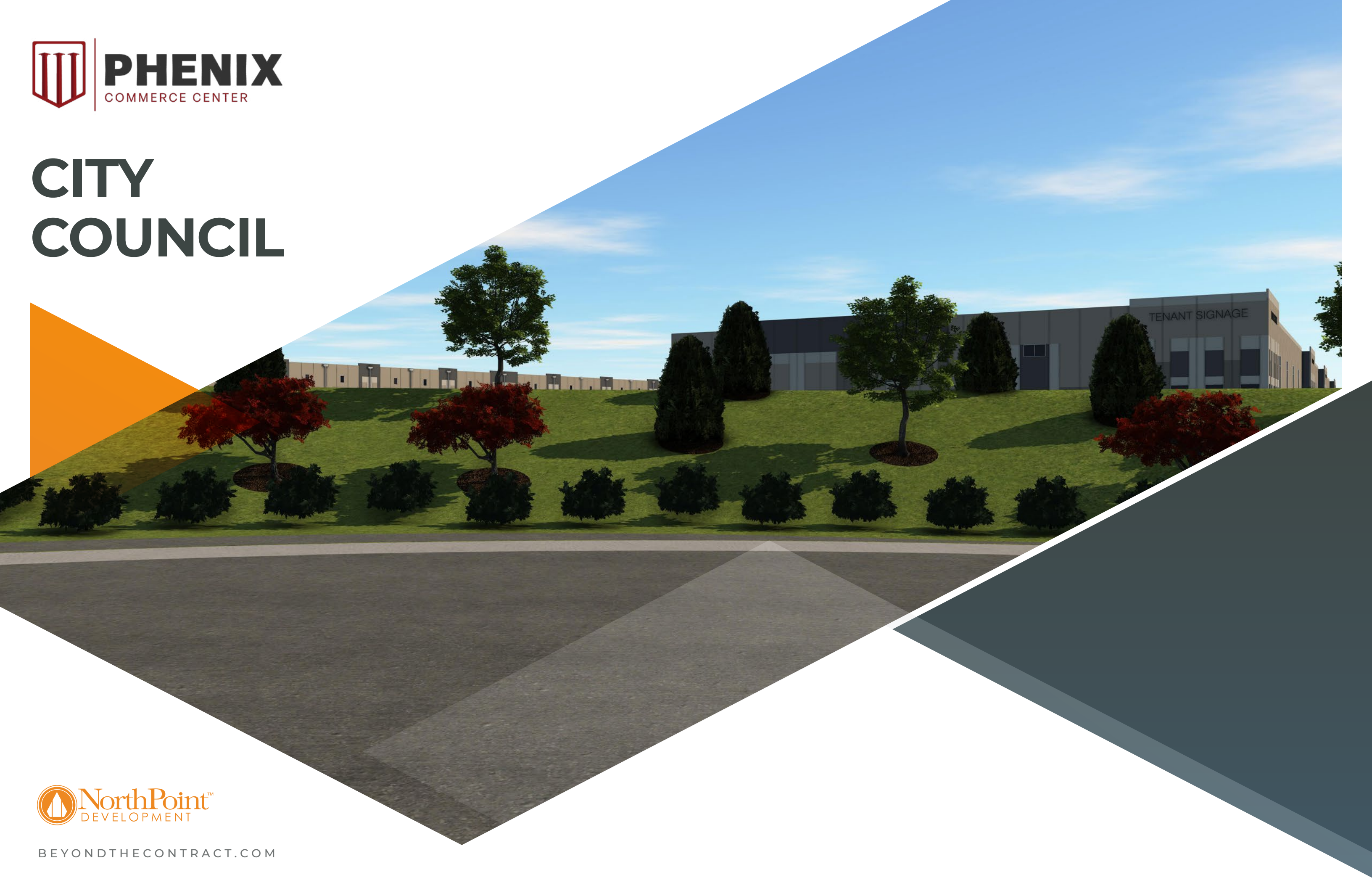


CITY COUNCIL



OVERVIEW OF NORTHPOINT

147.4+
MILLION SF
CURRENT INDUSTRIAL
PORTFOLIO

\$15.3+
BILLION
TOTAL CAPITAL RAISED
SINCE INCEPTION

41.9+
MILLION SF
INDUSTRIAL SPACE
UNDER CONSTRUCTION

NORTHPOINT WAS RANKED THE

#1

**INDUSTRIAL
DEVELOPER**

OVER THE LAST 5 YEARS BY

REAL CAPITAL ANALYTICS

29.3+
MILLION SF
INDUSTRIAL SPACE
LEASED IN 2021

78+
THOUSAND
EST. JOBS CREATED
IN OUR DEVELOPMENTS

26
STATES
WITH DEVELOPMENTS
COMPLETED AND
UNDER CONSTRUCTION

*All stats last updated beginning of Q4 2022

557+
INDUSTRIAL
CLIENTS

References available from our
clients; a few are represented here



PHENIX COMMERCE CENTER FUNDAMENTALS



OUR PROCESS

Outreach

- Meetings with community stakeholders and local agencies
 - Community Meetings Held March 8 and June 27
 - Small Group Neighbor Meetings Held April 11 and 12
 - Meetings with Local Agencies/Organizations March - October

Listen

- What's important to stakeholders?

