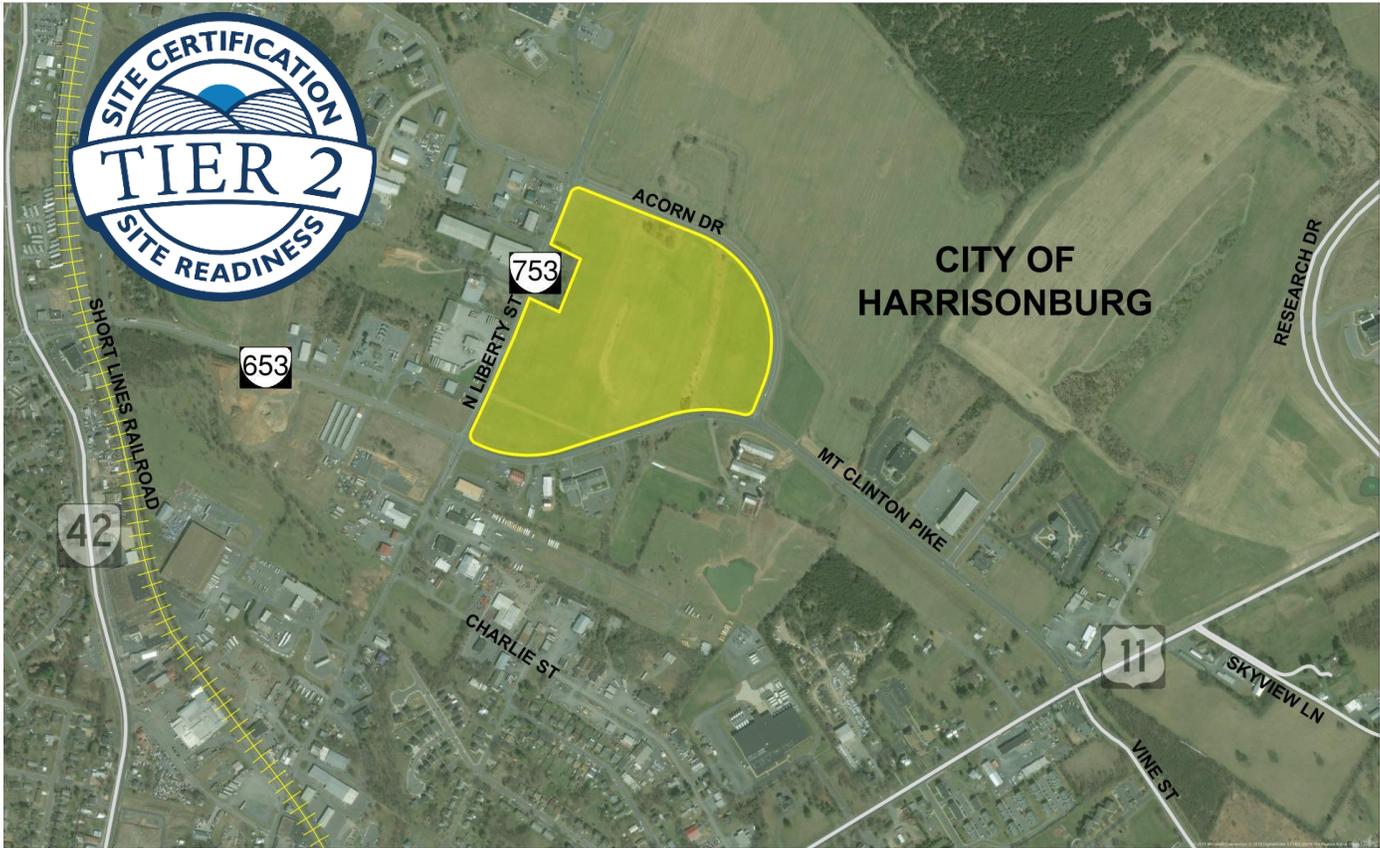


VIRGINIA BUSINESS READY SITES PROGRAM: MEADOWBROOKE CORPORATE CENTER

City of Harrisonburg, Virginia



September 2019

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Acknowledgments

Draper Aden Associates would like to thank VEDP for the opportunity to perform this assessment and would like to thank Harrisonburg City for their assistance in filling out the site questionnaire and assembling the available site information to allow for a thorough and comprehensive evaluation of this site.

