

EDA News

This newsletter is published quarterly by
The Front Royal-Warren County Economic Development Authority
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Volume 18, No. 2

December 2016

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Leach Run Parkway and Warren County Middle School Projects Underway

The Leach Run Parkway project is two-thirds complete and is projected to be finalized in late June 2017. Leach Run Parkway connects Happy Creek Road and John Marshall Highway (Route 55), providing access from the north end of Town to the south side, and is the main roadway to the new Warren County Middle School, which is under construction.

The cost of the Parkway will be \$14 million, with a \$7 million revenue sharing grant from Virginia Department of Transportation. The remaining \$7 million cost will be shared 66% by Warren County and 34% by the Town of Front Royal. ○



The new Warren County Middle School campus is located on a 31.91 acre-site at the intersection of Happy Creek Road and the new Leach Run Parkway and is set to open in 2017.

The new 154,800 square-foot building includes an administration suite, guidance offices, a health clinic, a kitchen, general

classrooms, resource classrooms, science classrooms, a library/media center, a gymnasium and locker rooms and other associated spaces. The facility also includes a "cafetorium" that can seat about 500 at a time. The school's design is targeting a LEED® Silver certification. ○

Happy
Holidays!

Winter



South Fork Bridge Replacement Continues

The South Fork Bridge project is approximately 70% complete and on schedule for finalization in December 2017. Demolition of the old structure is complete, and the contractor is working on Stage II of the new bridge

that will widen the structure and provide 2 additional lanes, a bike lane and sidewalk to the west. The contractor will be working on the sub-structure (foundations, piers and abutments) for Stage II over the next

several months, and will be performing roadwork along the Route 55 corridor that will include grading, drainage work and waterline relocations. ○



Workforce Housing

EDA continues to move forward on workforce housing to fill the gap in affordable homes for the middle income labor force of Warren County. About 65% of new Warren County teachers live in other communities, and often they leave to find work closer to home.

A workforce study conducted several years ago, highlighted the deficiency of available housing for teachers, police, fire fighters, nurses, EMTs, etc. With a notable lack of participation by developers, EDA researched its ability to help fill this need, and then began the Royal Lane project. Providing adequate housing for the workforce is a critical component in the health of a local economy and in the overall well-being of a community.

The plans for Royal Lane Apartments call for the construction of three buildings with 12 apartments each. The EDA can expect to break ground on the \$3.5 million project once the agency receives the necessary approvals. ○



Artist's rendering of the Royal Lane Project.

Town Wastewater Treatment Plant

Work on the town's wastewater treatment plant upgrades recently passed the halfway mark. The contract calls for Adams Robinson Enterprises of Dayton, OH to complete the \$44.47 million project by November 27, 2017.

The upgrades will allow the plant to increase the amount of treated wastewater it can release into the Shenandoah River from the current 4 million gallons to 5.3 million gallons per day. ○ Source: Alex Bridges, *Northern Virginia Daily*, August 7, 2016.



Tim Fristoe, Wastewater Manager, Front Royal

Pathway Clear for ITFederal to Proceed

With the legal and bureaucratic obstacles -- posed by DEQ and EPA -- now resolved at the Avtex Superfund Site, the pathway is clear for ITFederal to proceed with construction.

ITFederal LLC, is a government contractor who will build a 67,000 square foot data processing and mixed use facility and will create 400-600 new jobs with an investment of approximately \$40 million.



Skyline Regional Criminal Justice Academy

The EDA and Warren County Sheriff's office are working with Howard Shockey & Sons to build a 15,605 training academy and a 15,735 s.f.

indoor firing range. The academy will annually serve about 730 law enforcement and correctional officers from around the region.

The \$8 million project is being funded by a private investor, will be located at Happy Creek Technology Park, and is due to break ground in November-December 2016. This is the first public safety economic development partnership project in the Commonwealth of Virginia under Governor McAuliffe.



**The
Economic Development Authority**

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Front Royal: Top Adventure Town

The Town of Front Royal has been recognized by the *Blue Ridge Outdoors Magazine* as a 2016 Top Adventure Town. Readers selected the top outdoor town in three categories: large town (population 100,000+), mid-sized town (population 10,000-100,000), and small town (population less than 10,000). ○

<http://www.blueridgeoutdoors.com/go-outside>



Entrepreneurship



The EDA is pleased to announce: **Entrepreneur Café** has evolved to **RISE (Regional Initiative Supporting Entrepreneurship)**. RISE Advisors are working to assemble the second year of the acclaimed program of entrepreneurial studies on building a business plan, preparing a “pitch,” and establishing a support network for small business owners. The competition of finalists will be held in April 2017 at The Corron Center with awards valued at more than \$8,000. ○

For more information on how to participate: lfsbdc.org/programs

The EDA
Board of
Directors and
Staff
Wish you a
Healthy
Holiday and a
Prosperous
New Year.