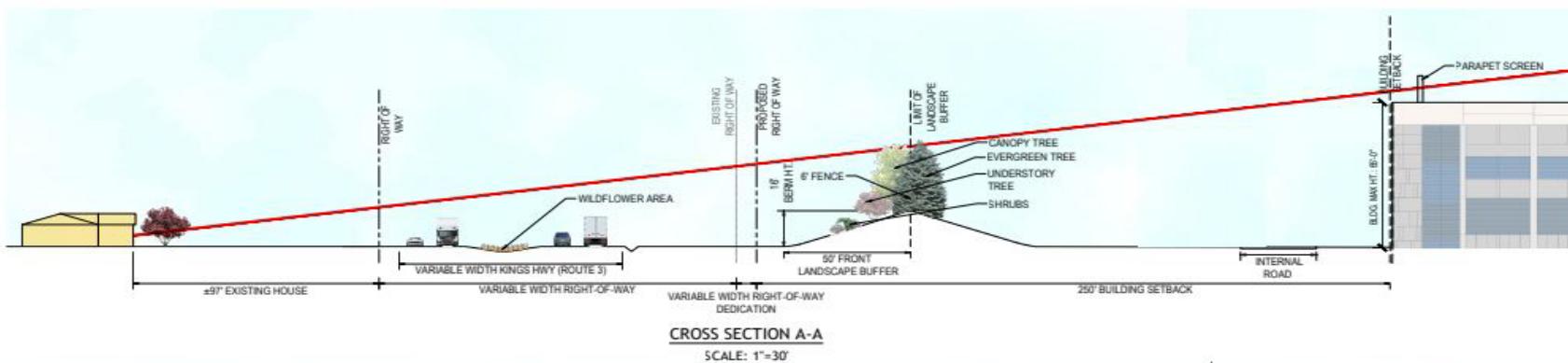
- 250' Building setback on Route 3
- Rainwater Collection Cisterns
- Stormwater Facilities



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

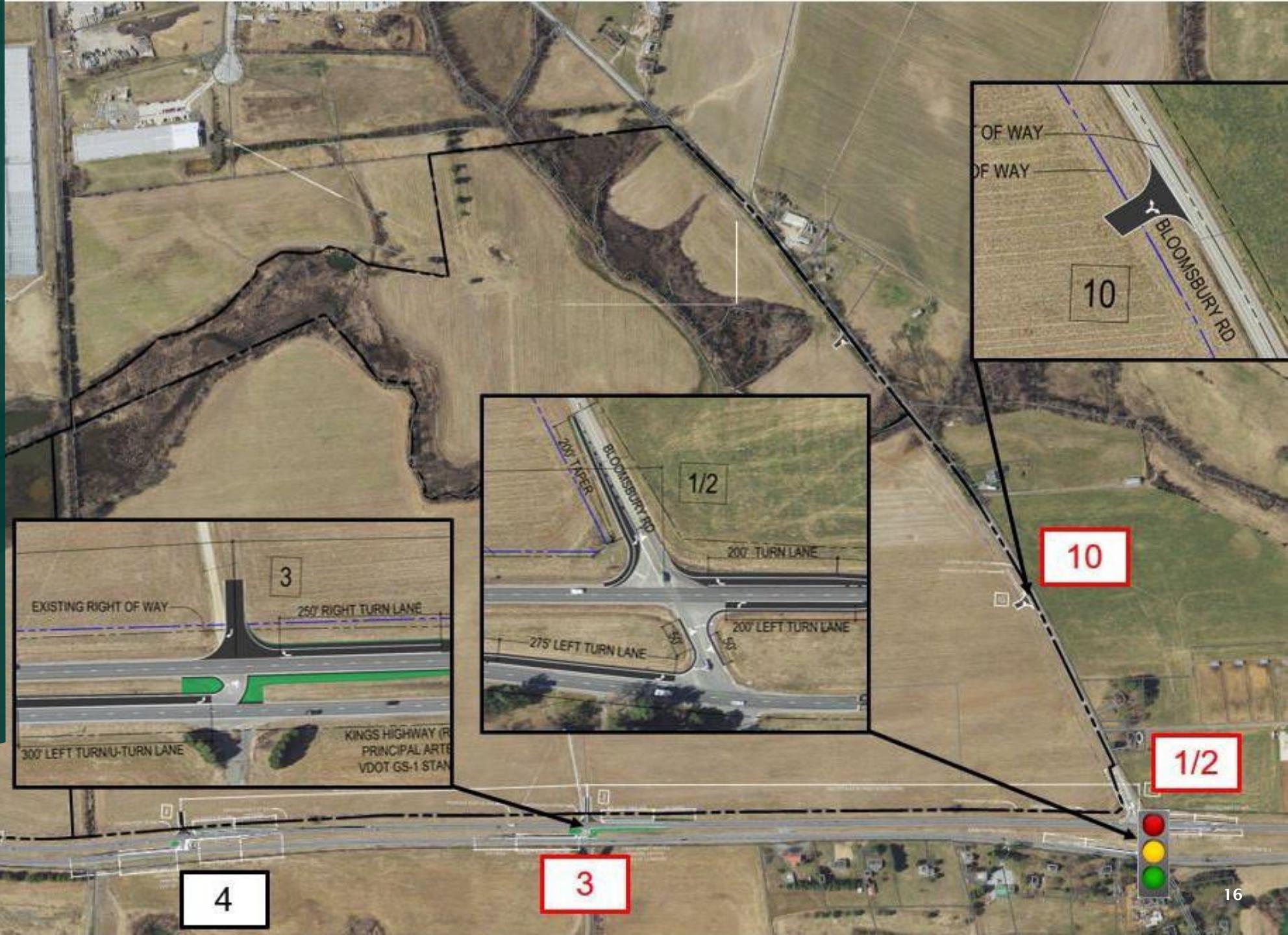
- Construct right turn lane (VDOT project)
- Extend left turn lanes
- Signal Justification Report

