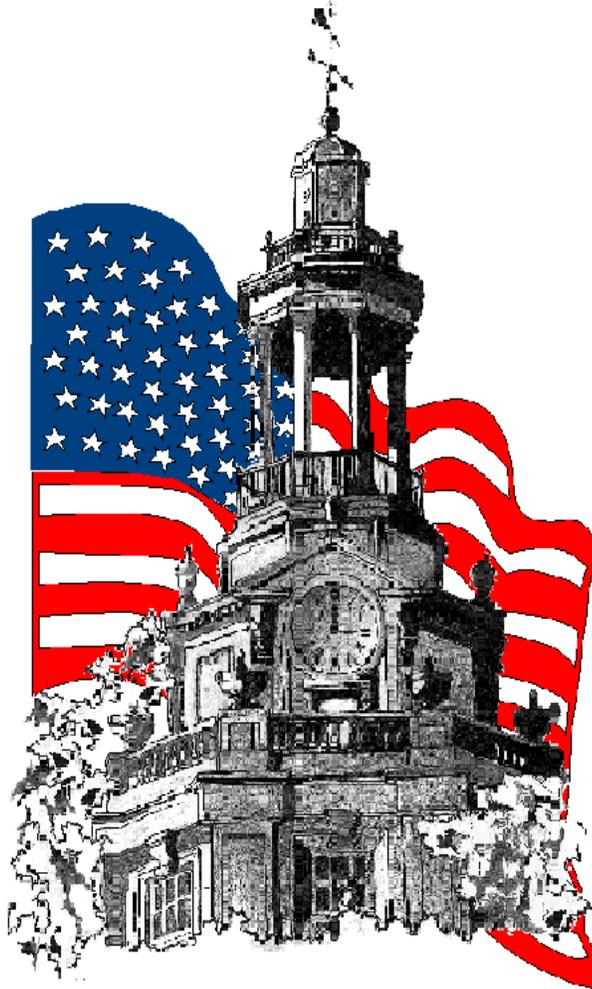


# ANNUAL REPORT

*Fiscal Year 2007 - 2008*



# BAINBRIDGE DEVELOPMENT CORPORATION

*September 2008*

# Bainbridge Development Corporation

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## BACKGROUND

With the enactment of House Bill 1152 in June 1999, the Bainbridge Development Corporation was created to assume ownership of the former U.S. Naval Training Center at Bainbridge, Port Deposit, Maryland; and to plan, initiate and oversee the activities necessary to convert the approximately 1,200 acre site into re-use opportunities which would maximize the economic contribution from the re-development.

In September 1999, the Board of Directors were announced by the office of the Cecil County Commissioners. Members were sworn in and officers were elected on October 18, 1999. The early weeks of the board's activities were devoted to acquiring knowledge of previous redevelopment activities at the site and in the area, establishing key contacts, and attending to a variety of administrative and organization issues – the key elements of which are provided in the attachments to this report.

To sustain our mission, the Bainbridge Development Corporation (BDC) was provided financial support as follows:

- \$50,000 was available from the Department of Business and Economic Development, Maryland Industrial Training Grant with the grantee being the Cecil Community College, North East, Maryland;
- \$50,000 was provided via the offices of the Cecil County Commissioners;
- In-kind contributions from the Town of Port Deposit. This support was provided by initiating a \$30,000 Water and Wastewater study for the town and for the Bainbridge site, which had been annexed by the town in December, 1999. Additionally, the town administration has provided policing services, ground maintenance service and secretarial services to the BDC.
- \$50,000 was provided in January 2001 from the Department of Business and Economic Development via the Cecil Community College as Phase II of the initial grant (Bainbridge Redevelopment Project FY 2001 DRD 12-2001 Mod 1. This allocation was to fund the position of Project Coordinator.

The BDC began the process of meeting its mission and defining its activities in five stages as follows:

### Stage 1 Acquisition of the Bainbridge site:

Negotiations with the U.S. Navy began in early November, 1999 and culminated with the signing of a Memorandum of Agreement and a Quit Claim Deed on February 11, 2000. The primary difference in the MOA and the Deed is that the MOA contains language which provides that the U.S. Navy will not

object to legislation initiated by Senator Paul Sarbanes to waive \$500,000 purchase price for the site.

