



## Position Statement

### Zoning Changes to Authorize the Development of The Preserve At Historic Cornwall Village

Position – The H & K Group of Skippack, PA has proposed the construction of a coordinated mixed-use development on approximately 570 acres in the Borough of Cornwall on land that was previously used for underground mining and most recently for a rock-crushing operation. The proposed “Preserve At Historic Cornwall Village” project would include a hotel, indoor water park, commercial space and 590 residential units of various sizes and styles, with sixty-five percent of these residential units being age-targeted.

The Lebanon Valley Chamber of Commerce has been invited to express its position on certain zoning code changes that are needed to permit the development of the proposed project in the Borough of Cornwall. The Cornwall Borough Council, Planning and Zoning Commission, and Lebanon County Planning Office have collaborated on the development of those zoning changes necessary for this project to go forward. The Lebanon Valley Chamber commends Cornwall Borough authorities for their leadership and cooperative work with the developer to enable this project to proceed and is pleased to endorse the enactment of the requisite zoning provisions. We do this with the understanding that all applicable federal, state and local regulatory requirements will be met and satisfied in the development of this project.

Basis For the Chamber’s Position – We find it exemplary that the local regulatory authorities have entertained the prospect of this project transparently with ample citizen involvement and a remarkable degree of constructive dialogue and cooperation with the developer. As a result, governing authorities and the developer represent that the benefits and advantages that can be expected from this proposed project include:

- Its creative re-use of land that is currently industrially-zoned and under-utilized, that is already served by public infrastructure and that can be utilized in place of prime agricultural land for this type of development.
- The opportunity for quality, well-planned growth that is in general alignment with the objectives of Lebanon County’s Comprehensive Plan.
- Its creation of jobs during the construction phase of the project, as well as permanent jobs once the development of this mixed-use project is completed.
- The addition of significant added value to the property tax base for the Borough of Cornwall, the County and school district.
- The introduction of substantial infrastructure improvements in the area of the project. These include improvements to roadways and intersections, sewers, water systems and park and nature trails.

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