



PHYSICAL DEVELOPMENT COMMITTEE
City Council Committee

Tuesday, March 10, 2026 | 3:00 PM
2nd Floor Training Room- City Hall
900 Church Street
Lynchburg, VA 24504

AGENDA

- I. Welcome** *Councilmember Jacqueline Timmer, Chair*
- II. Information Items**
 - II.1. A Minute for Planning - Community Development
 - II.2. Overview of the Multimodal Plan and 12th Street Corridor Complete Neighborhoods projects
 - II.3. Comprehensive Plan Update
- III. General Business**
 - III.4. Sale of 147 Mill Ridge Road
- IV. Roll Call**
- V. Next Regular Meeting**



AGENDA ITEM SUMMARY

MEETING DATE

March 10, 2026

PRESENTED BY

William Martin, Community Development
Director

AGENDA ITEM # II.1

A Minute for Planning - Community Development

RECOMMENDATION

SUMMARY

Community Development Staff will provide a brief update on upcoming development projects that may be of interest.

PRIOR ACTION(S)

FISCAL IMPACT

CONTACT(S)

ATTACHMENT(S)

None

REVIEWED BY

William Martin, Community Development Director

Date: February 26, 2026

Kent White, Assistant City Manager

Date: March 03, 2026

Alicia L. Finney

Date: March 04, 2026

Alicia Finney, Clerk of Council

AGENDA ITEM SUMMARY

MEETING DATE

March 10, 2026

PRESENTED BY

Kelly Hitchcock

AGENDA ITEM # II.2

Overview of the Multimodal Plan and 12th Street Corridor Complete Neighborhoods projects

RECOMMENDATION

Receive an update regarding the Lynchburg Multimodal Plan and the 12th Street Corridor Complete Neighborhoods projects, including how the two are connected.

SUMMARY

Lynchburg Multimodal Plan

The Central Virginia Transportation Planning Organization (CVTPO), in partnership with Lynchburg City and Greater Lynchburg Transit Company (GLTC), is developing a City-wide plan to make it easier and safer for people to walk to, take transit to, and bike to important places like schools, jobs, transit stops, and parks. Using extensive data evaluation and public input, the pending Multimodal Plan will prioritize projects and programs that can be implemented over time to create a connected network that supports the transportation access needs of all residents.

Funding has been provided by the Central Virginia Transportation Planning Organization (CVTPO), Virginia Department of Rail and Public Transportation (DRPT), Virginia Department of Transportation (VDOT), Federal Transit Administration (FTA), and the Federal Highway Administration (FHWA). The project consultants, the Timmons Group, have broken the City roadways into over 4,500 individual roadways segments in an extensive GIS-based data evaluation while developing the Draft Multimodal Network Map. The completed Draft Lynchburg Multimodal Plan document will be presented to the public in early March.

12th Street Corridor Complete Neighborhoods Project

The Central Virginia Planning District Commission (CVPDC), in partnership with Lynchburg City and GLTC, was also awarded a US Department of Transportation (DOT) Thriving Communities Program (TCP) award, which provides technical assistance in the form of professional consultant services to advance transformative community projects. The TCP technical assistance services are provided through the end of 2026 and funding has been provided by the United States Department of Transportation (USDOT), the CVPDC, the CVTPO, VDRPT, and VDOT.

This project is focused on advancing 12th Street corridor improvements, developing a transit-oriented development (TOD) policy, and identifying funding options. It also includes a subaward of up to \$50,000 in direct funding to advance a key element of the project goals. The \$50,000 subaward will be used to develop the 12th Street Pedestrian Safety Facilities Engineering Plan, which includes engineering design of pedestrian safety features, such as curb ramps, pedestrian refuges, pavement markings, and other traffic calming elements along 12th Street from Polk Street

to Kemper Street.

The 12th Street is a priority corridor from the Lynchburg Multimodal Plan and a segment of safety focus, advancing safety around schools, from the Central Virginia Safety Action Plan.

PRIOR ACTION(S)

N/A

FISCAL IMPACT

N/A

CONTACT(S)

Kelly Hitchcock

ATTACHMENT(S)

1. Presentation

REVIEWED BY



William Martin, Community Development Director

Date: March 03, 2026



Kent White, Assistant City Manager

Date: March 03, 2026



Alicia Finney, Clerk of Council

Date: March 04, 2026



Physical Development Committee Meeting – March 10, 2026

LYNCHBURG MULTIMODAL PLAN



Help guide safe pedestrian, bicycle & transit connections in Lynchburg City

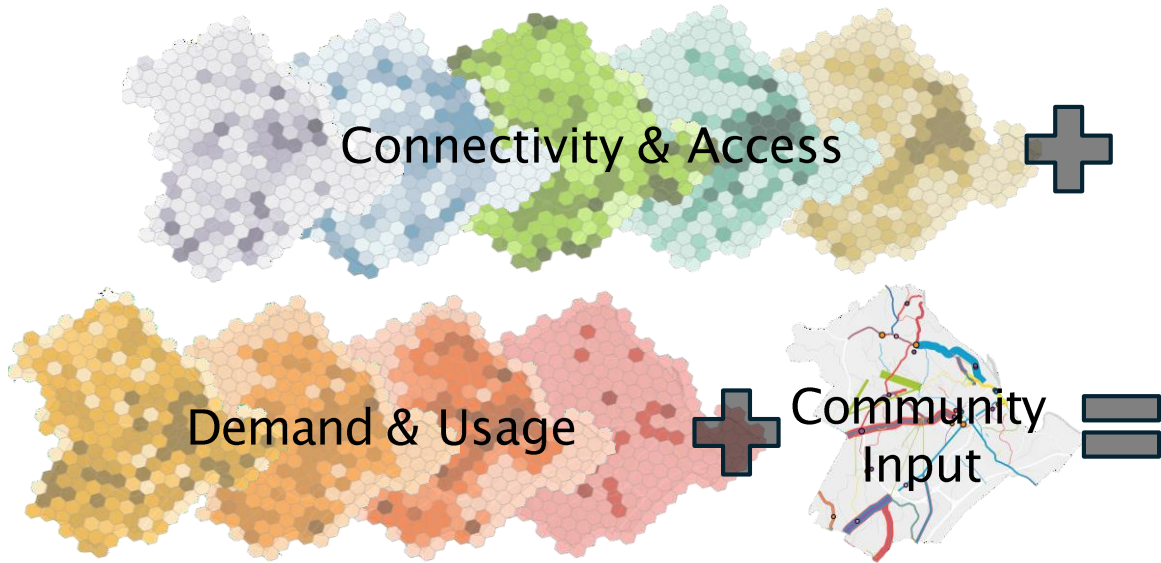
lynchburgmultimodalplan.com



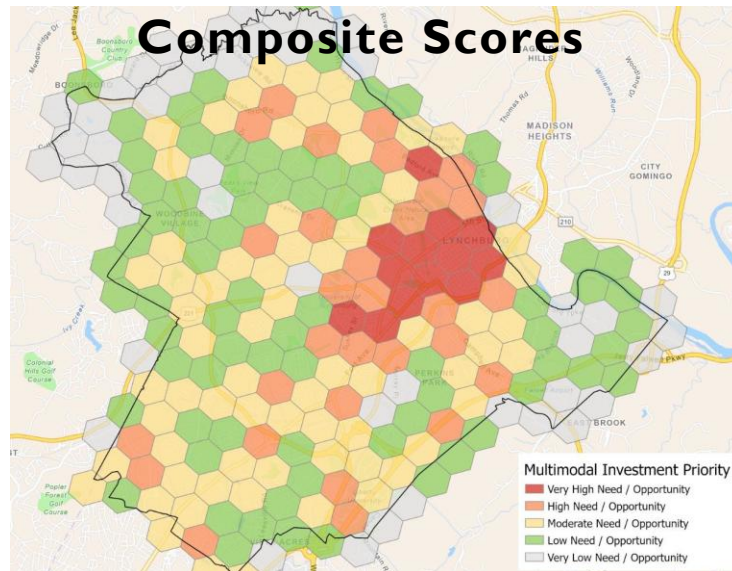
Multimodal Plan Goals

1. Review existing data – information about people, neighborhoods, and current transportation options like sidewalks, bike paths, and bus routes.
2. Find gaps in the transportation system and ways to improve connections for people.
3. Support existing local City and regional plans.
4. Suggest both short-term and long-term projects, while considering safety, cost, and how improvements will affect different groups of people.
5. Prioritize projects based on their cost and potential impact, while suggesting possible funding options to help make them happen.

The analysis consolidated several prioritization criteria



Multimodal Investment Priority



GIS Evaluation Framework

Data-driven approach for project prioritization utilized two core scoring categories:

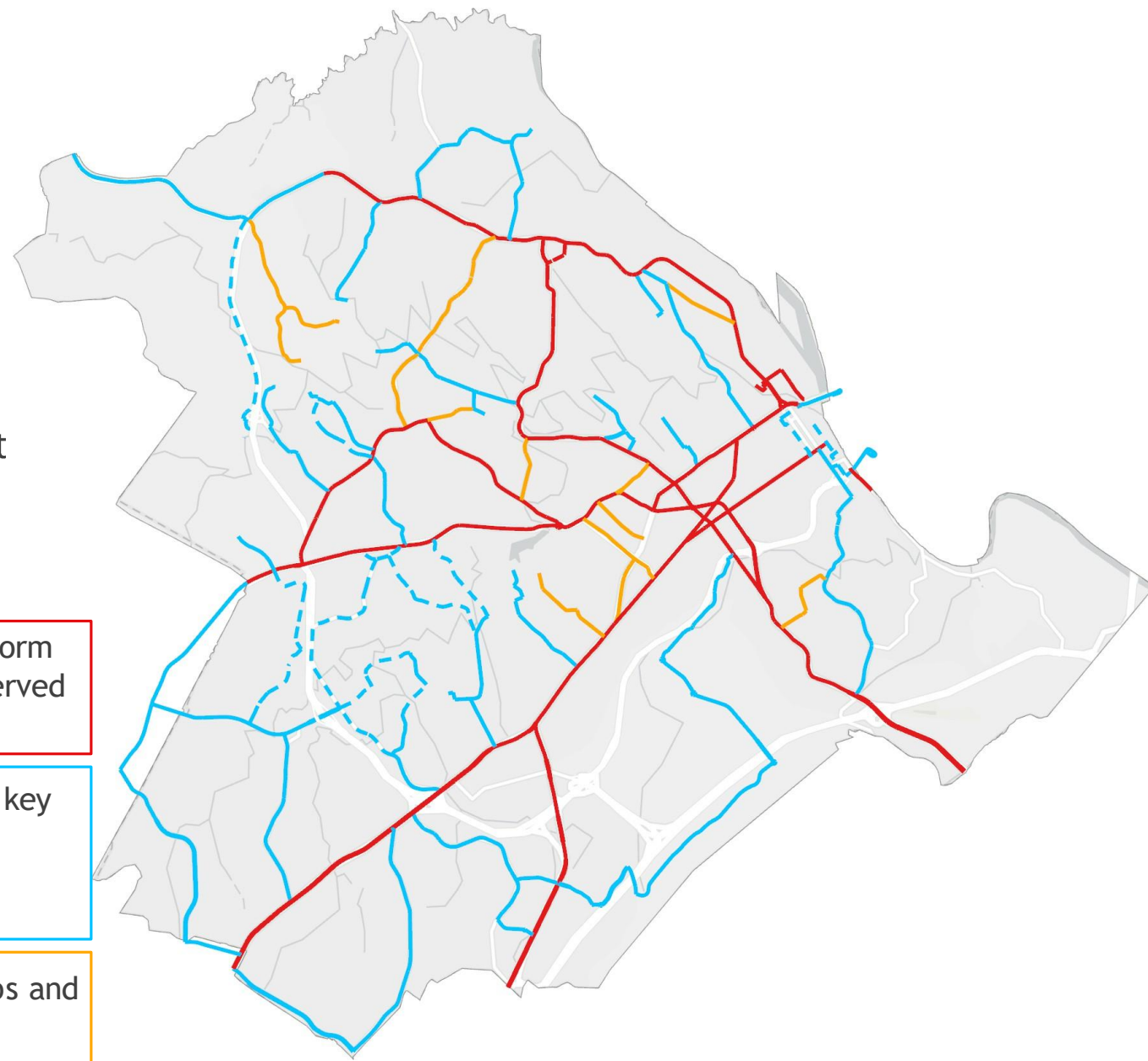
- Connectivity & Access: How areas connect to nearby neighborhoods and destinations.
 - Demand & Usage: Where people currently walk, bike, and use transit – or are likely to in the future.
- Each street segment received a composite score based on these criteria.

Community Input: Results from our first survey and the “Lynchburg Together” mapping tool were used to uncover data blind spots.

These criteria identified a spine network of core routes, secondary connectors, and neighborhood-level improvements

Draft Network

- Core Spine Network
- - - Core Spine Network - Alternate Alignment
- Secondary Connectors
- - - Secondary Connectors - Alternate Alignment
- Neighborhood Fill-Ins



Spine Network – The highest scoring, most critical corridors that form the core of the multimodal system. These corridors would be best served by having dedicated bicycle AND pedestrian improvements.

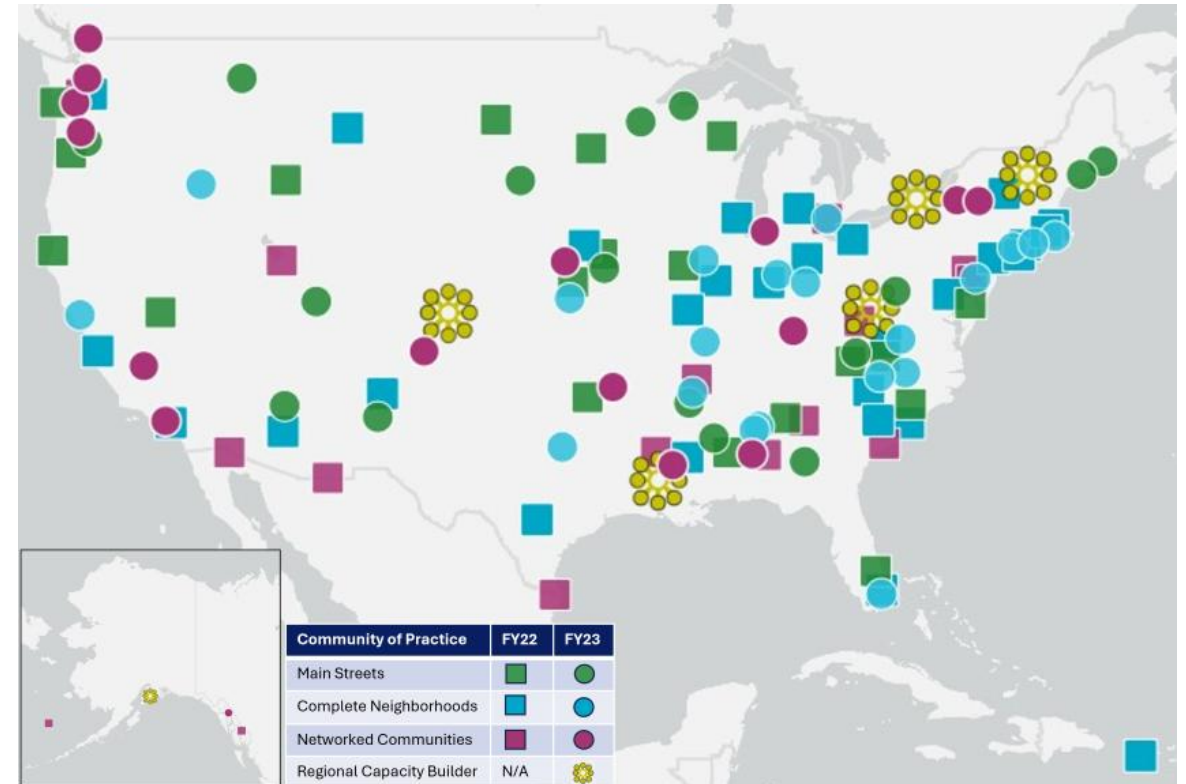
Secondary Connectors – Frequently requested routes or links to key destinations like trails, schools, and other high-demand areas. These corridors would be best served by having bicycle OR pedestrian improvements.

Neighborhood Fill-Ins – Tertiary connections that close local gaps and improve internal network continuity. These are expected to be sidewalk/pedestrian focused improvements.

Thriving Communities Program

112 TOTAL COMMUNITIES SUPPORTED IN REGIONAL & NATIONAL PROGRAMS IN FY2023

- Administered by Build America Bureau
- Communities are required to partner with two local organizations that are important for implementation, can support local capacity, or can ensure a voice for disadvantaged communities
- National Capacity Builder groups for individual communities
 - Main Streets
 - **Complete Neighborhoods**
 - Networked Communities
- Regional Capacity Builder groups for regional or state jurisdictions
- Communities of Practice cohorts to facilitate peer networking and knowledge-sharing



TCP Scope of Work Products

<h3>12th Street Corridor Revitalization Roadmap</h3>	<h3>Transit-Oriented Development</h3>	<h3>Funding</h3>	<h3>Subaward \$50K</h3>
<ul style="list-style-type: none"> Study community needs and development opportunities Develop vision and goals for 12th Street Develop implementation framework 	<ul style="list-style-type: none"> Analyze area needs at 12th Street and Kemper ETOD vision and goals Examine existing policy and infrastructure Continue conversations with FTA and Lynchburg 	<ul style="list-style-type: none"> Funding playbook Grant advising 	<ul style="list-style-type: none"> Engineering/Design Pedestrian Safety Features Curb Extensions, pedestrian refuges, pavement markings, etc. 12th from Polk to Kemper Includes cost estimates
<h3>12th Street ETOD/Corridor Revitalization Implementation Guide Framework</h3>	<h3>ETOD Vision & Goals for Lynchburg</h3>	<h3>VA-Specific Funding Playbook</h3>	<h3>12th Street Traffic Calming & Safety Design</h3>



AGENDA ITEM SUMMARY

MEETING DATE

March 10, 2026

PRESENTED BY

Rachel Frischeisen, City Planner

AGENDA ITEM # II.3

Comprehensive Plan Update

RECOMMENDATION

Staff will provide an update on the City's Comprehensive Plan.

SUMMARY

City staff will provide an overview of the emerging themes and recommendations in the draft Comprehensive Plan.

PRIOR ACTION(S)

N/A

FISCAL IMPACT

N/A

CONTACT(S)

Rachel Frischeisen, City Planner

ATTACHMENT(S)

1. Presentation

REVIEWED BY

William Martin, Community Development Director

Date: March 03, 2026

Kent White, Assistant City Manager

Date: March 05, 2026

Alicia L. Finney

Date: March 05, 2026

Alicia Finney, Clerk of Council

COMPREHENSIVE PLAN UPDATE

Tuesday, March 10, 2026



BACKGROUND

- What is a Comprehensive Plan?
- Why update it?
- What is the process?
 - Input & Data Gathering
 - Plan Drafting
 - Reviewing & Refining



WHERE ARE WE IN THE PROCESS?

Phase 1

Input & Data Gathering

Phase 2

Drafting

Phase 3

Reviewing & Refining

Plan Kickoff

Data Gathering

Community Engagement

Plan Drafting

Community Feedback

Refinement & Adoption

✓ Kickoff with Staff

✓ Plan Diagnostic

✓ Project Website

5 Work sessions with PC

Public Open House

Tentative Review Work session with PC & CC

✓ Kickoff with PC & EDA

✓ Community Profile

✓ Public Survey

Drafts Posted Online for Public Review

VDOT Review

PC Public Hearing

✓ City Department Interviews

✓ 4 Public Workshops

✓ 8 Focus Groups

CC Public Hearing

✓ City Council Retreat & Interviews



THEMES

- Public Safety
- Infrastructure
- Schools
- Mobility & Connectivity
- Housing
- Economic Development
- Quality of Life





MOBILITY & CONNECTIVITY

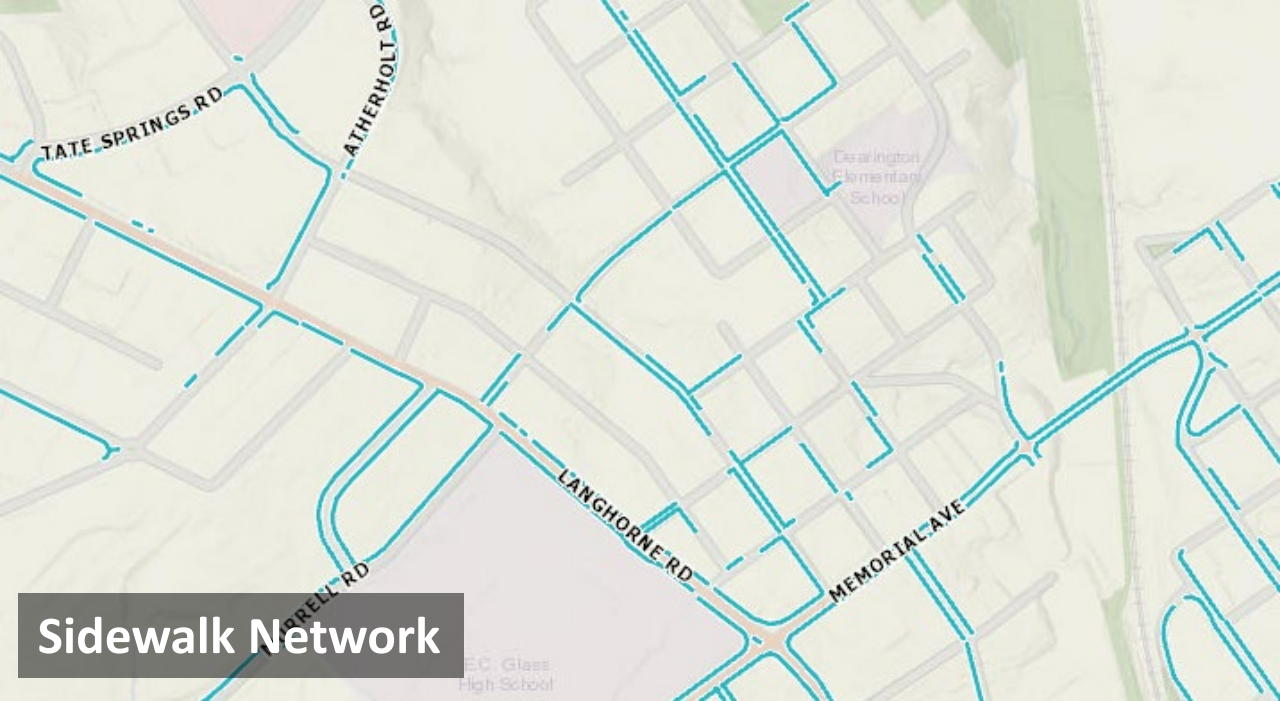
What we heard:

- Need to improve safety for all users of our transportation system
- Opportunities to improve traffic flow and safety
- Focus on key transportation corridors

Recommendations:

- Target high traffic and high crash areas as priority corridors for investment
- Continue to develop an integrated network for all traffic modes/users