Stage 2 Acquiring an Equity Partner:

On April 26, 2000, the BDC initiated a Request for Proposal (RFP) to twelve companies which the Board recognized as having the best potential to join with us in an equity partner position. By May 25, 2000, four proposals had been received from the following companies:

- Toombs Development Company  
New Canaan, CT.
- J. A. Dramesi, Inc.  
Bowell, Pa.
- Lowe Enterprises Community Development, Inc.,  
Owings Mills, Md.
- Paul Risk Associates, Inc.  
Quarryville, Pa.

The other eight companies either choose not to respond or advised they were not interested.

On June 13, 2000, the BDC announced that it intended to begin negotiations with Lowe Enterprises Community Development, Inc. (Lowe) to execute a Memorandum of Agreement (MOA) which upon the successful conclusion of marketing and feasibility studies, could lead to the execution of a long term development agreement. This MOA was signed on July 5, 2000.

Stage 3 Defining opportunity and value:

Lowe was granted up to eighteen-months to complete their feasibility and marketing studies and present to the BDC their conclusions, recommendations, and a joint development proposal.

Stage 4 Construction

To be determined

Stage 5 Re-use

To be determined, the best current estimate is that to reach Stage 5 it will take 10 to 15 years.

During calendar year 2002, the activities of the BDC were focused primarily on Stage 3 of the Re-development Process. On June 30, 2002 contractual agreements with Lowe expired due to the lack of a viable water/waste water treatment plan for the site.

In July 2002, the Governor's Office of Business Advocacy and Small Business Assistance (GOBA) joined the effort to develop an infrastructure plan for the water/wastewater treatment (W/WWT) that would be acceptable to all parties.

Concurrently, the Board initiated efforts to acquire a potentially new equity partner and on October 21, 2002 entered into a 90 day Memorandum of Understanding (MOA) with the “Manekin Team”, whose members are:

Mr. Richard Alter  
Manekin, LLC  
7061 Columbia Gateway Drive  
Columbia, MD

Mr. Clark Turner  
Clark Turner Companies  
2105 Laurel Bush Road, Suite 200  
Bel Air, MD 21015

together with

Mr. Ken Michael  
The Michael Companies, Inc.  
4390 Parliament Place, Suite A  
Lanham, MD 20706

Mr. John Paterakis  
H & S Properties  
1424 Eastern Avenue  
Baltimore, MD 21231

At the request of the BDC, the Paul Risk Associates (PRA) of Quarryville, PA, were invited into the discussions as a potential developer for the re-adaptive use of the historical Tome School site.

Subsequently, extensions to the MOA were granted on February 28, 2003 and again on May 19, 2003 for six (6) months with an option to extend for ninety (90) days.

In January 2003, the GOBA advised that the preferred approach to resolving the W/WWT issue was to repair/rebuild the Port Deposit systems which, once completed, would be able to service the Bainbridge site. Costs were projected at \$22 million.

Based on the projected cost of \$22 million, an initial Concept Plan for redevelopment indicated the residential component of the plan would require approximately 2000 units to support the infrastructure plan. Although Trip Generation Studies, Public School Impact Studies and Economic Impact Studies were planned to determine the impact of a residential development of this size, the notion of a 2000 unit residential site on Bainbridge engaged the public interest with demands on the BDC to seek a plan that would include a larger commitment to open space and to the employment center component.

In May 2003, following a leadership change in Port Deposit, discussions began to revisit a Community/Regional W/WWT System serving Port Deposit, Bainbridge and Perryville. A previous study, completed in February 2002, indicated that a Regional System offered the potential to reduce capital cost by half thus, creating the possibility of reducing the size of the residential component.

