



# Myers Industrial Site Bondurant, Polk County, Iowa

*Certification Report  
September 2022*

**QUEST**  
SITE SOLUTIONS  
THE GEOGRAPHY OF BUSINESS™





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01

# Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements, and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the IEDA Certified Site Program since 2012.

Contact: Lindsey Cannon, [lcannon@questsitesolutions.com](mailto:lcannon@questsitesolutions.com), (864) 551-0349



The Iowa Economic Development Authority's (IEDA) mission is to strengthen economic and community vitality by building partnerships and leveraging resources to make Iowa the choice for people and business. Through two main divisions – business development and community development – IEDA administers several state and federal programs to meet its goals of assisting individuals, communities and businesses.

The Iowa Certified Site Program was launched by IEDA in May 2012 to address the lack of project-ready industrial sites in the state; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as Iowa's natural assets and the needs of the state's targeted industry sectors.

Contact: Amy Kuhlers, [amy.kuhlers@iowaeda.com](mailto:amy.kuhlers@iowaeda.com), (515) 348-6250

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## Certification Letter



September 19, 2022

Amy Kuhlers  
Program Manager  
Iowa Economic Development Authority  
1963 Bell Avenue  
Des Moines, IA 50315



Dear Ms. Kuhlers:

The Myers Industrial Site, located in Polk County, Iowa, has completed the Iowa Economic Development Authority (IEDA) Certified Site Program. Quest Site Solutions (Quest) has conducted a thorough analysis of the property, and based on the information provided by the City of Bondurant and our evaluation of the property, we are certifying the **Myers Industrial Site** as a **General Industrial Site**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified the Myers Industrial Site as meeting the following criteria:

- The site must be a minimum of 50 total acres, with at least 80% of the available acreage contiguous and developable.
- The site must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The site must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must be compatible with industrial uses.
- The site's developable acreage must be located outside of the 100-year flood zone or be able to be filled within 90 days.
- The site must be free of recognized environmental conditions or have recognized environmental conditions remediated prior to certification.
- The site's developable acreage must be free of wetlands or be able to be mitigated within 90 days.
- The site's developable acreage must be free of federal threatened and endangered species or be able to be mitigated within 90 days.
- The site's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 90 days.
- The site's developable acreage must have soils compatible with industrial development.

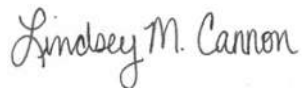
- The site must be within 15 miles, via truck route, of an interstate or a four-lane highway.
- The site must be directly served or be able to be served within six months by a road that is compatible with standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).
- The site must be served or be able to be served by industrial-level electric infrastructure that can provide a minimum of 2.5 MW electric service within six months.
- The site must be served or be able to be served by natural gas infrastructure that can provide a minimum of 10,000 mcf per month within six months.
- The site must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 150,000 gallons per day within six months.
- The site must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 100,000 gallons per day within six months.
- The site must be served or be able to be served within six months by telecommunications fiber.

The details on how the property meets each of these criteria is included in Sections 3 through 10 of this report.

This certification will expire on **August 2, 2025**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the City of Bondurant for their hard work and for achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey M. Cannon  
Director