This Site Characterization and Assessment was conducted on behalf of the Virginia Economic Development Partnership (VEDP) as part of a statewide site assessment study and was based upon the site information provided to VEDP and the Consultant as of August 31, 2019. This assessment was conducted by a Professional Engineer licensed in the Commonwealth of Virginia and the results were based upon the Consultant's experience and best professional judgment in accordance with the Department of Professional and Occupational Regulations (DPOR) Laws and Regulations at the time of this study. Should additional information be provided at a later date, the results of this assessment could change.

SITE CHARACTERIZATION LETTER

September 27, 2019

Mr. John K. Loftus
Sites and Buildings Manager
Virginia Economic Development Partnership
901 East Cary Street
Richmond, VA 23219



Re: **Tier 2 Site Certification for Meadowbrooke Corporate Center
Located in City of Harrisonburg, VA**

Dear Mr. Loftus,

Thank you for the opportunity to work with you on the Site Certification of Meadowbrooke Corporate Center in Harrisonburg City, VA as a part of the larger Virginia Economic Development Partnership (VEDP) Enhanced Site Characterization and Assessment Study.

After an extensive review of the information provided on the above referenced property and verification of utility capacities and availability to the site, we are pleased to certify Meadowbrooke Corporate Center as a:

Tier 2 Certified Site in accordance with the Virginia Business Ready Sites Program Standards.

Thank you again for the opportunity to work with you and Harrisonburg City on this site certification. The results of this assessment will be instrumental in making more informed investments in site development and increase VEDP's ability to recruit new businesses to Harrisonburg City and Virginia.

Should you have any questions or need any additional information, please don't hesitate to contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Joe Bushey".

Joe Bushey, PE
Senior Project Manager
Site Development & Infrastructure

A handwritten signature in blue ink that reads "Carolyn A. Howard".

Carolyn A. Howard, PE
Vice President / Regional Manager
Site Development & Infrastructure

SITE SUMMARY

Site Background & History

The Meadowbrooke Corporate Center site is in the northern tip of the City of Harrisonburg, south of the Town of Culpeper, west of North Valley Pike (US Highway 11) and east of North High Street (Route 42). The site consists of three continuous parcels, totaling approximately 39 acres of land, with several private landowners – Ebyland Inc, Bridgewater College Holdings LLC, and Eugene C Lantz; refer to Exhibit 1. The current site zoning is General Industrial District (M-1 and M-1C).

To begin this assessment, the site was visited by Draper Aden Associates on July 3, 2019. At the time of the visit, the site was observed to be farmland. The farmland and all structures appeared to be in use. In August of 2018, Balzer and Associates, Inc. completed a boundary survey. This and all readily available information was evaluated and considered in review of this site’s potential tier status.

In evaluating the site for its industrial build-out potential, approximately 500,000 square feet (SF) was estimated to fit on the site within the given developable land constraints, resulting in a yield of approximately 12,820 SF/Acre. Refer to Exhibit 4.

To evaluate the current level of readiness, the following elements were considered:

- Acreage/Developable Acreage
- Potential Development Yield
- Location/Accessibility
- Rail Accessibility
- Ownership
- Zoning/Land Use
- Topography
- Restricted Land Coverage
- Resource Protection Area
- Wetlands
- Floodplains
- Waterbodies
- Streams
- Wet Utility Access (i.e. Water, Sewer)
- Dry Utility Access (i.e. Natural Gas, Power)
- Roads/Infrastructure

Site Name	Industrial Park
Acreage	39 Acres Avail. (39 Acres Total)
Buildout Potential (SF)	500,000 SF
Yield (SF/Acre)	12,820 SF/Acre
Zoning / Land Use	M1 / M1C
4 Lane	Virginia Hwy 42 / 0.8 mi
Interstate	I-81 / 3.3 mi
Water	City of Harrisonburg 12-inch
Sewer	Harrisonburg- Rockingham Regional Sewer Authority
Natural Gas	Columbia Gas of Virginia 4-inch
Power	Harrisonburg Electric Commission
Telecom	Shentel

