



September 30, 2015

**Federal Agency
Initial Site Investigation and
Screening**

1. Introduction

The Metis Group performed initial site investigation and screening for the location to relocate the operations of a Federal agency customer of the U.S. General Services Administration (GSA). The purpose of this study was to identify potential sites for a new production facility for the United States Government, and compile information on various criteria for the purposes of a future site selection effort.

This report is presented in summary format, starting with a brief introductory section, followed by a one-page descriptive sheet for each of the properties screened at the second level. Accompanying this document is an Excel workbook with all properties researched telephone calls and online research.

2. Scope

The scope of work includes site identification and screening of each site under Primary criteria, then secondary information assemblage. Both vacant and improved properties throughout the metro-Washington DC region are included.

From the pool of identified properties, each property is screened against the Primary Criteria. For those meeting the Primary Criteria, additional due diligence is performed to collect secondary level information, consistent with the listing of information provided by GSA and Federal agency customer.

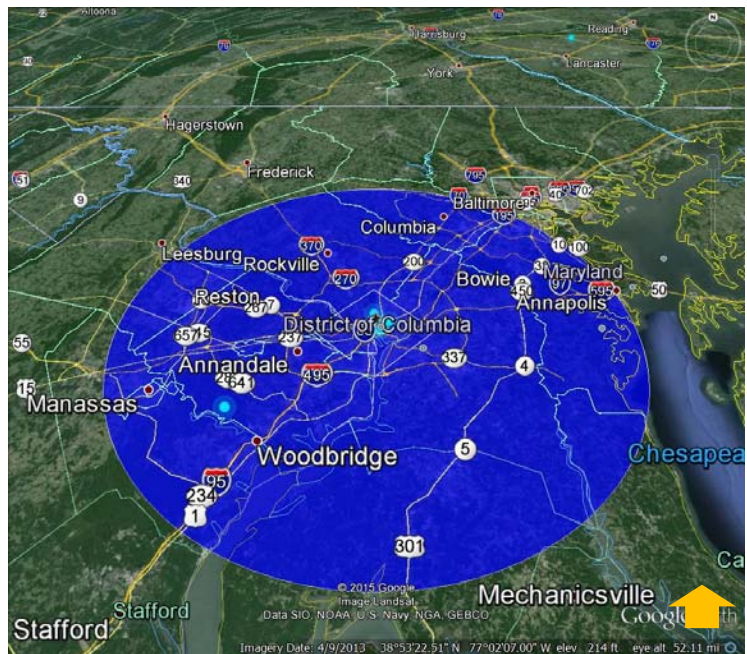


FIGURE 1: 30-MILE RADIUS FROM WASHINGTON MONUMENT

3. Criteria and Information

The criteria below were those used for the purpose of this study. They were based on the operational needs of the Federal agency customer.

Primary Facility Site Criteria

1. Plot Size

- Non- Secured Perimeter Site - 100 acres desired, minimum of 60 acres;
- Minimum plot width = 1,500 ft.
- Secured Perimeter Site – 50 acre minimum, min. plot width = 1500 ft.

2. Location

- Must be located within 30 miles radius of Washington Monument

3. Site Access

- Major interstate within 10 miles

For each of the identified sites meeting the above primary criteria, the following information will be provided:

- Address
- Latitude / Longitude
- Location Map
- Size
- Distance to Washington Monument
- Distance to Major Interstate (identify route)
- Distance to the Washington, DC Beltway
- Access to each Major Airport (BWI, Dulles and Reagan National)
 - Less than 10 miles?
 - Less than 20 miles?
 - Less than 30 miles?
- Distance to Public Transportation – Metro
 - Walking distance, <1 mile
 - < 5 miles
 - > 5 miles
- Distance to other Public Transportation (Identify type)
 - Walking distance, <1 mile
 - < 5 miles

- > 5 miles
- Site Availability
 - Currently for sale? (private sites only)
 - Asking price / current assessed value
- Current Site Zoning/land use restrictions
- Utilities / Infrastructure
 - Utilities available at site?
 - Gas
 - Water
 - Sewer
 - Electric (Single Source? / Dual Source?)
 - Fiber Optics Trunk
 - Telecommunications
 - If not, estimated distance from site?
- Floodplain
 - Site is outside 100 year flood plain?
 - Part of site is within 100 year flood plain? (estimated percent)
 - Within the 100 year flood plain?
- Local Emergency Medical / Fire Services
 - Less than 5 miles away
 - Less than 10 miles away
 - Less Than 15 miles
 - Greater than 15 miles
- Topography
 - Relatively level site
 - Natural contour would require some site modifications
 - Natural contour would require significant site / facility modification
- Environmental Conditions
 - No known contamination on the site (note prior remediation)
 - Known contamination on the site
- Soil Conditions
 - Any known poor soils on site
- Transportation Logistics
 - Able to accommodate 40 ton loads to site
 - Able to accommodate 53'l x 9'w x 13.5'h delivery vehicle
- Other Developments Impediments
 - Historic Preservation
 - Endangered Species Issues
 - Known Community Opposition
- Federal Ownership
- Ability to Acquire the Property

4. Properties Identified

Properties throughout the potential search area were identified and researched. Of the eighty-one (81) properties screened, 66 are vacant and 15 are improved. High profile assets are included as options as are properties that are currently under construction or which could be redeveloped. For some of the business parks, non-contiguous parcels are counted separately.