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

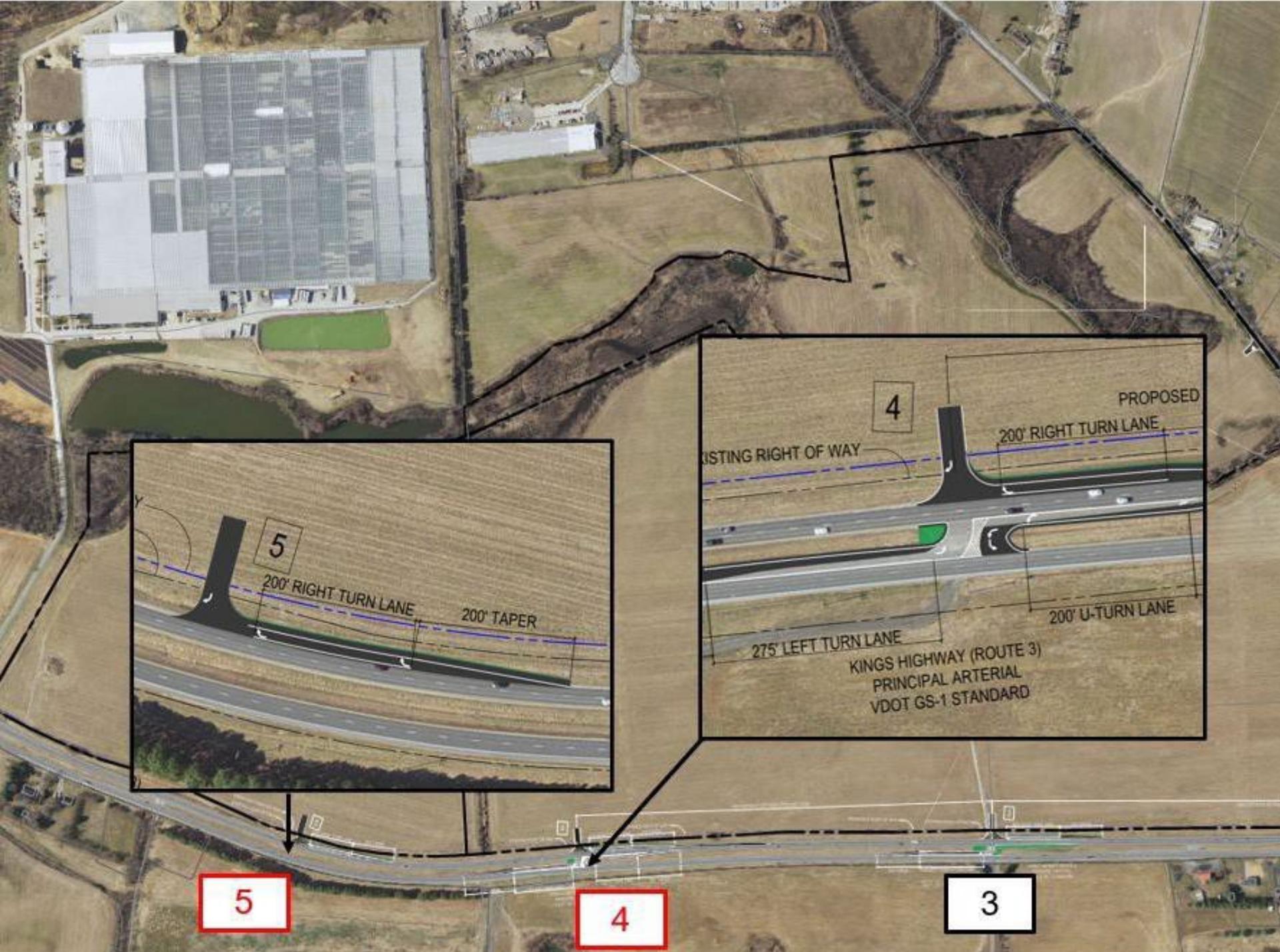
- Signal Justification Report

Entrance 4

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

Entrance 5

- Construct right-in / right-out entrance



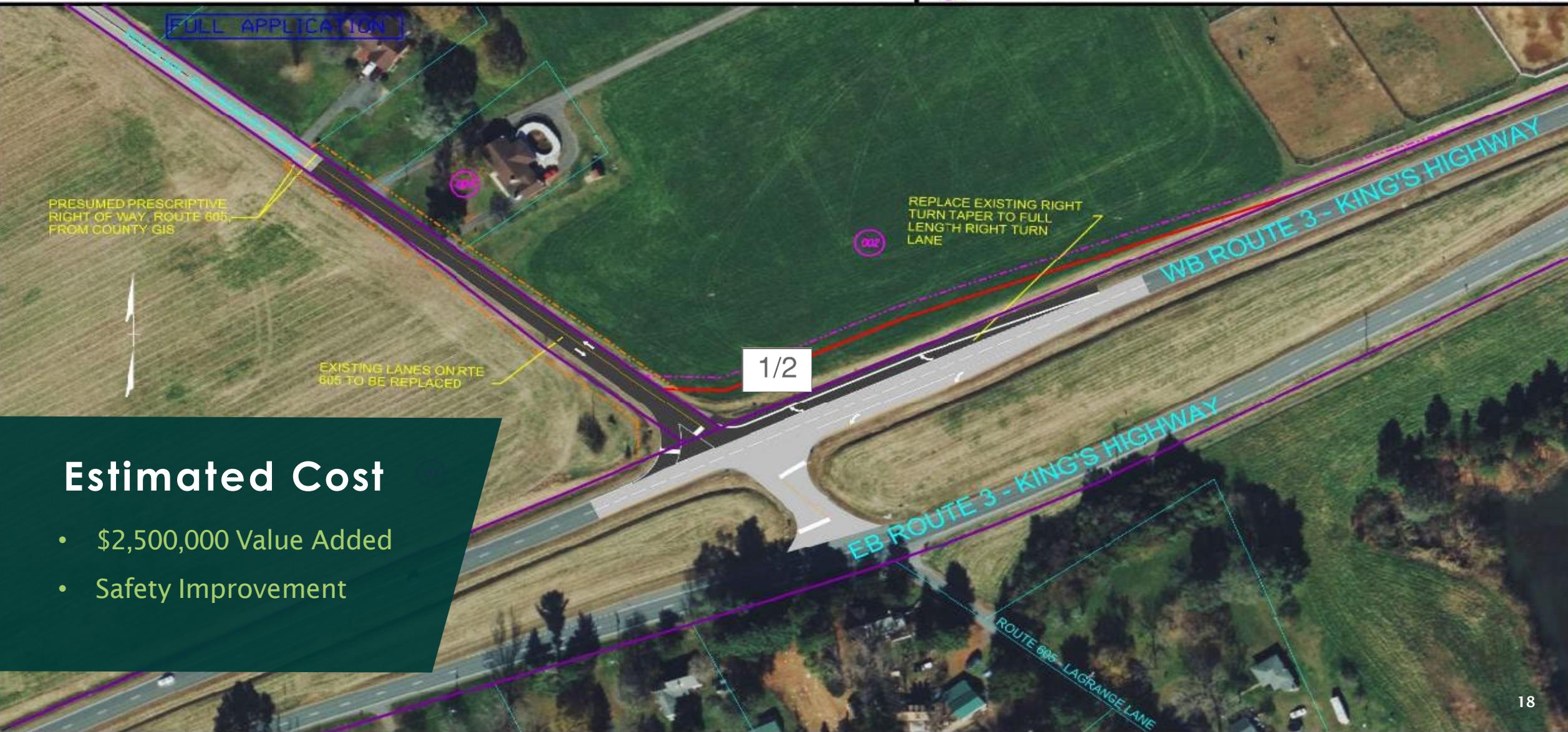
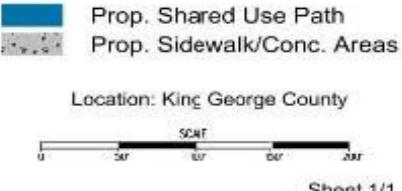
DISCLAIMER: The sketch is conceptual. Existing and proposed conditions are approximate and subject to change based upon field or background conditions, design criteria, and available GIS data (not based on survey). Proposed improvements shown on this sketch are used in the development of an opinion of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



