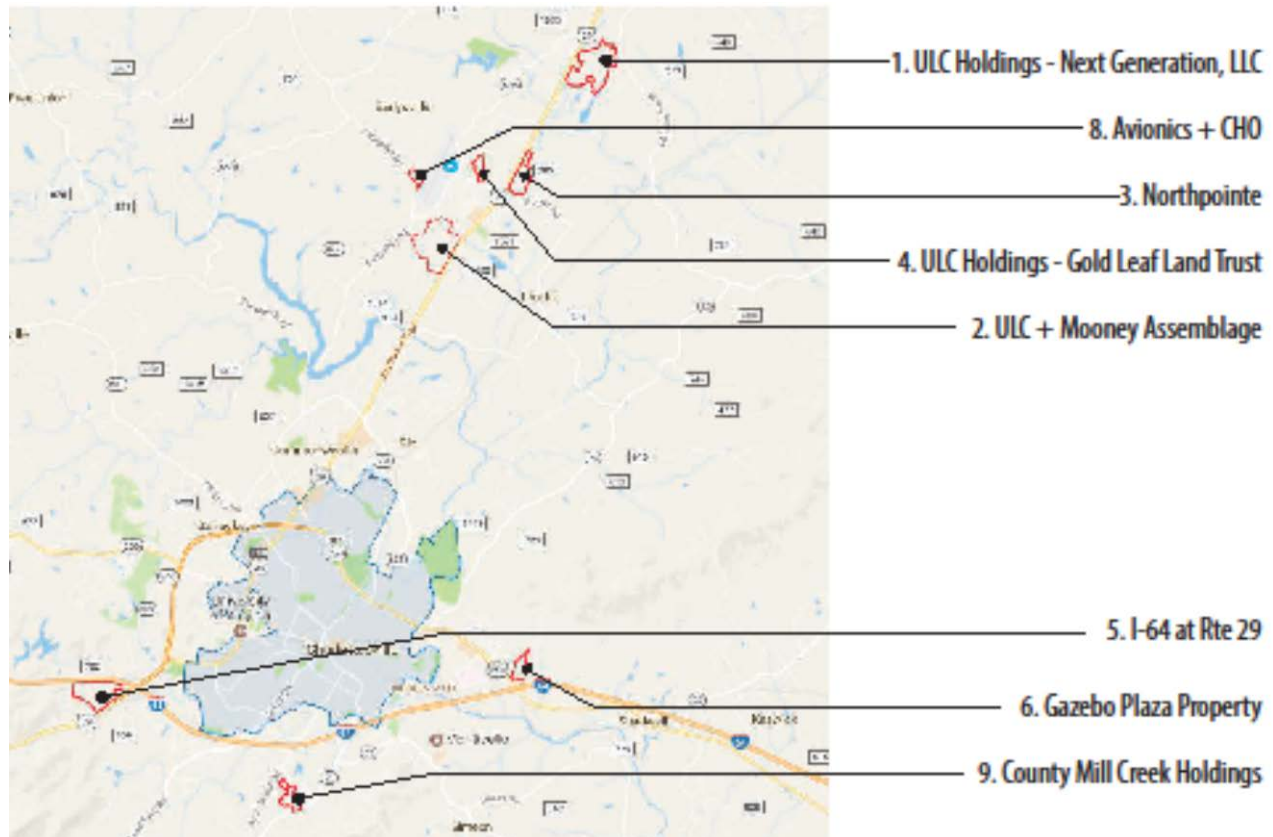


Overview

Bowman Consulting Group, Ltd. was engaged through a competitive bid process by Albemarle County to provide an assessment of the level of site readiness of nine (9) properties throughout the County. The properties were identified by County Economic Development staff. One (1) of the nine (9) sites was later pulled out of the study (Village of Rivanna) due to potential community concern. The remaining eight (8) properties are as follows:



The goal of these assessments is to help facilitate Albemarle County efforts being made toward generating economic development interest and activity on the properties. The assessments score various land development related aspects of the properties in terms of site readiness for targeted industries and land uses, including light industrial/flex, office, research and development; and provides recommended action items, including their approximated costs and timeframes, to improve the property's state of development readiness where deemed necessary. Discussion on each property and development related topics are provided within each property assessment along with a detailed site readiness evaluation matrix and exhibits.

