

Salt Pond Plaza Work Group Update

October 19, 2009

Harris Teeter (HT) has completed construction of its store and has vacated the site, with plans to return in January. At that time, final steps will be taken to outfit the interior, hire personnel, stock shelves, and be fully prepared to open by Memorial Day 2010.

As you may have noticed, HT repainted the outside of the building and water tank (at SPHA's request). The new color combination seems to blend much better and is more attractive in this setting. The final color combination of the water tank will be determined in January when HT returns and after installation of the landscaping in and around that area and the Plaza. HT continues to partner with SPHA in addressing issues related to the Plaza.

Although completion of the site work is being supervised by Wilmington Trust and The Hankin Group, all communications continue to be with Mike Zimmerman, property owner, developer, and landlord of the Salt Pond Plaza (SPP). SPHA has entered critical, final stages of discussions with him. Many issues have been addressed; and favorable agreement has been reached on several matters, including completion of the storm water management plan and repair of a swale and drain area near Hole #5 of the golf course; restoration of electrical service and installation of lights at the entrance off Central Avenue; construction of a berm and providing an irrigation access point on the eastern side of Bethany Loop; finalizing enhanced landscaping plans in and around the tank tower, the plaza entrances, and along sections of Bethany Loop; and repairing construction damage to the roads surrounding the plaza.

SPHA continues to ask the developer to provide a privacy fence or wall at the perimeter of the rear of the commercial property to screen the service areas of the store and for additional landscaping. Those issues remain unresolved at this time.

The developer has set a mid-November completion date for the Plaza. Work will continue at a fast pace between now and then, to include paving the parking lot; preparing three pads for future commercial tenants; installing all landscaping; connecting and operating the parking lot lights;

reconstruction of SPHA entrances and reinstallation of signs and lights in those locations; and repair of construction damage on Bethany Loop.

For further information regarding activities and events surrounding Salt Pond Plaza, please refer to the committee's report in the 2009 SPHA Annual Report and the monthly updates and Board minutes, July-October, posted on SPHA's website. Should you have any questions or concerns, please do not hesitate to contact Cheryl Wisbrock, SPP Work Group Chair, or Michael Headman, Board Member and Liaison to the SPP Work Group.