

HIGHWAY T DEVELOPMENT PROJECT NARRATIVE

Highway T Property, LLC (“Developer”) desires to develop approximately 160 acres adjoining the current City limits on County Hwy T (the “Development”). The Development will be a multi-faceted, planned development consisting of multiple lots with a complimentary mix of commercial and industrial uses. A concept site plan accompanies this Project Narrative. Each lot is intended to be served by water, sewer, and other municipal services. The intent of the design for this Development is to create substantial economic generators and tax base for the City, establish a first class, state-of-the-art, destination focused, event center and entertainment venue that meets the growing needs of the City and surrounding region, and to preserve the nature-based elements of the Development to ensure compatibility with the neighborhood and surrounding land uses. A Development of this scope and caliber will necessitate an investment of tax increment to make the Development an economically viable reality.

Highest and best use of the land and location were at the forefront of design and layout for Developer when creating this project. The eastern portion of the Development is designed to consist of approximately six (6) commercial lots to be developed and marketed in a phased approach from north to south. Anticipated developments within these lots include a hotel, convenience store, restaurant, and similar compatible uses. Developer has planned for the future expansion of Highway T in its layout and will serve these lots with a backage road that will become a public right-of way that could also serve to facilitate access to the adjoining property to the immediate south.

The Development benefits from the location of the Sherman Creek corridor within its boundary. This corridor both serves as a natural environmental feature as well as a transition/buffer area for land uses. Developer intends to preserve and enhance the Sherman Creek Corridor throughout the Development with potential pedestrian trail options and revegetation and water feature opportunities.

The event center will be designed to meet the needs of the community with the ability to hold a wide variety of events year around. It will be an approximately 37,000 square foot building with an approximate 12,000 square foot event space, with a full catering kitchen, office space, and parking facilities. The event center is designed to host a wide variety of events including conventions, corporate events, weddings, and meetings. A concept rendering of the event center is included with the Project Narrative.

The entertainment venue is designed to host a variety of events including, but not limited to, music festivals, smaller entertainment events, and car shows. The venue will include a stage, a pavilion style building to serve as a bar/side stage and special event venue, and several support buildings including dressing/preparation rooms, offices, security, guest services, and restrooms. Adequate parking for a venue of this type will be provided with different parking surfaces utilized with an emphasis on minimizing impervious surfaces and maintaining the natural setting. Adequate ancillary and temporary camping for a venue of this type will be provided with the majority of sites being native sites without electrical or other services in order to again minimize impervious surfaces and maintain the natural setting. The entertainment venue will also utilize mass transit pickups and drop-offs to reduce traffic impacts.