Respond

- Are plan revisions possible?
- Can we find solutions to current issues?

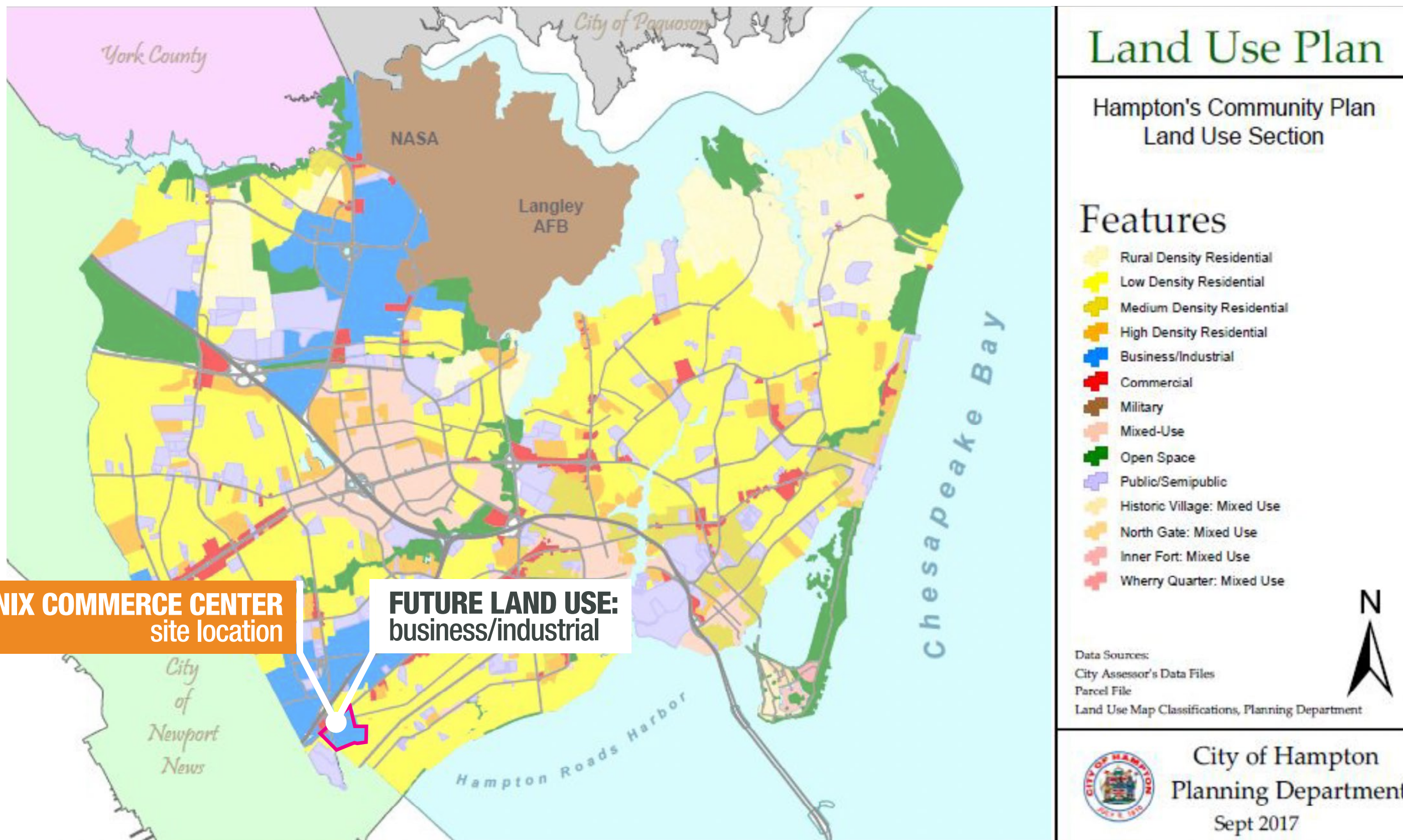
WHAT WE HEARD

- Concerns about access to Shell Road
- Stormwater drainage
- Landscape buffering and noise
- Industrial is not preferred land use at this site
- Importance of honoring the history of the site

