

Site overview scorecard summary

Cost estimates

Site due diligence cost represents cost to advance site from Tier 2 to Tier 3.

"Order of magnitude range to Tier 4" shows VEDP's ballpark estimates for investments in water, sewer and transportation improvements. Not all sites have estimated costs for each of these components; estimates should only be used as general guidance and **not** as a firm estimate.

Developability score from engineers

Developability score represents data from the site characterization report to show the attractiveness of the site from a development perspective. Each site is scored individually on a scale from 0-100. Scores are characterized using the system below.

Report also presents the range (minimum, median, maximum) of scores by sector within GOVA region and across the Commonwealth.

Developability Score Categories

- **Highly Developable:** Site is in top 25% of sites considered
- **Developable:** Site falls between the 50th and 75th percentile
- **Below Median:** Site is below the median

Sector suitability score, based on KPMG's proprietary scoring/filtering system, reflects KPMG's perspective on a site's location attractiveness for each of the eight sectors. The model considers 24 characteristics (eg., total labor force, average labor cost) . Scores are characterized using the system below.

Sector Suitability Gating Criteria: Table below shows the minimum workforce and acreage threshold to qualify for each sector¹. KPMG did not consider a site for a sector unless it met **both** thresholds. Each threshold varies by sector and is written below each sector category on the report.

Criteria	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)
Example Industries	Automotive OEM	Automotive Parts Manufacturer, Aerospace & Defense	Advanced Materials, Aerospace & Defense	Advanced Materials, Aerospace & Defense	Food & Beverage Processing, Wood Products	Food & Beverage Processing, Wood Products	Logistics / Distributions, Online Retailer	Logistics / Distributions, Online Retailer
Site Characteristics								
Contiguous Acreage	>=1,000	>=500	>=150	>0	>=150	>0	>=50	>0
Employment Characteristics								
Total Workforce Threshold	NA	>100,000	>40,000	>10,000	>40,000	>10,000	>100,000	>10,000
Drive Time Data Capture	60 Min	60 Min	45 Min	>400,000	45 Min	30 Min	45 Min	30 Min



Sector suitability from KPMG

Sector Suitability Categories

- **Highly Suitable:** Site is in top 25% of locations considered
- **Suitable:** Site falls between the 50th and 75th percentile
- **Below Median:** Site is below the median
- **Not Considered:** Site did not meet gating criteria for sector

Report also presents the range (minimum, median, maximum) of scores by sector within GOVA region and across the Commonwealth.

The "Details" section on the report provides the raw data that KPMG used for their analysis, the weight that was applied to it ,and the score generated via KPMG's proprietary scoring system.

Footnotes

1.KPMG did not look at workforce criteria for mega projects due to the rarity of a site size >= 1,000 acres

Site overview scorecard

Site basics	Category	Output
	Property name	Meadowbrooke Corporate Center
	Site ID	660-233244
	Largest contiguous acreage	39
	Locality	Harrisonburg City
	GOVA Region	8
	GOVA name	Shenandoah Valley

Cost estimates	Site due diligence cost estimates	\$59,200
	Order-of-magnitude cost estimates to Tier 4 ¹	\$50-250K
<i>Footnotes</i>		
1. 'Order of magnitude cost estimates to Tier 4' shows VEDP's ballpark estimates for investments in water, sewer, and transportation improvements. Not all sites have estimated costs for each of these components, so estimates should only be used as general guidance and not as a firm estimate		

Developability score from engineers	Tier	2			
	Site development score (0-100) ²	91			
		Developability relative to peers ³	Minimum Score	Median Score	Maximum Score
	Geography				
	GOVA Region 8	Highly Developable	48	77	91
	Statewide	Highly Developable	17	73	96
	<i>Footnotes</i>				
2. Site developability score is not sector dependent					
3. Developability is defined as follows: 'Developable' refers to scores between the 50th and 75th percentile', and 'Highly Developable' refers to the 75th percentile and higher (i.e. the top 25% of sites)					

