

Discussion on the Creation of a CVTC Redevelopment Plan

Overview

Alliance CEO Megan Lucas has recommended that we work to create a Redevelopment Plan for the Central Virginia Training Center at a cost of roughly \$500,000.

Preliminary indications are that the Amherst Board of Supervisors may be willing to invest up to \$50,000 for this initiative.

The Amherst Board would also consider discussing the creation of an overlay tax district on some or all of the 350+ acres of CVTC so that other jurisdictions who willing to invest could recoup their money as the property is successfully developed. The Commission's attorney, Ted Craddock, has confirmed that Amherst can establish this overlay district if it chooses.

The Amherst County EDA is also considering a financial participation.

The GO Virginia application will require a letter of participation and support from the member jurisdictions in the region. The application would be stronger if participating jurisdictions would pledge to financially invest in the planning process.

Discussion areas:

1. Is the creation of a development plan for CVTC one of the highest priorities for the region?
2. Would your jurisdiction financially invest in this effort with an agreement that the funds would be repaid through a tax overlay district as the property is successfully developed?
3. Is there a limit that the CVPDC should invest from our reserves in this process?
4. Are there any conditions to our investment?

Background Information from the March 6 list of potential projects:

- a) CVTC (Central Virginia Training Center). The Central Virginia Training Center sits on approximately 340 acres in the southern portion of Amherst County, immediately contiguous to the James River and across from the City of Lynchburg. The Center along with the adjoining property, potentially exceeding one thousand acres, provides an unusual opportunity for adaptive reuse. Deliberate analysis of this potential is needed to ensure the Lynchburg regional community has a full understanding of its redevelopment potential and is able to market the property, appropriately. This opportunity does not preclude retaining a portion of Center operations, as appropriate, into the future. This analysis is both needed and advisable given the significant economic disruption the Center closing will have on the regional community. The normal state approach to disposing of surplus property poses a risk to accomplishing this analysis.
- Status: HDR, Inc. has been selected (pending funding) to conduct a full scale redevelopment plan of the CVTC location. The scope: Working in collaboration with the Client (Lynchburg Regional Business Alliance), Steering Committee (Amherst County, City of Lynchburg, State of Virginia, etc.), and Key Stakeholders, the HDR Team will collect, organize, and analyze the relevant background data and support materials necessary to underpin the conceptual redevelopment master plan process.
 - Cost: \$500,000.00. Current funding strategies are only conceptual but to apply for a GO Virginia grant we'd need to have at least half the funds \$250,000.

Central Virginia Training Center Site
Conceptual Redevelopment Master Plan
Amherst County, VA

DRAFT Scope of Work

Phase One – Kick-Off Meeting, Study Area Tour, Data Collection and Analysis, Base Mapping, and Public Engagement Campaign

Working in collaboration with the Client (Lynchburg Regional Business Alliance), Steering Committee (Amherst County, City of Lynchburg, regional municipalities, State of Virginia, etc.), and Key Stakeholders, the HDR Team will collect, organize, and analyze the relevant background data and support materials necessary to underpin the conceptual redevelopment master plan process. This phase will include the following elements:

Task 1.0 Project Management

This task includes the steps necessary for the management of a successful project, including client communications, administrative procedures, QA/QC process, and other project management elements.

Task 1.1 Kick-Off Meeting with the Client and Steering Committee

This task entails holding a Project Kick-Off Meeting to introduce the HDR Team, Client, and Steering Committee members, request data, and discuss the vision, goals, and schedule for the conceptual redevelopment master planning effort.

Task 1.2 Project Site and Study Area Tour

Immediately following the Kick-Off Meeting, participants will tour the project site and adjacent areas in order to gain a better understanding of the project and to photo-document their key features/attributes.

Task 1.3 Public Involvement Program

This task involves the development and implementation of the public involvement program. For all public meetings, workshops, the Client will provide/locate suitable space for all public involvement meetings and be responsible for all mailings, placement of public notices, placement of community flyers, and other means of letting the stakeholders and the public know of the time and location of the meeting.

Subtask 1.31 - Public Involvement Plan - HDR will collaborate with the Client to develop a Public Involvement Plan (Plan). The Plan will identify the team's communication process, key project messages, a designated project spokesperson, and HDR's role in stakeholder outreach. The Plan is expected to include stakeholder analysis, production schedule, and communication protocol, project branding, communication and outreach tools, media plan, social media protocol, and tracking and reporting metrics.

It is assumed that the Client will review and provide comments on the Draft Plan. HDR will finalize the Plan based on those comments.