Summary of Wet Utility Infrastructure

WATER: The site is served by the City of Harrisonburg public water system. According to the City of Harrisonburg, there is approximately 2 million gallons per day (MGD) of capacity available within their system with approximately 250,000 gallons per day (GPD) available at the site. Currently, the site is serviced by a 12-inch water main on Mount Clinton Pike. A water tank is nearby with a capacity of 1+ MGD. Refer to Exhibit 2.

SEWER: The site is served by the Harrisonburg-Rockingham Regional Sewer Authority (HRRSA) public sewer system. According to the HRRSA, there is an existing 10-inch sewer line running directly through the site, and there is an additional 8-inch sewer line within Liberty Street serving the western side of the site. Available system capacity is 1+ MGD with over 250,000 GPD available at the site.

SITE SUMMARY

Summary of Dry Utility Infrastructure

POWER: The site is primarily located Harrisonburg Electric Commission's (HEC) service territory, with a portion of the site also being serviced by Dominion Energy. According to HEC, additional work is required for bridging and long-term power to be available within 12-18 months. The power information provided is based upon a preliminary review at the time of this study. Locality and/or landowner should contact power provider prior to formally engaging a prospect and/or prospective industry to validate the availability of power to the site.

GAS: This site is in Columbia Gas of Virginia service territory. The nearest existing gas main is a 4-inch medium-pressure line (11-60 psi) located 100-2,000 feet from the site. The gas information provided is based upon a preliminary review at the time of this study. Locality and/or landowner should contact gas provider prior to formally engaging a prospect and/or prospective industry to validate the availability of gas to the site.

FIBER: The site is located in Shentel service territory. During a site visit by Draper Aden Associates on June 3, 2019, overhead fiber was observed running underneath the power lines along North Liberty Street. According to Shentel, an immediate connection is available on site.

Summary of Transportation and Access

LOCAL ACCESS: Currently, the site's main access is via Mount Clinton Pike (Route 653), a four-lane road classified by the Virginia Department of Transportation (VDOT) as a Minor Arterial. The site is also bordered by Acorn Drive a two-lane Major Collector, and Route 753 (North Liberty Street), a two-lane Major Collector. It should be noted that there is internal access road cutting across the southern corner of the parcel. Future access within the site would vary depending on the location and phase of build-out. Early build-out of the corner parcel to the east of the site would require new entrances onto North Liberty Street and/or Acorn Road. Ultimate build-out – or development on larger central and north tracts – would require a new entrance along Mount Clinton Pike.

4-LANE / INTERSTATE HIGHWAY ACCESS: The build-out options would provide access to multiple major thoroughfares with Mount Clinton Pike connecting to Virginia Highway 42 approximately 0.8 mile west of the site. Additionally, access to nearby I-81 is located approximately 3.3 miles south of the site via Mount Clinton Pike, followed by the two-lane Minor Arterial Vine Street, and finally, US Highway 33 (East Market Street), a four-lane Other Principal Arterial.

RAIL ACCESS: One Short Lines rail line runs roughly parallel to I-81, located 0.5 mile west of the site. Another Short Lines rail line runs roughly perpendicular to Interstate 81, located 0.8 mile west of the site. The site does not have direct access to the railroad.

Summary of Site Features

SITE USE & TOPOGRAPHY: The site is currently in use for farming across the majority of the site. Elevations (EL) range from EL1357 at the western corner of the southern parcel to EL1417 at the site's northwestern corner at the intersection of Acorn Drive and North Liberty Street. Refer to Exhibit 3.

ENVIRONMENTAL: Based upon field observation and readily available data, the site appears to have a few channels with accompanying wetlands. There do not appear to be any significant environmental issues on-site.

