

# WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

## MINUTES

The September Board of Directors' meeting of the Western Virginia Regional Industrial Facility Authority (WVRIFA) 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 Board of Directors and the WVRIFA Participation Committee were held simultaneously (jointly) since several items on both agendas were the same.*

### 1. CALL MEETING TO ORDER

Chairman Larrowe called the WVRIFA Board of Directors' Meeting to order at 10:18 a.m. (once a quorum was present).

### 2. ROLL CALL

Chairman Larrowe asked Virginia Mullen to call the roll of the WVRIFA Board. Ms. Mullen reported that a quorum was present.

Board Members Present: Melinda Payne, City of Salem; Bob Cowell, City of Roanoke; Tom Gates, Roanoke County; Gary Larrowe, Botetourt County; Jill Loope, Roanoke County; Ken McFadyen, Botetourt County; Michael Burnette, Franklin County; Brent Robertson, Franklin County.

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

Others Present: Carolyn Howard, Draper Aden and Associates; Deborah Flippo, Draper Aden and Associates; 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 JULY 20, 2018 MINUTES

The Minutes of the July 20, 2018 WVRIFA Board Meeting were distributed earlier.

#### **WVRIFA Board Action:**

Upon motion by Mr. McFadyen, seconded by Ms. Payne and carried, the Minutes of the July 20, 2018 WVRIFA Board Meeting were approved, as distributed.

#### **ADMINISTERED BY:**

Roanoke Valley-Alleghany Regional Commission  
313 Luck Avenue, SW, Roanoke, VA 24016  
[info@wvrifa.org](mailto:info@wvrifa.org)  [www.wvrifa.org](http://www.wvrifa.org)

4. JOINT PUBLIC COMMENT PERIOD

Board Chairman Larrowe and Participation Committee Chairman Gates 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, 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."

The WVRIFA Participation Committee's recommendation was to authorize the staff to negotiate and contract with Balzer and Associates an amount that is consistent with the Go Virginia Grant Budget and agreement.

**WVRIFA Board Action:**

Mr. Gates moved a motion to approve the WVRIFA Participation Committee's recommendation to the WVRIFA Board to authorize staff to negotiate a contract with Balzer and Associates Inc for the Water & Sewer Project Engineering Services. Motion was seconded by Mr. Cowell and carried.

7. PRESENTATION OF THE SUMMIT VIEW BUSINESS PARK

Mr. Bumette introduced the Board of Supervisors members that were present at the meeting: Mr. Cline Brubaker (Chairman), Bob Camicia (Vice-Chairman), Tim Tatum; Mike Carter and Leland Mitchell.

Mr. Bumette reported on the history and development of the Summit View Business Park (presentation is attached to the minutes). At the conclusion of the presentation, Mr. Bumette led a tour of the business park.

The WVRIFA Board of Directors' meeting adjourned at 11:32 a.m.

  
W. Brent Robertson, Secretary  
WVRIFA Board of Directors

  
Attest



**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

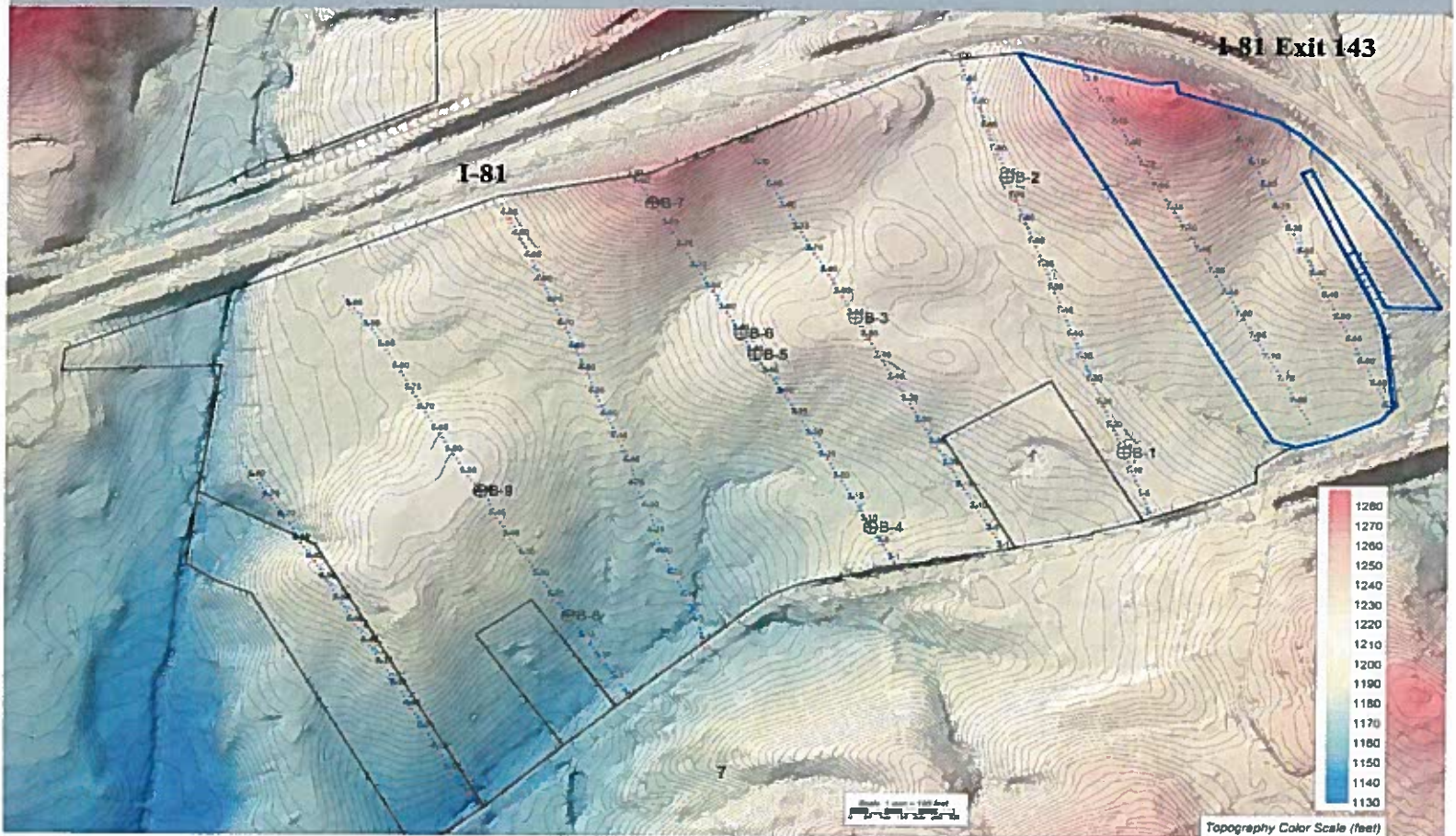
Waters of the US Delineations / Determinations