Sector	Score (0-100)	GOVA Region 8			Statewide				
		Sector suitability relative to peers ⁴	Minimum score	Median score	Maximum score	Sector suitability relative to peers ⁴	Minimum score	Median score	Maximum score
		Mega Project	-	Not Considered	-	-	-	Not Considered	43
Super Project	-	Not Considered	56	56	56	Not Considered	42	55	63
Advanced Manufacturing (Large Scale)	-	Not Considered	48	52	57	Not Considered	40	53	63
Advanced Manufacturing (Small Scale)	53	Highly Suitable	36	49	55	Suitable	36	50	64
Light Manufacturing (Large Scale)	-	Not Considered	49	55	59	Not Considered	37	55	69
Light Manufacturing (Small Scale)	58	Highly Suitable	33	55	61	Highly Suitable	33	52	72
Distribution & Logistics (Large Scale)	-	Not Considered	48	64	71	Not Considered	37	64	78
Distribution & Logistics (Small Scale)	73	Highly Suitable	49	66	73	Highly Suitable	40	65	82

Footnotes
 4. Sector suitability is defined as follows: 'Suitable' refers to scores between the 50th and 75th percentile of locations considered by KPMG for that sector, and 'Highly Suitable' refers to the 75th percentile and higher (i.e. the top 25% of sites)

Site Developability Scorecard

Meadowbrooke Corporate Center Harrisonburg City

Category	Raw Score Details	Max Points	Points Awarded
1 Percent Developable Acreage	100% (39 ac / 39 Available Acres)	10	10.0
2 Transportation Access		15	13
2.1 - Distance to Four Lane Highway / Interstate	10 - 0.8 mi / Virginia Highway 42 (Virginia Ave)	5	5
2.2 - Access to the site (VDOT Functional Classification)	8 - Minor Arterial	5	4
2.3 - Industrial Access Quality / Expected Improvements	8 - Only Entr. Improv. Req'd	5	4
3 Electrical Capacity / Availability		10	8.6
3.1 - Power Availability	8 - Upgrades Req'd for Bridging & Long-Term Power within 12-18 mon	7	5.6
3.2 - Power Capacity	Probable	3	3
4 Wet Utility Capacity	10 - On-Site / Adjacent w/ No System Upgrades Anticipated	10	10
5 Natural Gas Availability	2 - TBD	5	1
6 Fiber / Telecom Availability	8 - One Fiber Provider Can Service in <6 months	5	4
7 Environmental, Geographic and Geological		15	14
7.1 - Wetlands / Streams (Waters of the US)	8 - <10% Wetlands Coverage (Dev. Area)	5	4
7.2 - Geology	10 - No Karst or Bedrock Concerns	5	5
7.3 - Floodplains	10 - Zone X (No Floodplain Study / Impacts Anticipated)	5	5
8 Topography	10 - <10% of Dev. Area Contains Challenging Slope	10	10
9 Site Build-out Potential / Yield	12,820 SF / AC	10	10
10 Additional Considerations	6 - Normal	10	10
Total Points	This site		90.6
	Statewide	Minimum: 16.6 Median: 72.8 Maximum: 96.4	
	GOVA Region	Minimum: 48.4 Median: 77.4 Maximum: 90.6	

Notes:
N/A

Sector Suitability Scorecard

Property ID: 660-233244
 Site Name: Meadowbrooke Corporate Center
 Contig. Acreage: 39
 Locality: Harrisonburg City

	Score (0-100)
Mega Projects	-
Super Projects	-
Advanced Manufacturing (Large)	-
Advanced Manufacturing (Small)	53
Light Manufacturing (Large)	-
Light Manufacturing (Small)	58
Distribution, Logistics (Large)	-
Distribution, Logistics (Small)	73

GOVA Region 8 - Range of Scores

Suitability (GOVA) ¹	Minimum ²	Median ²	Maximum ²
Not Considered	-	-	-
Not Considered	56	56	56
Not Considered	48	52	57
Highly Suitable	36	49	55
Not Considered	49	55	59
Highly Suitable	33	55	61
Not Considered	48	64	71
Highly Suitable	49	66	73

Statewide Range of Scores

Suitability (State) ¹	Minimum ²	Median ²	Maximum ²
Not Considered	43	56	64
Not Considered	42	55	63
Not Considered	40	53	63
Suitable	36	50	64
Not Considered	37	55	69
Highly Suitable	33	52	72
Not Considered	37	64	78
Highly Suitable	40	65	82