HOW WE RESPONDED

- Converted access points to Shell Road to emergency access only
- Designed large stormwater detention basins on the west side of the site to direct water away from residential homes
- Added large berms and significant landscaping around site
- Added a noise wall on northeast side of the site
- Worked with city zoning and legal staff to:
 - Craft proffer statement and development agreement to limit uses that can occupy site
 - Ensure that development controls are in place, to meet intention of the city's future use plan
- Financial contribution for adjacent 11 acre parcel for a community benefit

PHENIX COMMERCE CENTER FUTURE LAND USE PLAN



PHENIX COMMERCE CENTER
site location

FUTURE LAND USE:
business/industrial

PHENIX COMMERCE CENTER PROJECT SUMMARY



\$93+
MILLION
TOTAL CAPITAL
INVESTMENT

250
TOTAL PROJECTED
OPERATIONAL JOBS

200
TOTAL PROJECTED
TEMPORARY
CONSTRUCTION JOBS

ESTIMATED
\$800+
THOUSAND
ANNUAL TAX REVENUE
FOR THE CITY OF HAMPTON

±840+
THOUSAND SF
TOTAL BUILDING AREA

ZONING

Proposed M-2 zone with
proffered conditions

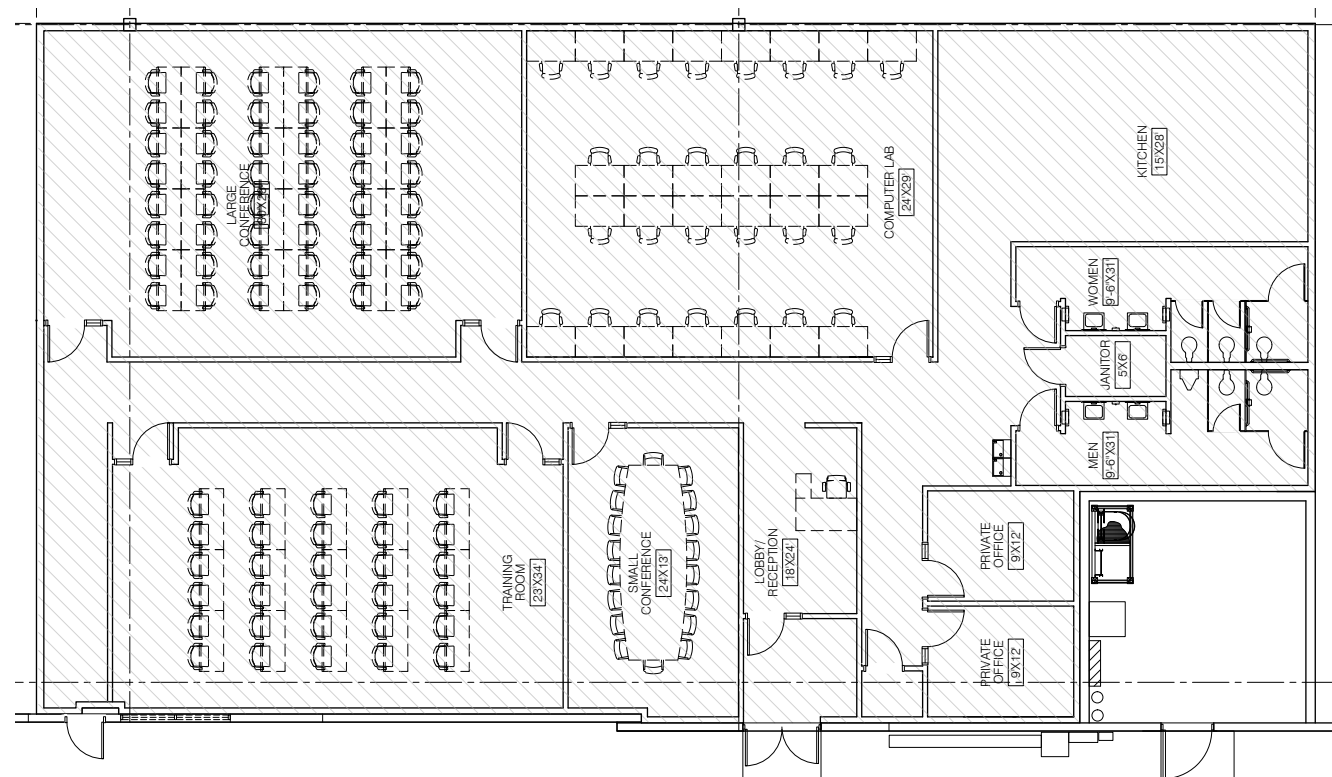
PHENIX COMMERCE CENTER CONCEPT PLAN



COMMITMENTS FROM NORTHPOINT DEVELOPMENT



- 5,600 square foot Work Force Training Center, furnishings and computers included
- Partnership with the Economic Development Authority to operate
- Two-week hiring head start for local Hampton residents
- Commitment to SWaM participation in construction and property management
- Virtual Vendor Fair when General Contractor is selected
- Financial contribution to the City for community benefits on adjacent 11 acres
- Buildings will be LEED certified and constructed for solar roof panels
- Minimum of 4 tenants within park to provide wider range of jobs