With the support of the administration of Port Deposit, Perryville and the Manekin Team, on June 20, 2003 the BDC executed a contract with George, Miles and Buhr, LLP to revisit all previous W/WWT studies and provide a variance analysis for:

- Capital Cost
- Operating Cost
- User Rates

and to identify potential funding sources (grants/low interest loans).

At the end of June 2003, Berkshire Laboratories of Columbus, Ohio, initiated an inquiry regarding the possibility of creating a 500 acre Applied Technology Park at Bainbridge.

Through July and into November 2003, the BDC's primary focus was involved with the evaluation of the Berkshire Laboratories Incorporated proposal to create a 500 acre Applied Technology Park supported by a total site implementation plan.

When the BDC was unable to provide assurance to Berkshire that 500 acres would be reserved for a Technology Park and that a decision to receive and evaluate a site development plan as proposed by the Manekin Team was to be shelved pending a review of the BDC's vision, and pending a review of other potential developers plans for Bainbridge, on Oct 27, 2003 Berkshire advised they would seek other locations. In November 2003 the Manekin Team announced they were terminating their interest in the Bainbridge project.

In December 2003, the Manekin Team and the Kinsley Properties Inc. presented to the Board and the public their concept plans for developing Bainbridge. On January 14, 2004 the BDC Directors accepted the Manekin Team's proposal and executed a Master Development Agreement (MDA) with MTPM LLC. Copies of the complete MDA are available upon request.

An area known as the "Logan Property" was selected, and agreed to by all parties as the preferred location for a new wastewater treatment facility serving Bainbridge and Port Deposit. A request for a right-of-way agreement to the Logan Property has been made to the Norfolk Southern Corporation by Port Deposit.

During Fiscal Year 2004/2005, the Bainbridge Development Corporation's focus was to:

- A) Finalize a plan and contract which would once again create the Tome School as an Employment Center.
- B) Facilitate the implementation of a water and waste water treatment plan.
- C) Resolve any outstanding environmental and mechanical issues associated with the BDC assuming responsibility for maintaining the sanitary landfill.
- D) Establish and implement a budgeting process.

The status of these efforts as of June 30, 2005:

Tome School project – Following issuing an "Expression of Interest" request for proposal, the Board of Directors accepted a concept plan offered by Paul Risk Associates (PRA) to convert the Tome School buildings and site into a Continuous Care Retirement Community (CCRC) with a maximum of 1000 units. At fiscal year-end contract negotiations were on-going. If agreement is ultimately obtained, the initial step to stabilize the seven granite buildings on the site would begin immediately with options to 1) acquire the 50 acre Tome site and 2) acquire an additional 27 acres abutting the property over a period of up to eight years.

Water and Wastewater Treatment plan - With the demise of the negotiations to create a regional water/waste water treatment authority responsible to Perryville, Bainbridge and Port

Deposit, in April 2005 the Mayor and Council of Port Deposit approved the Articles of Incorporation necessary to create a Port Deposit Water and Sewer Authority.

Old Base Sanitary Landfill - During this reporting period US Navy representatives provided substantial support and resources to insure the stabilization of the sanitary landfill prior to turnover. A “five year draft review” was issued to MDE and EPA in June 2005. It is expected that the last phase of the Navy’s association with Bainbridge will be resolved in fiscal 2005-2006.

Budget Process - Recognizing the evolving nature and variety of issues associated with the development of a 1200 acre site, a detailed budgeting format and a 2005-2006 budget was developed with special emphasis on monitoring restricted and un-restricted revenue and expenditures.

In August 2005, the Town of Port Deposit approved the general development plan and BX Mixed Use Overlay Zone for the 1,185 acre redevelopment project. The BX Zone allows for the inclusion of multiple types of residential units, commercial, retail, and other flexible uses.

In November 2005, a contract was entered into with Paul Risk Associates (PRA) to stabilize the seven granite structures of Tome School within a five year period at an estimated cost of \$1,750,000. Of the \$1,750,000 investment into Tome School, \$1,250,000 is PRA’s obligation and \$500,000 is the BDC’s obligation. In June 2006, the stabilization efforts were well underway with the Headmaster’s House roof repair and replacement 80% complete. To assist in the stabilization efforts, a grant proposal was submitted to the Maryland Historic Trust (MHT) for \$50,000 for the purchase of a new slate roof for the Headmaster’s House and submission of a project utilizing bond bill funds in the amount of \$100,000 for Monroe and Harrison Halls.

