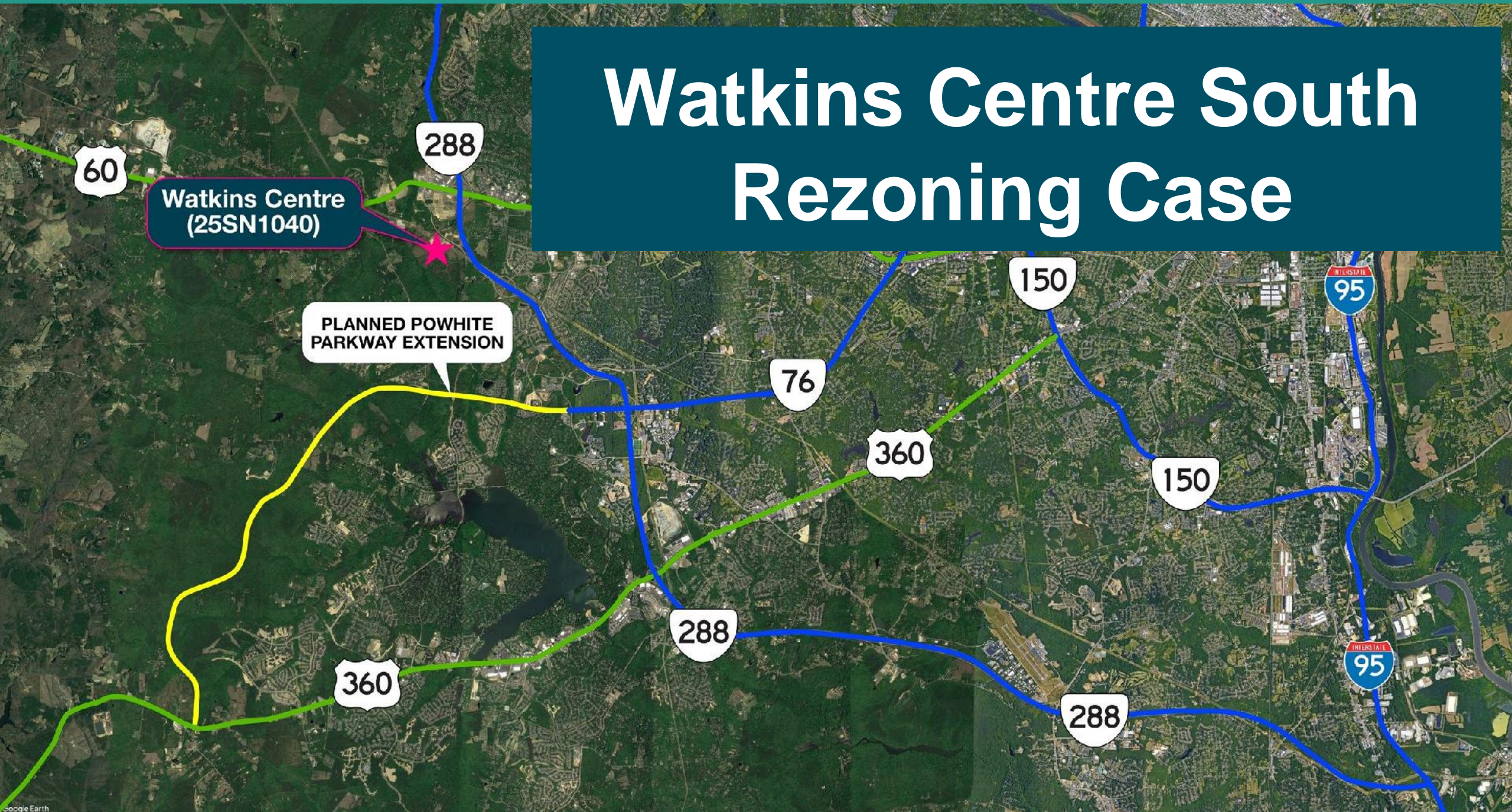


Watkins Centre South Rezoning Case



Watkins Centre
(25SN1040)

PLANNED POWHITE
PARKWAY EXTENSION

Department Mission

To enhance the economic vitality of Chesterfield County by **attracting business capital investment**, reinvestment in established areas, and **new jobs**

From CED Strategic Plan



Economic Development Programs & Services



**New Business
Attraction**



**Expansion &
Retention**



**Small Business &
Entrepreneurship**



**Workforce
Development**

Watkins Centre South

What is a data center?

- A building containing servers and equipment for storage, processing and distribution of data – it is where the internet lives

Why are they important?

- Keep the internet up and running
- Store and manage data for modern business operations (Netflix/streaming, Maps, Weather, MyChart, Webmail, Uber, Facebook, Door Dash, iPhone...)

Why Virginia?