Deliverables: Assume deliverable will be in electronic format

- Public Involvement Plan

Subtask 1.32 – Contact and Comment Management - The Client will provide a list of targeted stakeholders to HDR. HDR will provide any necessary supplemental stakeholder and issue research pertinent for the project. HDR will log communication activity and track participation throughout the project. This will include:

- Contact Identification: Using the Client's stakeholder list, contact types will be established as set forth in the Plan.
- Track stakeholder participation including comments, meeting attendance, in-person encounters, online communication tool participation, etc.
- Generate monthly Contact/Media reports.
- Track mapping comments generated from the project website.
- Stakeholder lists can be pulled from the database as needed for communication through the planning process.

Deliverables: Assume deliverables will be in electronic format

- Contact Management Protocol
- Monthly Contact/Media event reports
- Distribution lists (as needed)

Subtask 1.33 - Website - In collaboration with the Client, HDR will design and maintain a project website for public information, announcements, and to gather input throughout the planning process. HDR's web development services will include domain name acquisition, web hosting account setup, site file and code installation, and development of content and updates, site structure, layout, branding, and Google Analytics account. Website components Include:

- Information pages:
 - Home
 - About
 - Get Involved
 - Project Maps
 - Resources
 - Contact Us
- Interactive project map (using Google Map API v3)
- Mapping tool for comment collection
- The Contact Us page will include a comment form
- Social Media links

It is assumed that the study web address/ URL will be determined in the PI Plan at the onset of the project and will be purchased by HDR. HDR will host the site and will be responsible for all publishing and maintenance for 2 years from the notice-to-proceed; hosting and domain name fees are included in this fee.

Deliverables:

- *Project website with Google Map API v3 interactive map*
- *Website content document (assume updates at project milestones- 3 in total)*

Subtask 1.34 - Social Media Advertising - Facebook advertising will be used as a mechanism for dispensing key study updates, and garnering feedback from the public. HDR public involvement staff will be responsible for developing the social media advertising strategy, with message approval provided by the Client. Social media advertising will scale up or down according to the type of activities occurring throughout the project. HDR will develop a Social Media Strategy that includes a detailed guide for engagement.

Deliverable:

- Assume up to three social media advertisements aligning with project milestones and encouraging participation

Subtask 1.35 – Grass Roots Outreach - The purpose and goal of the grassroots outreach is to educate the public on the purpose and opportunities presented by the planning project and to collect community input. HDR will generate a grassroots outreach events calendar and identify key community events for the Project team to attend. HDR will review the events calendar with the Client for up to three (3) key community events for the study team to attend and conduct a “pop-up encounter”. Pop-up encounters enable the project staff to present information and gather input regarding project milestone goals/objectives. One HDR staff member will lead the organization and execution of the pop-up encounters. Assume that each event will be attended by two HDR staff for 2 hours. HDR will provide or develop the following materials to assist with the events:

- Digital iPad survey.
- Develop informational boards, handouts, comment forms, and maps.

Deliverables:

- Up to three (3) Information boards (30” x 40”)
- Digital Survey
- Digital survey results (electronic spreadsheet format).

Subtask 1.36 - Community Interviewer Program - This program would endeavor to quickly utilize existing networks and relationships in the area to gather historical information and understanding of the importance of this area to the community. The Client will identify up to five (5) individuals to be included in the Community Interviewer Program. It is assumed that two (2) HDR representatives will conduct the interviews.

Deliverables:

- Community Interviewer Summary

Subtask 1.37 – Online Engagement - HDR will create an online engagement activity that will be utilized at each milestone of the project allowing people who cannot or do not traditionally attend public meetings and workshop an opportunity to engage on the project. The online engagement platform will display the same information that will be presented at each public meeting. HDR will incorporate the online engagement platform into the project website.

Deliverable:

- Up to three (3) online engagement content documents
- Up to three (3) visual preference surveys

Task 1.4 Data Collection and Review

Collect and review all applicable materials in advance of creating the site base and analysis maps. This will include, but is not limited to, GIS data, aerial photos, previous planning studies, environmental studies, infrastructure studies, and topographic and tree surveys.

Task 1.5 Infrastructure Analysis – Existing Conditions

The HDR Team will conduct a cursory inventory and analysis of existing utilities and infrastructure within the study area. This analysis will identify existing conditions and help determine the site’s capacity for future redevelopment. The results of this analysis will be the basis for ensuing conceptual redevelopment master planning recommendations.

Task 1.6 Infrastructure Analysis – Existing Conditions Workshop/WebEx Meeting

The HDR Team will review the results of the inventory and analysis of existing infrastructure and proposed conditions with the master planning team in order to provide a greater understanding of the project site and its capacity for future development.

Task 1.7 GIS Data and Base Mapping

Based on the data collection and analysis from the previous tasks, the HDR Team will create analysis diagrams and base maps necessary for the ensuing master planning effort.