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 MAINTENACE 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)
- CONVEYENCE OF GROUNDWATER WELLS & AJACENT 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

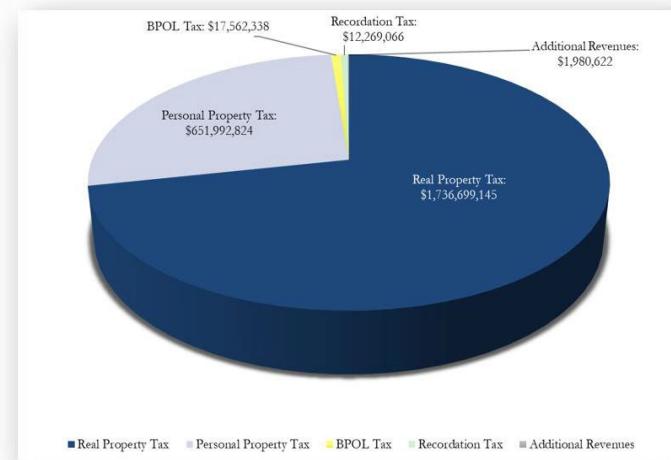
REVENUES

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	Other Proffers	KGTC Current
Workforce Training and Capital Projects Facilities	3,000,000	Dedication of Water and or sewer facilities	5,000,000
Parks and Recreation	1,300,000	Cash Contribution for traffic signal if Warrents not meet	750,000
Public Safety	3,000,000	Pre Paid Availability Fees	5,000,000
Attorney Fees	100,000		
Emergency Services Training	500,000	Total Other Proffers	10,750,000
Historic Resources	500,000		
General Properties Contribution	250,000	Dedication of Land to King George County	KGTC Current
Total Cash Proffers	8,650,000	Parcel	18 acres
Other Cash Proffers		ROW for 4 lane portion of Bloomsbury Road	1 acre
Annual Public Safety Contributions @ occupany \$2 per 100 Sq ft = \$130,000 per year	1,993,000 at 20Yrs 3,293,000 at 30Yrs 4,593,000 at 40 Yrs	Total Land Dedication	19 acres

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 runoff, 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