- Virginia Beach is the landing point for 4 transoceanic fiber connection cables



Watkins Centre / Westchester Commons History

Master Plan approved in 2006

- Rezoned for commercial, office and industrial uses
- Property south of the railroad zoned I-2
- Data centers and substations/switching stations permitted
- Manufacturing uses permitted. Sample uses:
 - Electrical machinery, equipment and supplies manufacturing
 - Furniture and fixtures manufacturing
 - Fabricated metal products manufacturing

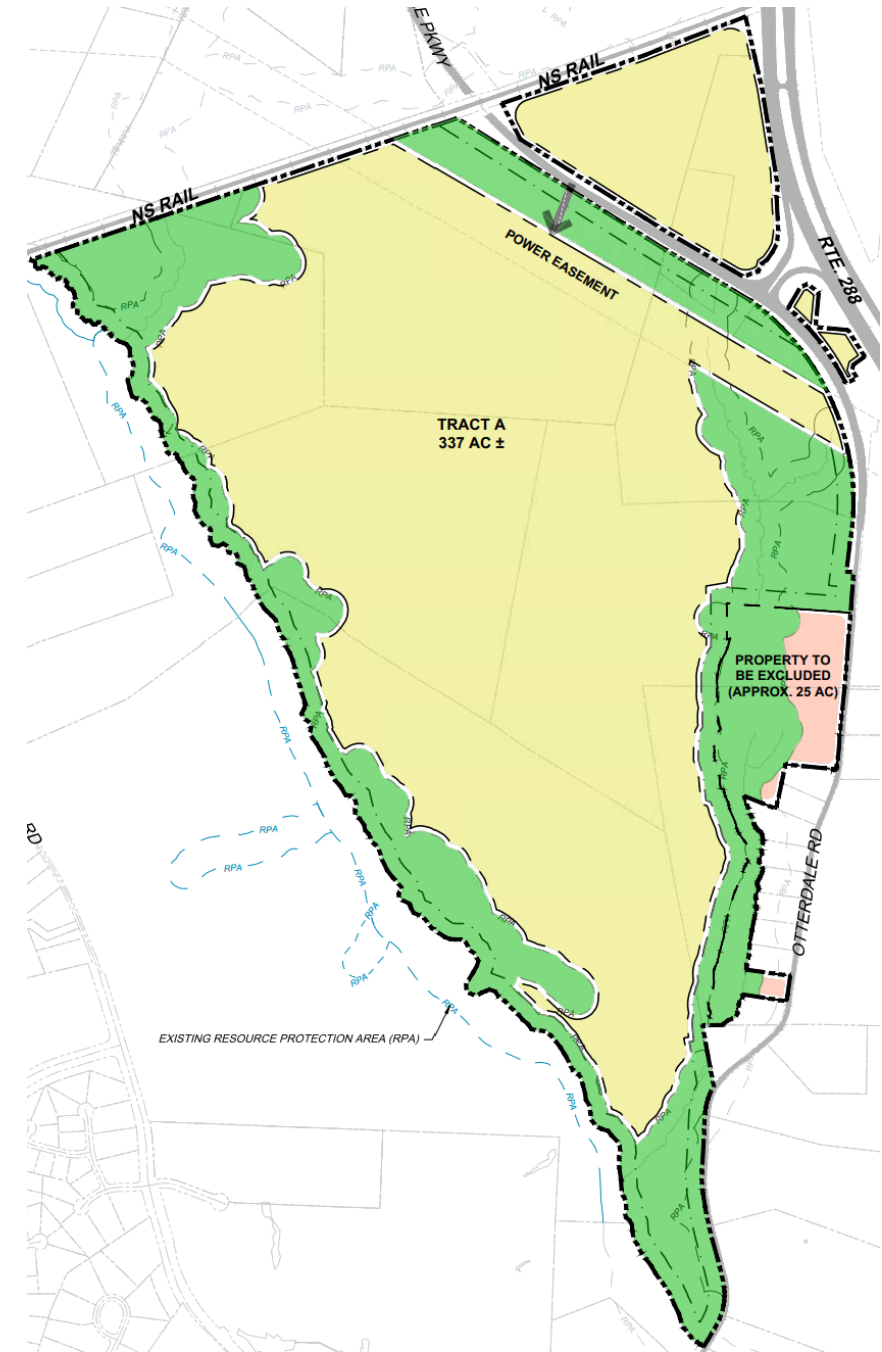


Watkins Centre South

Approximately 448 total acres to be rezoned
