

# Stakeholder Interviews - Day One

Wednesday, May 15, 2019 10:10 AM

KICKOFF WITH EC-DEV. 10:00 - 12:00

AGENDA - ON PAPER

CURKS K

FROM MICHIGAN - LANSING

TUSCON - ECON DEV

WANTED TO ST. MARY'S 2-4 YEARS

• RURAL / HIGH TECH DICHOTOMY

HIGH EDUCATION CENTER

RESEARCH + DEV, TESTING, LABS

NAS IS BIG RESEARCH CENTER (LOOK W/ SOLY ON BASE)

EVERYTHING - MATERIAL, TECH, DRONES, RESEARCH

• 8 PEOPLE IN EC-DEV DEPT.

→ SMALL GROUP, NEW PEOPLE

• BENNETT

15 YEARS HERE

PREVIOUSLY, STATE OF MD OF BASE TECH OUTREACH

TECH STARTUP

ENER/TIM

KEN

SCANNING JACKSON → AECOM → TUCOE

CYCLIST, BIKE ADVOCATE

NODDS - LOOK OUT FURTHER?

HOW TO CONNECT TO GREATER AREA? DOWNTOWN?

INTERVIEW PREP?

PEOPLE THINK RURAL, EXPECT RURAL

KEN REED - S. HUNT AERO, MAJOR AIRPORT DEV

STEVE BOLDMAN - AIRTEC

JOHN BOHANNON - VISIONARY, WANTS TO SEE SOMETHING BIG

- INVOLVED WITH HIGHER ED. CENTER, PART OF UM SYSTEM

\* NEW BUILDING 3 & 4<sup>th</sup> 80 MM - AUTONOMOUS RESEARCH + TEACHING

MATT SCASSARO - UM CAS TEST SITE

JOE ANDERSON - CHIEF OF USM - SOUTHERN MARYLAND BOARD OF ADVISORS

TECH PORT - BUSINESS INCUBATOR (RUN BY UM)

"INNOVATION"

DULIE CENZER - CIO UM

PEOPLE WANT TO RE @ AIRPORT. BOTH NEED + DESIRE

COMPANIES WANT TO EXPAND

SUMMER 2020 START EXPANDING RUNWAY

GRAVEL PIT 1.5 MM, WEST OF RUNWAY EXPAN  
BY + INCORPORATE?

ANY COMMUNICATION WITH PUBLIC? NO COMMUNITY MEETINGS, BUT MEETINGS ARE PUBLIC/BROADCAST

WHAT DO YOU WANT TO ACCOMPLISH?

• NAME / DESIGNATION

• BOUNDARY

• CONNECTIONS

• CROSS COUNTY / POLIATION

• GATHERING PLACES

• MARKET ST. MARY'S COUNTY

• TARGET TENANTS + MIX

• DESIGN GUIDELINES?

- o SHARED VISION
- o IMPLEMENTATION STRATEGY

IMPAX

GEORGIA TECH RESEARCH INSTITUTE

NAVY HAS OFFSITE NEEDED

MARK SIMON - OWENS WILDEWOOD SHOPPING CENTER

2ND HIGHEST DENSITY OF TECH JOBS PER CAPITA

VISIT SAINT MARY MD website

— HOT SPOTS ?

- o LEONARDTOWN
  - o OLD TOWN PUB
  - o SHEPHERD'S OLD FLEM
  - o LEONARDTOWN WINERY
  - o BOWWOOD TAY HOUSE
  - o SOCIAL COFFEEHOUSE
  - o THE REX

• FIRST INTERVIEW ① 1:00 - 1:50

- JOHN DEATRICK
- ALISON SWINT
- KATHARINE STORVON

IDEAS  
LOCAL AG. FARM-TO-TABLE

INTEREST IN REWORKING THE TERMINAL  
LOOKIN FOR IDEAS ON REIMAGINING TERMINAL  
weathered a landmark of St. Mary River  
STORM WATER  
NEW COUNTY OWNED HANGAR (WANT)

Q1.