LOCATION AND ZONING: The site is bounded to the north by Acorn Drive, North Liberty Street to the west, and several buildings on parcels zoned General Industrial District (M-1) to the south and east. The City of Harrisonburg Zoning Code

SITE SUMMARY

requires 30-foot front setbacks and 10-foot side and rear setbacks for sites zoned General Industrial. The City of Harrisonburg Comprehensive Plan shows this site being within an Industrial Use area.

Tier Assignment

The Tier Level analysis of Meadowbrooke Corporate Center, located in the City of Harrisonburg, currently identifies the site as a Tier 2 level of readiness.

The site is currently zoned industrial with the following due diligence completed: floodplain study and boundary survey. The following summarizes the next steps – with associated budgets – that are required to bring the site to Tier 4:

<u>Tier 3:</u>	<u>Recommended Budget</u>
1. Cultural Resource Review	\$2,400
2. Threatened & Endangered Species Review	\$3,800
3. Preliminary Geotechnical Survey and Report	\$4,000
4. Waters of the US Delineation and COE Confirmation	\$9,000
5. 1' Topographic Survey	\$21,000
6. Traffic Impact Analysis (TIA)	\$50,000
7. Phase I Environmental Site Assessment	\$5,000
8. Master Plan	\$14,000

<u>Tier 4:</u>	<u>Recommended Budget</u>
1. Completion of all Infrastructure Design and/or Construction to Position the site for delivery in 12 months or less.	TBD w/ PER
2. All infrastructure permitting issues identified and quantified	TBD w/ PER
3. Engineer's Review & Certification of Work Completed for Tier 4 with Confirmation Infrastructure can be Completed within 12 months	TBD

SITE READINESS ROAD MAP

No SITE - BEGINNING ROAD TO SUCCESS

Find a Site
Property Owner Agreeable to Marketing Site

AGREEABLE OWNERSHIP

TIER 1



Preliminary Site Evaluation
Property Controlled or
With a Competitive Sales Price

Aligned for Industrial / Commercial
Use in Comprehensive Plan

**COMPETITIVE SALES PRICE OR
CONTROL & COMP. PLAN ALIGNED**

TIER 2



Zoned for Industrial / Commercial Use
Begin & Complete Necessary Due Diligence
Infrastructure Evaluations
Master Planning & Preliminary Engineering
Preliminary Engineering Report(s) w/ Estimated Costs &
Timelines for Infrastructure Development

**ZONING ALIGNED, DUE DILIGENCE
COMPLETE & COSTS ESTIMATED**

TIER 3



Site Issues Resolved (if any) from
Previously Completed Due Diligence

Infrastructure Designed & Construction
Deliverable within 12 months

Permit Issues Identified & Quantified

**INFRASTRUCTURE DELIVERABLE OR
IN-PLACE WITH PROP. ISSUES CLEARED
"CERTIFIABLE" SITE**

TIER 4



"Pad Grade" Portion or
Entire Site

Infrastructure Constructed
& In Place

"Shovel Ready" for
Disturbance Permit

**"SHOVEL-READY SITE"
PERMITS IN HAND**

TIER 5



VEDP Tier System based upon Timmons Group
Tier System as adopted for the the Virginia
Business Ready Sites Program (VBRSP).
www.vedp.org/vbrsp

PROJECT BACKGROUND & ASSUMPTIONS

Base Report Information:

Draper Aden Associates conducted this site characterization and assessment based upon the information provided by VEDP, the individual localities, the utility providers (wet and dry) and/or the property owners in addition to best available site constraints information (i.e. topographical mapping, environmental, etc.). Should additional information be made available after the completion of this report, Consultant can re-evaluate the Tier Assessment of the site at a later date.

Site Constraints and Schematic Layouts:

The site constraints and mapping provided in this report were based upon the best available information at the time of this study. Schematic layouts developed are intended to be a “reasonable” build-out of the site based upon the site constraints and Consultant’s best professional judgment for the region’s site and infrastructure development and current laws and regulations in place at the time of this study. It is further acknowledged that this schematic layout represents one potential scenario and the site build-out could change based upon the ultimate needs of a potential prospect and the laws and regulations in place at the time of development.