Workforce Training Center initial layout



JOB AND TENANT SUMMARY

PERMANENT EMPLOYEES

- Est. 250 operational employees
 - Based on Portfolio survey
 - Not including E-Commerce (5x employment rate)
- Wide range of jobs

TENANT MIX

- Committed to a minimum of 4 tenants
- Variety of employment opportunities
- Decrease likelihood of vacancy
- Opportunity for light manufacturing tenants

TENANT PROFILE

Manufacturing or Assembly related:

- Within NorthPoint Portfolio
 - Crossdock Buildings: ~20%
 - Single Load Buildings: ~49%
- Within Hampton Roads
 - Since 2012, ~23%

(Source: Colliers International)

HAMPTON, VA DEMOGRAPHIC PROFILE W/IN 3 MILES OF SITE

INCOME

\$43,121 Median Household Income

\$26,499 Per Capita Income

\$32,602 Median Net Worth

UNEMPLOYMENT RATE

6.4% within 3 miles of site

3.5% in United States

2.6% in Virginia

PHENIX COMMERCE CENTER LANDSCAPING AND BERMING



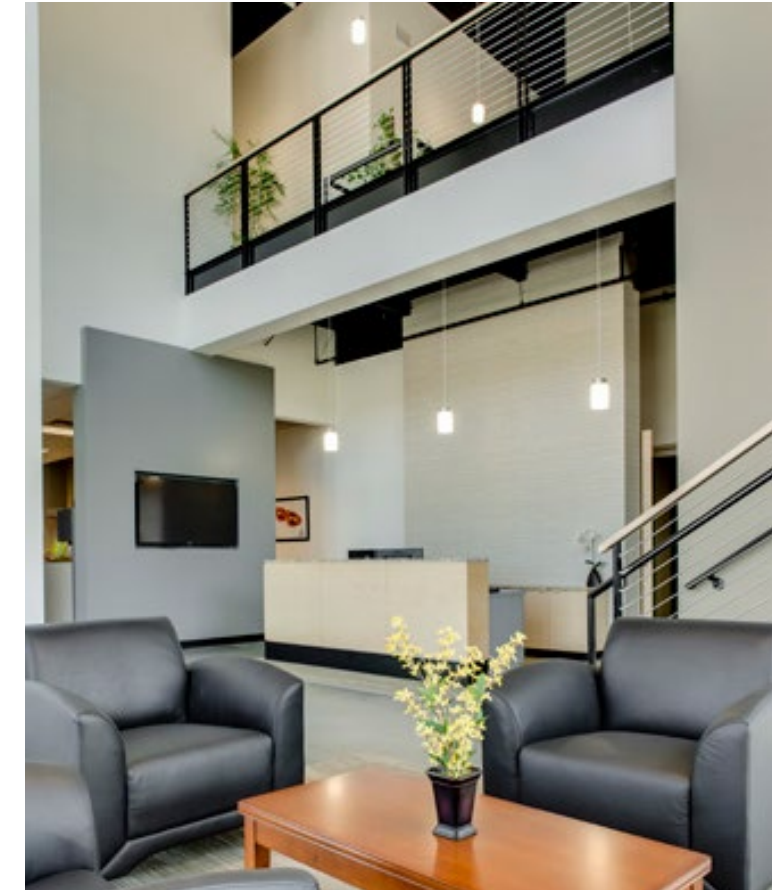
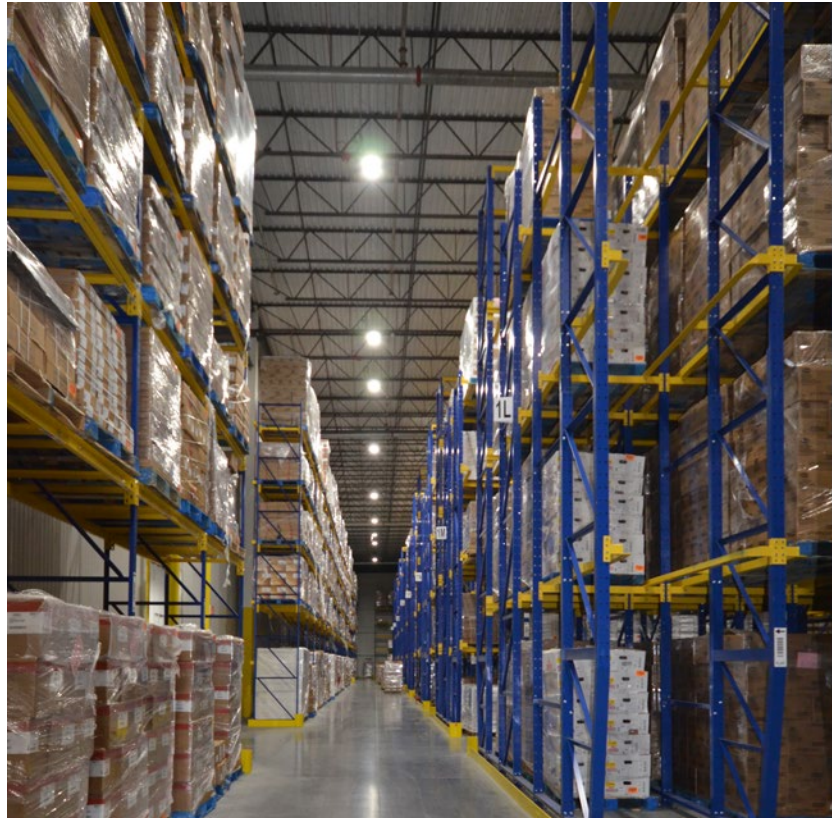
PHENIX COMMERCE CENTER **CHILDS AVE SOUND WALL & LANDSCAPING**