- + FAST GROWTH + DEV @ AIRPORT + DYNAMIC STAFF
- + ALL TYPES, CORPORATE CONTRACTORS, SMALL STARTUPS, LOCAL AVIATORS CAREER POP OF GENERAL AVIATION AIRPORT
- SEPARATE. NOT CONNECTED/COHESIVE. NOT COLLABORAL
- LACK OF FOOD SERVICE
- NO GATHERING SPACE FOR INTERACTION. DIE TO GET AROUND

MTA COMMITTEE LOT MOVED TO FIVE STATION

Q2: OBSERVATION AREA + KIDIE PARK

PEOPLE HANG OUT IN COMMUTER LOT.  
RESTAURANT, PILOT LOUNGE. PLACE TO GATHER

Q3. IMPORTANT TO THE INTO WILDEWOOD  
make connect to Airport via

John wants circumnavigation trail around airport.

COMPLAINTS FROM NEIGHBORS

NOISE COMPLAINTS - FORWARD TO FAA  
UNCOMMON

EXTENDING RUNWAY AGAIN WOULD CAUSE NOISE COMPLAINT

Q. OTHER AMENITIES ?

OBSERVATION AREA  
GATHERING SPACE, COURTYARD, AIRPORT "SQUARE"

Q. NEEDS

PUBLIC OUTREACH, GET PEOPLE KNOW  
STEM FESTIVALS, FLIGHT PROGRAMS "YOUNG EAGLES"  
ACTIVE EVENTS (5K ETC.)  
MUSIC VENUE

JOB TRAINING + RETENTION !!!

ACTIVE EVENTS (5K ETC.)  
MUSIC VENUE

## JOB TRAINING + RETENTION!!!

COLLEGE OF SOUTHERN MARYLAND  
NEED TRADE SCHOOL PROGRAM FOCUSED ON ELECTRONICS + TECH  $\Rightarrow$  WORK W/ AIRPORT NEED ROLLED EMP

CONNECT AIRPORT TO COUNTY FIELDS  
SHUTTLE / CIRCULATOR

SIDEWALKS FROM AIRPORT TO SHOPPING / RESTAURANT

TECH OPEN HOUSE - SPONSOR ATTENDED  
NEED TECH EXPO TO CELEBRATE TECH INVENTED HERE

EVENTS + SPEAKERS

CONNECT WITH PAX MUSEUM?

FARM-TO-TABLE?

CULINARY INCUBATOR + TECH?

BREWERY + DISTILLERY

INTERVIEW #2 - MATT SCHESSERD 2:00 - 2:50

UAS TEST SITE PRIMARY SITE  
OPERATION RESEARCH CIVIL / COMMERCIAL - NOT MILITARY

CATALYST

FLY DRONES APPLIED RESEA

TECHNOLOGY TRANSFER

1. OPERATOR FLU

2. ECONOMIC DIVERSIFY

3. JMD EDUCATION MISSION

4. PUBLIC EDUCATION / INFORMATION

UNIVERSITY RESEARCH PARK

Q1 + INCUBATOR

+ IMPAX - PIA

moving into new hangar

+ EXISTING + GROWING TECH ECONOMY  
AUTOMATION + AIRCRAFT

+ COUNTY PARTNERSHIP + INFRASTRUCTURE

+ FIBER

- DISTANCE + CONNECT

NOT CLOSE OR FAST TO GRT TO

- NO RESTAURANT / FOOD

- NO GATHERING SPACE

2. VIEW OVERLOOKER RUN, ALL ACCESS  
RESEARCH CAMPUS

THINK INNOVATION HUB

COLLABORATION, BUZZ

"REAL" CAMPUS, NOT JUST PROFESSIONAL  $\bullet$  STUDENT HOUSING LOW PRIORITY  
FARTHER OUT.  
BRING IN PUBLIC. ENGAGE PEOPLE