Table 1: Screening Outcomes

Jurisdiction		DC	MD	VA	Total
First Level Eligible	Vacant	0	47	20	67
	Improved	2	11	2	15
Less: Eliminated		-1	-34	-16	-51
Second Level Screened		1	24	6	31

Based on the screening against the primary criteria, there were 31 properties that are further researched and for which additional data collection was completed. For properties not meeting the all of the primary criteria, no further research was conducted.

The map below shows the location of all sites meeting the three Primary Criteria. If there are two parcels within the same office park, only one marker was placed on the map.

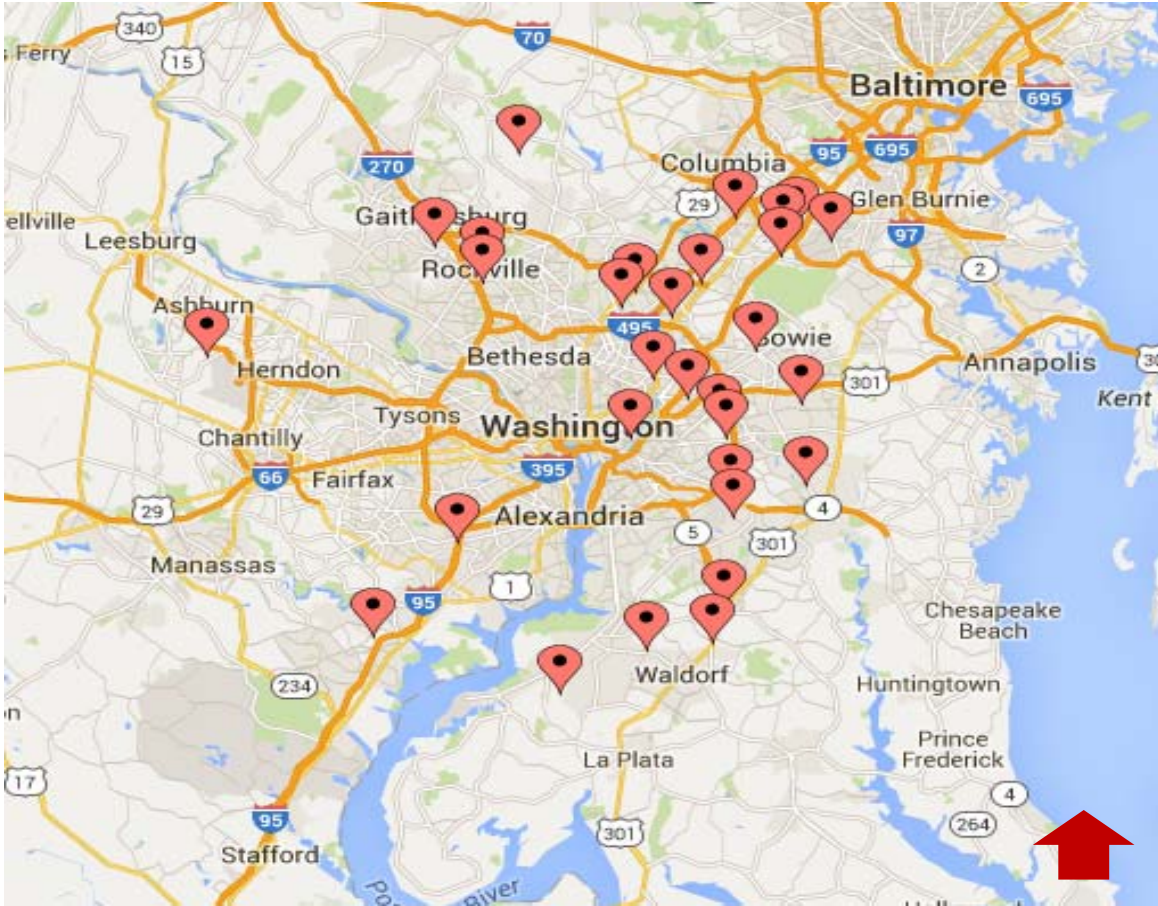


FIGURE 2 LOCATION MAP FOR ALL PROPERTIES MEETING PRIMARY CRITERIA

Results are detailed on the “First Level” worksheet in the Screening Workbook.

5. Property Ratings

To help identify the favorability of properties relative to the secondary information collected on properties meeting the Primary Criteria, the Properties were rated on a relative scale as shown in Table 2 below.