Task 1.8 Data Analysis/Context Assessment Workshop

The HDR Team will conduct a one-day workshop with the Client, Steering Committee, and Key Stakeholders to help identify key issues and topics to be addressed during the ensuing planning and design process. Key topical areas to be addressed include: Existing, Planned, and Proposed Development; Public Realm Conditions: Streets, Rights-of-Way, and Public Spaces; Utilities and Infrastructure; and Local/Regional/National Precedents.

Phase Two – Market Assessment

The HDR Team will conduct a market assessment in order to determine the future development potential of the project site. The results of this assessment will be used to inform the ensuing visioning and master planning efforts.

Task 2.1 Market Assessment – The HDR Team will perform a market assessment to provide an understanding of the development potential, market conditions, and future trends that will influence development within the study area. Near and middle term feasible products, pricing, and absorption will be developed by the following product types: For Rent Residential, Retail, Office, Single-Family Detached Housing, Workforce Housing, Institutional Land Uses, and Potential Resort Opportunities.

- Study area site assessment and field work
 - Key assets & liabilities
- Preliminary research on competition (existing and planned projects)
 - For rent residential
 - Pricing and occupancy
 - Product (unit types and sizes)
 - Parking format
 - Location / amenities / adjacencies

- Project scale (acreage and / or units)
 - Retail
 - Pricing and occupancy
 - Tenants absent from the area
 - Product (in new, vertical mixed-use buildings? Single story?)
 - Office
 - Locations / amenities / adjacencies
 - Pricing and occupancy
 - Product (floor plates, building SF, floors, parking)
 - Single family detached housing
 - Pricing and absorption rate
 - Product (unit bedroom mix, sizes – SF)
 - Location / amenities / adjacencies
 - Density (units/AC)
 - Project scale (acreage and/or units)
 - Workforce Housing
 - Interviews re: need, tools, preferred locations (transportation/access)
 - Institutional land uses
 - Interviews with key players (community college, hospitals, universities, etc.)
 - Resort
 - Case study research of compatible locations with resort facilities
 - Seek to identify potential foothills resort niche opportunity between beach resorts and Appalachian mountain resorts
 - Define scale, character, required amenities, and adjacencies
- Local and regional demographic analysis
 - Population growth by age and income
 - Employment growth
- Confidential interviews with key informants
 - Land owner (State of Virginia)
 - City of Lynchburg and Amherst County staff
 - Lynchburg Regional Business Alliance
 - Other economic development professionals
 - Other municipal partners
 - Local brokers
 - Local developers / builder
- Draft briefing book (PowerPoint)
 - Site analysis
 - Existing market conditions & demographic projections
 - Interview results – goals of leadership & site potentials/challenges per developers
 - Program
 - Near and medium term feasible products, pricing, and absorption
 - Preferred locations for key products
- SBFCo. Engagement and Planning Process
 - Market Assessment
 - Participate in Key Tasks

- Kickoff Meeting and Tour (Tasks 1.1 and 1.2)
- Data Analysis / Context Assessment Workshop (Task 1.8)
- Specific Interviews and Visioning Workshops (Tasks 3.2 and 3.3)
- Design Workshop (Task 4.2)
- Master Plan Development
 - Support HDR Team
- Implementation Strategy
 - Work with HDR Team to develop recommendations regarding syntax of investment, phasing of development, potential approaches to land disposition

Phase Three – Visioning Process

Working in collaboration with the Client, the Steering Committee, Key Stakeholders, and the Public, the HDR Team will facilitate the establishment of a consensus-driven vision for the study area. This will underpin future conceptual redevelopment master planning efforts for the site.

Task 3.1a Learning Journey Site Visits (Optional or Interchangeable with Task 3.1b, cost not included in the base fee)

Visit aspirational sites to expose the client and HDR Team to precedents, best practices, and relevant and noteworthy projects similar to what is envisioned for the project site, as well as potential future uses and ideas that have not been thought of/identified yet. Up to three locations may be included.

Task 3.1b Case Studies (Optional or Interchangeable with Task 3.1a, cost not included in base fee)

The HDR Team will undertake Case Studies of similar redevelopment planning efforts in order to provide an understanding of current precedents, best practices and the pertinent opportunities and issues. Summaries would be provided during the Visioning Workshops held as part of Task 3.3.

Task 3.2 Specific Interviews

The HDR Team will conduct a series of one-on-one or small group interviews over the course of two days with targeted Client staff, Steering Committee members, and other Key Stakeholders that are identified during the planning process. The goal of these interviews is to help identify participant visions and goals for the Study Area.

Task 3.3 Visioning Workshops

The HDR Team will conduct two visioning workshops for the site, one for the Client, Steering Committee, and Key Stakeholders and one for the general public. Each will include the following components: An overview of the master planning effort; an overview of similar planning efforts nationwide; A SWOT Analysis; and a Geographic “Mapping” Exercise.

Phase Four – Conceptual Redevelopment Master Plan Preparation

Based on the results of the study area analysis, market assessment, specific interviews, and the visioning workshop, the HDR Team will prepare a conceptual redevelopment master plan for the project site.