During this time, the Port Deposit Water and Sewer Authority had many tasks before it in its first year of operation – officers were sworn in; Bylaws and other organizational documents were executed; a contract with Maryland Environmental Services (MES) was executed to operate, maintain and improve the Town’s existing water and sewer systems while also working on design elements of the new systems; and studies were completed evaluating current system capabilities.

In April 2006, the BDC Board of Directors gifted 15 acres of land to Cecil Community College to accommodate the educational needs of the western parts of Cecil County and north-eastern parts of Harford County. As part of Cecil Community College’s strategic plan for Bainbridge, a partnership with the University of Maryland, Baltimore County was created to provide four year degree programs in math, science and engineering. Additionally, the Board supported the concept plan of the Cecil County Public Library.

In June 2006, the Town of Port Deposit approved the preliminary plan for Phase I of the residential component. MTPM also submitted a concept plan for the first commercial building, referred to as the “spec building” which Cecil County Economic Development

arranged for \$2.5 million in funding from the Department of Business and Economic Development (DBED).

The Naval Facilities Engineering Command (NAVFAC) submitted an Explanation of Significant Differences (ESD) in June 2006. This document indicates the Navy's intent to modify the Record of Decision (ROD) to remove remedial action plan for IR Sites 1 and 2.

During Fiscal Year 2006-2007;

- Paul Risk Associates completed the stabilization of the Headmasters House, Memorial Hall, Madison and Monroe dormitories. The total stabilization costs through June 30, 2007 totaled \$1,100,000.
- A collaboration among the Project Principals (MTPM, PRA and BDC) provided financial assistance to the Port Deposit Police Department and the Water Witch Fire Department.
- Significant efforts were expended during this time to secure the first commercial tenant "Accelapure" this deal however never materialized.
- At the request of the Town of Port Deposit's Planning and Zoning Commission, MTPM created a public trail system in order for the Residential Phase IA of the project to gain P&Z approval.
- An infiltration and inflow study of the existing waste water treatment system was completed which describes a variety of recommendations to increase the capacity and reduce treatment costs. It is estimated improvements will increase capacity by 50,000 gallons per day. The increase in capacity will be sufficient to accommodate the first residential phase of 206 single family homes and the first commercial building up to 30,000 square feet.
- Design drawings for the new wastewater treatment plant were submitted to the Maryland Department of the Environment in June 2007.

As you read in the following Executive Summary and milestones for the period July 2007-June 2008, efforts were primarily focused on Tome School, water and sewer infrastructure and environmental activities.

## EXECUTIVE SUMMARY

### 2007-2008

During Fiscal Year 2007-2008 the major success – Tome School stabilization services were completed by Paul Risk Associates. Over \$1.5M has been invested in the stabilization and repair of the Tome School granite structures. During this time, Paul Risk Associates secured a partner for its vision to create a Continuous Care Retirement Community (CCRC) at the 50-acre Tome School Campus, completed its market assessment awaiting the opportunity to begin its restoration and development plan of the CCRC.

The Bainbridge Development Corporation was also responsible for two great community outreach efforts.

- The Tome School Campus hosted the 50<sup>th</sup> reunion of the 1958 graduating class of the Naval Academy Preparatory School (NAPS).
- A Virtual Tour of the former USNTC Bainbridge was completed and donated to the Bainbridge Naval Museum in Port Deposit, MD. This virtual tour documented the history of both the Naval Training Center and Tome School for Boys including historical photos, descriptions, records, interviews and more.

The BDC was also very active in promoting Bainbridge and Cecil County to potential Base Realignment and Closure (BRAC) relocators from Ft. Monmouth to the Aberdeen Proving Ground (APG) region. This included potential commercial tenants, military and civilian personnel and their families. This was accomplished through fairs, marketing and advertising in publications, presentations, bus tours, and functioning as ambassadors.