03

## Property Overview





# OVERVIEW

03

## LOCATION (LAT / LONG)

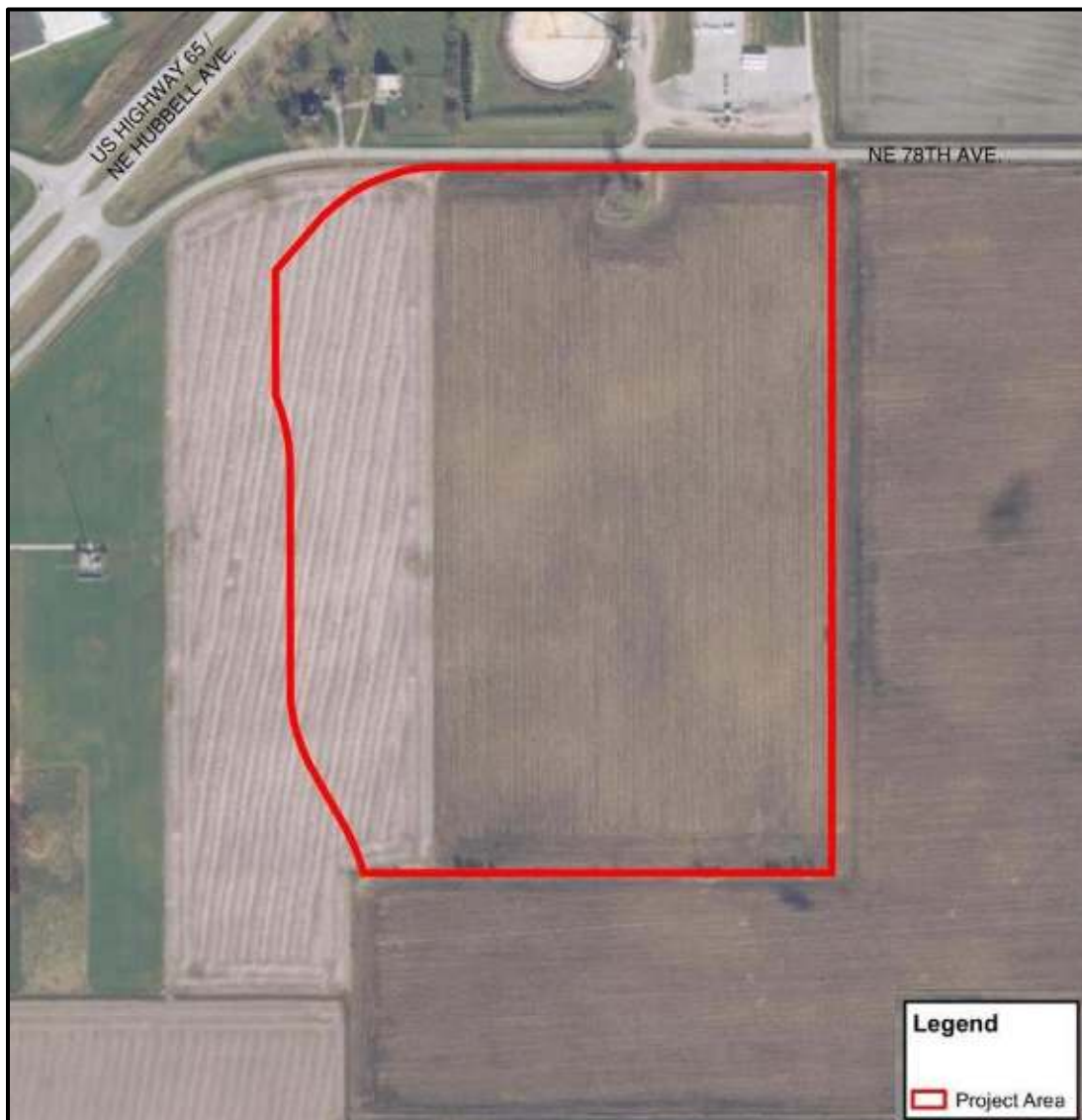
41.701221°, -93.438873°

## CONTACT INFORMATION

Marketa Oliver  
City Administrator  
City of Bondurant  
moliver@cityofbondurant.com  
(515) 630-6987 (office)  
(515) 322-6597 (mobile)

## SIZE/ACREAGE

65.65 total and developable acres



04

## Ownership + Availability



## OWNERSHIP + PRICE

Owner	Acres	Tax Parcels	Price
Bondurant Business Park II, L.L.C.	19.44*	23100021009001	\$141,570/acre (\$3.25 per square foot)
	49.17	23100021009002	

**TOTAL 68.61\***

*\*Note: Only a portion of the 19.44-acre parcel is part of the certified acreage.*

Bondurant Business Park II, L.L.C. has an agreement with Premier Real Estate Services LLC to market the property for a three-year term.

*Support Documentation:*

*Listing Agreement for Sale – Bondurant Business Park II, L.L.C. and Premier Real Estate Services, LLC – August 2, 2022*

## TITLE

Title to the property is reported to be in the name of Bondurant Business Park II, L.L.C. A preliminary title opinion identified an easement to the Southeast Polk Rural Water District (now Des Moines Water Works). The easement is 32 feet, but the exact location of the water line is unknown. It is assumed to be along the roadway which runs along the northern boundary of the property.

*Support Documentation:*

*Property Survey – Veenstra &*

*Kimm Inc. – July 17, 2022*

*Letter from Wilson & Egge, P.C.*

*Attorneys at Law – May 2, 2022*

*Letter from Wilson & Egge, P.C.*

*Attorneys at Law – April 28, 2022*

*Preliminary Title Opinion from*

*Wilson & Egge, P.C. – March 30, 2022*

*Preliminary Title Opinion from*

*Wilson & Egge, P.C. – February 14, 2022*



**05**

## Site Characteristics





## 05

Topographic map showing contour lines and proposed development areas. Key features include:

- COMMERCE OUTLOT 1.27 AC**
- LOT 777 24084.01 SQ. FT. 0.55 ACRES**
- LOT 77 2808684.07 SQ. FT. 65.65 ACRES**
- SOIL BORING** (multiple locations marked)
- SOIL BORING 2**
- SOIL BORING 3**
- Survey points and distances:  $L=374.34, R=480.000$ ,  $L=206.400, R=642.000$ ,  $L=143.580, R=560.000$
- Contour lines labeled with elevations (e.g., 965, 970, 975, 980, 985, 990, 995, 1000, 1005, 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, 1055, 1060, 1065, 1070, 1075, 1080, 1085, 1090, 1095, 1100, 1105, 1110, 1115, 1120, 1125, 1130, 1135, 1140, 1145, 1150, 1155, 1160, 1165, 1170, 1175, 1180, 1185, 1190, 1195, 1200, 1205, 1210, 1215, 1220, 1225, 1230, 1235, 1240, 1245, 1250, 1255, 1260, 1265, 1270, 1275, 1280, 1285, 1290, 1295, 1300, 1305, 1310, 1315, 1320, 1325, 1330, 1335, 1340, 1345, 1350, 1355, 1360, 1365, 1370, 1375, 1380, 1385, 1390, 1395, 1400, 1405, 1410, 1415, 1420, 1425, 1430, 1435, 1440, 1445, 1450, 1455, 1460, 1465, 1470, 1475, 1480, 1485, 1490, 1495, 1500, 1505, 1510, 1515, 1520, 1525, 1530, 1535, 1540, 1545, 1550, 1555, 1560, 1565, 1570, 1575, 1580, 1585, 1590, 1595, 1600, 1605, 1610, 1615, 1620, 1625, 1630, 1635, 1640, 1645, 1650, 1655, 1660, 1665, 1670, 1675, 1680, 1685, 1690, 1695, 1700, 1705, 1710, 1715, 1720, 1725, 1730, 1735, 1740, 1745, 1750, 1755, 1760, 1765, 1770, 1775, 1780, 1785, 1790, 1795, 1800, 1805, 1810, 1815, 1820, 1825, 1830, 1835, 1840, 1845, 1850, 1855, 1860, 1865, 1870, 1875, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 2960, 2965, 2970, 2975, 2980, 2985, 2990, 2995, 3000, 3005, 3010, 3015, 3020, 3025, 3030, 3035, 3040, 3045, 3050, 3055, 3060, 3065, 3070, 3075, 3080, 3085, 3090, 3095, 3100, 3105, 3110, 3115, 3120, 3125, 3130, 3135, 3140, 3145, 3150, 3155, 3160, 3165, 3170, 3175, 3180, 3185, 3190, 3195, 3200, 3205, 3210, 3215, 3220, 3225, 3230, 3235, 3240, 3245, 3250, 3255, 3260, 3265, 3270, 3275, 3280, 3285, 3290, 3295, 3300, 3305, 3310, 3315, 3320, 3325, 3330, 3335, 3340, 3345, 3350, 3355, 3360, 3365, 3370, 3375, 3380, 3385, 3390, 3395, 3400, 3405, 3410, 3415, 3420, 3425, 3430, 3435, 3440, 3445, 3450, 3455, 3460, 3465, 3470, 3475, 3480, 3485, 3490, 3495, 3500, 3505, 3510, 3515, 3520, 3525, 3530, 3535, 3540, 3545, 3550, 3555, 3560, 3565, 3570, 3575, 3580, 3585, 3590, 3595, 3600, 3605, 3610, 3615, 3620, 3625, 3630, 3635, 3640, 3645, 3650, 3655, 3660, 3665, 3670, 3675, 3680, 3685, 3690, 3695, 3700, 3705, 3710, 3715, 3720, 3725, 3730, 3735, 3740, 3745, 3750, 3755, 3760, 3765, 3770, 3775, 3780, 3785, 3790, 3795, 3800, 3805, 3810, 3815, 3820, 3825, 3830, 3835, 3840, 3845, 3850, 3855, 3860, 3865, 3870, 3875, 3880, 3885, 3890, 3895, 3900, 3905, 3910, 3915, 3920, 3925, 3930, 3935, 3940, 3945, 3950, 3955, 3960, 3965, 3970, 3975, 3980, 3985, 3990, 3995, 4000, 4005