MOBILITY & CONNECTIVITY



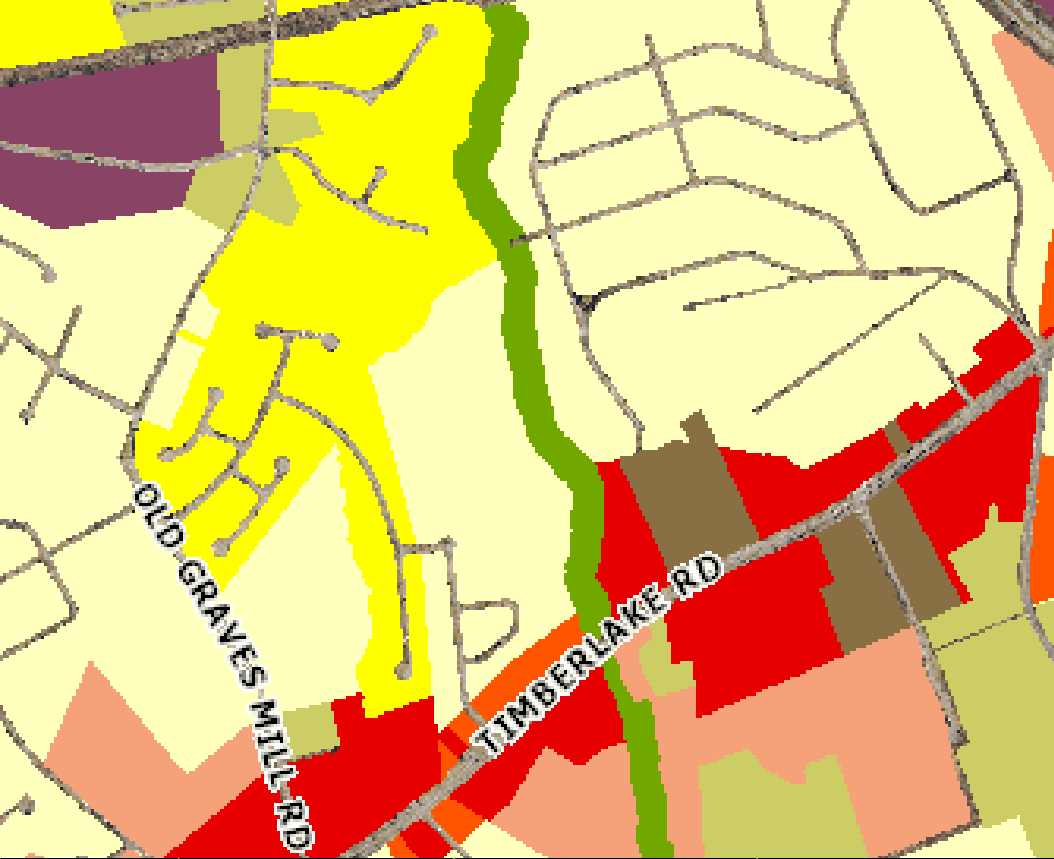
Sidewalk Network



Vehicle, Bicycle, & Transit Infrastructure



Safety improvements



HOUSING

What we heard:

- Lack of “missing middle” housing types
- Feedback on setbacks, lot size standards
- Opportunities to promote infill development

Recommendations:

- Evaluate zoning districts to ensure dwelling types are permitted appropriately and achieve the housing types/styles desired
- Identify barriers to infill development & build in flexibility
- **Result: Allows the City to continue to grow while balancing creation of workforce housing & protecting neighborhoods**

Zone	Min. Lot Area	Minimum Lot Width	Maximum Density
R-1	15,000 sf	100'	2.9
R-2	10,000 sf	75'	4.35
R-3	4,000 sf	60'	10.89
R-4	6,000 sf	50'	21.78

HOUSING



Duplex

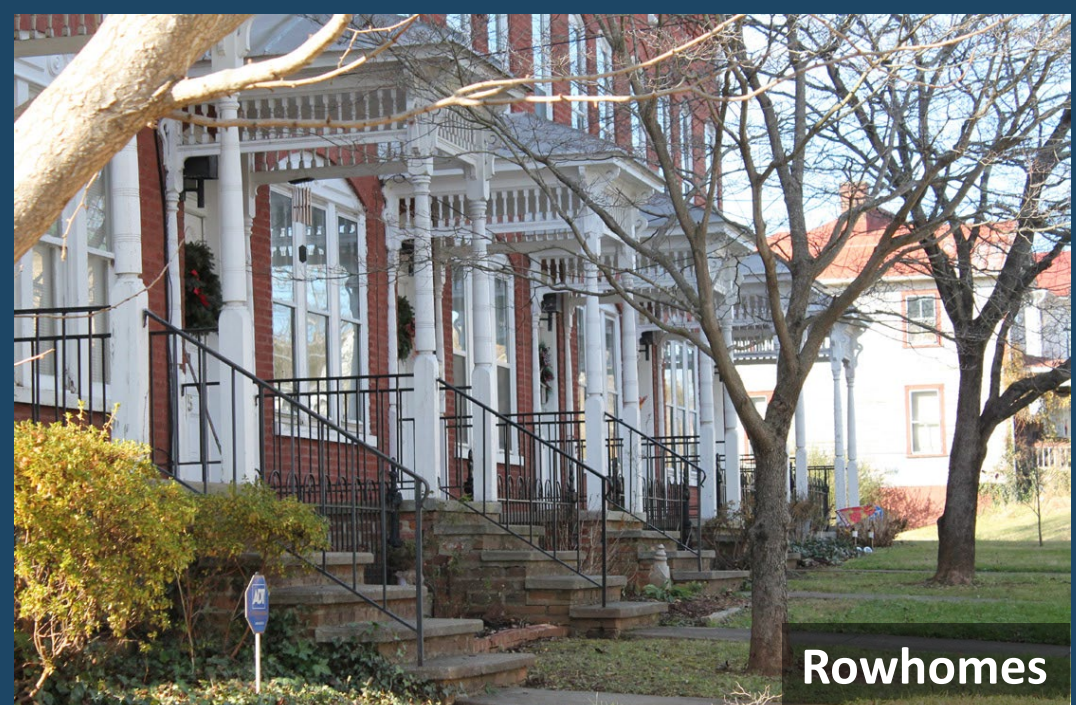


Triplex



Sixplex

Forehand, Inc.



Rowhomes

HOUSING



2020 – Assessed Value: \$4,000



2025 – Assessed Value: \$278,800





ECONOMIC DEVELOPMENT

What we heard:

- Economic Development is multifaceted
- Housing, Quality of Life, Education, Transportation elements are vital
- Support, retain, and grow the City's employers and industries

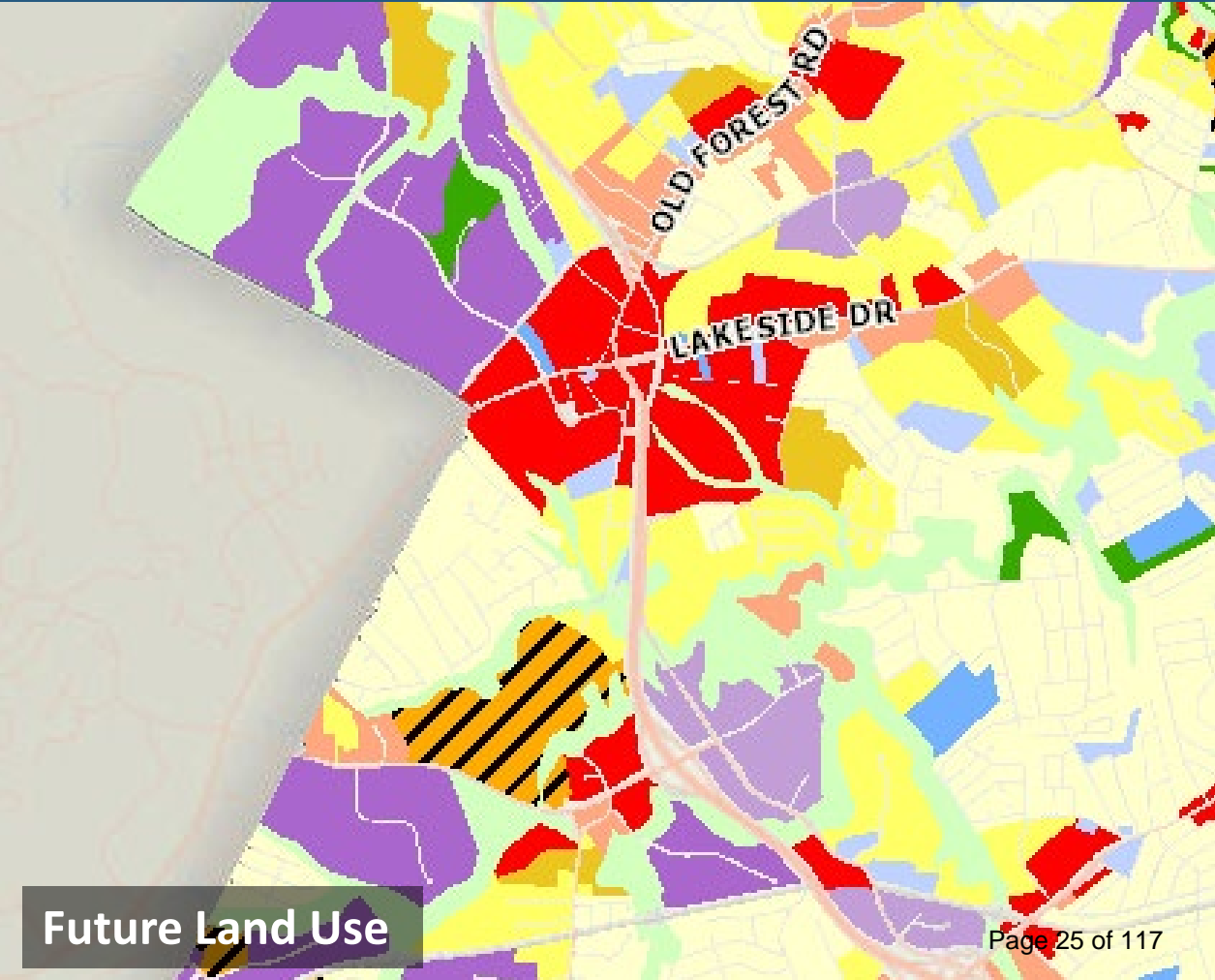
Recommendations:

- Enhance site readiness to reduce barriers to new industry
- Attract and support businesses in Lynchburg through strategic use of the Economic Development Authority (EDA) and various incentives.
- Support through various other plan strategies

ECONOMIC DEVELOPMENT



CORRIDORS AND PLANNING FRAMEWORK





QUALITY OF LIFE

What we heard:

- Residents highly value our community's natural resources and recreation spaces
- Access to Parks and Recreation is important to community health

Recommendations:

- Connect people with natural resources and recreation spaces through high quality and accessible facilities
- Result: Provide assets for community residents while supporting Economic Development by promoting sports tourism





QUALITY OF LIFE



NEXT STEPS

- Planning Commission Work Sessions continue (4 down; 1 to go)
- Plan draft available to the public in May 2026
- Public hearings in August & September 2026



AGENDA ITEM SUMMARY

MEETING DATE

March 10, 2026

PRESENTED BY

Marjette Upshur, Director of Economic
Development & Toursim

AGENDA ITEM # III.4

Sale of 147 Mill Ridge Road

RECOMMENDATION

Approval of the proposal to purchase 147 Mill Ridge Road after holding a public hearing.

SUMMARY

The City of Lynchburg owns approximately 5 acres with a 42,250-square-foot commercial building located at 147 Mill Ridge Road (Tax Map #24308002). Acquired in 1988, the facility was originally constructed as a business incubator utilizing funds from the U.S. Economic Development Administration and the City. Since that time, it has been operated by a 501(c)(3) nonprofit organization whose board is appointed by City Council. Over time, the facility transitioned from an incubator model to primarily below-market leased space. The property is assessed in 2025 at \$2,586,200 and was independently appraised at \$1,765,000. There have been recent inquiries about options to purchase the building.

In December 2025, the City issued a 30-day Request for Proposals for the purchase and redevelopment of the property. One proposal was received from Framatome Inc. Framatome proposes to redevelop the facility to support expansion of its Lynchburg operations, including office space, light manufacturing for nuclear-grade component machining and fabrication, workforce training areas, and research and development space. The company has offered \$2,051,000 for the property and has committed an additional \$6 million to building renovations and site improvements. The project will accommodate 40–80 employees and relocate approximately 20 existing positions from Campbell County into the City.

Framatome has operated in Lynchburg for more than 50 years and is the City’s largest taxpaying employer. The company is currently executing a multi-year growth plan that anticipates 515 net new jobs in Virginia by 2027, with an average wage exceeding \$122,000. This transaction returns the property to the tax rolls, eliminates ongoing public subsidy of below-market space, leverages significant private investment, and strengthens Lynchburg’s position as a national leader in advanced nuclear energy and manufacturing.

PRIOR ACTION(S)

None

FISCAL IMPACT

\$2,051,000 to the Economic Development Authority's Revolving Land Fund

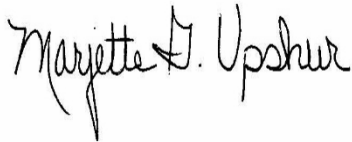
CONTACT(S)

Marjette Upshur, Director of Economic Development & Toursim

ATTACHMENT(S)

1. Proposed Ordinance - Sale of 147 Mill Ridge Road
2. Affidavit- 147 Mill Ridge Road
3. 147 Mill Ridge Road (Real Estate Sales Contract)
4. Framatome Inc 147 MRR RFP Response
5. 147 Mill Ridge Development - RFP Final
6. Presentation (4)

REVIEWED BY



Date: March 04, 2026

Marjette Upshur, Director of Economic Development & Toursim



Date: March 04, 2026

Kent White, Assistant City Manager



Date: March 05, 2026

Alicia Finney, Clerk of Council

ORDINANCE:

#O-26-__

AN ORDINANCE TO AUTHORIZE THE SALE AND DISPOSAL OF CITY-OWNED REAL ESTATE, COMMONLY KNOWN AS 147 MILL RIDGE ROAD, INCLUDING ANY, IF ANY, IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, BEING LOCATED IN THE CITY OF LYNCHBURG, VIRGINIA

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LYNCHBURG:

1. That the following described real estate, including any, if any, improvements thereon and appurtenances thereunto belonging, may be sold and disposed of by the City of Lynchburg, a municipal corporation of the Commonwealth of Virginia, to FRAMATOME INC., a corporation duly authorized to engage in business in the Commonwealth of Virginia, as well as its successors and permitted assigns, for \$2,051,000:

*147 MILL RIDGE ROAD
LYNCHBURG, VIRGINIA 24502
TAX MAP NO(S). 24308002*

For a more detailed description of 147 Mill Ridge Road, please see that certain deed, dated May 3, 1988, of record in the Clerk's Office of the Circuit Court for the City of Lynchburg, Virginia in Deed Book 726 at Page 296.

2. That the City Manager is hereby authorized to take any and all actions necessary to effectuate the sale and disposal of the previously described real estate.
3. That any and all documents which may have been signed before the adoption of this Ordinance, which are connected to the substance of this Ordinance, are hereby ratified.
4. That this Ordinance shall become effective upon its adoption.

Introduced:

Adopted:

Certified: _____
Clerk of Council

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

Laquansay Nickson Watkins, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Lynchburg News & Advance, a newspaper printed and published in the City of Lynchburg, County of Campbell, State of Virginia, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Mar. 1, 2026

NOTICE ID: CBVYBKEoA1VbK9Xa5QhZ

PUBLISHER ID: COL-4401336

NOTICE NAME: SALE- 147 Mill Ridge Road

Publication Fee: 343.09

Ad Size: 2 X 31 L

Category: General Legal Notice

Under penalty of perjury, I, the undersigned affiant swear or affirm that the statements above are true and accurate to the best of my knowledge and belief.

(Signed) Laquansay Nickson Watkins

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 03/02/2026

SM S. R. Poe

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the City of Lynchburg, Virginia will hold a public hearing on March 10, 2026 at 7:00 p.m., or as soon thereafter as may be heard, in the Council Chamber of the City Hall, 900 Church Street, Lynchburg, Virginia 24504, to receive public input on the proposed adoption of an Ordinance that would authorize the sale and disposal of the following real estate owned by the City of Lynchburg, a municipal corporation of the Commonwealth of Virginia, including any, if any, improvements and appurtenances thereon:

147 MILL RIDGE ROAD LYNCHBURG, VIRGINIA 24502
TAX MAP NO(S). 24308002

For a more detailed description of 147 Mill Ridge Road, please see that certain deed, dated May 3, 1988, of record in the Clerk's Office of the Circuit Court for the City of Lynchburg, Virginia in Deed Book 726 at Page 296.

The aforesaid real estate is proposed to be sold to FRAMATOME INC., a corporation duly authorized to engage in business in the Commonwealth of Virginia, as well as its successors and permitted assigns, for \$2,051,000. As of the publication date of this notice, a copy of the full text of the said Ordinance proposed for adoption is on file with the Clerk of Council for the City of Lynchburg, Council / Manager's Office, 900 Church Street - 3rd Floor, Lynchburg, Virginia 24504, and it is available for public inspection and review during normal business hours (Monday-Friday, 8:30 a.m. to 5:00 p.m.). All interested persons are invited to appear at the said public hearing and present their views. Questions and/or comments may be referred to Alicia L. Finney, the Clerk of Council for the City of Lynchburg, who may be contacted at (434) 455-3990 or at alicia.finney@lynchburgva.gov.
COL-4401336

REAL PROPERTY PURCHASE AGREEMENT

THIS REAL PROPERTY PURCHASE AGREEMENT (hereinafter sometimes referred to as the "Agreement") prepared this **2 day of March 2026**, is hereby made and entered into by and between CITY OF LYNCHBURG, a municipal corporation of the Commonwealth of Virginia (hereinafter referred to as "Seller") and FRAMATOME INC., a Delaware Corporation, its successors and assigns (hereinafter referred to as "Purchaser").

WITNESSETH THAT:

WHEREAS, Seller desires to sell and Purchaser desires to purchase, upon the terms and conditions hereinafter set forth, a total of approximately 5.007 acres improved with a commercial building of approximately 42,250 square feet, lying and being in the City of Lynchburg, Virginia, identified as City of Lynchburg Tax Parcel #24308002, together with all appurtenances pertaining thereto and all improvements thereon, commonly known as 147 Mill Ridge Road, Lynchburg, VA 24502 (collectively called the "Property") and subject only to any Permitted Title Exceptions as defined in Paragraph 8 hereof;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are all hereby acknowledged by each of the parties hereto, the parties hereto agree as follows:

1. Purchase Price. Subject to the terms and conditions hereinafter set forth, Seller shall sell and transfer the Property to Purchaser and Purchaser shall purchase the Property from Seller and pay to Seller at Closing the sum of **TWO MILLION FIFTY-ONE THOUSAND AND NO/100 DOLLARS (\$2,051,000.00)** (the "Purchase Price"), by the delivery of immediately available and collectible funds, less the Earnest Money (as hereinafter defined) and subject to adjustment as provided herein.

2. Closing Costs. Seller shall be responsible for the preparation of the deed of conveyance, the payment of its own attorney's fees, and any, if any, Grantor taxes due in connection with the conveyance of the Property to Purchaser. The cost of all studies, surveys, tests and inspections of the Property performed by or on behalf of Purchaser, and Purchaser's attorney's fees and Purchaser's closing costs shall be paid by Purchaser. The Purchaser shall be responsible for the recording costs of the deed of conveyance and any other documents requiring recordation.

3. Prorations. All real property *ad valorem* taxes shall be prorated (employing a 365-day year) between Purchaser and Seller as of the date of Closing based upon the tax bill for the year in which Closing occurs. In the event that the tax bill for the current year is not available, then the taxes shall be prorated on the most recently available property assessment and the millage rates then in effect. All assessments levied against the Property, if any, shall be paid in full by Seller on or before Closing even if said assessments are due in installments subsequent to Closing. In addition, Seller shall be responsible for any, if any, so-called "roll-back" taxes, "greenbelt taxes" and other taxes assessed against the Property at Closing or subsequent to Closing.

4. **Closing.** The consummation of the purchase and sale of the Property contemplated under this Agreement (the "Closing") shall be held on or before June 30, 2026, at an exact date, place and time designated by Purchaser to Seller. Seller agrees to deliver possession of the Property to Purchaser at Closing in the same physical condition as it presently exists, vacant and free of any right of possession or claim to right of possession by any party.

5. **Inspections Prior to Closing.** Purchaser, its agents and representatives, shall at all times before the Closing have the privilege, opportunity and right of entering upon the Property in order to inspect and examine the same, and perform any necessary surveys and other tests needed to determine the suitability of the Property for Purchaser's intended use. Unless prohibited by non-releasable confidentiality or proprietary obligations, Seller shall within ten (10) days after the date this Agreement is executed by all Parties deliver to Purchaser copies of all due diligence materials, if any, in its possession concerning the Property, including without limitation, copies of all title, survey, environmental, geotechnical, permitting and approval and development materials, studies and information. Seller agrees that it shall deliver to Purchaser upon receipt copies of any notices, correspondence and other materials received or sent by Seller regarding the Property and the development thereof during the pendency of this Agreement.

6. **Earnest Money.** Within ten (10) days of the full execution of this Agreement, Purchaser agrees to deposit in escrow with GENTRY COMMERCIAL REAL ESTATE, INC. ("Escrow Agent") an earnest money deposit of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) hereinafter sometimes referred to as the "Earnest Money"). It is hereby agreed that Ten Percent (10%) of the earnest money, accounting to Two Thousand Five Hundred Dollars (\$2,500.00), shall be non-refundable in the event that the Buyer fails to complete the transaction for any reason other than default by the Seller. The Earnest Money shall be held in escrow to be applied for Purchaser's benefit against the Purchase Price at Closing. Escrow Agent shall make disbursements of the Earnest Money in accordance with this Agreement. In performing its duties as escrow agent holding the Earnest Money as provided in this Agreement, Escrow Agent shall not incur any liability to anyone for any damages, losses or expenses, except for willful default or breach of trust, and it shall accordingly not incur any such liability with respect (a) to any action taken or omitted in good faith upon advice of its counsel, or (b) to any action taken or omitted in reliance upon any instrument, including written notice or instruction provided for in this Agreement, not only as to its due execution and the validity and effectiveness of its provisions, but also as to the truth and accuracy of any information contained therein, which Escrow Agent shall in good faith believe to be genuine, to have been signed or presented by a proper person or persons, and to conform with the provisions of this Agreement. In the event of a dispute between any of the parties hereto sufficient in the discretion of Escrow Agent to justify its doing so, Escrow Agent shall be entitled to tender into the registry or custody of any court of competent jurisdiction, all Earnest Money held under this Agreement, together with such legal pleadings as it deems appropriate, and thereupon be discharged from all further duties and liabilities under this Agreement. Any such legal action may be brought in such court as Escrow Agent shall determine to have jurisdiction thereof.

7. **Right of First Refusal.** Within the first 5 years after purchase of the Property, should Purchaser seek to sell the Property and subsequently receive a bona fide offer from a third party to purchase the Property, Purchaser shall promptly provide written notice to the Economic

147 MILL RIDGE ROAD – LYNCHBURG, VA

Development Authority of the City of Lynchburg, Virginia (EDA) of the transaction terms and conditions of the offer, including the purchase price, financing terms, and closing date. The EDA shall have 20 business days from the receipt of this notice to exercise its Right to First Refusal by providing written notice to Purchaser that it intends to purchase the Property on the same or better terms and conditions as the third-party offer. Failure of the EDA to provide such written notice within the specified period and to exercise its Right of First Refusal by executing a purchase contract within 15 days of its written notice shall be deemed a waiver of this Right of First Refusal for that offer and Purchaser shall be free to proceed with the sale to third party on the terms presented in the notice. Notwithstanding the foregoing, neither a sale of the Property as part of the sale of Purchaser's corporate assets generally or granting a security interest or mortgage in the Property, shall be subject to this right of first refusal.