While certain achievements were made during this reporting period primarily through the efforts of the development team –

- MTPM obtained final plan approval for the first residential phase;
- PDWSA broke ground on the Logan Property (location for the new wastewater treatment facility);
- PDWSA obtained funding and implemented needed infrawstructure repairs identified through the Infiltration and Inflow Study, thus providing capacity for Bainbridge; and,
- PDWSA obtained an NPDES discharge permit for 700,000 gallons per day

There were equally as many setbacks and disappointments –

- The loan approved by the Maryland Department of the Environment for \$12 million to construct the new wastewater treatment plant was lost directly due to PDWSA and MTPM;
- MTPM communicated it would not meet its requirement to provide water and sewer to the Tome School as required in the Tome School Stabilization and Option Agreement, thus creating contractual and financial issues;
- MTPM Management lost its credibility with the BDC, local government officials and with the public generally through its inconsistent, incomplete and ever changing actions and statements in regards to the developer's progress at Bainbridge

# Bainbridge Development Corporation

## MILESTONES 2007-2008

### First Quarter (July – September)

Tome School – Paul Risk Associates (PRA) initiated the process to request a change in the Critical Area Designation of a portion of Tome School that is designated Resource Conservation Area (RCA) to Intensely Developed Area (IDA). PRA worked with the Town of Port Deposit, the Critical Area Commission, the development team, MTPM, Cecil County and the BDC. A concept plan for the Continuous Care Retirement Community (CCRC) was presented by PRA to the BDC. PRA initiated a request for proposal (RFP) process for a CCRC partner. The grant payment for stabilization efforts on the Headmasters House in the amount of \$50,000 was received from the Maryland Historical Trust.

As part of the QuitClaim Deed between the BDC and the Navy, the operation and maintenance responsibilities of the Old Base Landfill were transferred to the BDC in the Spring of 2005. As part of the Navy requirements, a Five Year Review was conducted evaluating the performance standards set for certain Constituents of Concern (COCs). The performance standards were not met for these COCs and still today do not meet those objectives. As a result, the Record of Decision (ROD) required the Navy to remediate to achieve the performance standards. The Navy however implemented a change to the ROD by developing an Explanation of Significant Differences (ESD). This ESD tries to eliminate the requirement for the Navy to remediate for IR Sites 1 and 2.

MTPM applied to the Maryland Department of the Environment's Voluntary Cleanup Program.

Chairman Gell served as the Bainbridge Development Corporation (BDC) representative on Cecil County's Comprehensive Planning Committee (a two year effort commencing July 2007).

During Port Deposit's Captain John Smith celebration, the BDC conducted bus tours through the former USNTC Bainbridge and the Tome School Campus.

The Port Deposit Water and Sewer Authority (PDWSA) obtained a \$200,000 grant from the Maryland Department of the Environment to implement the repairs identified in the Infiltration and Inflow study.

Repairs were made to the Old Base Sanitary Landfill by the Navy including the installation of five gas probes for the monitoring of methane gas.

Second Quarter (October - December)

Clark Turner, a partner of the development team, MTPM led a massive team of trades people and community volunteers for the ABC Extreme Makeover Home Edition for the Luther Family in Port Deposit, Maryland (go to CTSignature.com for more information).

The BDC in conjunction with Cecil College, MTPM and PRA created a virtual tour of the former USNTC Bainbridge and donated the virtual tour to the Bainbridge Naval Museum in Port Deposit, Maryland (copies can be requested through BDC or the Museum).

In order to decrease deer population on Bainbridge, the BDC entered into a Wildlife Management Agreement with the Department of Natural Resources.

The BDC participated in the Ft. Monmouth Relocation Fair.

MTPM submitted a proposal to Cecil County projecting site work for the spec building to commence the second quarter of 2008 with the building being ready for occupancy in the last quarter of 2009.

A final parcel of Bainbridge was authorized by the Cecil County Commissioner's for the Enterprise Zone.