Threatened and Endangered Species

Phase 1 Environmental Site Assessments

# Due Diligence

## Geotechnical and Geophysical Explorations



# Due Diligence

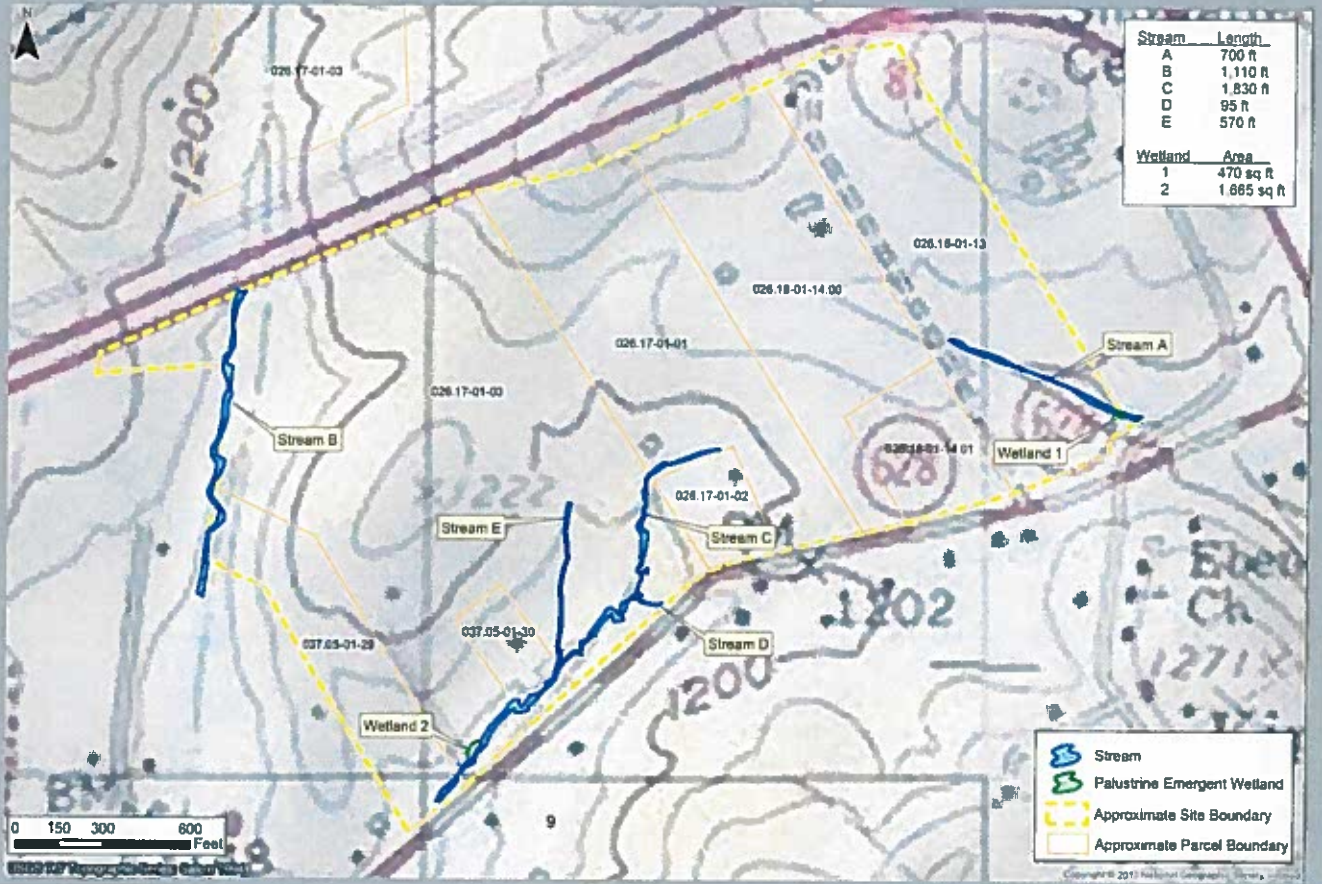
## Geotechnical and Geophysical Explorations

- 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

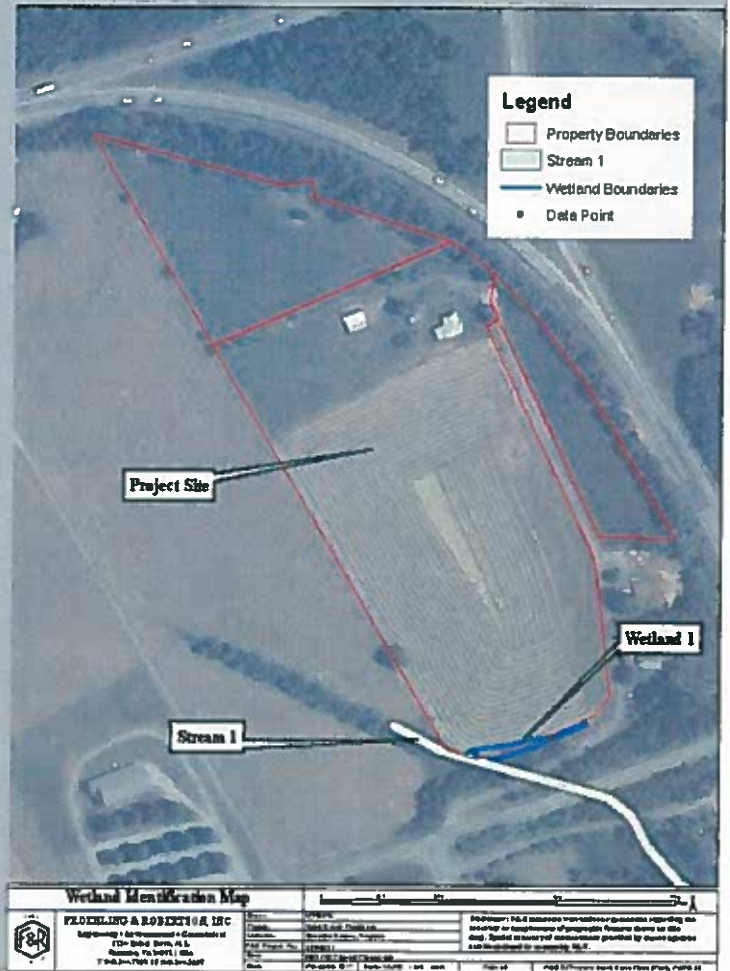
Waters of the US (wetlands / streams)





# Due Diligence

Waters of the US  
(wetlands / streams)



# Due Diligence

## Threatened & Endangered Species

<b>Location / Activity</b>	<b>Potential Time of Year Restriction</b>	<b>Possible Species</b>
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