FEMA Flood Zone X – outside of the 100- and 500-year flood zones  
Map Numbers 19153C0230F and 19153C0235F





# SITE CHARACTERISTICS

05

## SOIL SURVEY



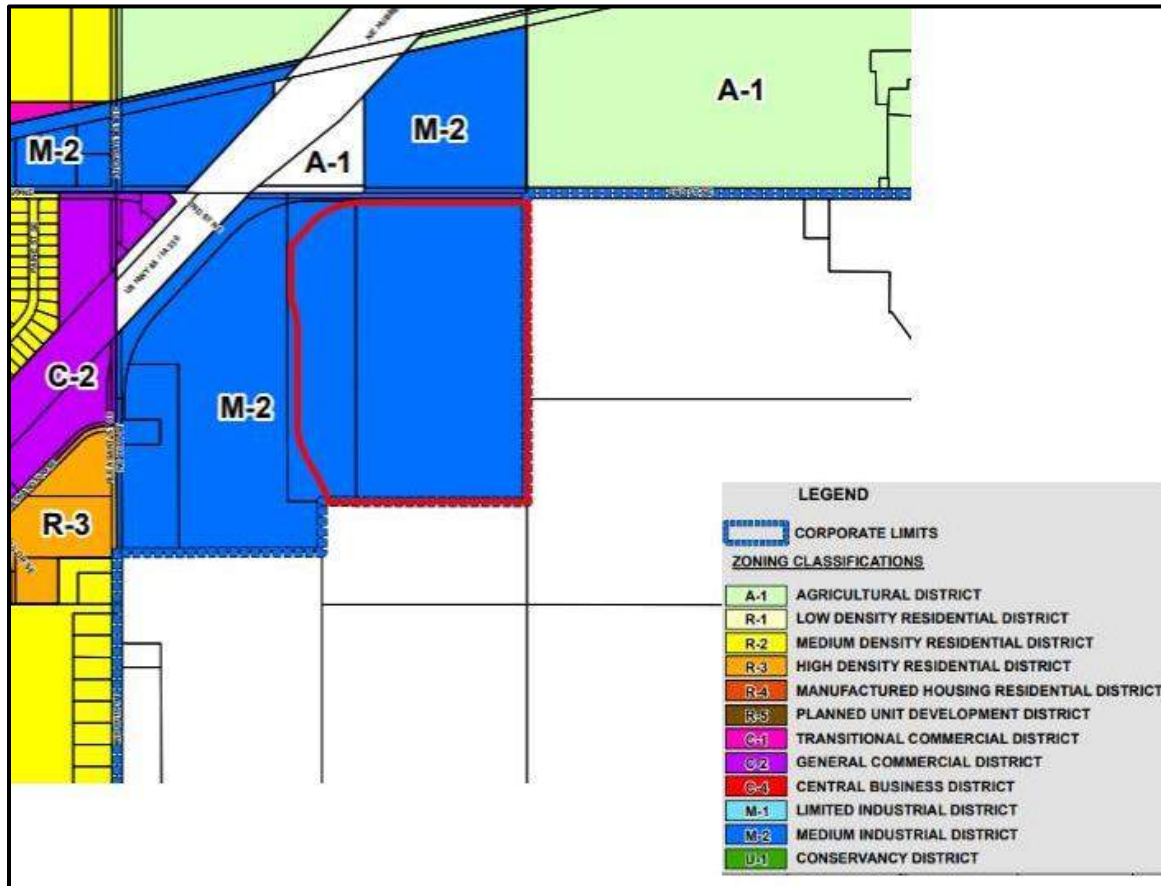
06

## Zoning



## CURRENT ZONING

The property is currently zoned Medium Industrial (M-2) within the City of Bondurant. A zoning change will not be required for industrial use.



The M-2 district is intended and designed to primarily accommodate wholesale and warehouse activities and industrial operations whose external effects are restricted to the area of the district and are not detrimental to adjoining or surrounding districts by reason of any gas, fumes, vibrations, dust, cinders, smoke, noise, or unsightly appearance.

*Support Documentation:*

*City of Bondurant Code of Ordinances – Section 178.14 (As of August 23, 2022)*

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# Transportation



## ROADS

The site is approximately four miles from I-80 and approximately seven miles from I-35.



