

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

PARTICIPATION COMMITTEE
Wood Haven Road Project

MINUTES

A meeting of the WVRIFA Participation Committee for the Wood Haven Road Project was held on Friday, September 21, 2018 at 10:00 a.m. at the Summit View Business Park located at 21743 Virgil Goode Highway in Rocky Mount, VA.

NOTE: The September meetings of the WVRIFA Participation Committee and the WVRIFA Board of Directors were held simultaneously (jointly) since several items on both agendas were the same.

1. CALL MEETING TO ORDER

Chairman Gates called the WVRIFA Participation Committee Meeting to order at 10:18 a.m. (once a quorum was present).

2. ROLL CALL

Chairman Gates asked Virginia Mullen to call the roll of the WVRIFA Participation Committee. Ms. Mullen reported that a quorum was present.

Participation Committee Members Present: Melinda Payne, City of Salem; Bob Cowell, City of Roanoke; and Tom Gates, Roanoke County.

Staff Present: John Hull, WVRIFA Assistant Director; Sam Darby, WVRIFA Counsel (Glenn Feldmann Darby and Goodlatte); and Virginia Mullen, WVRIFA Finance/Administrative Staff (Roanoke Valley-Alleghany Regional Commission).

Others Present: Carolyn Howard, Draper Aden Associates; Deborah Flippo, Draper Aden Associates; Gary Larrowe, Botetourt County; Jill Loope, Roanoke County; Ken McFadyen, Botetourt County; Michael Burnette, Franklin County; Brent Robertson, Franklin County; Cline Brubaker, Franklin County; Bob Camicia, Franklin County, Tim Tatum, Franklin County; Mike Carter, Franklin County and Leland Mitchell, Franklin County

3. APPROVAL OF THE JUNE 15, 2018 MINUTES

The Minutes of the June 15, 2018 meeting of the WVRIFA Participation Committee were previously distributed.

WVRIFA Participation Committee Action:

Upon motion by Mr. Cowell, seconded by Ms. Payne and carried, the Minutes of the June 15, 2018 WVRIFA Participation Committee Meeting were approved, as distributed.

ADMINISTERED BY:

Roanoke Valley-Alleghany Regional Commission
313 Luck Avenue, SW, Roanoke, VA 24016
info@wvrifa.org / www.wvrifa.org

4. **JOINT PUBLIC COMMENT PERIOD**

Participation Committee Chairman Gates and Board Chairman Larrowe opened the joint public comment period. No comments were received and Chairman Gates and Board Chairman Larrowe closed the comment period.

5. **PRESENTATION OF THE PRELIMINARY ENGINEERING REPORT**

Ms. Carolyn Howard, Vice President of Draper Aden and Associates presented the Preliminary Engineering Report of the Wood Haven Site (presentation is included as an attachment to the Minutes).

6. **SELECTION OF CONSULTANT FOR WATER & SEWER PROJECT ENGINEERING SERVICES**

Mr. John Hull reported that the Water and Sewer Project for the Wood Haven Site is funded by Go Virginia (21%) and WVRIFA bond (79%). WVRIFA received six proposals for the Water and Sewer Project Design. The proposals were scored by a committee of six, representing each member of the WVRIFA Board and Western VA Water Authority. The scores were reviewed on September 10, 2018 and four firms were selected for interviews. The Committee's recommendation was to hire "Balzer and Associates Inc.". Mr. Hull's recommendation was to authorize the staff to negotiate and to contract with Balzer and Associates an amount that is consistent with the Go Virginia Grant Budget and agreement.

WVRIFA Participation Committee Action:

Mr. Cowell moved a motion of recommendation to the WVRIFA Board to authorize staff to negotiate and contract with Balzer and Associates Inc. for Water & Sewer Project Engineering Services. Motion was seconded by Ms. Payne and carried.

The WVRIFA Participation Committee meeting adjourned at 10:35 a.m.