Table 2: Ranking Attributes

Criteria Rating/ Points	Green Highest/ Most Favorable	Yellow Middle/ Neutral	Red Lowest/ Least Favorable
Airport Access	<10 miles	>10 and <20 miles	<20 miles
Proximity to Metrorail	<1 mile walk	>1 and <5 miles	>5miles
Proximity to Public Transport.	<1 mile walk	>1 and <5 miles	>5miles
Fiber Optics	Yes	Nearby	No
Floodplain	Outside 100 Year	Part in 100 Year	In 100 Year
EMT and Fire (local)¹	< 5 miles	<10 miles	<15 miles
Topography	Level	Some site modification	Significant site/facility mod
Environmental Conditions²	No known contamination	N/Av	Known contamination
Soil Conditions	None	Unknown	Yes
Historic Preservation	None	Unknown	Yes
Endangered Species	None	Unknown	Yes
Known Community Opposition	None	Unknown	Yes
Property for sale vs. lease	Able to Own	N/App	Lease Only
Federal property	Federal	N/App	Not Federal

If no information is known, the criteria was rated “Neutral” with a Yellow rating.

Transportation Logistics was defined as the ability to accommodate 40-ton loads to the site. It was further defined as the ability to accommodate a 53’1” x 9’ w x 13.5’ delivery vehicle. The conversations with local jurisdictions did not provide determinations for the specific sites investigated. However, the ability to accommodate a 53’1” delivery vehicle is closely tied to the proximity to the interstate highway, with Maryland permitting such trucks only within one mile of the interstate. The conversation with property representatives identified if such vehicles are currently in the area and the type of roadway to provide a layman’s opinion of load capacity. The Commonwealth of Virginia has a list of restricted highways where trucks are not permitted. The six properties screened in Virginia are not along these restricted highways. Most Virginia based properties are close to or front the highways, with direct feeder roads onto the highways. Therefore, it is concluded that the truck size specified in the additional information is permitted to all the properties meeting the primary criteria. There is only

¹ EMT and Local Fire that was greater than 15 miles away was rated as Lowest / Least Favorable.

² Remediation was not available for all properties from the sources interviewed.

one property in the District of Columbia where there is direct highway access and a history of truck access to the property.

Topography on most properties is level or gently rolling. The ratings reflect the amount of demolition necessary to prepare the site for development. There is no representation of demolition costs, but a score considering no/little improvements (“Green”), some improvements (“Yellow”) and significant improvements (“Red”) requiring demolition.

For the following criteria, distance to major highways, and zoning, the property characteristic is not quantifiable or able to be Rated with Yes or No. For these criteria, a shorter distance to the Washington Memorial or major highway is more desirable than a further distance, although the Beltway and I-95 are more desirable than other area highways, and zoning was an expression of whether there was existing zoning on the site and what zoning was present.

Asking price was not provided for all the properties. Some were being marketed for sale, others had land leases only, and others would not provide a specific dollar amount as pricing was deal specific.

Each of the secondary information fields is captured in the rating spreadsheet, which is provided as an attachment to this report.

The table on the following page provides the details of scores for each of the screening factors.

Property Name	Identifier	MD53	DC1	MD8	MD20	MD55	VA16	VA18	VA17	VA22	MD22	MD19	VA14	VA15	MD27	MD56	MD49	MD23	MD14	MD54	MD48	MD4	MD51	MD33	MD41	MD13	MD47	MD5	MD16	MD9	MD10	MD52				
USDA BARC	MD53	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green			
RFK Stadium	DC1	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green			
Konterra Business Campus	MD8	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green		
National Business Park- Ph.III	MD20	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green		
FDA White Oak Campus	MD55	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green		
Kincora - 2	VA16	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green		
Northwoods-2	VA18	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green		
Northwoods-1	VA17	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green		
GSA Springfield Warehouse	VA22	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
Arundel Gateway Secure	MD22	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
Presidential Corporate Ctr.	MD19	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
Paragon Park	VA14	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
Kincora - 1	VA15	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
Central Avenue	MD27	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
USDA Glenn Dale Plant Intro Ctr	MD56	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
Landover Mall	MD49	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
Annapolis Junction Business Park	MD23	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Fort Meade Tech Center	MD14	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Olney Fed Support Ctr	MD54	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Corporate HQ Campus	MD48	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Emerson Area 7	MD4	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Public Service Training Academy	MD51	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Foxley Road	MD33	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Westbrook	MD41	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Fort Meade Tech Center	MD13	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
FedEx Field	MD47	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
The Preserve at Tower Oaks	MD5	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Belward Research Campus	MD16	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
White Oak Science Gateway	MD9	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
White Oak Science Gateway	MD10	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Free Gospel Church	MD52	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green

6. Property Summary Sheets

A property summary sheet is provided for all 31 properties meeting the Primary Criteria. These property summary sheets display all collected information on the properties.

Attachments

- Screening Workbook (Excel)
- Property Summary Sheets (PDF)