- Task 4.1 Development Program**
Establish a list of key programmatic elements to be included in the conceptual redevelopment master plan, based on the results of the site analysis, market assessment, and visioning process. The development program will be the basis for the ensuing conceptual redevelopment master planning effort.
- Task 4.2 5-Day Design Workshop**
The HDR Team will develop a Conceptual Redevelopment Master Plan for the project site, based on the development program and input from the previous tasks, during a 5-day interactive design workshop with the Client, Steering Committee, Key stakeholders, and the General Public. Concepts will be generated during the day and tested during evening pin-up sessions, with refinements made each ensuing day. The HDR Team will include market and real estate advisors, urban planners and designers, landscape architects, architects, transportation planners, and site/civil engineers. The conceptual redevelopment master plan will be prepared in color pencil, pen, and marker, and will include a site plan, development framework elements, cursory design guidelines, a development yield matrix, three photo-realistic renderings, and associated diagrams and renderings.
- Task 4.3 Workshop Refinement**
Digitally refine the Conceptual Redevelopment Master Plan following the Design Workshop and develop appropriate diagrams and renderings. Drawings will be put into AutoCAD and digitally rendered.
- Task 4.4 Review Meeting/Refinement**
Review the refined Conceptual Redevelopment Master Plan with the Client and Steering Committee during an on-line meeting/call and make minor revisions based on input and feedback received during the review process.
- Task 4.5 Draft Conceptual Redevelopment Master Plan Summary Document**
Based on findings and results of the previous tasks, the HDR Team will create a Draft Redevelopment Master Plan Summary Document for the Study Area. This document will include the conceptual plan and associated elements identified in Task 4.2.
- Task 4.6 Draft Conceptual Redevelopment Master Plan Summary Document - Review and Revisions**
The Draft Conceptual Redevelopment Master Plan Summary Document will be provided to the Client and Steering Committee for review. Based on comments received during an online meeting/call, revisions will be made and included in the Final Conceptual Redevelopment Master Plan Summary Document.
- Task 4.7 Final Conceptual Redevelopment Master Plan Summary Document**
The HDR Team will prepare and print the final Conceptual Redevelopment Master Plan summary document and distribute to the Client. This will include 10 hard copies and a digital copy of the final document.
- Task 4.8 Public Hearings/Meetings**

The HDR Team will prepare appropriate materials for up to three jurisdictional approval meetings, including PowerPoint presentation and display boards, and attend as necessary.

Project Assumptions

- **Topographic Survey** – Surveying services for the project site will be required by others. A topographic survey should be provided in both PDF format and an AutoCAD Civil3D 2017 drawing. It should include the following:
 - Topographic data including contours at 1-foot intervals
 - Boundary and right-of-way lines
 - Existing easements described per title searches of the properties within the project area
 - Control points and benchmarks for future uses along with horizontal and vertical datum used for the survey

The survey will need to be delivered to the HDR Team prior to Task 1.4, Data Collection and Review.

- **Tree Survey** – A tree survey of trees greater than 4" DBH on the site will be required. The survey will assess the current condition, health, structure, and potential ability of the tree to be transplanted. Data collection should include:
 - Tree location (x, y, and z coordinates), genus, species, diameter, condition, canopy spread, tree height, and notes
 - Evaluation of suitability to be transplanted based on species, size, and condition

The tree survey will need to be delivered to the HDR Team prior to Task 1.4, Data Collection and Review.

- **Public Involvement** – Additional elements to be included/revisions to the Public Involvement Program will be negotiated during a project scoping meeting/call.
- **Study Area Tour** – The Client will provide transportation and lead the tour of the project site and study area.
- **Steering Committee** – Steering Committee members will be identified and invited to participate in the planning process by the Client.
- **Key Stakeholders** – Key Stakeholders will be identified and invited to participate by the Client.
- **Learning Journey Site Visits/Case Studies** – These tasks are not included in the base fee for the project. If desired, a revised scope and associated fee including these will be developed during a project scoping meeting with the Client.
- **Specific Interviews and Visioning Workshop** – Participants for the specific interviews and visioning workshops will be identified and invited by the Client.
- **Design Workshop** – The Client, Steering Committee, Key Stakeholders, and General Public will be invited to participate in, and attend, the design workshop evening pin-up sessions by the Client.
- **Specific Interviews, Visioning Workshops, and Design Workshop** – The specific interviews, visioning workshops, and design workshop will be held in a location provided by the Client. This location will need to be able to be secured for five consecutive days/nights.

Project Schedule

The preliminary schedule for the project should not exceed 8 months from notice to proceed.