Certain target industries were considered in order to provide context for these assessments. The potential suitability of the industries for each property is identified on the attached site

suitability matrix. The target industries identified through discussion with Albemarle County Economic Development staff are as follows:

- Biomedical Manufacturing
- Professional Services (i.e. - data center, office or HQ)
- Advanced Manufacturing
- Agribusiness

The key land development topics considered to assess the readiness of each property include the following:

- Environmental
- Transportation
- Soils/Geotechnical
- Potable Water Supply
- Sanitary Sewer Service
- Franchise Utilities (i.e. - Telecommunications/Fiber, Power, Gas)
- Entitlements
- Land Surveys

Froehling and Robertson assisted Bowman in the assessment of environmental and soils/geotechnical topics. Site readiness was scored on a scale of 1 (incomplete) to 4 (complete) for each topic. This scale is further detailed as follows:

- 4 = Work/Study Completed and Available; Data is Current and Reliable
- 3 = Work/Study Partially Completed and Available; Data is Current and Reliable
- 2 = Work/Study Completed; Data Not Current or Reliable
- 1 = No Work/Study Completed or Available

The total average site readiness score for each property is included on the attached site readiness summary. The composite score is the result of rating the status of various elements within each land development topic. The summary also includes acreage of each property (site totals and estimated developable areas). The estimated site readiness time required and cost per developable acre are also provided.

The site readiness goal that was considered in the context of these ratings is: Property zoned industrial/office; Utilities & transportation access available and planned; Current land survey, soils & environmental studies complete.

The ultimate economic development site readiness goal is for a site to be cleared and shovel ready with utilities available on the property and minimal regulatory permitting required to fully develop a site. Other key attributes that should be considered to determine a property's suitability for economic development are as follows:

- Access & Surrounding Transportation Network
- Minimal Offsite Road & Signals Required
- Utility Availability to Site
- Suitable Comp Plan Land Use & Zoning
- Minimal Development Constraints (Ability to Accommodate Large Buildings)
- Terrain
- Motivated Landowner
- Curb Appeal & Adjacencies

Sources of information utilized for these assessments include interviews with landowners, information readily available on-line (i.e. – FEMA and other environmental maps), Albemarle County Comprehensive Plan and Ordinances, Albemarle GIS data, discussions with utility owners, County Staff, and VDOT. Further explanation of the assessment topics is as follows.

Environmental

Hazardous Materials: Environmental Site Assessments are typically performed on real estate to identify potential or existing environmental contamination and associated liabilities. The availability of a current ESA would facilitate the property's increased level of development readiness since it is part of normal due diligence and would quickly provide an economic development prospect answers regarding environmental risks, or the lack thereof, associated with the property.

Wetlands and Albemarle County Stream Buffers: Wetland and stream evaluations, as well as documenting the results appropriately with regulatory authorities, is normally done on real estate to define undevelopable land areas, and/or permitting and mitigation requirements associated with a development proposal.

A review of the National Wetlands Inventory (NWI) map available on the United States Fish and Wildlife Service website identified creeks and potential wetland areas on the properties. Floodplains were also identified from a review of the FEMA FIRM (Flood Insurance Rate Map).

Many of the properties have high probability for the presence of regulated wetlands and streams. Accordingly, the Bowman/F&R team recommends that streams and wetlands be delineated and documented as part of normal due diligence in order to provide answers regarding the location and extent of potentially undevelopable land area on the property, as well as the potential for permitting and mitigation requirements associated with a specific development proposal.

Archeological/Cultural & Historical Resource Assessment: The Bowman/F&R team conducted a search of the Virginia Department of Historic Resources (DHR) Virginia Cultural Resource Information System (V-CRIS) to identify potential archeological and historical

resources on the properties. Whereas some of these resources are potential land development constraints, the Bowman/F&R team recommends conducting further assessment of the identified resources for the purpose of facilitating the increased level of development readiness for each property. If determined to be historically significant, consultation with DHR would be required and limitations on development may be imposed in relation to the resource.

Threatened and Endangered Species: The Bowman/F&R team conducted a review of the Virginia Fish and Wildlife Information System (VaFWIS) to identify potential state and federally listed threatened and/or endangered species. Additional assessment is warranted of some properties. If threatened or endangered species are identified on-site, consultation with the federal and/or state Fish and Wildlife Services would be required and limitations on development, such as restrictions on the time of year site construction can occur, may be imposed in relation to the species.

Transportation

The Bowman/F&R team reviewed available VDOT and County documents in order to assess the condition and category of the roadways surrounding the properties. Proximity to other destinations, major roadways and the Charlottesville-Albemarle Airport are also taken into consideration. None of the properties have rail access, which could be a matter of concern for some economic development uses. The potential for planned major reconstruction improvements was identified from the VDOT six-year improvement plan (SYIP) and County CIP (capital improvement plan), the Albemarle County Long Range Transportation Plan (LRTP) and VTRANS (Office of Intermodal Planning and Investment (OIPI)). Traffic studies, to the extent they are available, were also reviewed. Traffic studies are useful in determining the transportation requirements for development of a property. Recommendations for access, connectivity, and further study are provided for each property.

