



Outside the Gate Port Centric Development and Investment

As one of the Commonwealth's most critical assets driving the economy, The Port of Virginia has realized record growth in container volumes over the past two years. With COVID-19 causing disruptions throughout the global supply chain, Virginia's ports maintained superior performance and have further solidified its relationships with current customers while earning new business daily. Matching this business growth, the Port of Virginia has begun a \$1.4 billion capital investment program that includes expanding rail capacity, widening and deepening our channels to at least 55 feet deep, and modernizing the North Berth and Container Stacking Yard at Norfolk International Terminals. Ongoing shifts in the supply chain and continued growth in segments such as e-commerce have led to a renewed level of interest regarding outside-the-gate industrial development in the Greater Hampton Roads region and more directly, the communities that have property near the Port's primary container terminals. NorthPoint Development's proposed Phenix Commerce Center is a notable example of this opportunity, which will bring much-needed high-quality modern industrial real estate to the City of Hampton that will support job growth and continued investments in the community.

The Port of Virginia's FY 21 Economic Impact:

- \$100.1 Billion in Output Sales
- \$47.4 Billion in Virginia Gross State Product
- \$27.2 Billion in Virginia Labor Income
- 436,667 Full- and Part-Time Jobs
- \$2.7 Billion in State and Local Taxes and Fees

The Port of Virginia's Impact to the City of Hampton:

- 112 Port of Virginia employees live in Hampton
- Warehousing and Transportation employment has grown by 10% (Approx. 1500 FTEs) in Hampton over the past 2 years; Avg. Weekly Wage \$820

Key Port Customers and Major Employers in Hampton:

- Howmet Aerospace
- Amazon (recently announced off Enterprise Parkway)
- NYK Logistics

Market response to Port of Virginia volume growth:

Phenix Commerce Center -



Project Summary:

- \$93+ million capital investment
- Estimated \$800,000+ annual tax revenue for the City of Hampton
- Creation of approximately 450 jobs (250 operational and 200 construction)
- Roughly 60 acres
- Former Virginia School for the Deaf, Blind and Multi-disabled (all structures have been demolished)
- Two multi-tenant light industrial / flex buildings being proposed (540,000 SF & 300,000 SF). There will be NO heavy manufacturing uses allowed
- Proposed name is Phenix Commerce Center however the Developer is open to other suggestions from the community

Commitments from NorthPoint Development:

- Developer will donate a 5,600 SF workforce training center, build-out and furnish the space, and partner with the City of Hampton and others to operate the center
- Each new tenant within the Commerce Center will be required to provide a two-week hiring head start to local Hampton residents
- SWaM owned businesses will receive a portion of the construction scope of work
- A virtual vendor fair will be held when a General Contractor has been selected
- Substantial partnership and involvement with the City of Hampton to develop the additional 10 acres into a community benefit use
- The new road within the Phenix Commerce Center will be named Dr. Mary Christian's Way to honor the history of the site

Project Commitments:

- Converting Pine Avenue to a walking/biking path and connecting it to the HRT bus stop at the SE intersection of Pembroke Ave and Aberdeen Rd
- New traffic signal to be installed on Aberdeen Rd, to the south of Pembroke Ave. This will be the primary entrance to Phenix Commerce Center
- The entrances from Shell Rd will be for emergency access ONLY. No vehicular or truck traffic will be allowed access via Shell Road
- Off-site signs will be installed to direct traffic to necessary entrances
- Majority of the existing woodlands will be preserved to provide a buffer from nearby residents
- New landscaping will be installed beyond the City of Hampton's minimum requirements
- A sound wall will be installed in the northeastern corner of the property line, parallel to Childs Ave
- Two new storm water management basins will be installed parallel to Aberdeen Road to manage drainage according to the City's requirements. This will help improve the existing conditions along Aberdeen Rd, and other drainage areas of concern around the property