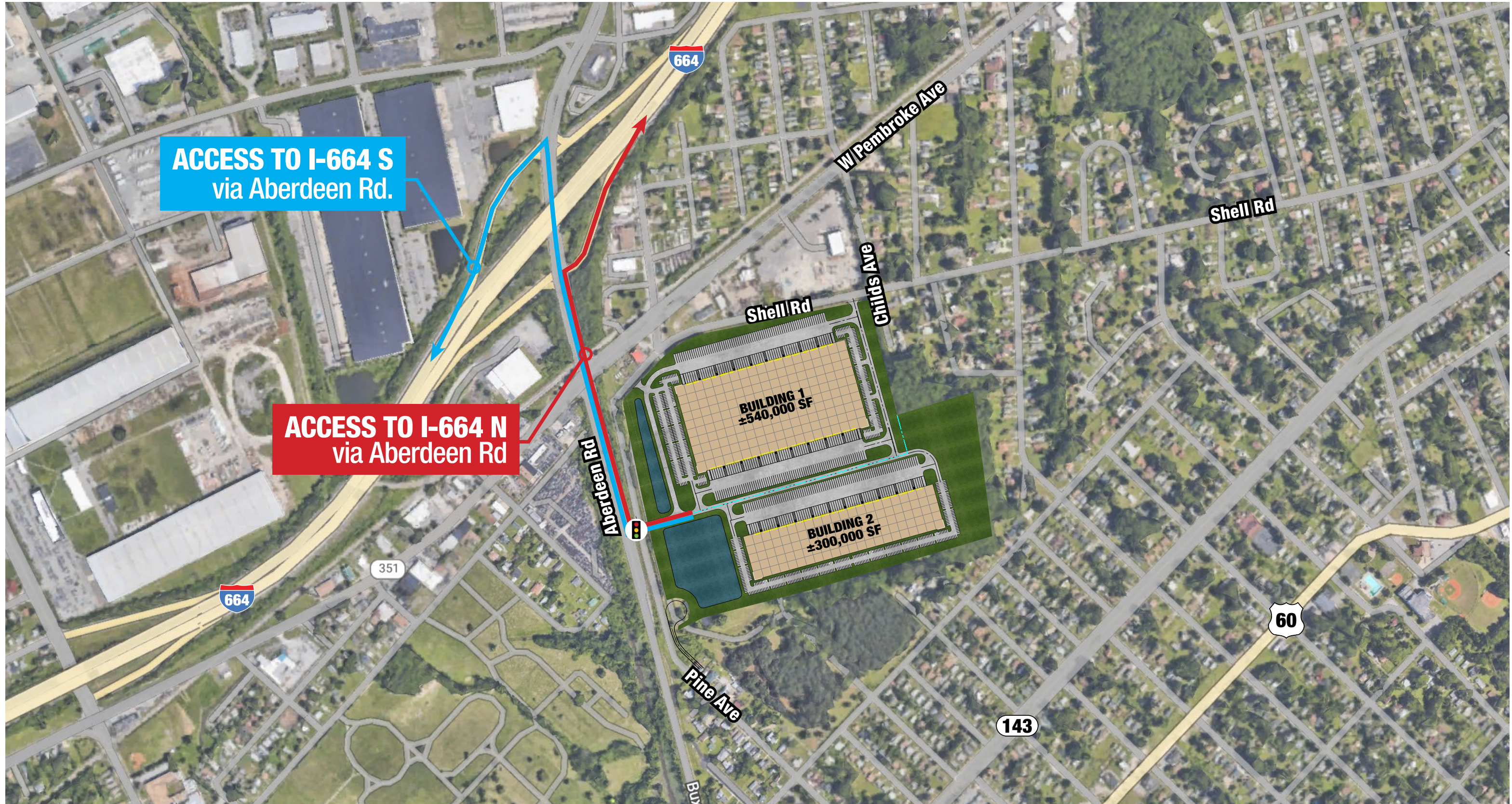
PHENIX COMMERCE CENTER **BIG BETHEL ROAD**