- 100 acres +/- added since filing

**South of the
Norfolk Southern Railroad, West
of State Route 288**

**Portion of the Property adjacent to
Otterdale Road to be excluded**

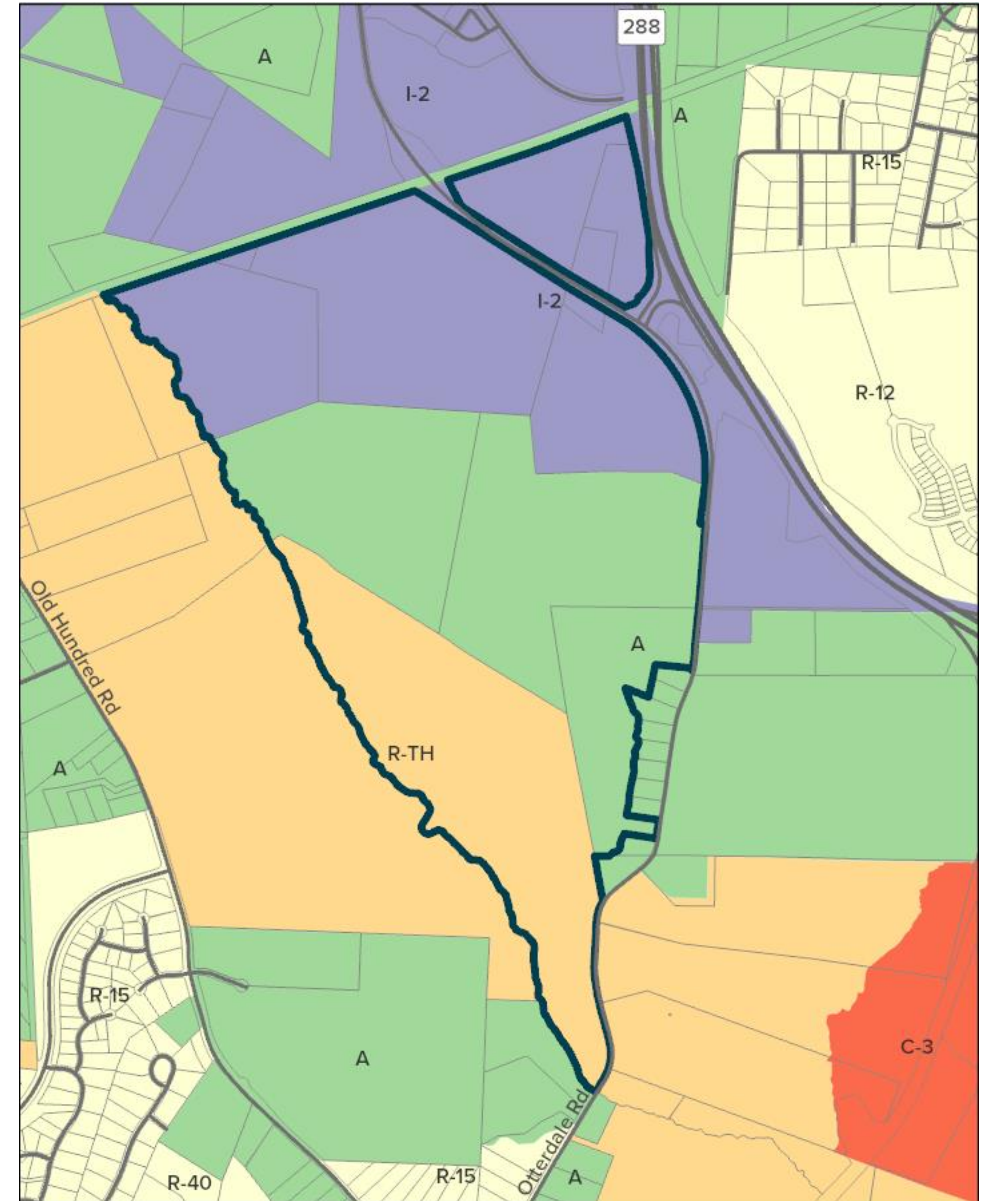


Watkins Centre South

Current Zoning – A and I-2

Property south of the railroad zoned I-2

- Data centers and electric transforming substations/ switching stations permitted
- Manufacturing uses permitted including:
 - Electrical machinery, equipment and supplies manufacturing
 - Furniture and fixtures manufacturing
 - Ice manufacturing
 - Fabricated metal products manufacturing