8. Conditions Precedent. It is specifically understood that Purchaser's obligations hereunder are conditioned upon the satisfaction of each of the following conditions for a period extending through June 30, 2026 or earlier as mutually agreed between Seller and Purchaser, except as otherwise noted, (hereinafter such period is referred to as the "Inspection Period"), any of which may be waived by Purchaser:

- (a) Purchaser obtaining any inspections, tests, or studies desired by Purchaser necessary for Purchaser, in its sole discretion, to determine the condition of the Property and the suitability for Purchaser's intended use.
- (b) Purchaser obtaining opinions from the Building Official of the City of Lynchburg, or his designee, indicating modifications necessary to ensure the Property and improvements contemplated by Purchaser will meet all code requirements.
- (c) Purchaser obtaining satisfactory results from environmental inspections it may choose to conduct.
- (d) Seller providing an estoppel certificate from its tenant of the Property (BDC) indicating that the lease with that tenant and its subtenant(s) has expired or been terminated and that the tenant and its subtenant(s) has no claims related to the lease or the Property.
- (e) Purchaser satisfying itself as to the marketability of Seller's title to the Property.
- (f) Purchaser satisfying itself as to such other matters as Purchaser in its sole discretion deems to be necessary or desirable.

Both Seller and Purchaser agree to work together in good faith and use commercial reasonable efforts to satisfy the terms and conditions of this Agreement.

Should Purchaser not be satisfied with or waive any one or more of the contingencies set forth in subparagraphs (a)-(f) above within the Inspection Period, or should Purchaser desire to terminate this Agreement for any other reason at any time on or before the end of the Inspection Period, then Purchaser may, at its option, terminate this Agreement by giving written notice to Seller on or before the last day of the Inspection Period whereupon all Earnest Money shall be

refunded to Purchaser and this Agreement shall be deemed terminated and of no further force or effect with Purchaser and Seller having no further rights, obligations or liabilities hereunder.

Should Purchaser not terminate this Agreement on or before the end of the Inspection Period, the Earnest Money as defined above shall become non-refundable to Purchaser and owed to Seller, except in the event of a default by Seller (subject to subparagraphs (g) and (h) below).

Notwithstanding anything to the contrary contained herein, Purchaser's obligation to close shall at all times be conditioned upon the satisfaction of each of the following conditions (unless Purchaser waives such conditions in its sole discretion):

- (g) Seller delivering fee simple and marketable title to the Property to Purchaser by special warranty deed.
- (h) The truth and accuracy of Seller's representations hereunder.

Should Seller fail to satisfy (or Purchaser fail to waive) any one or more of the contingencies set forth in subparagraphs (g) and (h) above on or before Closing, then Purchaser shall have the right, at its election, to terminate this Agreement by giving written notice to Seller, whereupon notwithstanding anything to the contrary contained herein, all Earnest Money shall be refunded to Purchaser and such termination shall be in addition to exercising any other right or remedy available to Purchaser hereunder or at law or in equity in the event this Agreement is terminated for Sellers' default.

9. Conveyance of Title. Seller shall convey fee simple title to the Property to Purchaser by special warranty deed to be delivered to Purchaser at Closing. The title to the Property to be conveyed by Seller to Purchaser must be insurable by a title company acceptable to Purchaser under its standard ALTA Owner's Policy of Title Insurance at standard rates, free and clear of all liens, encumbrances, and other exceptions to title, including preprinted exceptions and all survey exceptions and the preprinted exception for shortages in area and subject only to the Permitted Title Exceptions as hereinafter defined. Seller shall deliver to Purchaser at Closing an affidavit acceptable to Purchaser and the Title Company stating that Seller has sole and exclusive possession of the Property, including, without limitation, any improvements thereon, subject to the Permitted Title Exceptions and stating that either (i) there have been no improvements, additions, alterations, repairs or any changes of any kind whatsoever made to the Property during the last one hundred twenty (120) days immediately preceding Closing, or (ii) if there have been any such improvements or repairs, that all lienors or potential lienors in connection with such improvements or repairs have been paid in full. Seller shall also supply to Purchaser at Closing such other documentation reasonably required by Purchaser, a non-foreign affidavit, and evidence of authority to consummate the sale, all in form and substance acceptable to Purchaser. Seller covenants and agrees with Purchaser that Purchaser shall have the right to examine the title to the Property and to notify Seller of any objectionable matter or defect which affects the marketability or insurability of the title to the Property or which adversely affects the use of the Property for the intended use. In the event Seller is notified of any such objectionable matters, Seller agrees to promptly employ its good faith best efforts to procure a cure for same. In the event, however, Seller is unable through the exercise of its good faith best efforts (as determined in the sole

147 MILL RIDGE ROAD – LYNCHBURG, VA

discretion of Seller) to cure any objectionable matter prior to Closing, then at Purchaser's option, Purchaser may either (i) take title to the Property despite the existence of such matter, (ii) remove such objectionable matter and reduce the Purchase Price in accordance with the amount of money expended, or (iii) terminate this Agreement in which event, notwithstanding anything to the contrary contained herein, all Earnest Money paid by Purchaser shall be immediately refunded by the Escrow Agent to Purchaser, and neither Purchaser nor Seller shall have any further liabilities, obligations or rights with regard to this Agreement which shall then become null and void and of no further force or effect. Any title exceptions to the Property existing prior to the Effective Date hereof to which Purchaser does not object, or to which Purchaser waives its objection, are referred to herein as "Permitted Exceptions" or "Permitted Title Exceptions". In the event that any title exceptions or survey matters arise after Purchaser's initial title search that affect the marketability or insurability of the title to the Property or which adversely affect the use of the Property for the Project, Purchaser may after the discovery thereof notify Seller, in which event Seller shall promptly employ its good faith best efforts to procure a cure for same, as required above, and upon the failure of Seller to effectuate a cure, then Purchaser may elect any of the options set forth in subclauses (i), (ii) and (iii) above.

Notwithstanding any of the foregoing or any other provision of this Agreement, Purchaser represents to Seller that the reason for the purchase of the Property is to develop and improve it as shown on **Exhibit "A"**, the substance of which is known herein as the "Project", and said exhibit is attached hereto and incorporated herein by reference. BUYER understands and agrees the special warranty deed will contain a covenant running with the land that is substantially in the form of the following:

Land Restriction to Develop and Improve

1. *Commencement of Development.* *Grantee shall, within eighteen (18) months of the date of this Deed, commence substantial construction of the improvements described in Exhibit "A", attached hereto and incorporated herein by reference. The words "commence substantial construction" shall mean the issuance of a building permit and the undertaking of material site, renovation, demolition, or vertical construction activities improvements consistent with the Project.*
2. *Repurchase Option.* *In the event the Grantee fails to commence substantial construction within the time period set forth above, the Grantor shall have the option, but not the obligation, to repurchase the property conveyed by this Deed. The repurchase price shall be equal to the original purchase price paid by Grantee at closing, less any unpaid real estate taxes, liens, remediation costs attributable to Grantee, and an allowance for deterioration of the property.*
3. *Exercise of Option.* *The Grantor may exercise its repurchase option by providing written notice to Grantee within ninety (90) days after the expiration of the commencement period. Closing on the repurchase shall occur within sixty (60) days after such notice, and the Grantee shall*

convey fee simple title back to the Authority by special warranty deed, free and clear of all liens and encumbrances not previously approved by the Grantor.

4. *Extension. The Grantor may, for good cause shown by the Grantee, grant a one-time extension of up to six (6) months to the deadline specific to commencing substantial construction.*
5. *Release. Upon commencement of substantial construction, the Grantor shall provide a written release to the Grantee of this restriction, suitable for recordation among the land records of the Circuit Court for the City of Lynchburg, Virginia. Purchaser agrees it shall use the Property consistent with the present zoning restrictions/requirements.*

10. Condemnation: Risk of Loss In the event, at any time between the making of this Agreement and Closing, all or any portion of the Property is condemned by any legally constituted authority for any public use or purpose, then Purchaser may elect to either: (i) terminate this Agreement, in which event, notwithstanding anything to the contrary contained herein, all Earnest Money paid by Purchaser shall be immediately refunded by the Escrow Agent to Purchaser, and neither Purchaser nor Seller shall have any further liabilities, obligations or rights with regard to this Agreement; or (ii) collect all proceeds from any condemnation relating to the Property and have the terms of this Agreement remain in full force and effect and binding on the parties hereto. Any such condemnation award shall first be approved by Purchaser. In the event of a condemnation in which Purchaser does not elect to terminate this Agreement pursuant to the foregoing terms, then the term "Property" as used herein shall thereafter refer to the Property less and except any portion thereof taken by such condemnation. It is specifically understood and agreed that the risk of loss or damage to the Property, including all personal improvements thereon, by any casualty or other cause prior to the date of Closing is hereby expressly assumed by Seller. In the event any improvements are damaged or destroyed by casualty, Purchaser may elect to either (i) terminate this Agreement, in which event, notwithstanding anything to the contrary contained herein, all Earnest Money paid by Purchaser shall be immediately refunded to Purchaser by the Escrow Agent, and neither Purchaser nor Seller shall have any further liabilities, obligations or rights hereunder; or (ii) proceed to Closing in which event Purchaser shall be entitled to collect all proceeds from any insurance policies insuring the damaged improvements and receive a credit against the Purchase Price of Closing in the amount of any damaged improvements.

11. Agreement Assignable by Purchaser. This Agreement may be assigned or transferred by Purchaser at any time provided that the assignee shall be bound by the terms of this Agreement and such assignment is approved in writing by Seller prior to such assignment. Seller shall not assign its interest hereunder without the prior written consent of Purchaser.

12. Survival of Closing. All representations made herein by either Seller or Purchaser shall survive Closing for a period of six (6) months and, thereafter, the parties shall be only be subject to the obligations, covenants, warranties, restrictions, and other provisions provided for in the deed of conveyance provided by Seller to Purchaser.

13. Seller's Representations and Warranties. Seller represents to Purchaser as of the Effective Date and at all times during the pendency of this Agreement that:

(a) Seller (i) has complete and full authority to execute this Agreement and to convey to Purchaser marketable fee simple title to the Property by special warranty deed, (ii) will execute and deliver such other documents, instruments, agreements, reasonably necessary to effectuate the transaction contemplated herein, and (iii) will take all such additional action reasonably necessary or appropriate to effect and facilitate the consummation of the sale and purchase transaction contemplated herein, including executing any necessary documents required by any governing authorities to facilitate in any governmental approvals or permits required by Purchaser.

(b) All assessments that are liens against the Property and are shown in the official records of the taxing authorities in whose jurisdiction the Property is located; no improvements (site or area) have been constructed or installed by any public authority, the cost of which may be assessed in whole or in part against the Property in the future; and Seller has not been notified of any possible future improvements that might create an assessment against any part of the Property.

(c) Seller has received no notice of, nor has any knowledge of any pending or threatened taking or condemnation of the Property, or any portion thereof.

(d) At Closing there shall be no leases, subleases or occupancy agreements affecting the Property. Seller will not further sell, lease, encumber, convey, assign or contract to sell, convey, assign, pledge, encumber or lease all or any part of the Property nor restrict the use of all or any part of the Property, nor take or cause to be taken any action in conflict with this Agreement at any time between the Effective Date and (i) Closing, or (ii) the earlier termination of this Agreement pursuant to its terms. Seller additionally hereby represents that no rights-of-first refusal or similar agreements exist in connection with the Property which would in any way interfere with Purchaser's ability to purchase the Property as provided herein, or which is in anyway in contravention of the spirit and intent of this Agreement, nor do any exclusive use provisions, use restrictions or other restrictions affect the Property.

(e) Neither the entering into of this Agreement nor the consummation of the transaction contemplated hereby will constitute or result in a violation or breach by Seller of any judgment, order, writ, injunction or decree issued against or imposed upon it, or will result in a violation of any applicable law, order, rule or regulation of any governmental authority. There is no action, suit, judgment, proceeding or investigation pending which would become a cloud on the title to the Property or any portion thereof or which questions the validity or enforceability of the transaction contemplated by this Agreement or any action taken pursuant hereto in any court or before or by any federal, district, county, or municipal department, commission, board, bureau, agency or other governmental instrumentality.

(f) Seller has no knowledge of, nor has Seller received any notice of, any actual or threatened action, litigation, or proceeding by any organization, entity, person, individual or governmental agency (including governmental actions under condemnation authority or proceedings similar thereto) against the Property, nor has any such organization, person, individual or governmental agency communicated to Seller anything which Seller believes to be a threat of any such action, litigation or proceeding and where permitted by Virginia law and without waiving its sovereign immunity, agrees to indemnify and hold harmless Purchaser for any such claims for which the cause arose prior to Closing.

(g) Seller has not received notice of any violations of law, municipal or county ordinances, or other legal requirements with respect to the Property, or with respect to the use, occupancy or construction thereon.

(h) During Seller's ownership of the Property and, to the best of Seller's knowledge, at all times prior thereto (i) none of the Property has been excavated, (ii) no landfill was deposited on, or taken from, the Property, (iii) no construction debris or other debris (including, without limitation, rocks, stumps, or concrete) was buried upon any of the Property, and (iv) no toxic wastes or hazardous materials, substances, or wastes were deposited on the Property. As used herein, toxic materials or hazardous wastes, hazardous substances or hazardous materials shall include asbestos and the group of organic compounds known as polychlorinated biphenyls, and any substances or materials that are regulated, controlled or prohibited under the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. § 690, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. Sections 9601-9657, as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), or any similar state law or local ordinance or any other environmental law, the Federal Water Pollution Control Act, 33 U.S.C. §1251, the Clean Air Act, 42 U.S.C. § 7401, the Toxic Substances Control Act ("TCSA"), 15 U.S.C. § 2601, or any similar state law or local ordinance, or any other federal, state or local environmental statutes, regulations, ordinances or other environmental regulatory requirements.

(i) None of the parties comprising Seller is a "foreign person" as that term is defined in the I.R.C., Section 1445 (F) (3), nor is the sale of the Property subject to any withholding requirements imposed by the Internal Revenue Code, including, but not limited to, Section 1445 thereof.

(j) The Property has free and unrestricted access to all roadways adjacent to the Property, and there are no actual or proposed restrictions on such access.

14. Notices. All notices, requests, demands or other communications hereunder shall be in writing and deemed given when delivered personally, when telefaxed via confirmed facsimile transmission or sent via a nationally recognized overnight courier service, or on the day said communication is deposited in the U.S. mail, by registered or certified mail, return receipt requested, postage prepaid, addressed as set forth in this Paragraph 13:

- (a) If to Seller: CITY OF LYNCHBURG
c/o City Manager's Office
900 Church Street
Lynchburg, VA 24504
- (b) If to Purchaser: FRAMATOME INC.
3315 Old Forest Road
Lynchburg, VA 24501
Attn: Dominique Grandemange

or to such other address as the parties may from time to time designate by notice in writing to the other parties.

15. Amendment. Neither this Agreement nor any provision hereof may be changed, amended, modified, waived or discharged orally or by any course of dealing, but only by an instrument in writing signed by both Purchaser and Seller.

16. Legal Fees; Joint and Several Liability. In the event legal action is instituted by any of the parties to enforce the terms of this Agreement or arising out of the execution of this Agreement, the prevailing party will be entitled to receive from the other party or parties reasonable attorney's fees to be determined by the court in which the action is brought. In the event that either of the parties to this Agreement is composed of more than one entity, then all of such entities shall be deemed to be jointly and severally liable for the obligations of such party hereunder, and all covenants and warranties made by such party shall be deemed given jointly and severally.

17. Brokers. The parties to this Agreement hereby acknowledge and confirm that in connection with the transaction contemplated by this Agreement, Rick Read/Coldwell Banker Commercial Real Estate, Inc., Realtors has acted as Seller's Agent representing Seller and Chris Gentry/Gentry Commercial Real Estate, Inc. has acted as Purchaser's Agent representing the Purchaser (the "Brokers"). Seller shall pay Brokers a brokerage commission at Closing in an amount equal to six percent (6%) of the Purchase Price, to be divided equally between the Brokers. Each party represents and warrants to the other that no other real estate broker or agent has been instrumental in the procurement of this Agreement.

18. Default. In the event that the purchase and sale is not consummated because of the inability, failure or refusal, for whatever reason whatsoever by Seller to convey the Property in accordance with the terms and conditions provided herein, or because of other fault of Seller or reason provided herein for Purchaser's not consummating this transaction, all Earnest Money paid in connection with this Agreement shall be returned by Escrow Agent to Purchaser. In the event the purchase and sale is not consummated because of the default of Purchaser, then Escrow Agent shall deliver the Earnest Money paid hereunder to Seller as full, complete and final liquidated damages. Seller and Purchaser hereby agree that it would be difficult or impossible to ascertain the damages accruing to Seller as a result of a default by Purchaser under this Agreement and agree that such liquidated damages are a reasonable estimate thereof and are not a penalty. The payment

147 MILL RIDGE ROAD – LYNCHBURG, VA

of said liquidated damages, therefore, shall constitute Seller's sole remedy against Purchaser and shall be in lieu of the exercise by Seller of any other legal or equitable right or remedy which Seller may have against Purchaser as a result of Purchaser's default.

19. Applicable Law; Time Periods. This Agreement shall be governed by and construed and enforced in accordance with the laws of the Commonwealth of Virginia and any litigation arising therefrom shall occur in the City of Lynchburg, Virginia. In the event that any time period hereunder ends on a Saturday, Sunday or legal holiday (i.e., a "non-business day"), then such time period shall automatically be extended to end upon the next business day.

20. Waiver. Failure of either Purchaser or Seller to exercise any right given hereunder or to insist upon strict compliance with regard to any term, condition or covenant specified herein, shall not constitute a waiver of Purchaser's or Seller's right to exercise such right or to demand strict compliance with any term, condition or covenant under this Agreement.

21. Counterparts. This Agreement may be executed in several counterparts, each of which may be deemed an original, and all of such counterparts together shall constitute one and the same Agreement.

22. Captions. All captions, headings, paragraph and subparagraph numbers and letters are solely for reference purposes and shall not be deemed to be supplementing, limiting, or otherwise varying the text of this Agreement.

23. Severability. The invalidity or unenforceability of a particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

24. Entire Agreement. This Agreement constitutes the sole and entire agreement of the parties and is binding upon Seller and Purchaser, their heirs, successors, legal representatives and assigns.

25. Seller's Affirmative Covenants. Seller shall maintain the Property free from waste and neglect, keep and perform or cause to be performed all obligations of the owner under any recorded title documents, applicable laws and any mortgage or deed of trust affecting the Property. Seller shall tender possession of the Property to Purchaser in the same condition the Property was in when last inspected by Purchaser. From the Effective Date hereof to the Closing date or earlier termination of this Agreement, Seller shall not do, suffer or permit, or agree to do, any of the following: (i) enter into any transaction with respect to or affecting the Property that would in any way prevent Seller's full performance hereunder, limit or adversely affect Purchaser's rights hereunder or as an owner of the Property following Closing (including, without limitation, anything that may subject Purchaser to any cost, liability or expense or otherwise interfere with, delay or increase the cost of Purchaser's acquisition, and operation of the Property for the intended use); (ii) sell, encumber or grant any interest in the Property or any part thereof in any form or manner whatsoever; or (iii) enter into, amend, waive any rights under, terminate or extend any document or instrument affecting the Property without the prior written consent of Purchaser which consent shall not be unreasonably withheld, conditioned or delayed.

26. **Date of Agreement.** The "Effective Date" of this Agreement shall be the last date upon which it is accepted and signed as evidenced below.

27. **Indemnification by Purchaser.** Purchaser shall fully defend, indemnify, and hold Seller, its employees, its officers, its officials, and its agents harmless from any and all liabilities, damages, including legal fees and court costs, which may arise out of or are related to any entry upon the said real property by Purchaser or its agents prior to Closing. Purchaser, at its sole expense, further agrees to repair any damage to the Property caused by Purchaser or its agents prior to Closing.

28. **Approval of Lynchburg City Council.** Notwithstanding any other provision of this Agreement, both parties hereto agree and understand the conveyance of the Property to Purchaser is contingent upon final approval being given by the Lynchburg City Council. In the event such approval does not occur, then the Earnest Money shall be returned to Purchaser and neither party will have any further obligation to one another under this Agreement.

29. **Third-Party Beneficiaries.** This Agreement is solely between Seller and Purchaser, and no third-party rights of any kind are created by this agreement.

30. **Electronic Signatures.** The Seller and Purchaser authorize the use of electronic signatures, if necessary, as an additional method of signing this Agreement. This Agreement may be executed in counterparts. Further, a copy or facsimile of a signature shall be deemed just as authentic as an original signature.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year written below.

CITY OF LYNCHBURG
Seller

By: _____

Title: _____

Date: _____

FRAMATOME INC.
Purchaser

By: Erik Dorman DORMAN James Digitally signed by DORMAN James
Date: 2026.03.02 13:56:32 -05'00'

Title: SVP, Framatome Installed Base America

Date: March 02, 2026

The undersigned hereby acknowledges receipt of the earnest money herein set forth and agrees to hold and disburse the same in accordance with the terms hereof:

Gentry Commercial Real Estate, Inc.

By: _____

Date: _____

Exhibit A

Project Description Framatome Inc.

Expansion at 147 Mill Ridge Road

Purchaser represents that it intends to redevelop the Property located at 147 Mill Ridge Road, Lynchburg, Virginia, to support its ongoing growth and expansion in the U.S. nuclear energy sector. The Property's proximity to Purchaser's existing facility at 155 Mill Ridge Road offers strategic advantages for collaboration and operational efficiency.

Purchaser's current vision for the Property includes:

- Office and administrative space to accommodate expanding teams;
- Light manufacturing space focused on machining and assembling small nuclear-grade components for Advanced Reactors (ARs) and Small Modular Reactors (SMRs); and/or
- Training areas to support workforce development and technical instruction;
- Research and development facilities for innovation in advanced nuclear technologies; and

Purchaser anticipates engaging an architectural firm in 2026 to design the redevelopment, with construction and improvements targeted for completion no later than December 2027.

It is expressly understood that Purchaser may determine, in its discretion, whether to renovate the existing building or to demolish and reconstruct improvements on the site, provided that any redevelopment remains consistent with the uses described above and applicable zoning regulations.



REQUEST FOR PROPOSALS TITLE PAGE
Include This Page as the First Page in Your Proposal Response

Proposal Title: Purchase and Development of 147 Mill Ridge Road

This is the City of Lynchburg's Request for Proposals (RFP) No. 2026-047 issued December 16, 2025. Direct inquires for information should be directed to Stephanie Suter: stephanie.suter@lynchburgva.gov or 434-455-3963. All requests for clarification of or questions regarding this RFP must be made in writing and be received by 2:00 PM on January 9, 2026. All responses to this solicitation shall be in strict accordance with the requirements set forth in this RFP document and the ensuing contract documents.

To schedule a site visit, contact Stephanie Suter and arrangements will be made.