Virginia Mullen, Recording Secretary
WVRIFA Participation Committee



Draper Aden Associates
Engineering • Surveying • Environmental Services

WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

Preliminary Engineering Report Presentation

September 21, 2018



Agenda

Due Diligence

Site Development Considerations

Master Plan Development

Recommendations



Due Diligence

Topographic Survey

Geotechnical and Geophysical Explorations

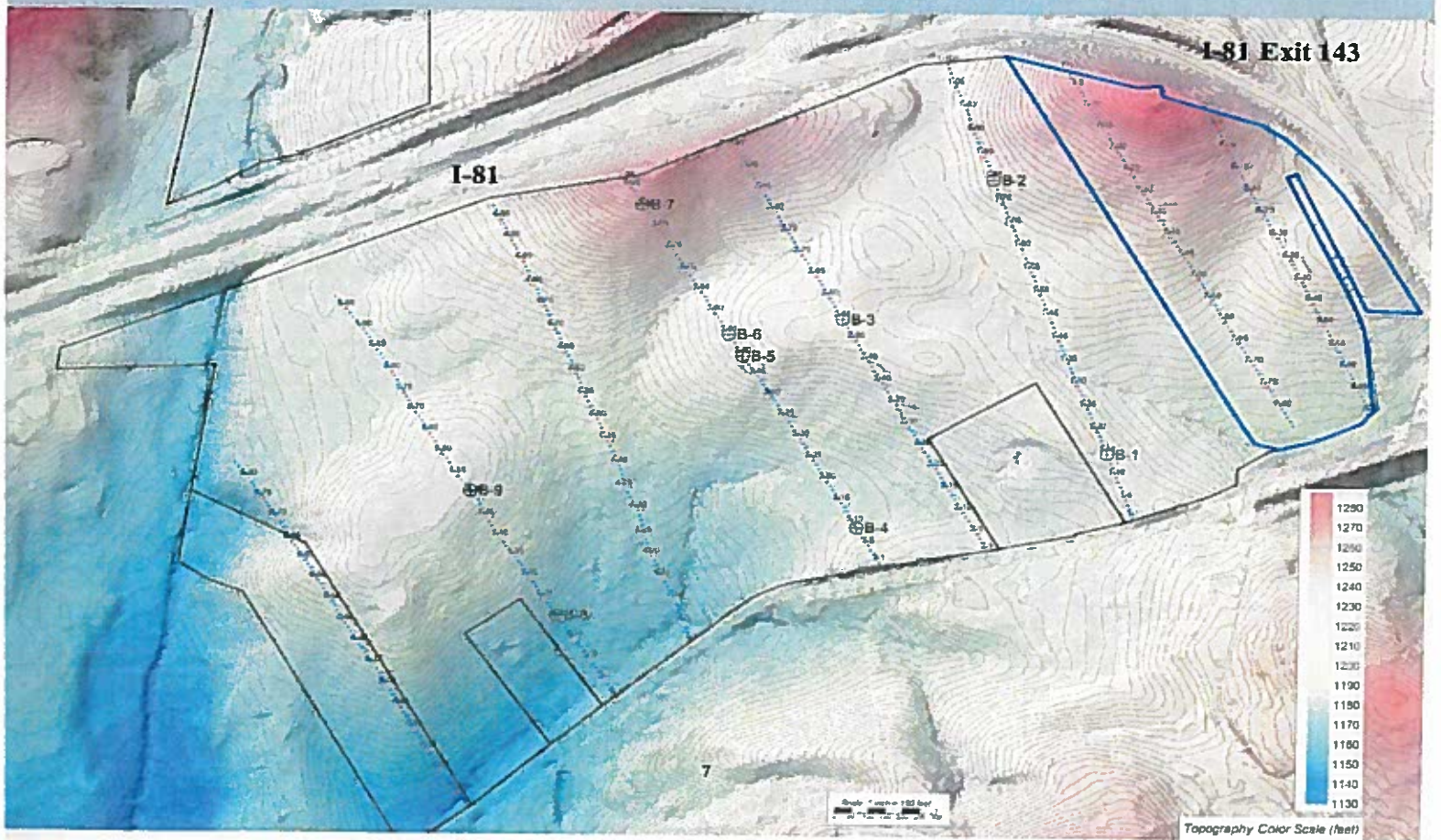
Waters of the US Delineations / Determinations

