



## **BEACON Shared-Use Commercial Kitchen & Incubator Infrastructure Enhancements**

**Program Year:** 2023-24  
**Project Partners:** New Hill Development Corporation; Charlottesville Dept. of Public Works  
**City Investment:** \$89,896  
**Funding Source:** Community Development Block Grants Program (CDBG)

**Scope of Work.** After a very successful test of their shared-use commercial kitchen concept, the New Hill Development Corporation (“NHDC”) engaged in an ambitious economic development project in which they would renovate the site of an historic produce store that had fallen into disrepair and turn it into the region's first large scale shared-use commercial kitchen and incubator. Initial excavations to connect BEACON to municipal services presented several infrastructure challenges that put completion of the project at risk.

**Community Benefits.** The City’s investment of CDBG funds designated for infrastructure improvements facilitated the installation of key connections to the city's municipal water, sewer and electrical systems, thereby allowing construction to continue. And as an added benefit, the CDBG-funded infrastructure enhancements provide the completed kitchen with greater capacity than originally planned by making possible the installation of larger sewer, water and electrical connections to public utilities than were initially envisioned.

**Learn More.** Since officially opening their doors in early Spring of 2025, the 10,000 sq. ft. BEACON kitchen has provided space for a growing community of food entrepreneurs and aspiring chefs, restauranters, established food brands and more. **Learn more about BEACON and get involved at <https://beaconkitchen.info/about/>**

Before:



During:



After:



*The Office of Budget & Grants Management coordinates the Community Development Block Grant program (“CDBG”), through which funding made available by the U.S. Department of Housing & Urban Development (“HUD”) supports a broad range of community development and planning activities. Learn more about this work at <https://www.charlottesville.gov/678/CDBG-HOME-Programs>. Charlottesville residents seeking to get involved in this work can learn more about the CDBG/HOME Taskforce here: <https://boards.charlottesville.gov/board/6709>.*



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Getting the interior space ready involved stripping the walls and ceilings bare. It was during this stage that the infrastructure issues were first identified.



The work of New Hill Development Corporation drew attention from across the Commonwealth and beyond.



CDBG funds supported the installation of larger gas, water and electrical lines needed to support the full range of BEACON's planned services.



BEACON now offers industry grade equipment, dry storage, refrigerator and freezer spaces, private baking rooms, as well as an area to host events, classes and tastings.



Bringing the BEACON project to a successful completion was a massive undertaking, benefitting from contributions of countless people across the Charlottesville community and beyond. Thanks to the BEACON team, area entrepreneurs for the first time have access to a licensed commercial space with industry grade equipment, dry storage, refrigerator and freezer spaces, private baking rooms, as well as an area to host events, classes and tastings.

Learn more and maybe get involved at <https://beaconkitchen.info/kitchen-members/>