Sealed proposals will be publicly accepted prior to 5:00 PM, January 16, 2026; however only the names of firms responding will be available for announcement. Proposals received after the stated due date and time shall not be considered and will be returned to the Offeror. Submit proposals in a sealed, opaque envelope, and put the RFP number, title, due date and time on the lower left front. Offerors are responsible for having their proposal stamped by Procurement Division staff before the deadline indicated above and acknowledge all addenda so issued in the space provided below. Any alteration or changes to this RFP will be made only by written addendum issued by the Procurement Division and all Offerors are responsible for obtaining issued addenda from the City's Procurement website: https://www.lynchburgva.gov/Bids.aspx.

Acknowledge receipt of addenda here: No. ___ Date: ___ No. ___ Date: ___ No. ___ Date: ___

No addenda was received

Submit proposals electronically or by mail, ground delivery, or hand delivered to: Procurement Division, 900 Church Street, Lynchburg, Virginia 24504

Information the Offeror deems Proprietary is included in the proposal response in sections(s): 04 and Financial Attachments. See Paragraph B. on page 2 for guidelines on submitting proprietary information.

In compliance with this RFP and all the conditions imposed therein, the undersigned offers and agrees to furnish the services in accordance with the attached proposal or as mutually agreed by subsequent negotiations. By my signature below, I certify that I am authorized to bind the Offeror in any and all negotiations and/or contractual matters relating to this Request for Proposals. Sign in ink and type or print requested information.

Full Legal Name of Offeror: FRAMATOME Inc.

Fed ID OR SOC. SEC. NO.: 541536465 Date: 01/15/2026

Address: 3315 Old Forest Road Phone: (434) 832-3602

Lynchburg, VA 24501 E-mail address: eri@framatome.com

Signature: [Handwritten Signature] ERIC DORMAN

Typical or Printed Name, Title: SVP, Installed Base America

Stephanie Suter
City Procurement Manager's Signature

January 15, 2026

City of Lynchburg Procurement Division
Attn: Stephanie Suter
City Procurement Manager
900 Church Street
Lynchburg, Virginia 24504

Dear **Ms. Suter**,

I am pleased to submit **Framatome Inc.'s** formal response to the **Request for Proposals (RFP# 2026-047)** for the **Purchase and Development of 147 Mill Ridge Road**, issued on **December 16, 2025**. We appreciate the opportunity to present our qualifications, vision, and commitment to acquiring this property in a manner that aligns with the goals and expectations outlined in the RFP.


Our team has conducted a thorough review of the property and its potential, and we believe that our proposal reflects a strong understanding of both its current value and its long-term opportunities.

Enclosed with this letter, you will find all required documentation, including:

- **Request for proposals title page**
- **Framatome Inc. proposal for the purchase and development of 147 Mill Ridge Road**
- **Framatome Inc. financial statements for 2023 and 2024**

We welcome the opportunity to discuss our proposal further and to answer any questions you may have during the evaluation process. We look forward to partnering with you on this important acquisition for Framatome Inc.

Sincerely,


Erik Dorman

SVP, Installed Base America

Framatome Inc.

Purchase and Development of 147 Mill Ridge Road
RFP # 2026-047

Framatome Inc.
3315 Old Forest Road
Lynchburg, VA 24501

Revision 0 – January 15, 2026

Document title	15 January 2026	Page: 1/8
RFP# 2026-047		Dissemination scope: Purchase and Development of 147 Mill Ridge Road

1 Conceptual Development Narrative

Framatome Inc. is proud to call Lynchburg home. For more than half a century, the greater Lynchburg region has served as our North American base of operations, and we remain deeply committed to corporate social responsibility in every aspect of our work. To us, being socially responsible means actively improving the quality of life for our employees, neighbors, customers, and stakeholders. We support civic and human service organizations, invest in education, and engage our employees in year-round initiatives that strengthen our communities while helping us attract talent, grow our business, and build a strong future for the next generation.

With a highly skilled workforce, Framatome Inc. provides a secure and reliable supply of nuclear fuel and services for North American operators. Our comprehensive solutions span the entire nuclear plant lifecycle, including advanced fuel design and fabrication, engineering and component manufacturing, digital modernization, cybersecurity, field services, and regulatory support.

We maintain an industry-leading safety culture and a strong commitment to environmental stewardship, supporting the clean energy transition while contributing to the economic vitality and community development of the Lynchburg region.

As the U.S. nuclear industry continues to grow, Framatome Inc. is expanding its workforce and investing in the development of our Lynchburg facilities.

Framatome Inc. plans to redevelop the property at 147 Mill Ridge Road in Lynchburg, Virginia, to support the company's continued growth and expansion within the U.S. nuclear energy sector. Its close proximity to our existing facility at 155 Mill Ridge Road provides strategic benefits, enhancing collaboration, operational efficiency, and the integration of future capabilities.

The vision for the redeveloped property includes:

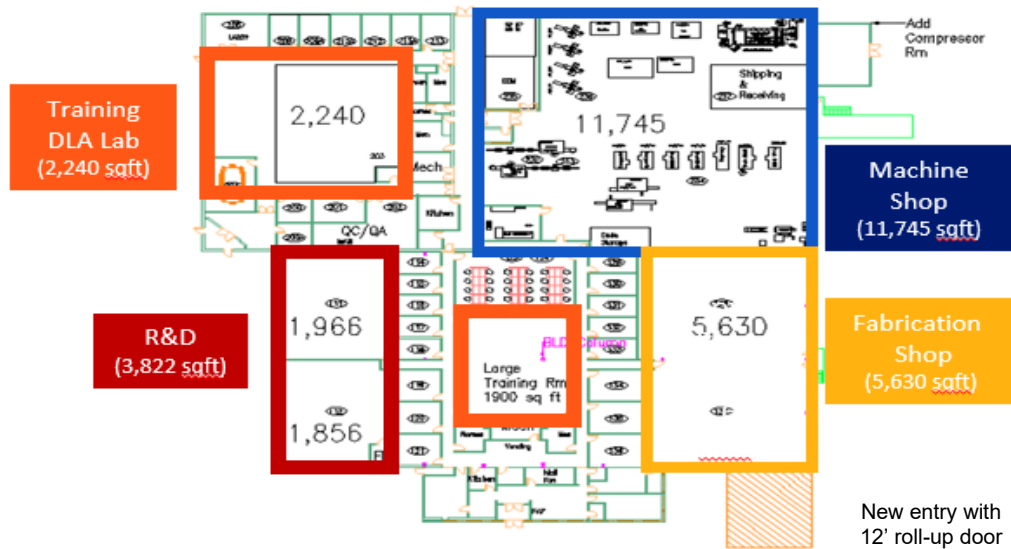
- Office and administrative space to support expanding teams
- Light manufacturing areas dedicated to machining and assembling small nuclear-grade components for both existing and emerging reactor technologies
- Training facilities designed to strengthen workforce development and technical instruction
- Research and development space to advance innovation in next-generation nuclear technologies

Importantly, no activities at this facility will involve the use or handling of radioactive material.

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Project concept and proposed use

A schematic showing the future use of the facility space at the 147 Mill Ridge Road facility, is presented below.



A significant portion of the facility—approximately 50% to 60%—will be dedicated to the machining and fabrication of small components and tooling that support both existing and future nuclear reactors in the United States and internationally. These activities are currently performed at Framatome Inc.’s Mount Athos Road facility; all associated equipment and personnel will be relocated to 147 Mill Ridge Road. Major equipment to be transferred includes multiple lathes and mills, a waterjet, an EDM (Electrical Discharge Machining) unit, a small furnace, and various welding and inspection systems.

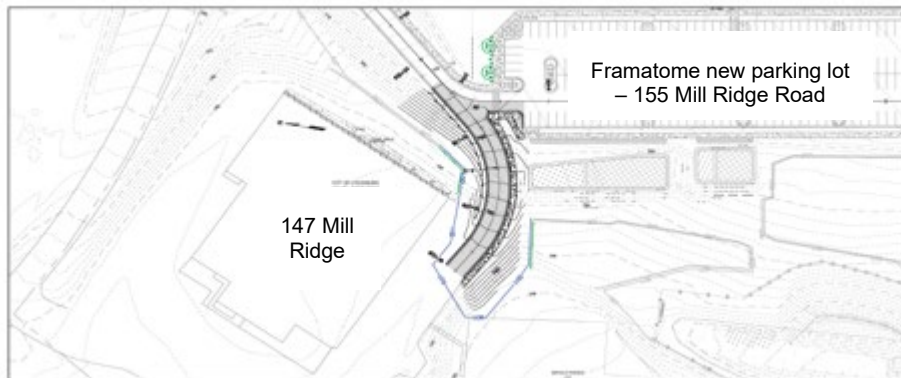
Establishing this fabrication capability at the new site will require:

- **Partial demolition of interior walls**
- **Construction of a compressor room** in the south-west corner of the facility
- **Construction of a forklift entry point** to the fabrication shop with a 12’ roll-up door at the front of the building
- **Full upgrades to electrical and HVAC systems**

The remaining portion of the facility will support activities that extend the capabilities of our existing 155 Mill Ridge Road location. This includes dedicated areas for training, as well as spaces for the development, testing, and qualification of new equipment, tooling, and technologies deployed at nuclear power plants. The open area designated as the DLA (Dynamical Learning Activity) will house small mock-ups that serve as hands-on training environments for employees prior to their deployment to plant sites. Renovations in this section will include selective demolition of interior walls and updates to meeting rooms, training rooms, and office spaces.

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The development plan also includes constructing a connecting road and pedestrian walkways between the 155 Mill Ridge Road facility and the new site. This connection will streamline employee movement between the two properties, improve accessibility, and reduce unnecessary traffic on Mill Ridge Road.



Framatome also plans to complete a full resurfacing of the existing parking lot. At this time, there are no plans to modify or expand the lot. Additional parking, as needed, will be available in the newly constructed lower-level parking area located on the west side of our current facility.

The facility at 147 Mill Ridge Road is expected to accommodate between 40 and 80 Framatome employees, consisting of both permanent and transient workers. The permanent workforce will include approximately 20 machinists and support staff relocating from the Mount Athos Road facility, along with technicians and engineers currently based at Mill Ridge Road. The transient workforce will include remote employees and subcontractors who travel to Lynchburg for training prior to deployment at customer sites.

Economic Impact

Framatome has allocated a **\$6 million** budget for the modifications and renovations required at the 147 Mill Ridge Road facility, in addition to the cost of the property itself. The planned investments include:

- **Architectural, structural, and civil engineering – \$160K**
- **Building remodel – \$1,500K**
- **HVAC replacement – \$1,800K**
- **Electrical, fire protection, data, and security upgrades – \$900K**
- **Compressed air and piping additions – \$125K**
- **Parking lot resurfacing – \$440K**
- **Access road connecting 155 and 147 Mill Ridge Road – \$300K**
- **Contingency (15%) – \$775K**

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RFP# 2026-047		Dissemination scope: Purchase and Development of 147 Mill Ridge Road

With the relocation of the machining and fabrication shop from the Mount Athos Road facility, more than **\$3 million worth of assets** will be transferred to the new site.

Based on current tax rates—**0.84% for real estate** and **3.8% for property**, the estimated annual tax contribution to the City of Lynchburg will exceed **\$105,000**. Framatome has also launched a modernization and expansion initiative for its machining capabilities, which will involve additional equipment purchases in the coming years.

These developments align with the broader growth plan Framatome presented to the Commonwealth of Virginia and the City of Lynchburg in June 2023. Between 2023 and the end of 2027, the company anticipates a **net increase of 515 jobs in Virginia**, with an average annual wage of **\$122,727 (W-2)**. Additionally, approximately **20 positions** currently based at the Mount Athos Road facility in Campbell County will relocate to the City of Lynchburg as part of the machining and fabrication shop transition.

Community Capability

Framatome’s workforce growth plan associated with the acquisition of 147 Mill Ridge Road remains consistent with the assumptions outlined in the 155 Mill Ridge Road expansion project, for which the City of Lynchburg completed a traffic study. Aside from the addition of approximately 20 employees relocating from the Mount Athos Road facility, no significant changes are anticipated that would affect traffic in the area.

The activities planned for the new facility will have minimal environmental impact. Machining operations use water-soluble coolant in closed-loop systems at each machine. When replacement is required, all liquids will be properly containerized and disposed of through approved channels. Scrap metal is collected and recycled. On rare occasions, spray painting of machined parts is necessary, Framatome will obtain the appropriate air permit from the Virginia Department of Environmental Quality (VDEQ) before beginning such work.

Noise is another potential concern for nearby residents. Based on our experience at the Mount Athos Road facility, machining and fabrication noise is fully contained within the shop walls and is not audible from outside the building. Additionally, the compressor room at the new site will be insulated to mitigate sound.

Framatome upholds high standards for maintenance and housekeeping across all its facilities. These same standards will be applied at 147 Mill Ridge Road, ensuring full compliance with city and regulatory requirements while creating an environment that is clean, professional, and welcoming for employees, customers, and the public.

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RFP# 2026-047		Dissemination scope: Purchase and Development of 147 Mill Ridge Road

2 Project Timeline

Upon execution of a binding purchase agreement with the City of Lynchburg, Framatome will engage an engineering firm to complete the facility design. This design phase is expected to begin in April 2026 and conclude in July 2026. Should the purchase agreement be finalized before the end of March, the schedule will advance accordingly.

Based on our understanding of the current tenant lease arrangements at 147 Mill Ridge Road, Framatome’s goal is to close on the property no later than June 2026. Following closing, Framatome will submit permit applications for all planned modifications to the building and surrounding areas, including the construction of the connecting road and pedestrian walkway linking the site to 155 Mill Ridge Road.

Construction activities are projected to begin in October 2026 and be completed by June 2027. Framatome intends to contract with firms local to the Lynchburg area for this phase of the project.

	2026												2027						
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Due Diligence	█	█	█																
Purchase Agreement signed with City			█																
Architectural Design				█	█	█	█												
Closing						█													
Permitting								█	█										
Construction RFQs									█	█									
Construction machining and fabrication shop										█	█	█	█	█	█	█	█	█	
Relocation machining and fabrication shop																			█
Construction balance of facility															█	█	█	█	

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RFP# 2026-047		Dissemination scope: Purchase and Development of 147 Mill Ridge Road

3 Qualifications

Similarly to any other facility related projects conducted by Framatome Inc., a project team will be chartered for the development of the 147 Mill Ridge Road property.

Key personnel involved:

Dominique Grandemange, Vice President Operational Support is the executive sponsor for this project. Mr. Grandemange has experience in the nuclear industry with over 33 years of work experience in operations, facilities and supply chain. He currently holds responsibility for all facilities related projects and maintenance for Framatome in North America.

Doug Barger, Manager of North America Facilities and Projects, manages a team of project managers responsible for all special capital projects with Framatome’s North American facilities. He manages large multi-building construction projects within the Lynchburg area and multiple leased facilities located around the US. Doug was responsible for the recent expansion project of the existing facility at 155 Mill Ridge Road, a project that spanned 3 years and an investment of more than \$20M. Doug has a variety of experience from 39+ years of nuclear experience, ranging from business unit capital planning to project management of numerous large-scale improvement projects, keeping those projects on time and within budget. He will be responsible for overseeing the construction portion of the project.

Owen. B. (O.B.) Garriss, Project Manager Facilities, has effectively managed multiple renovation and construction projects during his 25+ year tenure with Framatome. He recently completed several multi-million dollars projects at the Mount Athos Road facility and is currently managing the construction of the new Framatome technical training center for small and advanced nuclear reactors at the Mill Ridge Road location. Over the years, O.B. has developed extensive relationships with all local companies that Framatome typically contracts with for this type of project.

Matt Forbes, Plant Operations & Site Manager, is responsible for assessing and upgrading site manufacturing and inspection processes and technology to meet quality and regulatory requirements. He will provide manufacturing expertise for the project. He has 21 years of experience—including 19 in the nuclear industry, covering positions such as project manager, lead QA representative, operations manager for Framatome’s Pump & Motor service center, and manager of nuclear services in our Canadian subsidiary. The Framatome machining and fabrication shop at Mount Athos Road currently reports under Matt.

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RFP# 2026-047		Dissemination scope: Purchase and Development of 147 Mill Ridge Road

4 Financial Capacity

Framatome Inc. hereby offers **TWO MILLION FIFTY-ONE THOUSAND AND NO/100 DOLLARS (\$2,051,000.00)** for the purchase of the property located at 147 Mill Ridge Road, contingent upon satisfaction of the following conditions:

(a) Framatome Inc. obtaining any inspections, tests, or studies it deems necessary, in its sole discretion, to evaluate the condition of the Property and its suitability for Framatome Inc.'s intended use.

(b) Framatome Inc. receiving opinions from the Lynchburg Building Inspector identifying any modifications required to ensure the Property and all contemplated improvements comply with applicable codes.

(c) Framatome Inc. obtaining satisfactory results from any environmental inspections it elects to conduct.

(d) The City of Lynchburg providing an estoppel certificate from each tenant confirming that the applicable lease has expired or been terminated and that the tenant has no outstanding claims related to the lease or the Property.

(e) Framatome Inc. confirming, to its satisfaction, the marketability of the City of Lynchburg's title to the Property.

(f) Framatome Inc. satisfying itself, in its sole discretion, with respect to any other matters it considers necessary or desirable.

Within ten (10) days following full execution of a binding purchase agreement, Framatome Inc. will deposit **TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00)** as earnest money.

With regards to the proposed transaction, it is acknowledged that Coldwell Banker Commercial – Read & Co, Inc. represents the Seller and Gentry Commercial Real Estate, Inc. represents the Purchaser (collectively the “Agents”) and Agents will be paid a sale commission by the Seller in the amount of six percent (6%) to be divided equally between the Agents.

Framatome Inc. is part of the EDF Group for which audited/CPA prepared public financials are accessible through the following link : [Financial Results | EDF FR](#)

To access the audited financial statements:

- Scroll down to previous financial results
- Select the year
- Scroll down to Documentation
- Download the Consolidated Financial Statements for 2024 as of December 31, 2024
- Download the Report of the statutory auditors on the consolidated accounts 2024
- Repeat for 2023

In addition, auditor attestations on the financial information of Framatome Inc. for the years ended December 31, 2024 and 2023 are provided as attachments to the response to this RFP.

Document title	15 January 2026	Page: 8/8
RFP# 2026-047		Dissemination scope: Purchase and Development of 147 Mill Ridge Road



KPMG SA
Tour EQHO
2 Avenue Gambetta
CS 60055
92066 Paris La Défense Cedex

Framatome

Framatome's statutory auditor attestation on the financial information of Framatome Inc. for the year ended December 31, 2024

For the year ended December 31, 2024
Framatome
1, place Jean Millier - 92400 Courbevoie

KPMG S.A., société d'expertise comptable et de commissaires aux comptes inscrite au Tableau de l'Ordre des experts comptables de Paris sous le n° 143008010101 et rattachée à la Compagnie régionale des commissaires aux comptes de Versailles et du Centre. Société française membre du réseau KPMG constitué de cabinets indépendants affiliés à KPMG International Limited, une société de droit anglais (private company limited by guarantee).

Société anonyme à conseil d'administration
Siège social :
Tour EQHO
2 avenue Gambetta
CS 60055
92066 Paris La Défense Cedex
Capital social : 5 497 100 €
775 726 417 RCS Nanterre



KPMG SA
Tour EQHO
2 Avenue Gambetta
CS 60055
92066 Paris La Défense Cedex

Framatome

1, place Jean Millier - 92400 Courbevoie

Framatome's statutory auditor attestation on the financial information of Framatome Inc. for the year ended December 31, 2024

To the President of Framatome,

In our capacity as statutory auditor of Framatome SAS (the "Company") and in accordance with your request, we have prepared this attestation relating to the financial information of Framatome Inc. for the year ended December 31, 2024 ("the Information"), contained in the attached documents and prepared in the context of the information provided by the Company to Electricité de France ("EDF") for the purposes of the preparation of its consolidated financial statements as of and for the year ended December 31, 2024.

This document includes a consolidated income statement of Framatome Inc. showing a net profit ("Net income (loss) for the period") of US\$ 37,008 thousands and a consolidated statement of financial position of Framatome Inc. showing an Equity ("Total Equity") of US\$ 950,482 thousands.

This information was prepared under the responsibility of the Company's management, based on its consolidated accounting records as of and for the year ended December 31, 2024.

Our role is to report on the reconciliation of this Information with the consolidated accounting records of the Company used by the Company to prepare its reporting package transmitted to Electricité de France (EDF) for the purposes of the establishment of EDF consolidated financial statements for the year ended December 31, 2024 and measurement standards and EDF accounting policies (the "EDF Reporting Package").

In the context of our role as statutory auditor and at the Company's request, we have performed audit procedures on the Reporting Package transmitted to EDF for the year ended December 31, 2024, prepared in accordance with IFRS accounting and measurement standards and EDF accounting policies. Our audit procedures were conducted in accordance with professional standards applicable in France and were planned and performed for the purpose of forming an opinion on the EDF Reporting Package taken as a whole and not on any individual component of the EDF Reporting Package used to determine the Information. Accordingly, our audit tests and samples were not carried out with this objective, and we do not express any opinion on any components of the EDF Reporting Package taken individually.

Furthermore, we have not performed any procedures to identify events that may have occurred after the end of our audit procedures on the EDF Reporting Package on February 19, 2025.

KPMG S.A., société d'expertise comptable et de commissaires aux comptes inscrite au Tableau de l'Ordre des experts comptables de Paris sous le n° 143008010101 et rattachée à la Compagnie régionale des commissaires aux comptes de Versailles et du Centre.
Société française membre du réseau KPMG constitué de cabinets indépendants affiliés à KPMG International Limited, une société de droit anglais (private company limited by guarantee).

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Tour EQHO
2 avenue Gambetta
CS 60055
92066 Paris La Défense Cedex
Capital social : 5 497 100 €
775 726 417 RCS Nanterre



Our engagement, which constitutes neither an audit nor a review, was performed in accordance with the professional guidance issued by the French Institute of statutory auditor (Compagnie nationale des commissaires aux comptes) relating to this engagement. For the purpose of this attestation, our work consisted in:

- Understanding the procedures implemented by the Company for producing the Information contained in the attached documents;
- Performing a reconciliation between the Information reported in the attached documents and the consolidated accounting records of the Company as of and for the year ended December 31, 2024 used to prepare the reporting package transmitted to EDF for the preparation of its consolidated financial statements as of and for the year ended December 31, 2024, in accordance with IFRS accounting and measurement standards and EDF accounting policies;
- Checking the arithmetical accuracy of the Information produced.

On the basis of our work, we have no matters to report on the reconciliation of the Information contained in the attached documents, with the consolidated accounting records of the Company used by the Company to prepare the reporting package transmitted to Electricité de France (EDF) for the purposes of the establishment of EDF consolidated financial statements as of and for the year ended December 31, 2024, in accordance with IFRS accounting and measurement standards and EDF accounting policies.

Without qualifying our conclusion in respect of this matter, we draw your attention to the explanatory note, which explains that the Information does not represent a full set of financial statements with regard to IFRS. Under these accounting standards, only a complete set of consolidated financial statements comprising a consolidated statement of financial position, a consolidated income statement, a consolidated statement of changes in equity, a consolidated cash flow statement, together with comparative financial information and explanatory notes gives a true and faire view of the consolidated assets and liabilities and of the consolidated financial position of Framatome and its subsidiaries as of December 31, 2024, and of the consolidated results of their operations for the year then ended.

This attestation has been prepared solely for your attention within the context described above and may not be used, distributed or referred to for any other purpose.