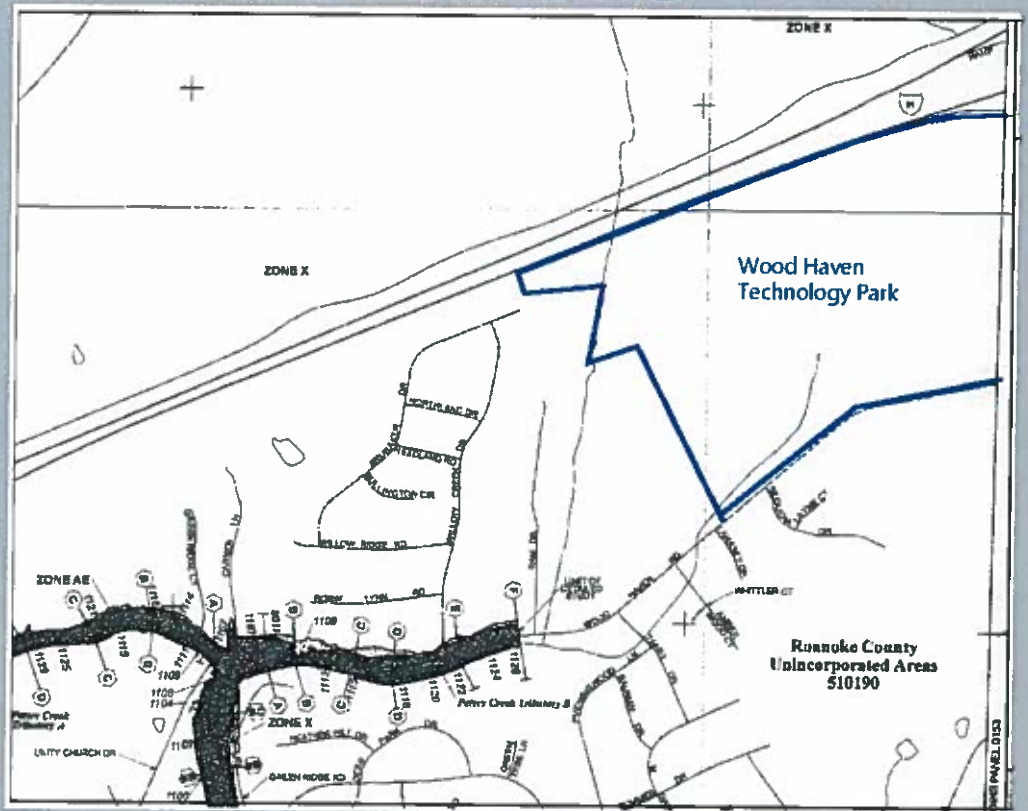
Water and Sanitary Sewer

Franchise Utilities

Roanoke-Blacksburg Regional Airport

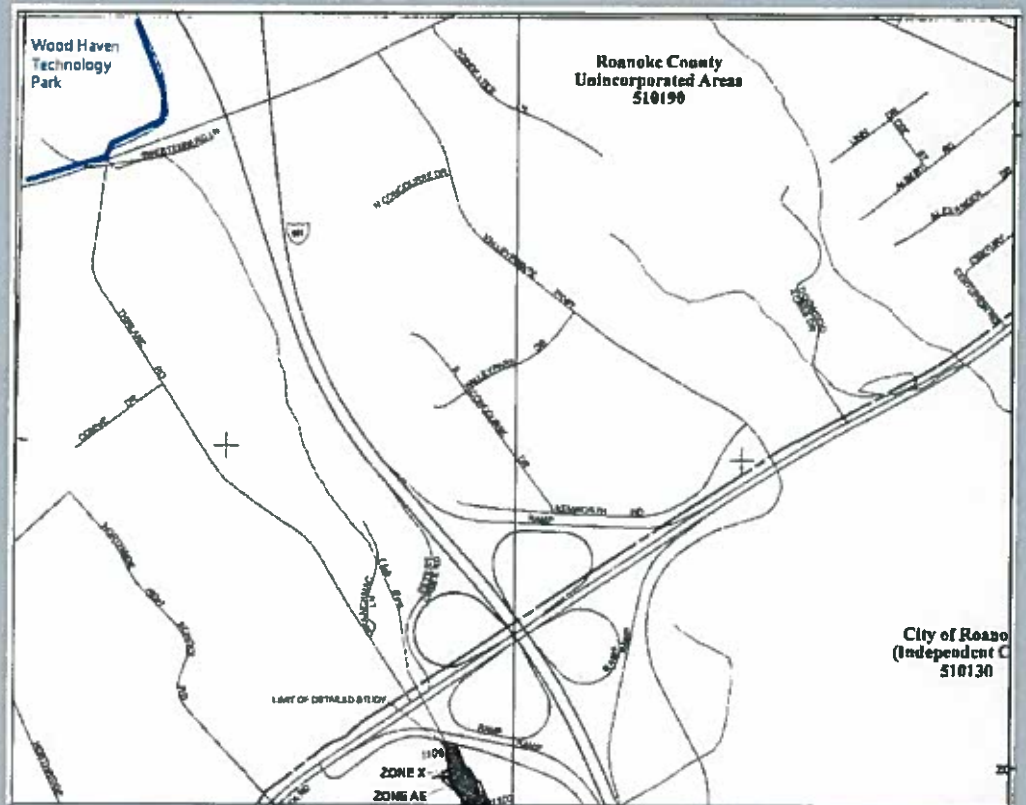
# Site Development Considerations

## Floodplains



# Site Development Considerations

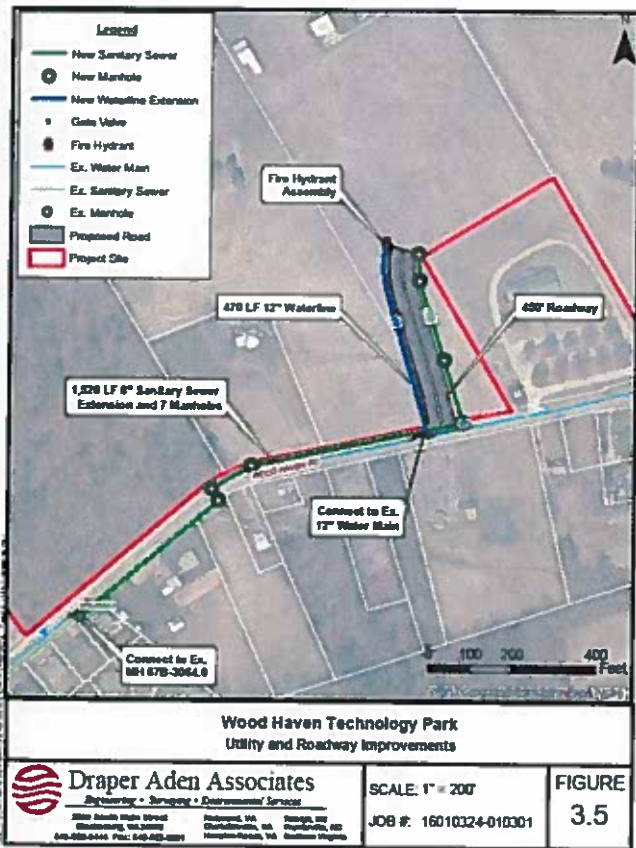
## Floodplains





# Site Development Considerations

## Water and Sanitary Sewer Initial Phase





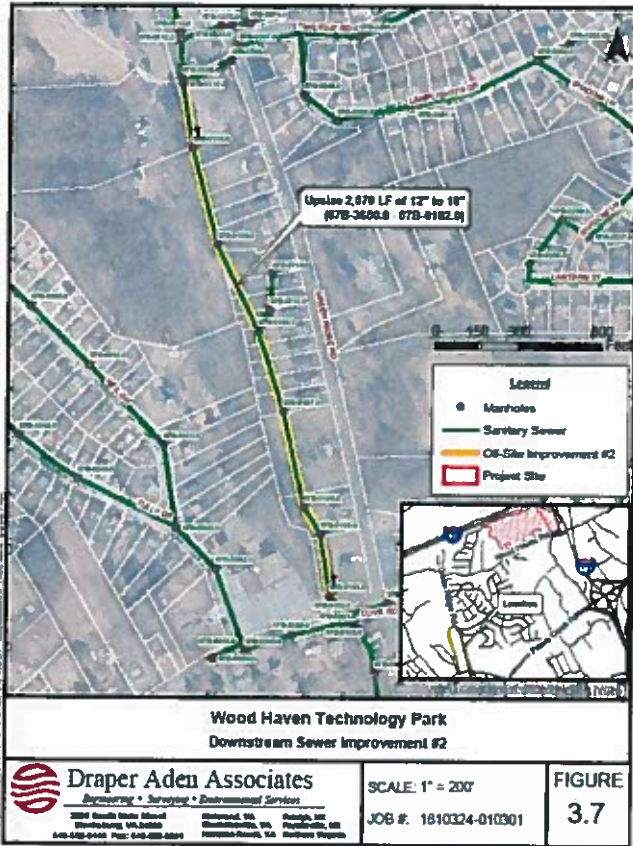
# Site Development Considerations

Water and Sanitary Sewer  
Phase 2 – over 300K GPD



# Site Development Considerations

Water and Sanitary Sewer  
Phase 2 – over 300K GPD



# Site Development Considerations

Water and Sanitary Sewer  
Phase 3 – over 500K GPD



# 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

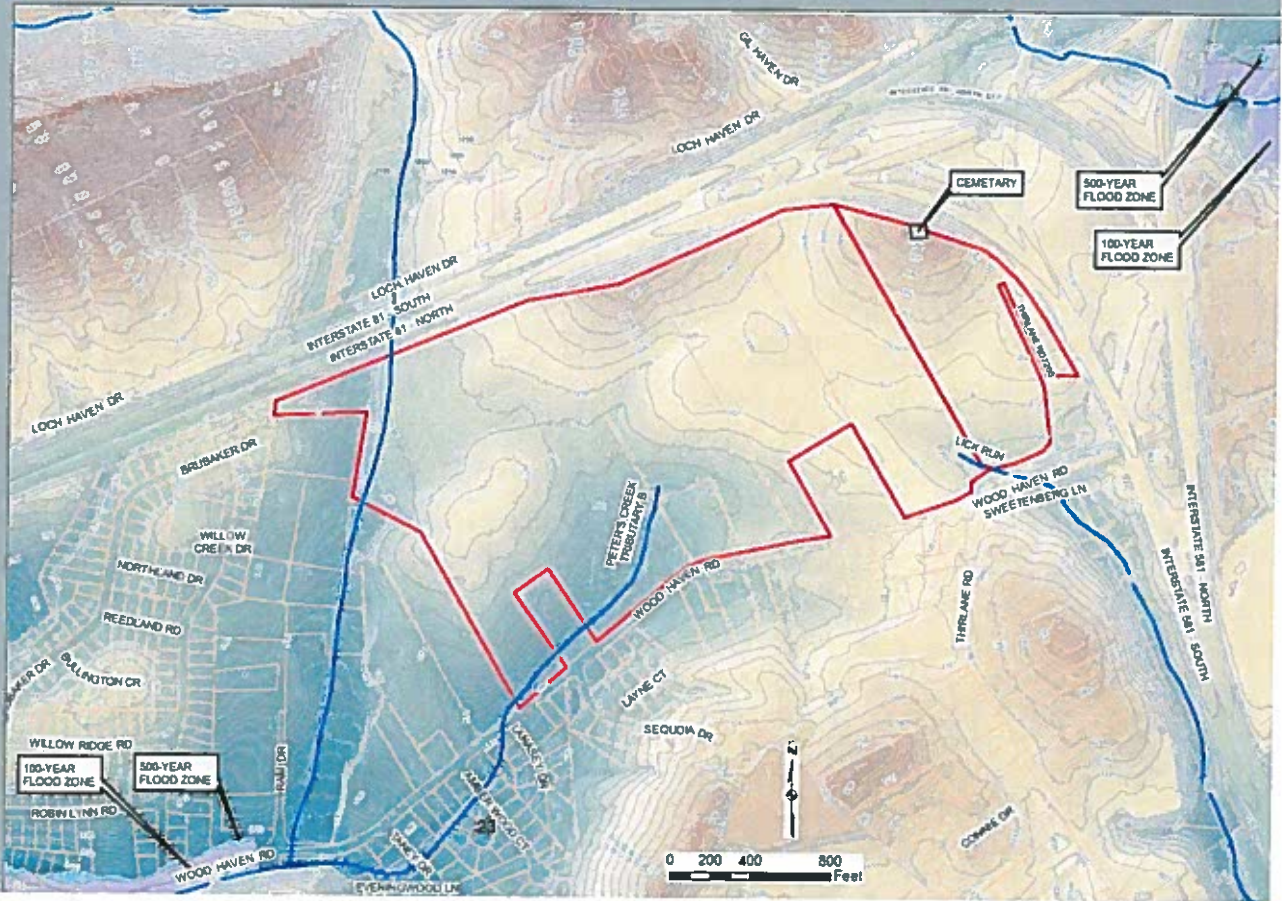
## Roanoke-Blacksburg Regional Airport

- Flight Patterns – No Issue



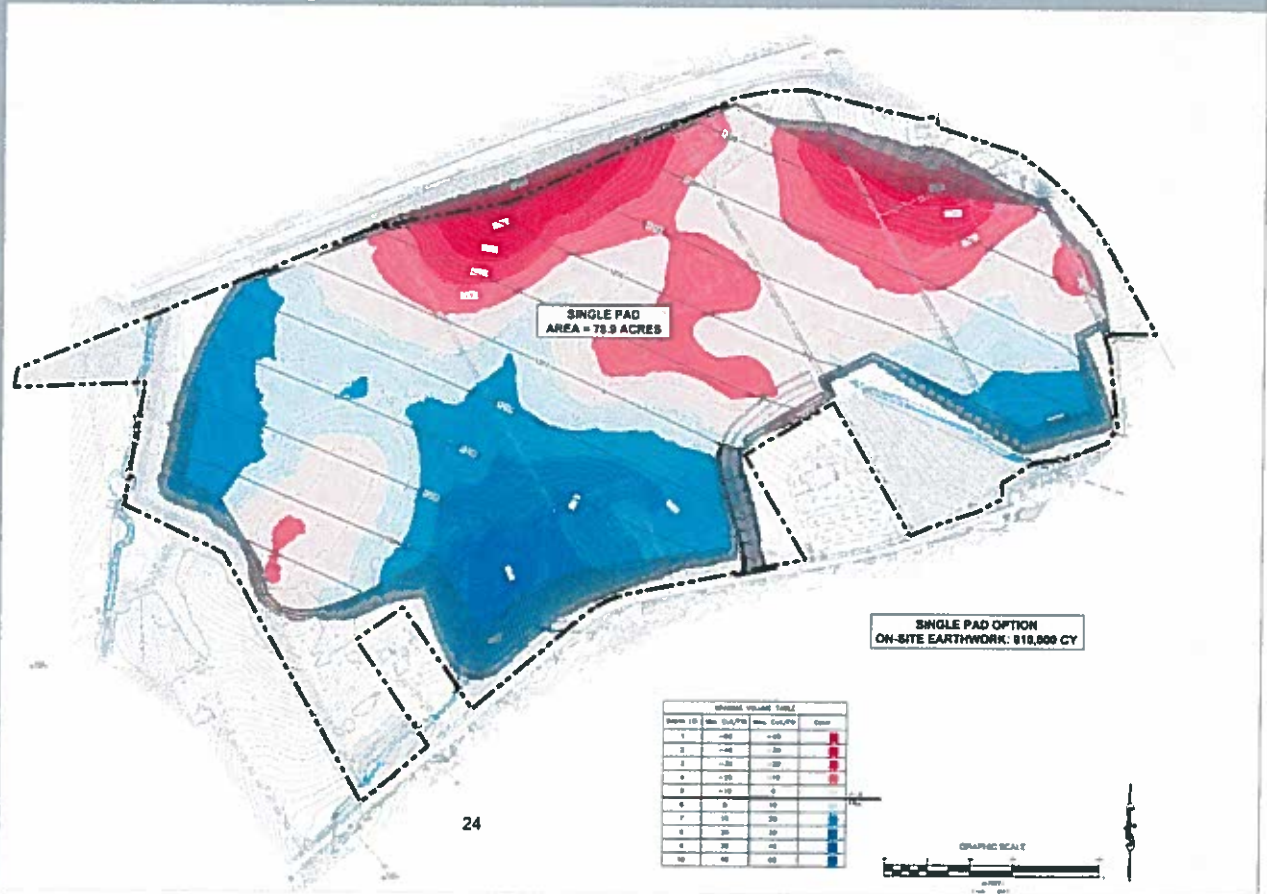
# Master Plan Development

## Opportunities and Constraints



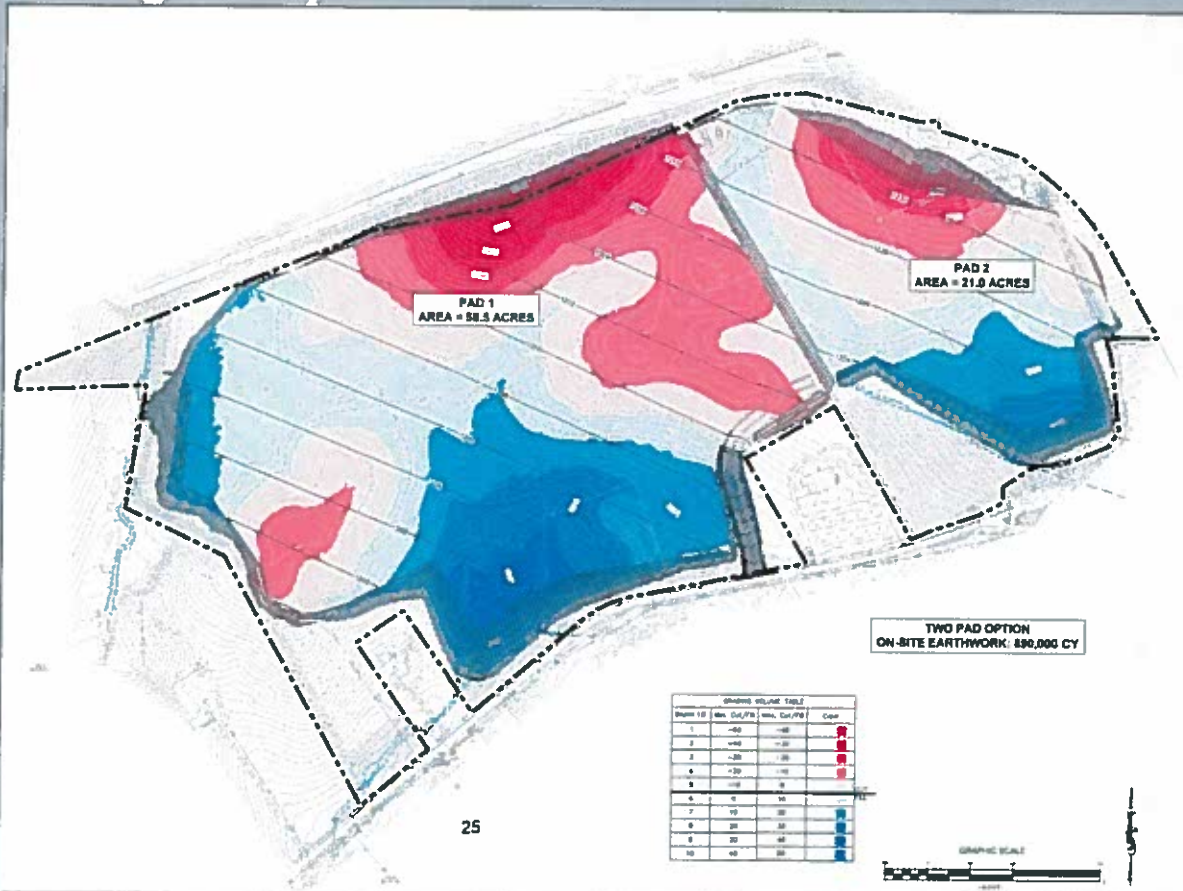
# Master Plan Development

## Mass Grading Analysis



# Master Plan Development

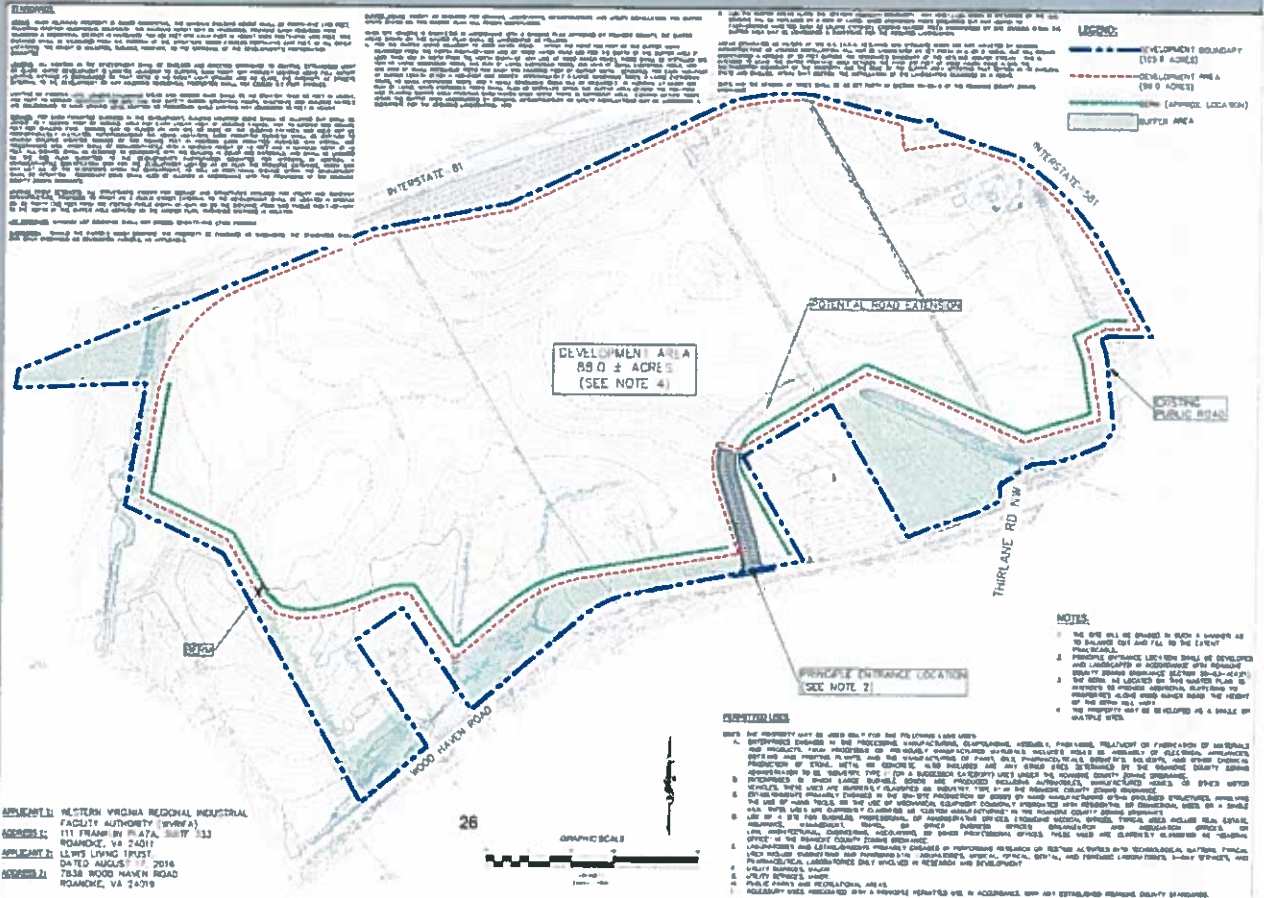
## Mass Grading Analysis





# Master Plan Development

## Master Plan



# 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	550k (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	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	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	