3. ATTRACT + KEEP YOUNGER POPULATION

ATTRACTING IS EASIER, KEEPING IS HARDER  
SOCIAL LIFE, ACTIVITY

NEED THE RIGHT PEOPLE

HOUSING, NEED FOR PEOPLE

DIVERSITY OF TYPES

AFFORDABLE HOUSING

SUPPORT + OTHER SERVICES

CURRENTLY ADEQUATE HOTEL, WILL BE LIMITED IF NEW DEVELOPMENT  
HOTEL IN AIRPORT SITE  
BUILDING 3 450 CONFERENCE - NEED HOTEL. WANT TO BRING LARGE CONFERENCES  
150-175 rooms in current building

EMPHASIS EDUCATION PARTNER, INVOLVE IN COMM

4. TRANSPD IS ADEQUATE FOR CURRENT STAFF  
PUBLIC TRANSIT IS A GOAL

CONNECT TO SUPERIOR ROAD  
PARKING COULD BE CHALLENGE WITH INCREASED DEV

REGIONAL FLIGHT + CONNECTION TO AIRPORTS.

WALKABILITY !!!  
NEED SIDEWALK  
BIKE

5. INCLUDE MORE LAND ON BOTH  
SIDES OF 4.  
LOOP AROUND AIRPORT - 3 NOTCH TRAIL - CONNECT TRAIL TO CAMP

6. B3  
RESEARCH CAMPUS

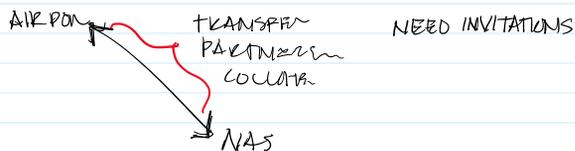
• WANT TO FLY MORE + BIGGER UNMANNED AIRCRAFT  
INCREASE AIR TRAFFIC

DISCOVERY DISTRICT SOUTH.  
UNIVERSITY AS A DRIVING FORCE IN AREA

FUN + EXCITING  
DAY CAMPUS

COMMUNITY INVOLVE

PARTNERSHIP w/ NAVY -  
NEED TO BE A PARTNER.  
"BOOK ENDS" OF C3B



TRAFFIC

INTERVIEW 4 - JOE ANDERSON e: JOE.A.3652@GMAIL.COM 3:00-3:50

e: 301.481.6350

UNIVERSITY SYSTEM OF MI

- Q1.
- + COMPACT AREA. LOTS GOING ON IN SAME AREA
  - + AIRPORT
  - + HEC + BUILDING 3
  - + BIGGEST PROJECT SINCE THOMAS J. BRIDGE
  - + AIRPORT EXPANSION
  - + INDUSTRIAL PARK TO NORTH
  - ALL THE INGREDIENTS
  - ONE ROAD IN/OUT
  - CONNECTION TO INDUSTRIAL PARK
  - COUNTY HAVN'T DONE ENOUGH w/AIRPORT YET
- + TECH
  - + UAS
  - + UM EXPANSION

- ONE ROAD IN/OUT
- CONNECTION TO INDUSTRIAL PARK
- COUNTY HAVN'T DONE ENOUGH W/ AIRPORT YET

Q2. MORE AMENITIES  
RESTAURANTS  
COFFEE SHOPS

UNIVERSITY WOULD BE GREAT FOR INTL RESEARCH

• HOW CAN THIS CONTRIBUTE TO THE DIVERSIFICATION OF THE ECONOMY.