Our work should not be taken to supplant any additional inquiries or procedures that should be undertaken by a third-party recipient of this attestation, and we make no representations regarding the sufficiency of the procedures we performed for the purpose of third parties.

In our capacity as statutory auditor of Framatome SAS, our responsibility towards the Company and the shareholders is defined by French law and we do not accept any extension of our responsibility beyond that set out in French law. We do not owe or accept any duty of care to any third party. In no event shall KPMG SA be liable for any loss, damage, cost or expense arising in any way from fraudulent acts, misrepresentation or willful misconduct on the part of the Directors, employees or agents of the Company.

This attestation is governed by French law. The French courts have exclusive jurisdiction in relation to any claim, difference or dispute which may arise out of or in connection with our engagement letter or this attestation. Each party irrevocably waives any right it may have to object to an action being brought in any of those Courts, to claim that the action has been brought in an illegitimate court or to claim that those Courts do not have jurisdiction.


Framatome

Framatome's statutory auditor attestation on the financial information of Framatome Inc. for the year ended December 31, 2024



Paris La Défense, February 24, 2025

KPMG SA

 Signature
numérique de
Laurent Genin
Date : 2025.02.24
13:43:24 +01'00'

Laurent Genin

Associé

Framatome

Framatome's statutory auditor attestation on the financial information of Framatome Inc. for the year ended December 31, 2024

FRAMATOME INC.

*Unaudited Consolidated Financial
Information for the Year ended
December 31, 2024*

**FRAMTOME INC.
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INTRODUCTION

FRAMATOME group was created on December 31, 2017 following approval of the operation by their respective Boards of Directors on 13 and 14 December 2017, AREVA SA and EDF signed definitive binding agreements on 22 December 2017 setting the terms for the sale to EDF on 31 December 2017 of an interest giving EDF exclusive control over activities relating to the design and manufacturing of nuclear reactors and equipment, fuel assemblies and services to the nuclear installed base (hereinafter “Framatome”).

After this operation, Framatome SAS became subsidiary of EDF and its financial statements are consolidated in EDF Group financial statements. EDF consolidated financial statement are prepared in accordance with International Financial Reporting Standards (IFRS) as adopted in the European Union pursuant to European regulation 1606/2002 of July 19, 2002 on the adoption of international accounting standards.

In this context Framatome SAS prepares “Consolidated financial information” in accordance with the IFRS accounting and measurement standards and EDF accounting policies. In this context Framatome Inc. is controlled by Framatome SAS and fully consolidated in its Consolidated financial information. Such consolidated financial information is the basis of preparation of the reporting package transmitted to EDF to enable EDF to establish its annual consolidated financial statements.

The appendix discloses the (i) consolidated income statement and (ii) consolidated statement of financial position of Framatome Inc. as consolidated by Framatome SAS to prepare the reporting package transmitted to EDF for the preparation of its consolidated financial statements as of and for the year ended December 31, 2024, in accordance with IFRS accounting and measurement standards and EDF accounting policies.

This Consolidated Financial Information as of and for the year ended December 31, 2024 does not represent a full set of consolidated financial statements of Framatome Inc. prepared in accordance with IFRS. Under these accounting standards, only a complete set of consolidated financial statements prepared in accordance with IFRS 1, and comprising a consolidated statement of financial position, a consolidated income statement, a consolidated statement of changes in equity, a consolidated cash flow statement, together with comparative financial information and explanatory notes gives a true and fair view of the consolidated assets and liabilities and of the consolidated financial position of Framatome Inc. as of December 31, 2024, and of the consolidated results of their operations for the year then ended.

FRAMATOME INC.

**UNAUDITED STATEMENT OF INCOME
FOR THE YEAR ENDED December 31, 2024
(expressed in thousands)**

	12/31/2024
REVENUE	823,433
COST OF SALES	<u>(723,219)</u>
GROSS PROFIT	100,214
OPERATING EXPENSES:	
Selling, general, and administrative costs	(46,997)
Research and development expense	(3,624)
Other expenses	<u>(1,774)</u>
OPERATING INCOME	47,819
OTHER INCOME (EXPENSE):	
Interest & other income	5,670
Interest & other expense	<u>(7,719)</u>
Total other expenses, net	(2,049)
INCOME BEFORE TAX	45,770
INCOME TAX(EXPENSE) BENEFIT	<u>(8,762)</u>
NET INCOME (LOSS) FOR THE PERIOD	<u>37,008</u>

FRAMATOME INC.

UNAUDITED STATEMENT OF FINANCIAL POSITION

AS OF December 31, 2024

(expressed in thousands, except share data)

12/31/2024

ASSETS

NON-CURRENT ASSETS:

Property, plant and equipment	138,611
Goodwill	53,421
Other intangible assets	38,669
Other non-current assets	807,763
Deferred income taxes	99,468
Total non-current assets	1,137,932

CURRENT ASSETS:

Inventories	174,443
Accounts receivable, net	79,830
Costs and estimated earnings in excess of billings on contracts in progress	63,837
Other receivables	2,143
Income tax receivable	5,583
Prepaid expenses	3,157
Investment in affiliate cash pools	109,708
Other financial assets	-
Cash and cash equivalents	360
Total current assets	439,061

TOTAL ASSETS

1,576,993

FRAMATOME INC.

UNAUDITED STATEMENT OF FINANCIAL POSITION

AS OF December 31, 2024

(expressed in thousands, except share data)

	12/31/2024
EQUITY AND LIABILITIES	
EQUITY:	
Total equity	<u>950,482</u>
NON-CURRENT LIABILITIES:	
Long term provisions	32,048
Accrued pension benefits	7,041
Long term financial debt	7,949
Total non-current liabilities	<u>47,038</u>
CURRENT LIABILITIES:	
Accounts payable	74,249
Other payables	26,161
Accrued employee benefits	78,346
Other accrued liabilities	141
Current provisions	55,870
Billings in excess of costs and estimated earnings on contracts in progress	331,794
Other financial liabilities	12,912
Total current liabilities	<u>579,473</u>
Total liabilities	<u>626,511</u>
TOTAL EQUITY AND LIABILITIES	<u>1,576,993</u>

FRAMATOME

Société par actions simplifiée

1, place Jean Millier

92400 Courbevoie

**Framatome's Statutory auditor attestation on
the financial information of Framatome Inc.
for the year ended December 31, 2023**

FRAMATOME

Société par actions simplifiée

1, place Jean Millier

92400 Courbevoie

Framatome's statutory auditor attestation on the financial information of Framatome Inc. for the year ended December 31, 2023

To the President of Framatome SAS,

In our capacity as statutory auditor of Framatome SAS (the "Company") and in accordance with your request, we have prepared this attestation relating to the financial information of Framatome Inc. for the year ended December 31, 2023 (the "Information"), contained in the attached documents and prepared in the context of the information provided by the Company to Electricité de France ("EDF") for the purposes of the preparation of its consolidated financial statements as of and for the year ended December 31, 2023.

This document includes a consolidated statement of income of Framatome Inc. showing a net loss ("Net income (loss) for the period") of US\$(14.700) thousands and a consolidated statement of financial position of Framatome Inc. showing an Equity ("Total equity") of US\$943.805 thousands.

This Information was prepared under the responsibility of the Company's management, based on its consolidated accounting records as of and for the year ended December 31, 2023.

Our role is to report on the reconciliation of this Information with the consolidated accounting records of the Company used by the Company to prepare its reporting package transmitted to Electricité de France (EDF) for the purposes of the establishment of EDF consolidated financial statements for the year ended December 31, 2023, in accordance with IFRS accounting and measurement standards and EDF accounting policies (the "EDF Reporting Package").

In the context of our role as statutory auditor and at the Company's request, we have performed audit procedures on the Reporting Package transmitted to EDF for the year ended December 31, 2023, prepared in accordance with IFRS accounting and measurement standards and EDF accounting policies. Our audit procedures were conducted in accordance with professional standards applicable in France, and were planned and performed for the purpose of forming an opinion on the EDF Reporting Package taken as a whole and not on any individual component of the EDF Reporting Package used to determine the Information. Accordingly, our audit tests and samples were not carried out with this objective and we do not express any opinion on any components of the EDF Reporting Package taken individually.

Furthermore, we have not performed any procedures to identify events that may have occurred after the end of our audit procedures on the EDF Reporting Package on February 13, 2024.

Our engagement, which constitutes neither an audit nor a review, was performed in accordance with the professional guidance issued by the French Institute of statutory auditor (Compagnie nationale des commissaires aux comptes) relating to this engagement. For the purpose of this attestation, our work consisted in:

- Understanding the procedures implemented by the Company for producing the Information contained in the attached documents;
- Performing a reconciliation between the Information reported in the attached documents and the consolidated accounting records of the Company as of and for the year ended December 31, 2023 used to prepare the reporting package transmitted to EDF for the preparation of its consolidated financial statements as of and for the year ended December 31, 2023, in accordance with IFRS accounting and measurement standards and EDF accounting policies;
- Checking the arithmetical accuracy of the Information produced.

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Our work should not be taken to supplant any additional inquiries or procedures that should be undertaken by a third-party recipient of this attestation and we make no representations regarding the sufficiency of the procedures we performed for the purpose of third parties.

In our capacity as statutory auditor of Framatome SAS, our responsibility towards the Company and the Shareholders is defined by French law and we do not accept any extension of our responsibility beyond that set out in French law. We do not owe or accept any duty of care to any third party. In no event shall Deloitte & Associés be liable for any loss, damage, cost or expense arising in any way from fraudulent acts, misrepresentation or willful misconduct on the part of the Directors, employees or agents of the Company.

This attestation is governed by French law. The French courts have exclusive jurisdiction in relation to any claim, difference or dispute which may arise out of or in connection with our engagement letter or this attestation. Each party irrevocably waives any right it may have to object to an action being brought in any of those Courts, to claim that the action has been brought in an illegitimate court or to claim that those Courts do not have jurisdiction.

Paris-La-Défense, February 27, 2024

The Statutory Auditor
DELOITTE & ASSOCIES

 Marc de Villartay

Marc de Villartay

FRAMATOME INC.

*Unaudited Consolidated Financial
Information for the Year ended
December 31, 2023*

FRAMATOME INC.
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INTRODUCTION

FRAMATOME group was created on December 31, 2017 following approval of the operation by their respective Boards of Directors on 13 and 14 December 2017, AREVA SA and EDF signed definitive binding agreements on 22 December 2017 setting the terms for the sale to EDF on 31 December 2017 of an interest giving EDF exclusive control over activities relating to the design and manufacturing of nuclear reactors and equipment, fuel assemblies and services to the nuclear installed base (hereinafter “Framatome”).

After this operation, Framatome SAS became subsidiary of EDF and its financial statements are consolidated in EDF Group financial statements. EDF consolidated financial statement are prepared in accordance with International Financial Reporting Standards (IFRS) as adopted in the European Union pursuant to European regulation 1606/2002 of July 19, 2002 on the adoption of international accounting standards.

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The appendix discloses the (i) consolidated income statement and (ii) consolidated statement of financial position of Framatome Inc. as consolidated by Framatome SAS to prepare the reporting package transmitted to EDF for the preparation of its consolidated financial statements as of and for the year ended December 31, 2023, in accordance with IFRS accounting and measurement standards and EDF accounting policies.

This Consolidated Financial Information as of and for the year ended December 31, 2023 does not represent a full set of consolidated financial statements of Framatome Inc. prepared in accordance with IFRS. Under these accounting standards, only a complete set of consolidated financial statements prepared in accordance with IFRS 1, and comprising a consolidated statement of financial position, a consolidated income statement, a consolidated statement of changes in equity, a consolidated cash flow statement, together with comparative financial information and explanatory notes gives a true and fair view of the consolidated assets and liabilities and of the consolidated financial position of Framatome Inc. as of December 31, 2023, and of the consolidated results of their operations for the year then ended.

FRAMATOME INC.

**UNAUDITED STATEMENT OF INCOME
FOR THE YEAR ENDED December 31, 2023
(expressed in thousands of USD)**

	12/31/2023
REVENUE	670 754
COST OF SALES	(646 102)
GROSS PROFIT	<u>24 652</u>
OPERATING EXPENSES:	
Selling, general, and administrative costs	(36 495)
Research and development expense	2 117
Other (income) expenses	(4 661)
OPERATING INCOME	<u>(14 387)</u>
OTHER INCOME (EXPENSE):	
Interest & other income	6 677
Interest & other expense	(7 351)
Total other expenses, net	<u>(674)</u>
INCOME BEFORE TAX	(15 061)
INCOME TAX(EXPENSE) BENEFIT	<u>361</u>
NET INCOME (LOSS) FOR THE PERIOD	<u><u>(14 700)</u></u>

FRAMATOME INC.

UNAUDITED STATEMENT OF FINANCIAL POSITION

AS OF December 31, 2023

(expressed in thousands of USD)

	12/31/2023
ASSETS	
NON-CURRENT ASSETS:	
Property, plant and equipment	113 419
Goodwill	53 421
Other intangible assets	43 243
Other non-current assets	813 916
Deferred income taxes	101 492
Total non-current assets	1 125 491
CURRENT ASSETS:	
Inventories	192 016
Accounts receivable, net	49 345
Costs and estimated earnings in excess of billings on contracts in progress	59 906
Other receivables	1 941
Income tax receivable	3 110
Prepaid expenses	2 612
Investment in affiliate cash pools	54 718
Other financial assets	-
Cash and cash equivalents	381
Total current assets	364 029
TOTAL ASSETS	1 489 520

FRAMATOME INC.

UNAUDITED STATEMENT OF FINANCIAL POSITION

AS OF December 31, 2023

(expressed in thousands of USD)

	12/31/2023
EQUITY AND LIABILITIES	
EQUITY:	
Total equity	<u>943 805</u>
NON-CURRENT LIABILITIES:	
Long term provisions	30 641
Accrued pension benefits	14 341
Long term financial debt	<u>18 298</u>
Total non-current liabilities	63 280
CURRENT LIABILITIES:	
Accounts payable	60 058
Other payables	22 129
Accrued employee benefits	66 959
Other accrued liabilities	-
Current provisions	73 441
Billings in excess of costs and estimated earnings on contracts in progress	246 646
Other financial liabilities	<u>13 202</u>
Total current liabilities	482 435
Total liabilities	<u>545 715</u>
TOTAL EQUITY AND LIABILITIES	<u><u>1 489 520</u></u>



REQUEST FOR PROPOSALS TITLE PAGE
Include This Page as the First Page in Your Proposal Response

Proposal Title: Purchase and Development of 147 Mill Ridge Road

This is the City of Lynchburg's Request for Proposals (RFP) No. **2026-047** issued **December 16, 2025**. Direct inquiries for information should be directed to Stephanie Suter: stephanie.suter@lynchburgva.gov or 434-455-3963. All requests for clarification of or questions regarding this RFP must be made in writing and be received by **2:00 PM on January 9, 2026**. All responses to this solicitation shall be in strict accordance with the requirements set forth in this RFP document and the ensuing contract documents.

To schedule a site visit, contact Stephanie Suter and arrangements will be made.

Sealed proposals will be publicly accepted prior to **5:00 PM, January 16, 2026**; however only the names of firms responding will be available for announcement. Proposals received after the stated due date and time shall not be considered and will be returned to the Offeror. Submit proposals in a sealed, opaque envelope, and put the RFP number, title, due date and time on the lower left front. Offerors are responsible for having their proposal stamped by Procurement Division staff before the deadline indicated above and acknowledge all addenda so issued in the space provided below. Any alteration or changes to this RFP will be made only by written addendum issued by the Procurement Division and all Offerors are responsible for obtaining issued addenda from the City's Procurement website: <https://www.lynchburgva.gov/Bids.aspx>.

Acknowledge receipt of addenda here: No. ___ Date: _____ No. ___ Date: _____ No. ___ Date: _____

Submit proposals electronically or by mail, ground delivery, or hand delivered to:

Procurement Division
900 Church Street
Lynchburg, Virginia 24504

Information the Offeror deems Proprietary is included in the proposal response in section(s): _____
See Paragraph B. on page 2 for guidelines on submitting proprietary information.

In compliance with this RFP and all the conditions imposed therein, the undersigned offers and agrees to furnish the services in accordance with the attached proposal or as mutually agreed by subsequent negotiations. By my signature below, I certify that I am authorized to bind the Offeror in any and all negotiations and/or contractual matters relating to this Request for Proposals. Sign in ink and type or print requested information.

Full Legal Name of Offeror: _____

Fed ID OR SOC. SEC. NO.: _____ Date: _____

Address: _____ Phone: () _____

_____ E-mail address: _____

Signature: _____

Typed or Printed Name, Title

City Procurement Manager's Signature

I. SUBMISSION OF PROPOSALS

- A. To submit a proposal electronically, access the *Submit Online* button as part of the RFP description on the City's Bid Postings webpage: <https://www.lynchburgva.gov/Bids.aspx>. All proposals submitted should be uploaded as a single PDF file and must be submitted by the deadline. Late proposals will not be considered. Proposals will be stored in a secure folder until after the deadline has passed then accessed by Procurement staff.
- B. Nothing herein is intended to exclude any responsible Offeror or in any way restrain or restrict competition. All responsible Offerors are encouraged to submit proposals.
- C. Proposals having any erasures or corrections must be initialed by the Offeror in ink.
- D. The City reserves the right to accept or reject any or all proposals, to waive informalities, and to reissue any request for proposals.
- E. By submitting a proposal response, the Offeror agrees that the proposal response will not be withdrawn for a period of 90 days following the due date for proposal responses.
- F. By submitting a proposal response, the Offeror certifies that it has not combined, conspired or agreed to intentionally rig, alter or otherwise manipulate, or to cause to be rigged, altered or otherwise manipulated its proposal response for the purpose of allocating purchases or sales to or among persons, raising or otherwise fixing the prices of the goods or services, or excluding other persons from dealing with the City.
- G. By submitting a proposal response, the Offeror certifies that its proposal is made without collusion or fraud and that it has not offered or received any kickbacks or inducements from any other Offeror, supplier, manufacturer or subcontracting firm in connection with its proposal; and that it has not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised.
- H. The City will not be responsible for any expense incurred by any Offeror in preparing and submitting a proposal response. All proposals submitted will become the property of the City.

II. GENERAL INFORMATION AND OBJECTIVE

The purpose of this request for proposal (RFP) is to invite qualified developers, development teams, or organizations (Offeror) to submit proposals for the purchase and redevelopment of 147 Mill Ridge Road. The RFP is being issued to ensure transparency, competitiveness, and alignment with the City's Unified Economic Development & Tourism Plan.

The City seeks proposals that:

1. Support industrial, office, manufacturing, research and development, or workforce training uses.
2. Create quality jobs and meaningful economic impact.
3. Deliver substantial capital investment.
4. Are compatible with adjacent industrial operations.
5. Advance the City's long-term economic development goals.

Proposals including residential, self-storage or land banking will not be considered.

The property use must remain consistent with approved use for a period of fifteen years. Annual employment and investment reporting shall be submitted to the City for five years.

III. BACKGROUND AND SITE DESCRIPTION

Originally constructed in 1989, 147 Mill Ridge Road has served as Lynchburg's Business Development Center. The following attachments are provided for informational purposes:

- A. Attachment A – Property Maps
- B. Attachment B – Zoning Information
- C. Attachment C – Comprehensive Plan Excerpts
- D. Attachment D – Conceptual Review
- E. Attachment E – Existing Elevation
- F. Attachment F – Original Construction Drawings

IV. OPPORTUNITY

Property Details

147 Mill Ridge Road, Lynchburg, Virginia 24502

- **Parcel ID:** 24308002
- **Zoning:** I-2C (Light Industrial, Conditional)
- **Acreage:** 5 acres (GIS)
- **Improvements:** 42,550 SF 1 Story Building
- **Ownership:** City of Lynchburg
- **Assessed Value (2025):** \$2,586,200
- **Utilities:** City water, sewer, electric, fiber
- **Surrounding Uses:** Industrial, office, and advanced manufacturing

Additional Information

- The property is offered **as-is**.
- The City may assist with rezoning or permitting processes, subject to formal approvals.

Responsibilities of the Offeror

• Entitlements

The Offeror shall be responsible for all aspects of the Project including pre-development planning, environmental review, design, and financing. The selected Offeror shall be responsible, at its sole expense, for obtaining all land use and building permits and other government approvals required for its proposed Project. During the Negotiation Period, the selected Offeror shall prepare and process an initial study and undertake all other actions required for City approval of the Project, at Offeror's cost. In addition to the initial study, Offeror may, during the Negotiation Period, without any guaranty of

approval therefore, seek City approval of any zoning changes. The project will be expected to begin its construction phase within 6 months of sale, or as otherwise noted within the contract of property sale. Should the project not begin within the allotted 6 months, or otherwise agreed upon schedule, the City shall have full authority to purchase the property back at the initial sale price.

- **Predevelopment Costs**

The selected Offeror shall bear all predevelopment costs relating to this Project. All fees and/or expenses of engineers, architects, financial consultants, attorneys, planning or other consultants or contractors retained by Offeror for any study, analysis, evaluation, report, schedule, estimate, environmental review, surveys, planning and/or design activities, drawings, specifications or other activity or matter relating to the Project shall be the sole responsibility of and undertaken at the sole cost and expense of Offeror and no such activity or matter shall be deemed to be undertaken for the benefit of, at the expense of, or in reliance upon the City.

- **Construction**

The selected Offeror shall be responsible for demolition, construction and commissioning of the Project including obtaining all permits, fees, and approvals necessary for construction of the Project. Construction must commence within 12 months of closing and substantial completion expected within 24-36 months. Quarterly construction updates shall be provided to the City.

- **Repurchase Protection**

If the buyer fails to commence construction on time, the City retains the right to repurchase the property at the original purchase price.

The buyer must grant a 5-year Right of First Refusal to the Economic Development Authority on any attempted sale.

IV. PROPOSAL PREPARATION

Proposals must address the items included in the Scope of Services and the Criteria for Proposal Evaluation. Proposals should be prepared simply, providing straightforward and concise responses to requests for information and descriptions of qualifications and capabilities. **Responses shall be limited to no more than 10 pages, excluding the cover and Title Page.** Incomplete proposals may be determined nonresponsive.

Offerors should organize their proposals using the format described below:

Title Page

Furnish the **REQUEST FOR PROPOSALS TITLE PAGE** and include it as the first page of the proposal. The name stated on the Title Sheet must be the full legal name of the Offeror and the address must be that of the office which will have the responsibility for the redevelopment. Offers should acknowledge receipt of any addenda on the Title Page. Failure to do so may result the proposal being deemed non-responsive.

Section 1 – Conceptual Development Narrative

Provide the following:

Development Details

- Project concept and proposed use

- Preliminary site and architectural concepts
- Anticipated access, parking, and circulation
- Infrastructure needs
- Phasing

Economic Impact

- Capital investment
- Projected job creation (number, wages, timing)
- Estimated tax impact

Community Capability

- Traffic considerations
- Environmental stewardship
- Fit with surrounding uses

An architectural plan is not required at this stage, but will be required prior to closing. If site work, new buildings, or building additions are proposed, a fully engineered site plan will be required prior to closing.

Section 2 – Project Timeline

Provide a detailed schedule to include due diligence, design, permitting, construction milestones, and expected occupancy.

Section 3 – Qualifications

Provide the background and experience of Offeror and key team members in successful completion of redevelopment projects.

Section 4 – Financial Capacity

Provide the proposed purchase price, redevelopment budget, financing plan, earnest money, and closing timeline. Include any contingencies. Provide two years of audited/CPA prepared financials.