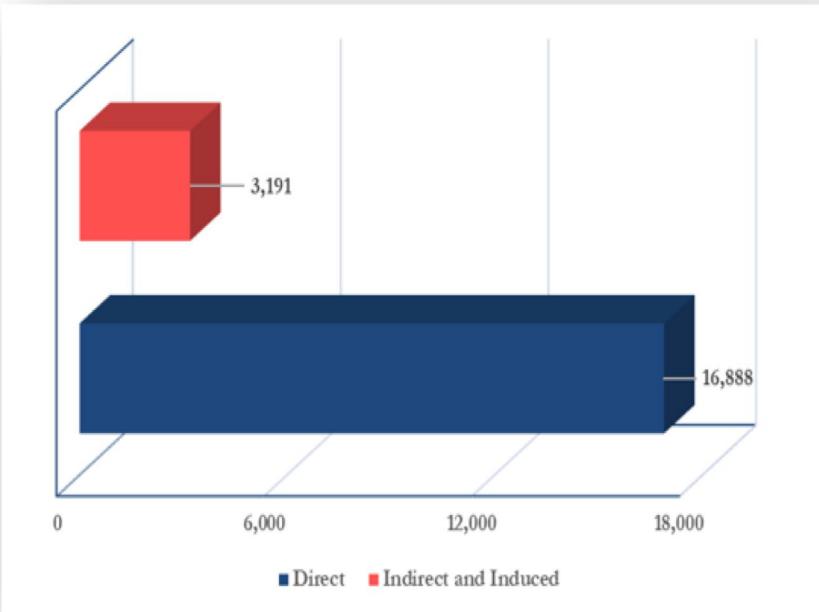
Research third party market data

Research comparable county source data

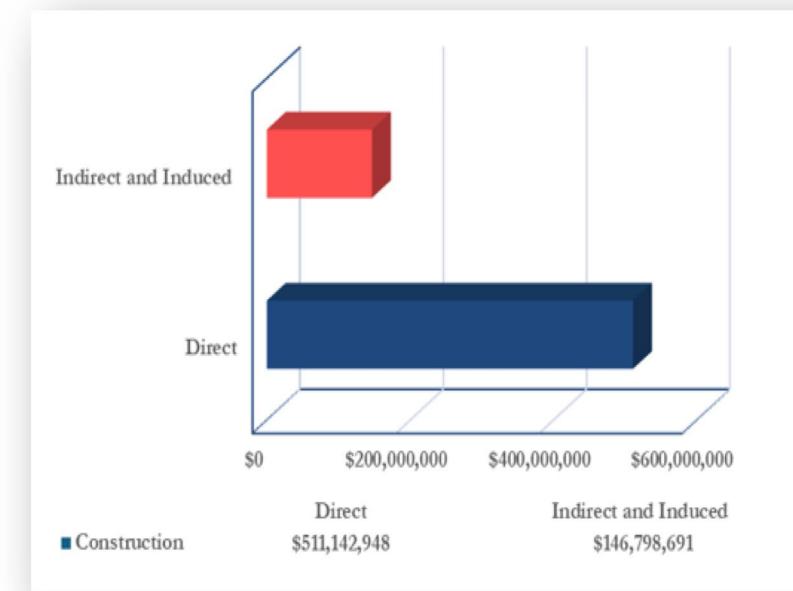
Results

TEMPORARY JOBS

CONSTRUCTION PERIOD JOBS IMPACTS



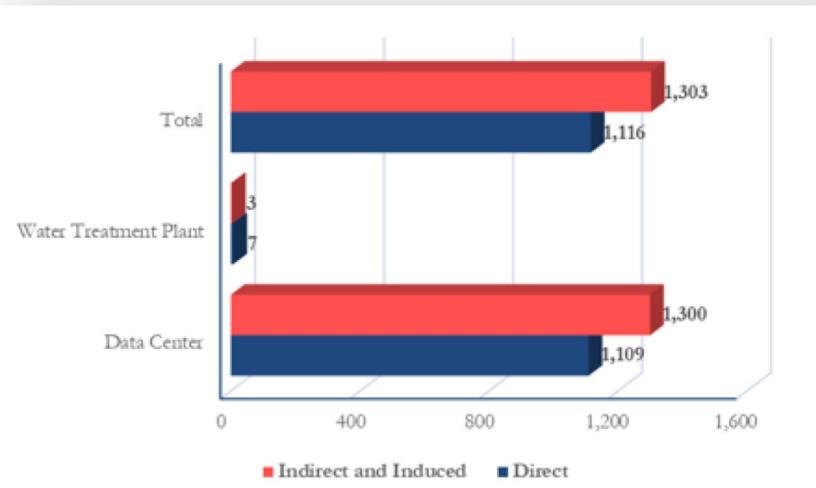
CONSTRUCTION PERIOD JOBS INCOME/WAGES OUTPUTS