- TOO RELIANT ON THE BASE - MONOCULTURE
- > \$100K SALARY AT PAX, SPLITS ECON

1/3 STUDENTS FREE+REDUCED MEALS

- ENCOURAGE OTHER BUSINESSES, NOT DIRECTLY RELATED TO MILITARY

Q3. - HOTEL AT AIRPORT WOULD BE NICE. LOTS IN OTHER AREAS.  
• TOP OF THE LINE

Q4. TRANSPORTATION IS A HUGE ISSUE  
NOT ADEQUATE  
NEEDED  
ACCESS TO SURROUNDING NEIGH

Q5. INDUSTRIAL PARK TO NW  
CONNECT TO WILDERMUD  
JUST THE AREA AROUND THE AIRPORT

Q6. BEGINNING TO TALK ABOUT IT (LONG TERM)  
TALK TO SOMEONE FROM SCHOOL SYSTEM

OTHER THINGS WE DON'T KNOW

- GREAT PROSPERITY + POVERTY
- GAP ANALYSIS - WHAT SERVICES ARE MISSING
  - NON-PROFITS FILL IN GAP OF SERVICE
  - TRANSPORTATION
  - EMPLOYMENT
  - MEDICAL SPECIALTIES

COUNTY DOESN'T WANT TO PROVIDE SERVICE, GIVES GRANTS TO NON-PROFITS

MAKE SURE AIRPORT CAN CONTRIBUTE TO PROSPERITY

• MAKE SURE TO DO A GOOD JOB PUBLICIZING IT.

• IMPORTANT PLACE

- OBSERVE NICE THING
- ATTRACTIVE
- LOCAL MATERIALS, FIT INTO CONTEXT + HISTORY

INTERVIEW 5 - KEN REED, STEVE BILDMAN, JOHN BOHANON (PHONE) 4:00-4:50

"GREAT POTENTIAL, BUT LACKING INFRASTRUCTURE" - STEVE, 10 YEARS AGO  
STEVE HAS A LOT OF VISION

JOHN WAS WELL PLACED TO BRING IN PARTNER

IF AC. DONATED TO COUNTY  
TAXIWAY ACCESS  
RELOCATE POLICE HELICOPTER

BUILDING ROADS + SEWER \$10MM INFRASTRUCTURE \$1.75MM contributed from State  
TOTAL VALUE OF ~ \$20MM OF INVESTMENT BY STEVE BILDMAN  
> \$120MM OF INVESTMENT AT THE AIRPORT  
COUNTY HAS ONLY INVESTED ~ \$2MM

BRING IN DEVELOPMENT AUTHORITY?  
SOMEBODY NEED TO ADEQUATELY FUND + FINANCE  
NEXT FEW YEARS  
→ STATE AUTHORITY?

## Q1 - LOCAL GOVERNMENT

- NO FASTTRACK
- NEED EXTRAMUNICIPAL AUTHORITY TO MANAGE + APPROVE
- STATE PLAN / APPROVAL AUTHORITY  
1-2 YEARS TO GET PLAN APPROVED
- LOSING TENANTS / CUSTOMERS - TOO LONG TO WAIT FOR SITES / BUILDINGS
  - WHOLE DISTRICT WILL NEED STREAMLINED APPROVAL
  - NEED INFRASTRUCTURE IN PLACE
  - NEED COMMITMENT FROM COUNTY

CYBER CAMPUS. ADD FOCUS. NOT JUST AUTONOMOUS

#1 IN COUNTRY PER CAPITA ENGINEERS / STEM SUBS  
PARTS OF COUNTY HAVE WEEK ECONOMY

PAX RIVER \$142 BB FLOW THROUGH  
MOST LOCAL MENS GO TO SERVICES  
losing addition companies because not ready

## - GHOST TOWN @ NIGHT

PEO BRIDGE ACROSS 235

DESIGNATED AREA W/ TAX INCENTIVE

200 - 300 AC.