VII. PROPOSAL EVALUATION AND AWARD

The following criteria will be utilized in evaluating proposals:

- Project Use & Compatibility (20 points)
- Capital Investment (20 points)
- Job Creation and Economic Impact (20 points)
- Project Readiness and Timeline (15 points)
- Purchase Price (15 points)
- Developer Capacity (10 points)

Method of Award

Proposals will be evaluated following the criteria above to determine which Offeror provides the best value and overall project to the City. The City reserves the right to reject all proposals, request additional information and clarifications, and interview any Offeror responding to the RFP to determine the top-ranked Offeror whom with to negotiate a sales contract.

Following Offeror selection and execution of a Letter of Award, Offeror shall pay to the City as a deposit Five Thousand Dollars (\$5,000.00) within ten (10) business days of the date of the Letter. Such deposit shall be credited to the purchase price of the Property. Offeror shall then proceed with detailed due diligence, pre-development, and entitlement activities while working with the City to negotiate a Purchase and Sale Agreement and Development Agreement for the property. The Purchase and Sale Agreement shall be entered into and a Development Agreement signed within sixty (60) days of the date of the Letter of Award. If such Agreements are not finalized, the City may choose to extend the time to enter into such Agreements, terminate negotiations and this RFP, or terminate the negotiations with the first chosen Offeror and start negotiations with the next most-qualified Offeror. If negotiations are terminated for any reason other than agreed upon extensions, the deposit shall be forfeited.

Notice of Award will be posted on the City's website once negotiations and closing details are finalized.

VIII. GENERAL TERMS AND CONDITIONS

A. Laws and Regulations

The Successful Offeror shall give notice and comply with all laws, ordinances, rules, regulations, and lawful orders of any public authority bearing on the performance of the work. Any legal proceedings arising out of or related to this agreement shall be filed by the parties in the City of Lynchburg General District Court or the Lynchburg Circuit Court.

B. Licenses and Permits

The Successful Offeror shall secure and pay for all land use and building permits, governmental approvals and fees, and licenses necessary for the proper execution and completion of the work which are legally required prior to and during the work.

C. Taxes

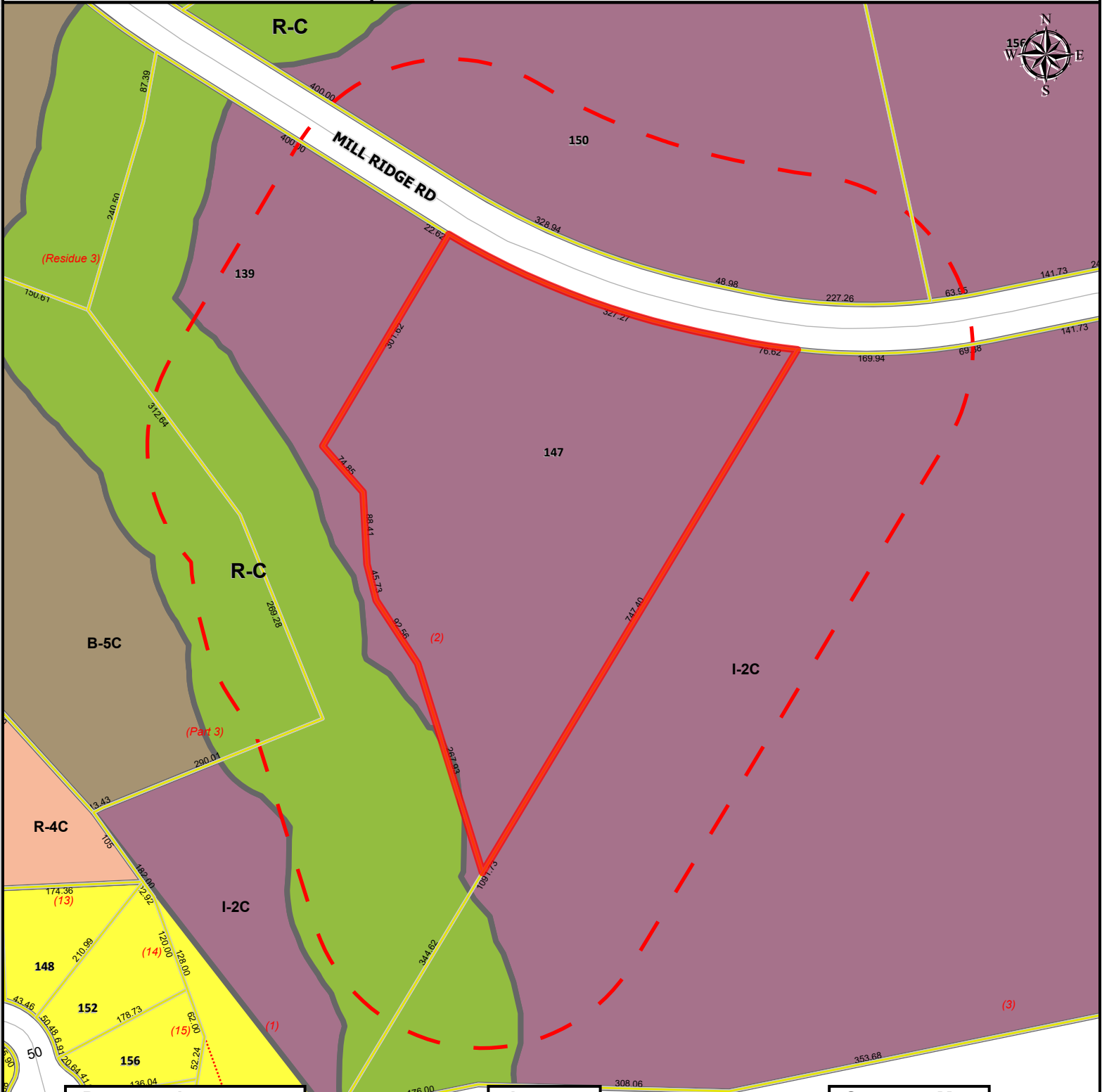
The Successful Offeror shall pay all City, State and Federal taxes required by law enacted at the time proposals are received and resulting from the work or traceable thereto, under whatever name levied. Said taxes shall not be in addition to the contract price as the taxes shall be an obligation of the Offeror and not of the City and the City shall be held harmless for same by the Successful Offeror.

D. Indemnification

To the fullest extent permitted by law, the Successful Offeror, for itself, heirs, representatives, successors and assigns agrees to save, defend, keep harmless and indemnify the Economic Development Authority of the City of Lynchburg, Virginia and its officials, agents, and employees from and against any and all claims, loss, damage, injury, costs (including court costs and attorney's fees), charges, liability or exposure, however caused, resulting from, arising out of or in any way connected with the Service Provider's performance (or nonperformance) of the contract terms or its obligations under this contract.

Zoning
TRC

147 MILL RIDGE RD



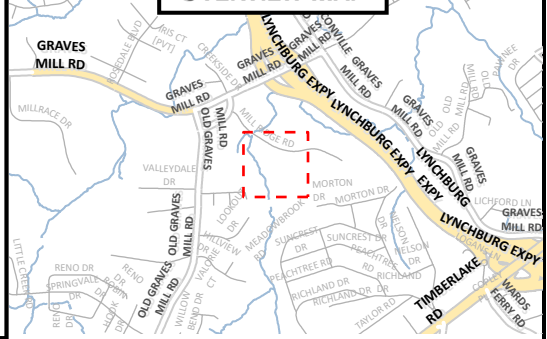
PROPERTY INFORMATION

PARCEL ID	ADDRESS
24308002	147 MILL RIDGE RD

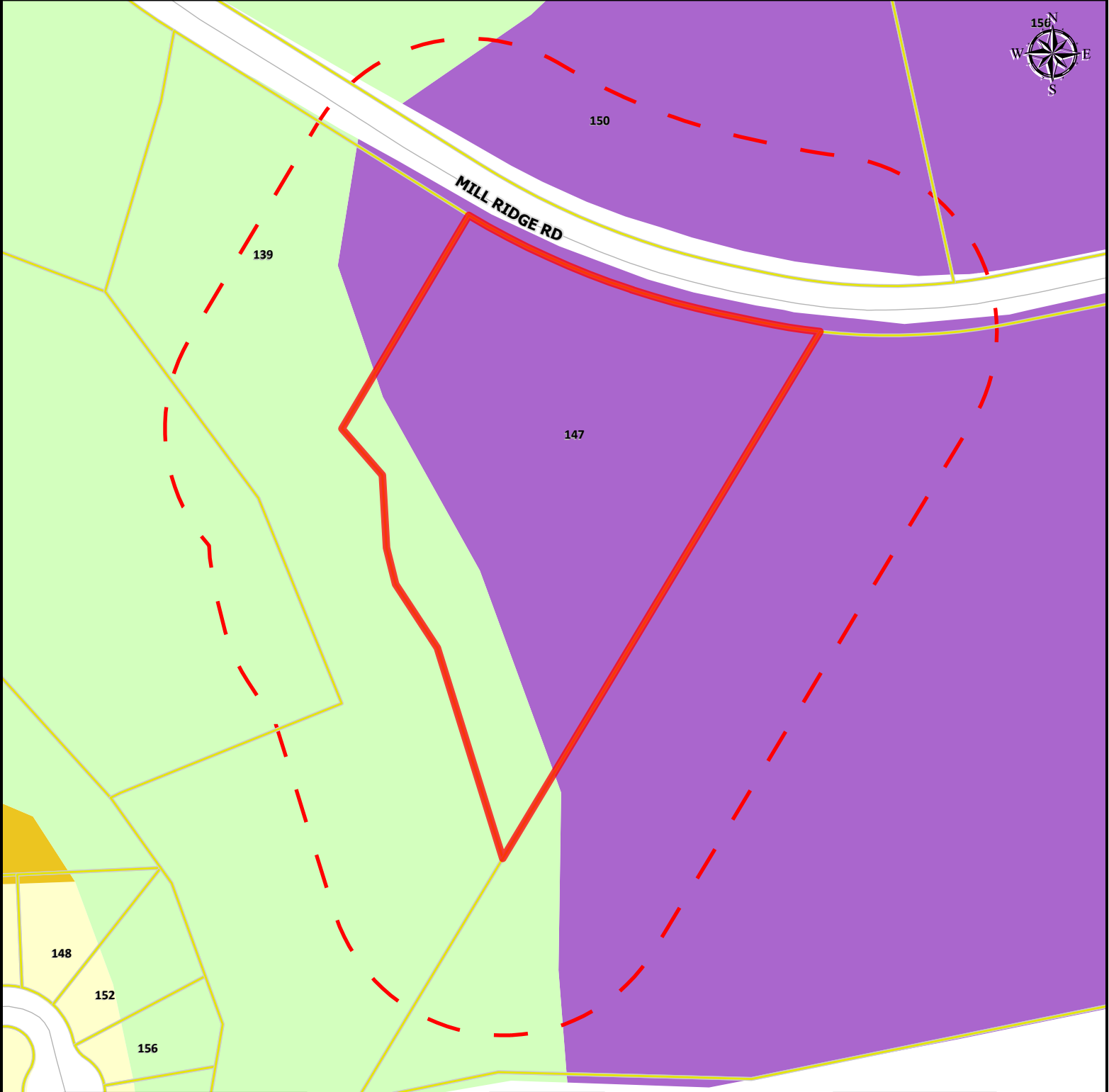
LEGEND

- Subject Property**
- 215 Foot Buffer**
- B-1**
- B-3**
- B-4**
- B-5**
- R-C**
- I-1**
- I-2**
- I-3**
- IN-1**
- IN-2**
- R-1**
- R-2**
- R-3**
- R-4**

OVERVIEW MAP



MAP SCALE: 1:1,984 DATE PRINTED: 11/19/2025



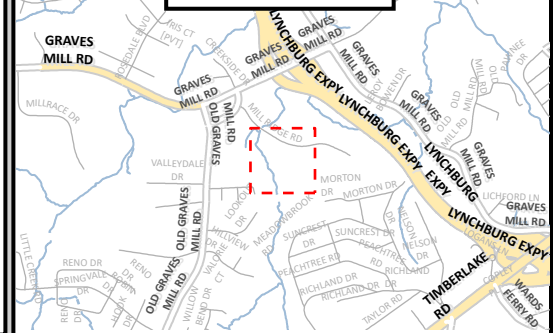
PROPERTY INFORMATION

PARCEL ID	ADDRESS
24308002	147 MILL RIDGE RD

LEGEND

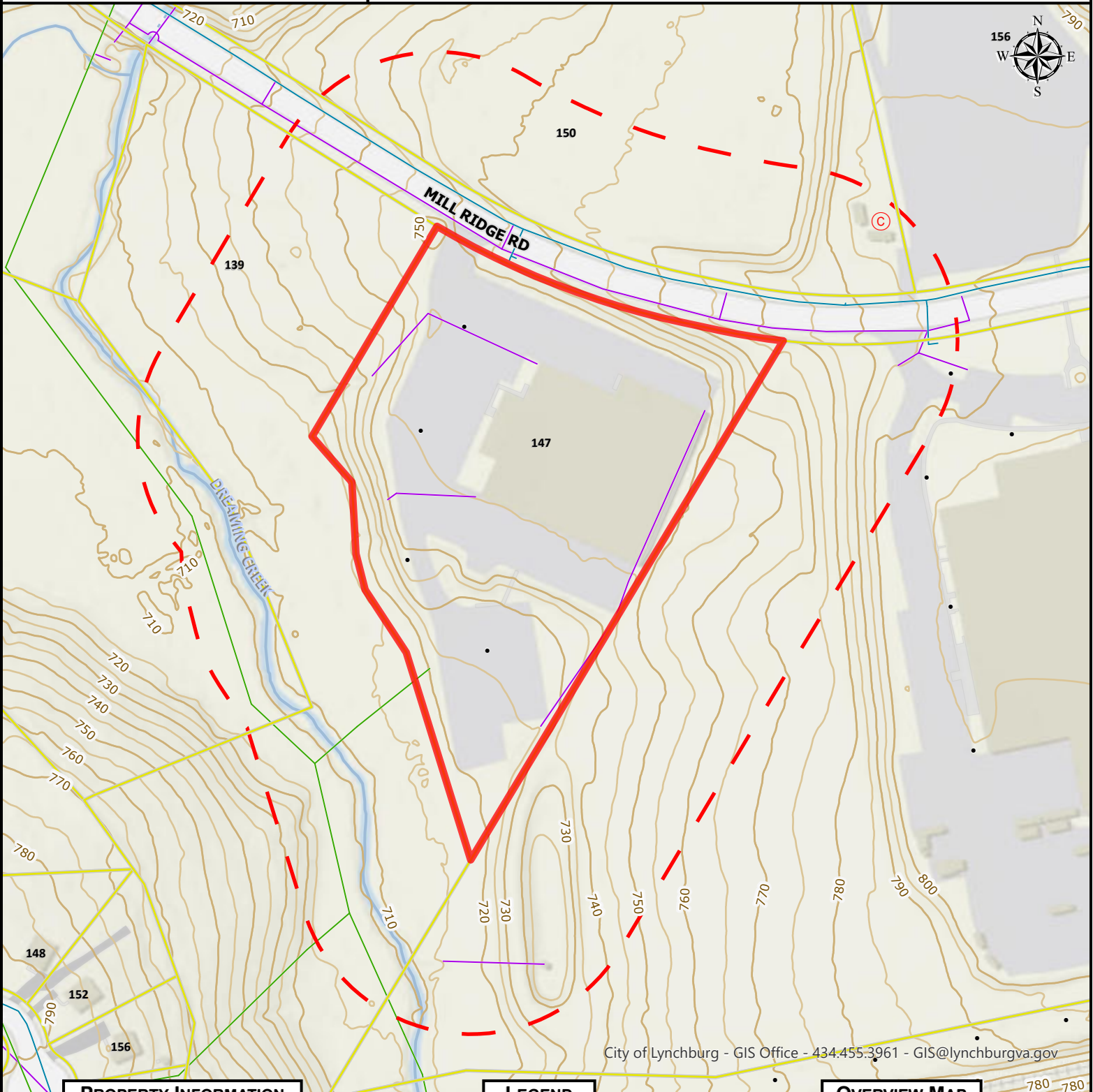
- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

OVERVIEW MAP



MAP SCALE: 1:1,984 DATE PRINTED: 11/19/2025

TRC



City of Lynchburg - GIS Office - 434.455.3961 - GIS@lynchburgva.gov

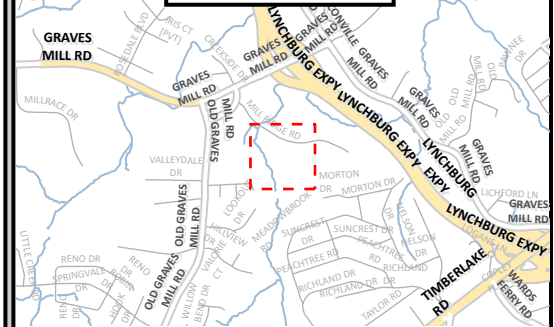
PROPERTY INFORMATION

PARCEL ID	ADDRESS
24308002	147 MILL RIDGE RD

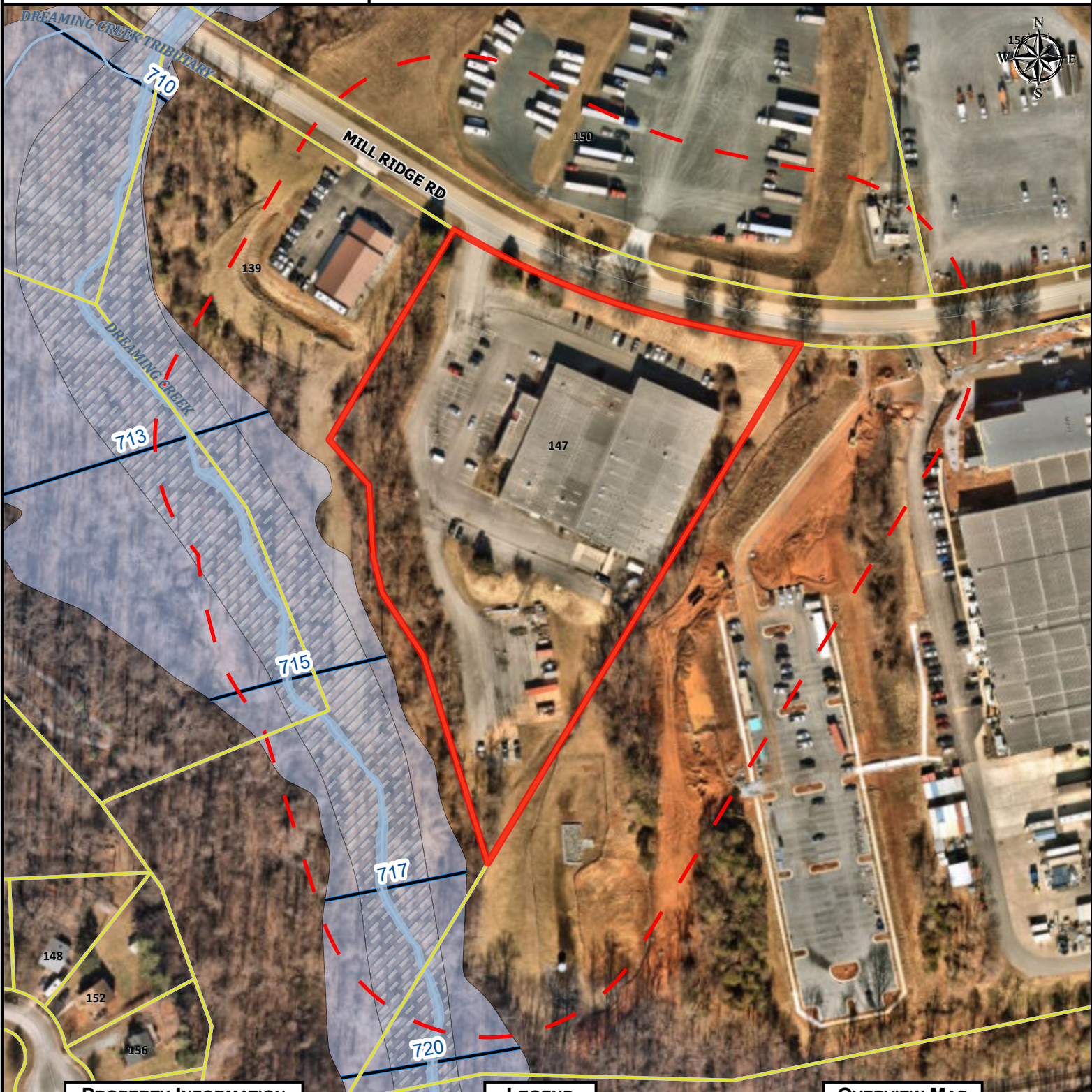
LEGEND

	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)
Planimetrics	Structure (solid grey)	Roadway (solid dark grey)	Parking (solid light grey)
Topography	Contour 100' (solid brown)	Contour 50' (dashed brown)	Contour 20' (solid light brown)

OVERVIEW MAP



MAP SCALE: 1:1,984 DATE PRINTED: 11/19/2025



PROPERTY INFORMATION

PARCEL ID	ADDRESS
24308002	147 MILL RIDGE RD

LEGEND

- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

OVERVIEW MAP



MAP SCALE: 1:1,984 DATE PRINTED: 11/19/2025

Sec. 35.2-52. - Light Industrial Districts (I-2). (Web version available at https://library.municode.com/va/lynchburg/codes/code_of_ordinances?nodeId=CH35.2ZOOR_ARTIVBA_ZODI_S35.2-52LIINDI)

Sec. 35.2-52.1. - I-2 District purpose.

The I-2 district is intended to provide for industrial uses of a variety of types that produce relatively low levels of smoke, smell, noise, light, dust and other nuisances. These areas would contain many of the same types of activities as the I-1 districts, but less stringent development standards shall apply. In general, operations are appropriate in this district that:

- (a) Do not involve nuisances discernible at the lot line; and
- (b) Do not deal with large volumes of customers on a continuous basis throughout the day.

Sec. 35.2-52.2. - Authorized uses.

- (a) The uses authorized by Exhibit IV-26 may be established in accordance with the procedures established in Article II, the district standards in this article, the site development standards established in Article VI and specific use standards established in Article VII, as well as other applicable rules and regulations.
- (b) Uses may also be limited by overlay standards established in Article V of this Zoning Ordinance.
- (c) See Article III for the rules of interpreting authorized uses and Appendix A for a complete listing of land uses allowed in every zoning district.
- (d) Uses designated "P" are permitted by right and uses designated "C" require issuance of a conditional use permit.