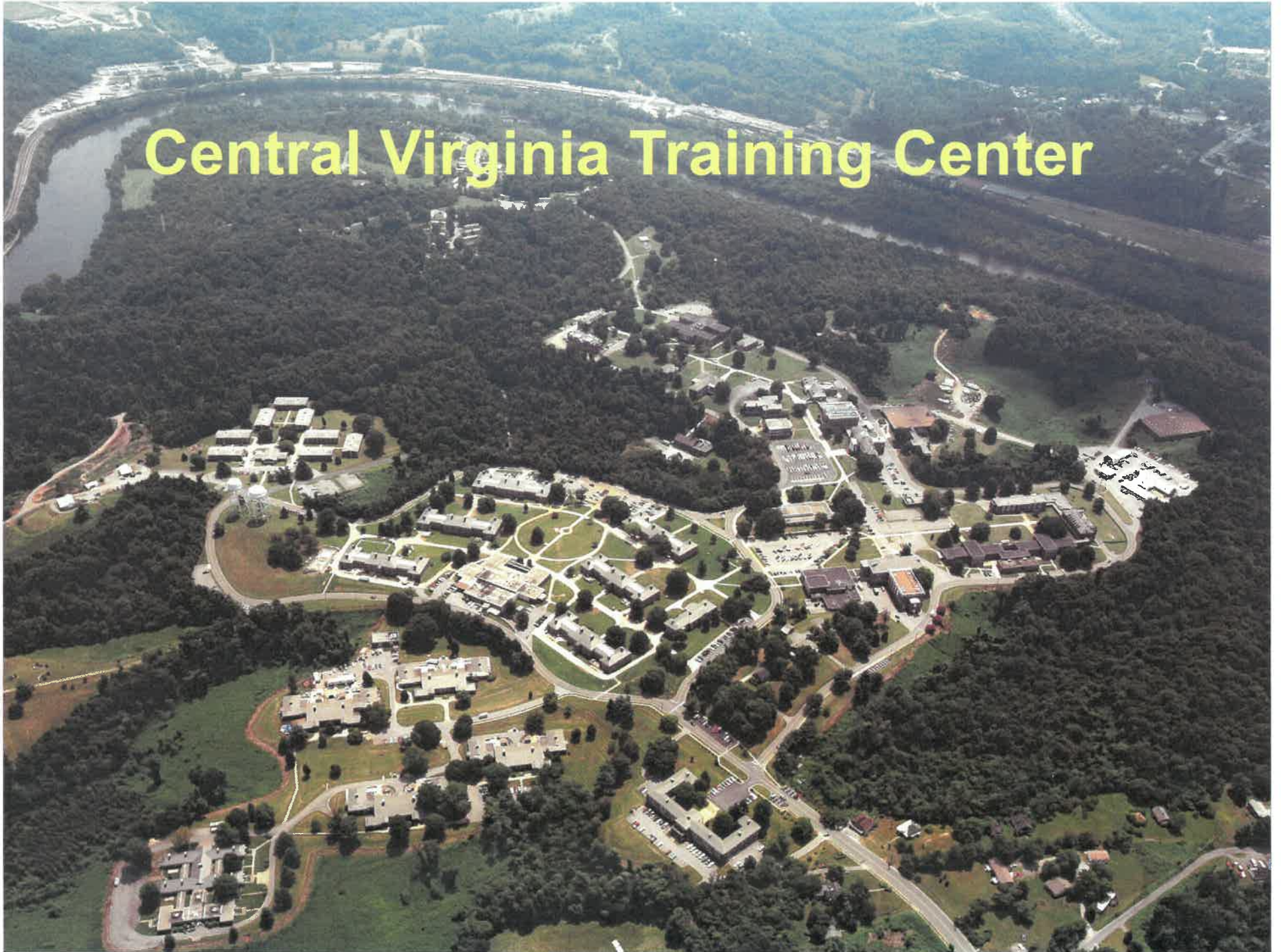
Next Steps Following Completion of the Conceptual Redevelopment Plan

Following formal approval of the Conceptual Redevelopment Master Plan for the project site, the City will be in position to solicit developers for the site. The following tasks outline potential follow-on steps that may be necessary in order to secure a developer(s) for the site. These steps can be conducted by the Alliance, County, the HDR Team, or a combination of the two, and are ***not included in the above fee****.

