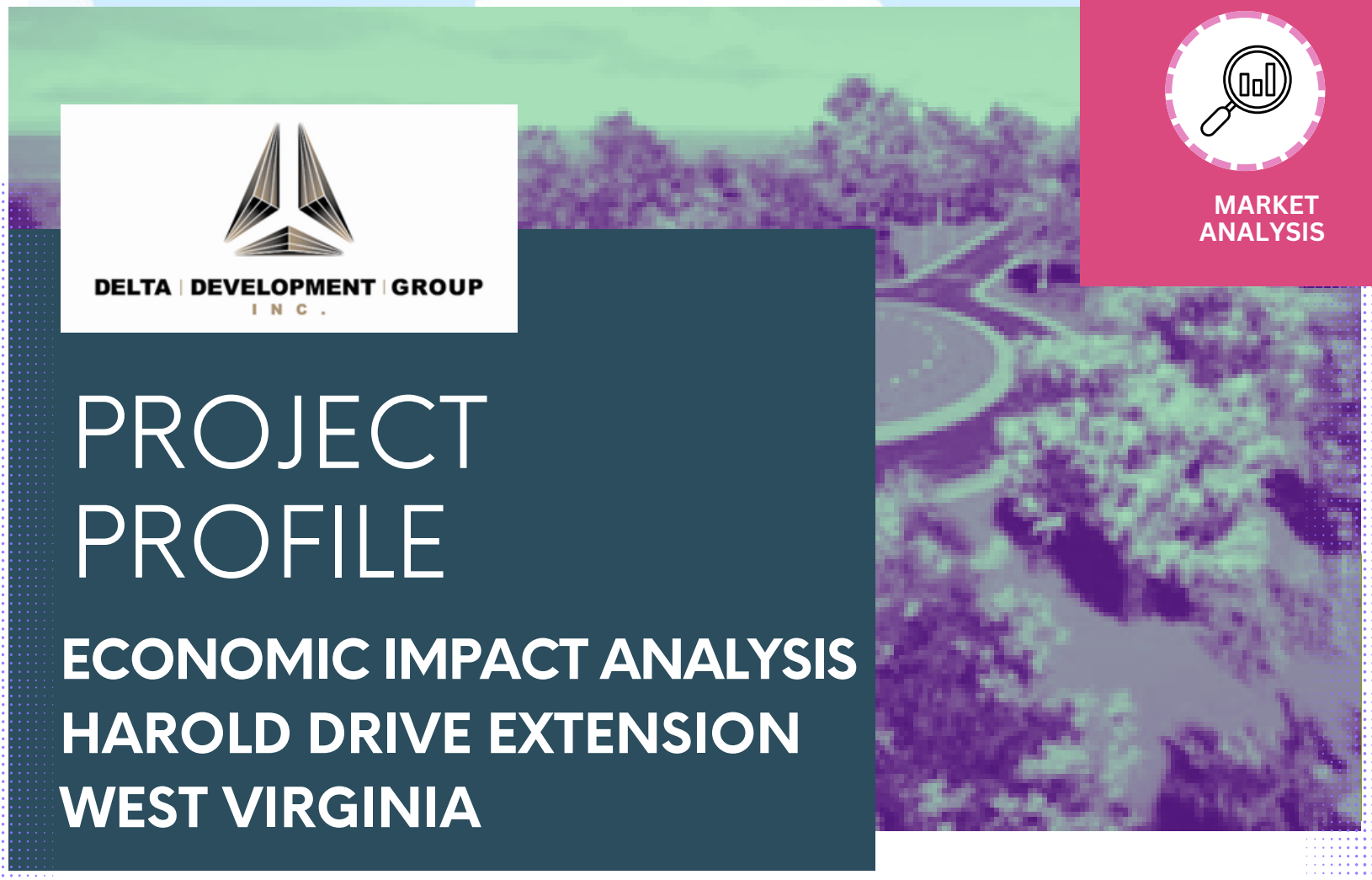

DELTA | DEVELOPMENT | GROUP
INC.

MARKET ANALYSIS

PROJECT PROFILE

ECONOMIC IMPACT ANALYSIS
HAROLD DRIVE EXTENSION
WEST VIRGINIA

ECONOMIC IMPACT MODELING

EMPLOYMENT & INDUSTRY ANALYSIS

MARKET DEMAND ANALYSIS
LAND USE PLANNING

FUTURE DEVELOPMENT RECCOMENDATIONS

HIGHEST & BEST USE ANALYSIS

Delta was a subcontractor to HRG to complete a design study for an access road and related infrastructure improvements for the Harold Drive extension located in Berkeley County, West Virginia. Delta's comprehensive approach to delivering an Economic Impact Analysis (EIA) consisted of two distinct components: (1) A Highest and Best Use Analysis, and (2) IMPLAN economic impact modeling.

The Highest and Best Use Analysis reviewed:

- Existing Conditions & Development Patterns
- Demographic, sociographic and economic trends
- County land use plans and regulations
- Absorption of proximal developments
- County employers and industries

IMPLAN modeling was used to demonstrate market, tax and economic impacts of potential development scenarios. Delta developed recommendations and a detailed Action Plan based on the findings. **The recommendations outlined a road alignment and land uses, by acreage and location, that achieves the highest return on investment for the County** and a step-by-step strategy to obtain state and federal funding for project implementation.

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