1. Sector suitability categories are defined as follows: "Suitable" falls within the 50th and 75th percentile of scores amongst sites that meet KPMG's gating criteria (e.g., acreage and workforce minimums); "Highly Suitable" falls above the 75th percentile (i.e. the top 25% of sites)
 2. Minimum, Median, and Maximum of subset of sites considered for each sector by KPMG analysis

Details

Gating Criteria	Mega Projects		Super Projects		Advanced Manufacturing (Large)		Advanced Manufacturing (Small)		Light Manufacturing (Large)		Light Manufacturing (Small)		Distribution, Logistics (Large)		Distribution, Logistics (Small)																		
	Not Considered Drivetime Laborforce>0 ³ Contiguous Acreage>1000	60 Minutes MEETS BELOW	Not Considered Drivetime Laborforce>100K Contiguous Acreage>499	60 Minutes MEETS BELOW	Not Considered Drivetime Laborforce>40K Contiguous Acreage>149	45 Minutes MEETS BELOW	1 of 434 Sites Considered Statewide Drivetime Laborforce>10K Contiguous Acreage>0	30 Minutes MEETS MEETS	Not Considered Drivetime Laborforce>40K Contiguous Acreage>149	45 Minutes MEETS BELOW	1 of 434 Sites Considered Statewide Drivetime Laborforce>10K Contiguous Acreage>0	30 Minutes MEETS MEETS	Not Considered Drivetime Laborforce>100K Contiguous Acreage>49	45 Minutes MEETS BELOW	1 of 434 Sites Considered Statewide Drivetime Laborforce>10K Contiguous Acreage>0	30 Minutes MEETS MEETS																	
	Category	Units	Data	Score (0-100)	Weight	Score	Data	Score (0-100)	Weight	Score	Data	Score (0-100)	Weight	Score	Data	Score (0-100)	Weight	Score															
Talent Availability	Total Laborforce	# of People	-	-	10.5%	-	-	-	3.8%	-	70,761	20	3.0%	0.6	-	-	5.0%	-	70,761	20	4.0%	0.8	-	-	7.5%	-	70,761	20	5.0%	1.0			
	Targeted Workforce Percentage	% of Workforce	-	-	5.3%	-	-	-	5.0%	-	16%	50	6.0%	3.0	-	-	5.0%	-	16%	50	4.5%	2.3	-	-	0.8%	-	4%	40	0.5%	0.2			
	Targeted Workforce Size	# of Workers	-	-	7.0%	-	-	-	6.3%	-	9,973	30	4.0%	1.2	-	-	5.0%	-	9,973	30	4.5%	1.4	-	-	0.8%	-	2,183	20	1.0%	0.2			
	5-Year Projected Workforce Growth	% of Workforce	-	-	5.3%	-	-	-	3.8%	-	4%	50	2.0%	1.0	-	-	3.8%	-	4%	50	2.0%	1.0	-	-	2.3%	-	4%	50	1.0%	0.5			
	Enrollment Graduate School	# of Students	-	-	1.8%	-	-	-	2.5%	-	1,577	20	2.0%	0.4	-	-	1.3%	-	1,577	20	1.0%	0.2	-	-	0.0%	-	1,577	20	0.0%	0.0			
	Enrollment Undergraduate	# of Students	-	-	1.8%	-	-	-	2.5%	-	22,177	30	2.0%	0.6	-	-	2.5%	-	22,177	30	2.0%	0.6	-	-	0.8%	-	22,177	30	0.5%	0.2			
	Enrollment Grade 9-12	# of Students	-	-	3.5%	-	-	-	1.3%	-	5,175	20	1.0%	0.2	-	-	2.5%	-	5,175	20	2.0%	0.4	-	-	3.0%	-	5,175	20	2.0%	0.4			
Labor Quality	Masters Degrees+	% of Population	-	-	0.5%	-	-	-	1.5%	-	8%	30	2.0%	0.6	-	-	0.5%	-	8%	30	0.5%	0.2	-	-	0.0%	-	8%	30	0.0%	0.0			