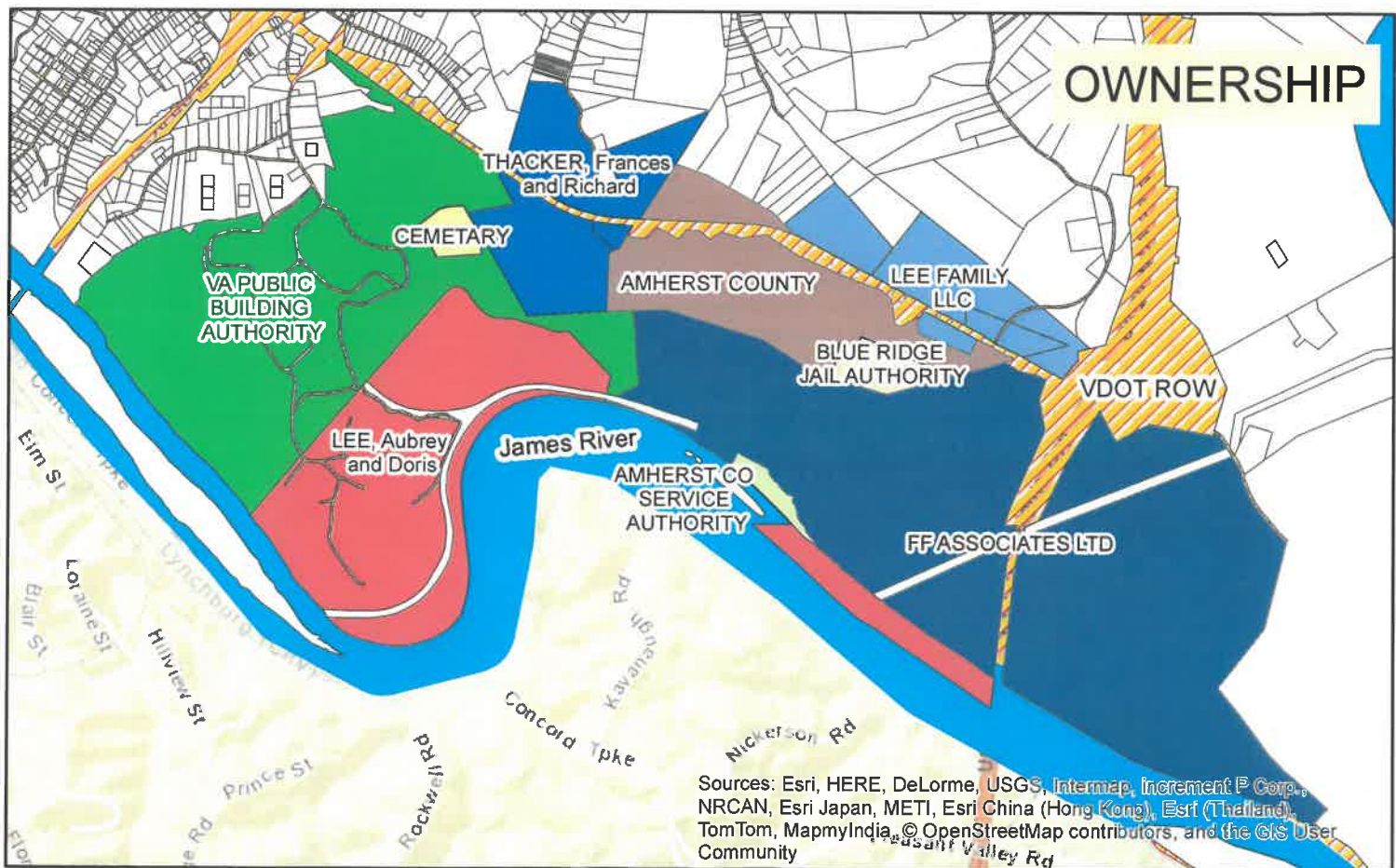
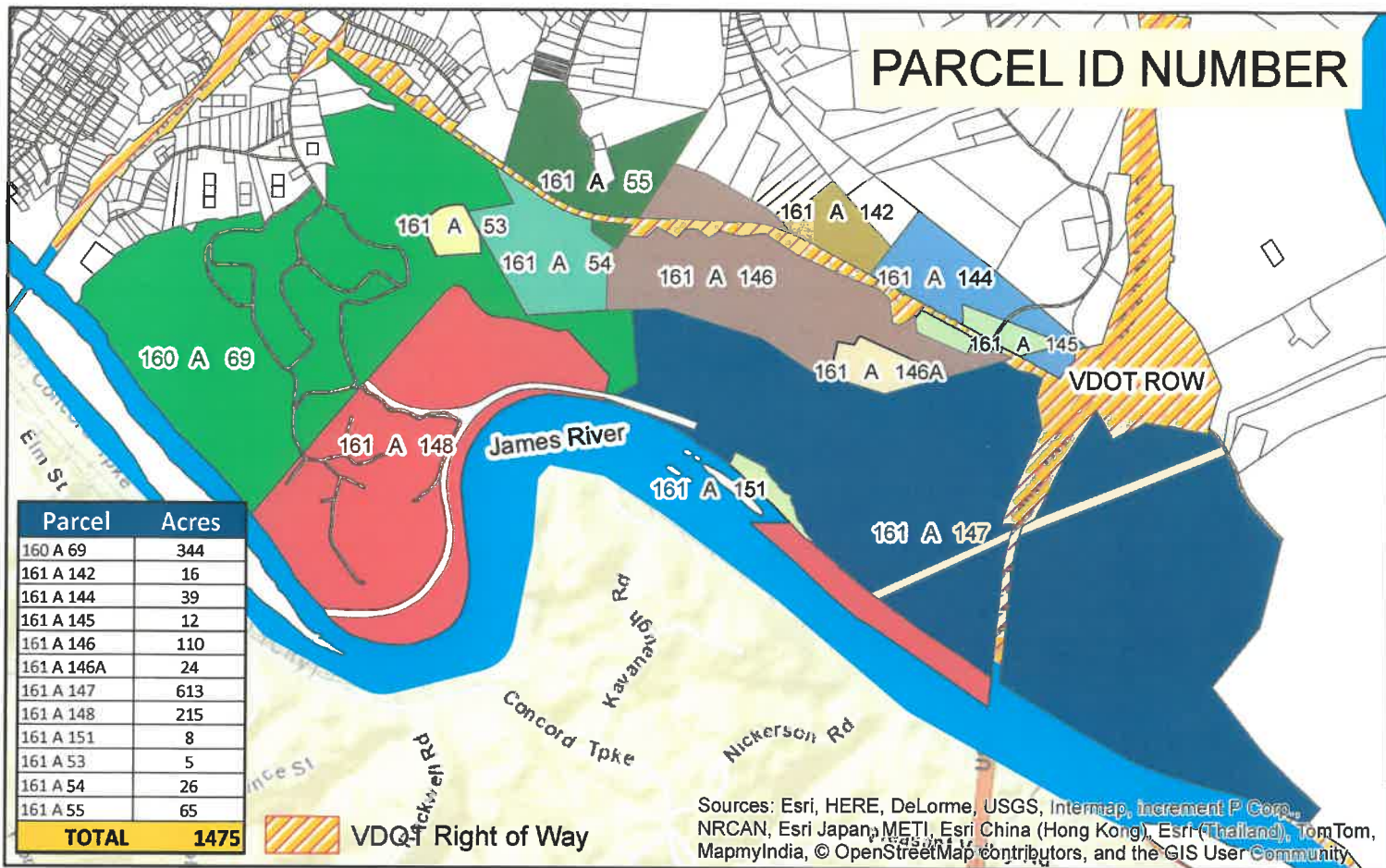
Phase Five - Developer Solicitation Process