BUILDING INTERIOR EXAMPLES



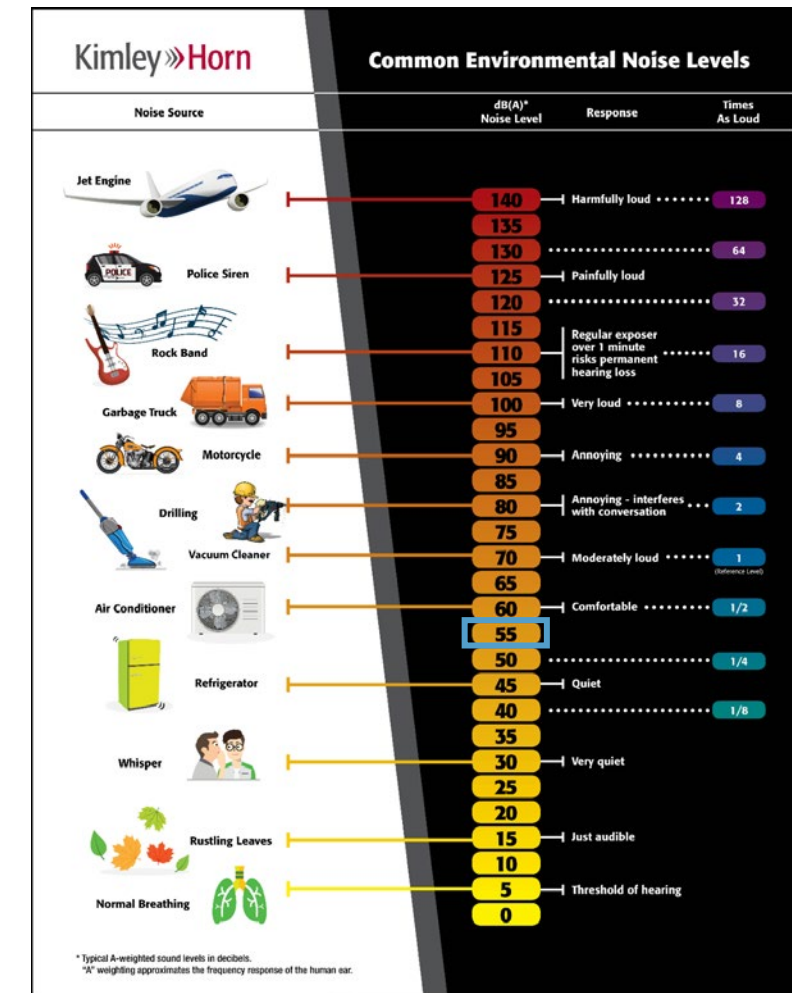