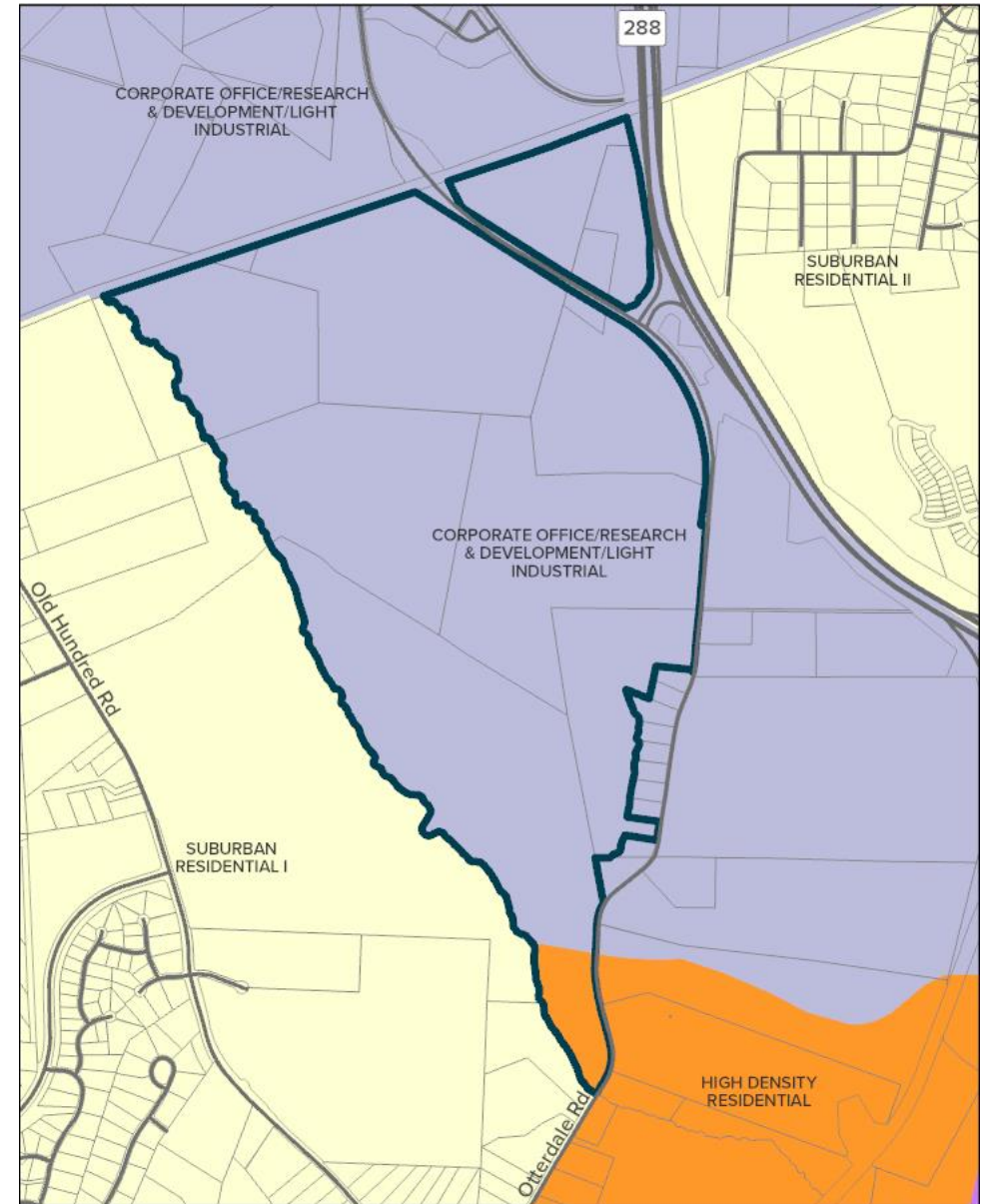
Watkins Centre South

Comprehensive Plan

- County's long-range plan
- Provides a vision for growth and development in the County

Corporate Office/ Research & Development/ Light Industrial (CORDLI)

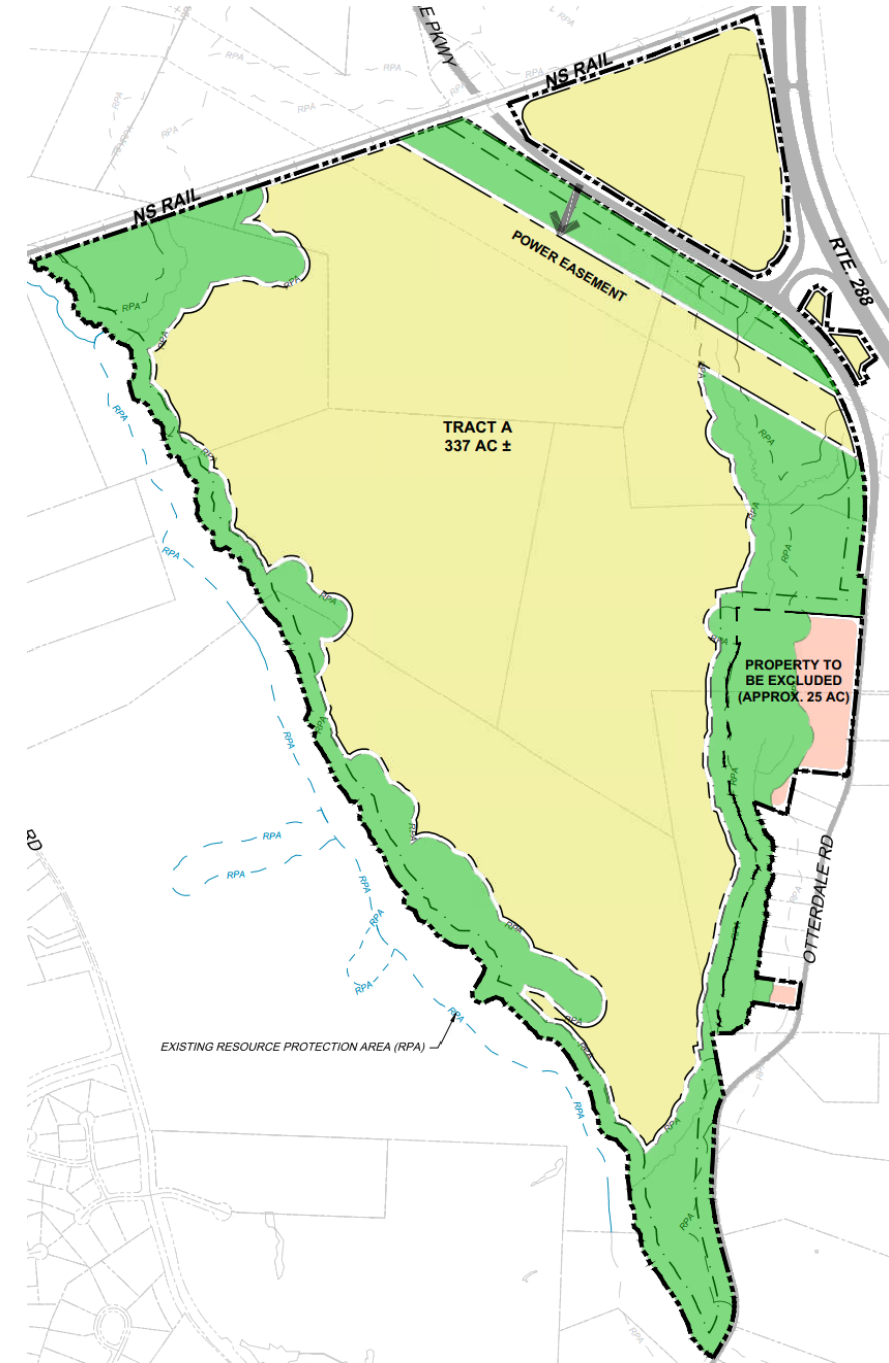
Area note for master planning and land aggregation