NE Hubbell Ave / US Highway 65, which provides access from I-80, is located approximately 500 feet east of the site. Currently, the site can be accessed from 78<sup>th</sup> Street NE which runs along the northern boundary, but future road improvements are planned for the area as shown on the conceptual plan below. These future improvements will allow for better access from NE Hubbell Avenue / US Highway 65 with an improved intersection as well as a new road along the western boundary of the site.



## COMMERCIAL SERVICE AIRPORT

Des Moines International Airport (DSM) – 20 miles



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## Utilities



*Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions at the time of certification documentation. Future users should confirm that the infrastructure is adequate for their project.*

## ELECTRIC



Provider: MidAmerican Energy Company

### Service Details

- Existing Infrastructure:
  - Distribution: 13.2 kV – adjacent to the northern border of the site
  - Transmission: 161 kV –approximately 1,300 feet west of the site
  - Substation: NE 54<sup>th</sup> Ave – 3.3 miles from the site
- Available Capacity: 2.5+ MW
- Improvements: Once a new feeder is installed in Fall 2022, two sets of regulators and a capacitor are required to provide 2.5 MW on this site.
- Estimated Cost and Schedule: \$90,240 and approximately four months
- Other: For a 2.5 MW load, it would be expected that net revenue credits would cover any associated costs.

Contact:  
 Katie Lord  
 Business and Community Development Manager  
 MidAmerican Energy Company  
 katie.lord@midamerican.com  
 (515) 252-6603

*Support Documentation:*  
 Letter from MidAmerican Energy Company – September 6, 2022  
 Electric Questionnaire – September 23, 2021

## NATURAL GAS



Provider: MidAmerican Energy (distribution) and Northern Natural Gas (transmission)

### Service Details

- Existing Infrastructure: A 6-inch 60 psi gas main distribution line runs along NE 80<sup>th</sup> Street, approximately 500 feet from the northwest corner of the property.
- Available Capacity: 10,000+ mcf per month after improvements
- Improvements: A 2-inch 60 psi line will be extended approximately 2,000 feet to serve the site. The Northern Natural Gas town border station will need to be upgraded as well.
- Estimated Cost: \$258,629 - \$65,000 for distribution and \$180,421 for border station
- Estimated Schedule: 5-6 months assuming non-frost conditions
- Other: The extension would occur in public right-of-way.

### Contact:

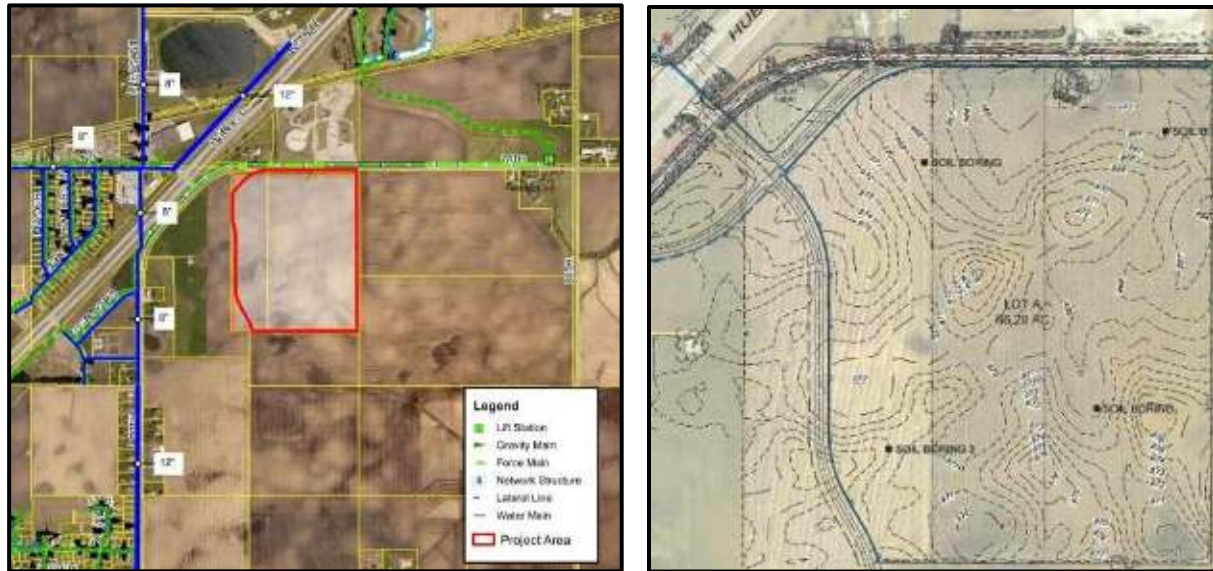
Katie Lord  
Business and Community Development Manager  
MidAmerican Energy Company  
katie.lord@midamerican.com  
(515) 252-6603

### Support Documentation:

Letter from MidAmerican Energy Company – September 6, 2022

Natural Gas Questionnaire – October 20, 2021

## WATER



Provider: City of Bondurant

### Service Details

- Existing Infrastructure: A 12-inch main with an excess capacity of 250,000 gallons per day is located approximately 600 feet northwest of the site.
- Improvements: The 12-inch main will need to be extended 600 feet to serve the site. Due to the proposed new roads, there will be 4,750 linear feet of new water main.
- Estimated Cost and Schedule: \$673,200 and 165 days
- Other: The improvements are planned as part of an overall infrastructure plan that involves new street construction. The utilities will exist in the new and existing public rights-of-way. A permit from IDOT to cross Highway 65 will be needed.

### Water Treatment

- Plant: Des Moines Water Works Fleur Drive Plant (11.5 miles)
- Total Permitted Capacity: 90 million gallons per day
- Average Utilization: 50 million gallons per day
- Peak Utilization: 85 million gallons per day
- Excess Capacity: 5 million gallons per day (factoring in peak utilization)
- Other: City of Bondurant currently purchases 1,200,000 gallons per day from Des Moines Water Works. The average utilization of water purchased is 600,000 gallons per day, and excess capacity, factoring in peak utilization, is 300,000 gallons per day.