	Bachelor's Degrees	% of Population	-	-	2.0%	-	-	-	3.8%	-	17%	40	5.0%	2.0	-	-	2.5%	-	17%	40	2.5%	1.0	-	-	0.3%	-	17%	40	0.3%	0.1			
	Associates Degrees	% of Population	-	-	4.0%	-	-	-	5.3%	-	6%	30	7.0%	2.1	-	-	4.0%	-	6%	30	4.0%	1.2	-	-	0.8%	-	6%	30	0.8%	0.2			
	HS Degrees	% of Population	-	-	3.5%	-	-	-	4.5%	-	31%	50	6.0%	3.0	-	-	3.0%	-	31%	50	3.0%	1.5	-	-	4.0%	-	31%	50	4.0%	2.0			
Labor Cost	Average Labor Cost	Dollars	-	-	20.0%	-	-	-	20.0%	-	\$66,113	70	25.0%	17.5	-	-	30.0%	-	\$66,113	70	40.0%	28.0	-	-	30.0%	-	\$55,746	70	35.0%	24.5			
	Median Income	Dollars	-	-	2.5%	-	-	-	5.3%	-	\$58,963	30	7.0%	2.1	-	-	2.5%	-	\$58,963	30	3.8%	1.1	-	-	1.8%	-	\$58,963	30	1.8%	0.5			
Quality of Life	Average Commute Time	Minutes	-	-	2.5%	-	-	-	2.3%	-	21	100	3.0%	3.0	-	-	2.5%	-	21	100	3.8%	3.8	-	-	1.5%	-	21	100	1.5%	1.5			
	Median Home Value	Dollars	-	-	2.5%	-	-	-	3.0%	-	\$217,998	70	4.0%	2.8	-	-	2.5%	-	\$217,998	70	3.8%	2.6	-	-	1.3%	-	\$217,998	70	1.3%	0.9			
	Discretionary Income	Dollars	-	-	2.5%	-	-	-	4.5%	-	\$16,934	20	6.0%	1.2	-	-	2.5%	-	\$16,934	20	3.8%	0.8	-	-	0.5%	-	\$16,934	20	0.5%	0.1			
Transportation	Proximity to Interstate Highway	Miles	-	-	2.5%	-	-	-	2.5%	-	3	100	1.3%	1.3	-	-	2.5%	-	3	100	1.3%	1.3	-	-	14.0%	-	3	100	15.8%	15.8			
	Proximity to 4 Lane Divided Highway	Miles	-	-	2.5%	-	-	-	1.5%	-	1	100	1.0%	1.0	-	-	1.5%	-	1	100	1.0%	1.0	-	-	14.0%	-	1	100	15.8%	15.8			
	Proximity to Port	Minutes	-	-	1.5%	-	-	-	1.0%	-	208.2	30	0.5%	0.2	-	-	1.0%	-	208	30	0.5%	0.2	-	-	5.3%	-	208	30	1.8%	0.5			
	Proximity to Airport	Minutes	-	-	1.5%	-	-	-	2.5%	-	72.1	50	1.3%	0.6	-	-	2.5%	-	72	50	1.3%	0.6	-	-	0.9%	-	72	50	0.9%	0.4			
	Airport Traffic	Ann. Passengers	-	-	2.0%	-	-	-	2.5%	-	218,310	20	1.0%	0.2	-	-	2.5%	-	218,310	20	1.0%	0.2	-	-	0.9%	-	218,310	20	0.9%	0.2			
Industry Compatibility	Attainment Status	Yes/No	-	-	7.5%	-	-	-	5.0%	-	10	100	2.5%	2.5	-	-	5.0%	-	10	100	2.5%	2.5	-	-	0.0%	-	10	100	0.0%	0.0			
	Natural Disaster Risk	# of Disasters	-	-	2.5%	-	-	-	5.0%	-	10	90	2.5%	2.3	-	-	5.0%	-	10	90	2.5%	2.3	-	-	5.0%	-	10	90	5.0%	4.5			
Taxes	Local Tax Impact		-	-	5.0%	-	-	-	5.0%	-	0.8	70	5.0%	3.5	-	-	5.0%	-	0.8	70	5.0%	3.5	-	-	5.0%	-	0.8	70	5.0%	3.5			
Mega Projects Total Score:																																	
Super Projects Total Score:																																	
Adv. Mfg (Large) Total Score:																																	
Adv. Mfg (Small) Total Score:																																	
Light Mfg (Large) Total Score:																																	
Light Mfg (Small) Total Score:																																	
Distribution (Large) Total Score:																																	
Distribution (Small) Total Score:																																	

3. KPMG did not establish workforce criteria for mega projects due to the rarity of a site size >= 1,000 acres