INTEREST IN AIRPORT FROM OTHER BUSINESSES

WORK THAT CAN'T BE DONE ON BASE CAN BE DONE @ AIRPORT

## - MANY GREAT INGREDIENTS

RESEARCH PARTNER w/ UM } MAJOR INSTITUTIONAL ANCHOR  
FACULTY, GRAD STUDENTS

"NIGHTTIME ECONOMY"

- ATTRACT + KEEP TALENT
- NEED TO COMPETE W/ HQ2

SOUTHERN MARYLAND 2020 - J. BOHANON

FLIGHT PATTERN

# Stakeholder Interviews - Day Two

Thursday, May 16, 2019 8:52 AM

## INTERVIEW 1 - CANDISS GREENWELL (HUSBAND ON PHONE)

BACKGROUND - BOTH FROM CALVERT, SAW IMPACTS (BUSINESS / DEVELOPER FAMILY)  
WHY BAY PROPERTY? VISION?

BOUGHT AD RES ⇒ REZONE OBP

3 LOTS - WANTED TO BUILD HOME + OFFICE FOR CPA PRACTICE

BUILD SHOP SPACE / RETAIL

BECAME CFO - PLANS CHANGED - COUNTY WANTED TO REZONE TO RESIDENTIAL

- PLATFORM AIRPORT

PRODUCT BASED - NOT PROJECT BASED

BUILD SYSTEMS - SEC 4 IMM

- DIFFICULT DEV. PROCESS - LONG APPROVAL TIMES

• IDEAS FOR DEV. (AG AC)

- WETLANDS DESIGNATION ACCURATE? FOREST CONSERVATION EASEMENT?
- CLIENTS THAT WANT TO BE NEAR AIRPORT → CAN APPL FOR VARIANCE

Q3:

NEED FOR TENANT SPACE CLOSE TO PAX

ALSO NEED ECONOMIC DRIVER THAT ISN'T THE BASE

CONFERENCE / CONVENTION CENTER. HOST BIG EVENTS

EXPO CENTER - HAVE INDOOR SPACES

INBOUN STADIUM

DAY EXPO?

Q4. INFRASTRUCTURE?

BUSINESS NEEDS TO BE EXPANDED

ROAD NETWORK INADEQUATE

WORK SCHEDULES ARE ERATIC - MAKES TRANSIT DIFFICULT

NOT ENOUGH PARKING - BUSINESSRS ON AIRPORT VIEW DR.

WHERE DO PEOPLE PARK? PARK DOWN THE ROAD + WALK

PLACES TO EAT? WHERE DO EW GO FOR LUNCH

OKADA, MCKAYS, HAKUS TERBER, CHIPOTLE, OUTBACK, BOLLYWOOD

THE THAI PLACE > 5 MILES

LUNCH DRIVE ISNT BAD, ONLY AM / PM COMMUTE

SPORTS (ADULT)

SOCCER, HOCKEY, SOFTBALL, KICKBALL

CONTRACTUAL WORK TOGETHER ON PROJECTS, NOT TOO OFTEN. SOME FIRMS POACH

ON BASE MEETINGS

CHAMBER OF COMMERCE HOSTS "BUSINESS AFTER HOURS"

WOULD LIKE DIRECT TAXI / RUNWAY ACCESS

ADDITIONAL THINGS?

ACTIVITIES FOR KIDS

INCREASED RATES OF DRUG USE / ADDICTION DEATHS

RURAL DRUG EPIDEMIC

LOTS OF ACTIVITIES GOING ON IN LEONARDTOWN

- ENTERTAINMENT

- RESTOS

- ARTS

HISTORY OF BARS DURING PROHIBITION

INTERVIEW 2 - TOM SADOWSKI + JULIE CENZER

TOM: CHANCELLOR FOR ECON DEV. UNIVERSITY SYSTEM OF MARYLAND

SOUTHERN MARYLAND IS KEY

JULIE: CHIEF INNOVATION OFFICER - UMD COLLEGE PARK

RESEARCH + INNOVATION, RUNS TECH PORT

AURP

SOUTHERN MARYLAND IS KEY

JULIE: CHIEF INNOVATION OFFICER - UMD COLLEGE PARK  
RESEARCH + INNOVATION, RUNS TECH PORT  
AURP

• STRENGTHS

INVENTOR MUSCLE

EXPAND + IMPROVE RESEARCH. NEW B3 ↑ enrollment  
COLLABORATE WITH  
AIRPLANE ↓ MAINTENANCE TRADE SHOW (SOUTHERN MD, NOT UMD)