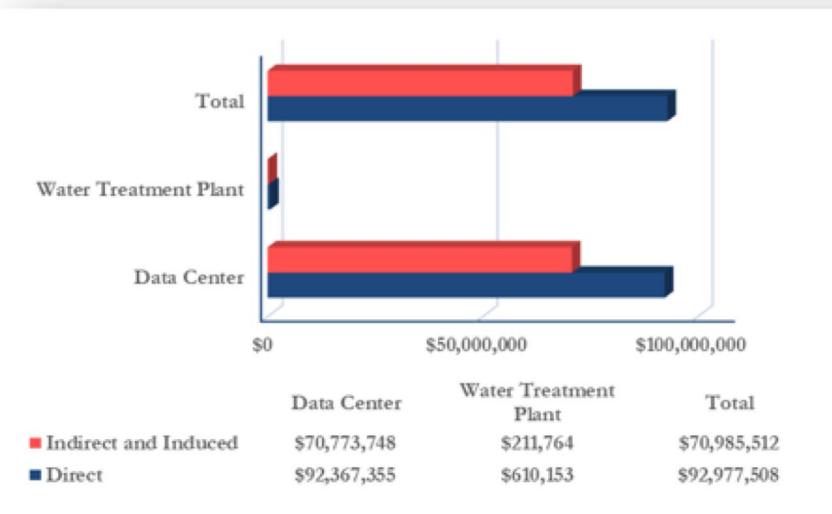
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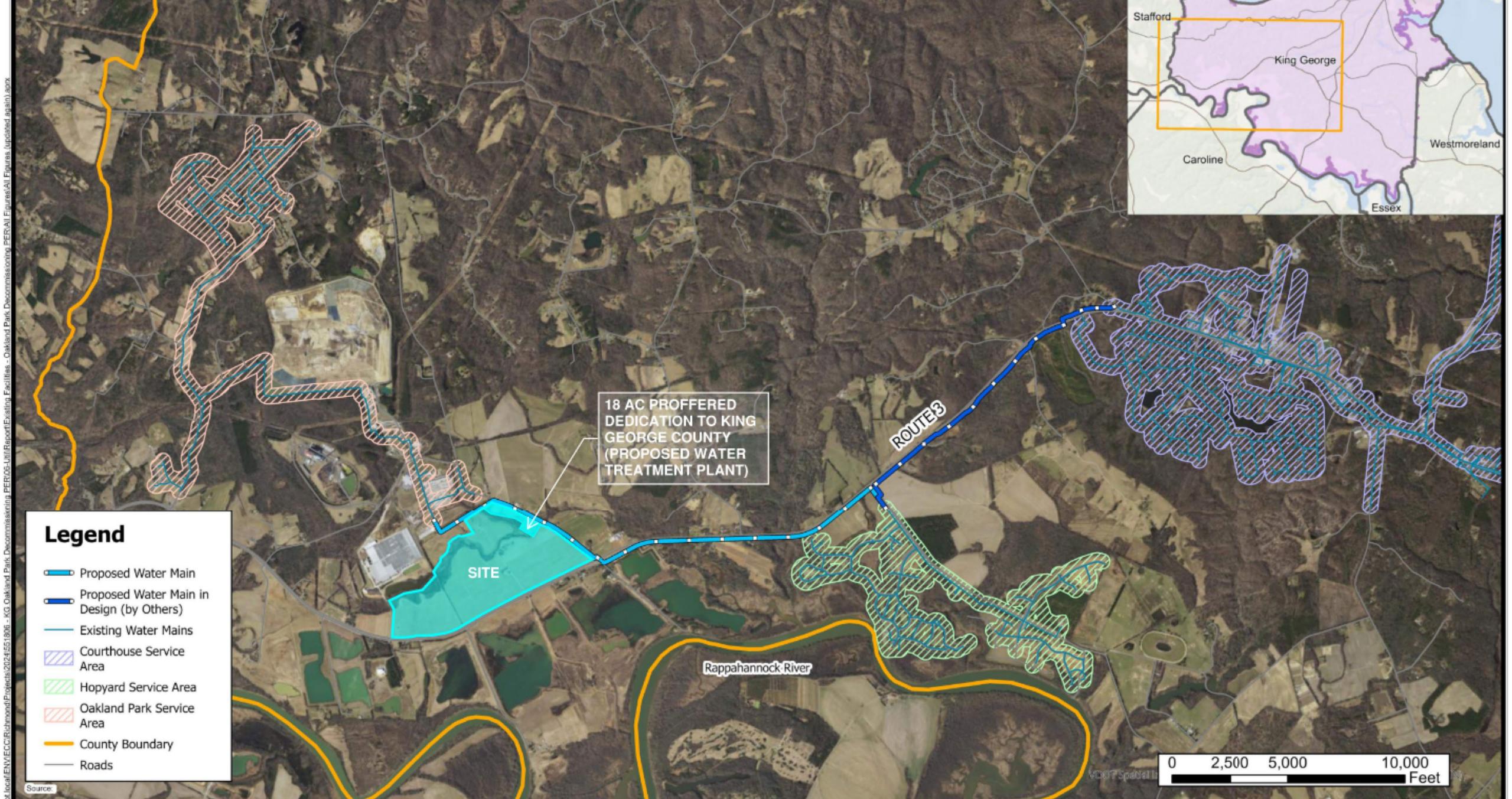
PERMANENT JOBS