Watkins Centre South

Requested Zoning – I-2

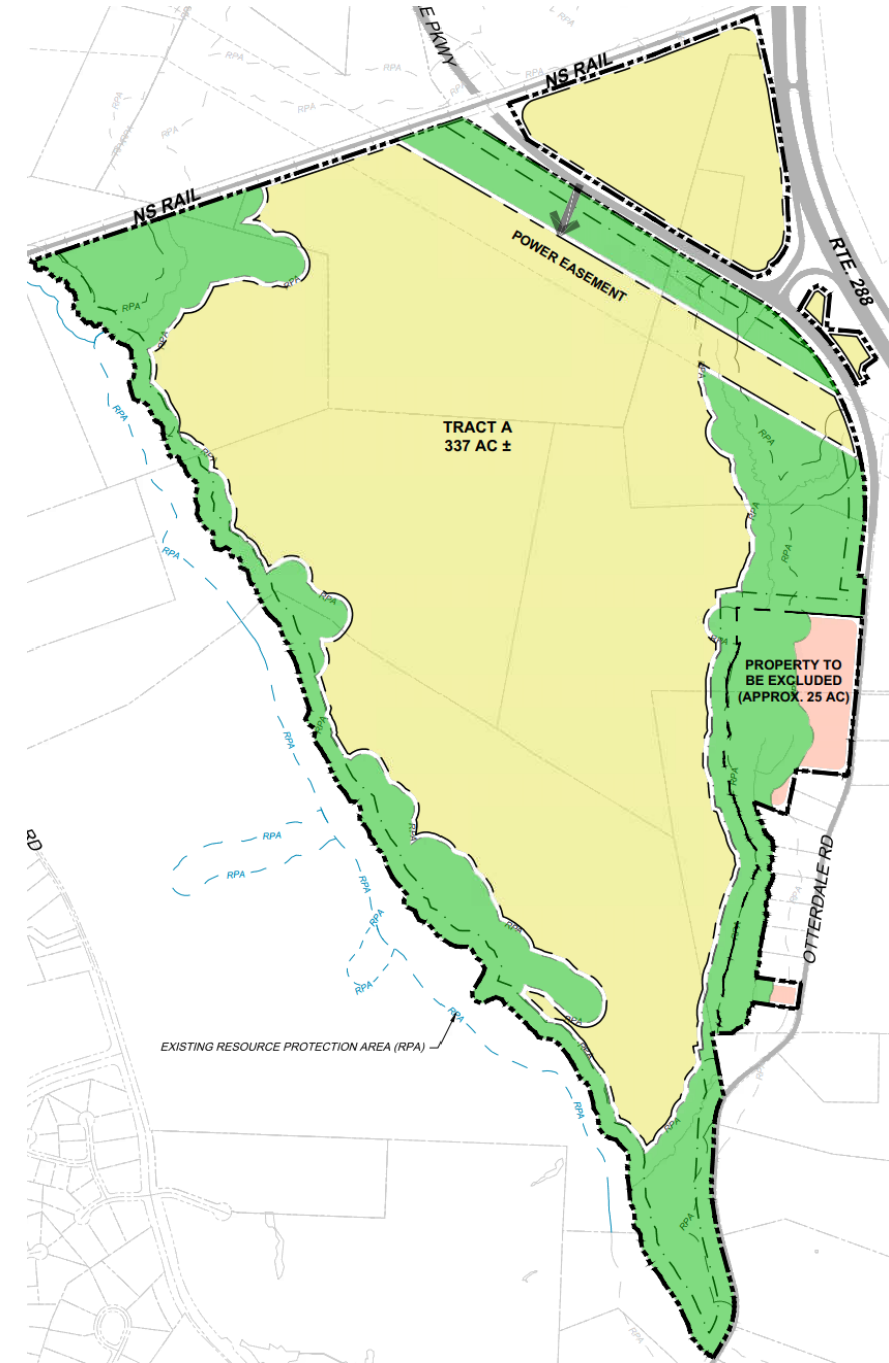
- **Proffered Conditions**
 - Voluntarily offered by Applicant
 - Above and beyond County Zoning Ordinance
 - Enforceable against future owner or user
- **No exceptions to County Zoning Ordinance required conditions or development standards**
- **Consistent Zoning**