CYBER CERTIFICATION

• WEAKNESSES

INTEGRATION w/ BASE

Q3. PRIORITIES

ENLIGHTENMENT + ENGAGEMENT w/ INDUSTRY PARTNER

MENTORSHIP, EVENTS, AMENITIES  
GARTH RING, SPACE

CRAB POT - PITCH COMPETITION - WHERE?

PRIZES + SHOWCASE

TELL STORY OF WHATS GOING ON

Q4. WHATS MISSING

OLD MODERN IS BROKEN. NEED WALKABLE AMENITIES  
TO AIRPORT.

COFFEE SHOP NEED! "PRODUCTIVE COLLISION" LIKE THIS PHRASE

THIRD PLACE

COFFEE/ALCOHOL/MUSIC - COMPONENTS OF INNOVATION

HOTEL, ATHLETIC CENTER  
OUTDOOR GATHERING

HOUSING NEEDS?

STUDENTS/STAFF? DRIVE TO WALK?

3F SURROUNDING AIRPORT, NOT THE MARKET FOR YOUNGER GEN.

OPPORTUNITY

RESET OF AIRCRAFT - COMMERCIAL + MILITARY AIRCRAFT RE-FIT

AVIONICS TRAINING

INTEGRATION

GREAT STATE TO INCLUDE AUTONOMOUS AS A CLUSTER

CONNECT ALL PLAYERS. SYNERGY

LAND/AIR/SEA

SOFTWARE + ELECTRONICS ARE IMPORTANT PART

NOT JUST HARDWARE/VEHICLES

ANYTHING ELSE?

CRAFT BEER IS CRITICAL

PROVE IT FIRST WITH SMALLER PLAYERS

HOME BREWERS

PEOPLE ARE QUICK JUDGE FAILURE

SUCCEED IN SMALL STEPS FIRST. SMALL VICTORY

FAILURE IS PART OF ENTREPRENEURSHIP - PLAY UP FAILURE AS IMPORTANT

INTERVIEW 3 - RICH TAYLOR, ROB WINSTON  
LATE ARRIVAL START -

ROB'S BACKGROUND: RET. USMC, ENGINEER, DESIGN BUILD AIRCRAFT

IMPAK

QUICK RESEARCH

GA TECH RESEARCH

\$365 MM CONTRACTS, 8 PEOPLE

\$15 MM TO LOCAL COMPANY

VTOL ELECTRIC

UBER FOR FLIGHT - CHANGE THE WORLD

MORE PEOPLE IN AVIATION THAN ANYWHERE

# 15 MIN TO LOCAL COMPANIES

MORE PEOPLE IN AVIATION THAN ANYWHERE  
BUT NO CONNECTIVE TISSUE. NO ONE KNOWS

### MIPS - MARYLAND INDUSTRIAL PARTNERSHIP

WHAT CAN THEY DO?