### Contact:

Marketa Oliver  
City Administrator  
City of Bondurant  
moliver@cityofbondurant.com  
(515) 967-2418

### Support Documentation:

Letter from Veenstra & Kimm Inc. – July 19, 2022

Letter from Veenstra & Kimm Inc. – May 4, 2022

Water Questionnaire – October 25, 2021



## WASTEWATER



Provider: City of Bondurant

### Service Details

- Existing Infrastructure: There is an 8-inch force main along the northern site boundary that connects the lift station to the east of the site to the 18-inch line to the west of the site. The lift station is approximately 2,475 feet east of the site. The lift station and 8-inch force main have approximately 750,000 gallons per day of capacity with current flow less than 50,000 gallons per day.
- Improvements: A new 12-inch gravity would run approximately 2,475 feet along NE 78<sup>th</sup> Avenue from the site to the lift station to the east.
- Estimated Cost: \$504,625
- Estimated Schedule: Approximately 150 days (5 months)

### Wastewater Treatment

- Plant: Des Moines Water Works WRA Wastewater Reclamation Facility (9.5 miles)
- Total Permitted Capacity: 134,000,000 average wet weather and 200,000,000 maximum wet weather
- Average Utilization: 80,000,000 gallons per day
- Peak Utilization: 170,000,000 gallons per day
- Excess Capacity: 30,000,000 gallons per day, factoring in peak utilization and maximum wet weather capacity

### Contact:

Marketa Oliver  
City Administrator  
City of Bondurant  
moliver@cityofbondurant.com  
(515) 967-2418

### Support Documentation:

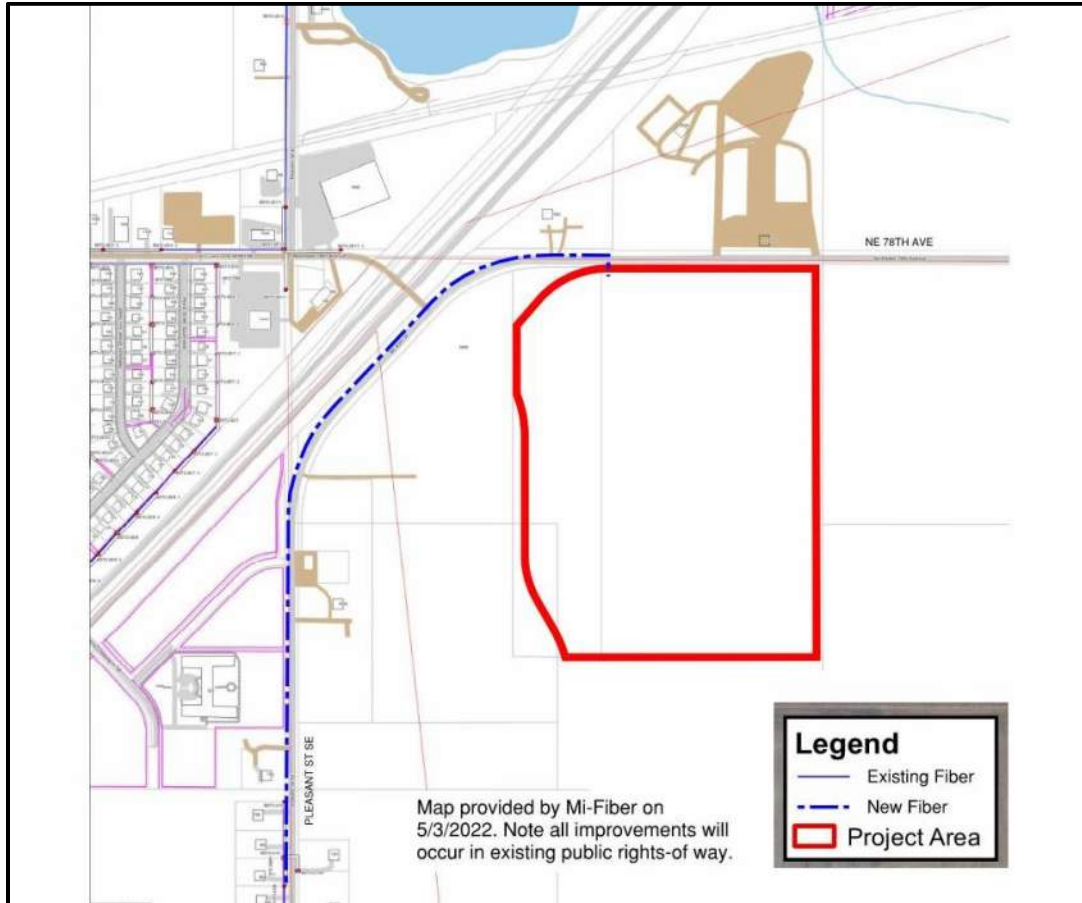
Letter from Veenstra & Kimm Inc. – July 19, 2022

Letter from Veenstra & Kimm Inc. – May 4, 2022

Wastewater Questionnaire – October 25, 2021



## TELECOMMUNICATIONS



Provider: mi-fiber

### Service Details

- Existing Infrastructure: The nearest infrastructure that would be utilized to serve the site is approximately 3,000-feet from the property.
- Improvements: Extend the buried line approximately 3,000-feet to the site.
- Estimated Cost and Schedule: \$31,513 and approximately 8 weeks
- Other: Public rights-of-way will be used to place buried fiber to the site, but IDOT and city permits will be required.

### Contact:

Mark Harvey  
General Manager  
mi-fiber  
mharvey@mi-fiber.net  
(319) 961-2330

### Support Documentation:

*Telecommunications Costs and Schedule – May 3, 2022*  
*Telecommunications Questionnaire – September 24, 2021*

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## Due Diligence



## ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) revealed no evidence of recognized environmental conditions in connection with the property.

