

# CITYSWITCH

## NEWPORT NEWS CASE STUDY

### Executive Summary

The Hampton Roads, VA area is a notoriously difficult place to locate, permit and construct communication towers.

#### Siting Challenge Factors:

- Historic designation sites
- Low-lying land
- Miles of waterfront
- Challenging zoning ordinances



Hampton Roads  
Metro Area Population  
Over 1.5 million



Demand for  
wireless service  
continues to grow



All wireless service  
providers have faced siting  
challenges for 2 decades

### Newport News Search Area

The City of Newport News near the Newport News Shipbuilding yards.



### CitySwitch Solution

Railroad properties and rights of way spanning over 40,000 linear miles.

Wireless provider wanted a tower in the shipyards area. Preferred site location owned by CSX.



### CSX Approval Process

Site Acquisition  
RR Qualification



5 Days

Ground Lease  
Execution Phase



60-90 Days

Ground Lease to  
SLA Execution



30 Days

Pre-Development  
Compete



6-8 Months

Construction  
Time



30-45 Days

### Zoning

M-1 (Industrial District), normally requires a CUP. However, since the site was on CSX property, no CUP, site plan or building permit was required.



### Construction

Less than 30 days



*“The ability to site this tower on CSX property made the entire development process go from very difficult to construction complete in 10 months.”*

*Drew Patterson, Project Manager*