UM IS FOR RESEARCH  
TEST SITE IS FOR TEST  
TECH PORT IS FOR NEW BUSINESS

IMPACT BRINGS THEM  
ALL TOGETHER

### TECH TRANSFER

PARTNER WITH INDUSTRY → SPIN-IN AND SPIN-OUT

NAUCCO DOES RESEARCH + INVENTION, BUT DOESN'T PRODUCE

NEED INDUSTRY PARTNERS

TECH PORT → SPIN-OUT

IMPACT → SPIN-IN

NON TRADITIONAL, SMALL FIRM PARTNERS OUTSIDE ROOMS / LOCKHEED

WANT COLLABORATION SPACE. GOVERNMENT / STARTUPS / NON TRADITIONAL

SOLVE PROBLEMS, OUTREACH

INNOVATION DISTRICTS ARE COOL, HP, HANGAR

BEER / COFFEE

DROP-IN

PHYSICAL  
BARRIERS TO ENTRY

PHYSICAL NEEDS: 12K SF HANGAR

RECONFIGURABLE SPACE

MEETINGS

EVENTS

TALL! FLY DRONES INSIDE

CURT HANGAR  
ON NEW ROAD

NO PARKING, NO SIDEWALKS FROM TERMINAL LOT

ACCESS TO BACKSIDE OF HANGAR. OUTSIDE GATE / SECURITY

NO CONNECT TO UMD, NORTH OF AIRPORT, NO CONNECT TO HOUSING / AMENITIES

NO SENSE OF PLACE, NOTHING IN THE AREA

MEETING NEEDS OF INDIVIDUALS, BUT NO BIG IDEAS / CONNECTIONS

RETENTION - YOUNG PEOPLE ARE HIRED, BUT DON'T STAY

ONE OF THE WORST COMMUTES IN THE NATION

NO GOOD CONNECTIVITY TO SURROUNDING AREAS, SOLICITORS ETC.

RESTAURANTS SHUT DOWN EARLY

NO PLACE TO MIX + MEET

PHYSICAL ACTIVITY - CLIMBING WALL / GYM / YMCA

RURAL / AGRARIAN HISTORY

FOUGHT RAIL CONNECTION

MEETINGS / CONFERENCE

50-60 PEOPLE IN HOTEL MEETING ROOM

GOV. MEETINGS NEED CLASSIFIED ROOMS SOMETIMES

CONVENTION CENTER / VISITOR CENTER / TECH MUSEUM

NO HOTELS OR PLACE TO HOST CONFERENCES

### - INFRASTRUCTURE

FERRY

OCEAN CITY

VIRGINIA

COMMUTER AIR

NO REGULAR FLIGHTS

AIR PORT?

### TRANSPORTATION

RAIL TO BE

UNIFIED SIGNAGE / BRANDING

INTERVIEW 4 - COMMISSIONERS GUY + MORETM.

TEBO - 3RD TERM COMM.

DEFENSIVE CONTRACTOR

(NO TAX FROM PAX, PEOPLE LIVE IN OTHER COUNTRIES. LIMITED TAX BASE | MONEY?)

HOW DO ATTRACT + KEEP YOUNGER FOLKS

INNOVATIVE

DEVELOP COMMUNITY

How do attract + keep younger folks  
INNOVATIVE  
DEVELOP COMMUNITY

HIGHEST AVG INCOME IN MD., but lots of farms, urban, low-income

GREAT BASE ~~to~~ LOCAL COMPANIES

LIMITED WATERFRONT ACCESS

**NEEDS** (HOTELS → SUNDAY - THURSDAY, EMPTY ON WEEKENDS  
RESTAURANTS  
ACCESS TO WATER

TRANSPORTATION - CONNECT TO AIRPORT/WILDEWOOD

MORE RECREATION VENUES  
ACCESS TO WATER

WHAT'S MISSING?

LIMITED COOPERATION WITH NAVY

KNOWLEDGE  
BUTTS IN SEATS VS. MAKING

HIGH TECH ENTERPRISE  
ARTISANS  
MANUFACTURING  
INFRASTRUCTURE  
SEWER, ELECTRIC, FIBER  
CARGO BUILDING

MAKE THING?  
BILLOSUMITH  
WHAT'S COMING OUT OF  
THE DISTRICT.

MANUFACTURING  
LOTS OF MANUFACTURING  
AT WEBSTER FIELD

DRONES

• UPS v FEDEX, NOT FOOD DELIVERY

PARK N RIDE MOVED, NO LONGER SEEING WHAT'S GOING ON

WHAT'S MISSING?

DON'T WASTE SPACE ON HOTELS  
IF THERE'S A REASON TO COME, THEY'LL COME  
NEED TO SELL IT.