Threatened and Endangered Species

Phase 1 Environmental Site Assessments

Due Diligence

Geotechnical and Geophysical Explorations



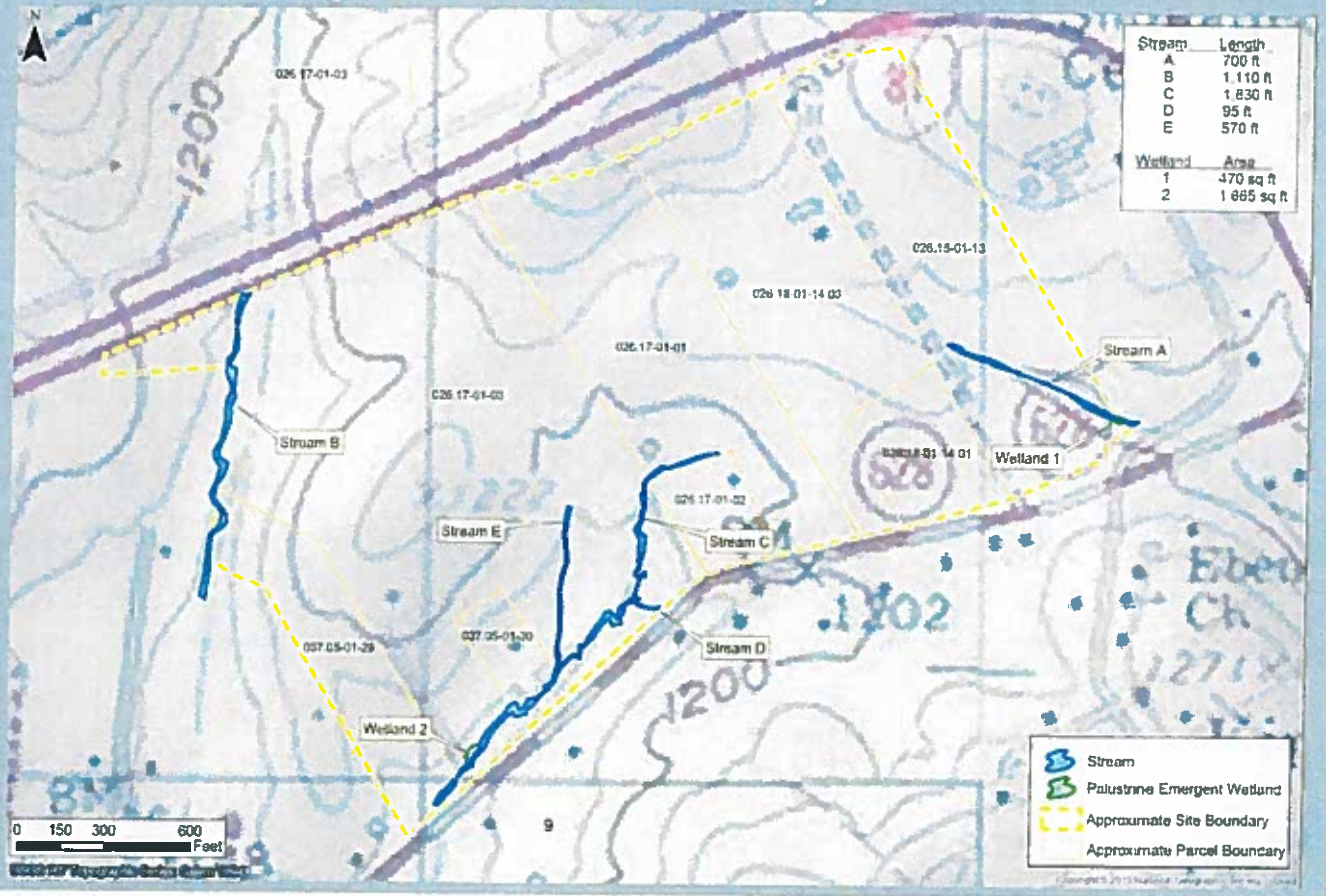
Due Diligence

Geotechnical and Geophysical Explorations

- Structural Fill - on-site soils are acceptable, but some high plasticity near the ground surface are not recommended for use as structural fill
- Groundwater – not encountered
- Shallow Foundations – allowable for column and wall loads of 150 kips and 10 kips per linear foot, with 3,000 psf maximum next allowable bearing pressure

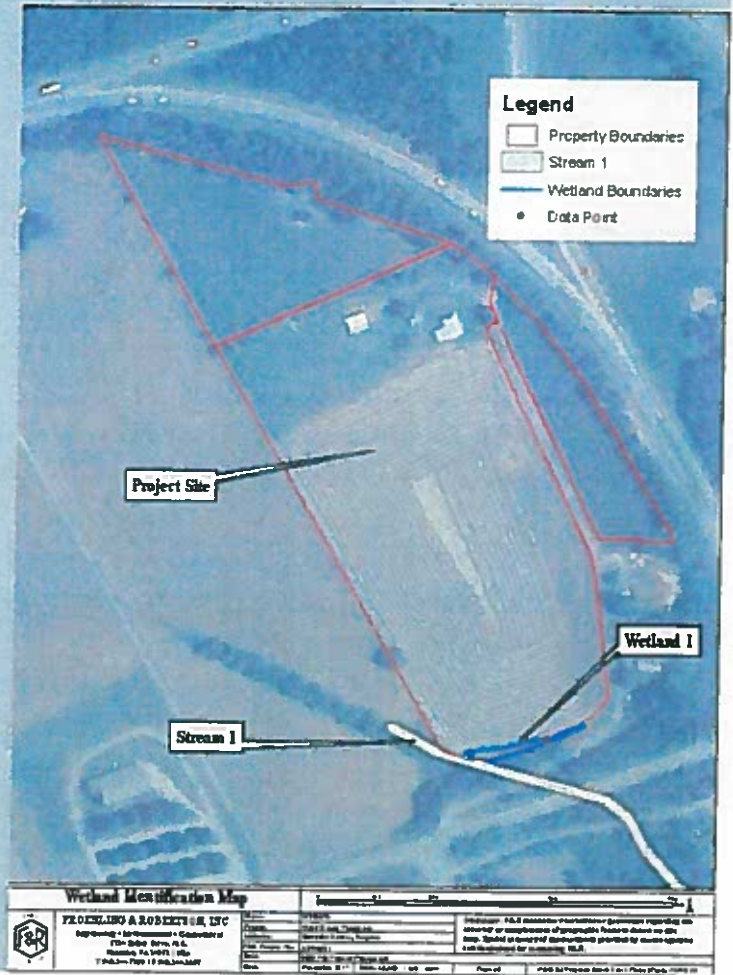
Due Diligence

Waters of the US (wetlands / streams)



Due Diligence

Waters of the US
(wetlands / streams)



Due Diligence

Threatened & Endangered Species

Location / Activity	Potential Time of Year Restriction	Possible Species
Instream Work	March 15 to June 30	Roanoke Logperch, Orangefin Madtom
Tree Clearing	April 15 to September 15	Indiana Bat; Little Brown Bat / Tri- Colored Bat
TBD by DGIF	April 1 to July 31	Loggerhead Shrike/Migrant Loggerhead Shrike

Due Diligence

Phase 1 Environmental Site Assessment

ESC Mid-Atlantic Phase 1 Environmental Site Assessment dated October 11, 2016 (WVRIFA-owned parcels)

- Evidence of a UST

Froehling & Robertson Phase 1 Environmental Site Assessment dated November 21, 2017 (parcels under contract)