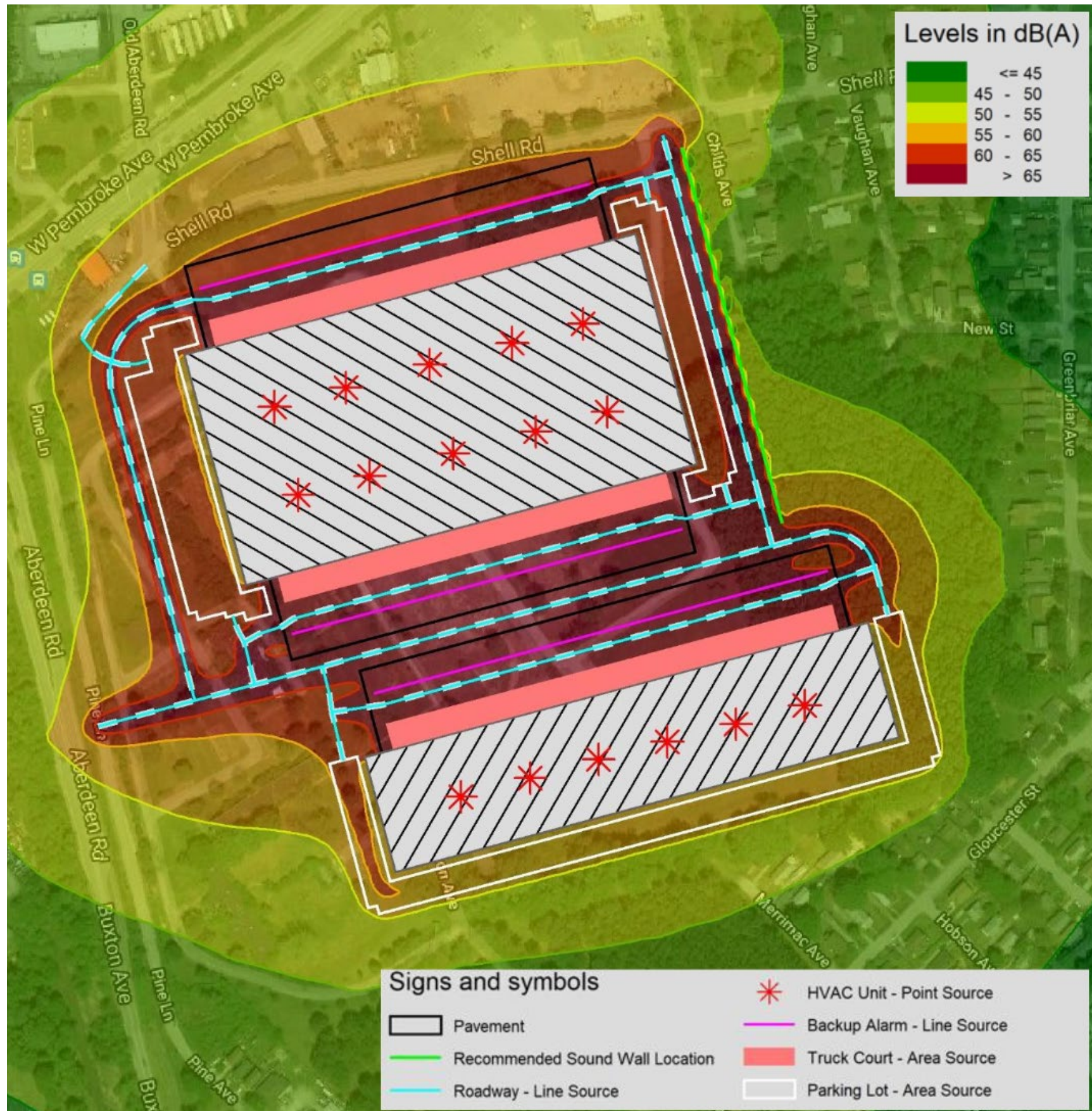
PHENIX COMMERCE CENTER SITE ACCESS