*Support Documentation:*

*Phase I Environmental Site Assessment – Allender Butzke Engineers Inc. – November 17, 2021*

## WETLANDS

An Approved Jurisdictional Determination from the U.S. Army Corps of Engineers, which is valid for five years, indicated that there are no jurisdictional wetlands on the property. The approximately 1.28 acres of wetland that were identified in the Wetland Delineation Report are considered isolated and non-jurisdictional.

*Support Documentation:*

*Approved Jurisdictional Determination – U.S. Army Corps of Engineers – June 28, 2022*

*Wetland Delineation Report – Shive Hattery – November 1, 2021*

## SPECIES

### U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
  - Indiana Bat (Mammal) - Endangered
  - Northern Long-eared Bat (Mammal) - Threatened
  - Monarch Butterfly (Insect) - Candidate
  - Eastern Prairie Fringed Orchid (Flowering Plant) - Threatened
  - Prairie Bush-clover (Flowering Plant) - Threatened
  - Western Prairie Fringed Orchid (Flowering Plant) - Threatened
- Critical Habitats
  - No critical habitats at this location.

While suitable habitat for the Indiana Bat, Northern Long-eared Bat, and Monarch Butterfly may be present on the site, the Endangered Species Act Consultation concluded that the project area will have “no effect” to the listed species, their habitats, or proposed or designated critical habitat. While the review concluded no effect, tree removal of the three suitable bat habitat trees at the old farmstead along NE 78<sup>th</sup> Street should be completed during the approved tree clearing window.

*Support Documentation:*

*Section 7 Review/Endangered Species Act Consultation – Shive-Hattery – November 16, 2021*

*Official Species List – U.S. Fish and Wildlife – September 17, 2021*

## CULTURAL RESOURCES

The Phase I Intensive Archaeological Survey identified one archaeological site (13PK1112), but it is recommended not eligible for the National Register of Historic Places (NRHP). The Iowa State Historic Preservation Office (SHPO) indicated the report meets guidelines established by the Association of Iowa Archeologists and agree with the consultant's recommendations.

The Reconnaissance-Level Architectural History Survey found that two buildings within the quarter-mile buffer zone are either eligible or potentially eligible for the NRHP, including one previously determined eligible in 2001. Wapsi Valley Archaeology recommends avoidance or

mitigation of adverse visual and/or vibration effects caused by construction. Avoidance of visual effects may be achieved through erection of a view barrier, such as tree plantings or an appropriate fence. In addition, because the properties are within 100 feet of the project area, vibration monitoring is recommended if construction is planned in proximity to the resources. SHPO agreed with the recommendations in the report.

*Support Documentation:*

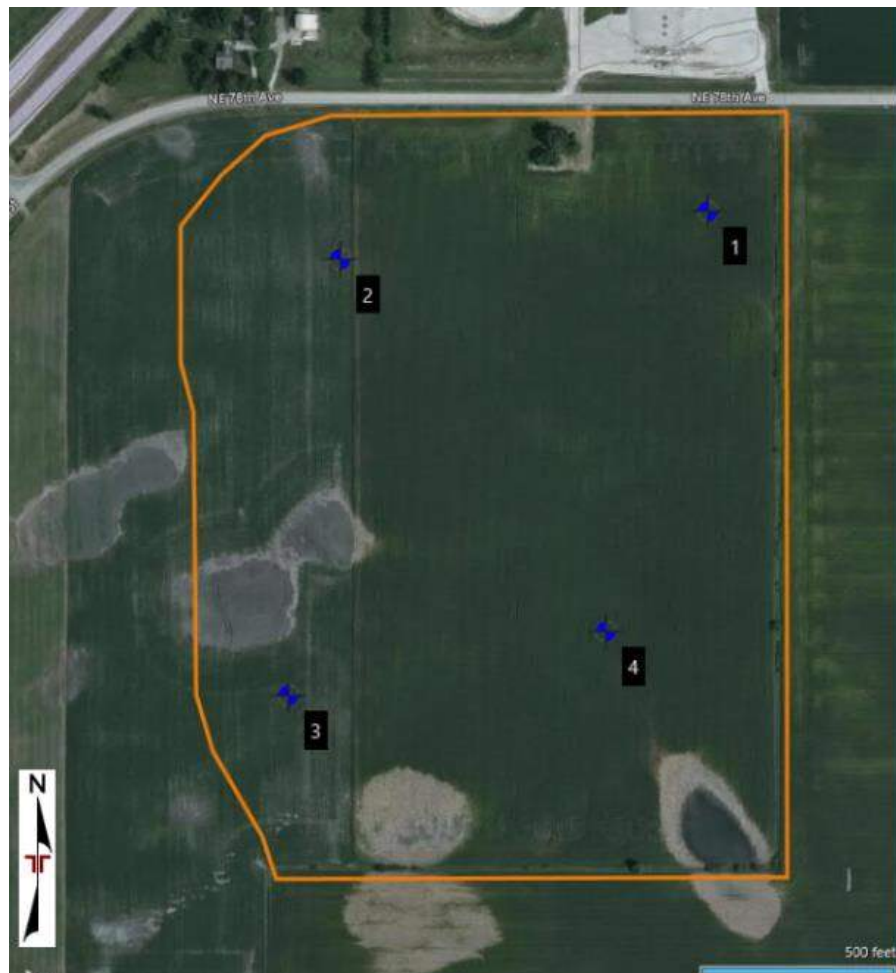
*Email from Iowa State Historic Preservation Office (Branden Scott) – August 19, 2022*

*Phase I Intensive Archaeological Survey - Wapsi Valley Archeology – July 2022*

*Reconnaissance-Level Architectural History Survey – Wapsi Valley Archaeology – May 2022*

## GEOTECHNICAL

A Preliminary Geotechnical Engineering Report included four soil borings drilled to depths of approximately 25.5 feet below existing site grades. Based on the soil properties encountered at the site and knowledge of geologic conditions of the general area, it is the opinion of the geotechnical engineer that Seismic Site Classification D should be used for designing the majority of the site.