Budgets:

Budgets provided are for planning purposes only and based upon best available budget information as of the date of this study. Should VEDP, the localities and/or property owners move forward with the recommended work, a detailed scope and fee can be provided for proposed services.

SITE CHARACTERIZATION TIER LEVEL RANKING CRITERIA

Site Characterization Tier Level Ranking Criteria

As summarized in the application, the Virginia Business Ready Sites Program (VBRSP) was established pursuant to § 2.2-2238 C. of the Code of Virginia of 1950, as amended, to identify and assess the readiness of potential industrial or commercial sites in the Commonwealth of Virginia for marketing for industrial or commercial economic development purposes. The first step in determining a site's readiness begins with an assessment to quantify the level of existing development and the additional recommendations to market the site for industrial or commercial economic development purposes.

Tier 1: Site is under (a) public ownership, (b) public/private ownership, or (c) private ownership, and of which such owner(s) are agreeable to marketing the site for economic development purposes and allowing access to the property for site assessment and marketing purposes. The site has no established sales price, minimal or no infrastructure, and minimal or no due diligence has been performed.

Tier 2: Site is under (a) public ownership, (b) public/private ownership, or (c) private ownership with an option agreement or other documentation of a commitment by the private owner(s) to a competitive sales price; permit access to the site for site assessment, construction, and marketing; and market the site for industrial or commercial economic development purposes. Comprehensive Plan reflects that the site is intended for industrial or commercial development land use, but site is not zoned as such and a rezoning hearing needs to be scheduled. Preliminary evaluation is complete to confirm site has minimal or no infrastructure and/or minimal or no due diligence in place.

Tier 3: Site is zoned for industrial or commercial development land use. Site could have minimal or no infrastructure in place. Due diligence is complete including, but not limited to, a waters of the US (wetlands and streams) delineation with US Army Corps of Engineers approval within the last five years (i.e. a Preliminary Jurisdictional Determination or Jurisdictional Determination letter), geotechnical borings and preliminary evaluation (i.e. Preliminary Geotechnical Report), boundary survey with easements and encumbrances identified (ALTA preferred), one-foot topographic survey, a current cultural resources review, a current threatened and endangered species review, a Phase I Environmental Site Assessment within the last five years and, if necessary, a floodplain study or geological / karst evaluation. Master planning and preliminary engineering work is complete with associated reports and estimated costs and timelines for infrastructure development quantified.