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	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	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	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	Yes	Yes	Yes	Yes	Needed due to LOS dropping from D to E

# 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**



**Draper Aden Associates**  
*Engineering • Surveying • Environmental Services*



**Franklin County**

*A Natural Setting for Opportunity*

WELCOME  
WESTERN VIRGINIA  
RIFA





**Franklin County**  
*A Natural Setting for Opportunity*

# SUMMIT VIEW

BUSINESS PARK

*Think Outside.*



**Franklin County**  
*A Natural Setting for Opportunity*



# SUMMIT VIEW

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## BUSINESS PARK

*Think Outside.*

- Only two publicly-owned parks in Franklin County
- The Franklin County-Rocky Mount Industrial Park brought in Empire Foods in 2007 to take the last remaining pad site and announcing final remnant sale next month
- Town owns a 48-acre site adjacent to the Industrial Park for possible future development if funding allows
- The Franklin County Commerce Center filled up as well...



Franklin County

*A Natural Setting for Opportunity*

# FRANKLIN COUNTY COMMERCE CENTER

- Circa 2006



Franklin County  
*A Natural Setting for Opportunity*

# FRANKLIN COUNTY COMMERCE CENTER

• Circa 2011



Franklin County  
*A Natural Setting for Opportunity*

# FRANKLIN COUNTY COMMERCE CENTER

• Circa 2018



# OUT OF PRODUCT...WHAT DO WE DO?

- Business Parks take years to find, purchase, develop, and market
- ~~Modern~~ **Basic** Business Parks need:
  - public water
  - public sewer
  - access to 4-lane roads or interstates
  - broadband fiber
  - natural gas
  - high capacity electric
  - graded pads
  - completed access roads within the park



## OUT OF PRODUCT...WHAT DO WE DO?

- The most successful communities add liveability to their business districts, such as recreation parks, trails, nearby retail/dining, etc.
- Franklin County Board of Supervisors also wants the new park to be a good neighbor and fit in with the community
- Franklin County began search for new park in February 2011 using staff and then the hiring of an engineering firm
- Searched all parcels within one-mile on either side of US Route 220 from the Boones Mill Town limits to the Henry County border



## OUT OF PRODUCT...WHAT DO WE DO?

- A number of potential property owners were contacted to discuss potential purchase and even more were reviewed privately
- Eventually the decision came down to three areas of the County (Northern, Central, and Southern)
- All three areas were compared using TOTAL development costs
- It was found that the Northern site, while the most expensive to purchase, was  $\frac{1}{2}$  the cost of the Southern site and  $\frac{1}{3}$  the cost of the Central site to buy and develop per acre





## AND THE SUMMIT VIEW BUSINESS PARK WAS BORN

- In December 2015, Franklin County bought the first of four properties that would become the new 550-acre business Park (on US Route 220 behind Virginia Furniture Market)
- Total purchase price of approximately \$11 million (\$7 million in savings and \$4 million of debt)
- Site has public water, broadband fiber, high-capacity electricity, and access to four-lane highway already on-site
- Only missing public sewer and natural gas (both close to fruition)
- To date, \$12 million has been borrowed for property purchase and first phase development
- Another \$16 million was financed this week for road network and phase two projects



# AND THE SUMMIT VIEW BUSINESS PARK WAS BORN

In the last thirty-three months,

- Three additional property purchases to make total park 550 acres
- Park has been master planned
- Park has been rezoned
- Park has been environmentally reviewed
- Stream Credit Bank creation underway
- Environmental remediation completed
- Boundary survey complete; aerial topo survey completed
- Event Center/Public Space/Recreation Area detailed master plans completed
- Branding plan completed
- ROI Study: 3M sq ft under roof, \$300M private investment, and 2,200 new jobs
- Phase One construction nearly complete (to be completed by November 2018)
- Two companies already announced to locate in park



