





Mary Ball Washington Region 6  
 Growth and Diversification Plan Update – Regional Site Prioritization  
 Current VBRSP Characterized Sites

Site Name	Locality	Current VBRSP Tier Level	Next Potential Tier Level	Total Acres	Available Acreage	Developable Acreage	Largest Contiguous	% Developable vs. Available	Current Zoning	Identified Site	Compatible with Comp. Plan	Zoned Industrial / Commercial	Waters of the US Determination	Preliminary Geotechnical Study	Boundary Survey	Cultural Resources Review	Threatened & Endangered Species Review	Phase 1 ESA	Water Plan (Est. of Development Cost)	Traffic Impact Analysis	Preliminary Engineering Report	Infrastructure in-place or available w/in 12 months	Pad Ready	Site is ready for a Prospect to build	Transportation Access to Interstate or 4-lane Hwy	Transportation Access SCORE	Water Availability / Capacity	Water Availability / Capacity SCORE	Wastewater Availability / Capacity	Wastewater Availability / Capacity - SCORE	Mega Project	Super Project	Advanced Manufacturing (Large Scale)	Advanced Manufacturing (Small Scale)	Light Manufacturing (Large Scale)	Light Manufacturing (Small Scale)	Distribution & Logistics (Large Scale)	Distribution & Logistics (Small Scale)	
North View	Caroline County	2	3	40	40	31	40	78%	Business Commercial Light Industrial	✓	✓	✓												Within 1 road mile	10	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6	Major System Upgrades Anticipated	2								Low, High	Low, High	Low, High
80-100 Sanford Dr at Riverside (39 acres)	Stafford County	2	3	39	39	7	7	17%	M-1, Light Industrial	✓	✓	✓								r/a				Within 1 road mile	10	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6								High, Low	High, Low	High, Low
Marshall Property	Caroline County	2	3	38	38	27	38	70%	M-1	✓	✓	✓								r/a				Within 1 road mile	10	Major System Upgrades	2	Major System Upgrades	2								Low, High	Low, High	Low, High
Route 33 Site	King and Queen County	2	3	38	38	30	38	80%	General Business	✓	✓	✓								r/a				Within 1 road mile	10	No Public System Available / Well System Required	0	No Public System Available / Onsite Septic Required	0								High, Low	High, Low	High, Low
7020 Harrison Road	Spotsylvania County	2	3	37	37	18	37	48%	O-1	✓	✓	✓												Within 1 road mile	10	On-Site / Adjacent w/ No System Upgrades Anticipated	10	On-Site / Adjacent w/ No System Upgrades Anticipated	10								High, Low	High, Low	High, Low
Newcomb Property	King William County	2	3	36	36	30	32	83%	Agricultural	✓	✓	✓												Within 1 road mile	10	On-Site / Adjacent w/ No System Upgrades Anticipated	10	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6								High, High	High, High	High, High
Shimco LLC Property (8 parcels)	Stafford County	2	3	35	35	21	11	60%	M-1, B-2	✓	✓	✓								r/a				Within 1 road mile	10	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6								High, High	High, High	High, High
Hummel Airfield	Middlesex County	2	3	34	34	34	34	100%	Waterfront Commercial	✓	✓	✓												5 - 10 road miles	4	No Public System Available / Well System Required	0	No Public System Available / Onsite Septic Required	0										
10813 Rollingwood Drive	Spotsylvania County	2	3	33	15	15	33	100%	R-1	✓	✓	✓												Within 1 road mile	10	Extension of Main > 2500' w/ No or Minor System Upgrades Anticipated	4	On-Site / Adjacent w/ No System Upgrades Anticipated	10								Low, Low	Low, Low	High, Low
5008 Mudd Tavern Road	Spotsylvania County	2	3	32	32	21	32	66%	C-3	✓	✓	✓												Within 1 road mile	10	On-Site / Adjacent w/ No System Upgrades Anticipated	10	On-Site / Adjacent w/ No System Upgrades Anticipated	10								Low, High	Low, High	Low, High
Westgate Center	Stafford County	2	3	30	30	30	30	100%	B-2	✓	✓	✓								r/a				Within 1 road mile	10	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6								High, High	High, High	High, High
2705 Jefferson Davis Hwy - Austin Park Centre (28 acres)	Stafford County	2	3	29	29	7	7	24%	B-2, Urban Commercial	✓	✓	✓												Within 1 road mile	10	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6								High, High	High, High	High, High
N Situs - Celebrate Virginia	Stafford County	2	3	21	21	21	21	100%	M2	✓	✓	✓												1 - 2 road miles	8	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6								High, Low	High, Low	High, Low
9040 Jefferson Davis Hwy	Spotsylvania County	2	3	16	16	7	16	42%	C-3/ R-U	✓	✓	✓												Within 1 road mile	10	On-Site / Adjacent w/ No System Upgrades Anticipated	10	On-Site / Adjacent w/ No System Upgrades Anticipated	10								Low, High	Low, High	Low, High
Locust Hill Site	Middlesex County	2	3	9	9	9	9	100%	Low-Density Rural	✓	✓	✓		✓										Within 1 road mile	10	No Public System Available / Well System Required	0	No Public System Available / Onsite Septic Required	0										
Bohannon Business Park	King and Queen County	2	3	8	8	8	8	100%	GB	✓	✓	✓												Within 1 road mile	10	No Public System Available / Well System Required	0	No Public System Available / Onsite Septic Required	0										
Old Page Middle School	Gloucester County	1	4	15	15	14	15	89%	SC-1	✓	✓	✓												Within 1 road mile	10	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6	Major System Upgrades Anticipated	2								High, High	High, High	High, High
Thornburg Miller Tract	Spotsylvania County	1	3	32	25	20	25	79%	I-1	✓	✓	✓		✓	✓	✓	✓			r/a				1 - 2 road miles	8	Extension of Main < 2500' w/ No System Upgrade Anticipated	8	Extension of Main < 2500' w/ No System Upgrade Anticipated	8										
Potomac-Stafford/ Widewater	Stafford County	1	2	2200	2200	1000	2200	45%	A-1	✓	✓	✓												2 - 5 road miles	6	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6										
Orock-Simms Property	Caroline County	1	2	590	590	474	590	80%	Rural Preservation	✓	✓	✓												2 - 5 road miles	6	Extension of Main < 2500' w/ No System Upgrade Anticipated	8	Extension of Main > 2500' w/ No or Minor System Upgrades Anticipated	4										
Roseman Mega Site	Caroline County	1	2	550	500	350	320	70%	RP, M1	✓	✓	✓												2 - 5 road miles	6	Major System Upgrades Anticipated	2	Major System Upgrades Anticipated	2										
Ladysmith Mega Site	Caroline County	1	2	470	400	260	400	65%	RP, M1	✓	✓	✓												2 - 5 road miles	6	Major System Upgrades Anticipated	2	Major System Upgrades Anticipated	2	High, High	Low, High	Low, Low	Low, High	Low, Low	Low, Low	Low, Low	Low, Low		
Taylor Property	King George County	1	2	368	368	266	300	72%	A-1	✓	?	✓												Within 1 road mile	10	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6			High, Low	High, Low	High, Low	High, Low	High, Low	High, Low	High, Low	
Simons Property	King William County	1	2	242	242	162	169	67%	Residential	✓	✓	✓												Within 1 road mile	10	On-Site / Adjacent w/ No System Upgrades Anticipated	10	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6			High, Low	High, Low	High, Low	High, Low	High, Low	High, Low	High, Low	
498 Caisson Rd	Stafford County	1	2	241	241	55	28	23%	A-1	✓	✓	✓												1 - 2 road miles	8	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6								Low, Low	Low, Low	Low, Low