Exhibit IV-26: Authorized Uses in I-2 District

Land Use	LBCS #	Description	Approval Type
light auto repair	2117a	Oil change, light auto repair and car wash. May include gasoline and other retail sales.	P
heavy auto repair	2117b	Auto repair, paint and body shops. May include gasoline and other retail sales.	P
lumber yard and building materials; heating and plumbing equipment; heavy equipment	2126-2128	Lumber yards and heavy building materials; heating and plumbing equipment retailers; for heating and plumbing contractors who install or service, use the appropriate construction category; construction equipment and vehicles; includes authorized storage (3650)	P
mail order or direct selling establishment	2144	Retailing other than through locations where shoppers physically visit	P

commercial, industrial or consumer machinery and equipment rental	2334-2335	Rent or lease: a) office machinery and equipment; heavy equipment without operators used for construction, well-drilling; other machinery and equipment for uses such as manufacturing or telecommunications; operators not included (note: see 2337 for heavy equipment leasing) b) personal and household-type goods and a range of equipment geared toward consumers	P
heavy equipment rental	2337	Includes construction vehicles with gross weights exceeding 26,000 pounds and agricultural vehicles	P
Services to buildings and dwellings	2450	Provide pest control, janitorial services, landscaping, carpet cleaning, etc. (2451-2454)	P
packing, crating	2455		P
Mobile food services	2550	Prepare and serve meals and snacks for immediate consumption from motorized vehicles	P
Food service contractor and vending machine operators	2570 & 2580	Provide food services at institutional, governmental, commercial, or industrial locations based on contracts. Retail merchandise through vending machines that they service	P
linen and uniform supply	2623		P
Parking lot and parking garage	2640	See district standards	P
Food and beverages	3110	Includes bakery and candy establishments that produce for later consumption; ice manufacturing; dairies; bottling plants; and peanut and coffee roasting	P
Tobacco manufacturing	3120		P
Textiles, leather and leather substitute products	3130 & 3140	Textile mills, apparel manufacturers and canvas making; dyeing plants and dry cleaning plants;	p

		leather and leather substitutes such as rubber footwear (excluding leather tanning)	
Wood products	3210	Except furniture	P
Paper and printing materials	3220	Manufactures paper and other printing-related products	P
Furniture and related products	3230	Includes manufacture and repair of furniture, upholstery, mattresses, window blinds, window shades, awnings cabinets, fixtures	P
Chemicals, plastic and rubber products; non-metallic mineral products, primary metal manufacturing; transportation equipment manufacture	3320-3340 & 3370	Manufacture inorganic chemicals, plastic or rubber products, adhesives, pharmaceuticals, wax products, insulation, bricks, ceramics, glass, cement, concrete, statuary, stone products, basic metal products, such as bars, rods, wires, and castings or finished products; produce equipment for transporting people and goods	P
Machinery , electrical equipment, appliance, and components manufacturing	3350 & 3360	Make machinery for particular applications, such as construction, ventilation, heating and cooling; manufacture computers, communication equipment, lighting equipment, batteries, motors, appliances, household goods and medical equipment	P
Transportation equipment and automobiles	3370	Produce equipment for transporting people and goods. Although transportation equipment is a type of machinery, assembly tends to be distinct from the production processes common in the machinery manufacturing subsector, so these establishments are classified separately.	P
Jewelry and silverware, sporting goods, toys, games and office supplies	3410-3430	Jewelry, silverware, sporting goods, toys, musical instruments, office supplies, including inks. Excludes paper mills and businesses primarily engaged in on-premises retail sales	P

Signs	3440	Manufacturing of signs to be erected or installed (excludes banner printing)	P
Blacksmith		Creation of objects from wrought iron steel, such as gates, railings, furniture, and other functional and decorative items	P
Wholesale Trade Establishment	3500	Normally operate from a warehouse or office, selling or arranging the purchase of goods to other businesses	P
Office and warehousing	3610	Storage of goods related to on-site office or retail use	P
Warehousing	3620	Storage of goods as the principal use; includes mini-warehouses, self-storage facilities and moving companies	P
Air transportation	4110	Provide transportation for passengers or cargo using aircraft, excludes air courier (see 4160)	P
rail passenger transportation	4121	Passenger stations only	P
local transit systems—bus, special needs, sightseeing, taxi and limousine services	4133-4134 & 4136-4137	Single-mode local and non-local transit systems other than rail; excludes transit stops, which are allowed in all districts. Includes sightseeing, taxi and limousine services	P
school and employee bus transportation	4135	Maintain and dispatch buses and other motor vehicles to transport pupils or employees	P
towing and other road and ground services	4138	Tow vehicles	P
Truck and freight transportation services	4140	Provide over-the-road transportation of cargo using motor vehicles and temporary storage	P
retail courier and package delivery	4182	Retail courier, package drop-off and mail services	P

Courier and messenger services	4190	Provide air, surface, or combined courier delivery services of Parcels and messages (excludes retail package drop-off and local courier services)	P
Publishing	4210 & 4221	Issue copies of works for which they usually possess copyright, including printing plants, motion picture and audio publishing. Includes newspaper publishing, greeting card printing and lithography	P
Motion pictures and sound recording	4220	Produce and distribute motion pictures and sound recordings	P
radio and television broadcasting	4231, 4232 & 4241	Operate broadcasting studios and facilities for over the air, cable or satellite delivery of radio and television programs	P
wireless telecommunications transmission	4233	Operate, maintain or provide access to facilities for the transmission of voice, data, text, sound or video, see section 35.2-73 for telecommunications ordinance	C/P
telephone and other wired telecommunications	4234	Operate telephone networks - excludes switching stations	P
Telecommunications switching stations/exchanges	4239	Telecommunications switching stations and exchanges with no on-site employees	P
library or archive	4242	Provide library or archive services	P
news syndicate	4243	Supply information such as news reports, articles, pictures and features to the news media	P
data processing and management, hosting and related services	4244	Web hosting, computer data storage, optical scanning, computer input preparation, microfilm imaging	P
Public Utilities Services, Major	4315, 4329,	Includes transmission lines for water, wastewater, stormwater, electricity, natural gas or telecommunications services regulated by the	P

	4339, 4349	State Corporation Commission of a regional nature and normally entail the construction of new buildings or structures such as electrical switching facilities and stations or substations, electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission. All overhead transmission lines are included in this definition.	
Public Utilities Services, Minor	4315, 4329, 4339, 4349	Includes distribution or collection lines and appurtenances for water, wastewater, stormwater, electricity, natural gas or telecommunications services regulated by the State Corporation Commission that are necessary to support development within the immediate vicinity and involve only minor structures. Included in this use type are small facilities such as transformers, relay and booster devices, and well, water and sewer pump stations, and wireless communication antennas attached to existing buildings or structures.	P
power generation	4315		C
electric substations	4316		P
Water treatment plants and utility facilities	4331-4333	Water treatment plants, pumping stations and lift stations	P
recycling collection centers	4349	Drop-off facilities for the collection of recycled goods	P
Promoter of sports, performing arts, similar events and management services	5140-5150	Organize, promote, and manage performances and events; agents representing artists, athletes and entertainers	P
Indoor auditorium or arena	5170	Indoor auditoriums, arenas, conference centers, or multipurpose facilities	C

Outdoor auditorium/arenas	5180	Outdoor arenas, stadiums and theaters	C
Fitness, recreational sports, gym, athletic club	5370	Operate fitness and recreational sports facilities or provide services for fitness or recreational sports teams, clubs, or individual activities	C
fitness and recreational sports center	5371	Aerobic dance or exercise center, gymnasium, physical fitness center, health and athletic club, indoor handball, racquetball, volleyball, tennis, or swimming facilities conducted inside a building	C
shooting ranges, indoor	5375		C
Natural and other Recreational Parks	5500	All parks without special economic functions, other than limited concessions	C
Other Government Functions	6300	Other government owned establishments not classified elsewhere such as defense and national guard establishments	C
Public Safety	6400	Government-owned establishments providing fire and rescue, police, and emergency response services	P
Construction-Related Businesses	7000	Contractors who can build or demolish buildings, leveling, earthmoving, excavating, land drainage; should reflect the location of the establishment and not where it is performing its services. This category also includes the manufacture of industrial buildings, manufactured homes, modular homes, storage buildings and similar structures. Note that district standards may limit or preclude manufacturing, outdoor operations, outdoor storage of commercial vehicles and materials.	P
Greenhouse - no on-premises sales	9141	Commercial greenhouse production	P
Greenhouse - sales of products grown on premises	9142		P

Greenhouse - sales of products and related accessory products	9143		P
Animal Production	9300	Keep, graze, breed or feed animals (see standards in section 35.2-71.7)	P
tent revival meetings/transient amusements	9921	Includes carnivals and circuses	C
flex space development	9956	See section 35.2-86	P
corporate campus	9957	See section 35.2-87	P
Billboards	9990	Billboards and other signs advertising goods and services not available on the site where the sign is located	P

([Ord. No. O-21-010](#), 2-9-21)

Sec. 35.2-52.3. - I-2 District use standards.

The following standards apply in addition to the standards for specific uses established in Article VII:

- (a) No use shall be allowed in this district unless listed above as a use permitted by right, as a permitted accessory use or as a use permitted by conditional use permit, provided, however, that use existing prior to December 13, 1988, may be enlarged or expanded, but not relocated, so long as it meets all other applicable requirements of this Zoning Ordinance. Any such use shall not be subject to any of the limitations or other regulations prescribed for non-conforming uses elsewhere provided in this Zoning Ordinance. Dwellings and agricultural uses existing on December 13, 1988 shall be considered uses allowed by right.
- (b) Office buildings shall be limited to those directly related to an industrial activity taking place on the site.
- (c) Retail/wholesale display rooms for sales at industrial establishments of products manufactured on site and other products of the corporation shall not exceed 15 percent of the total floor area.
- (d) Authorized warehousing and storage excludes the storage of combustibles prohibited by the fire code, sand yards, gravel yards, coal yards, railroad yards, automobile wrecking yards, or junkyards.
- (e) For wholesale establishments with a building area of 5,000 square feet or more, a portion of the establishment may be used for retail display area, provided the retail sales:
 1. Do not exceed 15 percent of the total building area, and
 2. Are not used for second hand (consignment) merchandise or auction centers and do not require outdoor storage such as lumber yards, wholesale warehouses for the sale of motor vehicles, farm, or heavy construction equipment.

- (f) Heliports and helistops shall meet all applicable federal, state and local regulations and be located at least one-half mile from any residential district.
- (g) Outdoor storage shall be screened in accordance with section 35.2-63.9.

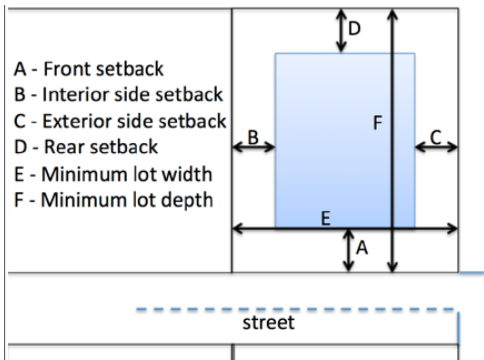
Sec. 35.2-52.4. - I-2 District development standards.

- (a) *Dimensional Standards.* Dimensional standards for the I-2 district are summarized in Exhibit IV-27. Section cross-references identify the location of additional dimensional standards and rules for their application. The standards in this section apply in addition to the site development standards of Article VI and site development standards applicable to specific uses established in Article VII.
- (b) *Height regulations.* Subject to the provisions of sections 35.2-61.2 (Height) and 35.2-61.3 (Setbacks), a building may be erected to any height, provided that the height of that portion of the building in excess of two times the width of the street on which it abuts shall be governed by the following regulations: For each foot such building or portion thereof is set back from any street, lot or minimum setback line, such building or portion thereof may be erected ten feet in height, provided that no street shall for this purpose be considered to be less than 40 feet nor more than 60 feet in width. If a building abuts on two or more streets, that street which permits the greater height shall be used as the basis of measurement. See section 35.2-61.2 (Height) for additional height requirements for lots abutting R-1, R-2, R-3 or R-4 districts.
- (c) *Setbacks.*
 1. In all instances where a lot in an industrial district (I-1, I-2 or I-3) is adjacent to a residential district (R-1, R-2, R-3 or R-4):
 - a. A buffer shall be established between the districts in compliance with section 35.2-63.10.
 - b. There shall be required a one-hundred (100) foot setback.
 2. Where a lot in an industrial district is on the same block as a residential district, the front and exterior side setback requirements of the residential district shall apply to the applicable industrial district.
- (d) *Development Patterns.* The I-2 district development standards may be modified through the approval of a flex space or corporate campus development.

Exhibit IV-27: Summary of I-2 Development Standards

Design Element	Standards	Cross-Reference
Maximum height	none (See paragraph (b) above)	35.2-61.2
Minimum front setback from right-of-way (dimension A)	none (See paragraph	35.2-61.3

	h (c) above)	
Minimum side setback, interior (dimension B)	none (See paragraph h (c) above)	35.2-61.3
Minimum side setback, exterior (dimension C)	none (See paragraph h (c) above)	35.2-61.3
Minimum rear setback (dimension D)	none	35.2-61.3
Minimum lot width (dimension E)	none	35.2-61.4
Minimum lot depth (dimension F)	none	35.2-61.4
Minimum district size	2 acres	
Minimum average lot area per establishment	none	



Letters in drawing to the left correspond with dimensions cited in the design element column

AN ORDINANCE CHANGING A CERTAIN AREA FROM A RESTRICTED INDUSTRIAL "I-1" DISTRICT TO A LIGHT INDUSTRIAL "I-2" (CONDITIONAL) DISTRICT.

Rezoning
(Burruss / Dreaming
Creek Prop.)
I-1 to I-2C
"Mill Ridge"

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LYNCHBURG, THAT CHAPTER 35.1 OF THE CODE OF THE CITY OF LYNCHBURG, 1981, AS AMENDED, RE, AND THE SAME IS HEREBY, FURTHER AMENDED BY ADDING THERETO SECTION 35.1-76. , WHICH SECTION SHALL READ AS FOLLOWS:

SECTION 35.1-76.

CHANGE OF A CERTAIN AREA FROM A RESTRICTED INDUSTRIAL "I-1" DISTRICT TO A LIGHT INDUSTRIAL "I-2" DISTRICT.

THE AREA EMBRACED WITHIN THE FOLLOWING BOUNDARIES...

THAT CERTAIN TRACT OF LAND CONTAINING APPROXIMATELY 104.49 ACRES, LYING IN THE CITY OF LYNCHBURG, BETWEEN VIRGINIA STATE HIGHWAY 219, THE NORFOLK AND WESTERN RAILROAD, AND OLD GRAVES MILL ROAD, AND BEING SHOWN ON A PLAT ENTITLED "PLAT SHOWING PARCELS 2 & 3 MILL RIDGE BEING PART OF DREAMING CREEK PROPERTIES, LYNCHBURG, VIRGINIA," MADE BY HURT & PROFFIT, INC., DATED AUGUST 27, 1982, RECORDED IN DEED BOOK 618, PAGE 196, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF LYNCHBURG, BEING SHOWN ON SAID PLAT AS PARCEL 2 AND PARCEL 3, LESS AND EXCEPT A STRIP OF LAND 200 FEET IN WIDTH RUNNING ALONG EACH OF THE TWO PORTIONS OF DREAMING CREEK WHICH CROSS THE AFORESAID PROPERTY, AND EXTENDING 100 FEET ON EITHER SIDE OF THE CENTERLINE OF SAID CREEK.

...IS HEREBY CHANGED FROM A RESTRICTED INDUSTRIAL "I-1" DISTRICT TO A LIGHT INDUSTRIAL "I-2" DISTRICT, SUBJECT TO THE FOLLOWING CONDITIONS VOLUNTARILY PROFFERED IN WRITING BY THE OWNERS, NAMELY: WILLIAM H. BURRUSS, JR., SHARON C. BURRUSS, AND DREAMING CREEK PROPERTIES, A VIRGINIA PARTNERSHIP:

1. ALL PARKING AND NIGHT LIGHTS WITHIN 250' OF THE PROPERTY LINE ADJACENT TO RESIDENTIAL PROPERTIES SHALL BE SHIELDED IN THE DIRECTIONS OF SAID SUBDIVISION TO DIRECT THE FLOW OF LIGHT AWAY FROM SAID SUBDIVISION.
2. ALL SECURED AREAS AND STORAGE YARDS WILL BE SCREENED IN WOOD, METAL, OR MASONRY.
3. A MINIMUM OF 5 PERCENT OF DEVELOPED AREA WILL BE HELD FOR LANDSCAPING INCLUDING TREES, SHRUBS, GRASS AND NATURAL GROUND COVER.
4. NO MOBILE OR SEMI-PERMANENT SIGNAGE OF ANY NATURE WILL BE PERMITTED EXCEPT DURING CONSTRUCTION.
5. NO PROPERTY SHALL BE USED OR MAINTAINED AS A TEMPORARY OR PERMANENT DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS.
6. A FOUR (4) FOOT HIGH AND TEN (10) FOOT WIDE, AT PLANTING, EVERGREEN BUFFER WILL BE PLANTED AS CLOSE AS PRACTICAL ALONG THE PROPERTY LINES ADJACENT TO ALL RESIDENTIAL PROPERTIES.

cc: Robert A. Conner, rep. of petitioners 12/17/82
W. B. West, Jr.
P. O. Wiley
E. E. Daniel

AND THE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT SHALL FORTHWITH CAUSE THE "OFFICIAL ZONING MAP OF LYNCHBURG, VIRGINIA," REFERRED TO IN SECTION 35.1-4 OF THIS CHAPTER TO BE AMENDED IN ACCORDANCE THEREWITH.

ADOPTED: December 14, 1982

CERTIFIED: *Barbara Hage*
CLERK OF COUNCIL

4/7/0

- Accessible community facilities and spaces;
- Better Street designs that support bicyclists, pedestrians and other modes of transportation; and
- Resource conservation area designs that improve water quality, while effectively managing stormwater and providing pedestrian amenities.

Business/Technology & Employment Areas

As the region's economy has expanded and diversified—balancing a reliance on heavy industry and manufacturing with a mix of technology and service industries—demand for industrial buildings and sites has changed. Once concentrated along rail lines downtown and along the river, the City's industrial uses have migrated to more suburban locations along the US 29 Bypass and the Expressway.

Several factors have influenced this shift, including access to transportation, changes in building requirements, and, to a lesser but increasingly important extent, proximity to communication infrastructure. While rail access remains important, access to the regional road network has become a central factor shaping the location of industry in the region. Easy access to the US 29/ Lynchburg Expressway and the region's arterial road network is among the most important factors affecting the location of industrial uses in the City. Airport access also has become an important factor, especially for warehousing and distribution facilities, manufacturers, and assemblers serving national and international markets.

The second driver of these locational shifts in industry relates to the evolution of manufacturing practices and the associated change in demand from multi-story buildings to single-story, open span structures with on-site parking, truck loading facilities, and expansion potential. As demand has changed, large (10-50 acres), relatively level sites with access to sewer, water, road, rail, and communications infrastructure have increased in popularity as smaller, closer-in properties have become less attractive for industrial development

Recognizing these shifts in demand, the Plan Framework Map identifies the following business/technology & employment areas:

- Graves Mill
- First Lynchburg Industrial Park
- Lynchpin Center

Generally, these areas share the following characteristics:

- Existing or emerging concentrations of industrial, office, and technology uses;
- Easy access to highway and/or rail facilities;
- Remaining developable land;
- Natural buffers adjacent to existing and developing residential areas; and
- Access to public utilities and communication infrastructure.

For these areas, the Plan encourages the efficient use of developable lands, the preservation of natural buffer zones between industrial and surrounding residential

uses, the discouragement of large-scale retail uses in areas better suited to industrial development, and the gradual removal of isolated residential uses within the areas. By encouraging the clustering of similar uses in these designated areas, the City seeks to preserve and expand the City's employment base, concentrate infrastructure investment, and minimize potential use conflicts. While limited commercial use may be appropriate to serve the needs of employers and employees in these areas, permitting a broad mix of uses is not recommended. Given the size and location of the Graves Mill area, a mixed use core with higher density residential development and retail uses is appropriate for the area south and west of the interchange of Graves Mill Road and the Lynchburg Expressway.

Scenic Conservation Areas

Several major roadways in Lynchburg have scenic qualities that should be conserved. Land along them is highly visible to the residents and visitors that use these roads. The image they present sets an image for the entire City, one that the City would like to protect and enhance.

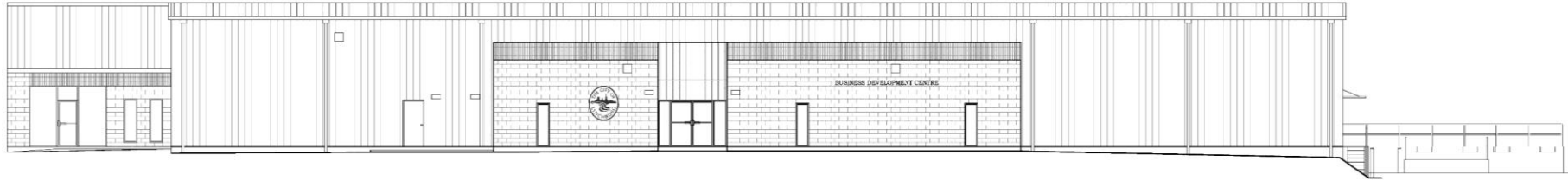
Highlighted in light green on the Plan Framework Map, Scenic Conservation Area roads include Boonsboro Road, the Lynchburg Expressway, Graves Mill Road and US Route 460 (the future US 29 Bypass). The Expressway, Boonsboro Road, and Graves Mill are already subject to the City's Scenic Corridor Overlay District, a zoning district that contains extra landscaping and buffering requirements. The other road corridors highlighted should be added to the Scenic Corridor Overlay District. In addition, the provisions of that district should be revised to enhance its effectiveness in protecting the scenic quality of these corridors.

While each of the following factors is important throughout Lynchburg, they are particularly critical to retain and enhance the scenic quality of designated scenic conservation areas:

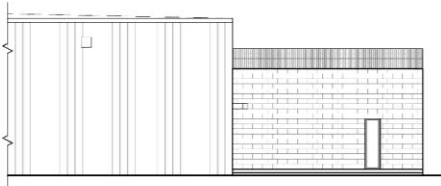
- Retention of trees
- Limits on grading
- Landscape treatment of cut and fill slopes
- Limits for the size and number of commercial signs
- Lighting standards
- Limits on curb cuts and requirements for interparcel access
- Enhanced landscaping of land developed within the viewshed of the road
- Sidewalk and bicycle land/path standards

In addition, the City plans to pursue expansion of the LEAF program, the private-sector funded right-of-way landscaping program that has been so successful along the Expressway.