Soils

Geotechnical investigations are performed to obtain information on the physical properties of soil and rock within a property to help formulate earthworks and foundation solutions for proposed land development activities and structures. As such, a geotechnical investigation is a critical element of any proposed development project. Most of the properties reviewed do not have available geotechnical investigations. Other available documentation reviewed included the Geology and Mineral Resources of Albemarle County (Virginia Division of Mineral Resources Bulletin No 77, 1962) and the USDA's National Resources Conservation Services Soil Survey of Albemarle County, Virginia (1981). These publications provide cursory soils and geophysical information for localized and regional areas of interest and are not a substitute for site specific geotechnical investigations. The availability of geotechnical data, including an initial understanding of earthworks, rock, and building foundation considerations would facilitate the property's increased level of development readiness. Geotechnical investigations are a part of normal due diligence and would quickly provide an economic development prospect

preliminary answers regarding potential site development risks, or the lack thereof, and site preparation cost magnitudes associated with the property.

Potable Water Sources

The Bowman/F&R team collaborated with the Albemarle County Service Authority (ACSA) to assess potable water supply to the property. The ACSA distributes treated water and collects sewage for treatment, while maintaining, expanding, and replacing the infrastructure within its service area. The ACSA customer base receives water drawn from a protected watershed contained almost entirely within the County's borders. The assessments were conducted to determine if potable water is available to the properties, and if such supply may be adequate to meet typical volume and pressure requirements of targeted industries and land uses. Water treatment and water quality characteristics were not assessed. The availability of ample potable water, including redundant sources, reliable pressure and volume data, facilitates the properties' level of development readiness. Collecting this data and evaluating it is part of normal due diligence since it provides an economic development prospect initial answers regarding their water supply needs and fire protection risks.

Sanitary Sewer Service

The Bowman/F&R team collaborated with the Albemarle County Service Authority (ACSA) to assess sanitary sewer service to the property. The assessments were conducted to determine if sanitary sewer service is available to the properties, and if such service may be adequate to meet typical discharge flow and volume requirements of targeted industries and land uses. Wastewater pre-treatment regulations, and the capability of existing wastewater treatment facilities to accept industry specific wastewater discharges (such as breweries), were not assessed. The availability of sanitary sewer service to the property facilitates its level of development readiness. Collecting this data and evaluating it is part of normal due diligence since it provides an economic development prospect initial answers regarding their wastewater disposal needs.

Franchise Utilities

Fiber: Available fiber optic service is a key requirement for many economic development prospects. Redundant sources of fiber optic service are likely available at each property. Discussions were held with CenturyLink along with a review of the Albemarle County Broadband Strategies report dated October 2016 by Design Nine in order to determine other potential fiber providers. Additional research and discussion is needed to determine all details surrounding available fiber service.

Power: The Bowman/F&R team collaborated with Dominion Virginia Power (DVP) and Rappahannock Electric Cooperative (REC) to assess electric power service to the properties.

The assessments were conducted to determine available service. Availability of electrical power is a key consideration in the level of site readiness.

Gas: Natural gas service is required by many economic development prospects. The Bowman/F&R team has discussed available service with the City of Charlottesville, Department of Public Works and confirmed natural gas is availability or the need for service extensions.

Entitlements

The Bowman/F&R team reviewed current Albemarle zoning and land use maps for the properties. Having appropriate zoning in place on the property, particularly its developable land areas, is critical with respect to the property's level of development readiness, and being able to attract targeted industries and land uses. Proffers were compiled if applicable and the potential needs for a Zoning Map Amendment (ZMA) or a Comprehensive Plan Amendment (CPA) are noted within the assessments.

Developable area exhibits were developed to depict portions of the sites which appear to be developable while honoring major site constraints such as environmental features. Buildable square-footages can be estimated for each resultant landbay based on industry standard per-acre building square-footage values adjusted by typical topography slopes within each landbay. Further land planning is required in order to confirm landbays and development yield.

Land Surveys

A complete and accurate land survey is a critical element in the determination of site readiness. All plans developed for the property will rely on land surveys to thoroughly depict the existing conditions, encumbrances, boundary, and topography of the property. Available records were reviewed by the Bowman/F&R team and recommendations for additional study and survey were made.

Summary

Many of the properties have potential for economic development due to their proximity to utilities, transportation networks or other commercial and industrial activities which could be potentially complimentary to a variety of targeted economic development uses. In their present condition, little appears to have been done specifically on the majority the properties to attract investment and support future land development activities. Accordingly, most of the properties are not "shovel-ready" for development. Therefore, the Bowman/F&R team recommends that steps described above, and as summarized in the site assessments, be taken.