*Support Documentation:*

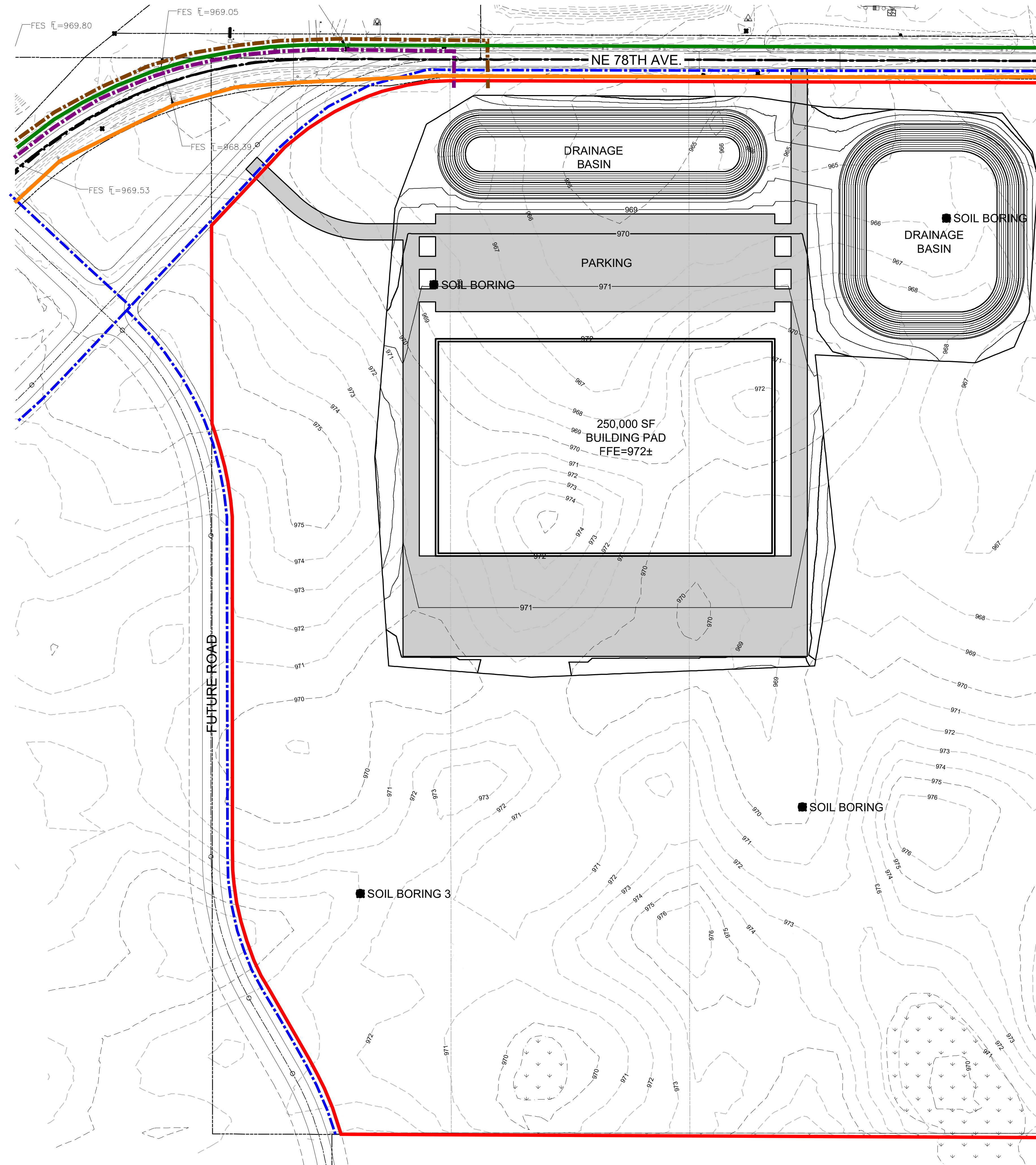
*Preliminary Geotechnical Engineering Report – Terracon – January 17, 2022*

**10**

## Master Plan














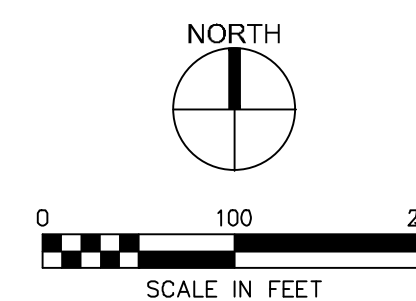
NOTE: A 32 FEET WIDE WATER LINE EASEMENT IS KNOWN TO BE LOCATED ON SITE AND IS BELIEVED TO BE ALONG THE NORTH PROPERTY BOUNDARY. SEE SITE SURVEY FOR ADDITIONAL INFORMATION.

TOTAL SITE AREA = 65.65 AC

DEVELOPABLE AREA = 65.65 AC

LEGEND:

- |   |  |
|---|--|
|  | PROPERTY LINE                            |
|  | PROPOSED 12" WATER MAIN                  |
|  | EXISTING 8" SANITARY FORCE MAIN          |
|  | PROPOSED 12" SANITARY GRAVITY MAIN       |
|  | PROPOSED FIBER OPTIC LINE                |
|  | PROPOSED 2" GAS SERVICE LINE             |
|  | EXISTING 13.2 kV PRIMARY ELECTRICAL LINE |



**SHIVE-HATTERY**  
ARCHITECTURE + ENGINEERING

4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266  
515.223.8704 | [www.shive-hattery.com](http://www.shive-hattery.com)