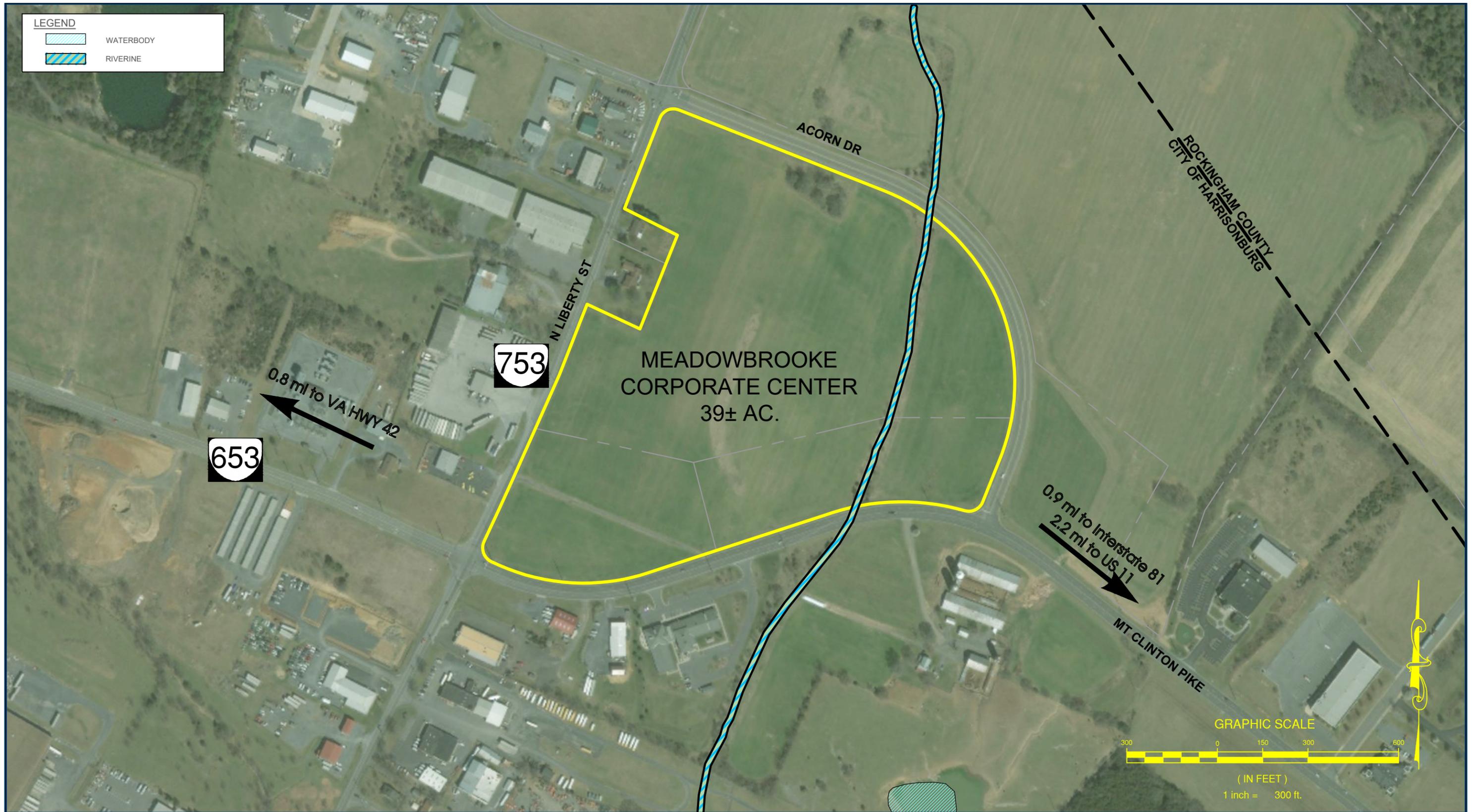
Tier 4: Site is positioned to support development such that building construction can take place in 12 months or less, with all infrastructure improvements in place, or plans for necessary infrastructure improvements completed and approved and deemed deliverable within 12 months by a licensed Professional Engineer in the Commonwealth of Virginia. All infrastructure permit issues are identified and quantified.

Tier 5: Site is considered "shovel ready" with all site permits in place or identified such that building construction can begin as soon as necessary land disturbance permits can be obtained by prospective industry.

DATA SOURCE INFORMATION SUMMARY

Data Layers	Source Description
Site Boundary	<i>Rockingham County GIS</i>
Parcels	<i>Survey (07/16/2018) and Rockingham County GIS</i>
Zoning	<i>City of Harrisonburg GIS</i>
County & Town Boundary	<i>Rockingham County GIS</i>
Waterline & Sewer lines	<i>City of Harrisonburg GIS</i>
Power, Gas & Fiber	<i>Harrisonburg Electric Commission, Survey (07/16/2018), Field Observation by Draper Aden Associates (06/03/2019)</i>
Wetlands	<i>National Wetlands Inventory (NWI)</i>
Floodplains	<i>FEMA Firmette (02/2008)</i>
Topographic Survey	<i>USGS (Accessed 6/13/2019)</i>
Roads	<i>N/A</i>
Rails	<i>N/A</i>
Slope	<i>Calculated from USGS contours (Accessed 6/13/2019)</i>
Streams	<i>N/A</i>
Waterbodies	<i>N/A</i>
Aerial	<i>2019 Microsoft Corporation</i>

Notes:



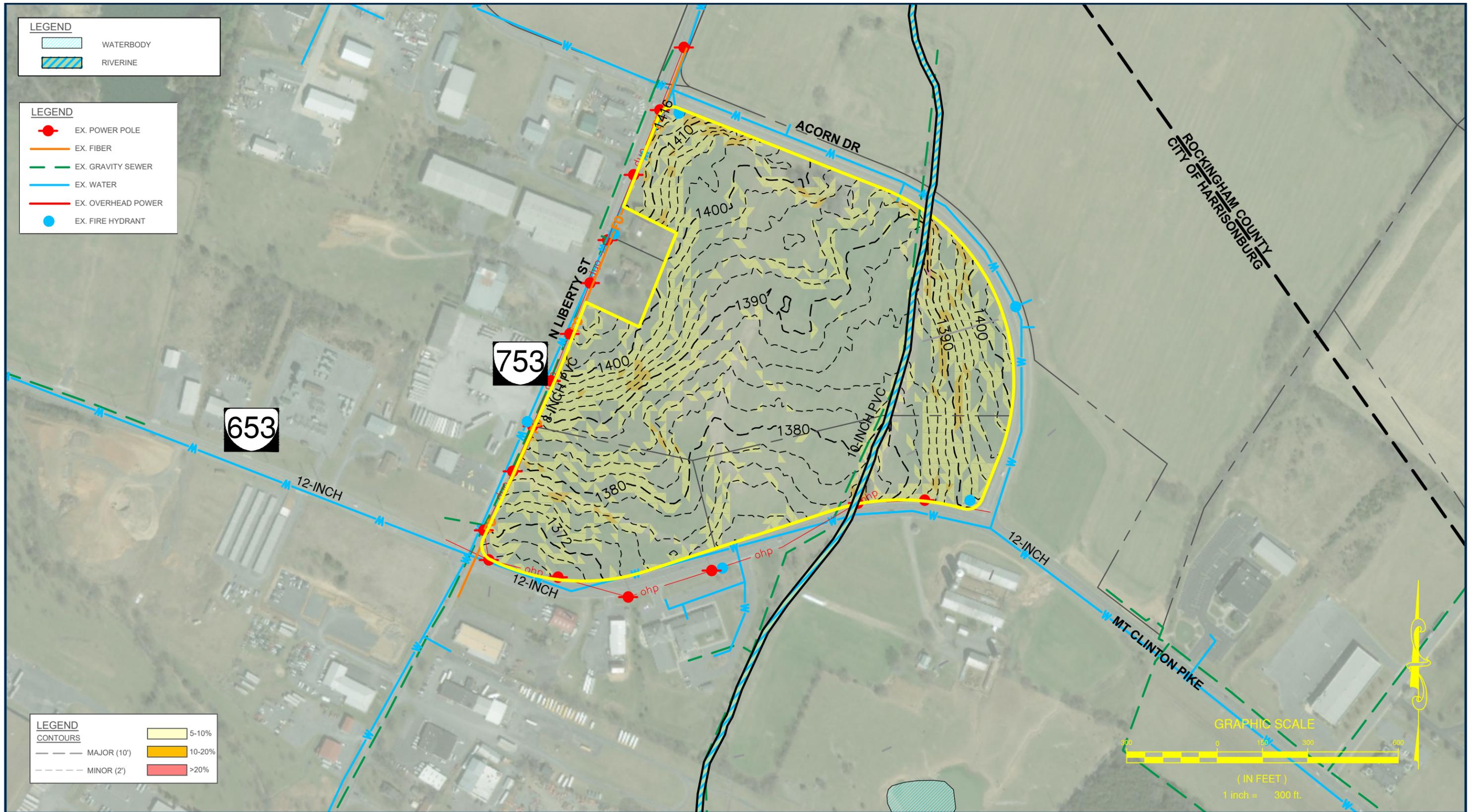
MEADOWBROOKE CORPORATE CENTER
 City of Harrisonburg, VA Exhibit 1 - Aerial & Environmental
 September 2019