Watkins Centre South

PROFFERS

- Permits only 1 principal use and accessory uses
- Principal use – data center
- Accessory uses support data center operations



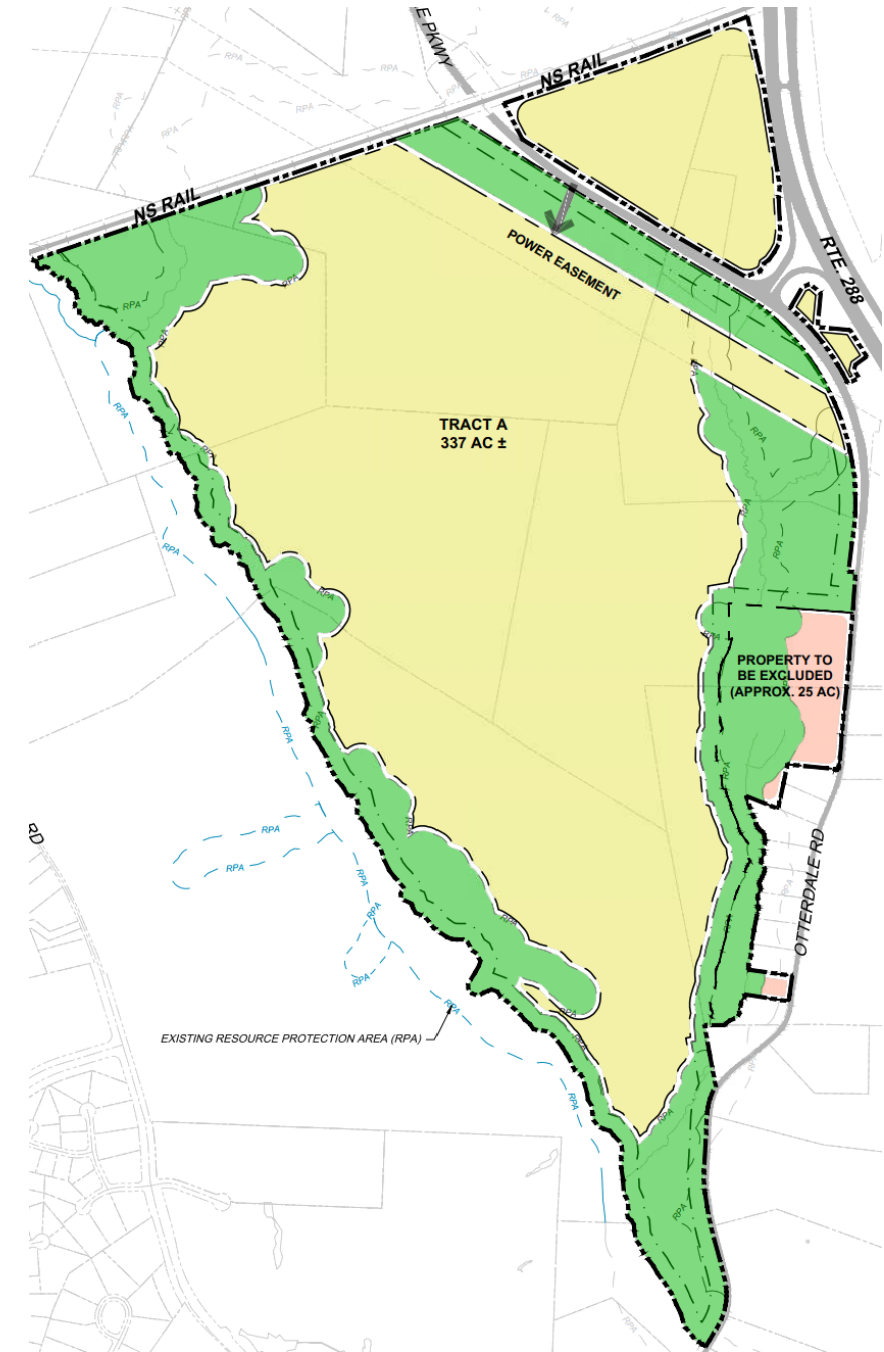
Watkins Centre South

TRANSPORTATION

- Existing road infrastructure already in place
 - State Route 288, Watkins Centre Pkwy, Otterdale Rd