A presentation was made by Ryan Homes and Richard Alter to the BDC Board of Directors in Executive Session on the housing market in Cecil County. Stats reported: 20 year supply of housing if absorption is at 266 units per year; resale market at 38% and to double in 2 years; bad housing market with surplus of houses; marketplace needs recovery and stability to make Bainbridge project a go; anticipate sales to pick up 1<sup>st</sup> quarter of 2009 with 4-6% price increase. MTPM stated they would commence construction on the infrastructure in 2008 with new homes available the 2<sup>nd</sup> quarter of 2009. MTPM indicated cost of infrastructure in Phase I at \$50,000 per lot with 206 lots. MTPM to provide a new schedule with the start date being 2<sup>nd</sup> quarter of 2008.

Third Quarter (January - March)

Tome School - PRA reported all stabilization efforts were to be completed by the second quarter of calendar year 2008. PRA selected the Asbury Group as their CCRC partner.

A Phase I Environmental Site Assessment was received by MTPM and submitted to Cecil College, the YMCA in Elkton and the Cecil County Public Library.

The BDC BOD met with the MTPM Partnership – John Paterakis, Ken Michael, Richard Alter and Clark Turner. This meeting was for the BDC to communicate with the MTPM Partnership its concern about MTPM's level of activity, lack of anticipated progress, and the pace and current status of development efforts.

Fourth Quarter (April - June)

The BDC hosted the Cecil Leadership Class of 2008.

The BDC and PRA participated and hosted the 50<sup>th</sup> year reunion of the Naval Academy Preparatory School (NAPS) graduation class of 1958 at Tome School.

The BDC assisted the Town of Port Deposit in developing a Parks and Recreation Plan.

A Water Quality Monitoring Program was submitted to the Maryland Department of the Environment (MDE) and approved.

The PDWSA broke ground on the wastewater treatment plant (WWTP) site in Port Deposit by initiating surcharging of the land. PDWSA obtained the NPDES discharge permit for 700,000 gpd from MDE for the WWTP; obtained the construction permit with commencement of construction anticipated first quarter of 2009 with an estimated timeline of eighteen months to complete construction. PDWSA received a bid of \$11.3M for construction of the WWTP and loan approval from MDE in the amount of \$12M from MDE's Water Quality Revolving Loan Fund.

BDC gave permission to PDWSA to use a portion of land and Bainbridge for mitigation purposes to plant trees offsetting trees removed from the WWTP site.

The BDC entered into an agreement with Delmarva Power to use Bainbridge as a staging area for emergency management purposes.

Clark Turner made a presentation to the Board and public of the 'look and feel' of the first phase of the project. Mr. Turner's presentation was enthusiastically received by members of the public as well as Town and County officials in attendance. The proposed design was a vast improvement over the plan currently being processed by MTPM's Management (which has yet to be formally presented to the BDC as part of a Phase Proposal). MTPM proceeded with the processing of the original, contradictory, development plans before Town officials. Final Phase IA Residential plans were approved by the Town of Port Deposit in June 2008.

The Town of Port Deposit corresponded to the BDC expressing its frustration with the lack of development at Bainbridge and the negative consequences to the Town and its residents – loss of hundreds of thousands of dollars in property tax revenue, the negative impact to the current businesses and delay of bringing educational opportunities to the community.

MTPM communicated that it will not be able to meet the water and sewer infrastructure installation requirements set forth in the Tome School Agreement by the October 31, 2008 requirement. MTPM reported to the Board, the economic situation is a disaster and has delayed the project. MTPM reviewed the progress they had made between 2005 and 2008, focusing on infrastructure improvements in the Town of Port Deposit, design of the new WWTP, design and permitting process of the first residential phase. MTPM stated it would break ground at Bainbridge in the second quarter of 2009.