- No recorded issues

Site Development Considerations

Floodplains

Stormwater Management

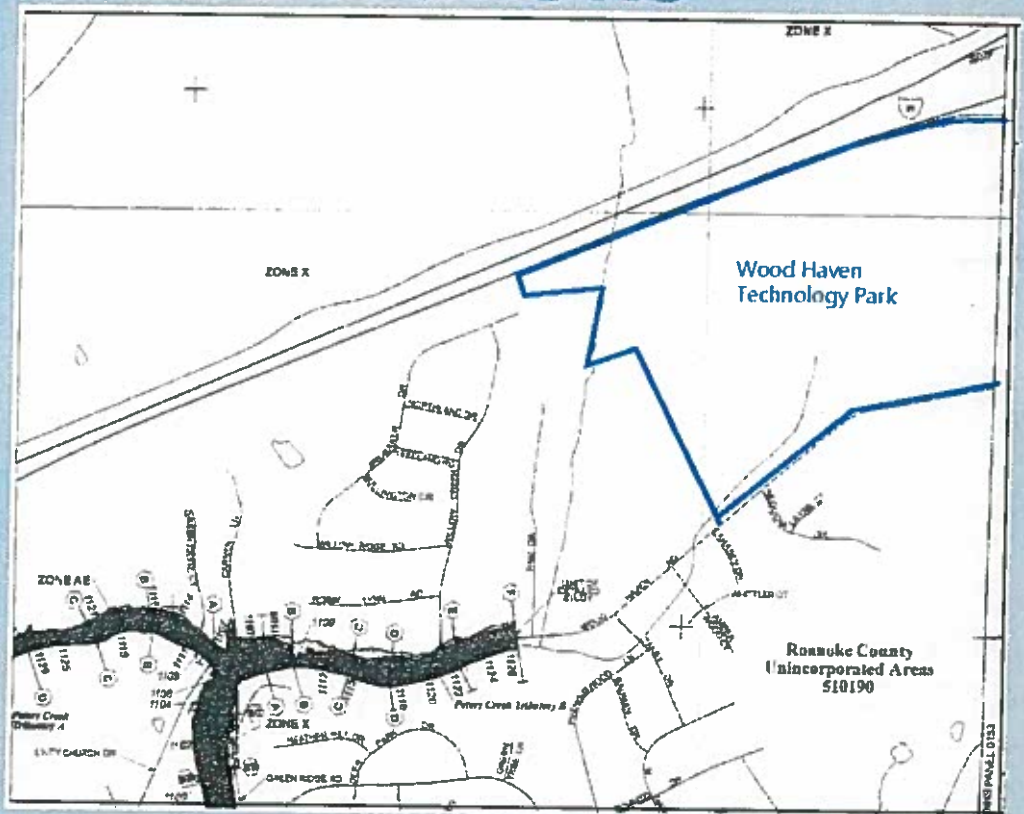
Water and Sanitary Sewer

Franchise Utilities

Roanoke-Blacksburg Regional Airport

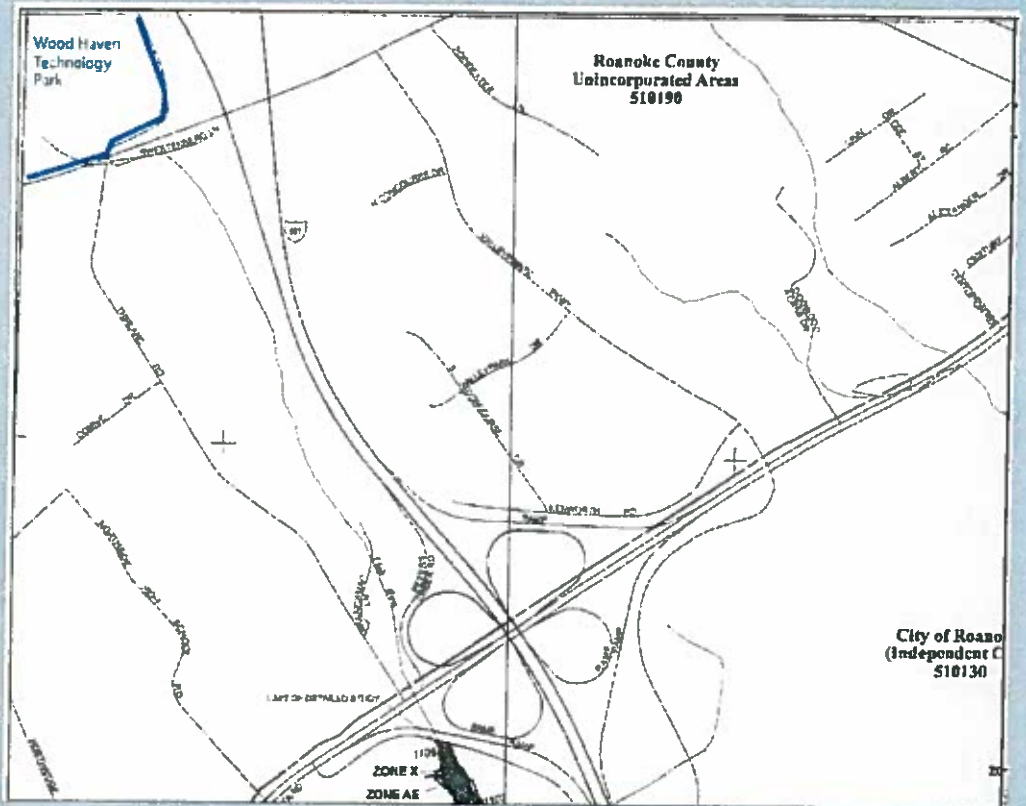
Site Development Considerations

Floodplains



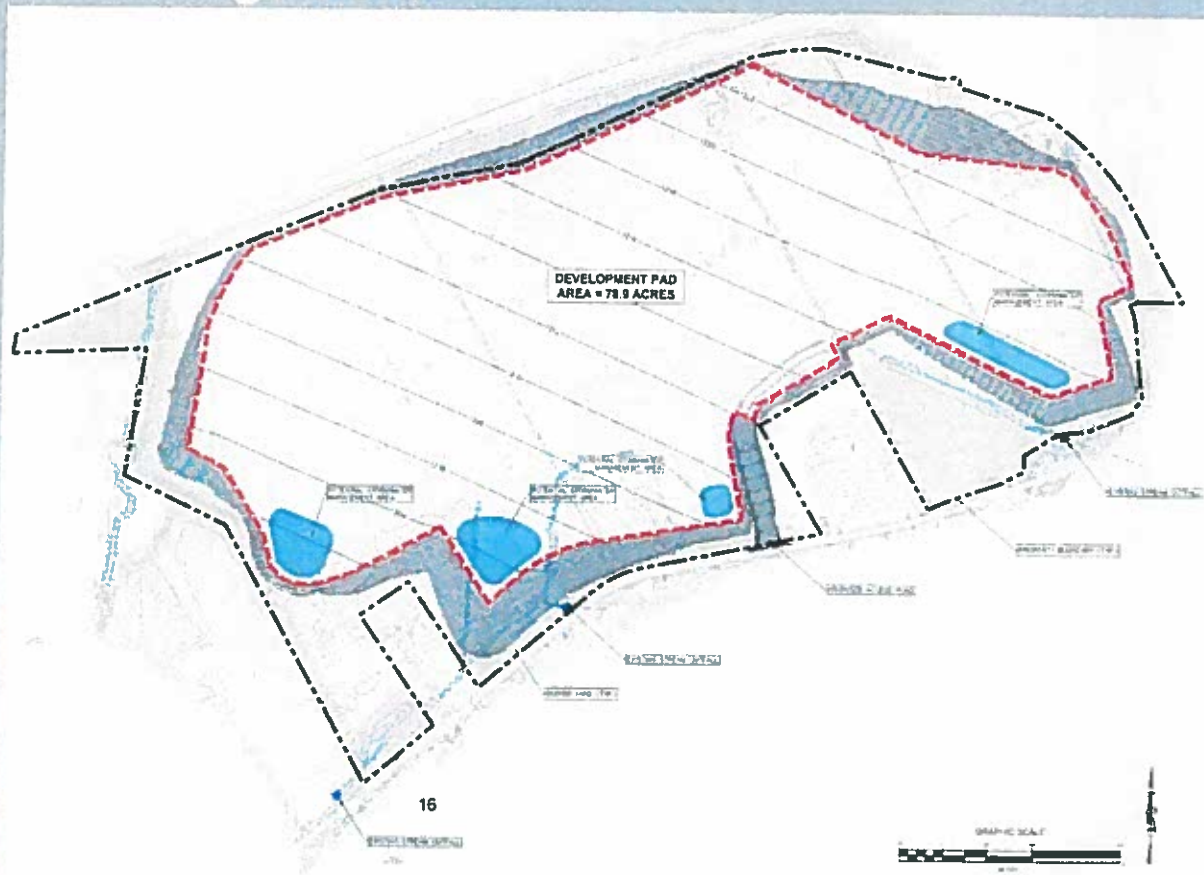
Site Development Considerations

Floodplains



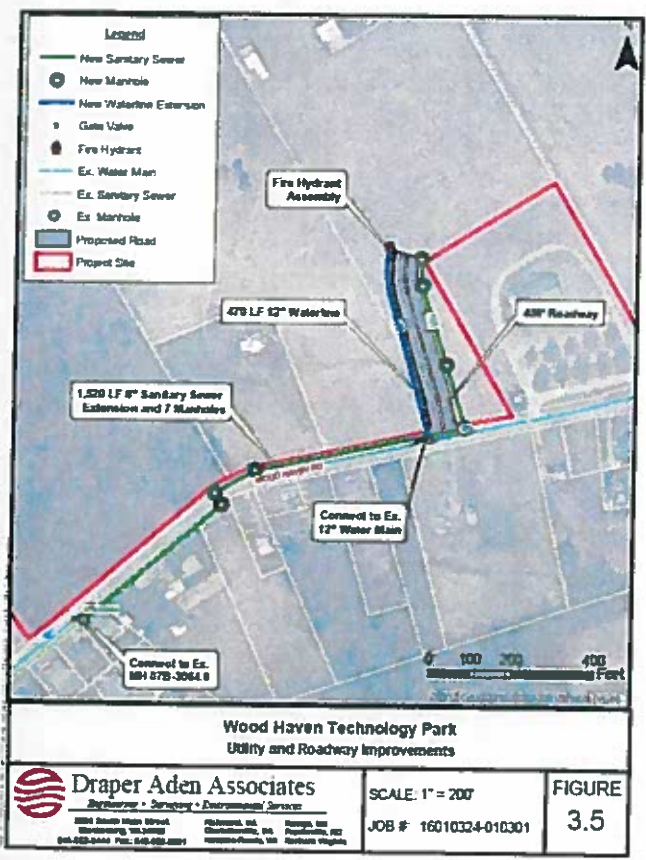
Site Development Considerations

Stormwater Management



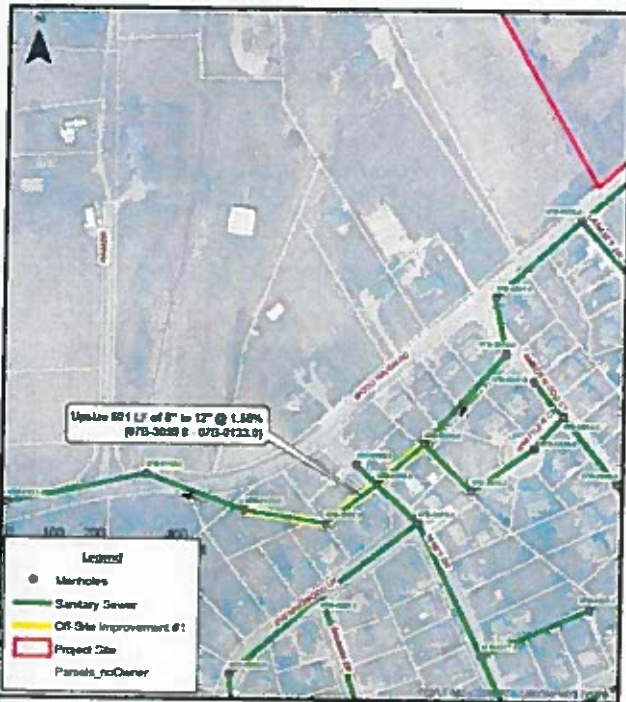
Site Development Considerations

Water and Sanitary Sewer Initial Phase



Site Development Considerations

Water and Sanitary Sewer