Existing Building Front and Left



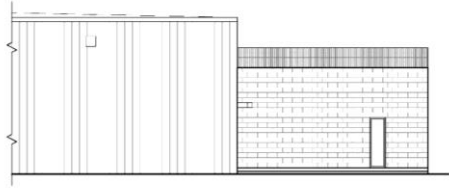
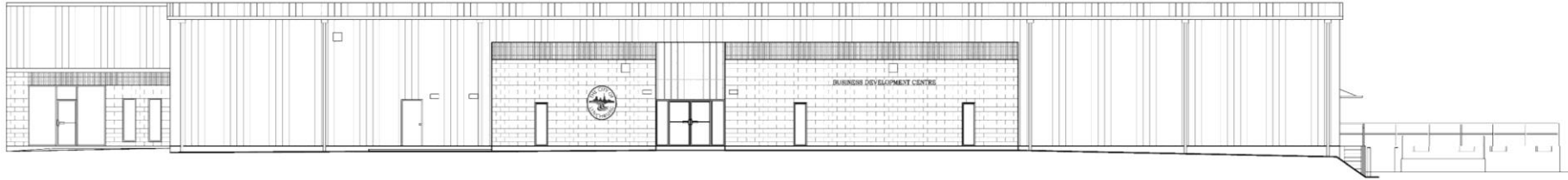
A EXISTING ELEVATION
SCALE: 1/8"=1'-0"



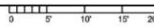
B EXISTING ELEVATION
SCALE: 1/8"=1'-0"



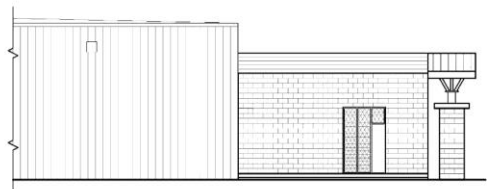
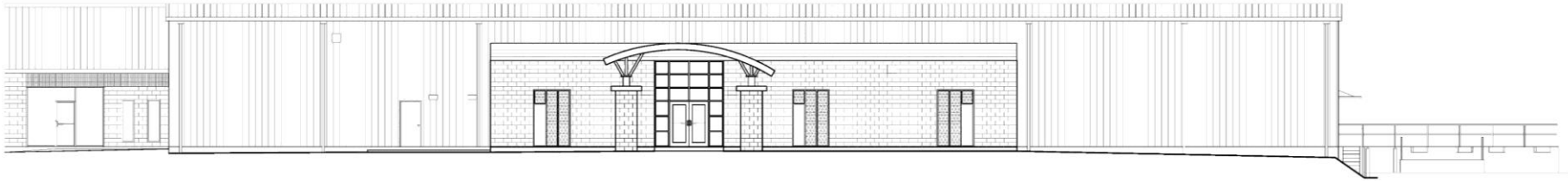
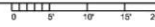
Existing & Option 1



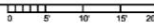
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B EXISTING ELEVATION
SCALE: 1/8"=1'-0"



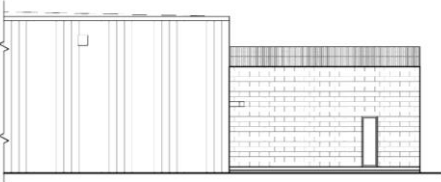
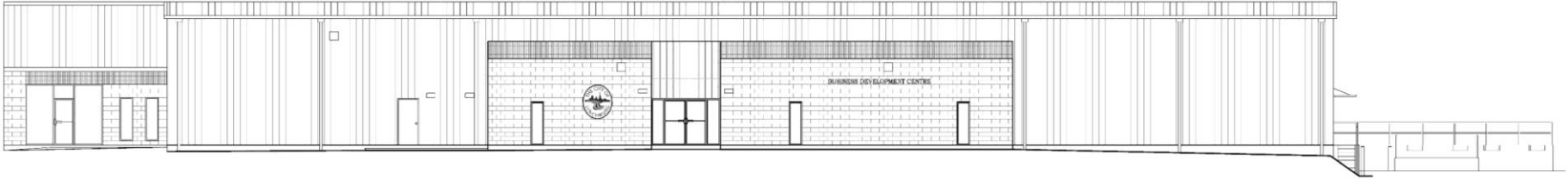
A ELEVATION - OPTION 1
SCALE: 1/8"=1'-0"



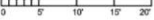
B ELEVATION - OPTION 1
SCALE: 1/8"=1'-0"



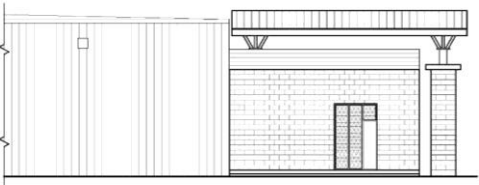
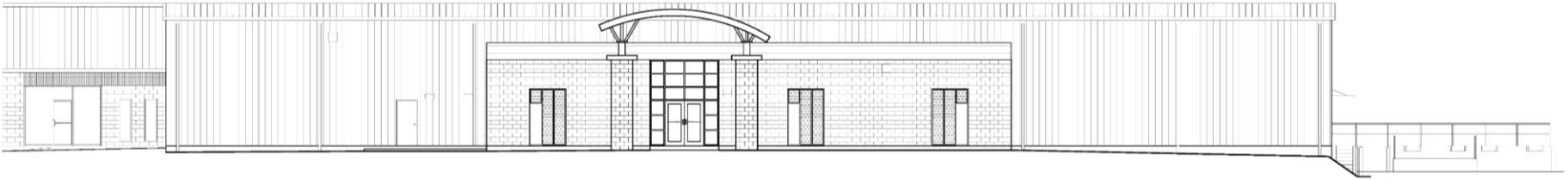
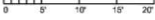
Existing & Option 2



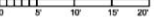
A EXISTING ELEVATION
SCALE: 1/8"=1'-0"



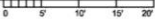
B EXISTING ELEVATION
SCALE: 1/8"=1'-0"



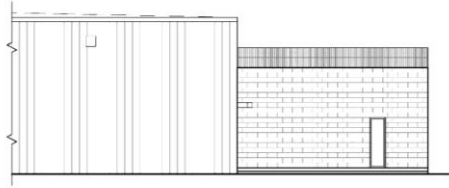
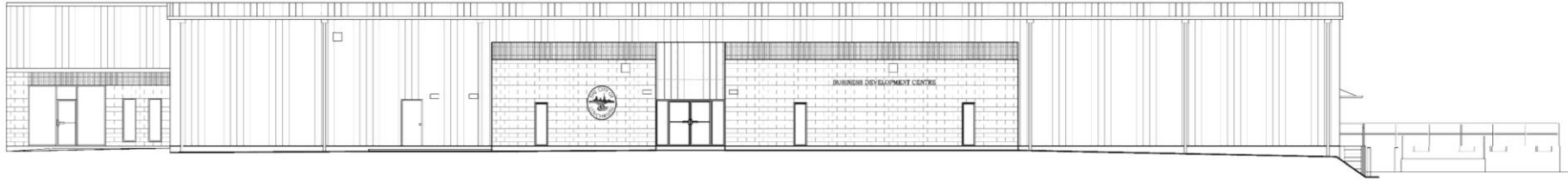
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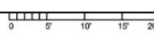
B ELEVATION - OPTION 2
SCALE: 1/8"=1'-0"



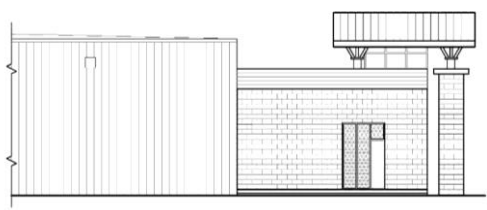
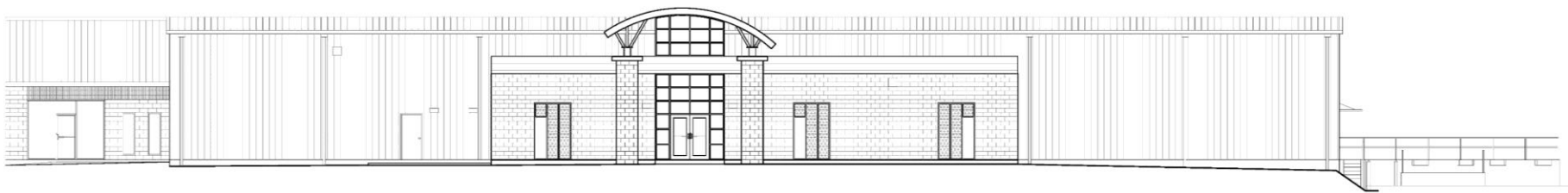
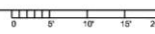
Existing & Option 3



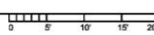
A EXISTING ELEVATION
SCALE: 1/8"=1'-0"



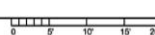
B EXISTING ELEVATION
SCALE: 1/8"=1'-0"



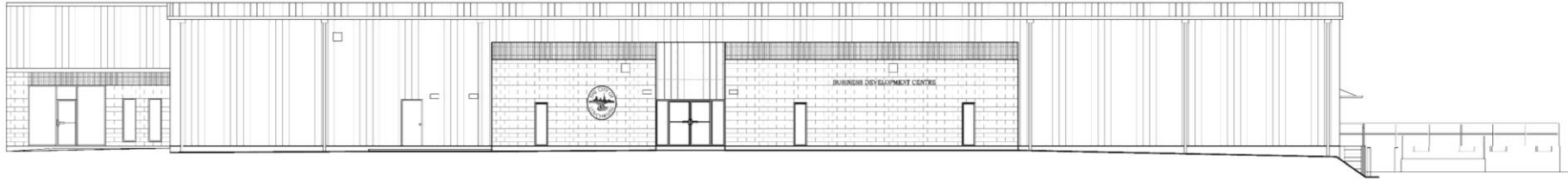
A ELEVATION - OPTION 3
SCALE: 1/8"=1'-0"



B ELEVATION - OPTION 3
SCALE: 1/8"=1'-0"

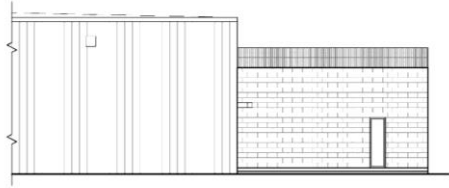


Existing & Option 4



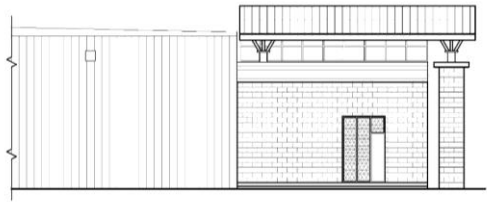
A EXISTING ELEVATION
SCALE: 1/8"=1'-0"

B EXISTING ELEVATION
SCALE: 1/8"=1'-0"



A ELEVATION - OPTION 4
SCALE: 1/8"=1'-0"

B ELEVATION - OPTION 4
SCALE: 1/8"=1'-0"



Window Extension Screen Samples



Color Samples

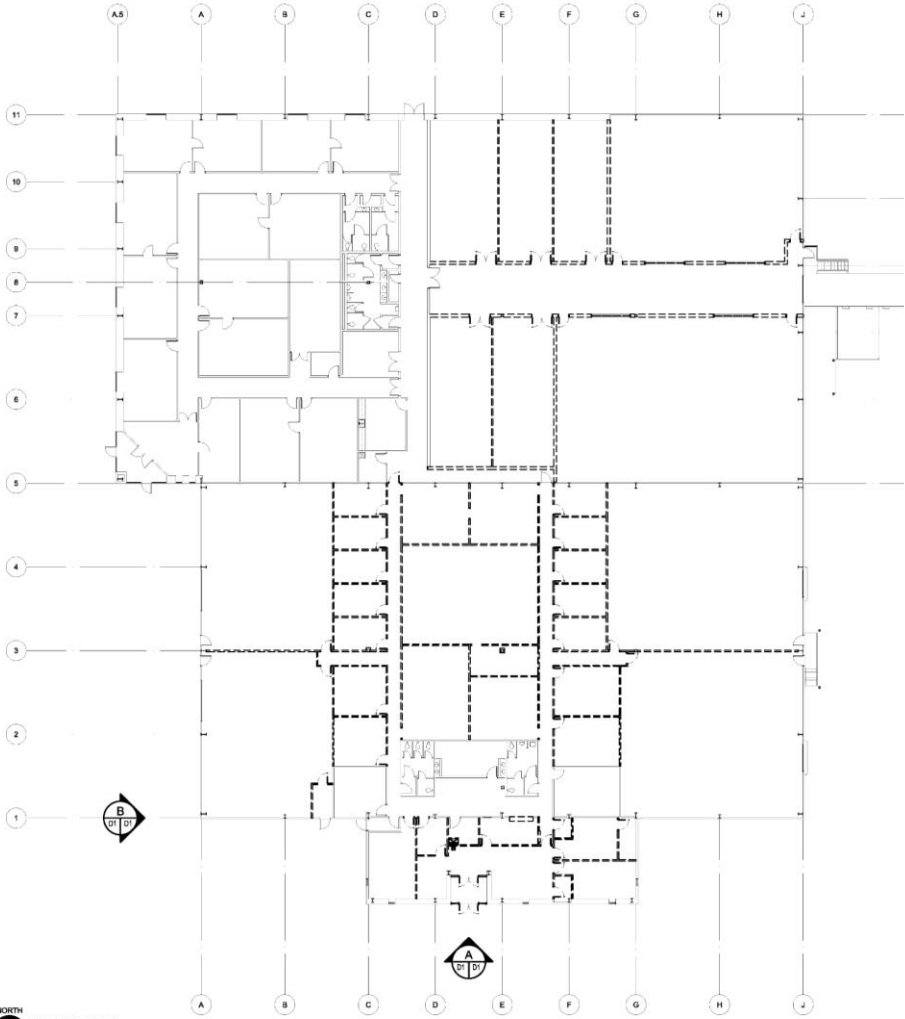
The image displays architectural elevation drawings for two design options, each with a main elevation and a detailed section view. Option 1 features a color palette of six samples: light green, grey, black, green, red, and blue. Option 2 features a material palette of three samples: two speckled stone/aggregate finishes and one black finish. Each drawing includes a scale bar and a north arrow.

Option 1:
A ELEVATION - OPTION 1
SCALE: 1/8"=1'-0"
B ELEVATION - OPTION 1
SCALE: 1/8"=1'-0"

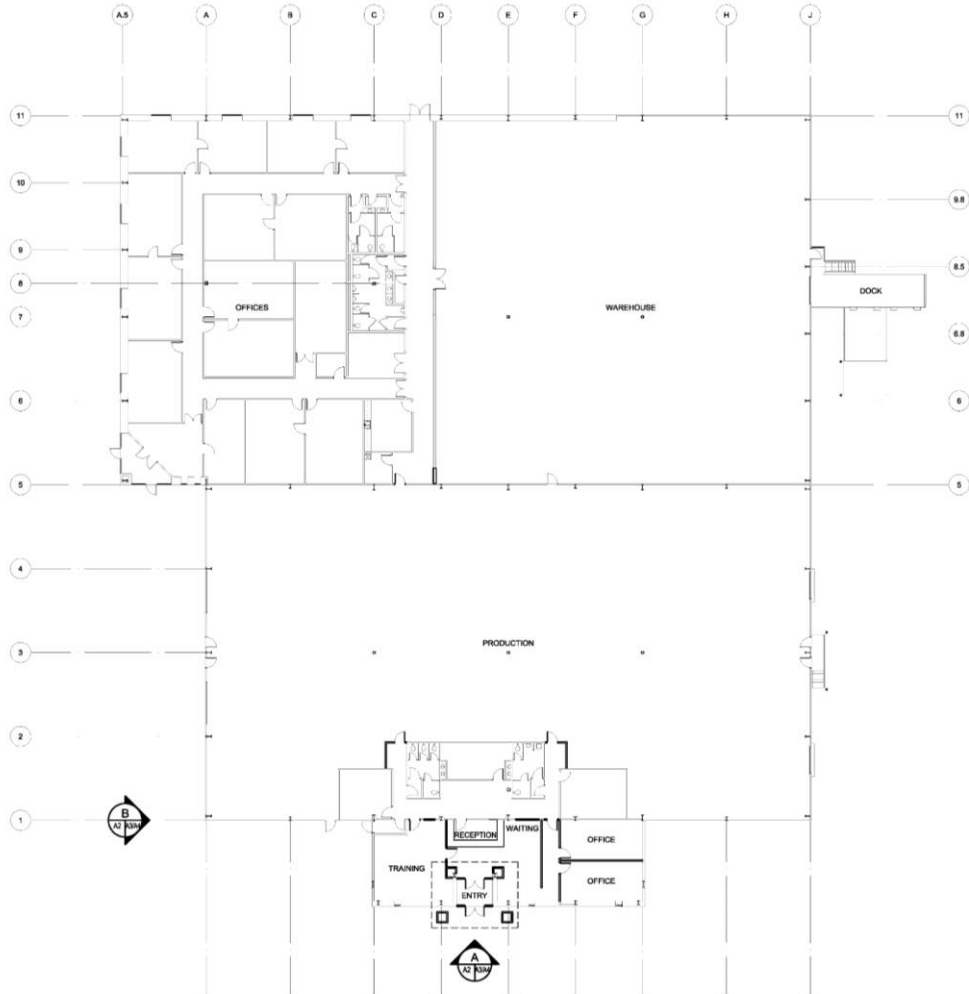
Option 2:
A ELEVATION - OPTION 2
SCALE: 1/8"=1'-0"
B ELEVATION - OPTION 2
SCALE: 1/8"=1'-0"



Demolition and Potential Floor Plans



NORTH
EXISTING PLAN
SCALE: 1/16"=1'-0"



NORTH
EXISTING PLAN
SCALE: 1/16"=1'-0"

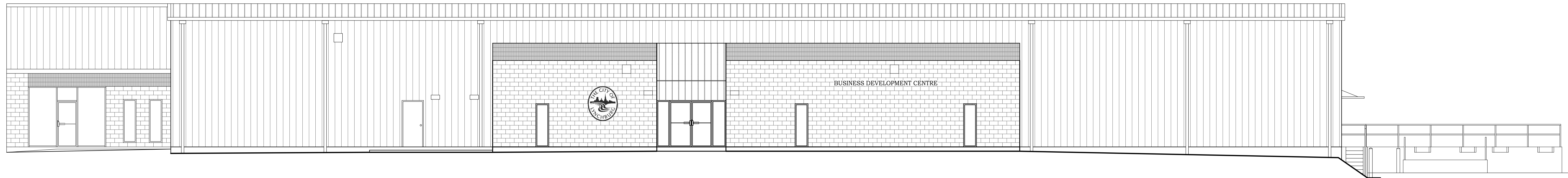


Color Samples

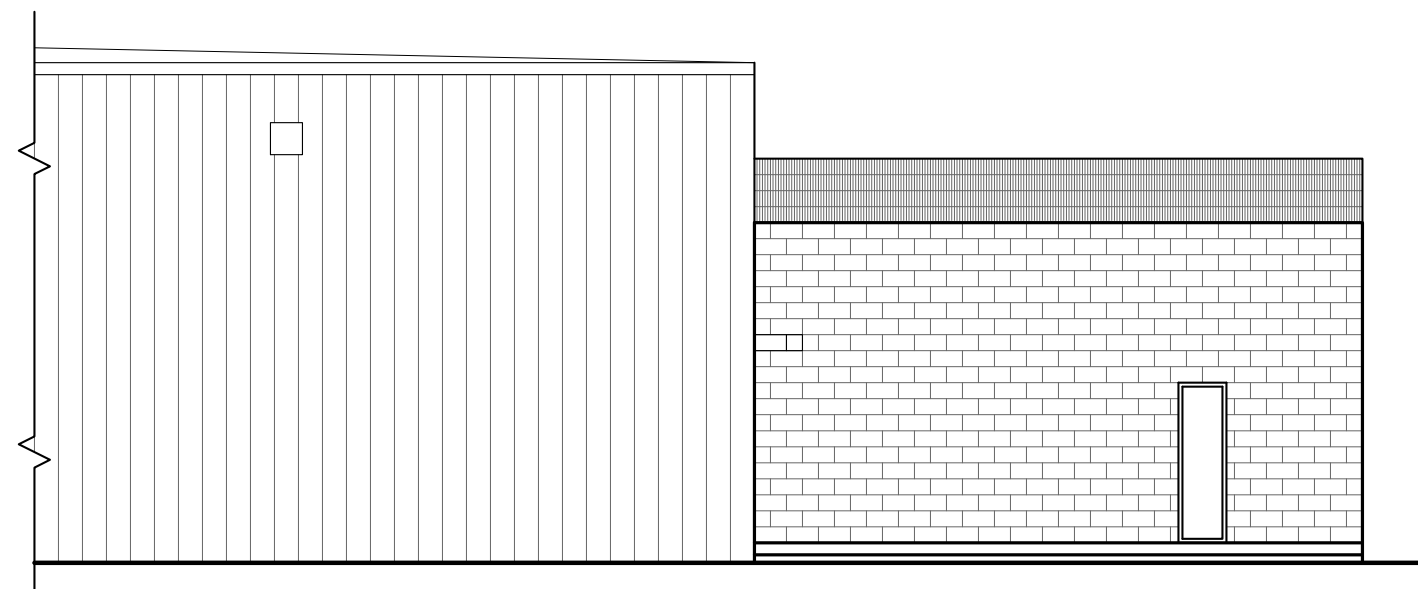
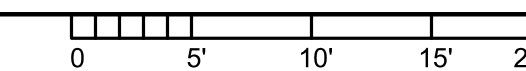
The image displays architectural elevation drawings for two design options, each with a main elevation and a detailed section labeled 'A' and 'B'. The drawings are accompanied by physical color and material samples.

- Option 1 (Top):** Labeled 'ELEVATION - OPTION 1' with a scale of 1/8"=1'-0". It features a main elevation and a section 'A' showing a brick wall and a section 'B' showing a brick wall with a decorative element. Color samples include a light green, grey, black, green, red, and blue card.
- Option 2 (Bottom):** Labeled 'ELEVATION - OPTION 2' with a scale of 1/8"=1'-0". It features a main elevation and a section 'A' showing a brick wall and a section 'B' showing a brick wall with a decorative element. Material samples include two textured stone/brick samples, a black card, and two grey cards with circular patterns.

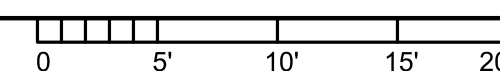




A EXISTING ELEVATION
D1 | D2 SCALE: 1/8"=1'-0"



B EXISTING ELEVATION
D1 | D2 SCALE: 1/8"=1'-0"



NO.	BY	REVISIONS	DATE
A	XXX	100% WORKING DRAWING REVIEW	YYYY-MM-DD

LYNCHBURG BUSINESS DEVELOPMENT CENTER
ADAPTIVE RE-USE
PROJECT CODE:
LYNCHBURG, VIRGINIA

VIRGINIA A&E, PLLC
1115 VISTA PARK DRIVE
FOREST, VIRGINIA 24551
PHONE: (434) 316-6001



EXISTING ELEVATIONS

PROJECT NO:
22167

DATE:

Full Scale Verification
0" = 1"

Drawing No.:

D2

SALE OF CITY OWNED PROPERTY 147 MILL RIDGE ROAD

Tuesday, March 10, 2026



PURPOSE & ACTION

Purpose:

Sale of 147 Mill Ridge Road

Recommendation:

After a public hearing to be held on March 10, 2026, authorize the City Manager to execute a contract for the sale of 147 Mill Ridge Road. This item went to PDC earlier today.

Action:

A Public Hearing and consideration of Ordinance #O-26 be held on March, 2026.

SUMMARY

- City-owned property acquired in 1988. Building completed 1989.
- Approximately 5.007 acres with 42,250 SF commercial building, I2 Zoning.
- Operated since inception as a business incubator, Business Development Centre
- Transitioned from incubator model to primarily below-market leased space
- RFP issued for 30 days in December of 2025
- One proposal received
- Proposal evaluated on purchase price, reinvestment and economic impact

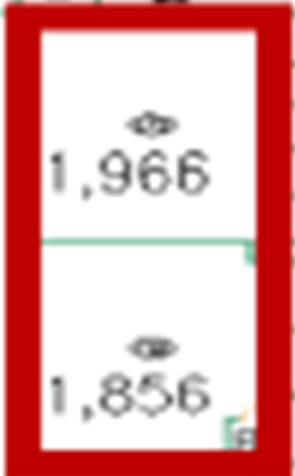


Training
DLA Lab
(2,240 sqft)



Machine
Shop
(11,745 sqft)

R&D
(3,822 sqft)



Fabrication
Shop
(5,630 sqft)

Ass
Compressor
Rm



147 Mill Ridge Rd

155 Mill Ridge Rd