PHENIX COMMERCE CENTER
SITE ACCESS



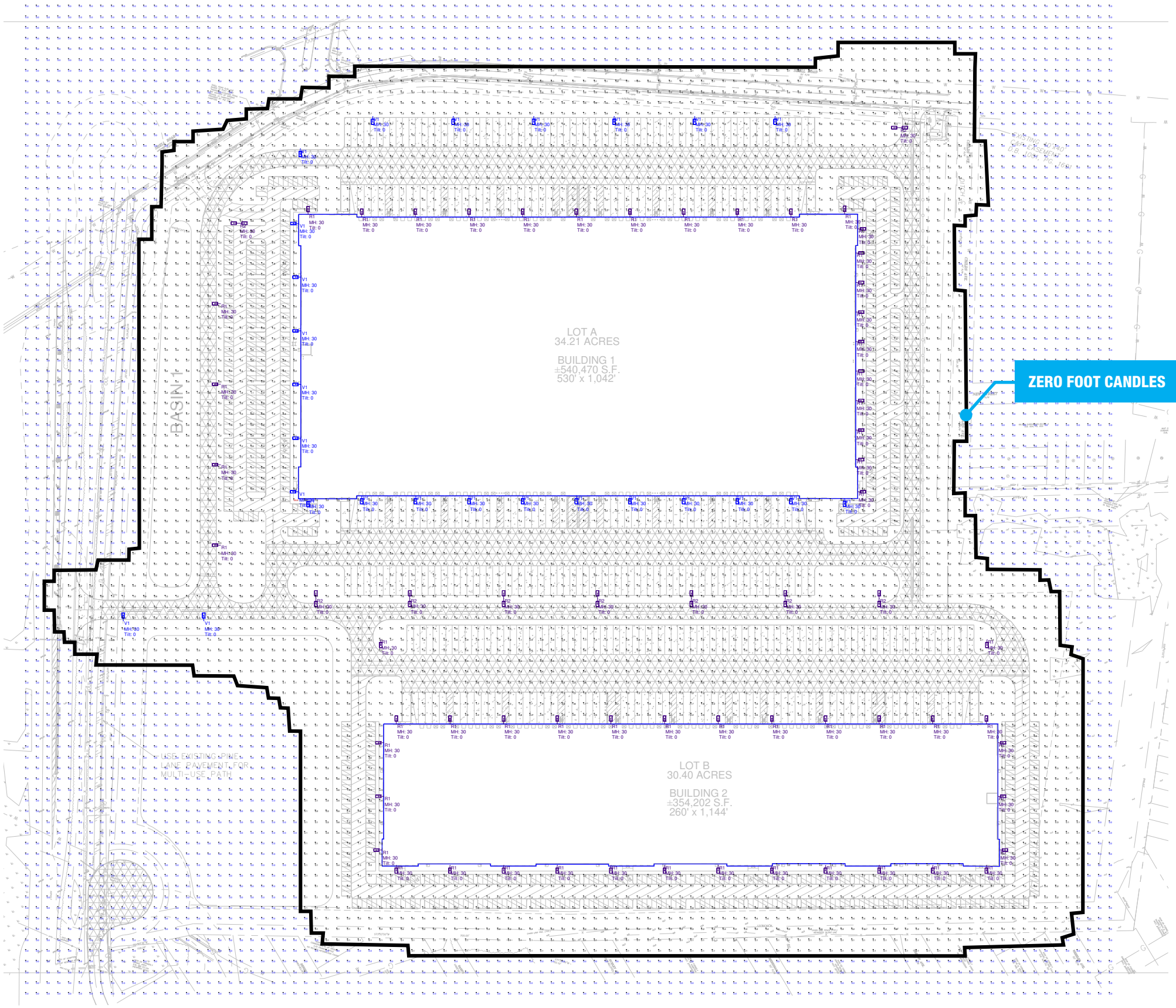
PHENIX COMMERCE CENTER SOUND STUDY



- Proposed noise levels will be less than 55 db(a) at all residential property lines
- Orientation of buildings keeps noise of operational activity facing away from residential property lines
- Noise wall proposed to be constructed on northeast property line (Childs Ave)

PHENIX COMMERCE CENTER

LIGHT STUDY



PHENIX COMMERCE CENTER AIR QUALITY STUDY

- An air quality study was performed to determine the impact of the development on the surrounding air quality
- Dispersion modeling was performed to determine how certain particulates would spread from the development
- Results show that there is no pollutant that will exceed the national air quality standards

Table 3: Maximum Offsite Concentrations from Operations

Pollutant	Averaging Period	Maximum Modeled Concentration	Background Level	Total Concentration	NAAQS	Exceed Threshold?
CO (ppm)	1-Hour	0.08 ppm	0.9 ppm	0.98 ppm	35 ppm	No
	8-Hour	0.06 ppm	0.8 ppm	0.86 ppm	9 ppm	
NO ₂ (ppb)	1-Hour	8.25 ppb	32.5 ppb	40.75 ppb	100 ppb	No
	Annual	1.18 ppb	3.34 ppb	4.52 ppb	53 ppb	
PM ₁₀ (µg/m ³)	24-Hour	2.92 µg/m ³	19.00 µg/m ³	21.92 µg/m ³	150 µg/m ³	No
PM _{2.5} (µg/m ³)	24-Hour	2.69 µg/m ³	28.4 µg/m ³	31.09 µg/m ³	35 µg/m ³	No
	Annual	0.77 µg/m ³	6.57 µg/m ³	7.34 µg/m ³	15 µg/m ³	
SO ₂ (ppb)	1-Hour	0.03 ppb	7.8 ppb	7.83 ppb	75 ppb	No
NAAQS = National Ambient Air Quality Standards; ppm = parts per million; ppb = parts per billion, µg/m ³ = micrograms per cubic meter						
Refer to Appendix A.						

- Proposed zoning meets future land use classification
- Proffers will prevent the site from changing uses to uses that are less desirable
- No traffic to Shell Road.
All traffic to Aberdeen Road via new traffic signal
- NorthPoint providing 5,600 SF Workforce Training Center
- Two week hiring head start for Hampton residents
- Commitment to SWaM participation
- Significant landscape buffer plantings and berming to screen development
- Noise, light, and air pollution levels show no negative impact on surrounding properties