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Amireh Site	Caroline County	1	2	200	200	126	97	63%	Rural Preservation																2 - 5 road miles	6	On-Site / Adjacent w/ No System Upgrades Anticipated	10	On-Site / Adjacent w/ No System Upgrades Anticipated	10									
South Garden/ Broaddus Farm	Spotsylvania County	1	2	180	180	180	180	100%	A-2 & RP	✓															1 - 2 road miles	8	On-Site / Adjacent w/ No System Upgrades Anticipated	10	Extension of Main ~ 2500' w/ No System Upgrade Anticipated	8									
Ronald Smith I-95 Site	Caroline County	1	2	147	147	100	100	68%	Rural Preservation	✓	✓														1 - 2 road miles	8	Major System Upgrades Anticipated	2	Major System Upgrades Anticipated	2									
EDA Data Center Site	Caroline County	1	2	125	114	85	114	75%	Rural Preservation	✓															1 - 2 road miles	8	Major System Upgrades Anticipated	2	Major System Upgrades Anticipated	2									
Hamlet - 65-100 Acres at Ladysmith Road & Green Road	Caroline County	1	2	100	65	32	65	49%	RP	✓															Within 1 road mile	10	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6	On-Site / Adjacent w/ No System Upgrades Anticipated	10					Low, High	Low, High			
Virginia Bazaar Property	Caroline County	1	2	97	97	80	80	82%	B-1	✓	✓	✓													1 - 2 road miles	8	Major System Upgrades Anticipated	2	Major System Upgrades Anticipated	2									
Hilton Shannon	Fredericksburg, City of	1	2	90	90	75		83%	R-2	✓			✓	✓	✓												0	0	0	0									
6976 Courthouse Road	Spotsylvania County	1	2	69	69	31	69	44%	A-3	✓																2 - 5 road miles	6	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6	On-Site / Adjacent w/ Minor System Upgrades Anticipated	6					Low, Low	Low, Low		Low, Low
Buckley Hall Road	Mathews County	1	2	69	69	65	69	94%	Business-2 District Rual District	✓																5 - 10 road miles	4	Major System Upgrades Anticipated	2	Major System Upgrades Anticipated	2					High, Low	High, Low		High, Low

**Transportation Access**

<u>Distance To a 4-Lane Highway</u>	<u>Points</u>
Within 1 road mile	10
1 - 2 road miles	8
2 - 5 road miles	6
5 - 10 road miles	4
10 - 20 road miles	2
20+ road miles	0

**Water Availability / Capacity**

	<u>Points</u>
On-Site /Adjacent w/ No System Upgrades Anticipated	10
Extension of Main < 2500' w/ No System Upgrade Anticipated	8
On-Site / Adjacent w/ Minor System Upgrades Anticipated	6
Extension of Main > 2500' w/ No or Minor System Upgrades Anticipated	4
Major System Upgrades Anticipated	2
No Public System Available / Well System Required	0

**Sewer Availability / Capacity**

	<u>Points</u>
On-Site /Adjacent w/ No System Upgrades Anticipated	10
Extension of Main < 2500' w/ No System Upgrade Anticipated	8
On-Site / Adjacent w/ Minor System Upgrades Anticipated	6
Extension of Main > 2500' w/ No or Minor System Upgrades Anticipated	4
Major System Upgrades Anticipated	2
No Public System Available / Onsite Septic Required	0

*No Upgrades: > 1,000 GPD / acre or 250,000 GPD available at the SITE (whichever is less)*

*Minor Upgrades: < 1,000 GPD / acre or 250,000 GPD available at the SITE (whichever is less)*

*Major Upgrades: < 1,000 GPD / acre or 250,000 GPD available at the PLANT (whichever is less)*