- Task 5.1 Draft Request for Qualifications and Proposals Document**
- Task 5.2 Prepare Developer List and Issue Request**
- Task 5.3 Conduct Follow-Ups/Site Visits**
- Task 5.4 Review Qualifications and Recommend Shortlist**
- Task 5.5 Request and Review Proposals from Shortlist**
- Task 5.6 Recommend Preferred Developer**
- Task 5.7 Assist in Negotiations**
- Task 5.8 Perform Ongoing Review and Oversight**

Central Virginia Training Center



CVTC AND VICINITY PROFILE



As of April 2019

Potential Adaptive Reuse Initiative for the Central Virginia Training Center

- The Amherst County Board of Supervisors requested the Amherst County Economic Development Authority to partner with the Region 2000 Partnership to explore opportunities and alternatives for continued use of the Central Virginia Training Center.
- In January 2012, Governor McDonnell announced the closure of four of Virginia’s training centers over a ten year period and the continuation of the downsizing of a fifth center. This is pursuant to the August 2012 U.S. Department of Justice settlement and related matters. The Central Virginia Training Center is scheduled to close by 2020, if not before.
- The Central Virginia Training Center sits on approximately *340 acres* in the southern portion of Amherst County, immediately contiguous to the James River and across from the City of Lynchburg. The Center is in the immediate vicinity of the U.S. Route 29 Bypass as well as Route 29 Business. Land adjacent to the Training Center provides development opportunities beyond the potential redevelopment of the Center site.
- As of May of 2014 there are only **375** employees and **92** residents at the Center. By October, DBHDS anticipates there being **78** employees for **45** residents.
- The Central Virginia Training Center has been one of the largest employers in Region 2000. An ‘Estimated Economic and Fiscal Impact of the Central Virginia Training Center’ study was accomplished in October 2013. Study results show total economic impact for the Lynchburg MSA includes *1,639 full-time equivalent jobs*, \$53.6 million in labor income, and ***\$87.1 million in overall economic activity***. State and local tax revenue generates \$3 million.
- At the time the Center property is vacated and declared surplus by the Department of Behavioral Health and Developmental Services (DBHDS), it will be offered for sale. The locality may be given thirty days to purchase the property, but this is a courtesy, not policy.