Phase 2 – over 300K GPD



Wood Haven Technology Park
Downstream Sewer Improvement #1

 Draper Aden Associates <small>Engineering • Surveying • Environmental Services</small> <small>2000 South State Street Alexandria, VA 22304 703-425-2000 Fax 703-425-2001</small>	SCALE: 1" = 200' JOB # 1810324-010301	FIGURE 3.6
	<small>Richmond, VA Charlottesville, VA Charlottesville, VA</small>	<small>Roanoke, VA Portsmouth, VA Williamsburg, VA</small>

Site Development Considerations

Water and Sanitary Sewer
Phase 2 – over 300K GPD

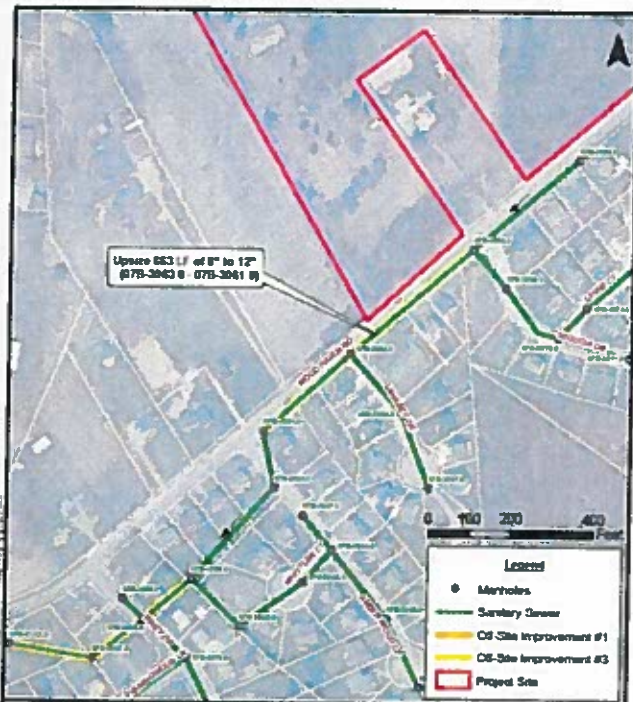


Wood Haven Technology Park
Downstream Sewer Improvement #2

 Draper Aden Associates Engineers • Surveyors • Environmental Services	SCALE: 1" = 200'	FIGURE 3.7
	JOB #: 1610324-010301	

Site Development Considerations

Water and Sanitary Sewer
Phase 3 – over 500K GPD



Wood Haven Technology Park
Downstream Sewer Improvement #3

 Draper Aden Associates <i>Engineering • Surveying • Environmental Services</i>	SCALE: 1" = 200' JOB #: 1610324-010301	FIGURE 3.8
	<small> 800 South Main Street Chesapeake, VA 23040 404-428-6444 Fax: 404-428-6591 </small>	

Site Development Considerations

Franchise Utilities

- Roanoke Gas: 8-inch line adjacent to site
- Appalachian Power: 3-phase, 34.5kV on site
- Roanoke Broadband: Along Wood Haven Rd.