PERMANENT JOBS IMPACTS



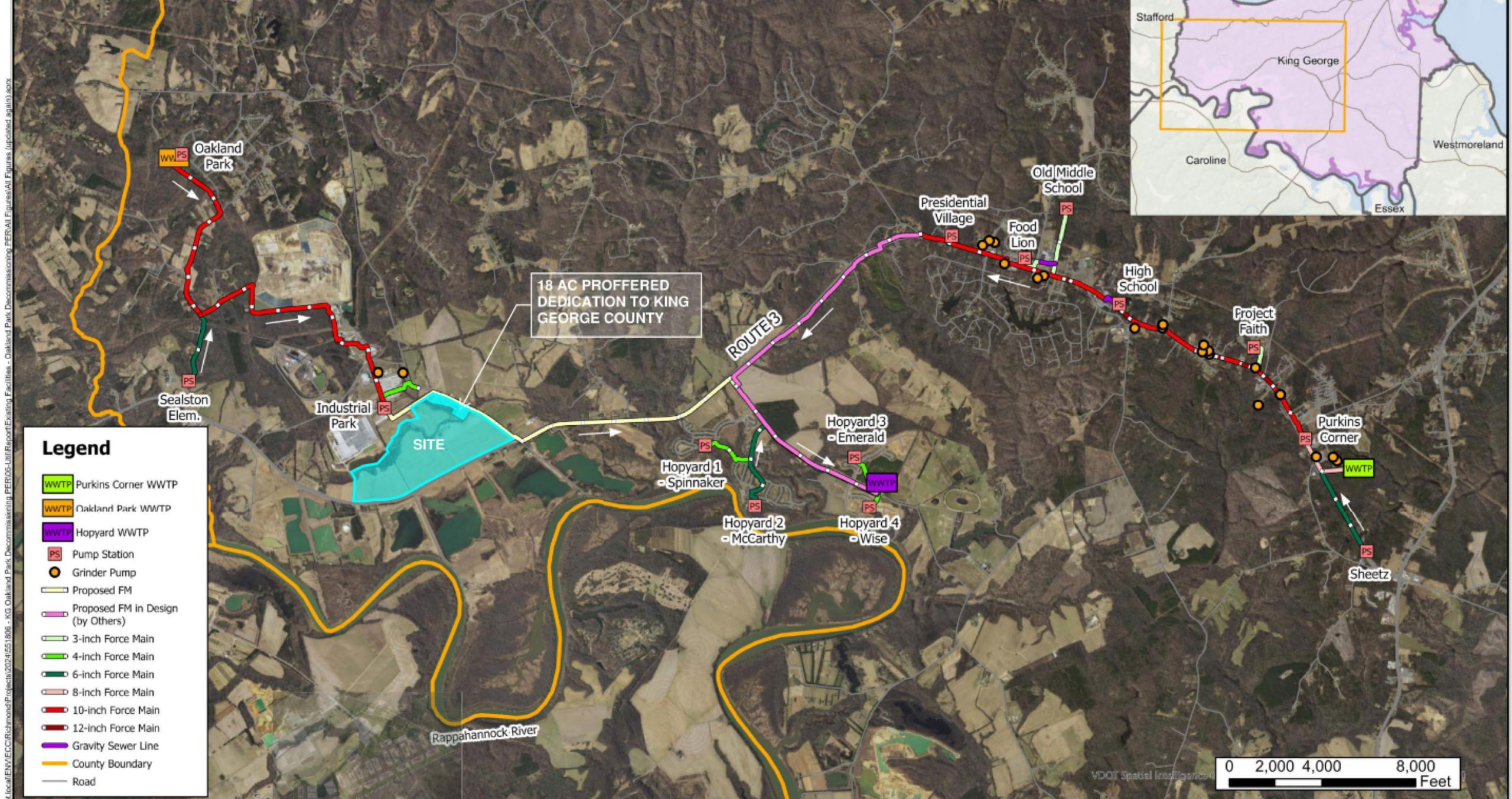
PERMANENT JOBS INCOME/WAGES OUTPUTS





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

TRC # 51806



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