PROFFERS

- Right-of-way dedication
- Road improvements
- Pedestrian connections
- Access determined at site plan



Watkins Centre South

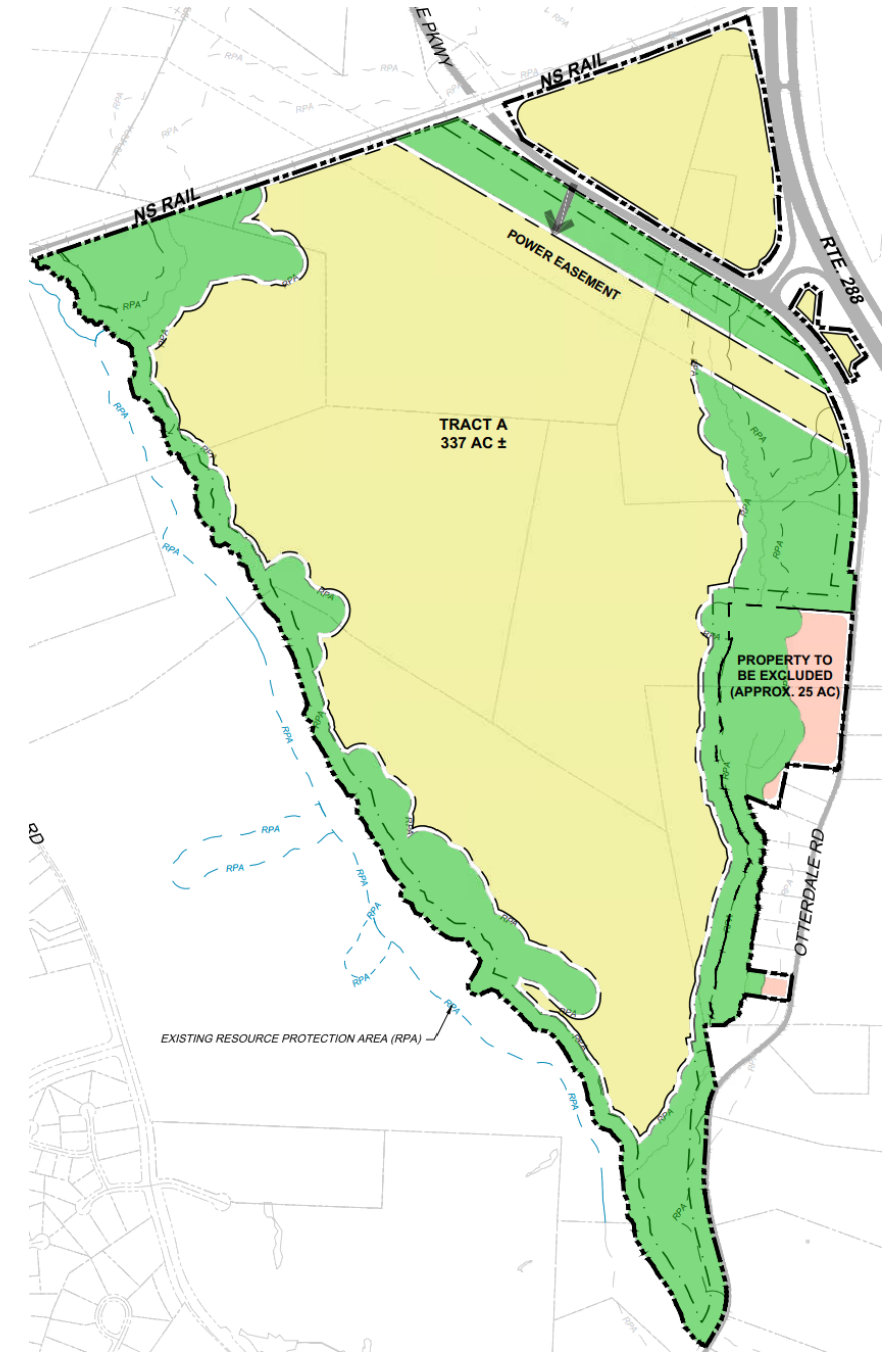
WATER AND WASTEWATER

PROFFERS

Overall Water and Wastewater System Plan Required

Developer pays for everything needed to support their use of the Property

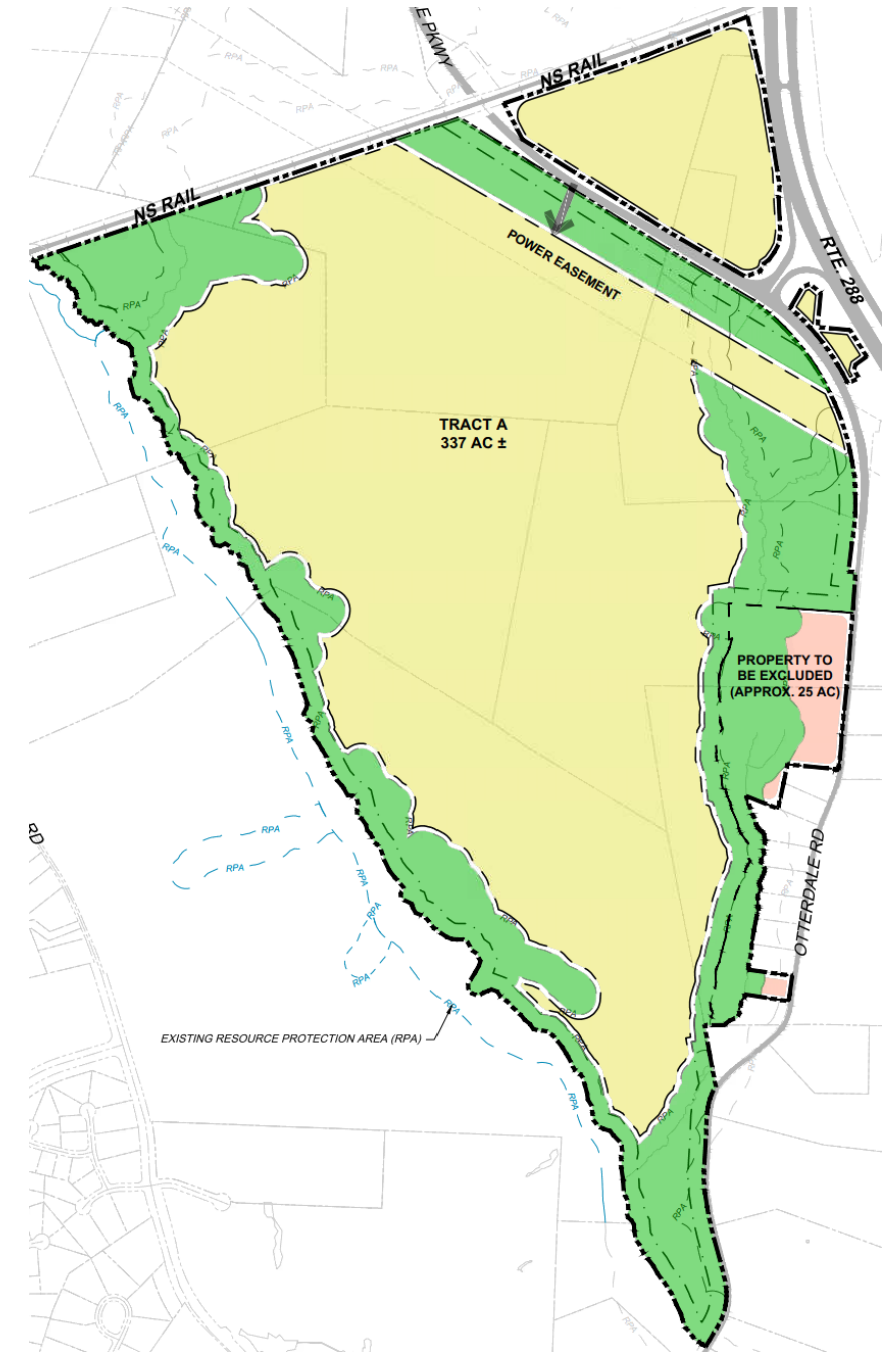
- On-site and Off-site
- Design and construction costs:
 - New lines and facilities
 - Upgrades to existing lines and facilities



Watkins Centre South

PROFFERS

- Enhanced water quality protections for the Swift Creek Reservoir
- Variable width buffer – 100' Minimum
 - Existing forested vegetation preserved
 - Supplemental planting
- Screening requirements
 - Rooftop equipment and any loading areas



Watkins Centre South

PROFFERS

- **Noise limit**
 - 65 dBA 8pm-6am
 - 75 dBA 6am-8pm
- **Height limit per ordinance 150'**
- **Architectural standards**
- **Building material standards**
- **Security proffers**

Some **common sounds and their intensity in decibels** are as follows:

- Near complete silence: 0 dB
- Normal conversation: 60 dB
- Whisper: 15 dB
- Library: 45 dB
- Heavy city traffic: 85 dB
- Baby crying: 110 dB
- MP3 player at maximum volume: 105 dB
- Toilet flushing: 75-85 dB
- Balloon popping: 157 dB
- Noisy restaurant: 90 dB
- Concerts: 120 dB
- Jet engine: 120 dB

Meadowville Technology Park

- County takes control of property in 2005
- 2005 assessment - \$8.9 Million
- 2025 assessment - \$356.9 Million
- Annually, Meadowville Technology Park produces \$5.5 Million in direct tax revenue
- Additional estimated revenue of \$7 Million to \$9 Million from development in progress



Watkins Centre South

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Jake Elder

Chesterfield Economic Development

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Elderjf@chesterfield.gov

Rezoning Website:

<https://www.ChesterfieldEDA.com>