Site Development Considerations

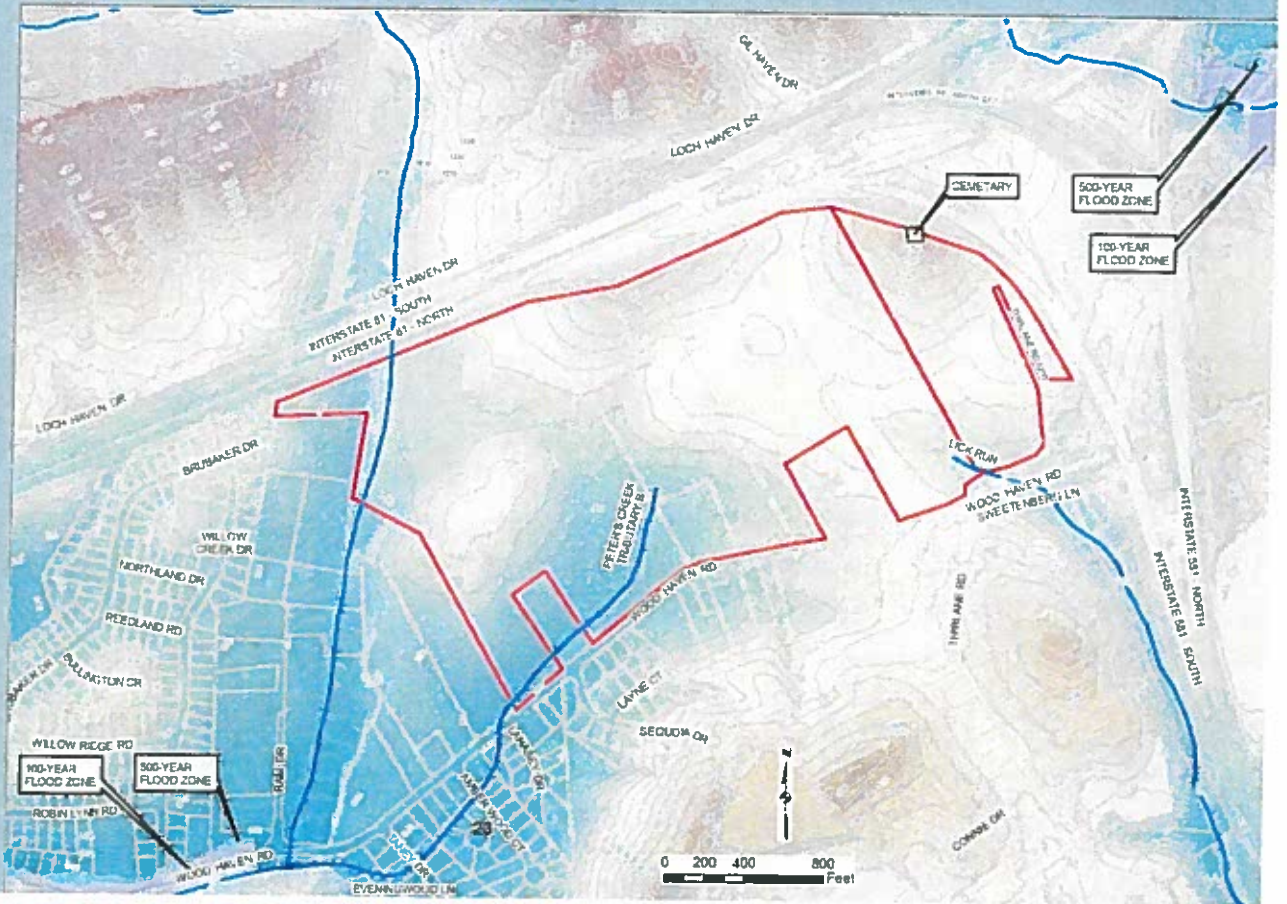
Roanoke-Blacksburg Regional Airport

- Flight Patterns
No Issue



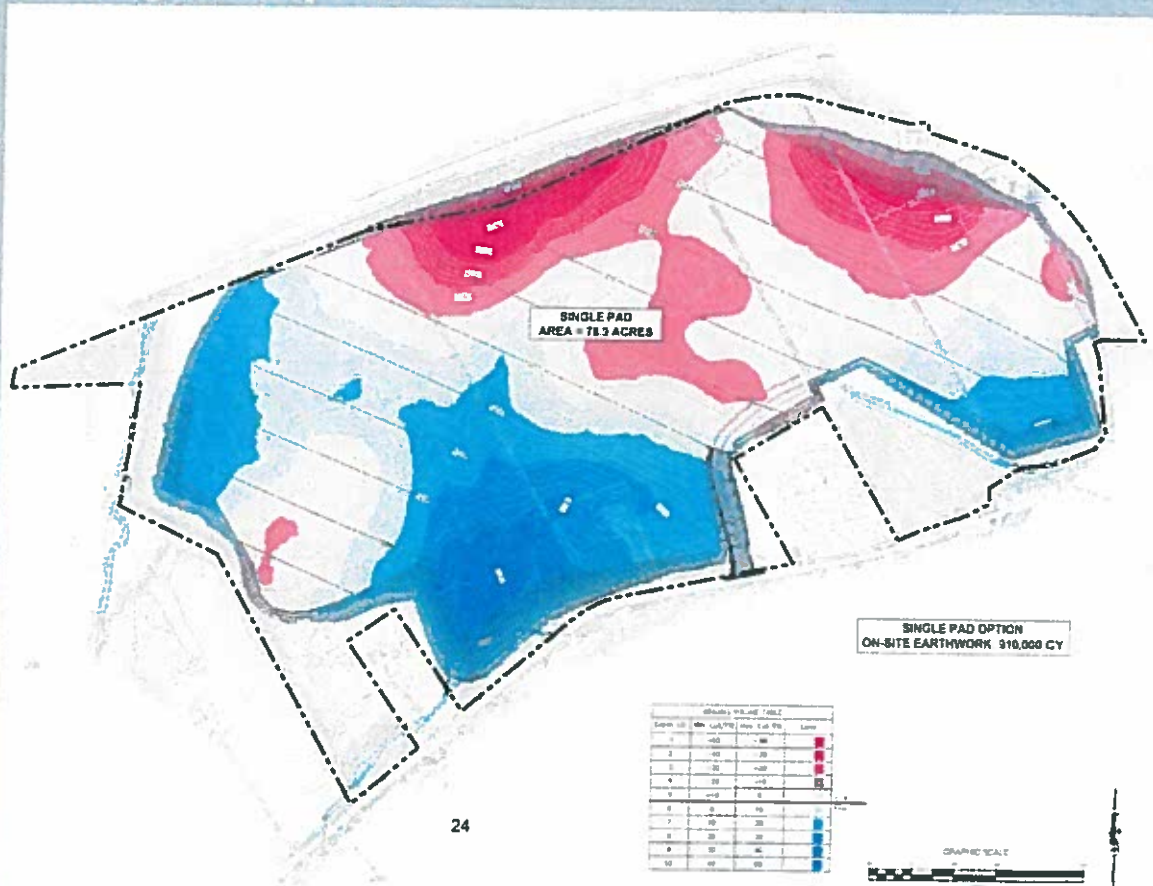
Master Plan Development

Opportunities and Constraints



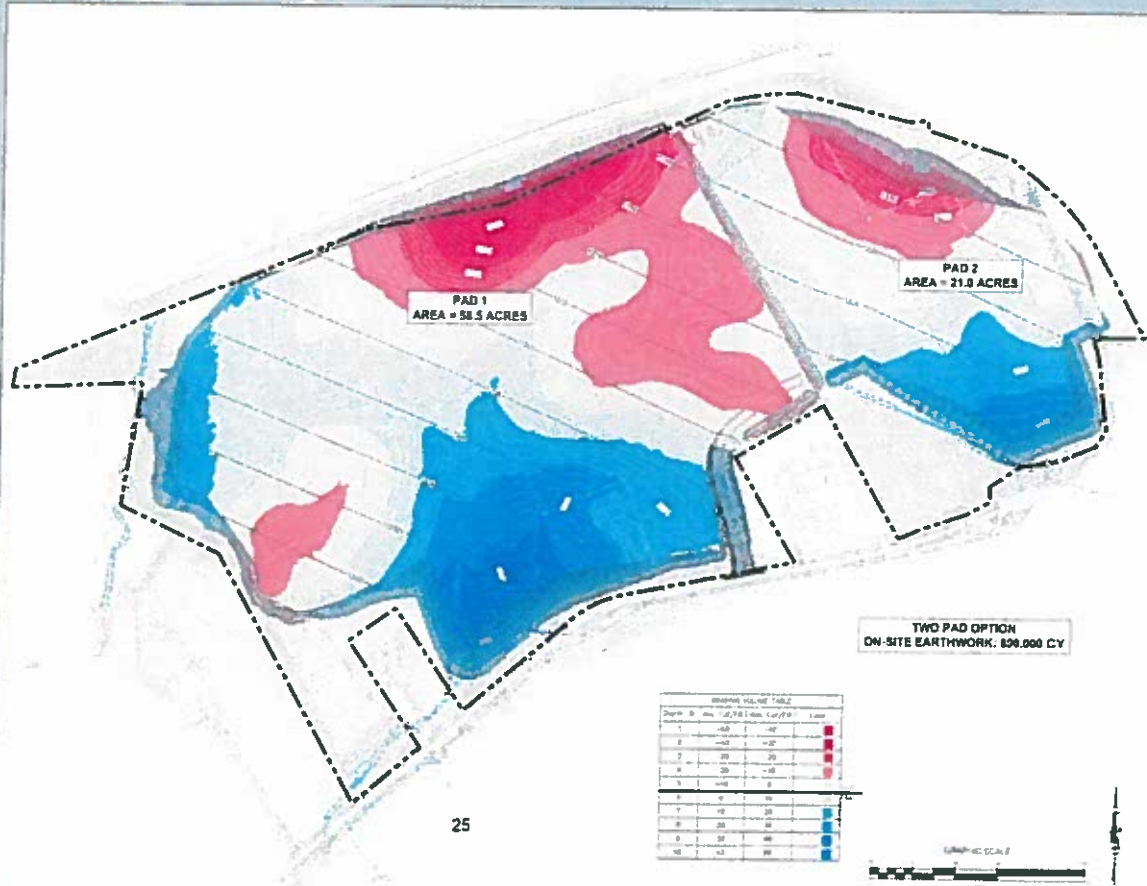
Master Plan Development

Mass Grading Analysis



Master Plan Development

Mass Grading Analysis



Master Plan Development

Order of Magnitude Estimate of Probable Project Costs

- \$9.8M – Mass Grading, Entrance Road, and Initial Water and Sewer
 - Includes Professional Fees and Construction

Master Plan Development

Traffic Impact Analysis



Master Plan Development

Traffic Impact Analysis

Intersection	Improvement	Background Traffic only	Development scenario											Notes	
			50k	100k	150k	200k	250k	300k	350k	400k	450k	500k	530k (full build)		
	Site trips/day	0	643	1152	1628	2085	2526	2957	3380	3796	4205	4611	5011		
			Improvement Required?												
1	Wood Haven Rd at Site Access	EB left turn lane on Wood Haven Road with 100 feet of storage	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Triggered based on VDOT turn lane warrant criteria (Road Design Manual Appendix F)
		WB right turn lane on Wood Haven Road with 100 feet of storage	No	Taper only	Taper only	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Triggered based on VDOT turn lane warrant criteria Taper indicates a 100' right turn taper
2	Wood Haven Road at Valleypointe Parkway	EB right turn lane on Wood Haven Road with 150 feet of storage	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Triggered by background traffic volume (even if site not built), based on VDOT turn lane warrant criteria