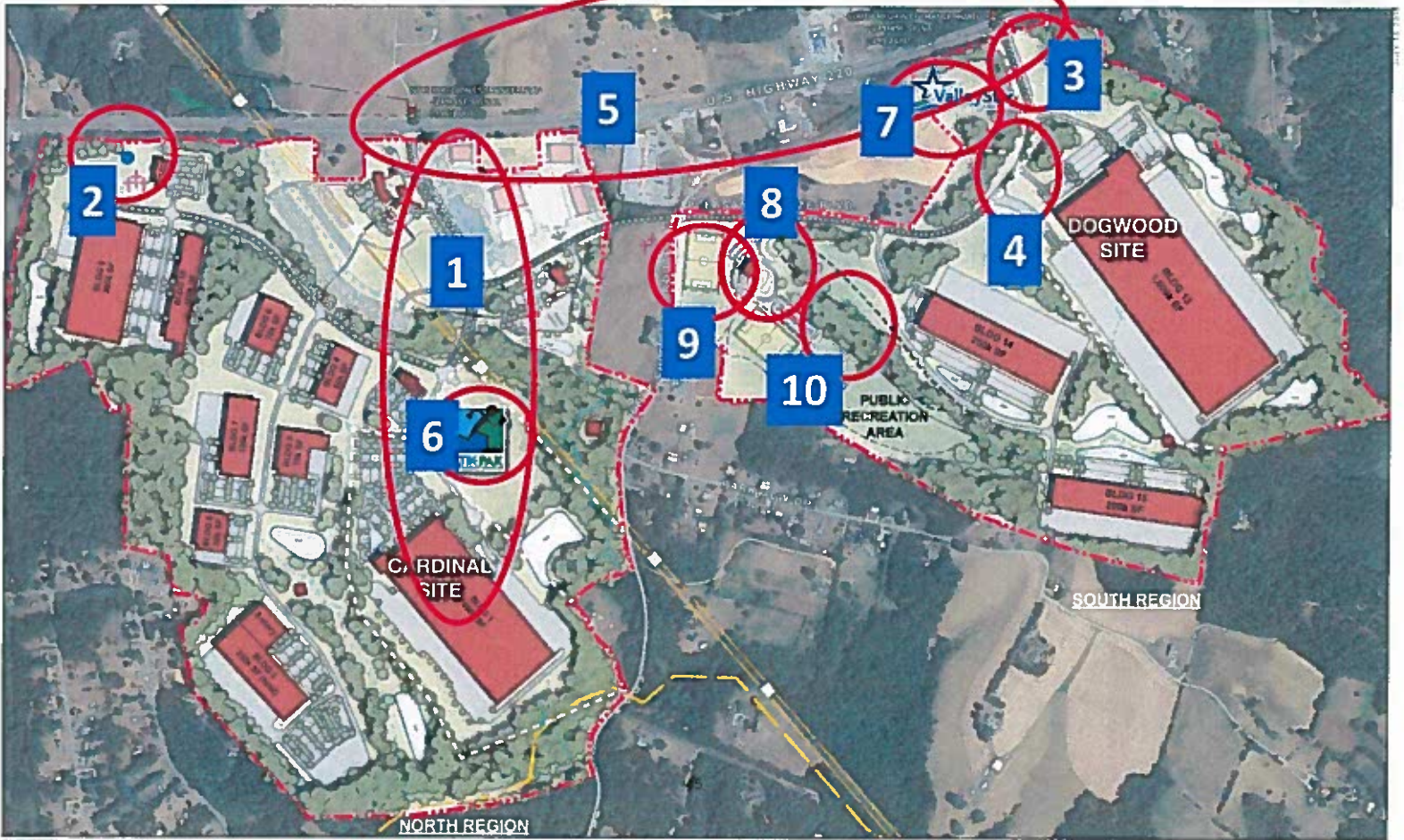
Franklin County  
*A Nation of Solving for Opportunity*

# SUMMIT VIEW BUSINESS PARK



# SVBP NEXT STEPS

September/October/November 2018





# SUMMIT VIEW RECREATION PARK MASTER PLAN

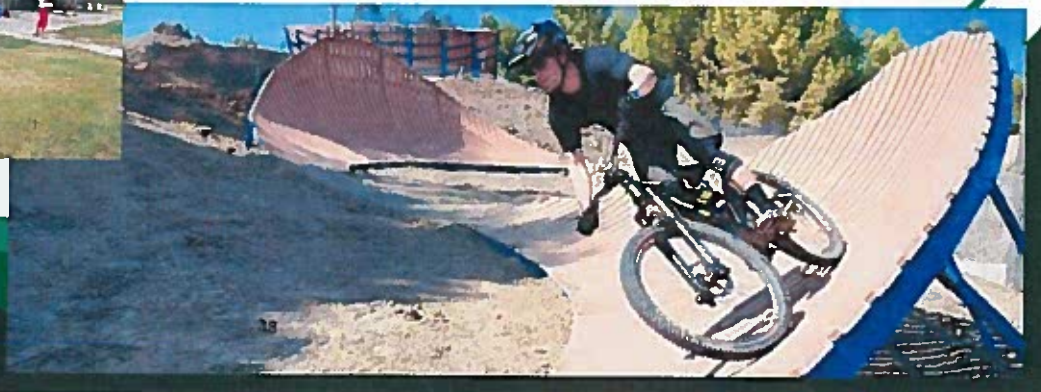
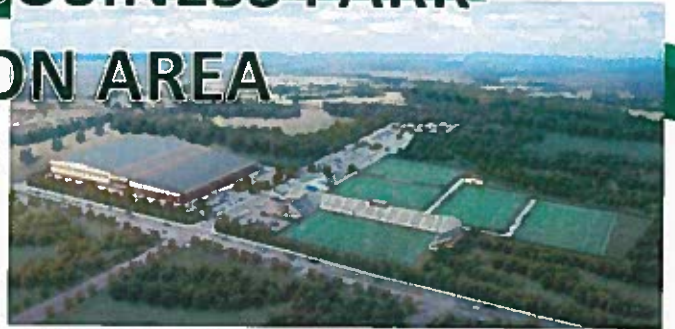
Thompson & Litton