- The Center along with the adjoining property, potentially exceeding one thousand acres, provides an unusual opportunity for adaptive reuse. Deliberate analysis of this potential is needed to ensure the Lynchburg regional community has a full understanding of its redevelopment potential and is able to market the property, appropriately. This opportunity does not preclude retaining a portion of Center operations, as appropriate, into the future. This analysis is both needed and advisable given the significant economic disruption the Center closing will have on the Lynchburg region. The normal state approach to disposing of surplus property poses a risk to accomplishing this analysis.
- Our state legislative delegation's insight and views on moving forward with this effort are requested. Additionally, advice on bringing the state administration on board with this effort, including altering its normal surplus property disposal practices, is requested.
- The Lynchburg Regional Business Alliance directs its CEO to support Amherst County's Economic Development Authority in its efforts to undertake the Central Virginia Training Center Adaptive reuse investigation.
- Amherst County, Region 2000 Local Government Council and The Lynchburg Regional Business Alliance engage Bea Gonzalez, with Capital Results to lobby in Richmond to ensure the region is given full consideration in determining the future ownership transfer and use of this property, beyond the established administrative process for commonwealth surplus property.
- Phase I of an environmental assessment was conducted in an effort to ascertain the potential contaminants that could hinder the ability to repurpose the 340 acres. The Phase I of the environmental assessment findings included asbestos-laden buildings, sewer line storm infiltration, needed road maintenance required, and lead in water.
- In the first quarter of 2018 we advocated for funds to finalize the environmental study and begin remediation. Estimated total for remediation is \$900K. The following approximate costs were identified as upcoming necessities: \$50K title work, \$250K survey of boundaries, \$250K remaining environmental assessment, \$350K redevelopment plan, and other costs not yet identified such as demolition.
- The 2018 General Assembly directed DBHDS to spend \$250K on completion of the remaining portions of the Phase II Environmental Study and \$570K toward remediation work identified in the completed portion of the Phase II study.
- In 2018 local leadership briefed Governor Northam's team regarding the status of the CVTC. The meeting resulted in a request to determine a "ballpark" cost to clear the site. Local leadership conducted a query with two Virginia companies to determine that a "back of the envelope" estimate to demolish and remove 98 structures would cost the state between \$50-100 million. The information was communicated to Governor Northam's team.
- **Resolutions of support.** Both the Alliance and CVPDC have an active resolution supporting the Central Virginia Training Center adaptive reuse investigation

- **The Alliance Position:** The Central Virginia Training Center, and the residents, are in dire need of assistance. A State-run facility needs to be continued and staffed to meet the needs of those in need of care who are not suited for community group homes. Any efforts to plan and implement strategies for site re-development of the Central Virginia Training Center should maximize the return to the state Mental Health Fund. It is the regional preference that the state does not leave the site blighted and substandard. Therefore, we support ensuring that the site not be listed as surplus until the site has been declared clean with a redevelopment plan created and approved by the Amherst County Board of Supervisors.

Current Action:

- A. Continue constant and consistent dialoged with elected officials, state departments and the training center. Always advocating for support to remain open and prepare the site in a way that will generate the maximum return for the care of the relocated residents.
- B. Chart the course for a re-development plan, which will identify the highest and best use of the area for regional opportunity. Redevelopment is typically perceived as the physical placement and regulation of land uses and structures. However, redevelopment goals incorporate other aspects of community development such as design, preservation of historic assets, public spaces, promotion of environmental justice, environmental remediation and even issues that enhance the level of regional viability and economic climate. The CVTC project can be transformative for the region. A properly done redevelopment plan will allow us to telegraph the vision to national and international developers. A dynamic re-development plan based on demonstrated public-private involvement and market assessment will demonstrate commitment and provide leverage. The size of the project is literally (350 acres, 98 buildings) and figuratively (regional impact) huge...it's not a small site, project or redevelopment plan therefore the cost is significant.
 - i. HDR, Inc. has been selected.
 - 1. **Scope:** Working in collaboration with the Client (Lynchburg Regional Business Alliance), Steering Committee (regional and state leadership) and Key Stakeholders, the Team will collect, organize, and analyze the relevant background data and support materials necessary to underpin the conceptual redevelopment master plan process. There are four distinct phases to the process.
- C. Identify funding sources for a re-development plan. **Cost of the re-development Plan: \$500,000**
 - a. GoVA Collaborative Grant: The Alliance will apply for a GoVA Collaborative grant which requires a 50/50 match and multi-jurisdictional cooperation to apply for the grant. The goal is to apply in June for the August GoVA Region 2 board meeting. The sooner we have the match the sooner we can execute the plan which will put the region in position before the actual closing and sale of the property. Funds needed for local match: \$250,000
 - i. Amherst County Board of Supervisors has committed \$50,000 toward the match.
 - ii. Another non-municipal entity is considering \$50,000 contribution but it not yet confirmed.
 - iii. Consideration for contribution from the CVPDC which would be considered multi-jurisdictional and move the project forward in an aggressive time-frame.