3	Peters Creek Road at Valleypointe Parkway	Second EB left turn lane on Peters Creek Road, restripe lanes on SB approach of Valleypointe Parkway, provide right turn overlap phases and modify traffic signal	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Needed due to LOS dropping from D to E, as well as queuing issues
4	Peters Creek Road at I-581 NB Off-Ramp	Signalize NB off-ramp and EB Peters Creek Road. Realign off-ramp and provide dual NB right turn lanes	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Needed once dual eastbound left turn lanes installed at Peters Creek / Valleypointe intersection (to prevent an unsafe weaving issue)
5	Cove Road at Green Ridge Road	Provide EB left turn lane on Cove Road with 100 feet of storage	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Triggered by background traffic volume (even if site not built), based on VDOT turn lane warrant criteria
		Provide SB left turn lane on Green Ridge Road with 100 feet of storage	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes

Next Steps

- Submit Site Characterization Letter to VEDP – Tier 3
- Construct Initial Water & Sanitary Sewer Project – GO Virginia Funded (21%)
- Seek Funding for Mass Grading and Access Road
- Coordinate with Local Jurisdictions – Off-site Roadway Improvements

Timeline to Pad Ready

- Preliminary Design – 6 weeks
- Final Design – 4 weeks
- Regulatory Approvals and Permitting – 3 to 4 months
- Bidding / Contract Negotiations – 2 months
- Construction – 4 to 6 months

Pad Ready within 12 to 15 months!

**WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY**

Questions / Comments



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