Hill Studio

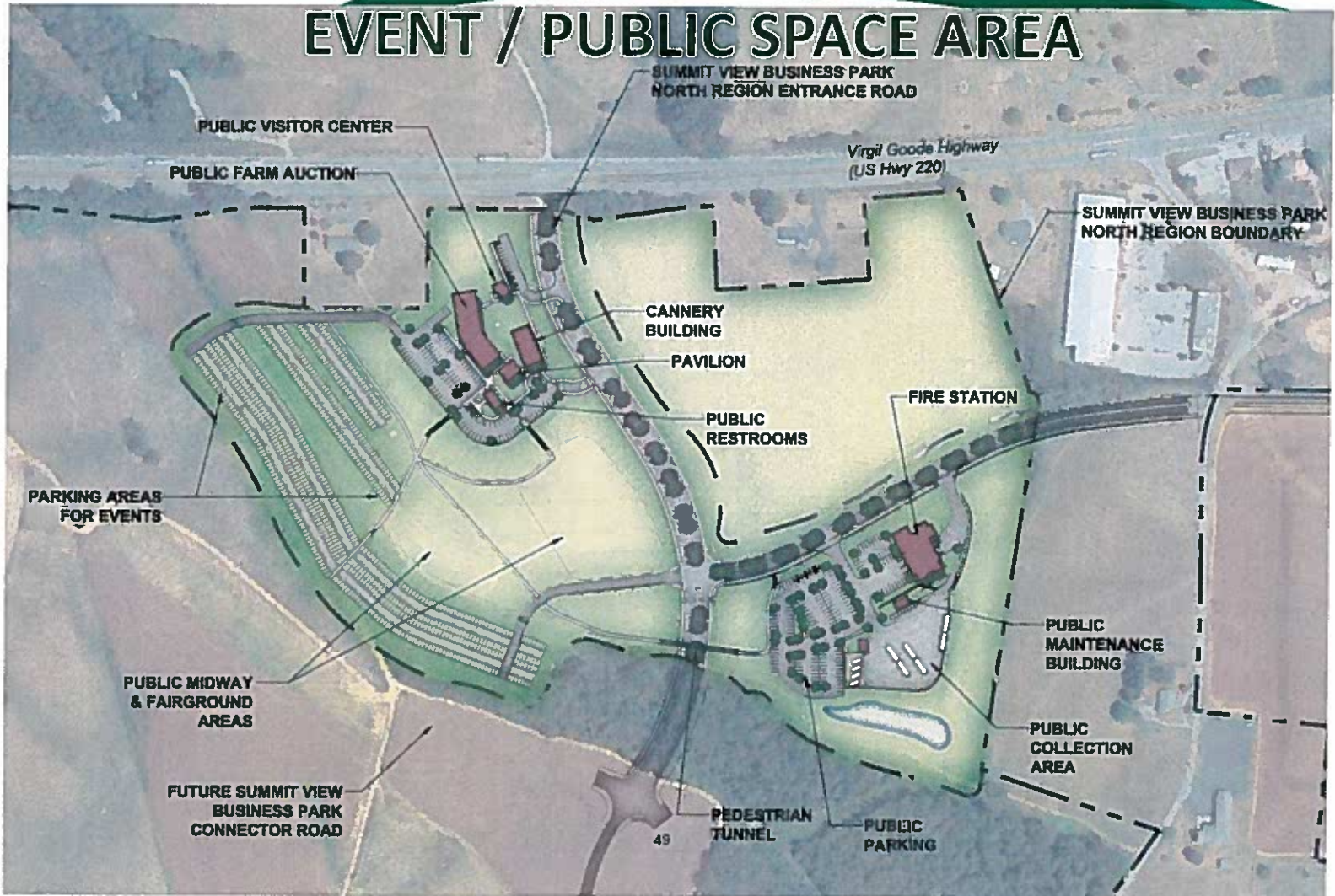
# SUMMIT VIEW BUSINESS PARK RECREATION AREA



# SUMMIT VIEW BUSINESS PARK RECREATION AREA



# SUMMIT VIEW BUSINESS PARK EVENT / PUBLIC SPACE AREA



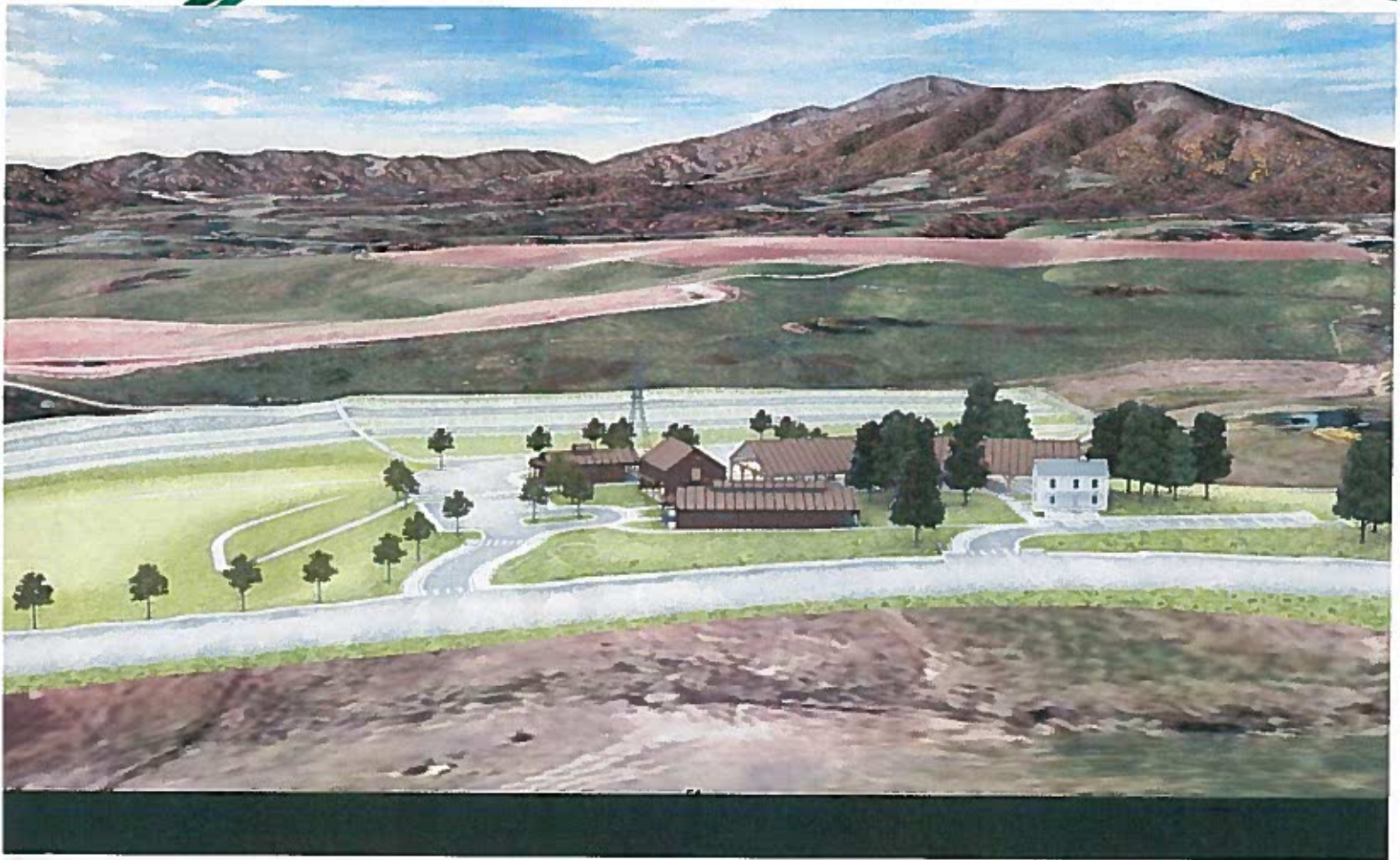


# SUMMIT VIEW BUSINESS PARK EVENT / PUBLIC SPACE AREA

- Fair and Festival Grounds
- Pedestrian Public Square
- Tourist Visitor Center
- Multi-Use Pavilion
- Restroom / Concession Building
- Permanent home of the Produce Auction
- Consolidated Cannery
- Refurbished Silos
- Solid Waste Collection Site
- Fire Station / Community Room
- Park and Ride Lot
- Multi-Use Paths
- Adequate Parking



# SUMMIT VIEW BUSINESS PARK EVENT / PUBLIC SPACE AREA



# SUMMIT VIEW BUSINESS PARK EVENT / PUBLIC SPACE AREA





**SUMMIT VIEW BUSINESS PARK**

Questions?

Let's Take a Tour!