# Bainbridge Development Corporation

## ADOPTED BUDGET

Fiscal Year 2007 - 2008

July 2007 - June 2008

### Income

Restricted	\$150,000
Unrestricted	\$1,314,925

### Expenses

Restricted	\$333,695
Unrestricted	\$255,320

Ads/Marketing	\$1,500
Dues/Subscriptions	\$300
Grants	\$17,190
Insurance	\$8,000
Licenses/Permits	\$1,000
Travel/Meetings	\$1,500
Office	\$18,250
Postage/Printing	\$4,750
Professional Services	\$137,290
Property Maintenance	\$17,880
Salaries	\$43,200
Staff Development	\$1,000
Tome School	\$333,695
Utilities	\$3,460

Fund Balance, End of Year \$1,219,360

# Bainbridge Development Corporation

## DIRECTORS OCTOBER 2007-2008

### *CHAIRMAN*

DR. ROBERT GELL

### *VICE CHAIRMAN*

MR. JAMES REYNOLDS

### *TREASURER*

MR. BILL HARRINGTON

### **BOARD MEMBERS**

CYNTHIA ROSSETTI

NORMAN GAITHER

NELSON BOLENDER

Vernon Thompson

Carl Roberts

Joseph Brant

Donna Tapley – EXECUTIVE DIRECTOR

Katherine Heaton – OFFICE ADMINISTRATOR

BAINBRIDGE DEVELOPMENT CORPORATION  
748 JACOB TOME MEMORIAL HIGHWAY  
PORT DEPOSIT, MD 21904

# Bainbridge Development Corporation

## EX-OFFICIO MEMBERS (or their designee)

- Maryland State Secretary of Business and Economic Development
- Maryland State Secretary of General Services
- Executive Director of the Maryland Economic Development Corporation
- Director of the Maryland Historical Trust
- President of the Cecil County Commissioners
- Mayor of the Town of Port Deposit

## ADVISORY BOARD

- Representative of the Board of Cecil County Commissioners
- Representative of the Town Council of Port Deposit
- President of the Cecil Community College
- Superintendent of Cecil County Public Schools
- Coordinator of the Lower Susquehanna Heritage Greenway
- Others as determined by the Bainbridge Development Corporation

# Bainbridge Development Corporation

## MISSION STATEMENT

To develop and implement a dynamic sustainable plan for the former Bainbridge Naval Training Center which accelerates the transfer of facilities and sites into productive use in the public and/or private sector and to cooperate with the governing bodies in Cecil County in maximizing new economic opportunities for the citizens of Port Deposit, Cecil County and the State of Maryland.

This will be accomplished by:

- Welcoming community suggestions, observations, and recommendations;
- Minimizing development cost to local municipalities and to the County by seeking state and federal loans and grants:
- Operating within the Bainbridge Development Corporation Bylaws as approved on October 18, 1999:
- Observing licensing, permits, building and zoning codes, and environmental regulations:
- Recognizing the historical heritage of the site:
- Ensuring any development will be environmentally sensitive and compatible with neighboring communities:
- Seeking benchmark opportunities;
- Exploring all redevelopment opportunities.

# Bainbridge Development Corporation

## DEVELOPMENT VISION

Create a community comprised of residential, recreational and a working environment that is reflective of the highest design and is socially interactive, while maintaining the physical environment standards which are consistent with the natural, historical and architectural character of the area.

## VISION GOALS

Plan for a mixed-use development that is flexible and adaptable to changing market demands over time;

Maintain strong compatibility and reconnect the site with the Town of Port Deposit;

Recognize the importance of preservation criteria, issues and influences on the area;

Maximize the resources of the Federal, State and Local Governments;

Remain a good neighbor to the surrounding community;

Ensure the community is environmentally sound;

Ensure the community is economically viable and self-sustaining;

Create a tax base that contributes positively to those public services required by the community;

Create meaningful career oriented employment.

## DEVELOPMENT GUIDELINES

State of the art employment center comprised of high usage, clean, quiet and light industrial and distribution center with supporting commercial enterprises.

Diverse housing styles using the highest design and construction standards.

An open space and recreation plan which seeks to preserve and capitalize on the natural terrain and vegetation features of the site, providing both active and passive recreational facilities for residents of the town and county.