

### **Land Use Types and Descriptions.**

The focus of this plan is long-term economic growth and job creation. The conceptual land use consists of three (3) primary land uses, all of which can be served by existing Norfolk Southern rail lines. These primary land uses include the following:

- **Industrial/Distribution Operations** – Approximately 700 acres, including an estimated 6 million square feet of gross building space, most of which is located in a corporate campus in the north central portion of the property and on a site in the northeast corner of the property. Sites will also be developed south of Hood Avenue.
- **Office/Business Park** – Approximately 48 acre, which includes the existing 4-story office building, will be developed as office and business park buildings.
- **US Headquarters/ Manufacturing Complex** – Also in the northeast corner, the remaining land area north of Hood Road will be developed as a headquarters and manufacturing complex.

### **Development Timetable and Phasing.**

A development plan has been prepared for the phasing of the redevelopment, but future development will depend largely on market demand. The phasing is estimated to take place over a number of years as follows:

- **Phase 1 (Years 1 to 4)** – The first phase of the development plan includes the reuse of the 516 building and several attached buildings, as well as the development of two sites in the northeast portion of the property. Access to the buildings would be from the existing Hood Road location. Additional Phase 1 activity could include some demolition of existing buildings on the south side of the property and the development of one or two warehouses. Renovation and revitalization of some or all buildings in the office/business park may also begin in Phase 1.
- **Phase 2 (Years 5 to 10)** – Phase 2 includes the development of additional warehouse/distribution buildings. While the entire area slated for warehousing and distribution will not all be developed during Phase 2, the site preparation for future developments in this area would occur during Phase 2.
- **Phase 3 (Years 11 to 15)** – The final planned phase of development, Phase 3, includes the completion of warehouse/distribution area to the south.