MEADOWBROOKE CORPORATE CENTER

City of Harrisonburg, VA Exhibit 2 - Utilities
September 2019

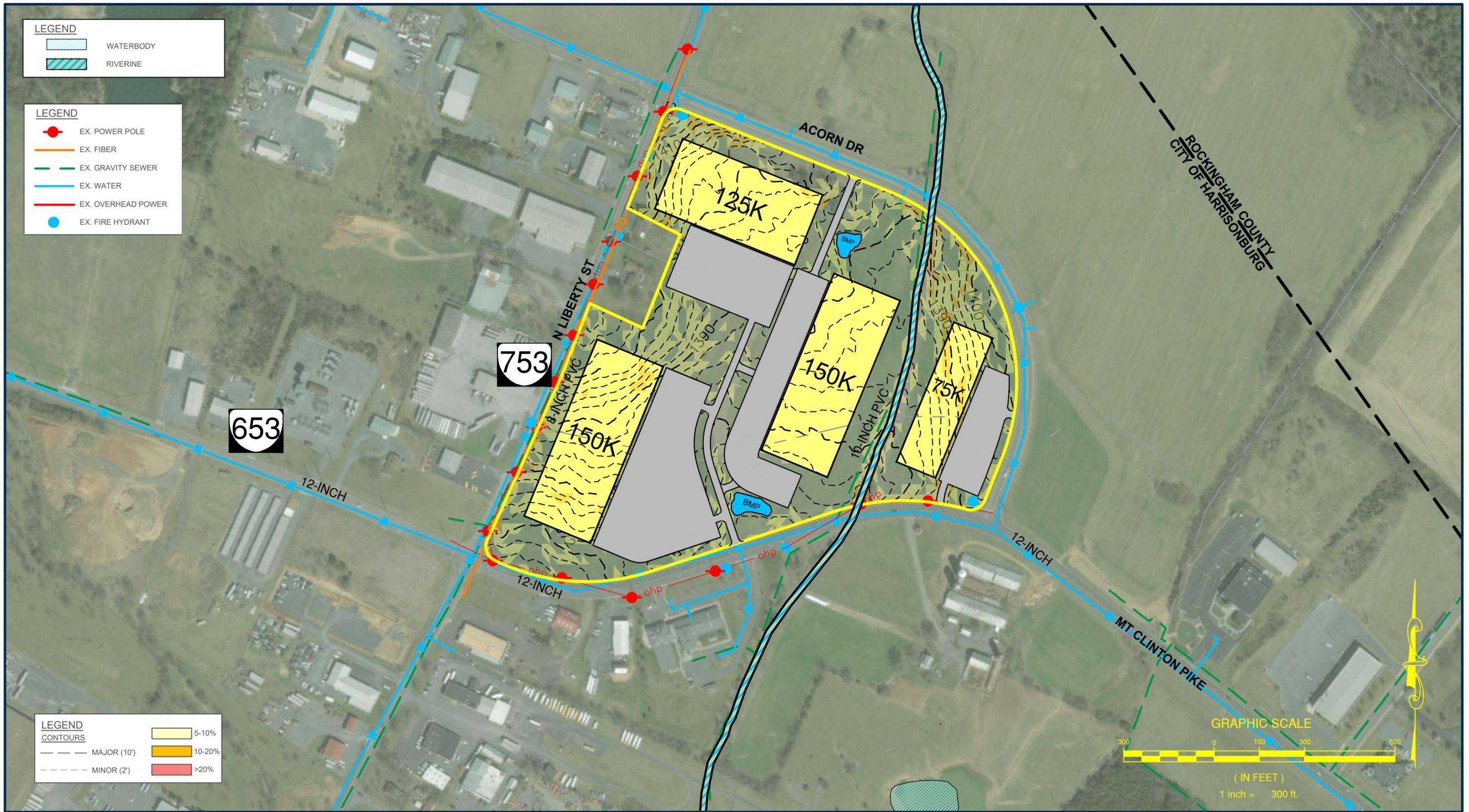




MEADOWBROOKE CORPORATE CENTER

City of Harrisonburg, VA Exhibit 3 - All Constraints
September 2019





MEADOWBROOKE CORPORATE CENTER
 City of Harrisonburg, VA Exhibit 4 - Schematic Build-Out
 September 2019