Iowa | Illinois | Indiana | Nebraska | Wisconsin

MYERS INDUSTRIAL SITE

CITY OF BONDURANT  
BONDURANT, IOWA

PRELIMINARY  
- NOT FOR  
CONSTRUCTION

DRAWN: ---	---
APPROVED: ---	---
ISSUED FOR: CERTIFICATION	
DATE:	05/10/2022
PROJECT NO: 4216010	
FIELD BOOK:	---
CLIENT NO:	---

## SITE LAYOUT CONCEPT

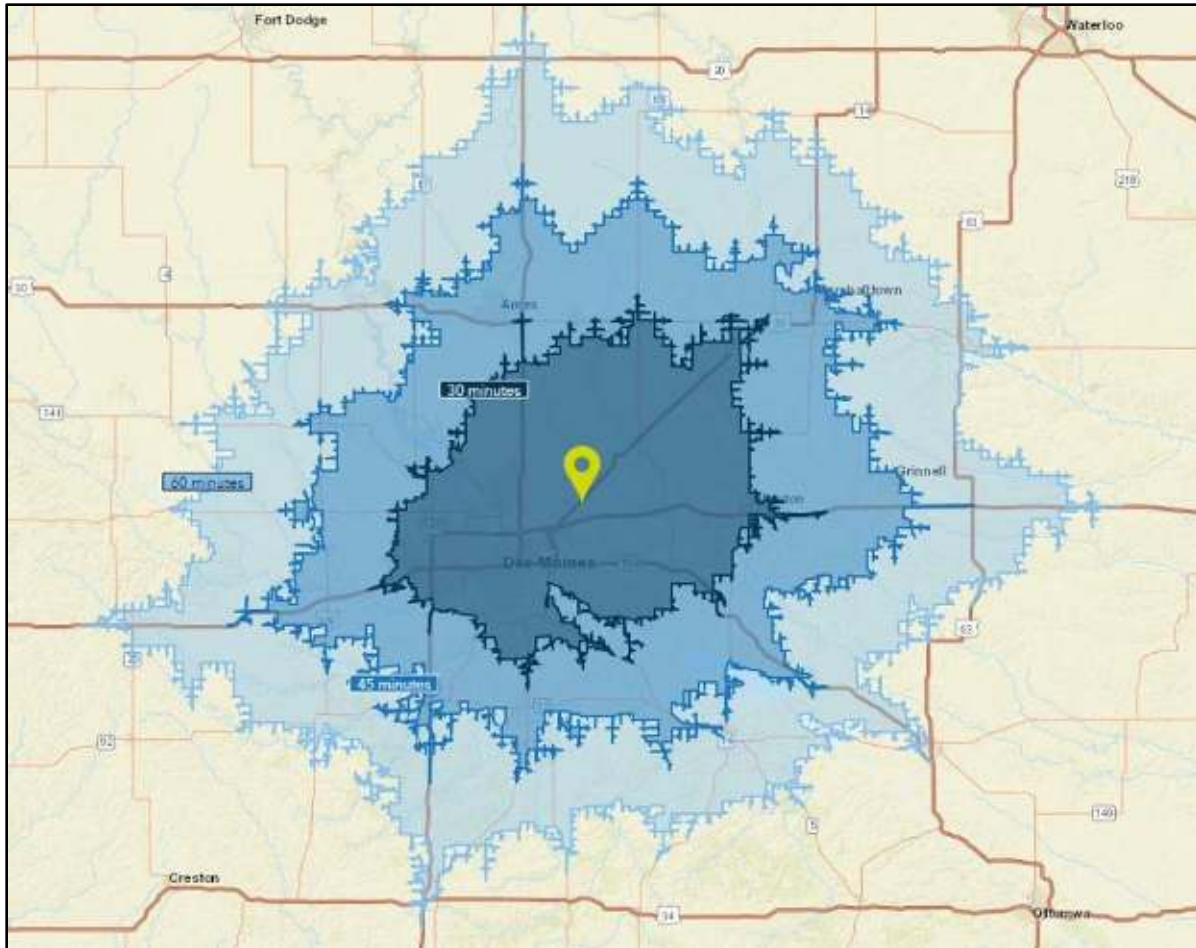
## EX.1

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11

# Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	604,126	839,555	960,255
Labor Force	342,474	466,317	531,911
Manufacturing Employment	29,983	44,029	54,961
Percentage Employed in Manufacturing	9%	10%	11%
Median Age	36.8	36.3	36.9
Bachelor's Degree Attainment	28%	28%	27%
Average Hourly Wage	\$30.09	\$29.25	\$28.66
Average Manufacturing Wage	\$32.83	\$31.26	\$30.62

Source:  
 ESRI Business Analyst Online – 2022 (all data except wages)  
 JobsEQ – Q1 2022 (wage data)



# 12

## Summary + Recommendations



## Strengths:

- Site is approximately 65 total acres, all of which are developable
- The site is zoned Medium Industrial.
- The site is free of wetlands, flood zones, and other items that would impact development of the property.
- The site is close to U.S. Highway 65 and proposed road improvements will improve access.
- The site is close to two interstate systems, with I-80 the closest at 3.8 miles.

## Challenges:

- A NRHP-eligible building is located across NE 78th Street from the site. Avoidance or mitigation of adverse visual and/or vibration effects caused by construction are recommended. Avoidance of visual effects may be achieved through erection of a view barrier, such as tree plantings or an appropriate fence. In addition, because the properties are within 100 feet of the project area, vibration monitoring is recommended if construction is planned in proximity to the resources.
- If the three trees at the old farmstead along NE 78<sup>th</sup> Street that have the potential to be suitable bat habitat are to be removed, this work should be completed during the approved tree clearing window.
- Additional water utility easements may be needed to support long-term growth.

## Recommendations:

- Install signage around the property that it's available for industrial development and a certified site.
- Costs and schedules are changing drastically due to ongoing supply chain issues. Ensure the cost and schedule estimates remain up to date.
- Ensure that the proposed road construction does not hinder access to the site, especially for a new facility trying to construct or get materials delivered.





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