WILDEWOOD WANTS TO EXPAND, REZONE - PUT RES IN RPD  
PANDORA'S BOX

BIKE TO WORK DAY - DEATH WISH

CONVENIENCE

SIM + STIM

• BIGGEST IMPEDIMENT

MISSING A GOOD STORY TO TELL  
PULL - NOT PUSH

NO PLACE TO GO

TIKI BAR SOLOMONS  
5000 PEOPLE

INTEGRATE WITH SCHOOL SYSTEM  
TEACHERS + ENGINEERS

3:1 JOB RATIO / ON BASE : OFF BASE

WHAT ARE YOU SACRIFICING FOR THIS SPACE?

COUNTY IS CHEAP - DON'T WANT TO SPEND MONEY + MAKE INVESTMENTS

NO BIG BUSINESSES TO BUILD ANYTHING HERE

PEOPLE LEAVE COUNTY BECAUSE CONTRACTORS HAVE PUSHED CONTRACT PRICES DOWN

AIRPORT IS DIFFERENTIATOR: INDEPENDENCE FROM NAVY  
DIVERSIFICATION

INTERVIEW 5 - WAYNE DAVIS

CANCELLED / NO-SHOW

INTERVIEW 6 - MIKE WETTENGEL

UNKNOWN OF GROUPS, WIDE VARIETY OF STAKEHOLDERS  
22K STAFF ON BASE < 1/2 GOVERNMENT

- ORIGINAL DEVELOPER OF WILDEWOOD EXPEDITION + EXPLORATION OFFICE PART
- SOLD TO STANLEY MARTIN 2004
- DEVELOPED PIECEMEAL, QUICK BUCK, NOT LONG-TERM OVERALL PLAN

UAS MAY NEED SEPARATE AREAS

TESTING ON UNDEVELOPED FARMLAND? TOGETHER OR SEPARATE

UNBIDDED DEV IS DANGEROUS: NEED PLAN

DEVELOP IN COMPASSIVE MANNER  
EXPAND CAMPUS OVER TIME

Q1:

- + UNDEVELOPED PROPERTY  
INCENTIVES
- + COUNTY LAND NORTH SIDE OF AIRPORT

SCOPE OF UMD CAMPUS IS IMPORTANT FOR MASTER PLAN  
NEED RESIDENTIAL WITH AMENITIES, PROXIMITY TO WORK

- RESIDENTIAL NOT ALLOWED IN OBP
- NOT VERY VISIBLE OFF 235 / 3 NOTCH
- + 14 ACRES ON SWACE HILL, WILLING TO REDEVELOP  
ADJACENT TO REC FACILITY

WHAT CAN INCENTIVE? WHAT AMENITIES?  
IMPROVE WILDEWOOD REC FACILITIES

REGIONAL SWM  
ONSITE QUALITY, REGIONAL MANAGEMENT

ADEQUATE PUBLIC FACILITIES  
WATER, SEWER

ALTERNATE RUNWAY FOR UAS/S

TRANSPORTATION CONNECTIONS TO WEST + SOUTH

WATER MANAGEMENT / WETLANDS: TRADE / SWAP LAND FOR MANAGEMENT

- TRAFFIC  
PEOPLE ARE OPPOSED TO NEW DEVELOPMENT

WILDEWOOD STOPPING CENTER READY FOR REDEVELOPMENT

OLD OFFICE BUILDINGS ON <sup>?</sup> PECAN COURT ARE READY FOR REDEVELOPMENT

~~REQUIREMENTS~~ REQUIREMENTS IN PUD DOCUMENT, MOSTLY ABOUT BUFFERS AND ADJACENCIES

INFRASTRUCTURE IS IMPORTANT

RUNWAY EXTENSION  
MARYLAND HEC  
NAVY PRESSURE - NOT ENOUGH SPACE  
TELEWORK

WINTER ENGLISH

MARYLAND HEC

NAVY PRESSURE - NOT ENOUGH SPACE

TELEWORK

